

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



February 21, 2025

Laura Frazin-Steele, City Planner
laura.frazinsteele@lacity.org
(818) 374-9919

Dear City Planning Commission,

We are writing to you in support of the proposed 332 unit 100% affordable senior citizen housing development at 7556-7572 N. Woodlake Avenue, case number ADM-2024-5202-DB-PHP-VHCA-1A. We believe the addition of this senior housing will be an asset to the community, and we urge the city to reject the appeal, find the project Categorically Exempt from the provisions of CEQA and to approve the project with the requested bonuses and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing for seniors, who are a growing percentage of Los Angeles's unhoused population, and these 332 housing units will help meet the enormous demand in the city. The project is also well-situated for residents, caregivers and staff, with bus stops and a medical center nearby.

It is great to see the developer bringing badly needed affordable senior housing to the city. We again urge the city to reject the appeal, find the project Categorically Exempt from the provisions of CEQA and to approve the project with the requested bonuses and incentives.

Best Regards,

Azeen Khanmalek
AHLA Executive Director

Tami Kagan-Abrams
AHLA Project Director

**25+ CONSTITUENTS SUBMITTED THE FOLLOWING
STATEMENT TO THE CPC@LACITY.ORG INBOX FOR THE
CITY PLANNING COMMISSION'S CONSIDERATION:**

Items 06:

Case No. CPC-2023-5986-CA

Subject Line:

Support for 100% Senior Affordable Housing Project at 7556-7572 N. Woodlake Avenue ADM-2024-5202-DB-PHP-VHCA-1A; Los Angeles Citywide Planning Commission Feb 27 Agenda Item No. 6

Email Message:

City Planning Commission,

Dear Planning Commission:

I write to express my support for the project at 7556-7572 N. Woodlake Avenue, submitted by JZ Development LLC. The proposed project would deliver 332 units of desperately needed affordable housing for seniors.

The City of Los Angeles is in a housing crisis, one that especially affects seniors. According to a 2023 study from The University of California, San Francisco Benioff Homelessness and Housing Initiative, seniors have become the fastest-growing segment of the unhoused population across the state.

After the devastating Palisades and Eaton Canyon fires, our beloved City is facing significant challenges in rebuilding and ensuring that our seniors have access to quality, affordable housing. This project will help address the housing shortage and ensure a welcoming Los Angeles where everyone can thrive.

The project is protected by the Housing Accountability Act, complies with all of the City's objective design standards, is consistent with the zoning and general plan designation for the site, and complies with environmental law. For these reasons, please deny these meritless appeals and confirm the approval of the project plans as submitted.



City of Los Angeles Department of City Planning

2/19/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7572 N WOODLAKE AVE
7556 N WOODLAKE AVE

ZIP CODES

91304

RECENT ACTIVITY

None

CASE NUMBERS

CPC-6210
CPC-2019-1742-CPU
ORD-98019
ORD-112349
ORD-107539
CHC-2015-770-HCM
ENV-2019-1743-EIR
ENV-2015-771-CE
ENV-2005-8253-ND

Address/Legal Information

PIN Number	186B093 144
Lot/Parcel Area (Calculated)	95,699.3 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID G4
Assessor Parcel No. (APN)	2021002013
Tract	TR 21391
Map Reference	M B 599-7/10
Block	None
Lot	FR 208
Arb (Lot Cut Reference)	None
Map Sheet	186B093 186B097

Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley APC
Neighborhood Council	West Hills
Council District	CD 12 - John Lee
Census Tract #	1344.22000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	A2-1
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest Resource
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	25
	26
500 Ft School Zone	None
500 Ft Park Zone	None
Assessor Information	
Assessor Parcel No. (APN)	2021002013
APN Area (Co. Public Works)*	2.240 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$95,697
Assessed Improvement Val.	\$99,264
Last Owner Change	07/27/2023
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	8-914
	354181
	0890704
	0890703
	0-505
Building 1	
Year Built	1927
Building Class	D75B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	3,828.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2021002013]
Additional Information	
Airport Hazard	None
Coastal Zone	None

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Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	12.2310144
Nearest Fault (Name)	Simi - Santa Rosa Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	15.00000000
Rupture Top	1.00000000
Rupture Bottom	14.00000000
Dip Angle (degrees)	-60.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2021002013]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Address	7566 WOODLAKE AVE
Year Built	1927
Use Code	0100 - Residential - Single Family Residence

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Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	13.4 Units, Very Low
	13.4 Units, Low
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2133
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	106
Red Flag Restricted Parking	No

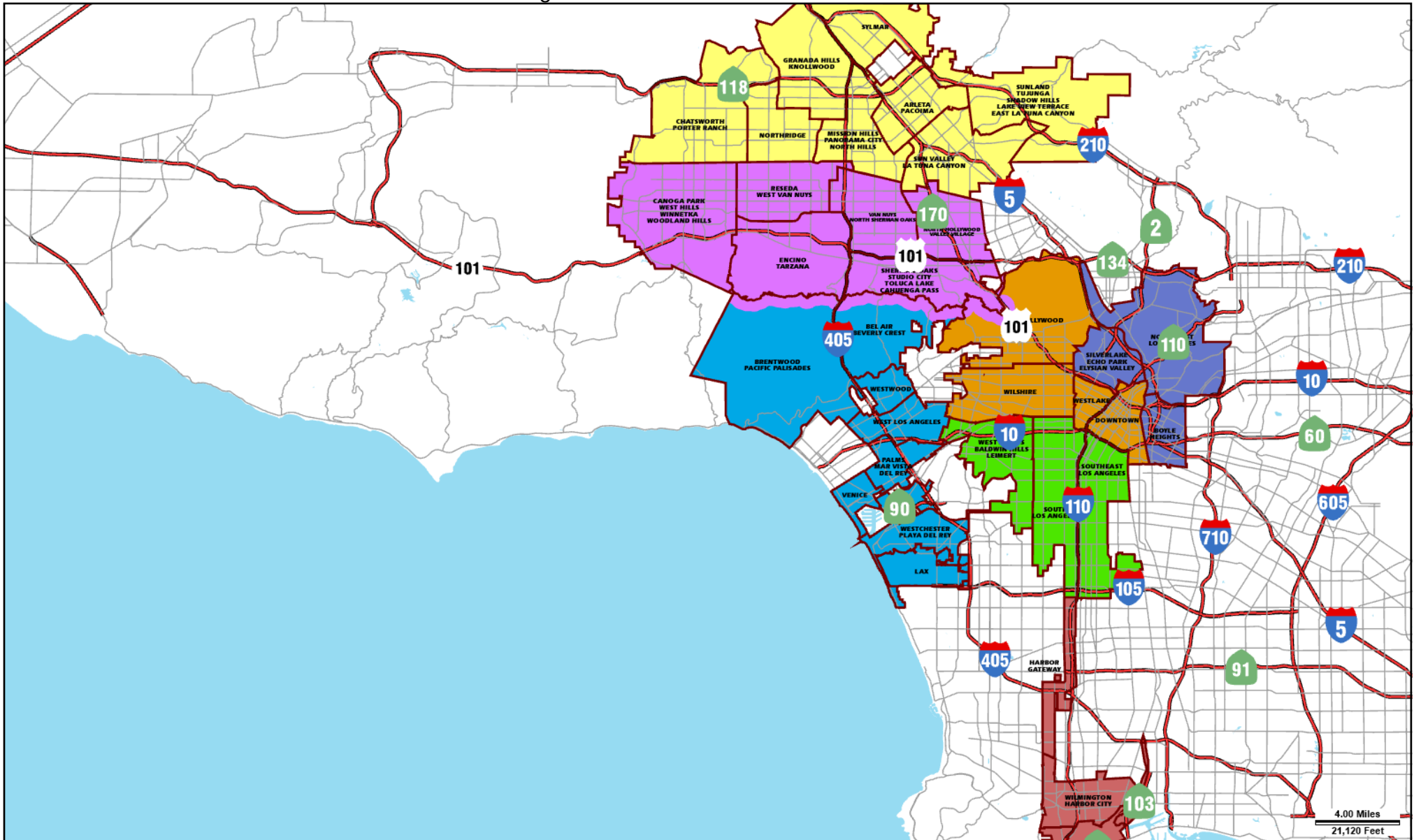
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2019-1742-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CHC-2015-770-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	CIRCLE S RANCH HISTORIC-CULTURAL MONUMENT
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2015-771-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CIRCLE S RANCH HISTORIC-CULTURAL MONUMENT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-6210
ORD-98019
ORD-112349
ORD-107539



Address: 7572 N WOODLAKE AVE

APN: 2021002013

PIN #: 186B093 144

Tract: TR 21391

Block: None

Lot: FR 208

Arb: None

Zoning: A2-1

General Plan: Low Residential



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL

	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

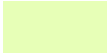
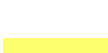
	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE

-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive

Gary Garcia
 23280 Keswick St.
 West Hills, CA 91304
 [Insert email address]

2/21/25

City Planning Commission
 14410 Sylvan Street
 Van Nuys, CA 91401
 Project Location 7556-7572 N. Woodlake Ave
 Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills
 Staff: Laura Frazin-Steele, City Planner

Subject: Opposition to Proposed Density Bonus Project at 7556-7572 N. Woodlake (Saticoy & Woodlake)

Dear City Planning Commission

I am writing to formally express my very strong opposition to the proposed density bonus project at Saticoy and Woodlake, which would introduce high-density housing into an established single-family residential neighborhood. I live a quarter mile away from the massive project and have a firsthand account of the potential adverse impact this development will have on the community. I believe the City Planner erred in approving these plans as they present an adverse impact on the community. A plan can meet certain requirements on paper but if a deeper level of analysis or observation/visitation of the area was taken it can be seen how horrific this project is for the area based on causing an adverse impact. Mayor Bass has reversed her opinion on Executive Directive 1 that this developer is taking advantage of in conjunction with State Laws. Mayor Bass has said that properties zoned for single family homes were not allowed, blocking new projects from going forward (LA Times Article written on 2/20/25 by Liam Dillon "Affordable Housing in San Fernando Valley advances despite opposition from Bass, City Council") This project moving forward that is dangerous for our community is moving forward on a technicality when elected officials stand strongly against this type of development. I urge you to reconsider approval of this project for the following reasons:

1. **A Public Safety danger based on the plans for Overcrowding for Potential Residents and Current Residents**

The City Planning office erred in approving these plans as the layout will cause potential harm or death to future residents and current residents. The plans as attached to my statement show that there is only going to be one way in and one

way out of development. Through a “Future Alley” as the plans state. Although this “Future Alley” will be 20 ft wide at regulation, it is flawed in its planning. Residents will have one way to walk, drive or bike in and out. If there was a fire and that fire truck blocked that “Future Alley” how would residents get out of the area. There are no other exits on the premises, just the one through a narrow small “Future Alley”. If this is truly to be 55+ living project, would these seniors be jumping the fence on to busy streets or trying to fit down a narrow “Future alley” in an emergency. What if that emergency was blocking that one and only exit. What about on just a normal day of residents coming and going, amazon delivers, care providers to these seniors, etc. 331 units will yield 900+ people in one dense area with very small options to get out and end up being trapped. There is not a legal argument or a quantifiable way to prove but it leads to common sense about the plans. Not taking this into account and mitigating the massiveness of the building is negligent at the very least.

2. Traffic and Parking Concerns

The area already experiences congestion, particularly during peak hours which happen during morning school drop off and pick up, hospital emergency traffic and the thousands of residents that use Saticoy and Woodlake intersection to commute out of the area. There is a high school less than 500 feet away that educates 1500+ students and two elementary schools each under a mile away each that educates a total of over 1 kids. Three Schools with 3500 kids with their families driving into the area plus all the residents that currently live there.

It is stated that this area is an “Very Low Vehicle Travel Area”. The VMT has not been publicly release and this application does not require that study. Which means no due diligence has been done to ensure the safety of how much traffic this massive project will create. Increased residential density will further exacerbate traffic issues and create parking shortages, negatively impacting on current residents who rely on limited street parking. I live off Keswick and Saticoy, and in the morning during drop off to Chaminade High School the back up of cars from the Saticoy and Woodlake Intersection is up the full stretch to my house. It is chaotic now but throwing in additional 900+ people in the area it will be catastrophic.

The main cross street that this Project situated at has a four way stop with the building lined by no sidewalks. I live a quarter mile from this intersection and can attest to that the intersection has close call accidents multiple times a day, some involving high schooler pedestrians trying to get to school. Add a building with over 900+ people, that area will be a Public Health and Safety disaster. There will be no doubt serious injuries caused in this intersection. Especially, since there is no plans to put a traffic light at this intersection.

It is stated that seniors have access to a Metro Line one and half miles away that run

only 8 times a day. Seniors 55+ are supposed to walk a mile and a half to a bus stop and only have 8 opportunities to catch that bus. It is being counted on that these residents will not drive. What happens in the rain or the excessive heat as the temperature in this part of the valley can reach up to 110 degrees. If those elements exist that day do these seniors not leave their small 300-foot box of an apartment? They won't have a car to drive, what if they need to go to a doctor's appointment, go grocery shopping, have an emergency. This is a Public Health and Safety disaster.

