



21241-21243 Ventura Blvd  
5436 Comercio Way  
21200-21240 Clarendon Street

- **Woodland Hills-Warner Center Neighborhood Council PLUM Committee Presentation**
- *June 6, 2024*

# California Landmark Group

**HW by CLG (Hollywood)**



**Camden (Westwood)**



**Enclave at Century Woods (Century City)**



**11611 Montana (Brentwood)**



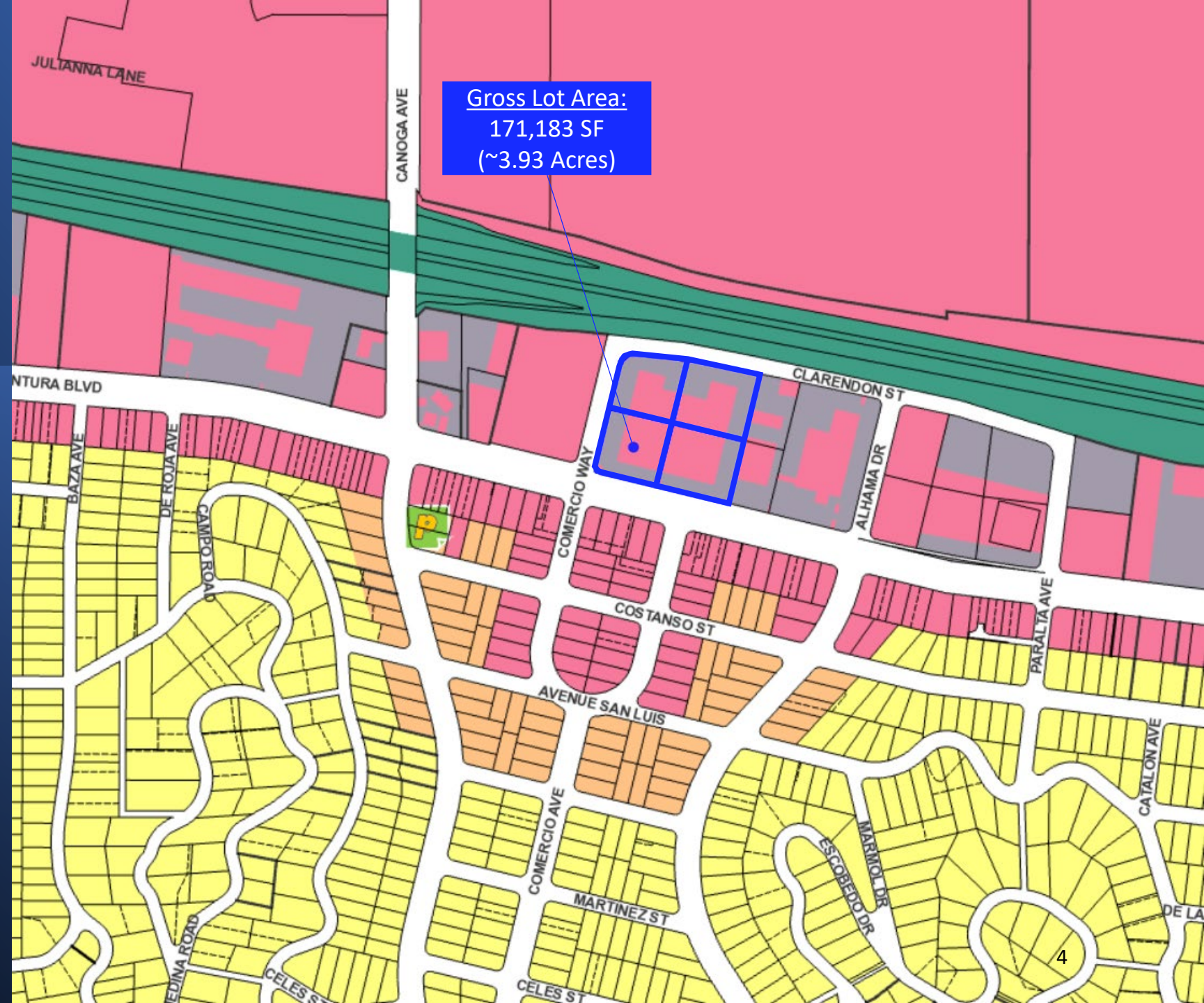


# Aerial View





# Property / Zoning





- New 7-story mixed-use apartment building
- 578 units, including 48 Very Low Income (11%)
- 7,401 SF commercial space
- 58,600 SF open space
- 609 vehicular parking spaces, on and above grade
- 249 bicycle parking spaces

