

Woodlake Apartments  
7556-7572 N Woodlake Ave  
West Hills, CA 91304



### Project Description and Subject Property

JZ Development, LLC (the "Applicant") proposes the construction of a new age restricted 55+, 100% affordable residential project with 332 housing units, 1 of which is a market rate managers unit (the "Project"). The Project includes construction of a five-story building with a maximum height of 73'-2" and a total floor area of approximately 187,902 square feet. The Project will include a mix of one-bedroom and two-bedroom units.

The subject property comprises of one lot located on the east side of Woodlake Ave at 7556-7572 N Woodlake Ave, Los Angeles, CA 91304 (the "Project Site").<sup>1</sup> The Project Site is adjacent to residential homes on the north, east, south and west sides. Diagonally across the intersection of Woodlake and Saticoy to the north west, is an auto shop.



The Project Site has a total lot area of 95,783 square feet<sup>2</sup> and is currently vacant.

<sup>1</sup> Assessor Parcel Numbers: 4231017025

<sup>2</sup> Lot area is based on information from Survey

The Applicant is seeking a ministerial density bonus under the Mayor's Executive Directive and LAMC 12.22.A.25, in conjunction with California Assembly Bills, AB2334 & AB1287 with base incentives for zero parking, unlimited density, and 33' additional height, on-menu, incentives to allow for reductions in side yards, and reduction of required open space.

**Circulation and Parking**

Under the Los Angeles Municipal Code (LAMC), vehicular parking for the residential units is required at a rate of 1 space for each studio and 1.5 for one-bedrooms and 2 for each two-bedrooms; therefore, the Project would be required to provide a minimum of 556 parking spaces for the residential units. The applicant seeks a by right incentive to allow for zero parking for a 100% affordable, senior housing development.

Bicycle parking for residential units in a senior housing development is considered institutional under LAMC 12.21.A.16(a)(2), and requires a rate of one long-term space for each 5,000 SF of floor area, a rate of 1 short-term space for each 10,000 SF of floor area. The total required bicycle parking would be 38 long-term and 19 short-term spaces for a total of 57 bicycle parking spaces.

The project provides 38 long-term and 19 short term spaces for a total of 56 bicycle parking spaces.

**Land Use and Entitlements**

The Project Site is zoned A2-1 and has a land use designation of Low Residential per the Canoga Park - Winnetka - Woodland Hills - West Hills General Plan which allows for multifamily uses and RD-5 density.

**Density**

The permitted residential density in the RD-5 zone as stated in the general plan is one dwelling unit per 5,000 square feet of lot area. The lot has a total lot area of 95,783 square feet. Pursuant to California State Assembly Bill AB2334, with the provision of all units, exclusive of manager's unit(s), at an affordability level as determined by the Los Angeles Housing Department, the Project may seek an unlimited density:

*i.e. 19 units*

Zone	Lot Area	Lot Area/Dwelling Unit	Permitted No. of Base Units	Multiplier	Permitted No. of Units with Bonus
RD-5	95,783 SF	5,000 SF	20	Unlimited	Unlimited

### Floor Area Ratio and Height

The permitted Floor Area Ratio (FAR) per LAMC for an A2-1 Zone is 3.0:1 of the lot's buildable area. The calculated Buildable Area of the site is 65,030 SF which would yield 195,090 SF allowed pursuant to LAMC 12.21.1. The Applicant is proposing 187,902 SF of floor area.

### Yard Setbacks

In the A2-1 zone, the front yard setback requirements shall be 25 feet, however there is a "Building Line" present at Saticoy, so the project will respect that and determine the front yard setback to be 26' - 0". Both side yards adjoining adjacent properties shall be 10% of the lot width, thus the side yard requirement shall be 11.94'. The north side yard (Saticoy) has a 25'-0" building line. Rear yard setback requirement is 25' - 0".

The Project seeks (2) on-menu side yard reductions of 20% to allow for a total of (2) side yards at 9.55 feet.

### Open Space

Pursuant to Section 12.21.G.2 of the LAMC, there shall be 100 square feet of open space provided for each residential unit having less than three habitable rooms<sup>3</sup> and be 125 square feet of open space provided for each residential unit having equal to three habitable rooms. The Project is a residential development consisting of 216 apartment units with less than three habitable rooms and 116 units with 3 habitable rooms. Whereas, the Project is required to include 36,100 square feet of open space under the LAMC; the Applicant is taking an on-menu incentive to allow for a 20% reduction in open space requirements to provide 28,880 SF open space. Exhausting the space between the north side yard, courtyards, and rec rooms and the rear yard, the rooftop is the only place suitable to accommodate the remaining 7,220 square feet of open space. However, providing this large a roof deck would require an additional and expensive elevator stop, additional rooftop framing to accommodate live loads of an occupied roof, and also eliminates 1,805 SF of planted area. As a result, an on-menu, 20% reduction of required open space is required in order to reduce the costs of providing 331 affordable housing units.

### Landscaping

The project is required to provide 95 trees.

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<sup>3</sup> From LAMC Section 12.03, "For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room."

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### Lighting

Lighting would include low-level exterior lights adjacent to buildings and along pathways for security and way-finding purposes. In addition, low-level lighting to accent architectural features and landscaping elements would also be incorporated throughout the site. Proposed lighting would be designed to provide for efficient, effective, and aesthetically pleasing lighting solutions, which would minimize light trespass from the proposed buildings and overall Project Site, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

### Trash Collection and Loading Areas

The Project is designed to minimize the visual impact of trash receptacles and loading areas. Electrical rooms, storage rooms, trash enclosures, and loading spaces are located within the Project and are not visible from surrounding public streets and public view. Rooftop equipment will be set back from the roof parapet edge and appropriately screened from public view.

### Actions Requested

The City of Los Angeles has the primary responsibility for approving the Project. Approvals required for the development of the Project may include, but are not limited to, the following:

- Pursuant to the California State Assembly Bill 2334, the Applicant requests the use of the general plan use designation of low-residential, RD-5 base density, to qualify for unlimited density in the A2-1 zone;
- Pursuant to the California State Assembly Bill 2334, the Applicant requests an allowable height increase of 33';
- Pursuant to the California State Assembly Bill 2334, the Applicant requests zero parking required for a senior housing development (parking option 3);
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an on-menu incentive to reduce (1) side yard by 20% at all levels;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an on-menu incentive to reduce (1) side yard by 20% at all levels;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an on-menu incentive to reduce the open space reduction by 20%;
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.