3. No Sidewalks in Plan

Currently there are no sidewalks surrounding the property line. The property line also sits on top of a high. This property is lined by Woodlake and Saticoy of which both streets are single laned streets each way with no bike lane. It is not reasonable to expect all residents to travel south on Woodlake on one and only sidewalk. Many current residents and future residents will walk on the property lines edge in the street towards the intersection of Woodlake & Saticoy. This will cause great risk to the pedestrians as well as the vehicles that drive in that area at a great rate. The City Planners error by not taking this into consideration that this design will create a Public Safety issue. It is important to look at the map of the entire area to get a context of how disastrous this will be.

4. Strain on Local Infrastructure and Services

Schools, emergency services, water supply, sewage and other public utilities are already under pressure. A significant increase in residents without proportionate expansion of infrastructure will reduce the quality of life for both new and existing residents. This would cause an adverse public health and safety impact as the community would not be able to withstand. There are no plans to update sewage lines or electrical lines. It is dangerous to think adding 331+ units into those resources will not cause havoc.

5. Environmental and Safety Considerations

Higher density developments can contribute to increased pollution, stormwater runoff, and urban heat effects. Additionally, emergency response times could be affected due to heightened traffic congestion and limited road capacity.

6. Lack of Adequate Community Engagement

Residents were not sufficiently informed or consulted regarding the project's impact. Transparency and community input should be prioritized before approving a project that fundamentally changes the neighborhood dynamic. It is stated that the applicant "is determined to be a good neighbor", but did not do any due diligence to inform the community specifically the abutting neighbors in a reasonable manner to allow their voices to be heard. By the time the neighbors that abut the property were notified of the plans they had 8 days to file their appeal. These people are hardworking

7. Lack of timing to Consider this Project

The City Planning Office received the first application for this project on 8/14/2024

after multiple back and forth between the City Planning office and the developer the final approval for this massive community changing development was approved 11/18/24 which was only 96 days later-Less than 100 Days. To decide on placing a 5-Story, 331 Unit, 155 parking spaces, only one entrance and exit on to a one lane street towards a busy intersection with a four-way stop should be developed. Fast tracking this project while there is resounding outcry from the community and how unsafe a project of this size and design is negligible.

8. **“Future Alley” Construction**

Currently the plan for the one and only driveway into the building is access through as the plans suggest a “Future Alley”. Currently there is no Alley there. It would need to be constructed. That “Future Alley” is not part of the applicant’s property line and they do not have a right to take the land away from the city. The Density Bonus Project does not state rules that allow people to take over public streets/alleys.

I am raising a family with my wife, Rachel Garcia. We have an eight-year-old daughter and a five year old son. We saved our entire lives for this home. We are not rich people. We purchased our modest home in a single-family neighborhood specifically as we wanted to raise our children there. This project will drastically change the neighborhood we bought into. I understand the housing crisis and empathize with people that have a housing challenge, but a project with this size is so irresponsible. My family, as thousands of other families in the West Hills area will be devastated by this.

I strongly urge the Planning Department to reject this density bonus project and consider alternative solutions that maintain the character and livability of our community. I as a resident am not against turning this property into housing for people, but the project as it is currently stated is Unsafe, will present a adverse impact on the community and is a Public Health and Safety nightmare. I appreciate your attention to this matter and look forward to your response.

Sincerely,

Gary Garcia



02/25/2025

Planning Commission
City of Los Angeles
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401

Via email (laura.frazinsteede@lacity.org)

Re: February 27 2025 hearing, agenda item 6

Dear Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act. YIMBY Law writes to support the proposal on N. Woodlake Avenue. The proposed project would deliver 332 units of affordable housing for seniors. 265 of the units will be reserved for low-income seniors, and 66 for moderate-income seniors.

As a 100% affordable housing development, the Housing Accountability Act, prevents the Planning Commission from disapproving or conditioning the approval of the project unless it makes writing findings, based upon a preponderance of the evidence in the record that the project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the impact. There is no evidence this project—a 100% affordable senior housing project on a vacant parcel—will have a specific, adverse impact on public health. The City’s own Letter of Compliance notes, “There is no evidence in the record that the approved incentives and waiver would have a specific adverse impact.” The state legislature has declared that specific, adverse impacts on public health arise infrequently, and this is certainly not one of those situations.

Density Bonus Criteria

Under California Gov. Code §§65915 – 65918, the affordable units included in this project entitle it to five incentives or concessions and any waivers of development standards that are necessary to render the project feasible for development. The project only requests three

YIMBY Law, 2261 Market Street STE 10416, San Francisco, CA 94114



incentives, related to density and height, as provided by Government Code § 65915(f)(3)(D)(iii), and to parking standards as per Government Code § 65915(p)(3). These incentives also comply with local rules via Municipal Code § 12.22 A.25(e). Furthermore, the project is entitled to ministerial approval, which the staff report correctly identifies as exempt from CEQA requirements as per California Public Resources Code § 21080(b)(1).

So long as there are no specific, adverse impacts, upon health, safety, or the physical environment, and there are no feasible methods to satisfactorily mitigate or avoid the specific adverse impacts, those standards may not be required of the project. The HAA, § 65589.5 (j)(3) specifies that the receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

By utilizing the increased density it is allowed under the Density Bonus Law, this proposal is consistent with local objective design standards, zoning, and general plan designations. California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

Public Health and Safety

The only alleged threats to public safety are either speculative or incorrect. The appellants claim the potential for soil contamination, based on no evidence. The City's own Zoning Information and Map Access system lists no concerns and any evaluation of the soil falls under the purview of the Department of Building and Safety, not the Planning Commission. While the appellants claim that neighbors were not notified about necessary zoning variances or conditional use permits, the project requires no such variances or permits, and no additional notices are necessary. They also argue that the Project Application failed to disclose that there are related City Planning Cases at Chaminade College Preparatory School; that proposal is unrelated to this project, proposed by a different applicant, and its proposal was already noted in the City's Letter of compliance. The appellants have raised no issue of fact or law that would justify denying this project.

YIMBY Law

2261 Market Street STE 10416

San Francisco, CA 94114

hello@yimbylaw.org



YIMBY LAW

3

Conclusion

We urge the Planning Commission to follow California law, deny the fruitless appeals, and follow City's approval. I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style.

Sonja Trauss
Executive Director
YIMBY Law



Re: Concerns Regarding Overdeveloped Apartment Project

1 message

Jaime | GomezLTC <jaime@gomezltc.com>
To: "cpc@lacity.org" <cpc@lacity.org>
Cc: Rosie Gomez <rosie.gomez@gmail.com>

Thu, Feb 20, 2025 at 6:14 AM

To Whom It May Concern,

I hope this email finds you well. I wanted to take a moment to share some serious concerns regarding the proposed Overdeveloped Apartment Project on the site of the old house near Chaminade. As someone who attended high school just down the street, I have a deep connection to that area, and I believe this project could create significant issues for both the community and your investment.

The proposed plans present several alarming issues:

- No sidewalks on either Woodlake St. or Saticoy St. lining the property, creating safety hazards for pedestrians.
- Only one entrance and exit through a newly made alleyway off Woodlake, which is beyond the property line, posing significant traffic congestion risks.
- No plans for a stoplight at the intersection of Woodlake Ave & Saticoy St., which could further contribute to traffic issues and increase accident risks.
- Only two elevators for 332 units, which is highly insufficient and could lead to long wait times and accessibility concerns for residents.
- No exit on the northeast corner of the property, leaving no alternative escape route in case of an emergency, which poses a major safety concern.
- The property is surrounded on all sides by single-family residences, meaning this high-density development would significantly alter the character and livability of the neighborhood.

Beyond these logistical concerns, the development would dramatically impact the surrounding community. Increased traffic congestion, lack of infrastructure to support such a large influx of residents, and safety concerns all point to this project being poorly planned and unsustainable.

I urge you to reconsider the scale and design of this development to better fit the existing neighborhood. A project that integrates sidewalks, multiple access points, proper safety measures, and a lower density could create a more successful and community-friendly investment.

Thank you for your time and consideration. I appreciate your willingness to hear out local perspectives and hope we can find a path forward that benefits everyone involved.

Best regards,
Jaime Gomez

From: Rosie Gomez <rosie.gomez@gmail.com>
Sent: Wednesday, February 19, 2025 6:53 PM
To: Jaime | GomezLTC <jaime@gomezltc.com>
Subject: Re: Concerns Regarding Overdeveloped Apartment Project

This is great. Just resend to

cpc@lacity.org

Sent from my iPhone

On Feb 19, 2025, at 6:11 PM, Laura Frazin-Steele <laura.frazinsteele@lacity.org> wrote:

Hello,

Your comments regarding Case No. ADM-2024-5202-DB-PHP-VHCA-1A at [7556-7572 N. Woodlake Avenue](#) should not be submitted to me. Instead, follow Compliant Submission Guidelines, as stated on the City Planning Commission meeting agenda for 2/27/2025 which are as follows:

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to cpc@lacity.org.

Secondary Submissions in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation.

Day of Hearing Submissions within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting.

Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

An agenda is attached.

Thank you.



Laura Frazin Steele
Pronouns: She, Her, Hers
City Planner, Project Planning
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
T: (818) 374-9919 | Planning4LA.org

Please note that the New Zoning Code is now operative in the Downtown area. Applications in this area are now required to use the revised forms available on the Department's Forms page.

On Wed, Feb 19, 2025 at 5:48 PM Jaime | GomezLTC <jaime@gomezltc.com> wrote:

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I hope this email finds you well. I wanted to take a moment to share some serious concerns regarding the proposed Overdeveloped Apartment Project on the site of the old house near Chaminade. As someone who attended high school just down the street, I have a deep connection to that area, and I believe this project could create significant issues for both the community and your investment.

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Thank you for your time and consideration. I appreciate your willingness to hear out local perspectives and hope we can find a path forward that benefits everyone involved.

Best regards,
Jaime Gomez

<CPC 02-27-25 Agenda.pdf>



Support for 7556-7572 N Woodlake Ave, Case No. ADM-2024-5202-DB-PHP-VHCA-1A; Los Angeles Citywide Planning Commission Feb 27 Agenda Item No. 6

kevin wu <kevinwu6@gmail.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Mon, Feb 24, 2025 at 3:08 PM

Dear Planning Commission:

YIMBY Los Angeles is pleased to support the proposed project at [7556-7572 N. Woodlake Avenue](#). The proposed project would deliver 332 units of sorely needed affordable housing for seniors—265 of which will be reserved for low-income seniors, and 66 for moderate-income seniors.

The City of Los Angeles is in a housing crisis, one that especially affects seniors. According to a 2023 study from The University of California, San Francisco Benioff Homelessness and Housing Initiative, seniors have become the fastest-growing segment of the unhoused population across the state.

As the City acknowledges in its Housing Element, neighborhoods in the San Fernando Valley, like West Hills, have higher numbers of seniors. Although the West Hills neighborhood is an affluent neighborhood, many seniors in West Hills and across the City live on fixed-incomes and are unable to afford the cost of housing in Los Angeles. According to the City's Housing Element, of the City's 281,001 senior-headed households, approximately 34% earned less than \$25,000 and 61% earned less than \$60,000. This means that many of our City's seniors are rent-burdened—paying 30% or more of their monthly income for rent. In fact, the City estimates that of senior heads of households who are renters, nearly 65% spend more than 30% of their income on rent. Our seniors are the second most rent-burdened age group in the City after 18-24 year-olds.

Now, after the devastating Palisades and Eaton Canyon fires, our beloved City is facing significant challenges in rebuilding and ensuring that our seniors have access to quality, affordable housing. The City struggled to house its seniors before these tragedies and should redouble its efforts in their wake. This project will help address the housing shortage and ensure a welcoming Los Angeles where everyone can thrive.

YIMBY Los Angeles includes more than 100 members in Los Angeles County. YIMBY Los Angeles is part of a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

As a 100% affordable housing development, this project is protected by the Housing Accountability Act, specifically Government Code § 65589.5(d), (j). That protection prevents the Planning Commission from disapproving or conditioning the approval of the project unless it makes writing findings, based upon a preponderance of the evidence in the record that the project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the impact. There is no evidence this project—a 100% affordable senior housing project on a vacant parcel—will have a specific, adverse impact on public health. As the City's December 5, 2024 Letter of Compliance notes, "There is no evidence in the record that the approved incentives and waiver would have a specific adverse impact." The state legislature has declared that specific, adverse impacts on public health arise infrequently, and this is certainly *not* one of those situations.

The project is also utilizing California's Density Bonus Law. The purpose of the Density Bonus Law is to ensure that affordable housing is built without public subsidies by providing regulatory incentives to developments that include deed-restricted affordable housing. The Density Bonus Law assumes that incentives will reduce costs associated with development and local governments have the burden of proving that the requested incentives would not result in cost reductions if they are proposing to deny them. The City has found that the requested incentives will result in identifiable and actual cost reductions, and the applicant is therefore entitled to them.

The Density Bonus Law also requires the City to process this project ministerially. This means that the Planning Commission cannot condition the approval of this project on the preparation of an additional report or study that is not required by state law.

The project will develop a vacant site, causing no displacement of existing residents, and will allow low-income seniors to live across the street from the West Hills Shopping Center and less than a mile away from the UCLA West Valley Medical Center, where many seniors receive care. This is a good location for an in-fill development like this project.

The project qualifies for the CEQA exemption for ministerial projects in California Public Resources Code § 21080(b)(1). The Planning Commission cannot, therefore, require the applicant to prepare an Environmental Impact Report for this project under Government Code § 65915(a)(2).

