

# Elysian Housing // West Hills Family Apartments

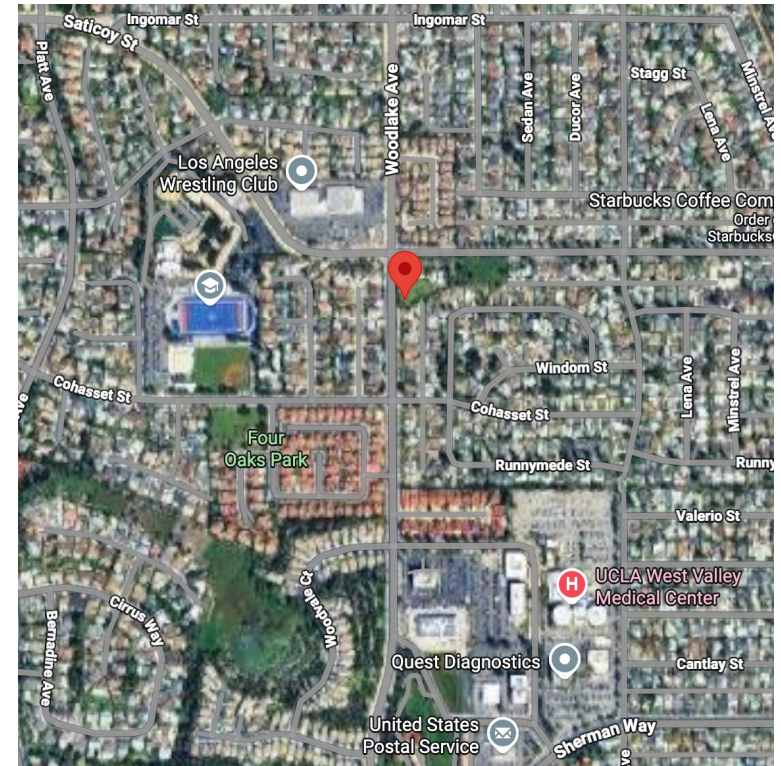
*April 2026*



Elysian  
Housing

# 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 19<sup>th</sup> 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.



ARCHITECTURE LOS ANGELES

[place]

pakshong landscape and architecture collaborative



Elysian  
Housing

three6ixty



**Dreyfuss**

CONSTRUCTION

A California Corporation | License No. 668225

dreyfussconstruction.com

# 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 Marker                                                                                                                              |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                      |
| Lot Area                   | 95,699.22 sf (per ZIMAS)                                                                                                                                                                                           |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                      |
| Lot Area with ½ Alley      | 102,349.22 sf (to be confirmed by architect)                                                                                                                                                                       |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                      |
| Buildable Area             | Approximately 73,931.22 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                                                                                                                                                                                                                                                   | 114,215 sf <sup>4</sup>                                                                                                                                                                              |
| Density <sup>2</sup>       | RD5: 1/5,000 <sup>3</sup>                                                                                                                                                                                          | Unlimited                                                                                                                                                                                                                                                       | 160 units                                                                                                                                                                                            |
| Allowable Density          | 19 du                                                                                                                                                                                                              | Limited by Floor Area                                                                                                                                                                                                                                           | n/a                                                                                                                                                                                                  |
| Affordability              | n/a                                                                                                                                                                                                                | 100% of units at LI HUD<br><br>OR<br><br>20% of units at MI at HCD<br>80% of units LI at CTCAC<br><br>% of total units                                                                                                                                          | Not provided                                                                                                                                                                                         |
| Height                     | 45 feet                                                                                                                                                                                                            | 78 feet <sup>4</sup>                                                                                                                                                                                                                                            | Not provided                                                                                                                                                                                         |
| Stories                    | n/a                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                 | 6 stories                                                                                                                                                                                            |
| Setbacks                   | Front (Woodlake Avenue): 26 ft building line<br>Northern Side (Saticoy): 10% of lot width; 25 ft max <sup>5</sup><br>Southern Side: 10% of lot width; 25 ft max <sup>6</sup><br>Rear: 25 feet                      | R Zones: May combine all 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): 26 ft building line <sup>7</sup><br>Northern Side (Saticoy): 11' - 11 3/4" (also maintains 25 ft building line)<br>Southern Side (interior): 11' - 11 3/4"<br>Rear: 25 feet |
| Open Space                 | <3 habitable rooms: 100 sf<br>=3 habitable rooms: 125 sf<br>>3 habitable rooms: 175 sf                                                                                                                             | w/ Additional Incentive 15% of the total lot area or 10% of the total floor area within Residential Units, whichever is greater; OR Off Menu/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 spaces<br>=3 habitable rooms: 1.5 spaces<br>>3 habitable rooms: 2 spaces                                                                                                                     | None required as base incentive                                                                                                                                                                                                                                 | 280 provided <sup>8</sup>                                                                                                                                                                            |
| Bicycle Parking            | 1-25 units: 1 short term space/10 units, 1 long term space/unit<br>26-100 units: 1 short term space/15 units, 1 long term space/1.5 units<br>101-200 units: 1 short term space/20 units, 1 long term space/2 units | May be reduced as a Waiver of Development Standard, or reduced by up to 20% under an On-Menu Incentive.                                                                                                                                                         | Not shown                                                                                                                                                                                            |

