Boething Tree Farm

Treeland Homes

Residential Community Development

Owner
Boething Tree Farm
23475 Long Valley Road
Woodland Hills, CA 91367
Contact: Mr. Bruce Pherson (818) 316-2090

Site Description
APNs: 2047-001-001, 002, 004, 005 & 2044-020-022
Lot Area: 1,411,822 S.F. (32.41 ACRES)

City Planning
Existing Zoning: RA-1VL, RA-1, A1-1, A1-1XL, PF-1XL, RE11-1
Proposed Zoning: C1.5-1VL, RD5-1, A1-1XL, RE11-1
Existing Use of Land: Plant Nursery
Existing General Plan Designation: General Commercial, Very Low Residential, Open Space, Public Facilities
Proposed General Plan Designation: General Commercial, Very Low Residential, Low Residential, Open Space

Project Description
Development of the site into an Assisted Living/Memory Care facility, two separate Garden Home (small lot subdivision) neighborhoods and a 25 lot single family home neighborhood

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Overall Site Plan

10/11/16

Assisted Living Site Description
Lot Area: 127,605 S.F. (2.93 ACRES)

Existing Zoning/General Plan: RA-1VL / General Commercial
Proposed Zoning/General Plan: C1.5-1VL / General Commercial

City Planning

Setbacks:	required	proposed
Front:	10'	48'
Side:	10'	25'
Rear:	15'	25'

Height: 30' max. (per footnote 2) 29' proposed
Distance to R-1 Zone - 60'
Transitional Height: 35' max, 29' proposed

Building Size: 60,527 s.f. Floor Area
Building Footprint: 30,844 s.f.

FAR max: .5/1 = 63,802 s.f.

Lot Coverage:
Buildings: 25%
Drives: 26%
Landscape: 49%

Use: Assisted Living/Memory Care
56 rooms assisted living
16 rooms memory care

Parking
Per 12.21.A.4(u) parking reduction requirement
1. rooms occupied by those over 62 or disabled
2. 10 s.f. indoor recreation space per room.
2. 50 s.f. outdoor space per room.
indoor required: 720 s.f
indoor provided: 1,825 s.f.
outdoor required: 3,600 s.f.
outdoor provided: 4,728 s.f.
3. covenant for parking if development ceases to qualify

Required: assisted: 1 per room = 56
memory: .2 per room = 4
total: 60 stalls
reduction per 12.21.A.4(u): 30 stalls
Proposed: 32 including 6 ADA

Bicycle required : Long term: 12, short term 6
Bicycle proposed: Long term: 12, short term 6

NOTES:
1. Please see Civil Engineering drawings for additional site information.
2. Existing topography is shown, see Grading drawings for proposed.
3. Please see Landscape drawings for additional information regarding trees, walks and drives.

1 10 50 100

north

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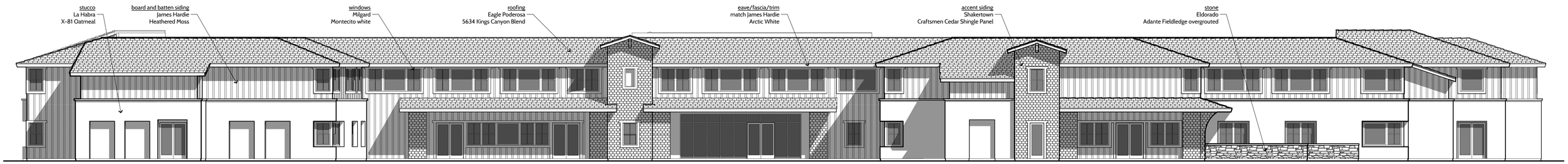
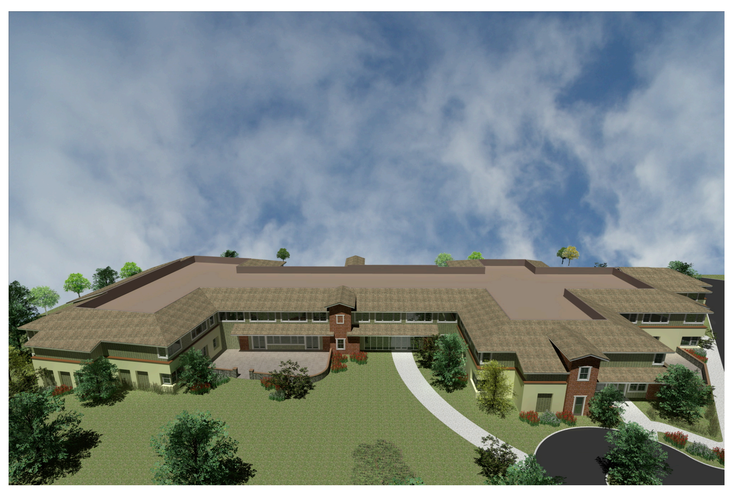
Assisted Living Site Plan

AL.1

11/4/16





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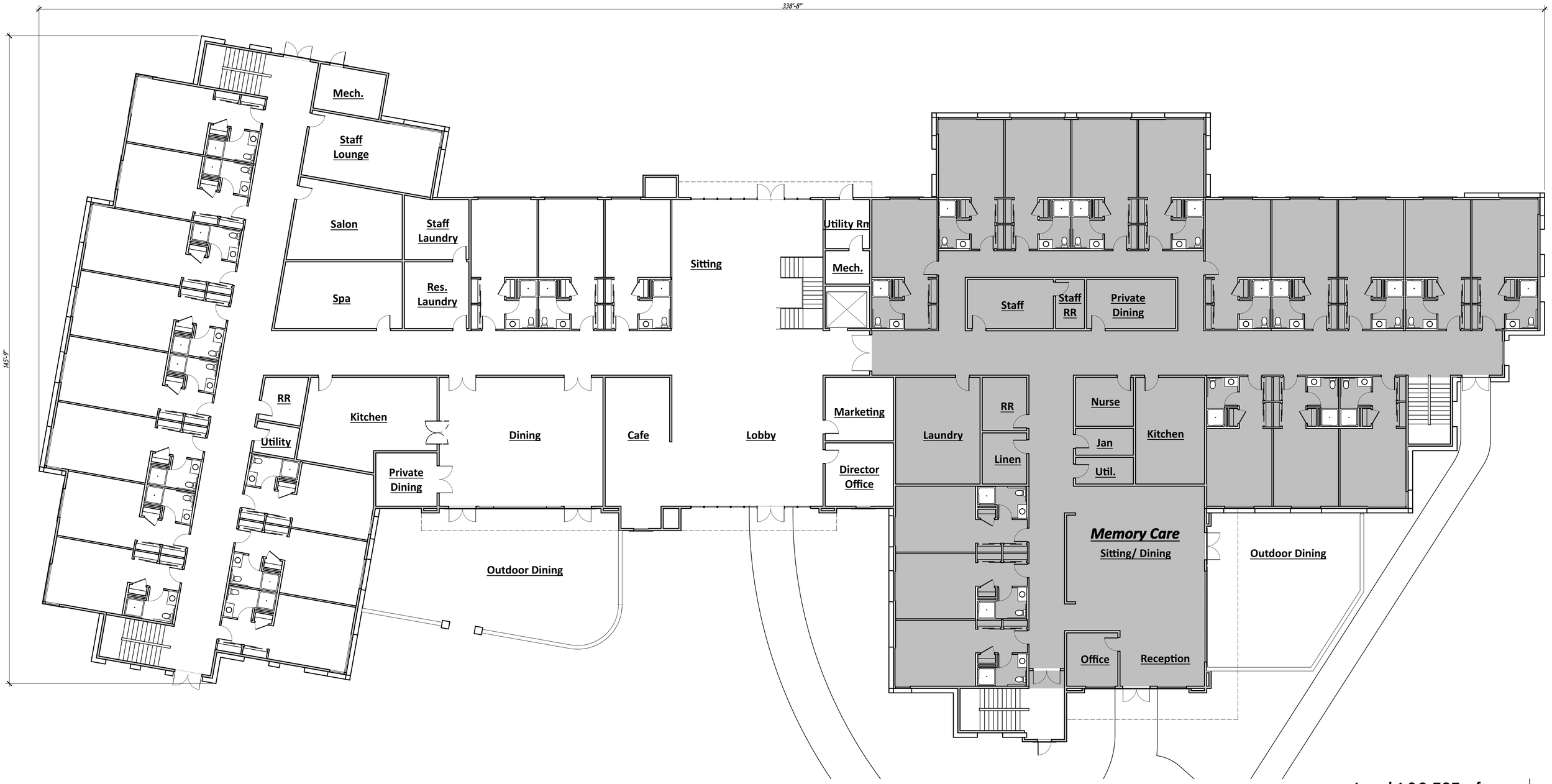
Assisted Living Images

AL.2

9/21/16



Level 1 30,787 s.f.

scale 1"= 10'-0

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Assisted Living Plan Level 1

AL.3

9/21/16

Level 2 29,682 s.f.

scale 1"= 10'-0

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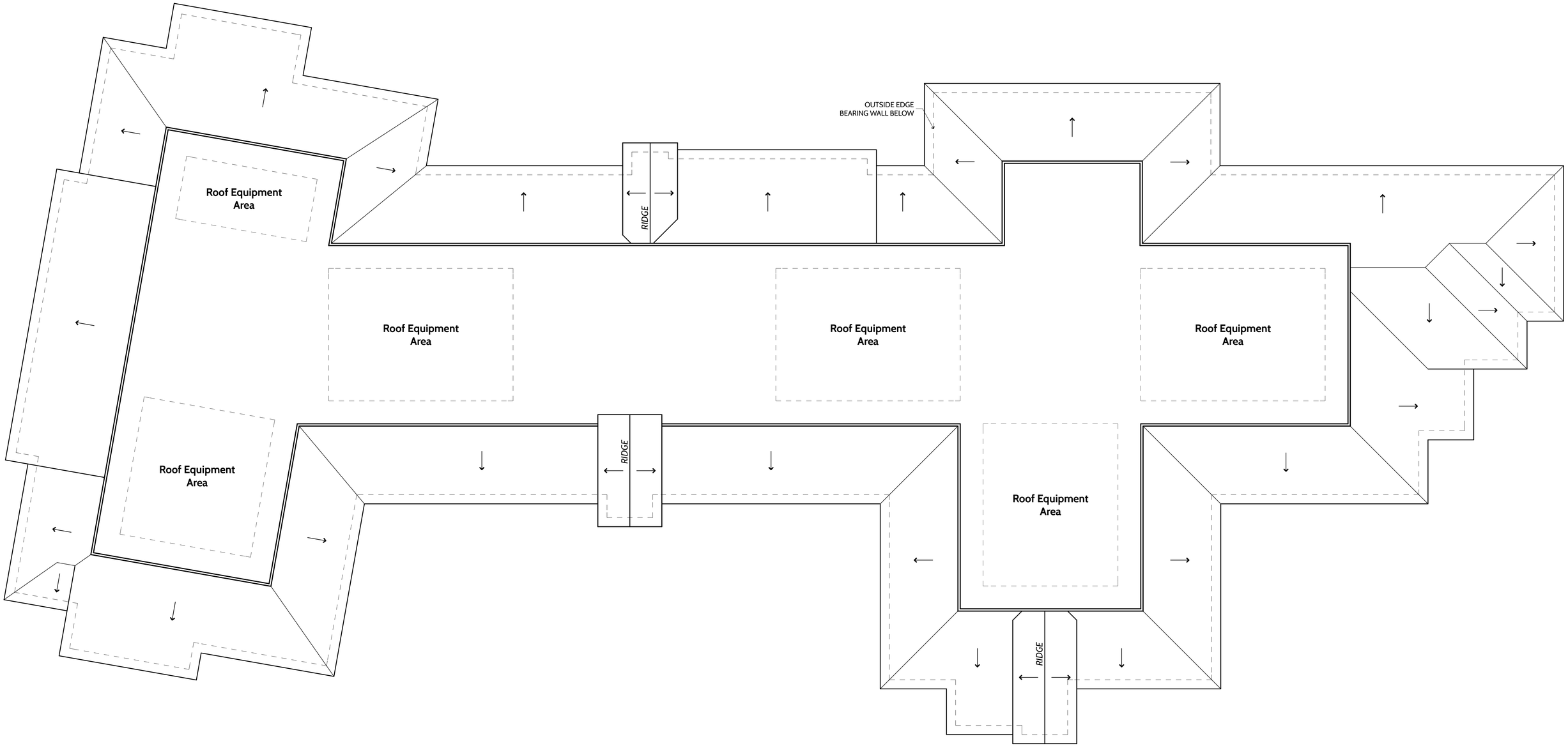
Assisted Living Plan Level 2

AL.4

9/21/16



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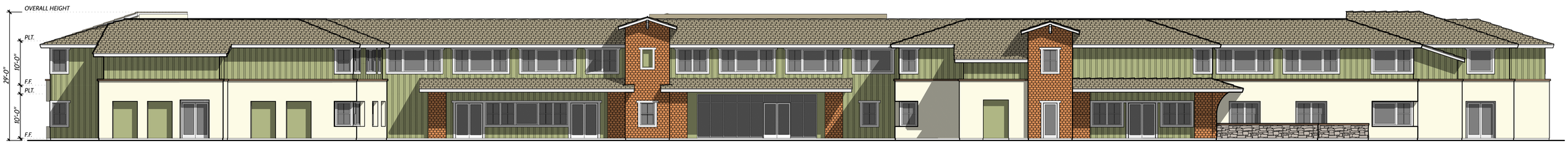
Assisted Living Roof Plan

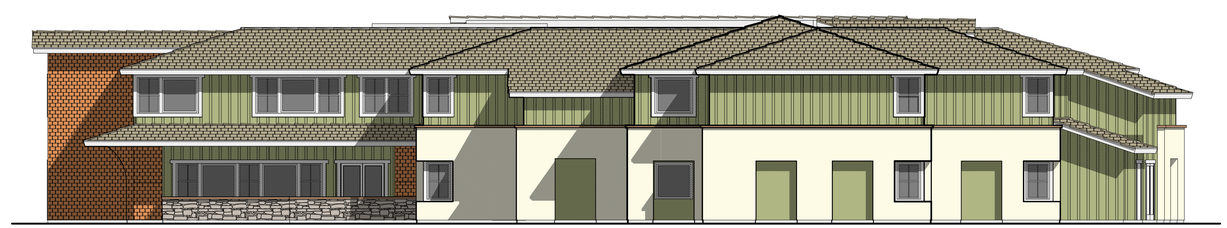
AL.5

9/21/16



East Elevation

West Elevation



North Elevation

South Elevation

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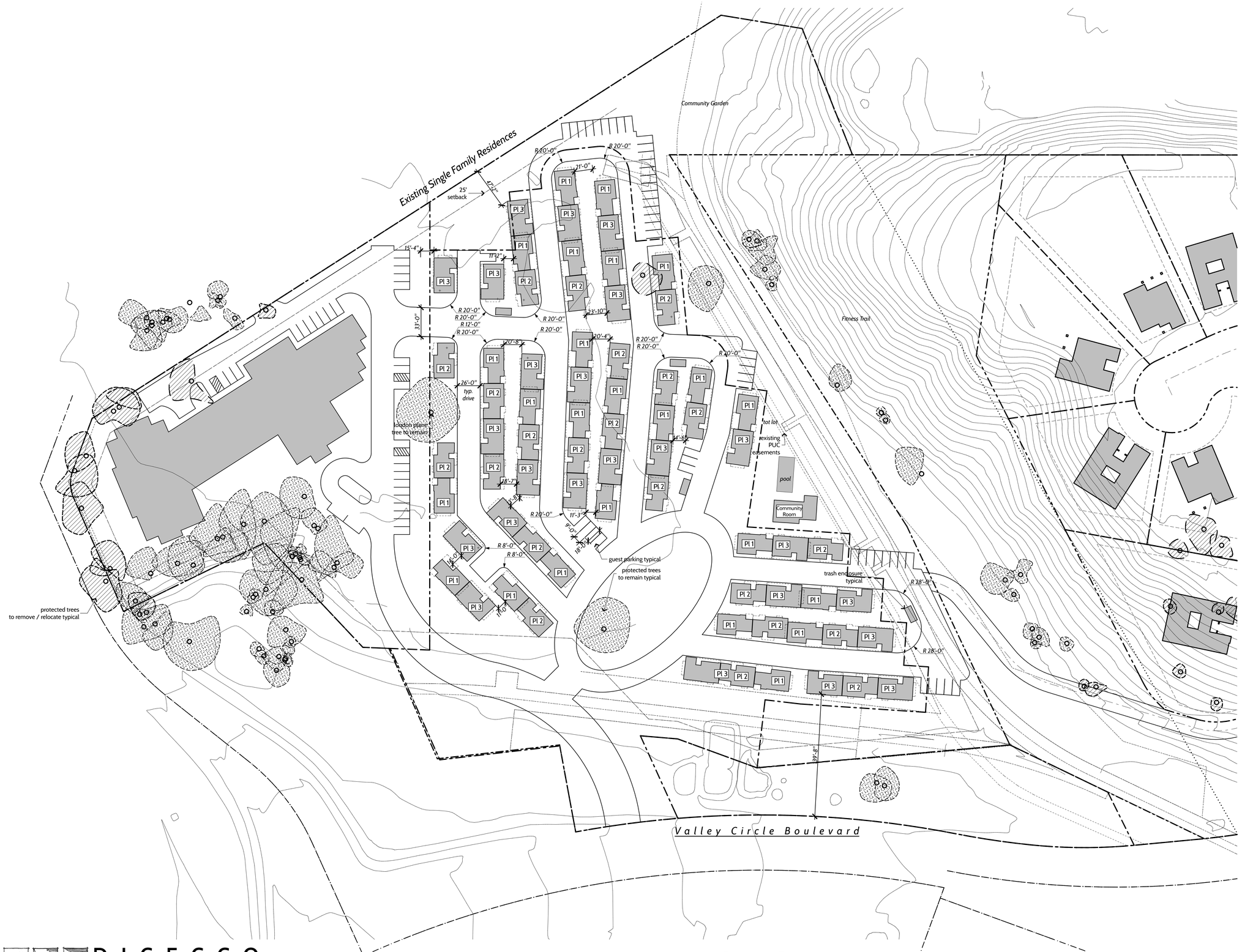
Assisted Living Elevations

AL.6

9/21/16



Lot 1 Garden Home Site Description

Lot Area by Zoning: RD5-1 = 443,163 s.f. (10.2 acres)
RE11-1 = 108,155 s.f. (2.5 acres)
A1-1XL = 76,357 s.f. (1.7 acres)

Existing Zoning/General Plan: RA1-1VL, RA-1, A1-1, RE11-1, A1-1XL, PF1-XL / Very Low Residential, Open Space, Public Facilities
Proposed Zoning/General Plan: RD5-1, A1-1XL/ Low Residential, Open Space

City Planning

Small Lot Subdivision within RD5 Zone

Units: 70
Minimum Lot Area per Unit Required: 5,000 s.f.
Lot Area per Unit Provided: 6,331 s.f.