The project is protected by the Housing Accountability Act, complies with all of the City's objective design standards, is consistent with the zoning and general plan designation for the site, and complies with environmental law. We ask that you deny these meritless appeals and confirm the approval of the project as submitted. This 100% affordable housing project for seniors is needed, now more than ever.

Sincerely,

Kevin Wu
Chapter Lead
YIMBY Los Angeles



YIMBY Los Angeles support for 7556-7572 N Woodlake Ave.pdf
186K



Planning Commission
City of Los Angeles
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401

February 24, 2025

Re: Support for 100% Affordable Senior Housing Project at 7556-7572 N. Woodlake Ave

Dear Planning Commission:

YIMBY Los Angeles is pleased to support the proposed project at 7556-7572 N. Woodlake Avenue. The proposed project would deliver 332 units of sorely needed affordable housing for seniors—265 of which will be reserved for low-income seniors, and 66 for moderate-income seniors.

The City of Los Angeles is in a housing crisis, one that especially affects seniors. According to a 2023 study from The University of California, San Francisco Benioff Homelessness and Housing Initiative, seniors have become the fastest-growing segment of the unhoused population across the state.

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Sincerely,



Kevin Wu
Chapter Lead
YIMBY Los Angeles

Rachel Garica
23280 Keswick St
West Hills, CA 91304
Rachel@bernsteinfinancial.com

2/19/2025

City Planning Commission
14410 Sylvan Street
Van Nuys, CA 91401
Project Location 7556-7572 N. Woodlake Ave
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills
Staff: Laura Frazin-Steele, City Planner

Subject: Opposition to Proposed Density Bonus Project at 7556-7572 N. Woodlake (Saticoy & Woodlake)

Dear City Planning Commission

I am writing to formally express my very strong opposition to the proposed density bonus project at Saticoy and Woodlake, which would introduce high-density housing into an established single-family residential neighborhood. I live .3 miles away from the massive project and have a firsthand account of the potential adverse impact this development will have on the community. I believe the City Planner erred in approving these plans as they present an adverse impact on the community. A plan can meet certain requirements on paper but if a deeper level of analysis or observation/visitation of the area was taken it can be seen how horrific this project is for the area based on causing an adverse impact. Mayor Bass has reversed her opinion on Executive Directive 1 that this developer is taking advantage of in conjunction with State Laws. Mayor Bass has said that properties zoned for single family homes were not allowed, blocking new projects from going forward (See LA Times Article that supports this claim). This project moving forward that is dangerous for our community is moving forward on a technicality when elected officials stand strongly against this type of development. I urge you to reconsider approval of this project for the following reasons:

1. A Public Safety danger based on the plans for Overcrowding for Potential Residents and Current Residents

The City Planning office erred in approving these plans as the layout will cause potential harm or death to future residents and current residents. The plans as attached to my statement show that there is only going to be one way in and one way out of

development. Through a “Future Alley” as the plans state. Although this “Future Alley” will be 20 ft wide at regulation, it is flawed in its planning. Residents will have one way to walk, drive or bike in and out. If there was a fire and that fire truck blocked that “Future Alley” how would residents get out of the area. There are no other exits on the premises, just the one through a narrow small “Future Alley”. If this is truly to be 55+ living project, would these seniors be jumping the fence on to busy streets or trying to fit down a narrow “Future alley” in an emergency. What if that emergency was blocking that one and only exit. What about on just a normal day of residents coming and going, amazon delivers, care providers to these seniors, etc. 331 units will yield 900+ people in one dense area with very small options to get out and end up being trapped. There is not a legal argument or a quantifiable way to prove but it leads to common sense about the plans. Not taking this into account and mitigating the massiveness of the building is negligent at the very least.

2. **Traffic and Parking Concerns**

The area already experiences congestion, particularly during peak hours which happen during morning school drop off and pick up, hospital emergency traffic and the thousands of residents that use Saticoy and Woodlake intersection to commute out of the area. There is a high school less than 500 feet away that educates 1500+ students and two elementary schools each under a mile away each that educates a total of over 1 kids. Three Schools with 3500 kids with their families driving into the area plus all the residents that currently live there.

It is stated that this area is an “Very Low Vehicle Travel Area”. The VMT has not been publicly release and this application does not require that study. Which means no due diligence has been done to ensure the safety of how much traffic this massive project will create. Increased residential density will further exacerbate traffic issues and create parking shortages, negatively impacting on current residents who rely on limited street parking. I live on Keswick and Saticoy the next stop sign west of this major intersection (.3 miles away) and in the morning during drop off to Chaminade High School the back up of cars from the Saticoy and Woodlake Intersection is up the full stretch to my house. It is chaotic now but throwing in additional 900+ people in the area it will be catastrophic.

The main cross street that this Project situated at has a four way stop with the building lined by no sidewalks. I live .3 miles from this intersection and can attest to that the intersection has close call accidents multiple times a day, some involving high schooler pedestrians trying to get to school. Add a building with over 900+ people, that area will be a Public Health and Safety disaster. There will be no doubt serious injuries caused in this intersection. Especially since there is no plans to put a traffic light at this intersection.

It is stated that seniors have access to a Metro Line one and half miles away that run only 8 times a day. Seniors 55+ are supposed to walk a mile and a half to a bus stop and only have 8 opportunities to catch that bus. It is being counted on that these residents will not drive. What happens in the rain or the excessive heat as the temperature in this part of the valley can reach up to 110 degrees. If those elements exist that day do these seniors not leave their small 300-foot box of an apartment? They won't have a car to drive, what if they need to go to a doctor's appointment, go grocery shopping, have an emergency. This is a Public Health and Safety disaster.

3. No Sidewalks in Plan

Currently there are no sidewalks surrounding the property line. The property line also sits on top of a high. This property is lined by Woodlake and Saticoy of which both streets are single laned streets each way with no bike lane. It is not reasonable to expect all residents to travel south on Woodlake on one and only sidewalk. Many current residents and future residents will walk on the property lines edge in the street towards the intersection of Woodlake & Saticoy. This will cause great risk to the pedestrians as well as the vehicles that drive in that area at a great rate. The City Planners error by not taking this into consideration that this design will create a Public Safety issue. It is important to look at the map of the entire area to get a context of how disastrous this will be.

4. Strain on Local Infrastructure and Services

Schools, emergency services, water supply, sewage and other public utilities are already under pressure. A significant increase in residents without proportionate expansion of infrastructure will reduce the quality of life for both new and existing residents. This would cause an adverse public health and safety impact as the community would not be able to withstand. There are no plans to update sewage lines or electrical lines. It is dangerous to think adding 331+ units into those resources will not cause havoc.

5. Environmental and Safety Considerations

Higher density developments can contribute to increased pollution, stormwater runoff, and urban heat effects. Additionally, emergency response times could be affected due to heightened traffic congestion and limited road capacity.

6. Lack of Adequate Community Engagement

Residents were not sufficiently informed or consulted regarding the project's impact. Transparency and community input should be prioritized before approving a project that fundamentally changes the neighborhood dynamic. It is stated that the applicant "is determined to be a good neighbor", but did not do any due diligence to inform the community specifically the abutting neighbors in a reasonable manner to allow their

voices to be heard. By the time the neighbors that abut the property were notified of the plans they had 8 days to file their appeal. These people are hardworking

7. Lack of timing to Consider this Project

The City Planning Office received the first application for this project on 8/14/2024 after multiple back and forths between the City Planning office and the developer the final approval for this massive community changing development was approved 11/18/24 which was only 96 days later-Less than 100 Days. To decide on placing a 5-Story, 331 Unit, 155 parking spaces, only one entrance and exit on to a one lane street towards a busy intersection with a four-way stop should be developed. Fast tracking this project while there is resounding outcry from the community and how unsafe a project of this size and design is negligible.

8. "Future Alley" Construction

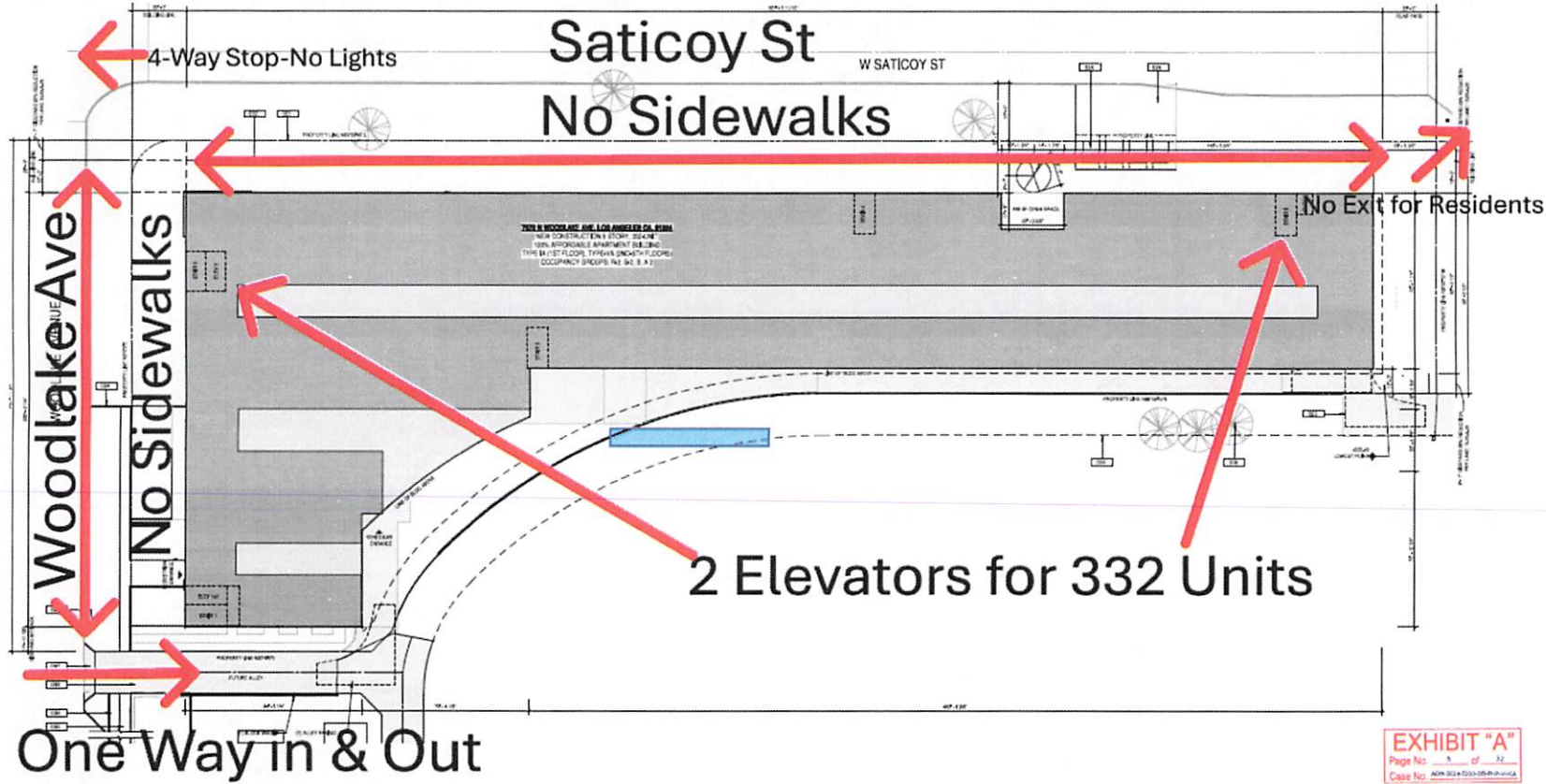
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I am raising a family with my Husband. We have an 8 year old and a 5 year old. We saved our entire lives for this home. We are not rich people. We purchased our modest home in a single family neighborhood specifically as we wanted to raise our children there. This project will drastically change the neighborhood we bought into. I understand the housing crisis and empathize with people that have a housing challenge, but a project with this size is so irresponsible. My family as thousands of other families in the West Hills area will be devastated by this.

I strongly urge the Planning Department to reject this density bonus project and consider alternative solutions that maintain the character and livability of our community. I as a resident am not against turning this property into housing for people, but the project as it is currently stated is Unsafe, will present a adverse impact on the community and is a Public Health and Safety nightmare. I appreciate your attention to this matter and look forward to your response.