# West Hills Family Apartments – View from Catty-Corner

| Type             | # of Units | TCAC AMI Restriction | 2025 Rents |
|------------------|------------|----------------------|------------|
| 1 BR             | 20         | 30% AMI              | \$853      |
| 1 BR             | 11         | 70% AMI              | \$1,990    |
| 2 BR             | 15         | 30% AMI              | \$1,023    |
| 2 BR             | 18         | 60% AMI              | \$2,047    |
| 2 BR             | 47         | 70% AMI              | \$2,388    |
| 3 BR             | 47         | 70% AMI              | \$2,759    |
| Mngr Unit (2 BR) | 2          | Market               |            |
| Total            | 160        | 60.00%               |            |

- 280+ Parking Spaces within structured lot
- Existing landscaping buffer to remain
- Building is set back 25+ feet from street
- Council-suggested connected landscaped walkway between Woodlake and Saticoy
- Large playground within central courtyard
- Significant tenant amenities, including a large gym, gaming room, tutoring space, and outdoor landscaped patios



# 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



## West Hills Family Apartments – Westbound along Saticoy



West Hills Family Apartments // Landscape + Site Connection

Saticoy



LEVEL 2 SOUTH + WEST ELEVATIONS  
(SUN) PLANTING LEGEND

| SYMBOL | BOTANICAL NAME           | COMMON NAME               |
|--------|--------------------------|---------------------------|
|        | Existing Tree            | -                         |
|        | Existing Protected Tree  | -                         |
|        | Mediterranean monardella | Pine Woodhouse            |
|        | Mediterranean quercus    | Cupress                   |
|        | Old European Cedar 100'  | Small 100' Foothill Olive |
|        | Shrubland arbutus        | Small Euclidian           |
|        | Shrubland olive          | California Pepper Tree    |
|        | Urban paradise cedar     | Chinese Elm Cedar         |

LEVEL 2 NORTH ELEVATION  
(SHADE) PLANTING LEGEND

| SYMBOL | BOTANICAL NAME               | COMMON NAME      |
|--------|------------------------------|------------------|
|        | Existing Tree                | -                |
|        | Existing Protected Tree      | -                |
|        | Asian clematis (or other PT) | Salmon Fir       |
|        | Asian clematis               | White Maple      |
|        | Asian magnolia               | Big Leaf Maple   |
|        | Prunus virginiana            | Chokeberry       |
|        | Sambucus mexicana            | Black Elderberry |

LEVEL 2 OFFSITE PLANTING LEGEND

| SYMBOL | BOTANICAL NAME          | COMMON NAME      |
|--------|-------------------------|------------------|
|        | Existing Tree           | -                |
|        | Existing Protected Tree | -                |
|        | Sambucus mexicana       | Black Elderberry |