Setbacks:	required	proposed
within project		
Front:	0	varies
Side:	0	varies
Rear:	0	varies
project perimeter		
Front:	20'	20'
Side:	10'	10'
Rear:	25'	25'

Height: 45' max. 36'-4"± proposed

Individual lot / building
Minimum lot size 40' x 45' = 1600 s.f.
Building Footprint:
Plan 1: 801 s.f.
Plan 2: 834 s.f.
Plan 3: 930 s.f.
Lot Coverage limit (per draft SLS Ordinance)
75% maximum
Lot Coverage maximum proposed
Plan 1: 50%
Plan 2: 52%
Plan 3: 58%

Project lot / building
Total building footprint: 61,134 s.f.
Total building area: 178,530 s.f.
FAR: .4/1

Lot Coverage of RD5-1:
Buildings: 14%
Drives: 21%
Landscape: 65%

Parking Resident
Required: 140 stalls
Proposed: 140 stalls in garages
Parking Guest
Required: (per draft SLS Ordinance) .25 per unit = 18 stalls
Provided: 50 stalls
Bicycle Parking: 1/10 units = 7 spaces
Open Space
Required: 30 s.f./unit = 2100 s.f.
Provided: 288,863 s.f.

NOTES:
1. Please see Civil Engineering drawings for additional site information.
2. Existing topography is shown, see Grading drawings for proposed.
3. Please see Landscape drawings for additional information regarding trees, walks and drives.

1 10 50 100 north

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Garden Homes Lot 1

GH.1

11/4/16

Lot 7 Garden Home Site Description
Lot Area: 110,467 S.F. (2.5 ACRES)

Existing Zoning/General Plan: A1-1/ Very Low Residential
Proposed Zoning/General Plan: RD5-1 / Low Residential

City Planning
Small Lot Subdivision within RD5 Zone

Units: 25
Minimum Lot Area per Unit Required: 5,000 s.f.
Lot Area per Unit Provided: 5,021 s.f.
Lot Area per Unit Provided w/ Density Bonus: 4,419 s.f.

Setbacks:	required	proposed
within project		
Front:	0	varies
Side:	0	varies
Rear:	0	varies
project perimeter		
Front:	20'	20'
Side:	10'	10'
Rear:	25'	25'

Height: 45' max. 36'-4"± proposed

Individual lot / building
Minimum lot size 40' x 45' = 1600 s.f.
Building Footprint:
- Plan 1: 801 s.f.
- Plan 2: 834 s.f.
- Plan 3: 930 s.f.

Lot Coverage limit (per draft SLS Ordinance)
- 75% maximum

Lot Coverage maximum proposed
- Plan 1: 50%
- Plan 2: 52%
- Plan 3: 58%

Project lot / building
Total building footprint: 21,321 s.f.
Total building area: 63,603 s.f.
FAR: .5/1

Lot Coverage:
- Buildings: 19%
- Drives: 23%
- Landscape: 58%

Parking Resident
- Required: 50 stalls
- Proposed: 50 stalls in garages

Parking Guest
- Required: (per draft SLS Ordinance) .25 per unit = 7 stalls
- Provided: 11 stalls

Bicycle Parking: 1/10 units = 3 spaces
Open Space
- Required: 30 s.f./unit = 750 s.f.
- Provided: 63,920 s.f.

NOTES:
1. Please see Civil Engineering drawings for additional site information.
2. Existing topography is shown, see Grading drawings for proposed.
3. Please see Landscape drawings for additional information regarding trees, walks and drives.

1 10 50 100

north

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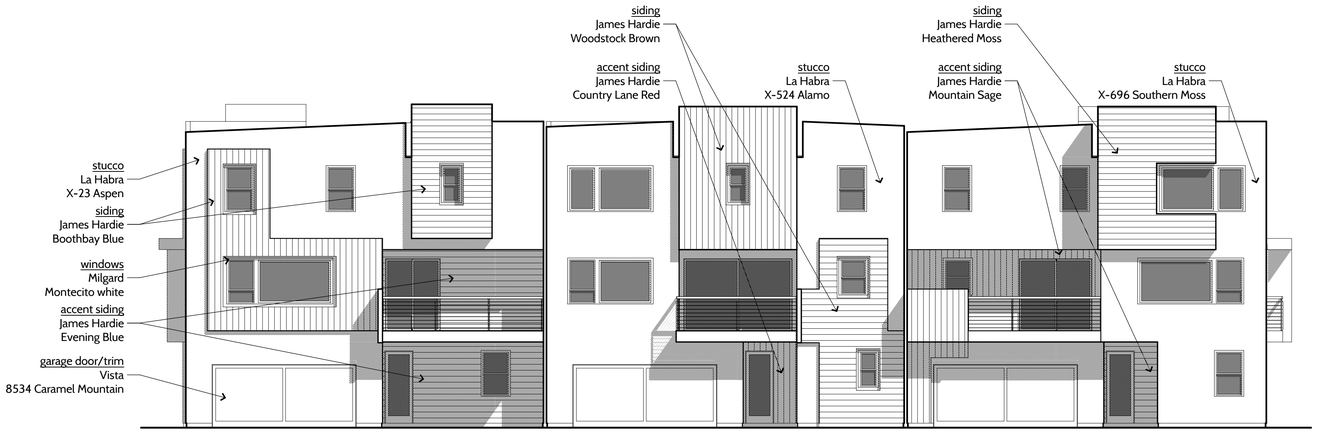
Garden Homes Lot 7

GH.2

11/4/16



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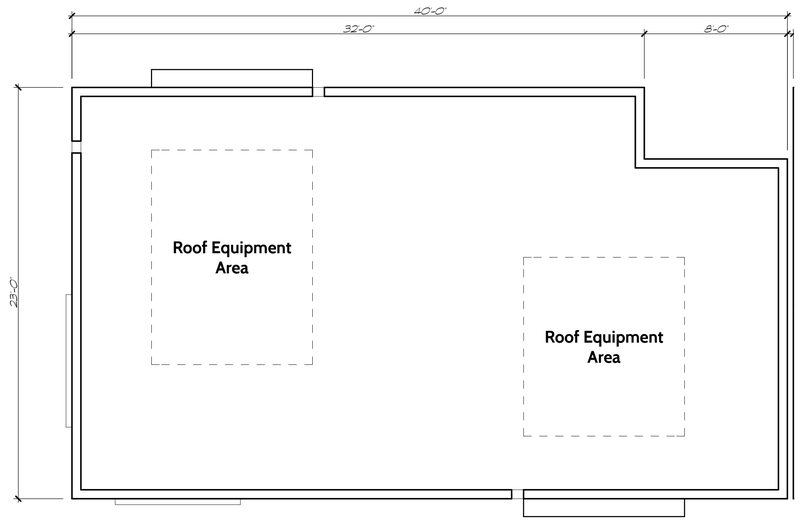
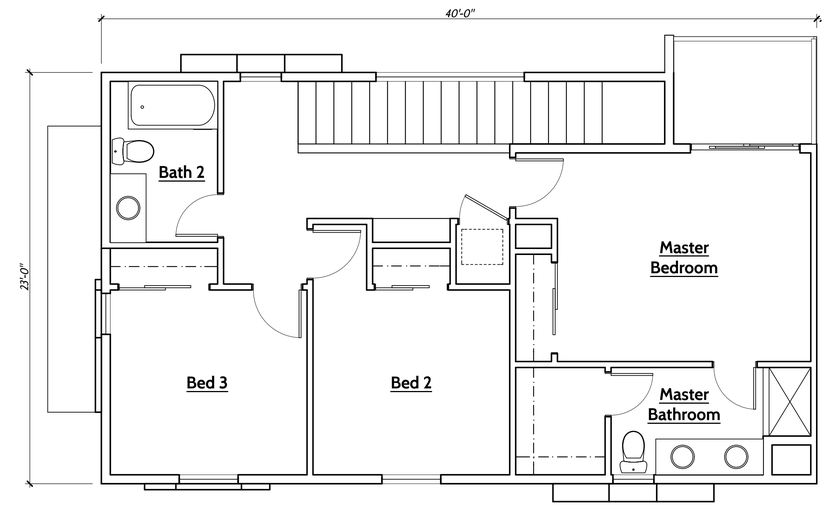
Garden Home Street Scene

GH.3

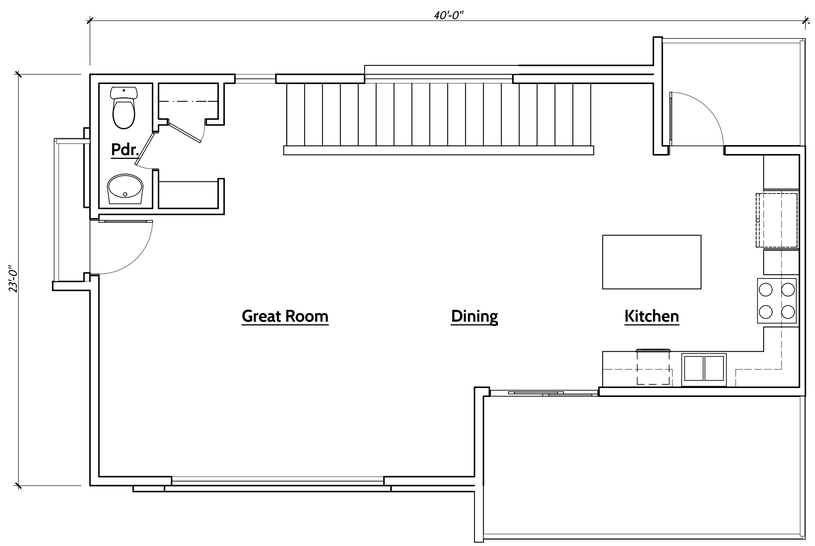
9/21/16



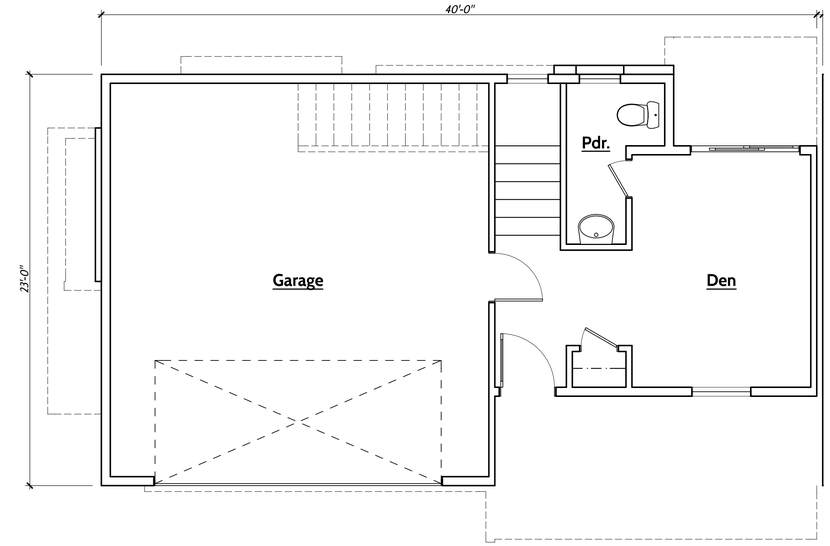
Roof



Level 3



Level 2



Level 1

Plan 1 1864 s.f.

scale 1/4" = 1'-0"

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Garden Homes 1 Plan

GH.4

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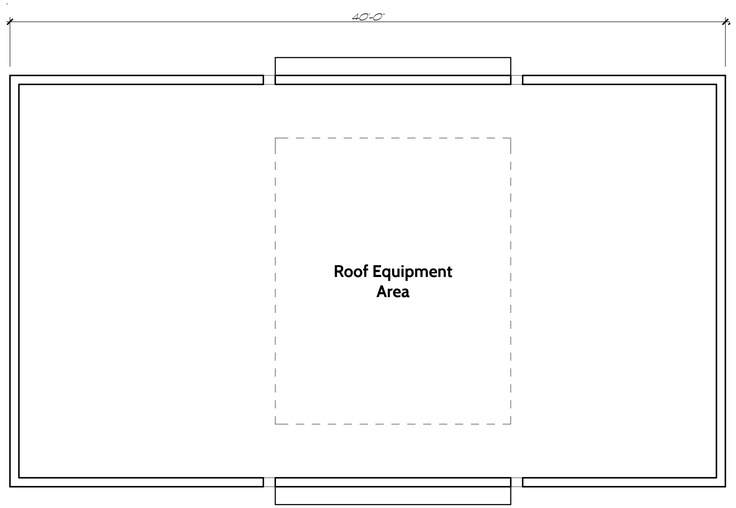
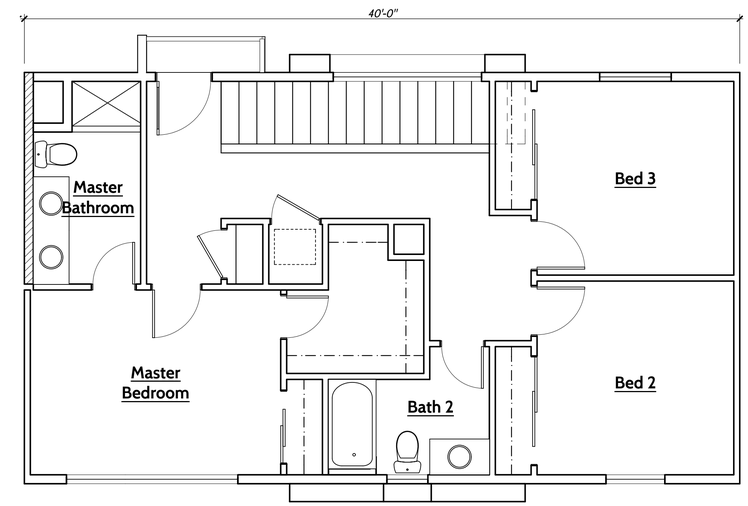


Roof



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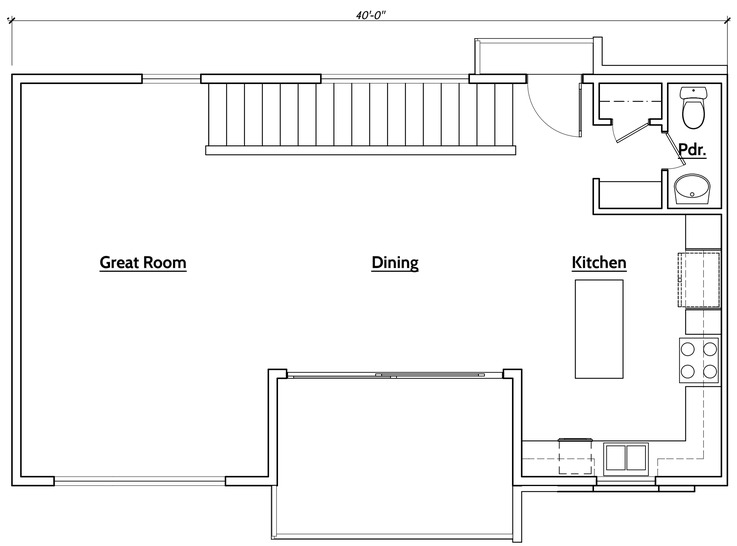

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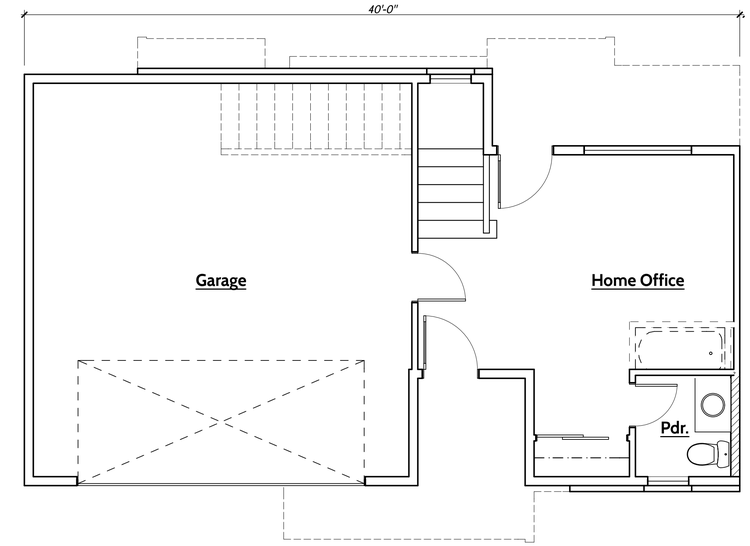

Level 1

Plan 2 1991 s.f.

scale 1/4" = 1'-0"