Sincerely,

Rachel Garcia

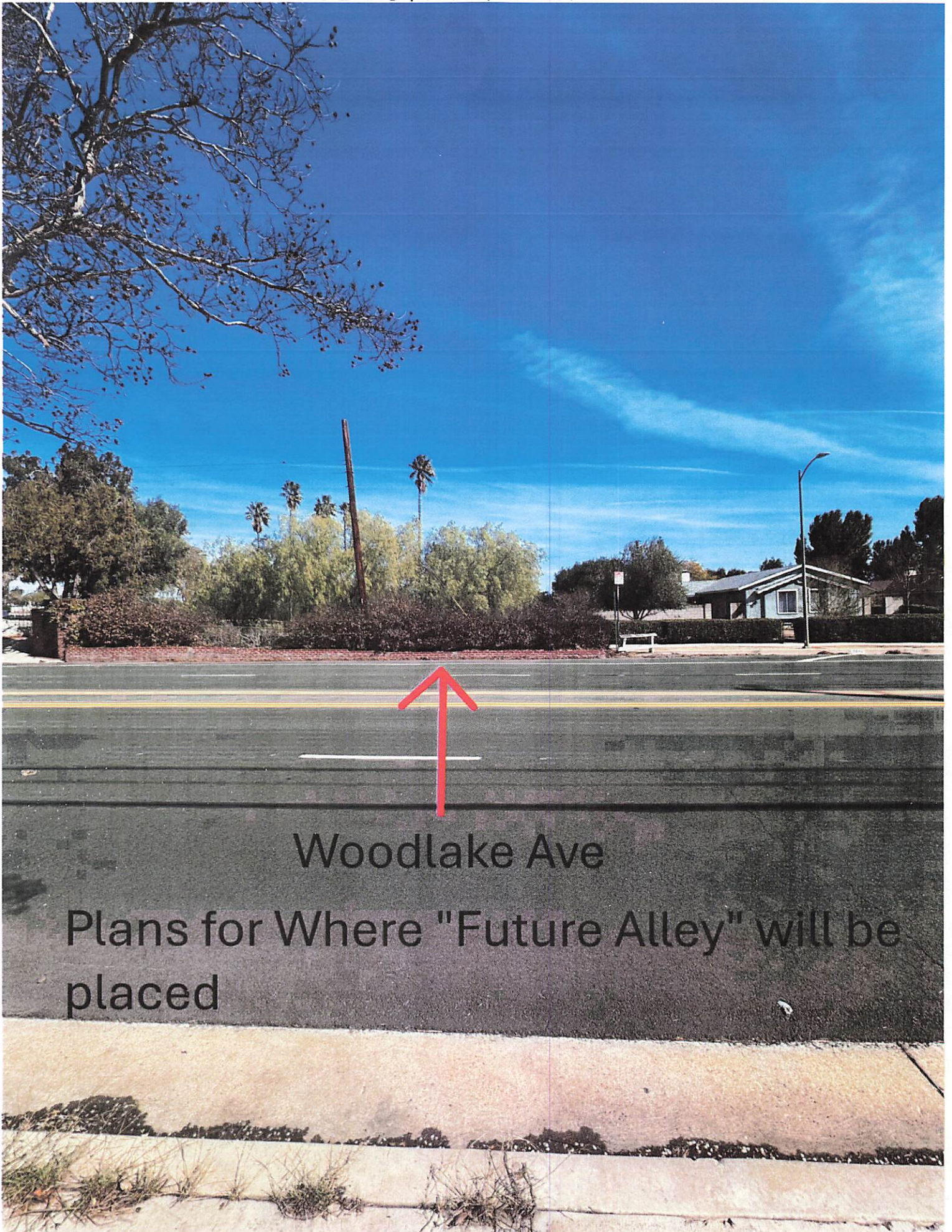


LEGEND

- PROJECT BOUNDARY
- IMPROVEMENT
- LANDSCAPE, SEE LANDSCAPE SHEET
- UTILITY WALL
- CONCRETE WALL
- ACCESSIBLE PATH OF TRAVEL
- EXISTING TREE TO REMAIN
- PROPOSED TREE TO REMAIN
- PLANTING FOR LANDSCAPE SHADING

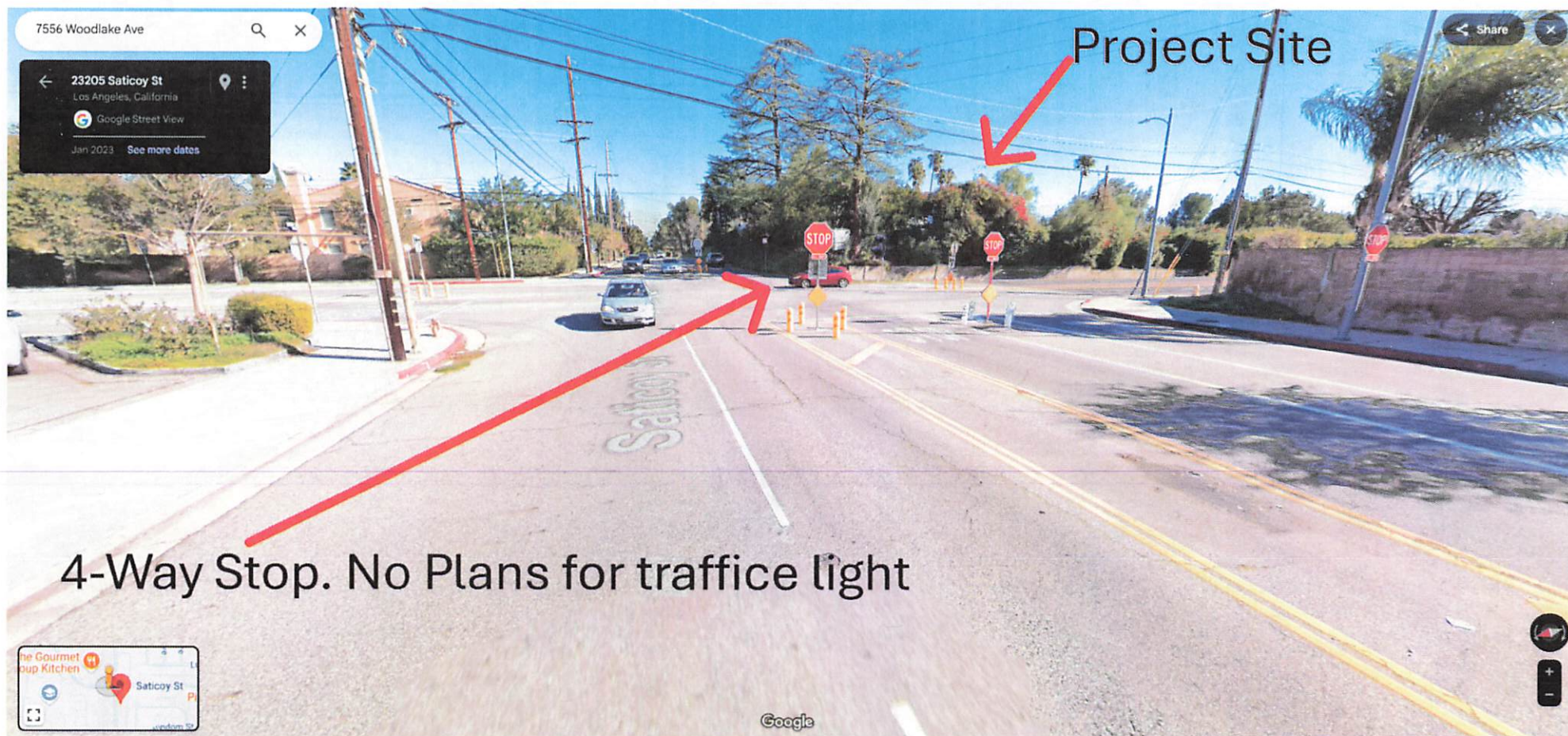
WOODLAKE APTS

W/Barry G. Ross and Jay A. Ross
Survivor's Trust



Woodlake Ave

Plans for Where "Future Alley" will be placed



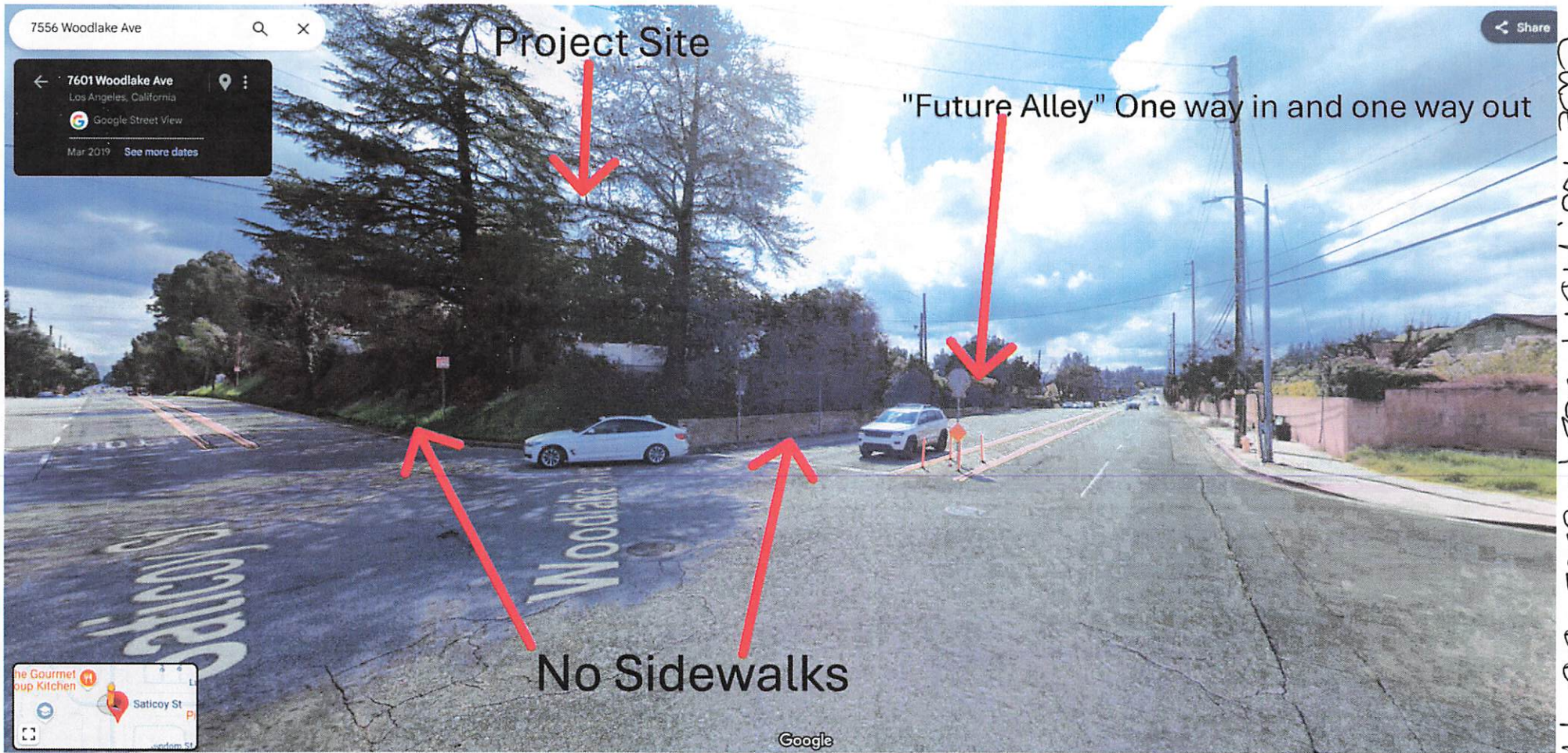
Case No: ADM-2024-5202-DB-PHR-VHCA-1A



Project Site Location

All single family
homes. Not
more than 2-
Stories for Miles

Case No: ADM-2024-5262-DB-PHP-VHC-A-1A



Project Site

"Future Alley" One way in and one way out

No Sidewalks

Case No: ADM-2024-5202-DB-PHP-NHCA-1A



Fwd: ADM-2024-5202-DB-PHP-VHCA-1A

Rosie Gomez <rosie.gomez@gmail.com>
To: cpc@lacity.org

Wed, Feb 19, 2025 at 4:31 PM

To whom it may concern,

My family and I and various friends are against building an apartment complex and such a saturated area. I have lived in this community for the last 47 years. This is an extremely busy intersection. If this built occurs it will not get become busier but dangerous as well. We are putting everyone especially our children and older adults in a position of danger. I have witnessed various accidents in this specific area, on Woodlake and Saticoy. It makes no sense to build what you are requesting. It only involves greed. On the north side of the location, there are various homes that were built years ago in a vacant lot. I asked myself, why can't this be done? Oh greed... that's the only explanation. We are not wealthy snobs... we are a family that survives with hard work. A husband and wife who both work in law-enforcement and have seen these type of builds create a chaotic neighborhood.

- o No Sidewalks on either Woodlake St or Saticoy Street lining the property
- o One Entrance & Exit Through One Newly Made Alley way off Woodlake, beyond the Property Line of the Property.
- o No Plans for a Stop light to be put in at the intersection of Woodlake Ave & Saticoy St
- o 2 Elevators for 332 Units
- o No Exit on Northeast Corner of Property, if emergency no way out for Residents
- o Single Family Residents line all sides of property

Thank you in advance,

Rosie Gomez

<HN PDF.pdf>



CPC 02-27-25 Agenda.pdf
155K

Errors in the
LA City Planning Department's
"Findings/Special Requirements"
Forms for Case
ADM-2024-5202-DB-PHP-VHCA

The Findings/Special Requirements Form for Street Entrances



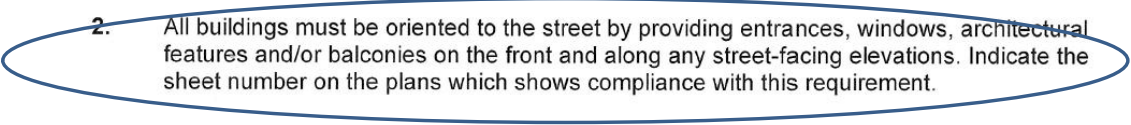
This form appears in the case file at
the LA City Planning Department

ADM-2024-5202-DB-PHP-VHCA

The Findings/Special Requirements Form for Street Entrances

On page 5 we see "2. All buildings must be oriented to the street by providing entrances...on the front and along any street-facing elevations. Indicate the sheet number on the plans which shows compliance with this requirement."