West Hills Family Apartments // Landscape + Site Connection



# West Hills Family Apartments // Landscape + Site Connection

Saticoy

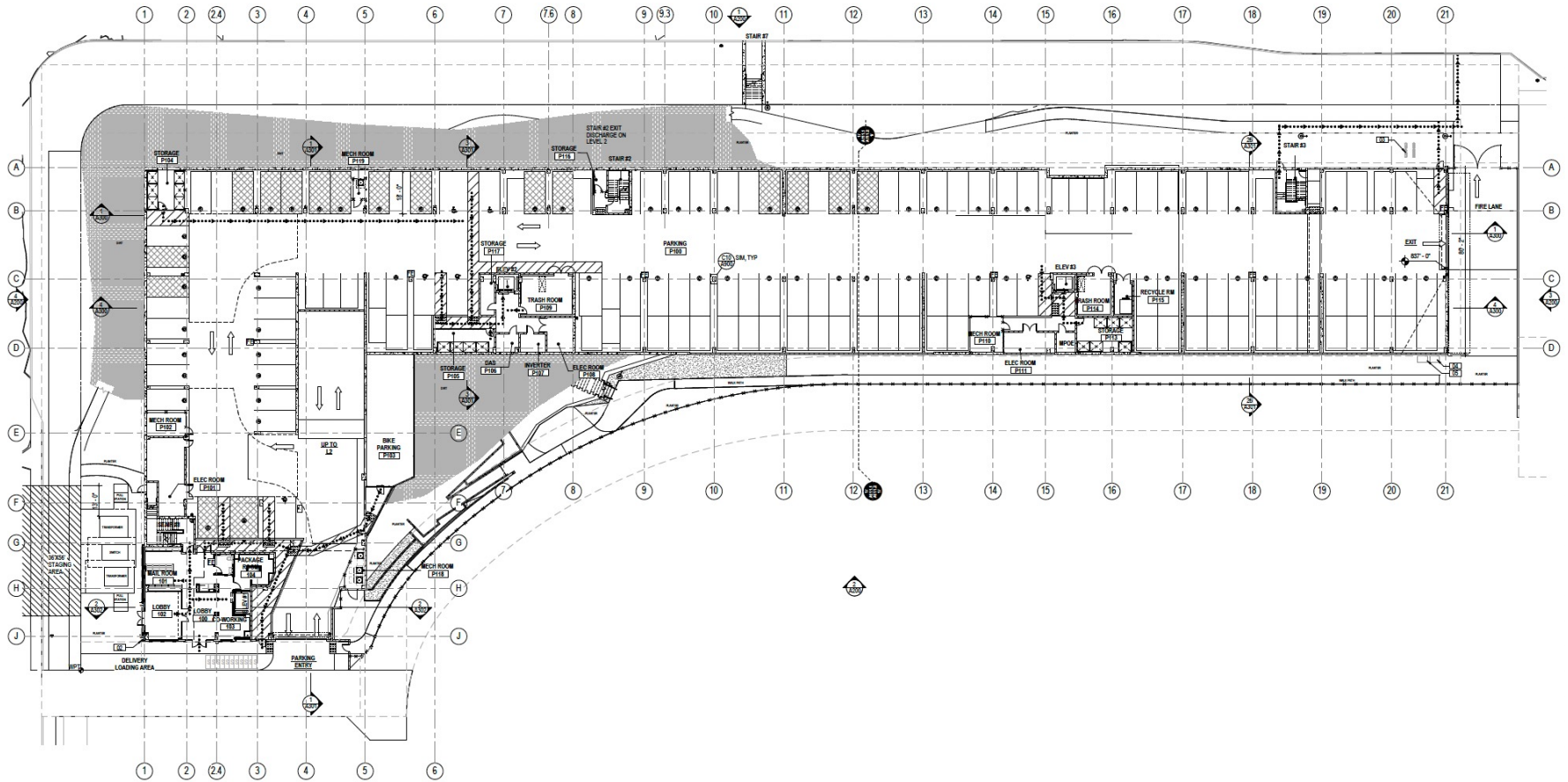


N  
1  
3RD FLOOR OVERALL PLAN  
SCALE: 1/8" = 1'-0"