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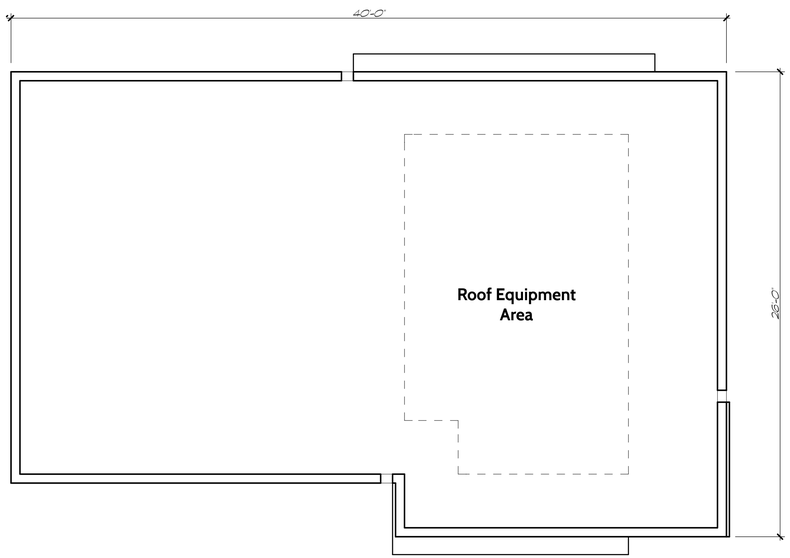
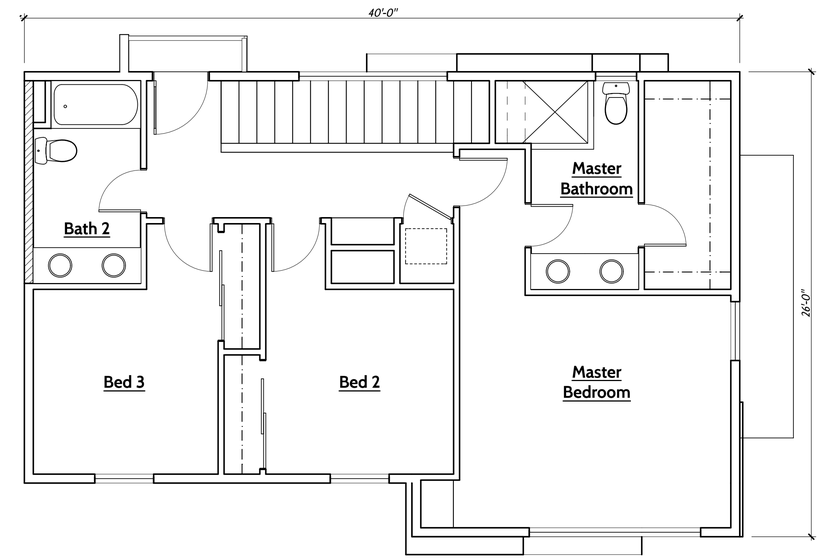
Garden Homes 2 Plan

GH.5

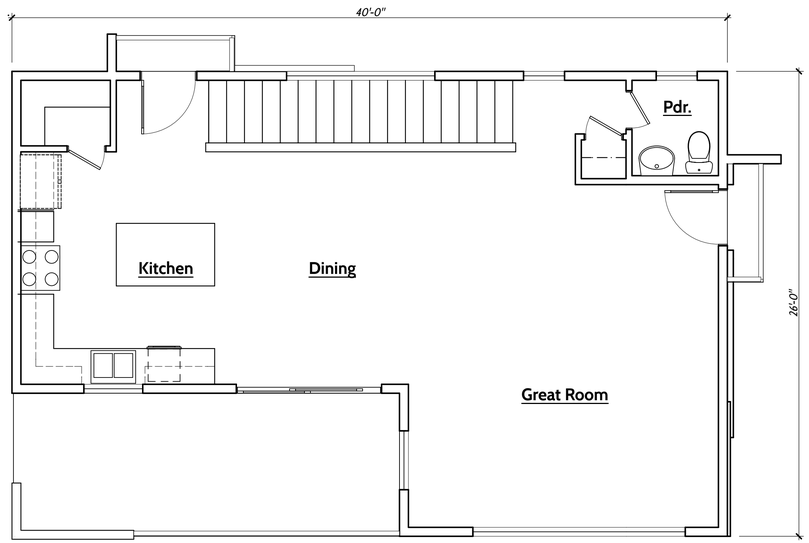
9/21/16



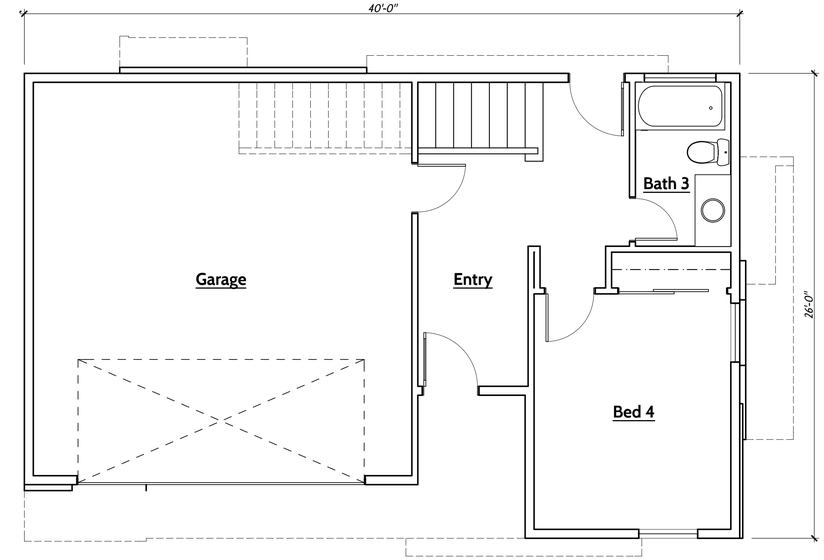
Roof



Level 3



Level 2



Level 1

Plan 3 2175 s.f.

scale 1/4" = 1'-0"

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Garden Homes 3 Plan

GH.6

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Rear Elevation

Front Elevation

scale 1/4" = 1'-0"

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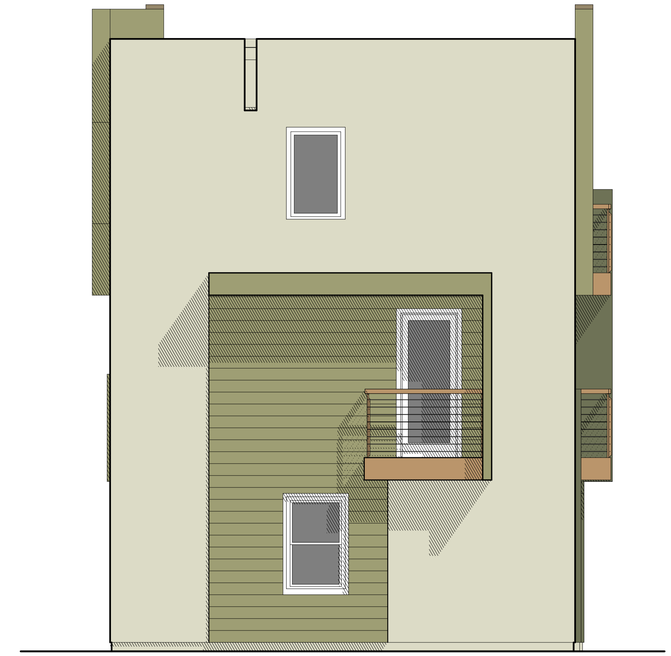
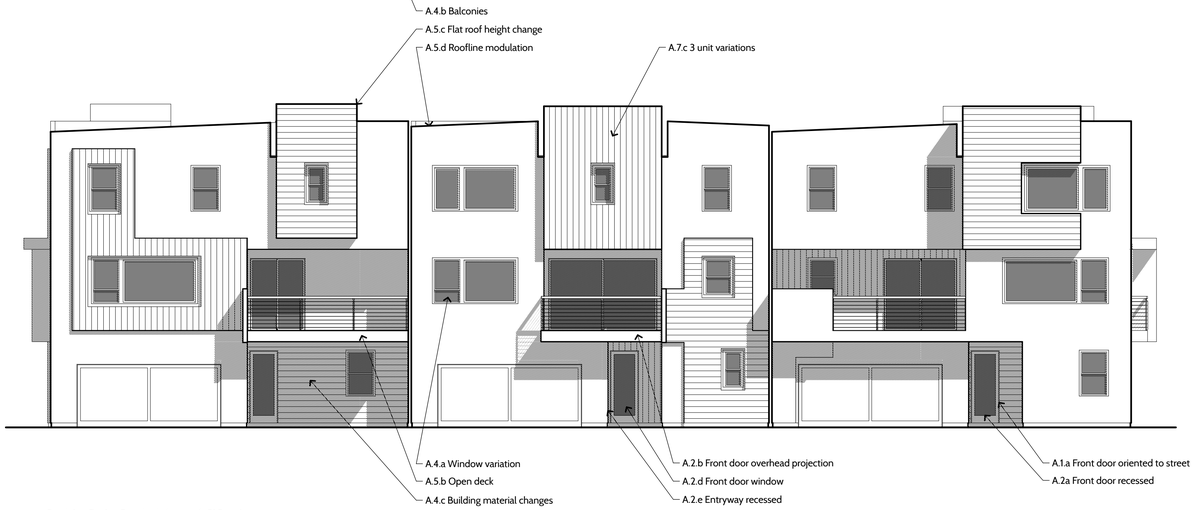
Garden Homes Elevations

GH.7

9/21/16

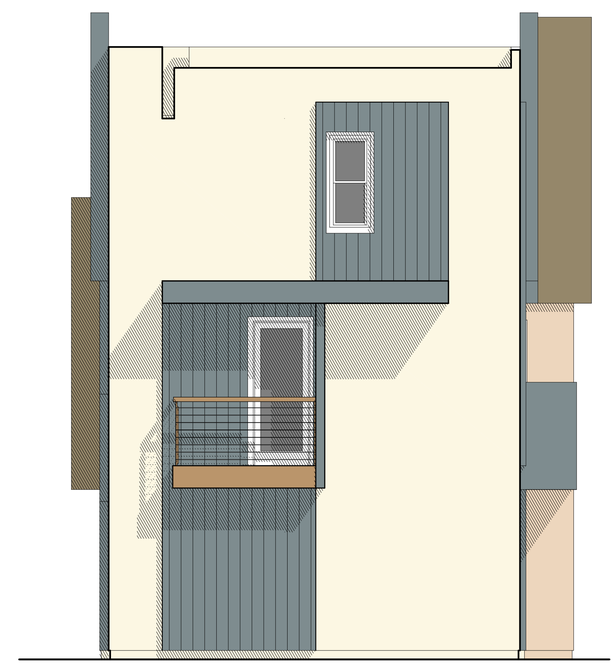


Right Elevation



Small Lot Design Standards ***(per draft SLS ordinance)***

Site Plan
A.7.a 6'' shift every 3 units
A.7.b 6' minimum separation every 6 units



Left Elevation

scale 1/4'' = 1'-0''

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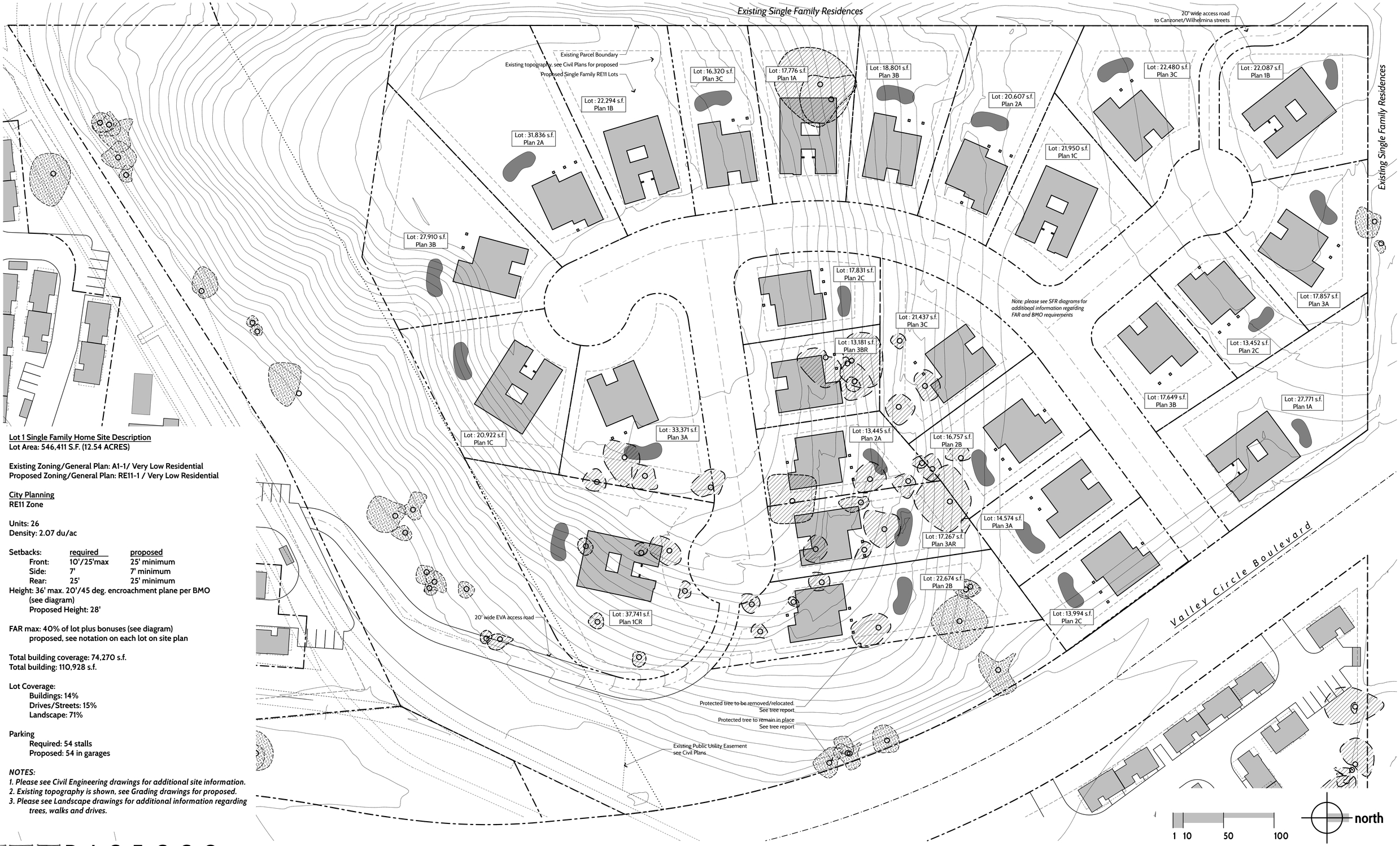
GH Elevation / SLS Diagram

GH.8

9/21/16



Lot 1 Single Family Home Site Description
Lot Area: 546,411 S.F. (12.54 ACRES)

Existing Zoning/General Plan: A1-1/ Very Low Residential
Proposed Zoning/General Plan: RE11-1 / Very Low Residential

City Planning
RE11 Zone

Units: 26
Density: 2.07 du/ac

Setbacks:	required	proposed
Front:	10'/25'max	25' minimum
Side:	7'	7' minimum
Rear:	25'	25' minimum

Height: 36' max. 20'/45 deg. encroachment plane per BMO (see diagram)
Proposed Height: 28'

FAR max: 40% of lot plus bonuses (see diagram)
proposed, see notation on each lot on site plan

Total building coverage: 74,270 s.f.
Total building: 110,928 s.f.

Lot Coverage:
Buildings: 14%
Drives/Streets: 15%
Landscape: 71%

Parking
Required: 54 stalls
Proposed: 54 in garages

NOTES:
1. Please see Civil Engineering drawings for additional site information.
2. Existing topography is shown, see Grading drawings for proposed.
3. Please see Landscape drawings for additional information regarding trees, walks and drives.

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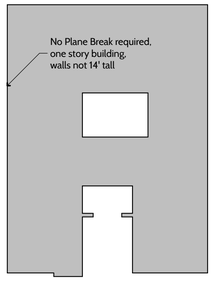
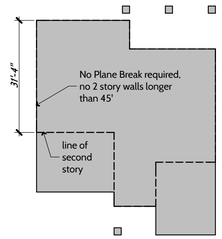
SFR Site

SF.1

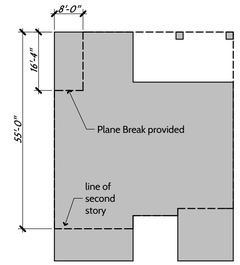
11/4/16



Plan 1

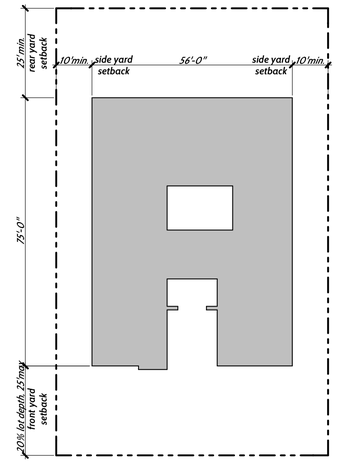


Plan 2

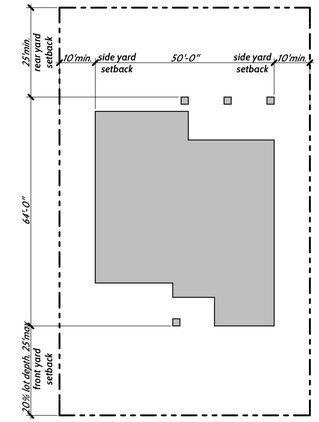


Plan 3

BMO Plane Break Requirement *(per draft ordinance)*



Plan 1



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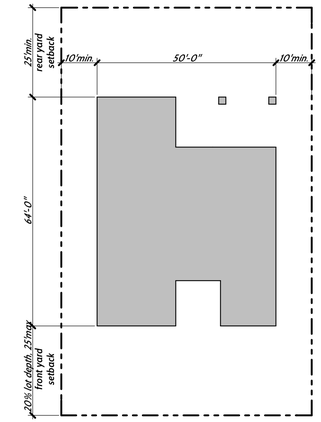


Plan 3

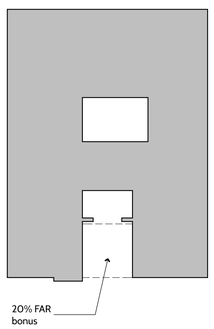
RE11 Zone Setbacks

Allowable FAR *(per draft BMO ordinance)*

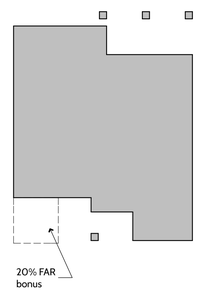
Plan 1
Lot Size: 11.000 s.f. minimum for RE11 Zoning
FAR: 40% of 11,000 s.f. = 4400 s.f.
Bonus: 20% of 4400 s.f. = 880 s.f.
Total Allowable FAR = 5,280 s.f.
Total Proposed: 3170 s.f.

Plan 2
Lot Size: 11.000 s.f. minimum for RE11 Zoning
FAR: 40% of 11,000 s.f. = 4400 s.f.
Bonus: 20% of 4400 s.f. = 880 s.f.
Total Allowable FAR = 5,280 s.f.
Total Proposed: 3450 s.f.