While there is one entrance on Woodlake Ave, there is not an entrance on Saticoy St marked on the plans

- 
- 
2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations. Indicate the sheet number on the plans which shows compliance with this requirement.

ADM-2024-5202-DB-PHP-VHCA



top of page 5 of this form

The Findings/Special Requirements Form for Vehicular Access

FINDINGS/SPECIAL REQUIREMENTS

CITYWIDE DESIGN GUIDELINES
Compliance Review Form

Authorizing Provision

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Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

A101 - Parking provided in rear of building adjacent to alley.

A101 - Vehicular entrance at side of building out of the way of main entry point.

A101 - Vehicular exit at rear of building away from all pedestrian activity

Project is within 1/2 of a major transit stop.

ADM-2024-5202-DB-PHP-VHCA

Findings/Special Requirements for “Pedestrian-First”

FINDINGS/SPECIAL REQUIREMENTS

CITYWIDE DESIGN GUIDELINES
Compliance Review Form

Authorizing Provision

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PEDESTRIAN-FIRST DESIGN

Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all.

A000 - Residential entrances are sidewalk-adjacent

A000 - Residential entrances are within 1/2 major transit stop

A101 - Stairs are provided within close proximity to the elevator, accessible from the entrance.

A101 - Residential entrances are in close proximity to landscape features facing the sidewalk

ADM-2024-5202-DB-PHP-VHCA

top of page 2 of this form

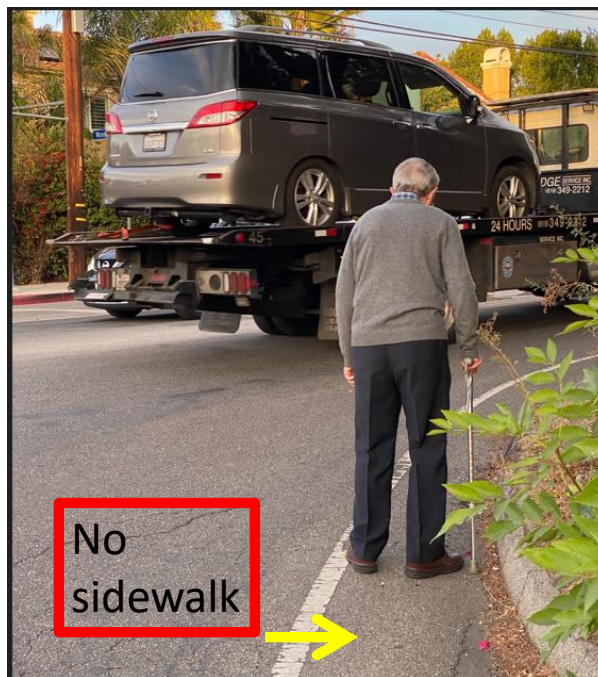


Findings/Special Requirements for “Pedestrian-First”

- There is a tiny bit of sidewalk that flows into the pedestrian entrance.
- There is NO property-surrounding sidewalk on Woodlake or Saticoy.
- Not "a safe, comfortable, and accessible pedestrian experience for all" as Guideline 1 on the form requires.

ADM-2024-5202-DB-PHP-VHCA

Findings/Special Requirements Form for “Pedestrian-First”



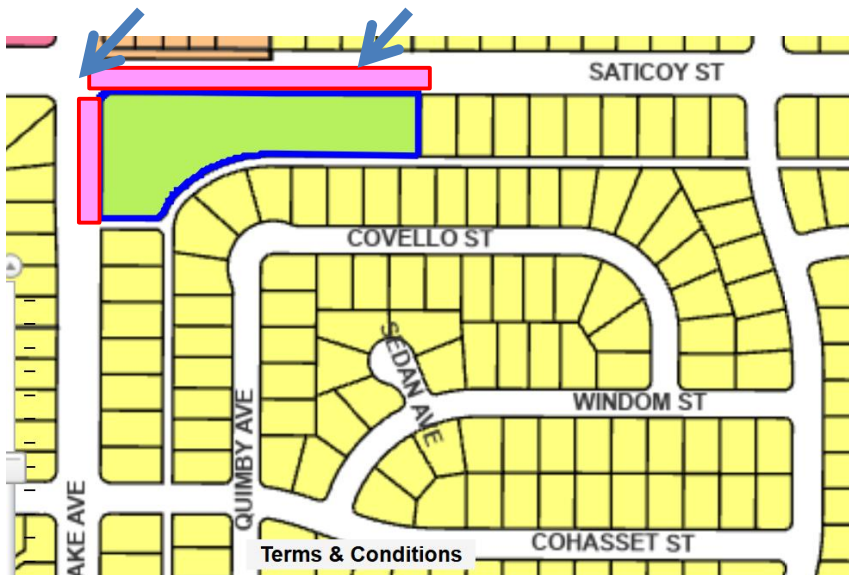
ADM-2024-5202-DB-PHP-VHCA

Unsafe for
Pedestrians



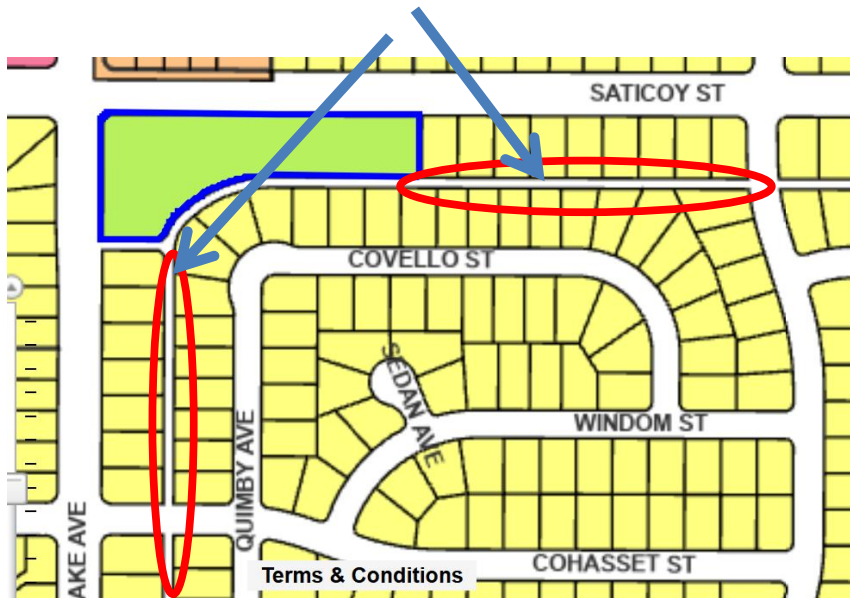
No Street Parking & No Bicycle Lane

If the apartment residents have more than 154 cars, pedestrians will have to navigate walking long distances around the unsafe perimeter of the property.



ADM-2024-5202-DB-PHP-VHCA

Unsafe Vehicle & Pedestrian Access Through “Garage Alleys”?



ADM-2024-5202-DB-PHP-VHCA

Conclusion:

Protect the safety of the new residents:

- By reducing the density of this proposal

Protect the safety of the existing residents:

- By reducing the density of this proposal

ADM-2024-5202-DB-PHP-VHCA



West Hills Neighborhood Council

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

February 24, 2025

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Vice President

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Carolyn Greenwood

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Saif Mogri

Controller

City of Los Angeles

Department of City Planning

201 N. Figueroa Avenue

Los Angeles, California 90012

**Re: Case #ADM-2024 -5202-DB-PHP-VHCA-IA
Project site: 7556-7572 N. Woodlake Avenue, West Hills California**

Hearing Date: February 27, 2025

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Joanne Yvanek-Garb

Zhelbert Zohrabian

Dear Commissioners:

Thank you for your consideration of the appeals filed by the abutting neighbors of the subject site located at 7556-7572 N Woodlake, West Hills and the above-mentioned case.

The West Hills Neighborhood Council (WHNC) Zoning & Planning committee has been involved with this case since its inception, has held numerous community meetings with participation from the public in the hundreds, one meeting alone included 420 members from the neighborhood and a petition signed by over 1000 community members against the project. We have made several contacts with the developer with no response to date.

What has become evident is that the decisions for community planning have been coerced from the City of Los Angeles by very few in Sacramento over the past few years. There is more on the horizon to come and our only hope is to take back our city and city planning.

It is noted that the countless documents previously submitted; proof that we are within miles of a high fire zone, that there are no improvements on the west side of Saticoy abutting the property, that traffic is heavy on Woodlake and Saticoy, that there are only one and two-story homes in the entire surrounding community and a school within 200 feet of the site, as well as other issues, remain unanswered.

While the WHNC and the community understands the importance of and agrees with Affordable Housing but it must be implemented with justice for the poor, the rich, and the established neighborhood.

PAST PRESIDENTS

Daniel Brin

Stephen Lenske

Ed Youngblood

Charles "Chuck" Gremer

EXECUTIVE DIRECTOR

Michelle Ritchie



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org



City of Los Angeles
Department of City Planning
February 24, 2025
Page 2

The WHNC and in agreement with the community, requests that 7556 Woodlake be developed for 100% Affordable Housing as two-story Condominiums and/or Townhomes for rent or lease and with the possibility of home ownership. This offers a real future for a 100% Affordable Housing project, one that benefits the folks that will live there as well as the surrounding community.

Respectfully Submitted,



Bill Rose, Co-Chair
West Hills Neighborhood Council
Zoning & Planning Committee



Charlene Rothstein, Co-Chair
West Hills Neighborhood Council
Zoning & Planning Committee

DAY OF HEARING SUBMISSIONS



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

West Hills Neighborhood Council

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Charlene Rothstein
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Faye Barta, J.D.
Vice President
Brad Vanderhoof
Secretary
Carolyn Greenwood
Treasurer
Saif Mogri
Controller

February 27, 2025

RE: Hearing Date: Thursday, February 27th, 2025
Case # ADM-2024-5202-DB-PHP-VHCA-1A
Project Site: 7566-7572 North Woodlake Avenue, West Hills, CA

Dear Commissioners:

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Zhelbert Zohrabian

The West Hills Neighborhood Council (WHNC) Zoning & Planning Committee respectfully requests a 60-day continuation and postponement on the decision from the City Planning Commission regarding the above-mentioned case.
(Agenda Item #6)

The WHNC made three attempts to contact the developer, in order to find a compatible means to move forward with the proposal but was unable to connect with the applicant, Jeff Zbikowski, JZ Development LLC. (please see attached)

We understand that Mr. Zbikowski is very busy but the importance of the proposal to future tenants as well as to the surrounding community, makes our meeting most important.

We appreciate your consideration and understanding and hope that you will grant our request for the benefit of the developer, tenants and their future neighbors.

PAST PRESIDENTS

Daniel Brin
Stephen Lenske
Ed Youngblood
Charles "Chuck" Gremer

Respectfully Submitted,

Bill Rose

Bill Rose
WHNC
Zoning & Planning Co-Chair

Charlene Rothstein

Charlene Rothstein
WHNC
Zoning & Planning Co-Chair



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org





Char Rothstein <charwhnc@gmail.com>

Re 7566 Woodlake, West Hills

1 message

Char Rothstein <charwhnc@gmail.com>

Mon, Feb 10, 2025 at 4:17 PM

To: "jeff@jzarch.la" <jeff@jzarch.la>

Good afternoon Jeff,

This is a follow up to my voicemail left earlier today regarding the Woodlake Apts proposal located at 7556 Woodlake, West Hills.

As I stated in my message, I am with the West Hills Neighborhood Council (WHNC) and we would like to arrange a meeting early next week to discuss the proposal.