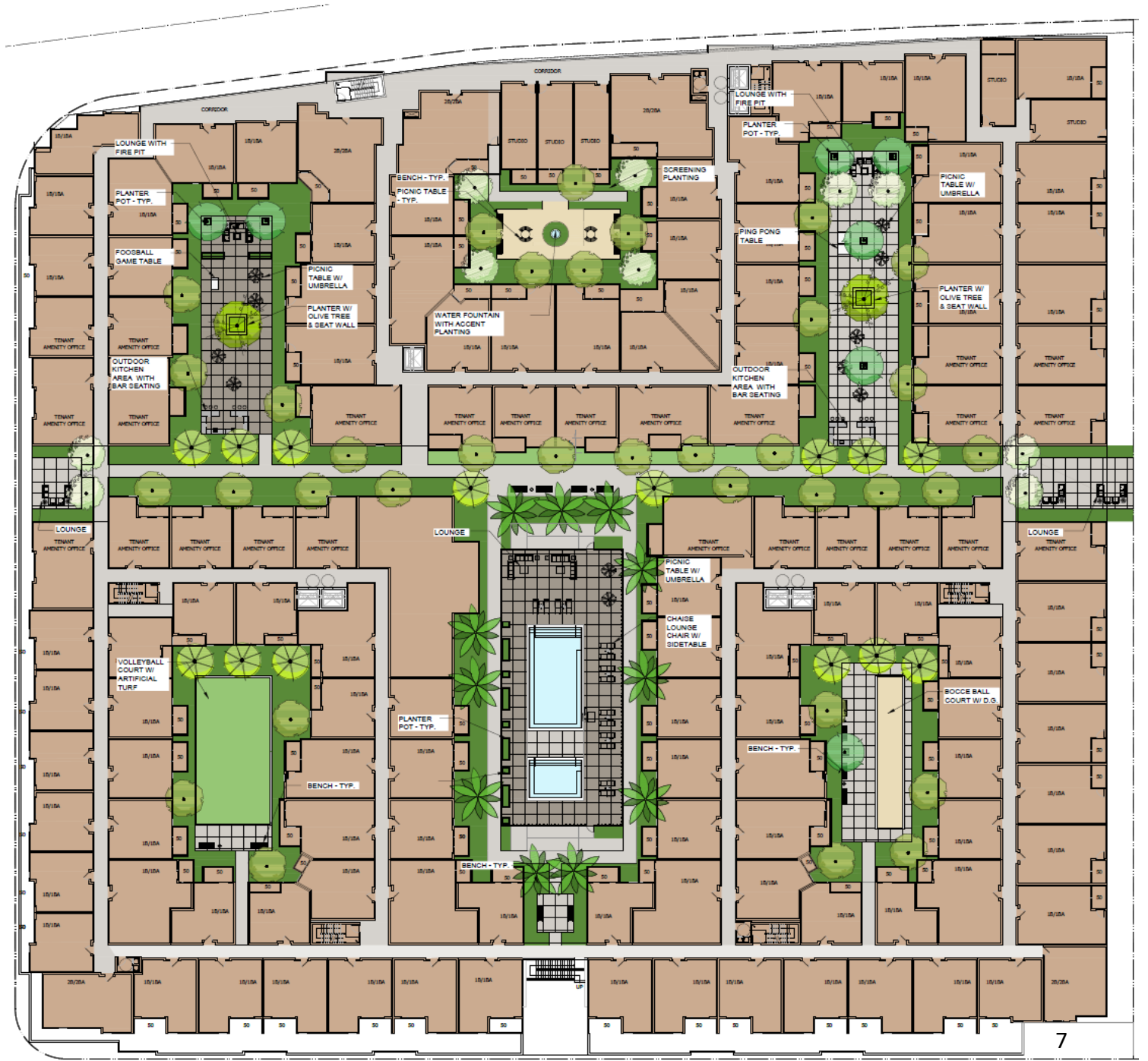


## Mixed-Use Project

# Mixed Use Project: Site Plan (Ground Floor)



# Mixed Use Project: Site Plan (3rd Floor)





- 3-story condominium townhomes
- 126 units, including 7 Very Low Income (5%)
- 21,757 SF open space
- 276 vehicular parking spaces, within private parking garages and surface stalls
- 9 bicycle parking spaces



## Townhome Project



# Townhome Project: Site Plan (Ground Floor)





# Architectural Influences

Project Site / Existing Building (21241 Ventura Boulevard)



The Commons (21711 Ventura Boulevard)





# Architectural Influences

23060 Dolorosa St, Woodland Hills



4641 Morro Dr, Woodland Hills





# Architectural Influences

4701 Almidor Ave, Woodland Hills



23021 Collins Street, Woodland Hills





# Selected Architectural Style





# Mixed Use Project: Requested Entitlements

- **Density Bonus**
  - Base Incentives:
    - 35% density increase (with set-aside of 48 VLI Household Units)
  - Off-Menu Incentives:
    - Increased height (up to 105 ft)
    - Commercial parking reduction (to 15 spaces)
  - Waiver of Development Standards:
    - Increased FAR of 4:1
    - Increased driveway width of 25'-6"
    - Increased Lot Coverage to 95%
    - Reduced (North) rear yard (to 0 ft)
    - Removed incremental setback above 25 ft
    - Removed (South) front yard 60% landscape requirement over 18 inches
    - Reduced drive aisle (to 26 ft)
    - Permit zero clearance to obstructions
- **Specific Plan Project Permit Compliance Review**
- **Site Plan Review**





# Townhome Project: Requested Entitlements

- **Vesting Tentative Tract Map No. 83939**
- **Density Bonus**
  - Base Incentives:
    - None (with set-aside of 7 VLI Household Units)
  - Off-Menu Incentives:
    - Removed incremental setback above 25 ft
  - Waiver of Development Standards:
    - None
- **Specific Plan Project Permit Compliance Review**
- **Site Plan Review**



# Questions & Answers