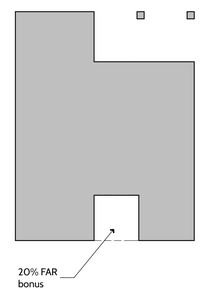
Plan 3
Lot Size: 11.000 s.f. minimum for RE11 Zoning
FAR: 40% of 11,000 s.f. = 4400 s.f.
Bonus: 20% of 4400 s.f. = 880 s.f.
Total Allowable FAR = 5,280 s.f.
Total Proposed: 4393 s.f.



Plan 1

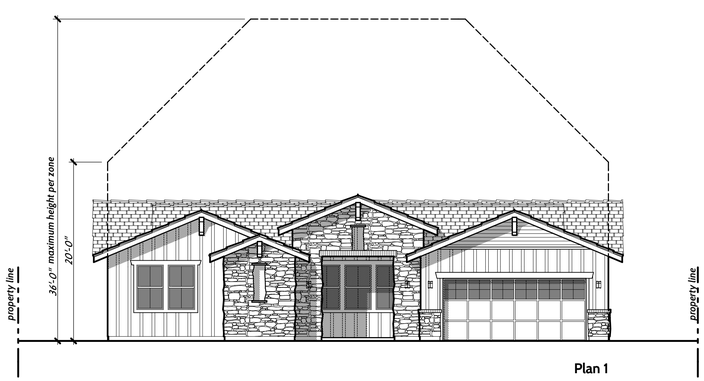


Plan 2

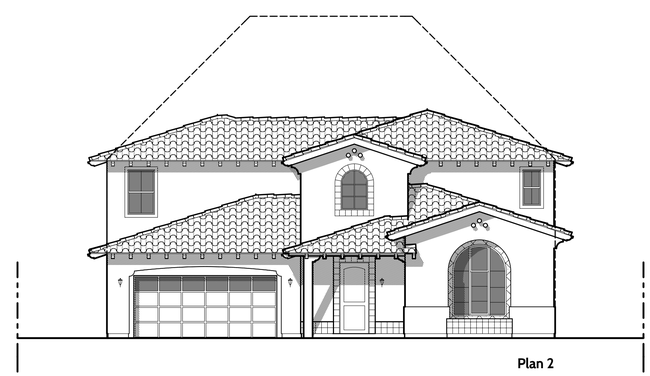


Plan 3

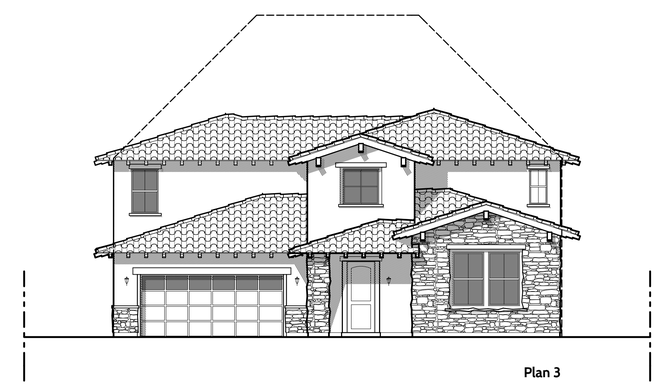
BMO Step-back Bonus FAR



Plan 1



Plan 2



Plan 3

BMO Encroachment Plane Requirement

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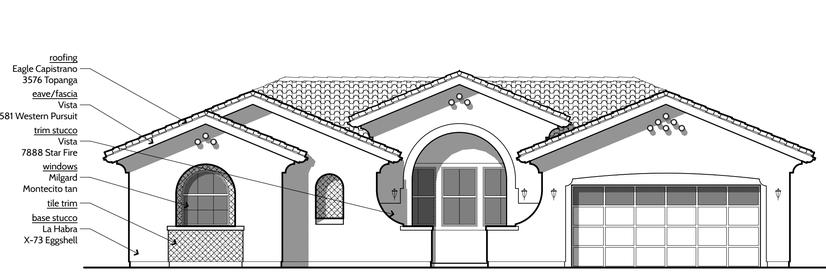
SFR Diagrams

SF.2

9/21/16



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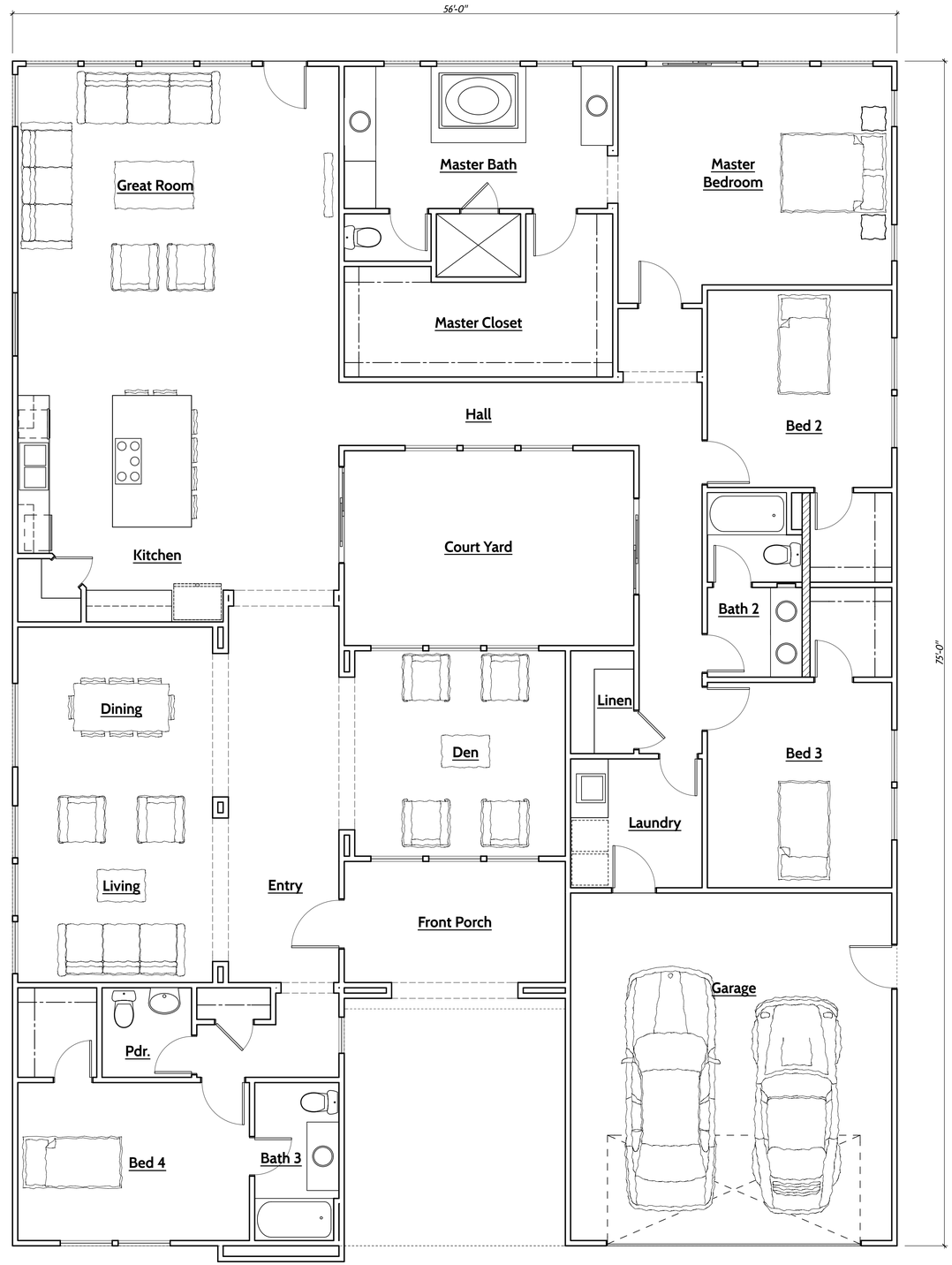
SFR Street Scene

SF.3

9/21/16



Plan 1 3170 s.f.

scale 1/4" = 1'-0"

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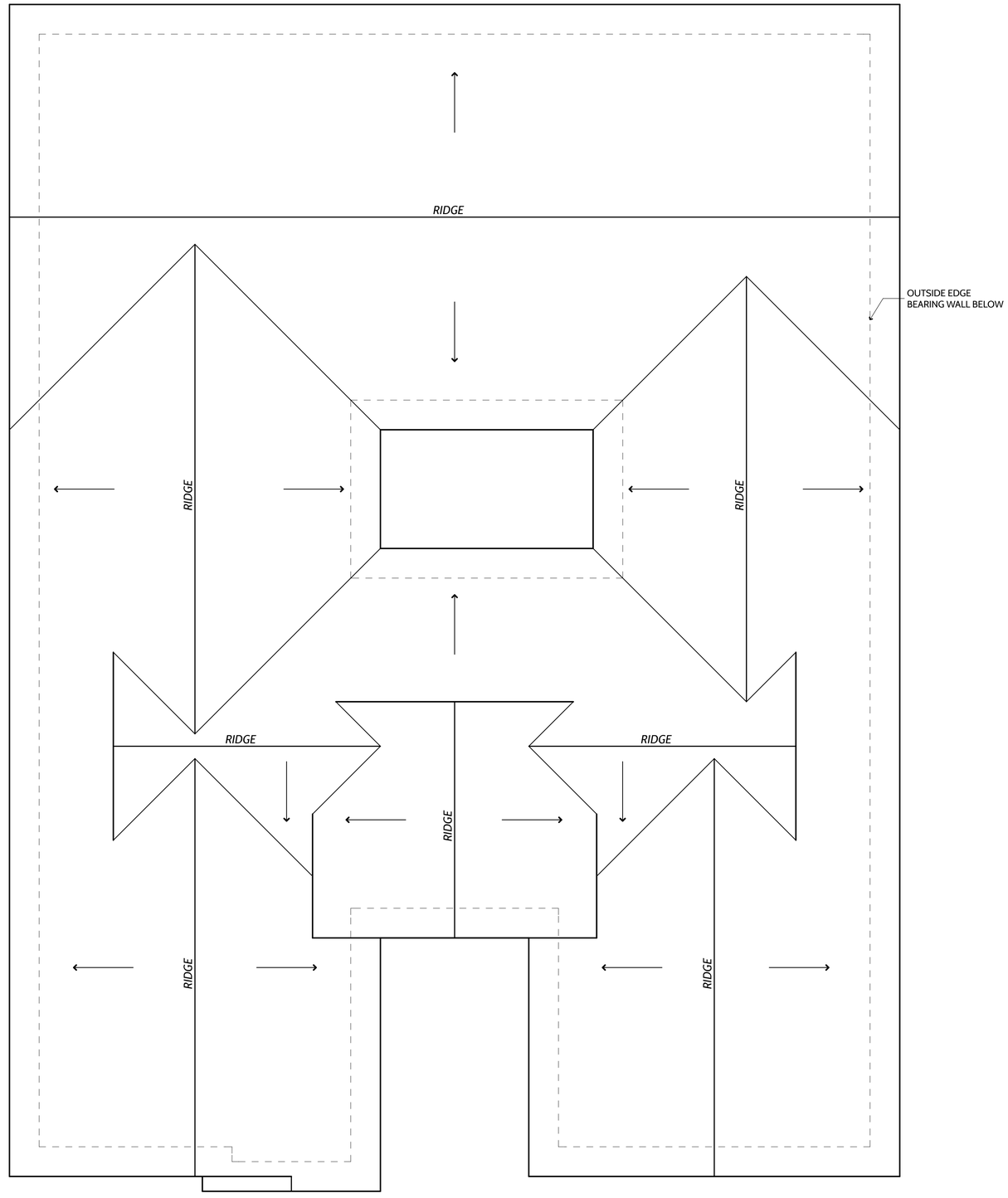
SFR 1 Plan

SF.4

9/21/16



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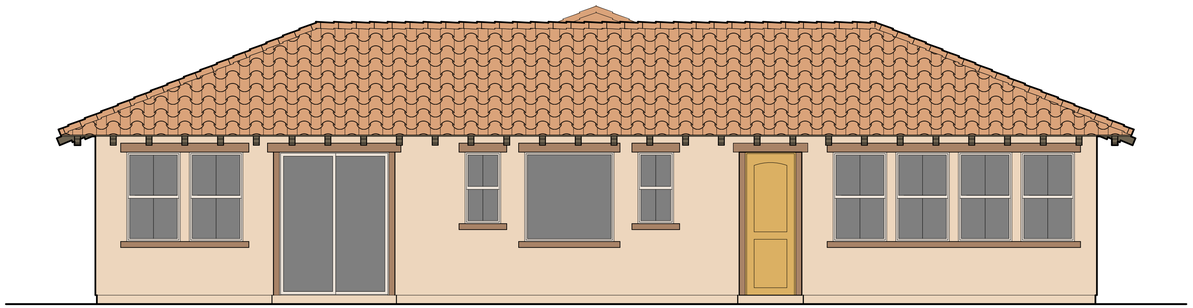
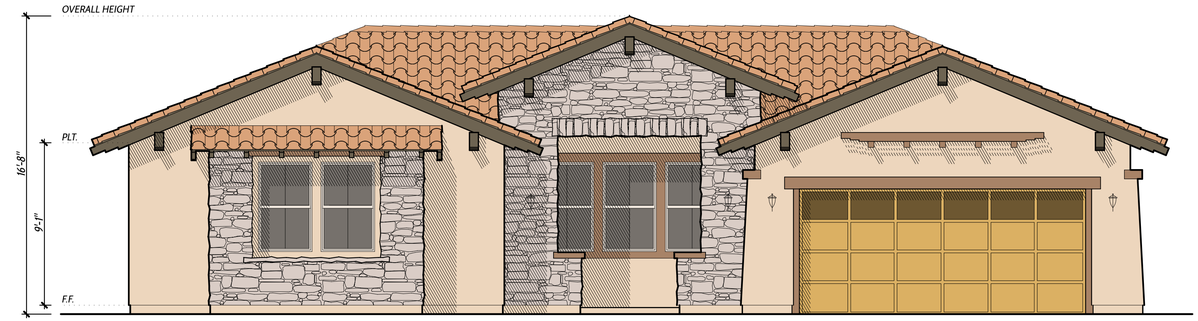
SFR 1 Roof Plan

SF.5

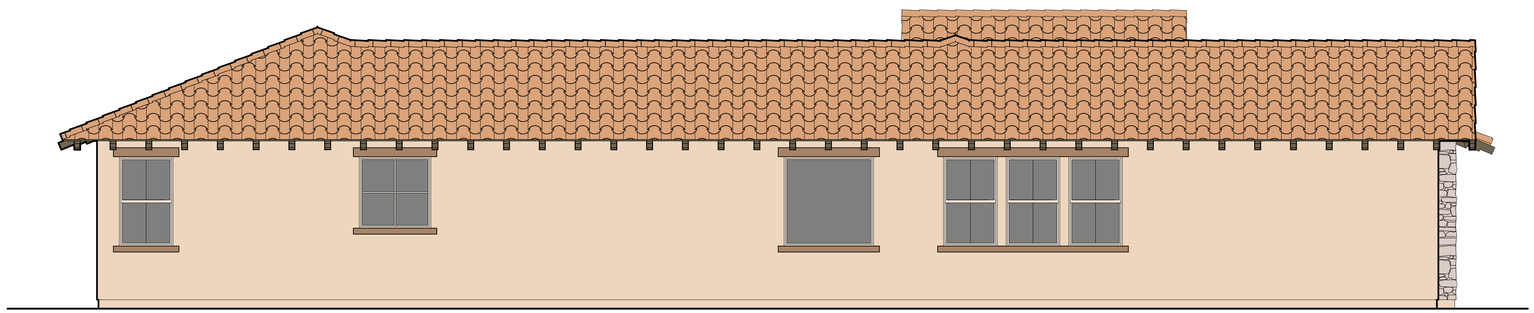
9/21/16



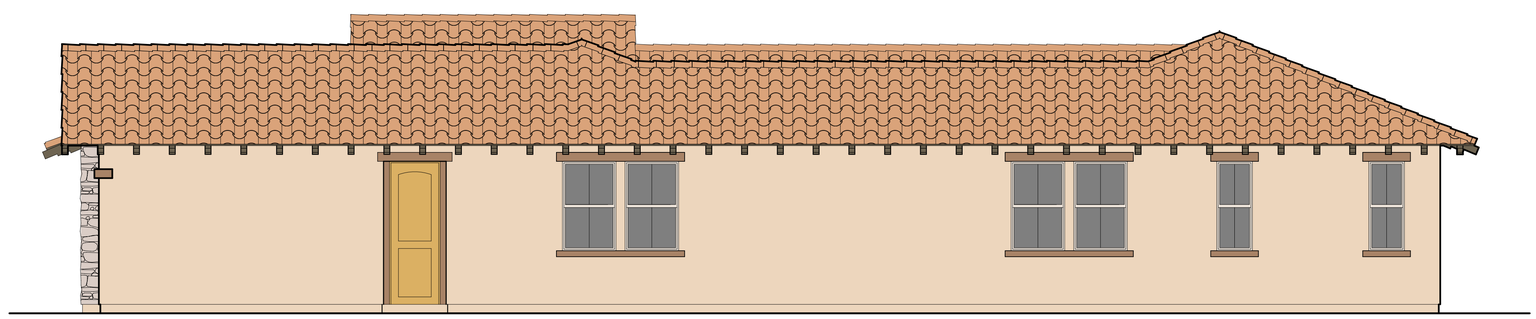
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