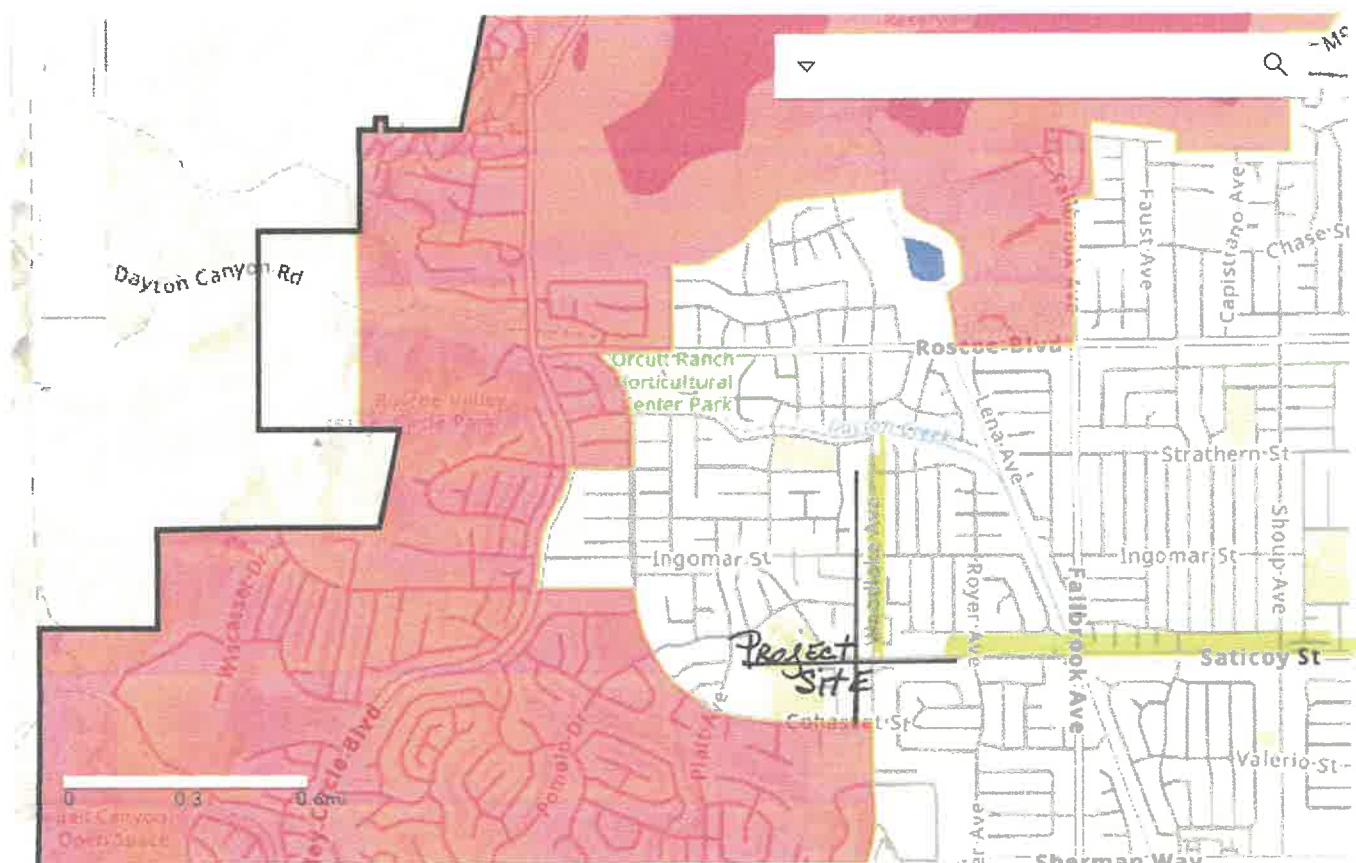
Please let me know your availability.

Best regards,
Char Rothstein
WHNC
President
WHNC
Zoning & Planning Co-Chair
818-888-8805 office
818-642-1267 cell



THE LOS ANGELES FIRE DEPARTMENT

FIRE ZONE MAP



PROPERTY SALES IN THE VHFHSZ (AB38)

The area in RED depicts the Santa Monica Mountains in West Hills, rated a High Severity Fire Zone and is approximately 1.02 mile from the proposed Woodlake Apartments site located at 7566-7572 North Woodlake Avenue, West Hills.



JOHN S. LEE
COUNCILMEMBER, 12TH DISTRICT

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AREA PLANNING COMMISSION

February 26, 2025

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Los Angeles City Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

RE: Item #6, City Planning Commission Agenda of February 27, 2025
Case No. ADM-2024-5202-DB-PHP-VHCA-1A
7556-7572 Woodlake Avenue, West Hills

Honorable Commissioners:

Thank you for the opportunity to share my perspectives on the proposed project before you today.

First, I want to thank the residents of West Hills who have taken the time to call and write to my office and the Planning Department to share their views about this proposal. I also appreciate the efforts of the West Hills Neighborhood Council whose members have worked tirelessly over the last several months to help keep residents apprised.

I recognize and acknowledge that this has been a confusing and frustrating process for many residents. For years, the public has been able to rely on the availability of a public process to engage on proposed projects, ask questions and have them answered, and make their voices heard. With numerous changes to state laws over the years exerting authority over local land use matters, residents and the City alike have needed to adapt to the shift in how projects like this are being reviewed. With Planning's authority being limited in its scope and discretion, the most substantive review of critical issues will occur during the plan check process, a robust but nevertheless ministerial review conducted outside of the public arena by the City's development services departments to verify compliance with applicable codes.

The appellants have raised numerous issues for your consideration. Specifically, I would underscore the following key issues and respectfully urge you to evaluate these points prior to making a decision today:

- **Los Angeles Fire Department Access and Fire/Life Safety Concerns:** It is unclear how fire/life safety objectives to ensure emergency access and evacuation routes would be met, particularly in light of the granted on-menu incentives for reduced setbacks
- **Pedestrian Access/ADA Path of Travel:** Both the Woodlake Avenue and Saticoy Street frontages of the subject site (235 linear feet and 606 linear feet, respectively) are unimproved, and it is unclear how the proposed project would relate to the street from a pedestrian access perspective

I firmly believe that regardless of the development rights afforded to an applicant under the law, the responsible thing to do is to design and develop a project- affordable housing for seniors especially- with the safety and well-being of the end users and overall community as a priority and with a holistic view of how the project will relate to the existing community. Also, while I understand the importance of streamlining processes, I feel it is essential to find a balanced approach that still allows local governments to address the specific safety needs of existing and future residents.

Finally, I want to express my appreciation for the Planning Department staff, Laura Frazin-Steele, for her detailed review of the proposed project.

Thank you for considering the points that the community and I have raised today in your discussion.

Sincerely,



JOHN S. LEE
Councilmember, Twelfth District

JSL:dr

FEB 27 2025

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AREA PLANNING COMMISSION

Don't Make West Hills Residents Suffer for the Benefit of Corporate Developers

We bought our home in West Hills in 1992, choosing it primarily for its quaint small town feel. Now we hear that a corporate developer is looking to add a high density apartment complex at the corner of Saticoy & Woodlake, making profits at the expense of the suffering, discomfort and objections of current nearby residents.

We are FIRMLY AGAINST ANY HIGH DENSITY HOUSING in this neighborhood.

TRAFFIC

Chaminade High School has grown and increased traffic in the neighborhood a lot. The corner of Woodlake & Saticoy has high traffic during morning & evening rush hours, already causing residents to suffer as trips take extra time and trouble. This traffic is present both East and West-bound on Saticoy and North and South-bound on Woodlake.

They are already adding a sports field at the North West Corner of Saticoy and Woodlake that will increase traffic. Adding a high density apartment building across the street would greatly increase traffic even further.

PARKING

There is just no room for additional street parking in our neighborhood! We hear that the proposed apartment building would have 100's of units and house up to 600 residents, but only enough parking for about 100 cars, leaving many hundreds of cars competing for street parking, but there is NO ROOM for that.

NOISE

Adjacent to the property at Woodlake and Saticoy are numerous homes, and 400 to 600 additional residents are going to make a LOT of noise on a daily basis. There are already 200 homes who live within 250 feet of the proposed building.

Adding this apartment building will double or triple the number of people in this very small area. The proposed building would add a tremendous amount of noise, especially for those residents who live on Saticoy, Lull, Balasiano, Quimby, Covello, Windom, Woodlake, Bobby Boyar, Melba and Cohasset.

CONSTRUCTION

A building like this will take years to complete, causing insurmountable disruption and suffering for current residents, including increased noise that will occur every day while the property is graded, excavated, hammered, sawed, concreted, framed, welded, walled, floored, roofed and so on.

FILE COPY

This construction comes with a huge impact on traffic. The roads are not wide enough to accommodate dump trucks, tractors, excavators, cranes, cement mixers, lumber-trucks, or rebar trucks along with the daily traffic.

Nor would there be enough space for the tradesmen & women to park.

That means detours, traffic snarls, and more suffering for local residents and those who pass through this area every day.

SAFETY

This building will cause unsafe situations for everyone. Not only will the increase in automobiles cause an increase in traffic accidents, but there will also be a similar increase in pedestrian traffic and accidents with pedestrians.

A traffic signal -- in addition to ruining the quaint character of the neighborhood -- would not reduce the danger to pedestrians because most traffic accidents with pedestrians actually occur outside of intersections, on mid-block sections of roads, where there are no designated crosswalks or traffic signals.

So traffic safety in this area, filled with families, is one issue, but so is crime.

High Density neighborhoods bring high density crime, especially when those residents are low income. Not only are these residents likely to be the instigators but also the victims of crime. We do not want increased crime in this area, no matter who the victim is.

PROPERTY VALUES:

For all the above reasons, the proposed apartment building will bring down the property values of every home within a mile of the complex. **That represents hundreds of millions of dollars of lost value for existing residents.**

WHAT WE SUPPORT

We support Draft #3 of the Housing Element CHIP program to preserve our R1 communities, but we vehemently OPPOSE the Exhibit D options to upzone R1 neighborhoods.

Thousands of residents should not be made to suffer at the hands of a large corporate developer looking to make a quick buck.

It's not right!

Mark & Marlene Widawer
23317 Blythe St, West Hills 91304

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To: Los Angeles City Planning Commission

From: Tess Taylor, President, Governing Board, Greater Toluca Lake Neighborhood Council

cc: Mayor Karen Bass; Councilmember Adrin Nazarian, Council District 2; Tiffany Zeytounian, Planning Deputy, Council District 2

FILE COPY

Date: Thursday, February 27th, 2025

Re: Agenda Item 7, Project site at 4423 – 4425 North Cartwright Avenue.
CPC-2024-4870-DB-HCA and CEQA: ENV-2024-4871-CE

Page 1 of 2

Attached please find a 1-page Resolution in support of the oral testimony of Tess Taylor.



Greater Toluca Lake Neighborhood Council



Resolution

Filed with the Offices of Mayor Karen Bass;
Councilmember Adrin Nazarian, Council District 2;
Planning and Land Use Management Committee, Los Angeles City Council;
and Los Angeles City Planning Department

Passed at GTLNC Regular Board Meeting on Tuesday, January 21st, 2025

Position: OPPOSED

VOTE: 12 / 0 / 0

The Greater Toluca Lake Neighborhood Council (GTLNC) opposes the non code-compliant proposal to permit construction of new 5-story approximately 58 feet in height, 13 units, 2 VLI, providing parking for 8 vehicles and 15 bicycles at 4423 Cartwright Avenue in Greater Toluca Lake (CPC-2024-4870-DB-HCA and ENV-2024-4871-EAF Environmental Assessment).

dated: Tuesday, January 21st, 2025

The Greater Toluca Lake Neighborhood Council

By: _____

Tess Taylor
President



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

Item No. 7
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AREA PLANNING COMMISSION

FILE COPY

February 26, 2025

TO: City Planning Commission

FROM: Stephanie Escobar, City Planning Associate

**ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE
STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2024-4870-DB-HCA; 4423-
4425 North Cartwright Avenue**

The following technical corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of February 27, 2025, related to Item No. 7 on the meeting agenda.

Conditions No.3a and No. 4 shall be modified to correct the percentage of units set aside from 23 percent to 22 percent per revised calculations provided by the Affordable Housing Unit. In addition, staff will update the required findings within the determination letter to reflect the correct set aside percentage.

3. Affordable Units.

- a. A minimum of two (2) units, that is at least ~~23~~ 22 percent of the base dwelling units permitted, shall be reserved as Very Low-Income Households, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2).

- 4. Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make at least ~~23~~ 22 percent of the site's base density of units (nine [9] units) available to Very Low Income Households (equal to two [2] units for Very Low Income Households), for sale or rental as determined to be affordable to such Households by LAHD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination for more information.

Condition No. 9 shall be deleted as the project will provide all required trees on-site.

9. [DELETED]Trees

- a. ~~**Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units). Per Exhibit A and LAMC Section 12.21.G.3, five (5) Street trees shall be provided.~~

Condition No. 16 shall be deleted as the condition is not applicable to the subject property.

- 16. [DELETED] Streetscape.** ~~Bicycle parking and outdoor benches shall be provided along Del Rey Avenue and Beach Avenue at the street level of the building as shown in the renderings in Exhibit A, subject to review and approval by BOE.~~



February 26, 2025

VIA EMAIL

City Planning Commission
City of Los Angeles
Email: cpc@lacity.org

RE: 7556-7572 North Woodlake Avenue
Agenda Item ., Case No. ADM-2024- 202-DB-PHP- HCA- A

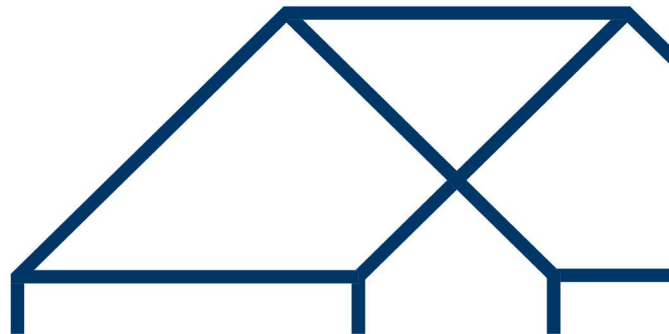
To the City Planning Commission:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We are writing regarding the project at issue in Case No. ADM-2024-5202-DB-PHP-VHCA-1A. The City's approval of this project is governed by the Housing Accountability Act, Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project.

The Housing Accountability Act generally requires the City to approve a housing development project unless the project fails to comply with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete." Gov. Code § 65589.5(j)(1). To count as "objective," a standard must "involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(8). In making this determination, the City must approve the project if the evidence "would allow a reasonable person to conclude" that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the City's standards as modified. Gov. Code § 65589.5(j)(3).

