

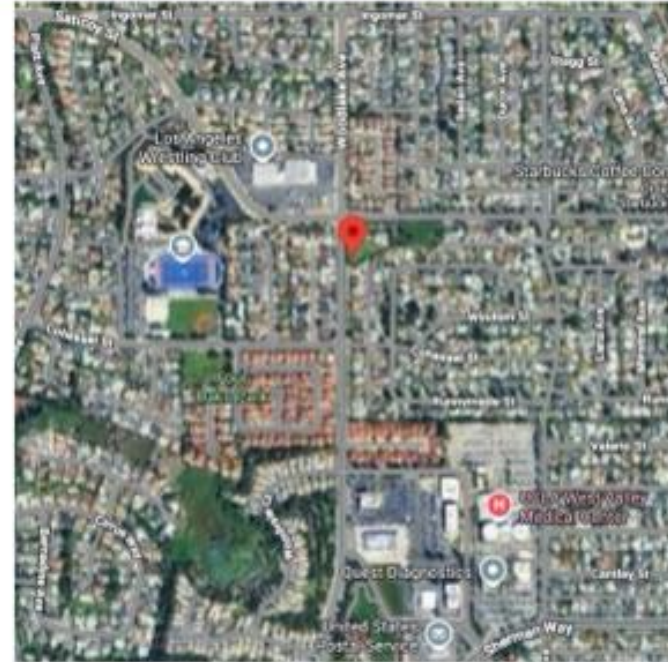
Elysian Housing // West Hills Family Apartments

April 2026



West Hills Family Apartments

West Hills Family Apartments is a 160-unit affordable housing development in the West Hills neighborhood in Los Angeles. The development re-develops a 90,000+ SF site, originally a 19th Century Ranch, into a tasteful and well-landscaped 5-story apartment complex. The project is in the desirable West Hills neighborhood with numerous nearby public amenities, including the nearby West Hills Medical Center.



Zoning Summary

The project is fully “by-right” under the City’s Affordable Housing Incentive Program. The development is not leveraging the previous entitlement, but rather is submitting directly to LA Department of Building and Safety under baseline zoning code.

ZONING ANALYSIS TABLE			
Standards	By-Right (Base)	Affordable Housing Incentive Program	Proposed Project
Zone		A2-1	
Qualifying Criteria		NO TPA STATUS / Low VMT Area/ Highest TCAC Opportunity Area/Medium Residential Market	
Lot Area		91,699.22 sf (per 2002)	
Lot Area with % Alley		102,349.22 sf (to be confirmed by architect)	
Buildable Area		Approximately 71,911.22 sf (to be confirmed with architect due to irregular lot shape)	
Base Incentives	n/a	Projects may seek “base incentives” for density, floor area, height, and parking that do not count towards the number of “Additional Incentives”	
# of Additional Incentives	n/a	5	Number of incentives requested to be determined after plan set review
Floor Area Ratio	3:1	4.65:1	Not provided
Floor Area	221,794 sq ft	343,780 sq ft	114,255 sf ²
Density ¹	80% 1/5,000 ²	Unlimited	190 units
Allowable Density	37-ds	Limited by Floor Area	n/a
Affordability	n/a	100% of units at LI HUD OR 20% of units at MI at HCD 80% of units LI at CTCAC % of total units	Not provided
Height	45 feet	38 feet ³	Not provided
Stories		n/a	6 stories
Setbacks	Front (Woodlake Avenue): 25 ft building line Northern Side (Setback): 30% of lot width; 25 ft max ⁴ Southern Side: 30% of lot width; 25 ft max ⁴ Rear: 25 feet	4. Zeros: May combine of requests as one incentive, reduction of up to 30% of any side or rear yard, front yard may be reduced to average of adjoining yards.	Front (Woodlake Avenue): 25 ft building line ² Northern Side (Setback): 11' - 11 3/4" (also maintains 25 ft building line) Southern Side (Setback): 11' - 11 3/4" Rear: 25 feet
Open Space	<3 habitable rooms: 100 sf >3 habitable rooms: 125 sf >3 habitable rooms: 175 sf	w/ Additional Incentive 10% of the total lot area or 10% of the total floor area within Residential Units, whichever is greater; OR (if) Minus/Waiver to exceed - must provide a minimum of 30 landscape points under the new Landscape and Site Design Ordinance	Required open space for updated unit count to be calculated based on proposed unit mix once provided
Parking	<3 habitable rooms: 1 space >3 habitable rooms: 1.5 spaces >3 habitable rooms: 2 spaces	None required as base incentive	280 provided ²
Bicycle Parking	1-29 units: 1 short term space/30 units, 1 long term space/unit 26-100 units: 1 short term space/33 units, 1 long term space/3.3 units 101-200 units: 1 short term space/29 units, 1 long term space/3 units	May be reduced as a Waiver of Development Standard, or reduced by up to 20% under an On-Move Incentive.	Not shown

West Hills Family Apartments – Northbound on Woodlake

- 160 total units (158 affordable + 2 manager's units)
 - Mix of 1BR, 2BR and 3BR units
 - 30% AMI to 70% AMI
- Amenities Include:
 - Two large, central courtyards and four smaller courtyards
 - Well-landscaped winding path throughout property
 - Dog run
 - Large gym and yoga room
 - Clubhouse
 - Large central kids play area
 - Community BBQ
 - Co-working space
 - Tenant and bike storage
 - Case management offices
 - Kids room and Gaming lab
 - ~280 parking spaces