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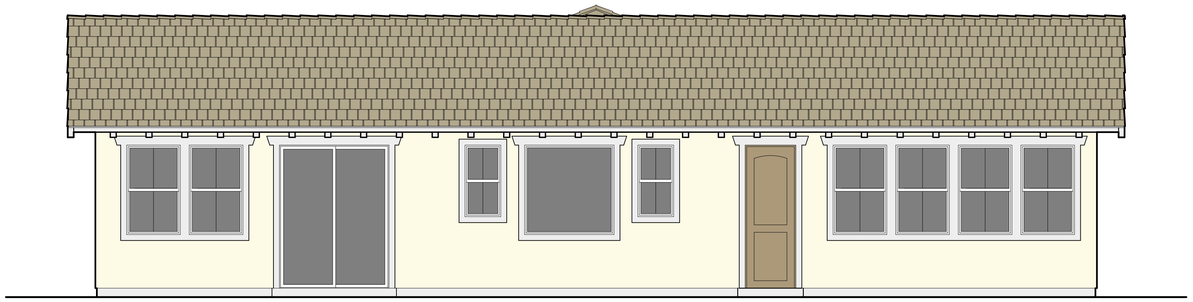
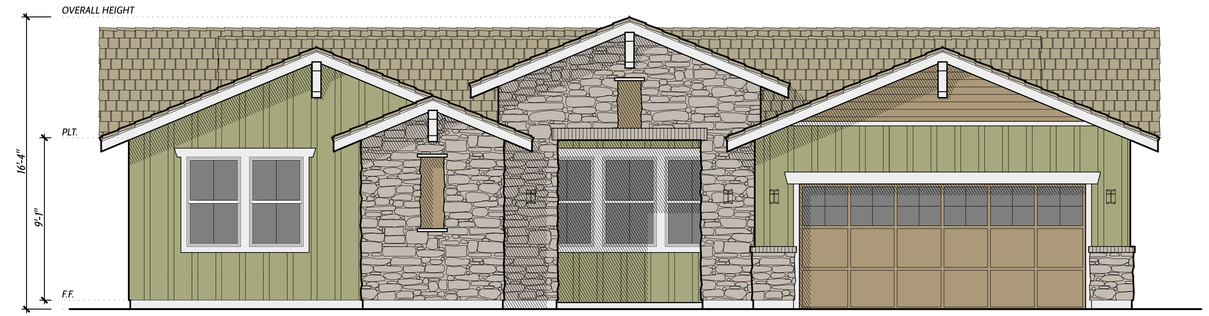
SFR 1 Elevations A

SF.6

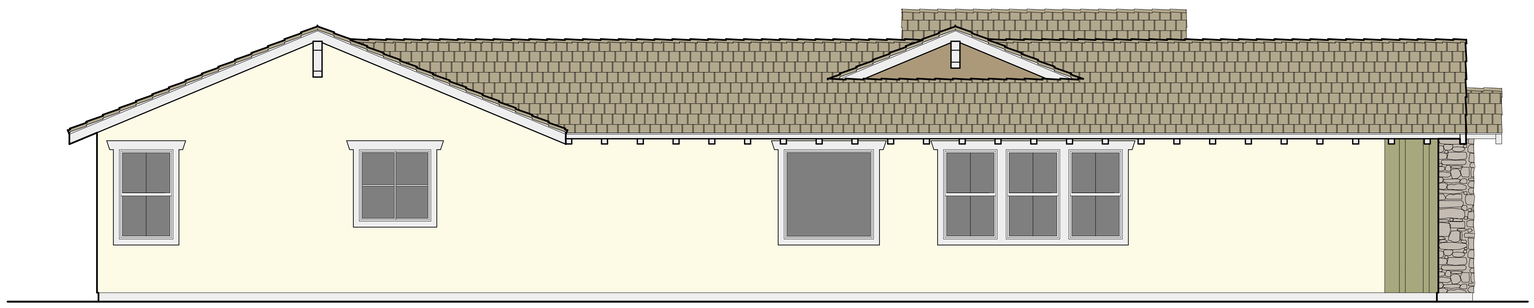
9/21/16



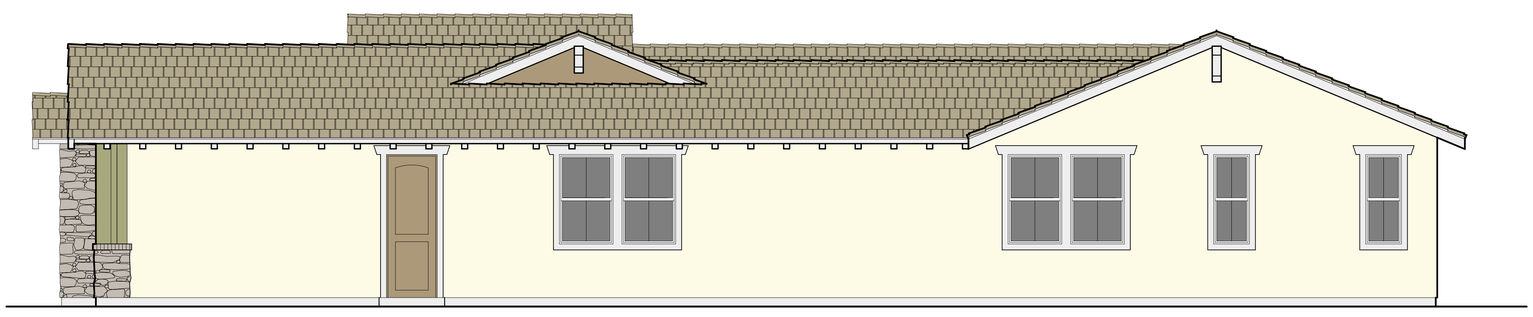
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

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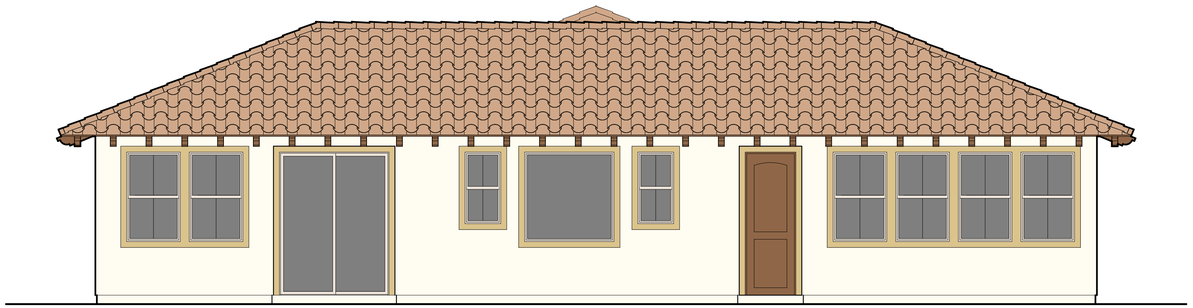
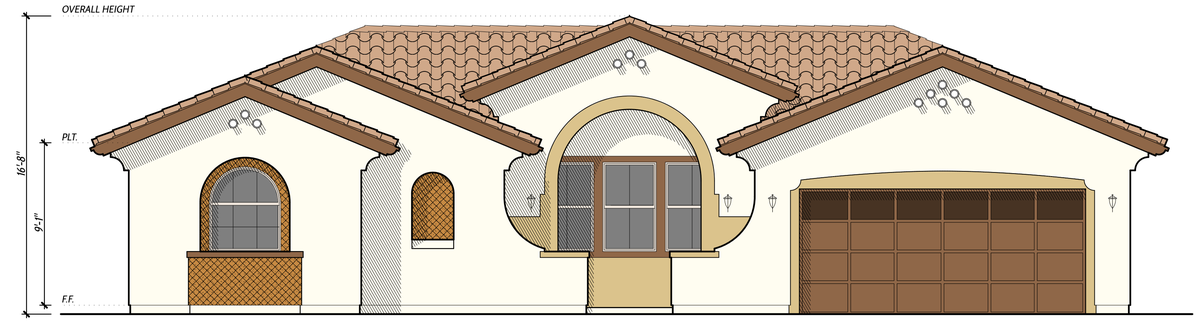
SFR 1 Elevations B

SF.7

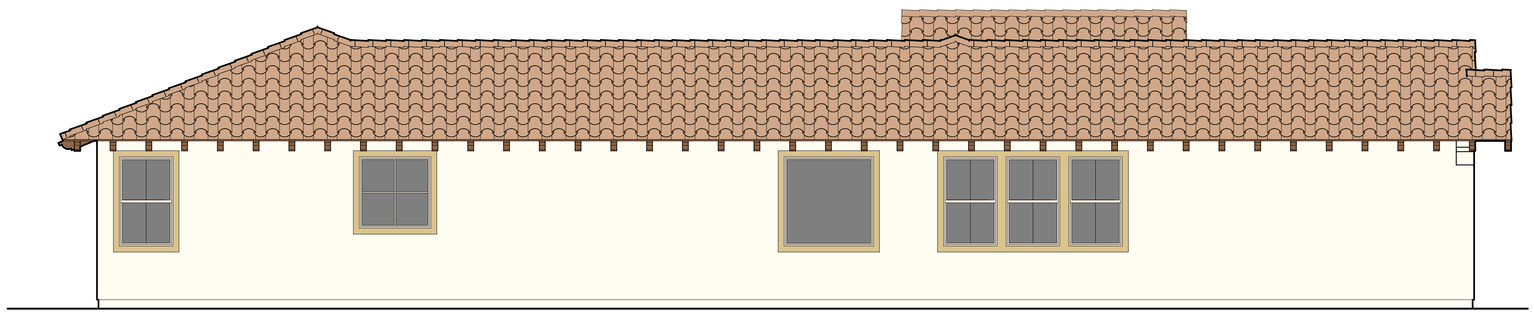
9/21/16



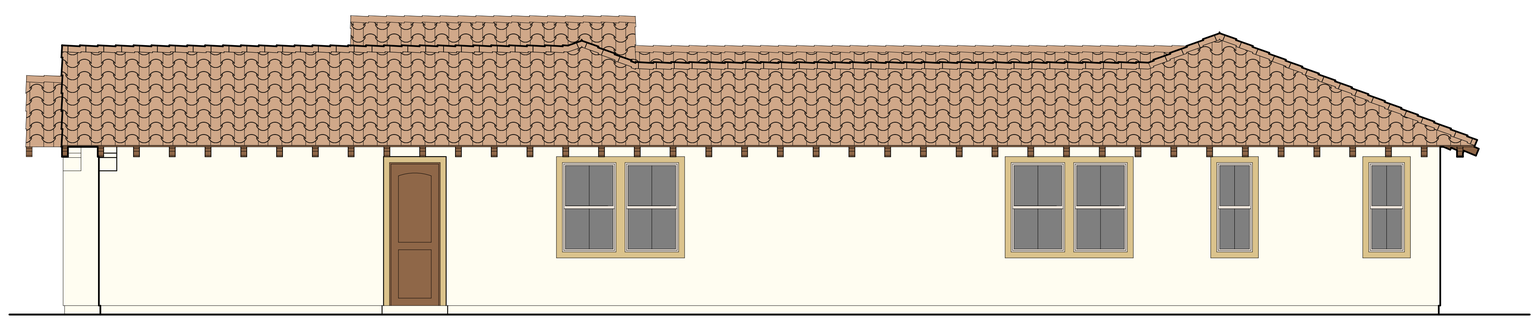
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

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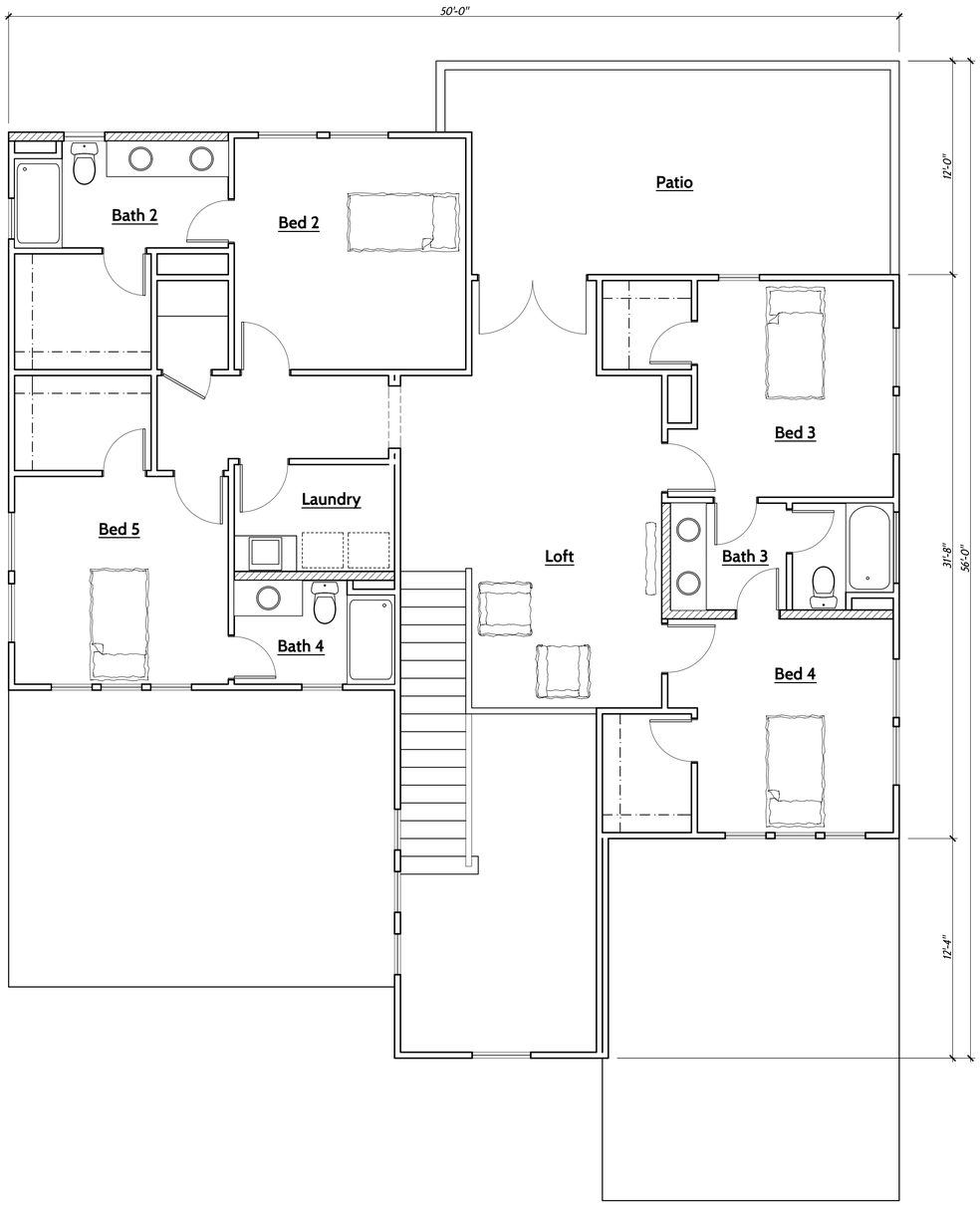
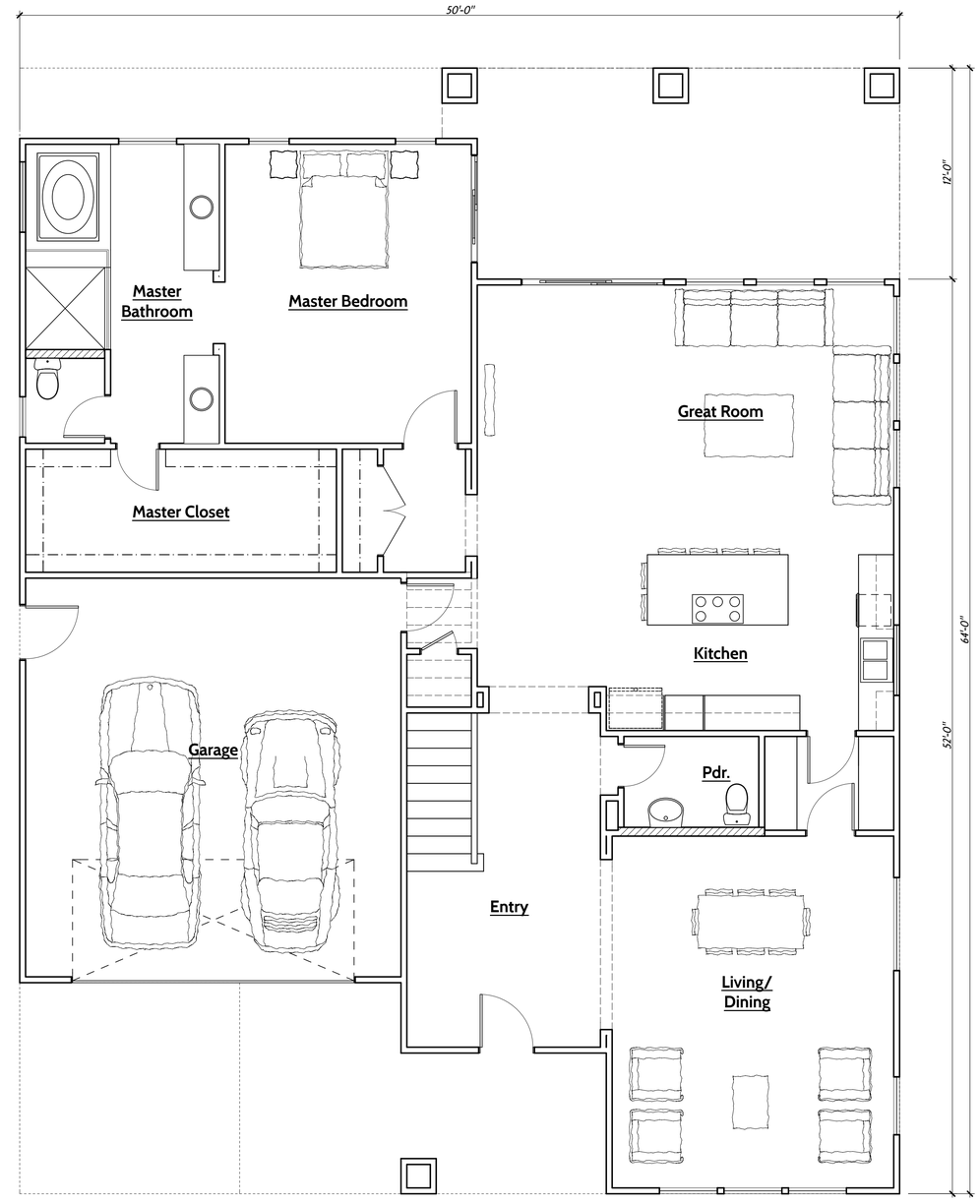
SFR 1 Elevations C

SF.8

9/21/16





Plan 2 3450 s.f.

scale 1/4" = 1'-0"