The City is subject to strict timing requirements under the Act. If the City desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after the application to develop the project is determined to be complete. Gov. Code § 65589.5(j)(2)(A). If the City fails to do so, the project is deemed consistent with those standards. Gov. Code § 65589.5(j)(2)(B).

If the City determines that a project is consistent with its objective standards, or a project is deemed consistent with such standards, but the City nevertheless proposes to reject it, it must make written findings, supported by a preponderance of the evidence, that the project would have a "specific, adverse impact upon the public health or safety," meaning that the project would have



“a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(8).

Even if the City identifies legally sufficient health and safety concerns about a project, it may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project . . .” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, the City must consider all reasonable measures that could be used to mitigate the impact at issue.

These provisions apply to the full range of housing types, including single-family homes, market-rate multifamily projects, and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the Act be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

When a locality rejects or downsizes a housing development project without complying with the rules described above, the action may be challenged in court in a writ under Code of Civil Procedure Section 1094.5. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last few years in an effort to increase compliance. Today, the law provides a private right of action to non-profit organizations like Californians for Homeownership. Gov. Code § 65589.5(k). A non-profit organization can sue without the involvement or approval of the project applicant, to protect the public’s interest in the development of new housing. A locality that is sued to enforce Section 65589.5 must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization’s attorneys’ fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at \$10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B)(i).

In recent years, there have been a number of successful lawsuits to enforce these rules:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.
- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases

relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.

- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that the Los Altos violated the Housing Accountability Act, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. The City was ultimately forced to pay approximately \$1 million in delay compensation and attorneys' fees in the case.
- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, a case brought by our organization, the court ruled that Huntington Beach violated the Housing Accountability Act when it rejected a 48-unit condominium project based on vague concerns about health and safety, including traffic concerns similar to those raised by comments on the project you are considering. Following the decision, the City agreed to pay \$600,000 in attorneys' fees to our organization and two other plaintiffs.

Based on the above legal framework, state law requires the City to approve this project. We have also considered the City's environmental review for the project and determined that it complied with state law. We urge you to approve the project.

Sincerely,



Matthew Gelfand



Feb 26, 2025

**City of Los Angeles
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 7556–7572 North Woodlake Avenue;
ADM-2024-5202-DB-PHP-VHCA-1A**

To: cpc@lacity.org

**Cc: Laura Frazin-Steele, City Planner, laura.frazinsteele@lacity.org; City Clerk's
Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 332-unit housing development project for seniors at 7556–7572 North Woodlake Avenue, which includes 265 units for low-income households and 66 units for moderate-income households. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (d).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to side yards and open space, unless it makes written findings as required by Government Code, section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, or as required by Government Code, section 65915, subdivision (d)(1) that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from state environmental review pursuant to California Public Resources Code Section 21080(b)(1). And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

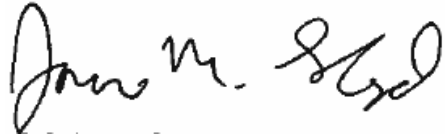
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing for seniors, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Dylan Casey', with a long horizontal stroke extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to be 'James M. Lloyd', with a long horizontal stroke extending to the right.

James M. Lloyd
CalHDF Director of Planning and Investigations

**10+ CONSTITUENTS SUBMITTED THE FOLLOWING
STATEMENT TO THE CPC@LACITY.ORG INBOX FOR THE
CITY PLANNING COMMISSION'S CONSIDERATION:**

Items 06:

Case No. ADM-2024-5202

Subject Line:

Support for 100% Senior Affordable Housing Project at 7556-7572 N. Woodlake Avenue ADM-2024-5202-DB-PHP-VHCA-1A; Los Angeles Citywide Planning Commission Feb 27 Agenda Item No. 6

Email Message:

City Planning Commission,

Dear Planning Commission:

I write to express my support for the project at 7556-7572 N. Woodlake Avenue, submitted by JZ Development LLC. The proposed project would deliver 332 units of desperately needed affordable housing for seniors.

The City of Los Angeles is in a housing crisis, one that especially affects seniors. According to a 2023 study from The University of California, San Francisco Benioff Homelessness and Housing Initiative, seniors have become the fastest-growing segment of the unhoused population across the state.

After the devastating Palisades and Eaton Canyon fires, our beloved City is facing significant challenges in rebuilding and ensuring that our seniors have access to quality, affordable housing. This project will help address the housing shortage and ensure a welcoming Los Angeles where everyone can thrive.

The project is protected by the Housing Accountability Act, complies with all of the City's objective design standards, is consistent with the zoning and general plan designation for the site, and complies with environmental law. For these reasons, please deny these meritless appeals and confirm the approval of the project plans as submitted.



Planning CPC <cpc@lacity.org>

ADM-2024-5202-DB-PHP-VHCA-1A

Elaine Loring <eloring162@gmail.com>
To: cpc@lacity.org

Wed, Feb 26, 2025 at 5:06 PM

Dear CPC

Please allow this affordable senior housing project to be built. How will we ever solve our housing shortage if projects like this are blocked?

Elaine Loring
LA city resident

Supplemental Slides for
Woodlake Apartments
Case No. ADM-2024-5202-DB-
PHP-VHCA

Comparison of Zoning Allowance vs Project Items

Item	Zoning Allowance	Project
Height	78'-0	73-'2''
Floor Area	3:1 FAR, 195,090	2.81:1 FAR, 187,902
Open Space Requirement	36,100 SF	28,880 SF
Parking	0	154
Front Yard Space	25'	25'
Side Yard Space (Saticoy)	26' (building line)	26' (building line)
Side Yard Space (South)	11'-11 3/4"	9'-7"
Rear Yard Space	25'	25'

Laura Peck

23045 Covello Street

West Hills, CA 91307

818-253-7206

February 27, 2025

Stop Woodlake Apartments

Case: ADM-2024-5202-DB-PHP-VHCA-1A / 7572 N. Woodlake Avenue, West Hills

I am a property owner that is directly affected by this!!

I **Oppose** this project!! This project is way too big for this area. PERIOD!!

1. As a property owner that ONLY has access, to get to my HOME, and park my vehicle in my Garage, is through the alley that they are proposing to have a one way exit from their complex.

There is only enough room to fit "One vehicle at a time" down that alley, so if this alleyway is granted access for the Apartments to exit.... HOW are the property owners going to be able, enter the alley in order to access our own properties?

2. How were they allowed to NOT be required to put in sidewalks and there are No plans for a Stop light? This, will have an Adverse Impact to the community by threatening Public Safety.
3. This is way too close to the Chaminade High School going against the current regulations
4. How did LA City Planning approve this?
5. This will have an Adverse Impact to the community by threatening Public Safety.

This is completely unacceptable!

Sincerely,

Laura Peck

Case #ADM-2024-5202-DB-PHP-VHCA-1A

2.27.2025 Public Hearing Comment

Dear City Planning Commission:

I support the West Hills Neighborhood Council (“WHNC”) letter dated February 27, 2025, to the City Planning Commission meeting.

I support DRAFT VERSION # 3 of the Housing Element / CHIP Ordinance which preserves R1 SINGLE FAMILY ZONING -- without adoption of the Exhibit D options

Additionally, we have the following concerns and comments of the Council:

- **Building Appearance and Height** – The structure should be no more than 2 stories, to mirror the neighboring residential homes
- **Affordable Low-Income Housing** – Should be “Quality of Life Housing” for the resident, and not a “make 1 party as rich as possible without regard to the negative, long-term impact the people who will be residing there, or who have lived in the surrounding neighborhood for years.”
- **Lack of Parking** – Even low-income residents need to have cars, if for no other reason than to get to work each day, and it is inconceivable – and unconscionable -- that a developer would not provide a minimum of 1 parking space for each unit.
- **Non-Responsiveness of the Developer and Property Owners** – This proposed development is an abomination by design, and it is understandable why both parties refuse to engage in productive discussions with the WHNC or the impacted neighbors, however, it is unacceptable! It is blatantly obvious that greed is the driving force here, and that the developer and property owners are merely hiding to avoid having to defend their vile position. City Planning should be advocating for the residents more.

In the name of decency and fairness, all of you, as duly appointed officials, must face all of us who will be impacted by your selfishness and avarice. I beg you to do what’s right here, and to listen to the many families who will be forced to live in a neighborhood that fails to meet the common standards that were already in place when they originally moved into the area.

Respectfully submitted

Lori Yalem, West Hills CA Homeowner, 6710 Vicky Avenue

Don't Make West Hills Residents Suffer for the Benefit of Corporate Developers!

We bought our home in West Hills in 1992, choosing it primarily for its quaint small town feel. Now we hear that a corporate developer is looking to add a high density apartment complex at the corner of Saticoy & Woodlake, making profits at the expense of the suffering, discomfort and objections of current nearby residents.

We are FIRMLY AGAINST ANY HIGH DENSITY HOUSING in this neighborhood.

TRAFFIC

Chaminade High School has grown and increased traffic in the neighborhood a lot. The corner of Woodlake & Saticoy has high traffic during morning & evening rush hours, already causing residents to suffer as trips take extra time and trouble. This traffic is present both East and West-bound on Saticoy and North and South-bound on Woodlake.

They are already adding a sports field at the North West Corner of Saticoy and Woodlake that will increase traffic. Adding a high density apartment building across the street would greatly increase traffic even further.

PARKING

There is just no room for additional street parking in our neighborhood! We hear that the proposed apartment building would have 100's of units and house up to 600 residents, but only enough parking for about 100 cars, leaving many hundreds of cars competing for street parking, but there is NO ROOM for that.

NOISE

Adjacent to the property at Woodlake and Saticoy are numerous homes, and 400 to 600 additional residents are going to make a LOT of noise on a daily basis. There are already 200 homes who live within 250 feet of the proposed building.

Adding this apartment building will double or triple the number of people in this very small area. The proposed building would add a tremendous amount of noise, especially for those residents who live on Saticoy, Lull, Balasiano, Quimby, Covello, Windom, Woodlake, Bobby Boyar, Melba and Cohasset.

CONSTRUCTION

A building like this will take years to complete, causing insurmountable disruption and suffering for current residents, including increased noise that will occur every day while the property is graded, excavated, hammered, sawed, concreted, framed, welded, walled, floored, roofed and so on.

This construction comes with a huge impact on traffic. The roads are not wide enough to accommodate dump trucks, tractors, excavators, cranes, cement mixers, lumber-trucks, or rebar trucks along with the daily traffic.

Nor would there be enough space for the tradesmen & women to park.

That means detours, traffic snarls, and more suffering for local residents and those who pass through this area every day.

SAFETY

This building will cause unsafe situations for everyone. Not only will the increase in automobiles cause an increase in traffic accidents, but there will also be a similar increase in pedestrian traffic and accidents with pedestrians.

A traffic signal -- in addition to ruining the quaint character of the neighborhood -- would not reduce the danger to pedestrians because most traffic accidents with pedestrians actually occur outside of intersections, on mid-block sections of roads, where there are no designated crosswalks or traffic signals.

So traffic safety in this area, filled with families, is one issue, but so is crime.

High Density neighborhoods bring high density crime, especially when those residents are low income. Not only are these residents likely to be the instigators but also the victims of crime. We do not want increased crime in this area, no matter who the victim is.

PROPERTY VALUES:

For all the above reasons, the proposed apartment building will bring down the property values of every home within a mile of the complex. **That represents hundreds of millions of dollars of lost value for existing residents.**

WHAT WE SUPPORT

We support Draft #3 of the Housing Element CHIP program to preserve our R1 communities, but we vehemently OPPOSE the Exhibit D options to upzone R1 neighborhoods.

Thousands of residents should not be made to suffer at the hands of a large corporate developer looking to make a quick buck.

It's not right!

Mark & Marlene Widawer
23317 Blythe St, West Hills 91304

Case #ADM – 2024-5202-DB-PHP-VHCA-1A

**Penelope W. Newmark
23654 Del Cerro Circle
West Hills, CA 91304
818-620-5640**

February 27, 2025

RE: Hearing Date: Thursday, February 27, 2025
Project Site: 7566 – 7572 North Woodlake Avenue, West Hills CA
Item #6

Dear Commissioners:

On August 3, 2024, City Planning received an application for the 332-unit, 5-story 187,000 sq. foot Woodlake Apartments, an affordable housing project for seniors. Over these past months and up to today's Public Hearing before the Commission, many, many emails and letters from the community and the West Hills Neighborhood Council have been submitted to City Planning addressing serious safety risks to tenants as well as drivers traveling through and pedestrians walking on nearby streets.

This apartment complex has been fast-tracked as a ministerial project, exempt from CEQA, and approved within the Density Bonus Compliance Review criteria. The purpose of the California Legislature in passing affordable housing bills is to increase availability for people to live in environments that are safe. The Legislature does not establish this responsibility but assumes that the City of L.A. and City Council representatives will approve developments with public safety being one of their top-most important priorities.

The City, and City Planning and the City Council have responded to catastrophes like the recent fires by taking leadership positions developing solutions to prevent serious future safety issues and increase accountability. My hope is that you will seriously reflect on submitted documents, consider the issues addressed by those speaking today and favor an appeal against this project until changes can be made.