Woodlake

# West Hills Family Apartments // First Floor (Partial Subterranean)

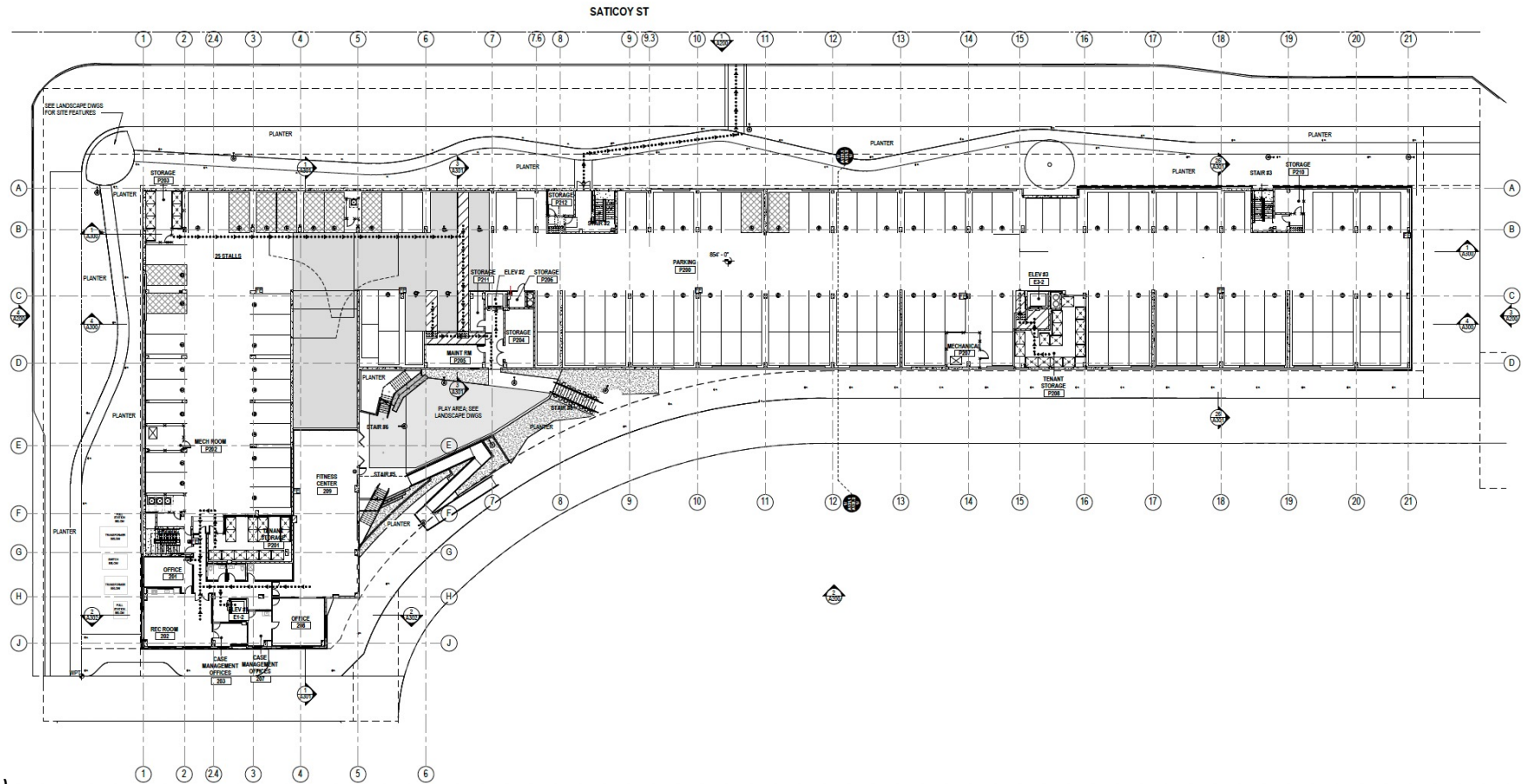
Saticoy



Woodlake