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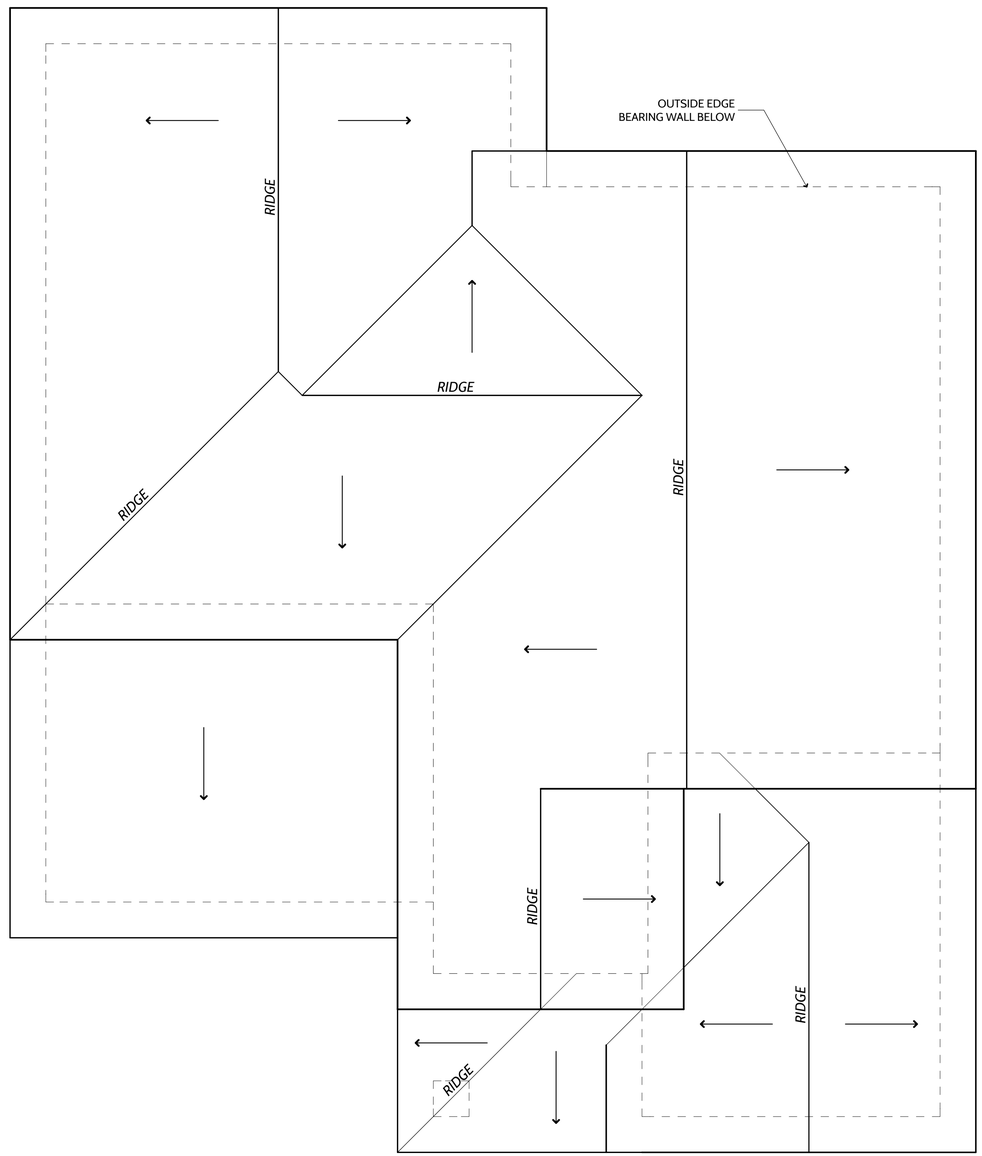
SFR 2 Plans

SF.9

9/21/16



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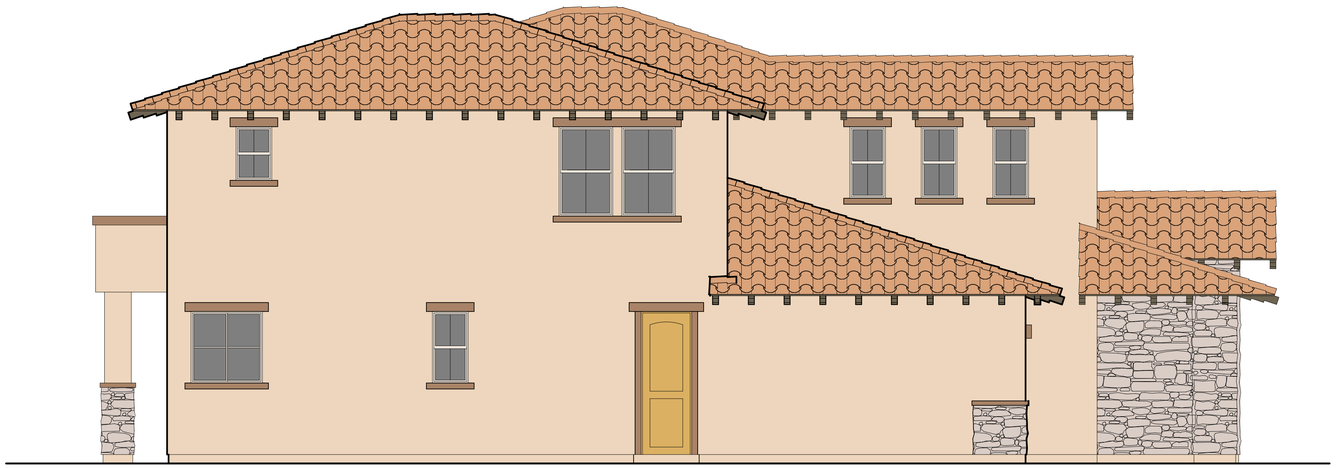
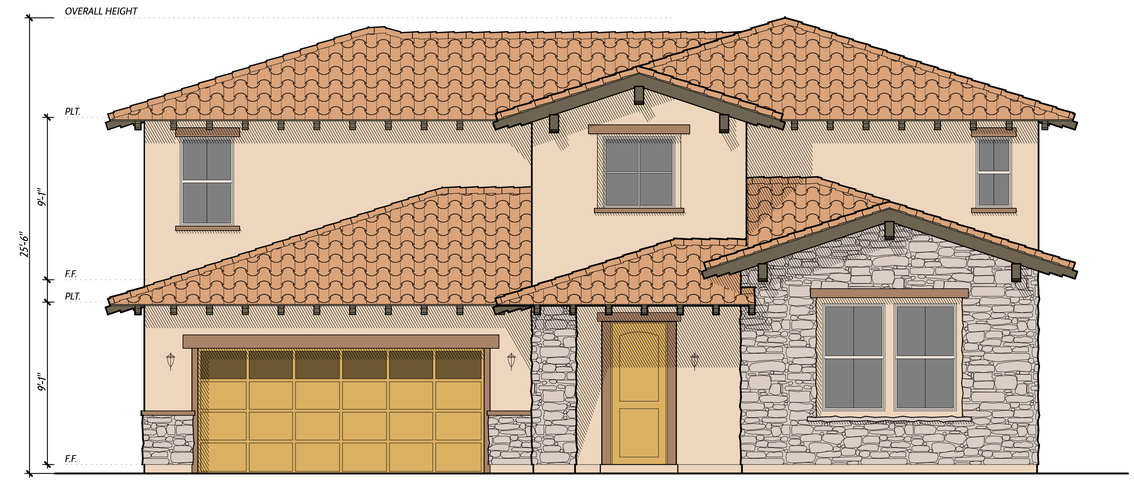
SFR 2 Roof Plan

SF.10

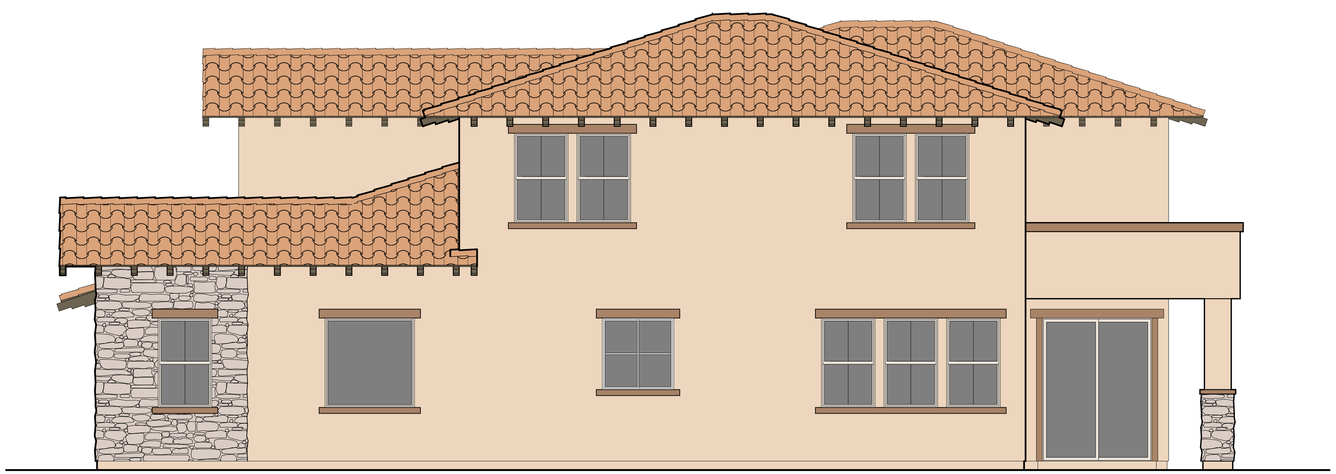
9/21/16



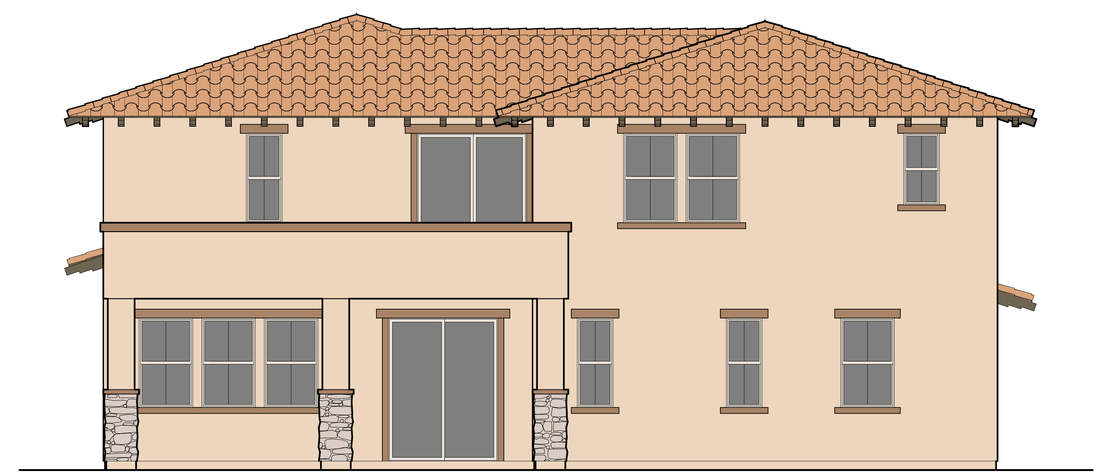
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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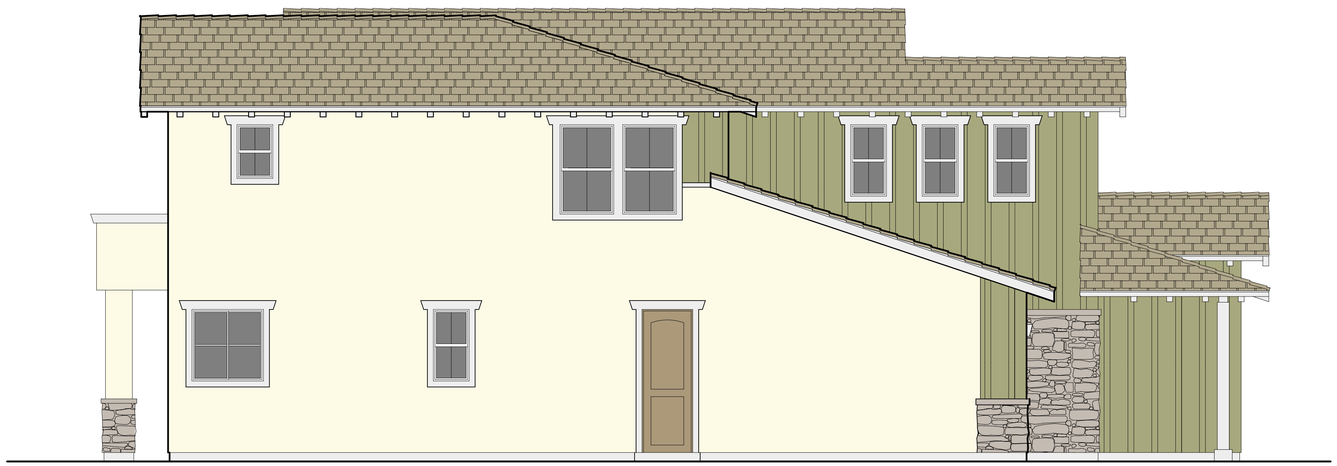
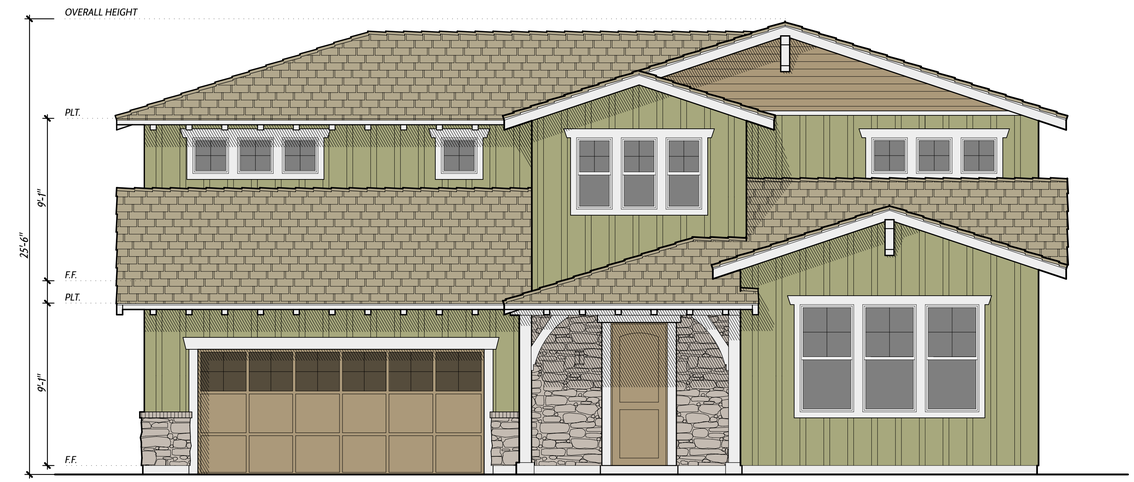
SFR 2 Elevations A

SF.11

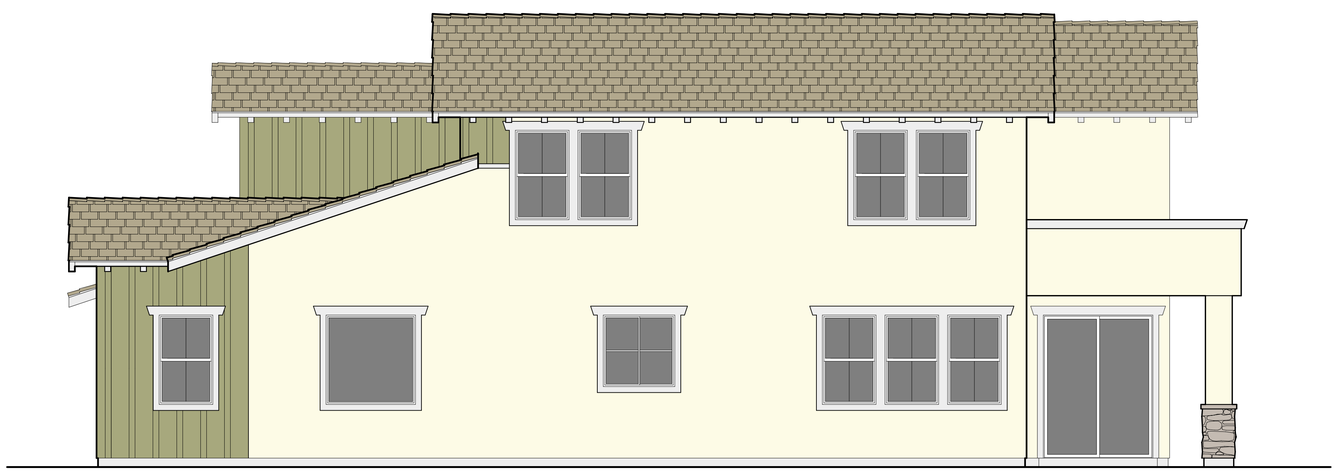
9/21/16



Left Elevation



Front Elevation



Right Elevation

Rear Elevation

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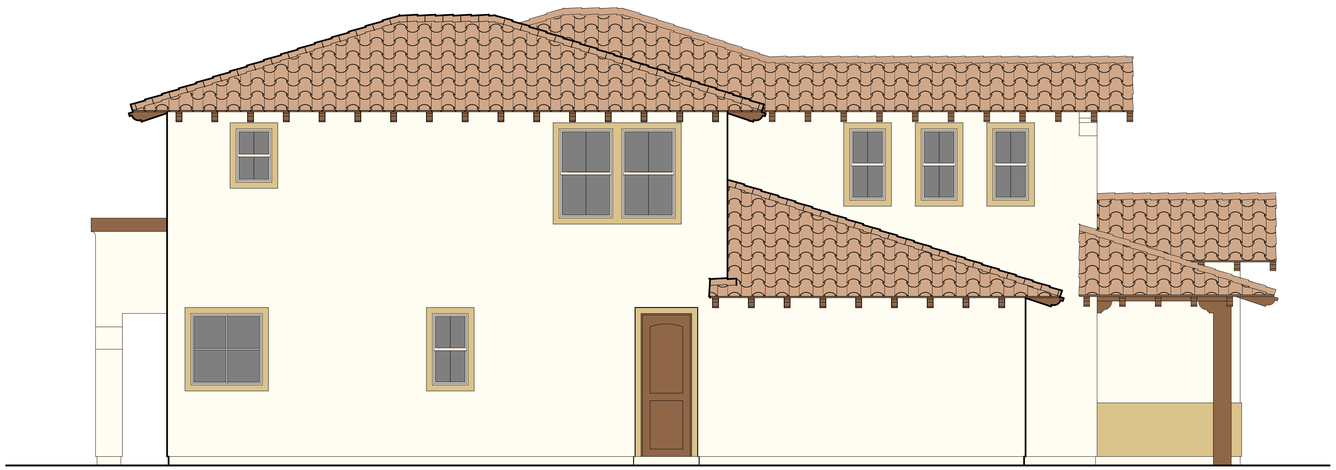
SFR 2 Elevations B

