

West Hills Neighborhood Council

*"It's our neighborhood.
Let's build a community."*

October 17, 2024

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City of Los Angeles
Department of Planning
201 N. Figueroa Street
Los Angeles, California 90012

**Re: Woodlake Apartments proposed at the Circle S Ranch Property
7566 N. Woodlake Avenue, West Hills, California 91307**

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Case No: ADM-2024-5202-DB-PHP-WHCA

To The Director of Planning:

At a regularly scheduled West Hills Neighborhood Council Zoning & Planning Committee ("WHNC") meeting held on Tuesday, October 8, 2024, the proposed Woodlake Apartments was Item #7 on the agenda. This project has been discussed at several previous WHNC Zoning & Planning Committee meetings. There were over 400 public residents at one meeting alone who attended from the area surrounding the site.

The WHNC Committee with the public's support voted unanimously against the proposed project for, but not limited to the following reasons:

1. The WHNC has researched the developers' plans and found that the five-story, 332 unit proposed apartment building will tower some 75 feet over the surrounding one and two-story residential homes. Taken into consideration there was no grading plan included with the submitted documents and the proposed site is a hill, it is impossible to determine the exact building height that would actually dominate over the adjacent homes and the existing neighborhood;

2. Members of the public advised the WHNC that during rainy seasons, drainage problems and flooding have occurred on Woodlake Avenue, coming directly from the proposed site;

PAST PRESIDENTS

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3. The apartment proposal is within 200 feet of Chaminade High School and has a current student enrollment of 1,250 and a maximum of 1,360 by their CUP. The developer omitted to declare this on page 2 of 12 of their City Planning Application;

4. Students and parents utilize Woodlake Avenue and Saticoy Street as their main thoroughfare. Please see Exhibit A attached hereto;

5. With 332 units proposed and only 154 parking spaces on site and little to no street parking allowed in the area, there is inadequate parking for the project;

6. The ingress and egress as shown on the plans appears to be next to a single family residence at 7542 Woodlake Avenue. Vehicles may also be able to enter/exit the site from the east side of the property but this would drive vehicles directly through a residential area and an alley adjacent to homes;

7. At the conclusion of the September 26, 2024 City Planning Commission Hearing regarding items #6, #7 and #8, the Commission voted to accept Draft #3 with no "options" based on the City Planning's report and their recommendation that would in effect protect single family neighborhoods from zone changes. Further, the City Planning report found there is sufficient zoning to meet the State's mandate without changing single family zones. Please see Exhibit B attached hereto;

8. The WHNC has received petitions against this proposal from over 1,000 residents in the area because the proposed site is in the middle of a single-family neighborhood with only one and two-story homes. The homeowners surrounding the site are currently exploring a land use attorney to consider further action;

9. There was discussion at the October 8, 2024, Zoning & Planning meeting regarding an appropriate building project for the proposed site. There were several suggested solutions; sub-divide the over 2 acre site and build single-family one and two-story homes; and building two-story condominiums, with open space that includes trees and planting compatible with existing neighborhood landscapes; and

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10. The Circle S Ranch site, the proposed location for the Woodlake Apartments, was considered by the City of Los Angeles and the West Hills Community to be designated as a historic site. The property owner declined. The community seeks to keep the site appropriate to the surrounding neighborhood.

Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,

Bill Rose

Bill Rose, Co-Chair
Zoning & Planning Committee

Charlene Rothstein

Charlene Rothstein, Co-Chair
Zoning & Planning Committee

Enclosures

EXHIBIT A-1



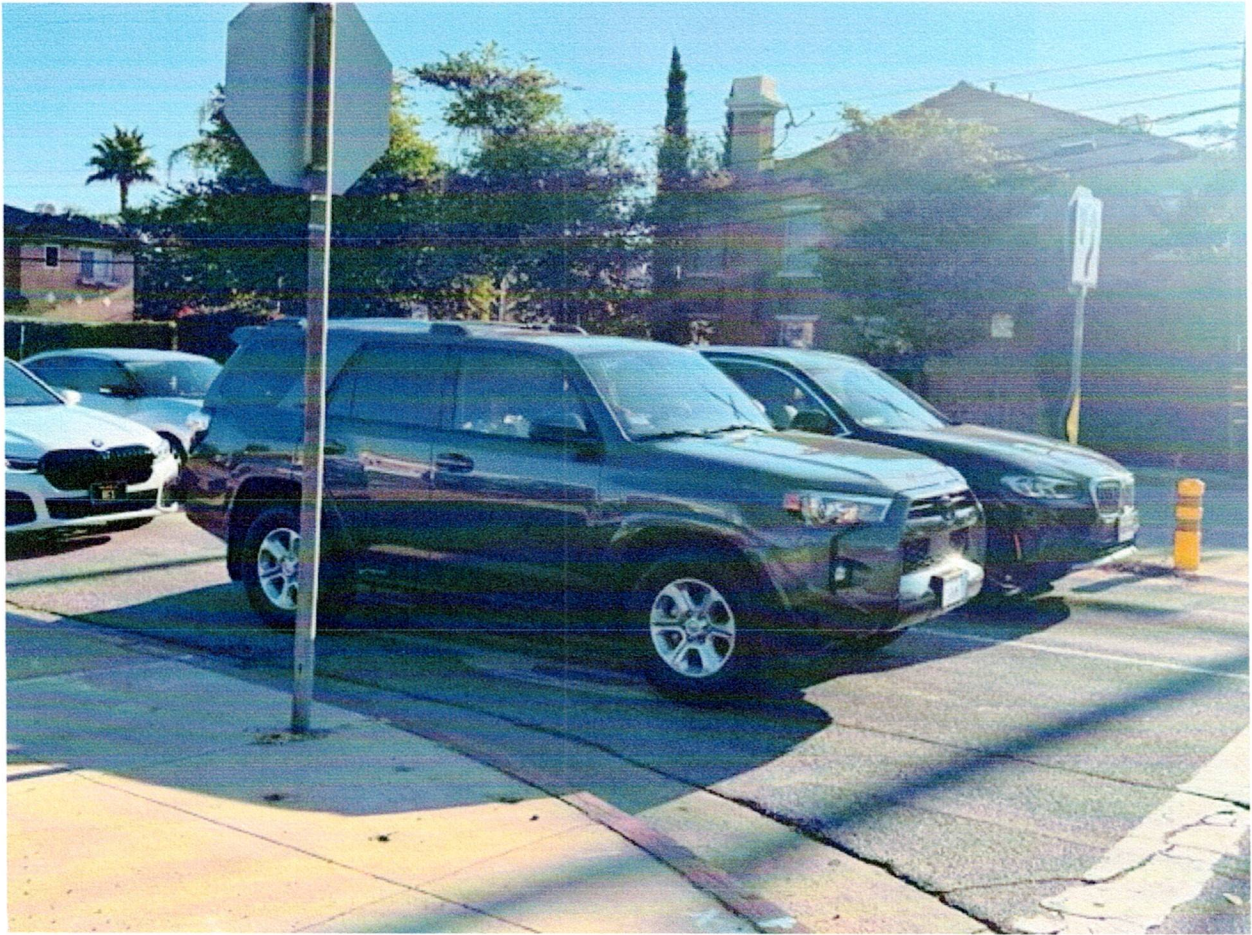
9/7/23 8:10 AM-CARS LINED UP GOING EAST ON SATICOY WAITING TO CROSS WOODLAKE

EXHIBIT A-2



9/7/23 8:15 AM-CARS GOING WESTBOUND ON SATICOY AT WOODLAKE.

EXHIBIT A-3



9/7/23 8:20 AM-CARS LINED UP AT WOODLAKE & SATICOY GOING SOUTHBOUND.

EXHIBIT A-4




9/7/23 8:25 AM-CARS LINED UP ON SATICOY TRYING TO CROSS INTERSECTION AT WOODLAKE & SATICOY.

EXHIBIT A-5



TAKEN ON SAME DAY FROM INSIDE MY CAR AS I'M WAITING TO GO THRU THE STOP SIGN AT WOODLAKE & SATICOY. CARS GOING WEST ON SATICOY WERE LINED UP FROM STOP SIGN AT WOODLAKE & SATICOY TO ABOUT 1/2 BLOCK FROM FALLBROOK & SATICOY

Program	Geographic Eligibility	Unit Thresholds	Limitations
			
Affordable Housing Incentive Program			
100% Affordable Housing Project	<ul style="list-style-type: none">- Be a project where all units are covenanted affordable, exclusive of manager's units (up to 20% may be for moderate income and the remaining 80% must be restricted to lower income categories)- In any zone/land use permitting multi-family or zoned for Parking (P/PB)	<ul style="list-style-type: none">- Project must contain at least 5 units	<ul style="list-style-type: none">- Lots in Very High Fire Hazard Severity Zones, Coastal Zones, and Sea Level Rise Areas <u>limited eligibility for Base Incentives</u>, not eligible for Menu of Incentives or certain Public Benefit Options and not eligible for the program if a Project's Maximum Allowable Residential Density is less than 5 units.- No projects in single-family zones and no projects in manufacturing zones (M1, M2, or M3), including sites zoned CM, MR1, MR2 if no residential uses are permitted through an applicable planning overlay if a Project's Maximum Allowable Residential Density is less than 5 units.- <u>No demolition of Designated Historic Resources and limited Menu of Incentives for sites with Designated Historic Resources.</u>
Faith-Based Organization (FBO) Project	<ul style="list-style-type: none">- Be a project where at least 80% of units are covenanted affordable on land owned by a FBO (Of which, up to 20% of units may be for moderate income with remaining restricted units covenanted for lower income categories)		<ul style="list-style-type: none">- No projects in Very High Fire Hazard Severity Zones, the Coastal Zone, Sea Level Rise Areas, manufacturing zones, or hybrid industrial zones with residential use restrictions- Single-family sites acquired after 1/1/24 must be located within 528 ft from parcel owned by filing Religious Institution with existing Church or House of Worship- Additional standards and no demolition permitted for projects with Designated Historic Resources or Surveyed Historic Resources- <u>No projects in manufacturing zones (M1, M2, or M3), including sites zoned CM, MR1, MR2 if no residential uses are permitted through an applicable planning overlay</u>