Thank you,

Sincerely,


Penelope W. Newmark



West Hills Neighborhood Council

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

OFFICERS

Charlene Rothstein
President

Faye Barta, J.D.
Vice President

Brad Vanderhoof
Secretary

Carolyn Greenwood
Treasurer

Saif Mogri
Controller

February 27, 2025

RE: Hearing Date: Thursday, February 27th, 2025

Case # ADM-2024-5202-DB-PHP-VHCA-1A

Project Site: 7566-7572 North Woodlake Avenue, West Hills, CA

Dear Commissioners:

BOARD OF DIRECTORS

Aida Abkarians
Faye Barta
Brenda Citron
Carolyn Greenwood
Jessica Irias
Glenn Jennings
Kim Koerber
Vinura Kotuwelle
Noe Loera
Jonathan Marvisi
Saif Mogri
Penelope Newmark
Chris Pike
Bill Rose
Charlene Rothstein
Cole Smith
Joan Trent
Brad Vanderhoof
Joanne Yvanek-Garb
Zhelbert Zohrabian

The West Hills Neighborhood Council (WHNC) Zoning & Planning Committee respectfully requests a 60-day continuation and postponement on the decision from the City Planning Commission regarding the above-mentioned case.
(Agenda Item #6)

The WHNC made three attempts to contact the developer, in order to find a compatible means to move forward with the proposal but was unable to connect with the applicant, Jeff Zbikowski, JZ Development LLC. (please see attached)

We understand that Mr. Zbikowski is very busy but the importance of the proposal to future tenants as well as to the surrounding community, makes our meeting most important.

We appreciate your consideration and understanding and hope that you will grant our request for the benefit of the developer, tenants and their future neighbors.

PAST PRESIDENTS

Daniel Brin
Stephen Lenske
Ed Youngblood
Charles "Chuck" Gremer

Respectfully Submitted,

Bill Rose

Bill Rose
WHNC
Zoning & Planning Co-Chair

Charlene Rothstein

Charlene Rothstein
WHNC
Zoning & Planning Co-Chair

EXECUTIVE DIRECTOR

Michelle Ritchie



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org





Char Rothstein <charwhnc@gmail.com>

Re 7566 Woodlake, West Hills

1 message

Char Rothstein <charwhnc@gmail.com>

Mon, Feb 10, 2025 at 4:17 PM

To: "jeff@jzarch.la" <jeff@jzarch.la>

Good afternoon Jeff,

This is a follow up to my voicemail left earlier today regarding the Woodlake Apts proposal located at 7566 Woodlake, West Hills.

As I stated in my message, I am with the West Hills Neighborhood Council (WHNC) and we would like to arrange a meeting early next week to discuss the proposal.

Please let me know your availability.

Best regards,
Char Rothstein
WHNC
President
WHNC
Zoning & Planning Co-Chair
818-888-8805 office
818-642-1267 cell



Char Rothstein <charwhnc@gmail.com>

Re 7566 Woodlake, West Hills

1 message

Char Rothstein <charwhnc@gmail.com>

Wed, Feb 12, 2025 at 4:27 PM

To: jeff@jzarch.la

Hi Jeff,

Would you have a rendering of the proposal for 7566 Woodlake /in a pdf format?
We would appreciate a pdf copy.

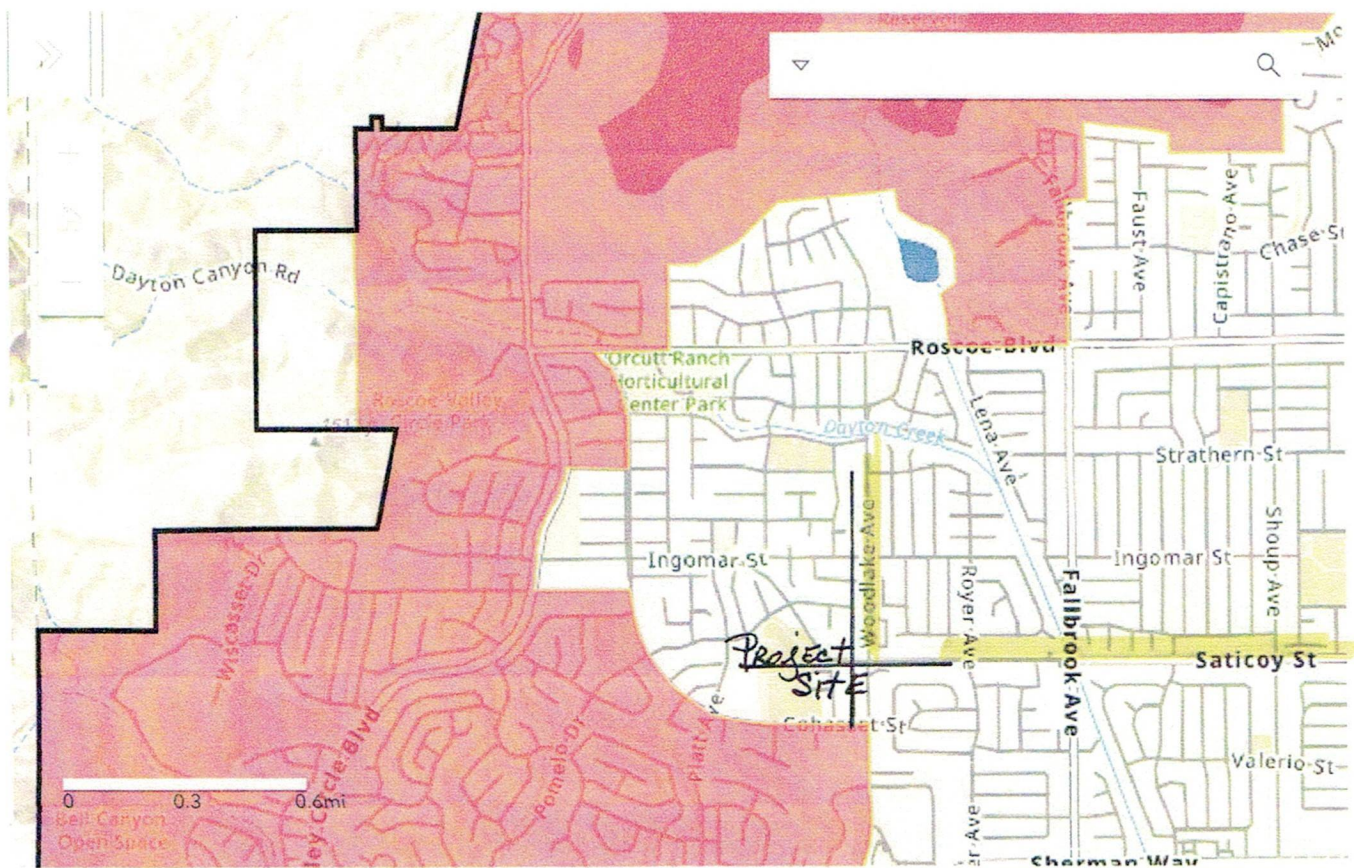
Best regards,
Char Rothstein

Second Voicemail - February 13th; 2025



THE LOS ANGELES FIRE DEPARTMENT

FIRE ZONE MAP



PROPERTY SALES IN THE VHFHSZ (AB38)

The area in RED depicts the Santa Monica Mountains in West Hills, rated a High Severity Fire Zone and is approximately 1.02 mile from the proposed Woodlake Apartments site located at 7566-7572 North Woodlake Avenue, West Hills.



February 26, 2025

VIA EMAIL

City Planning Commission
City of Los Angeles
Email: cpc@lacity.org

RE: 4423–4425 North Cartwright Avenue
Agenda Item 7., Case No. CPC-2024-4870-DB-HCA

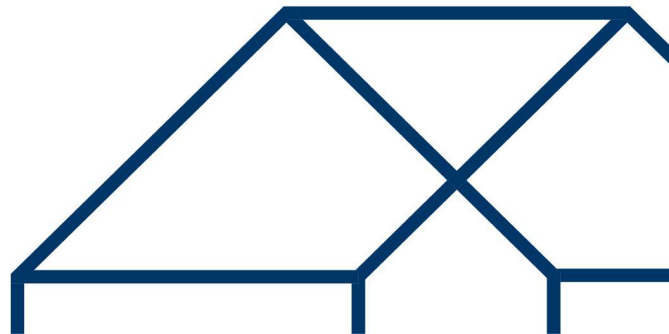
To the City Planning Commission:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California’s housing crisis. We are writing regarding the project at issue in Case No. CPC-2024-4870-DB-HCA. The City’s approval of this project is governed by the Housing Accountability Act, Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project.

The Housing Accountability Act generally requires the City to approve a housing development project unless the project fails to comply with “applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete.” Gov. Code § 65589.5(j)(1). To count as “objective,” a standard must “involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(8). In making this determination, the City must approve the project if the evidence “would allow a reasonable person to conclude” that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the City’s standards as modified. Gov. Code § 65589.5(j)(3).

The City is subject to strict timing requirements under the Act. If the City desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after the application to develop the project is determined to be complete. Gov. Code § 65589.5(j)(2)(A). If the City fails to do so, the project is deemed consistent with those standards. Gov. Code § 65589.5(j)(2)(B).

If the City determines that a project is consistent with its objective standards, or a project is deemed consistent with such standards, but the City nevertheless proposes to reject it, it must make written findings, supported by a preponderance of the evidence, that the project would have a “specific, adverse impact upon the public health or safety,” meaning that the project would have



“a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(8).

Even if the City identifies legally sufficient health and safety concerns about a project, it may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project . . .” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, the City must consider all reasonable measures that could be used to mitigate the impact at issue.

These provisions apply to the full range of housing types, including single-family homes, market-rate multifamily projects, and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the Act be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

When a locality rejects or downsizes a housing development project without complying with the rules described above, the action may be challenged in court in a writ under Code of Civil Procedure Section 1094.5. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last few years in an effort to increase compliance. Today, the law provides a private right of action to non-profit organizations like Californians for Homeownership. Gov. Code § 65589.5(k). A non-profit organization can sue without the involvement or approval of the project applicant, to protect the public’s interest in the development of new housing. A locality that is sued to enforce Section 65589.5 must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization’s attorneys’ fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at \$10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B)(i).

In recent years, there have been a number of successful lawsuits to enforce these rules:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.
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relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.

- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that the Los Altos violated the Housing Accountability Act, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. The City was ultimately forced to pay approximately \$1 million in delay compensation and attorneys' fees in the case.
- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, a case brought by our organization, the court ruled that Huntington Beach violated the Housing Accountability Act when it rejected a 48-unit condominium project based on vague concerns about health and safety, including traffic concerns similar to those raised by comments on the project you are considering. Following the decision, the City agreed to pay \$600,000 in attorneys' fees to our organization and two other plaintiffs.

Based on the above legal framework, state law requires the City to approve this project. We have also considered the City's environmental review for the project and determined that it complied with state law. We urge you to approve the project.

Sincerely,



Matthew Gelfand



Feb 26, 2025

**City of Los Angeles
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 4423 – 4425 North Cartwright Avenue;
CPC-2024-4870-DB-HCA**

To: cpc@lacity.org

Cc: Stephanie Escobar, City Planning Associate, stephanie.escobar@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 13-unit housing development project at 4423 – 4425 North Cartwright Avenue, which includes two units for very low-income households. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (d).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to front yard, side yard setback, height, and parking, unless it makes written findings as required by Government Code, section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, or as required by Government Code, section 65915, subdivision (d)(1) that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

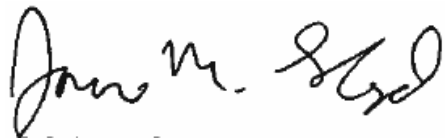
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations



Greater Toluca Lake Neighborhood Council

Resolution



Filed with the Offices of Mayor Karen Bass;
Councilmember Adrin Nazarian, Council District 2;
Planning and Land Use Management Committee, Los Angeles City Council;
and Los Angeles City Planning Department

Passed at GTLNC Regular Board Meeting on Tuesday, January 21st, 2025

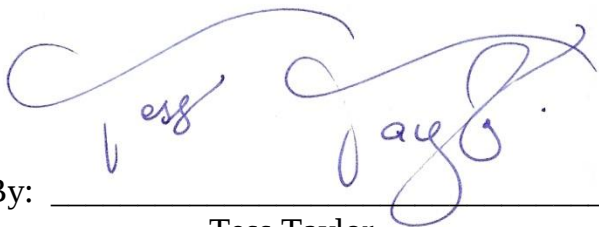
Position: OPPOSED

VOTE: 12 / 0 / 0

The Greater Toluca Lake Neighborhood Council (GTLNC) opposes the non code-compliant proposal to permit construction of new 5-story approximately 58 feet in height, 13 units, 2 VLI, providing parking for 8 vehicles and 15 bicycles at 4423 Cartwright Avenue in Greater Toluca Lake (CPC-2024-4870-DB-HCA and ENV-2024-4871-EAF Environmental Assessment).

dated: Tuesday, January 21st, 2025

The Greater Toluca Lake Neighborhood Council

By: 

Tess Taylor
President



4423 Cartwright

Patricia Walden <patricia.walden.100@gmail.com>

Wed, Feb 26, 2025 at 3:36 PM

To: "cpc@lacity.org" <cpc@lacity.org>

I protest the new development. It is large, unnecessary & not appropriate. There are not enough city services - personnel, sewer, traffic stops, water source, electrical source, or personnel to care for a building this size. With other present construction it will be impossible to drive safely or get in and out of the nearby streets for work, school and such

Please shut it down as it will not solve e any city issues just creat more people including emergency service access.

Thank you,

Patricia Walden