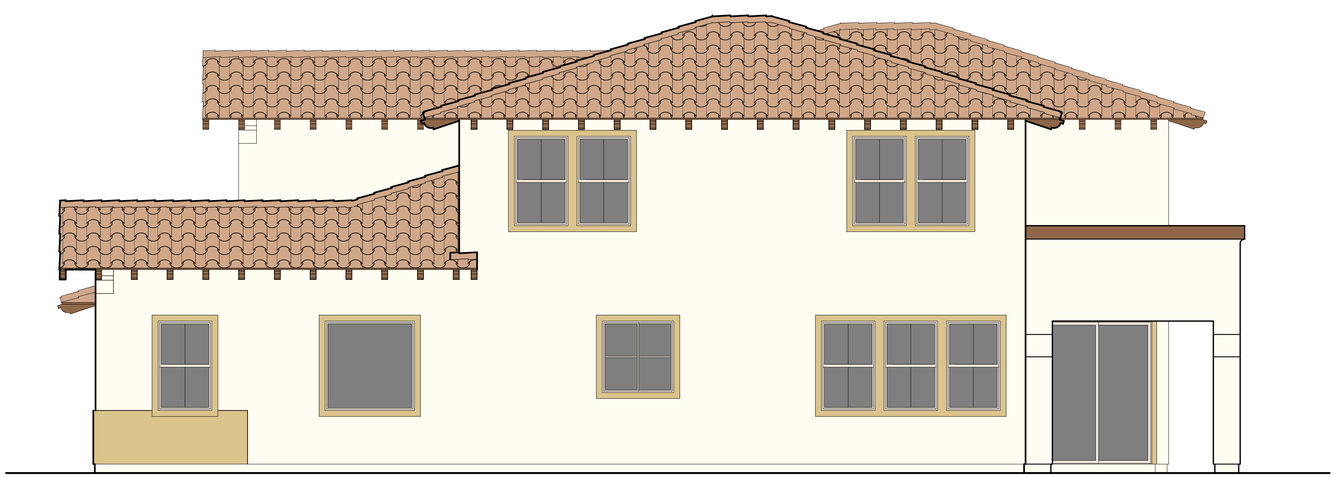
SF.12

9/21/16

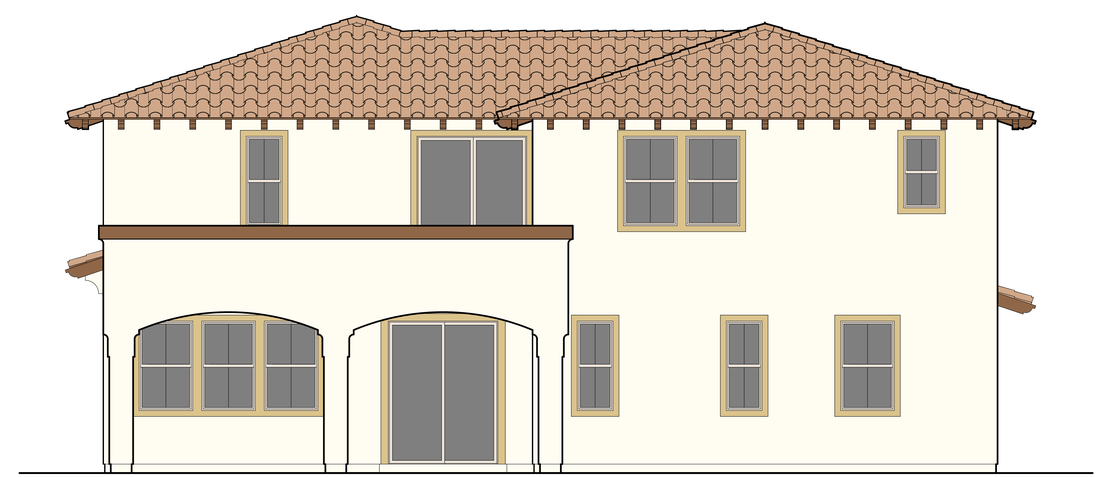


Left Elevation

Front Elevation



Right Elevation



Rear Elevation

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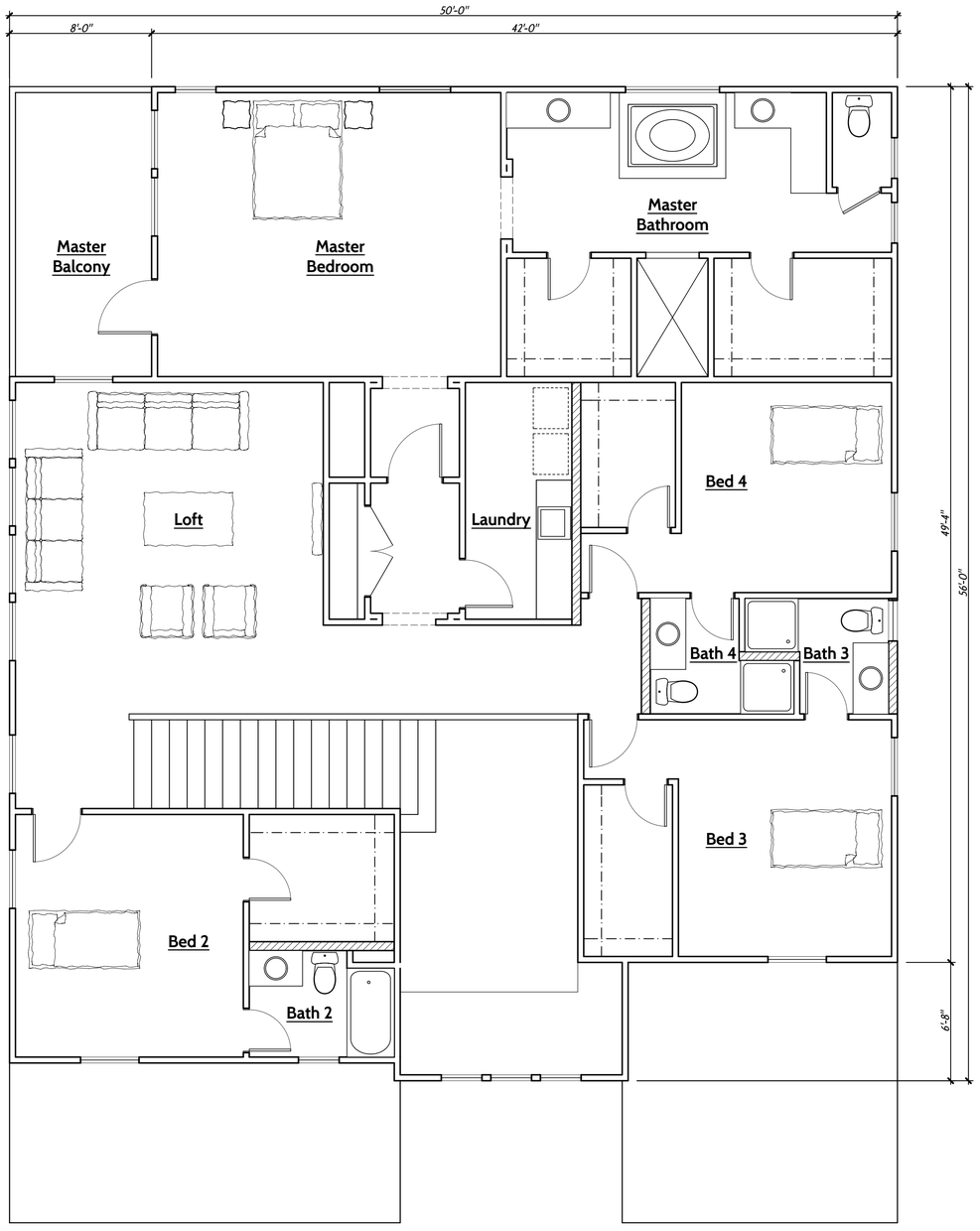
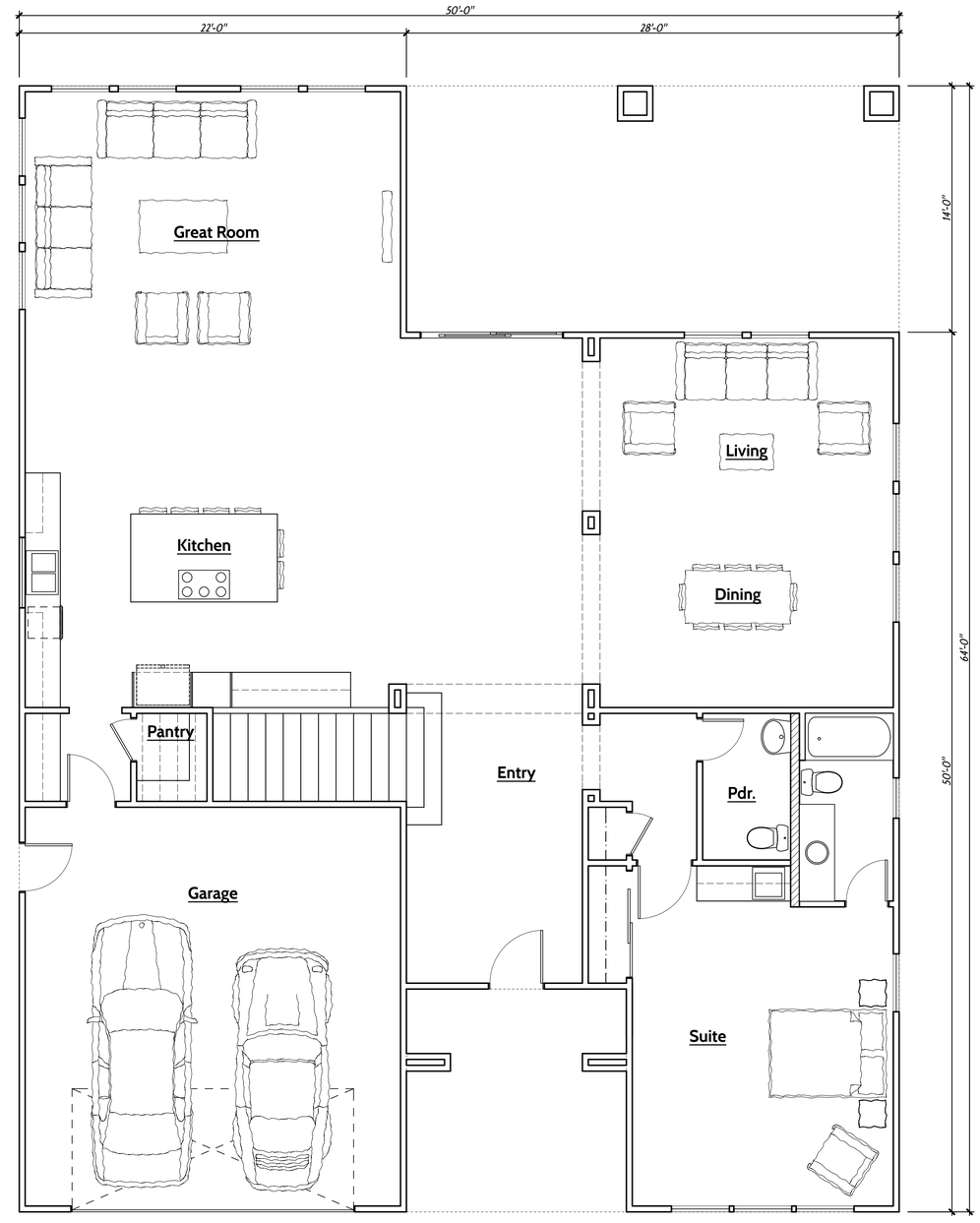
SFR 2 Elevations C

SF.13

9/21/16





Plan 3 4393 s.f.

scale 1/4" = 1'-0"

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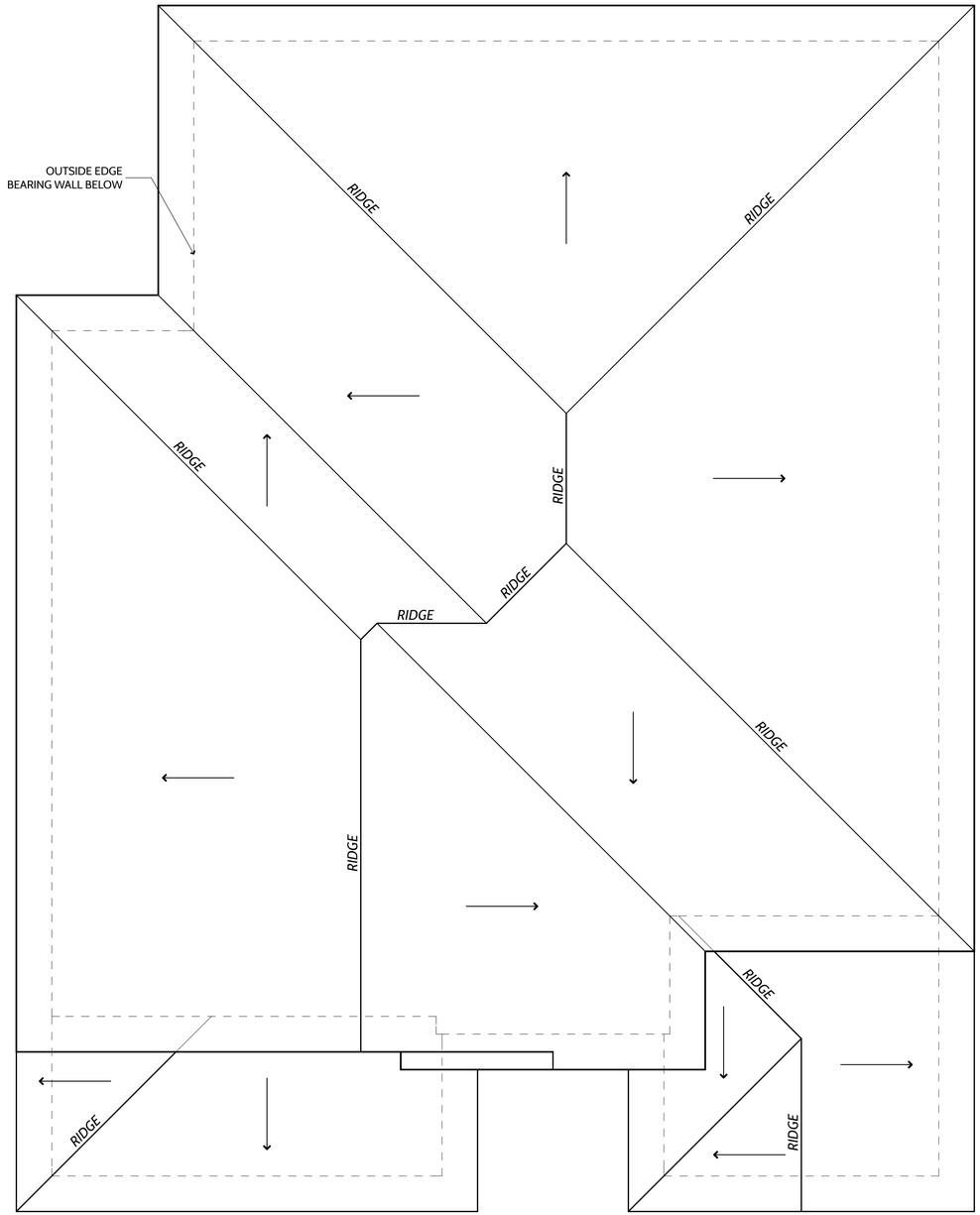
SFR 3 Plans

SF.14

9/21/16



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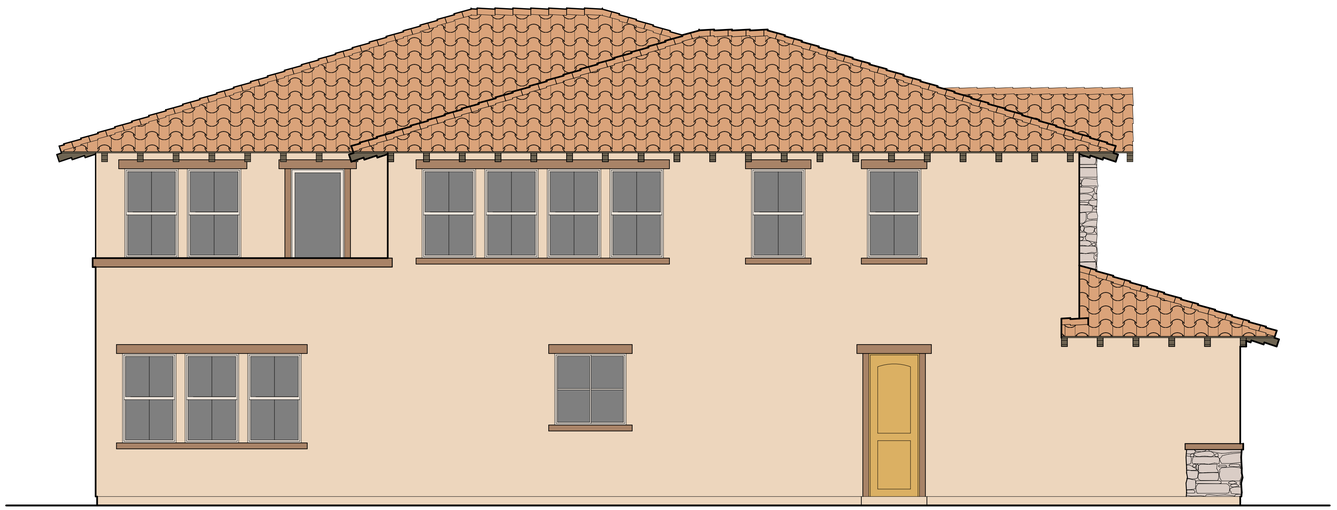
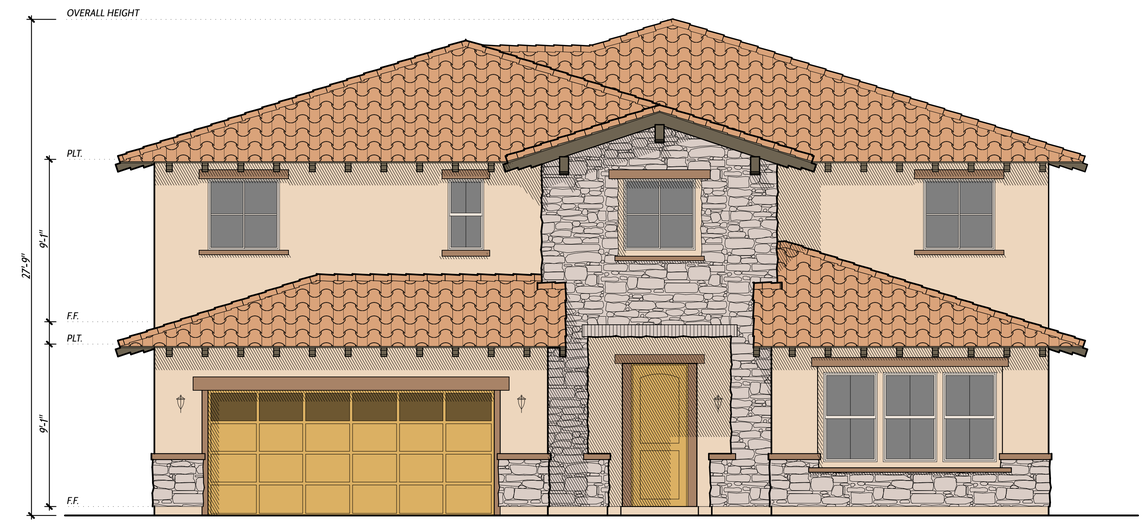
SFR 3 Roof Plan