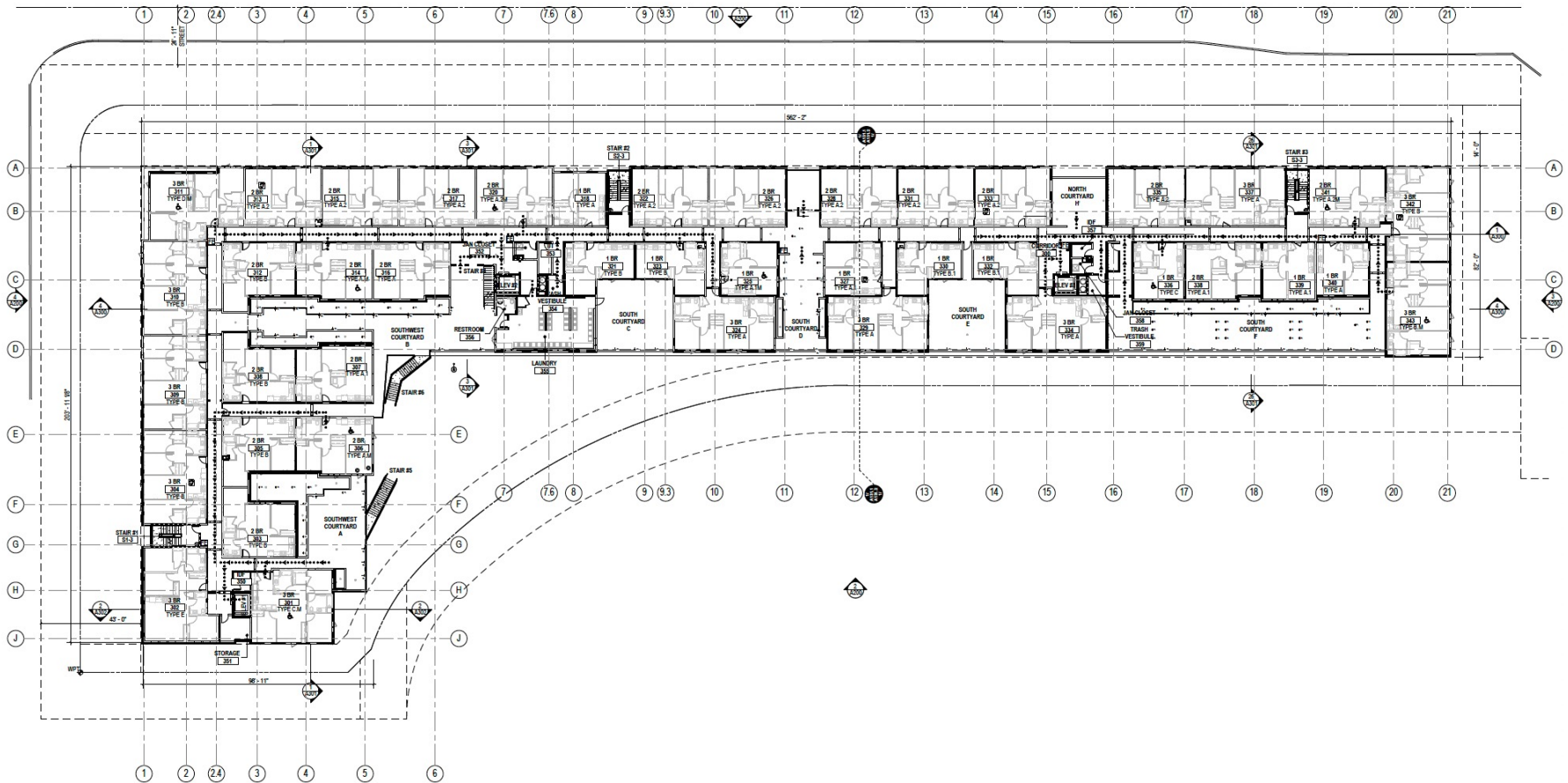
# West Hills Family Apartments // Second Floor (Street Level)

Saticoy



Woodlake

## Saticoy



# Woodlake