SF.15

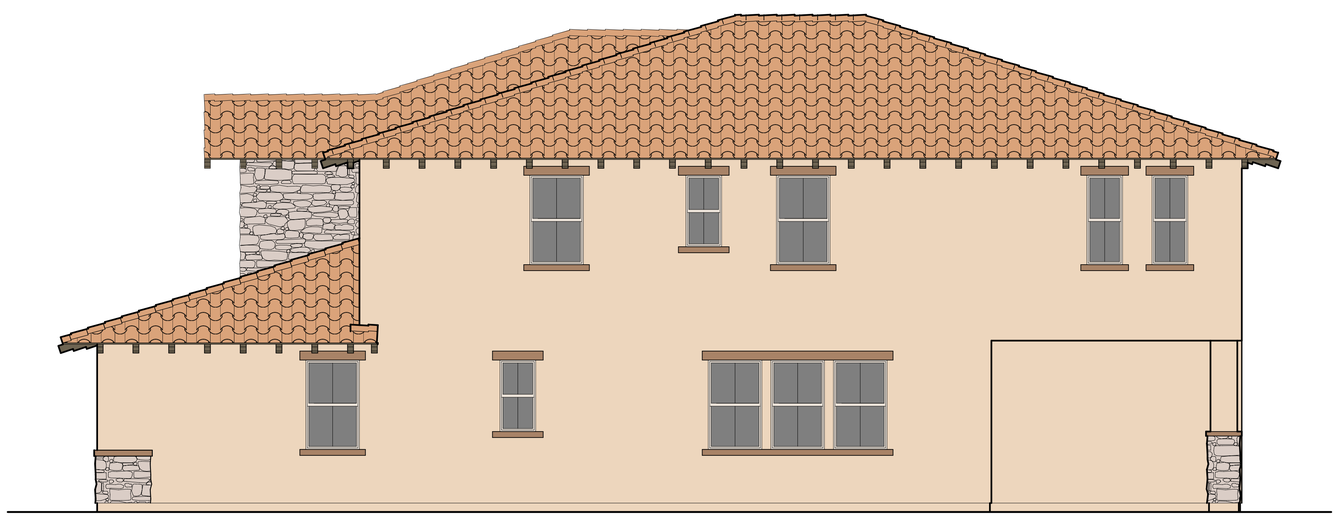
9/21/16



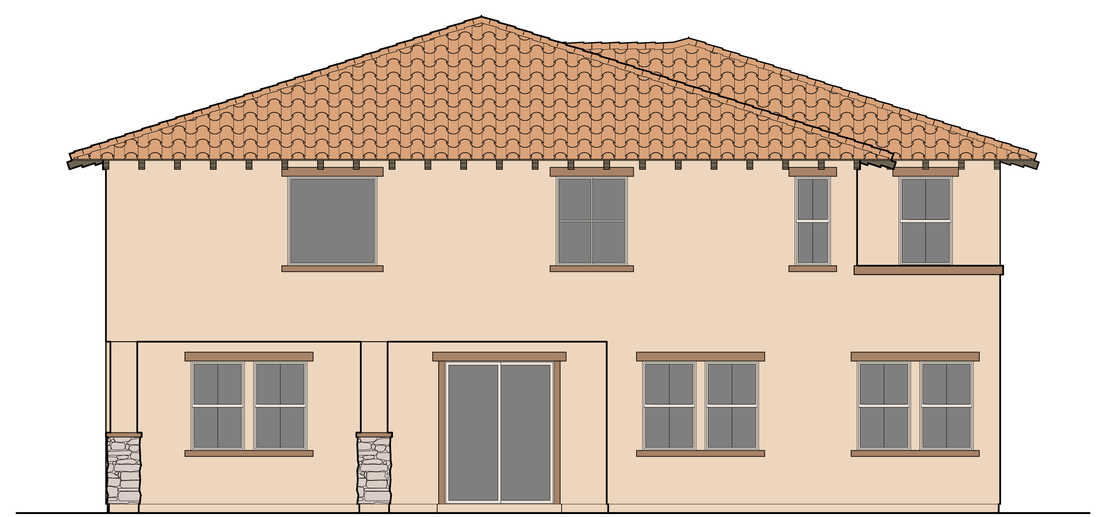
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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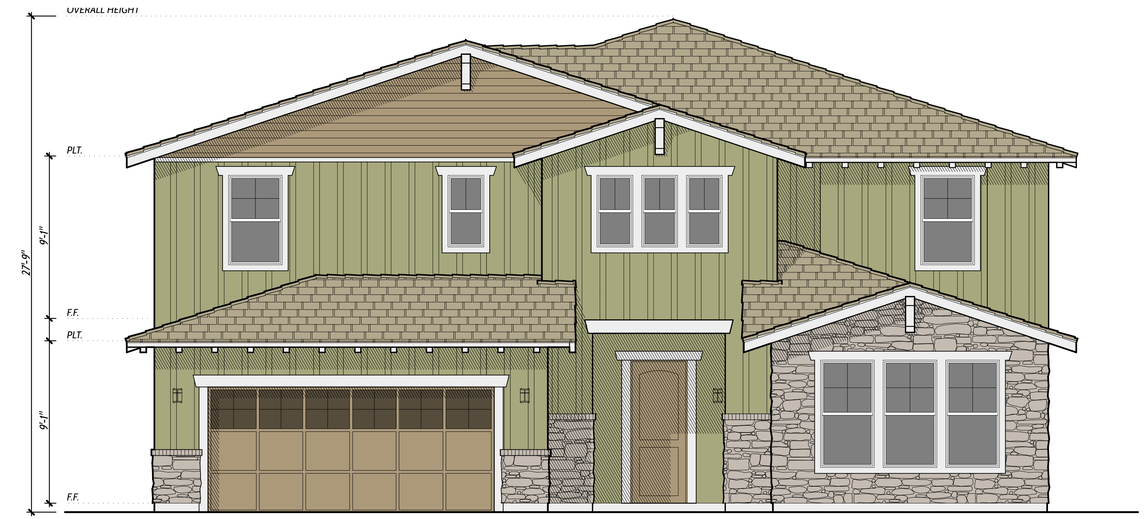
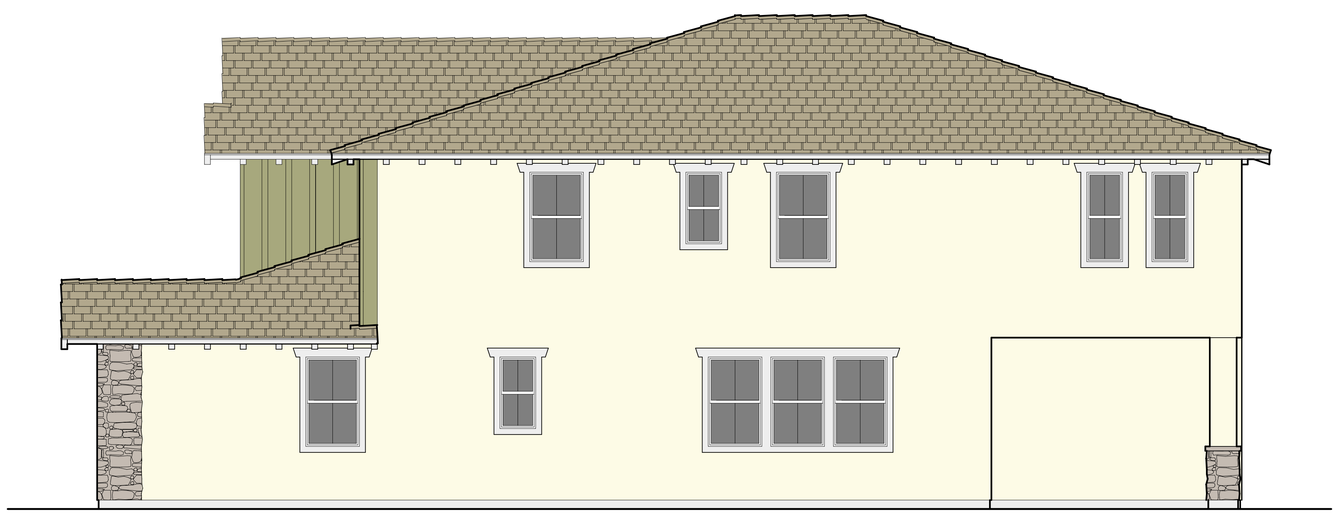
Left Elevation



Front Elevation



Right Elevation

Rear Elevation

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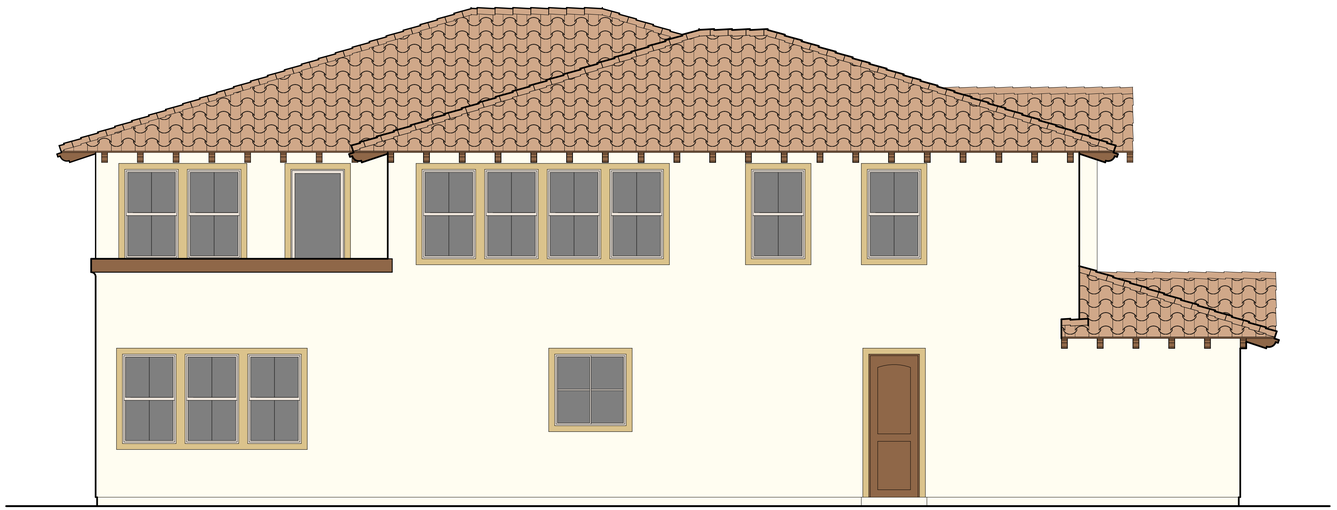
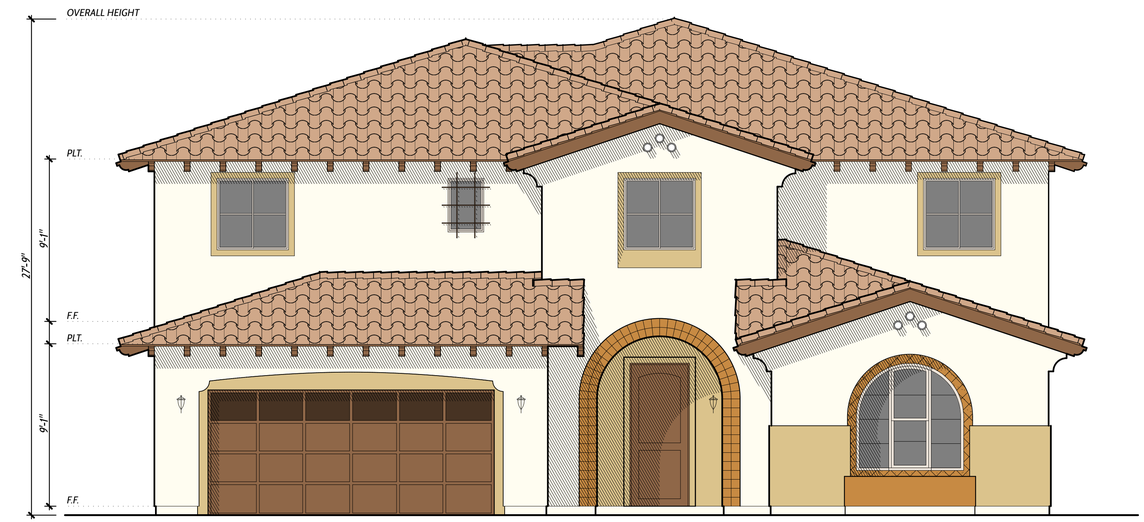


Left Elevation



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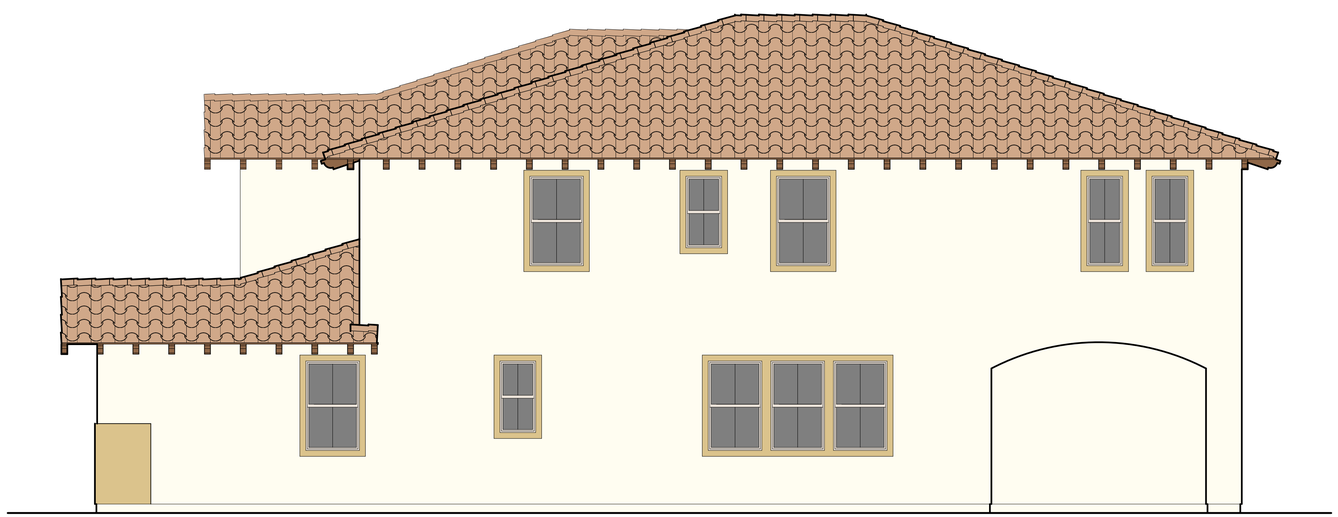
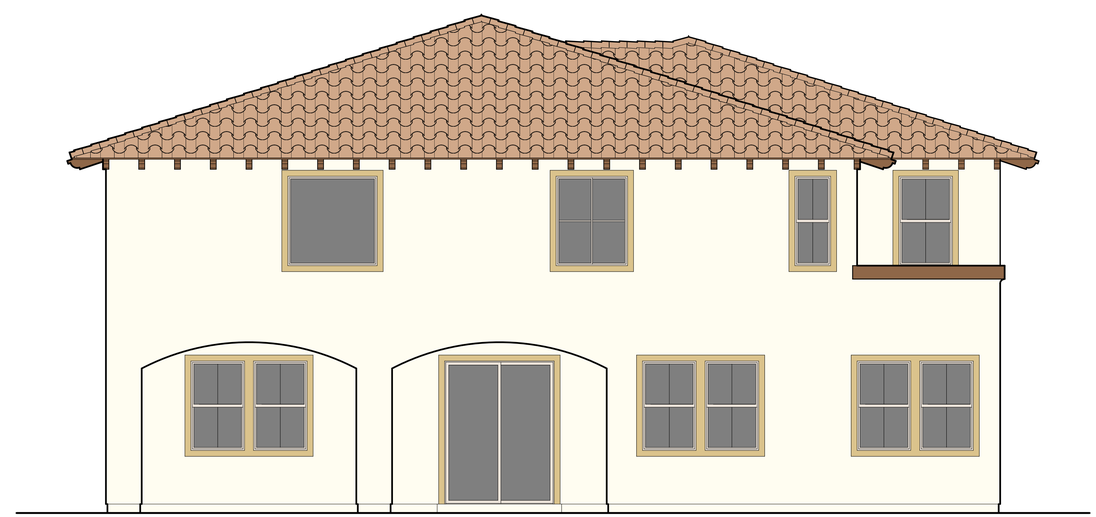


Right Elevation



Rear Elevation

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