21317 VELICATA ST, WOODLAND HILLS, CA, 91364

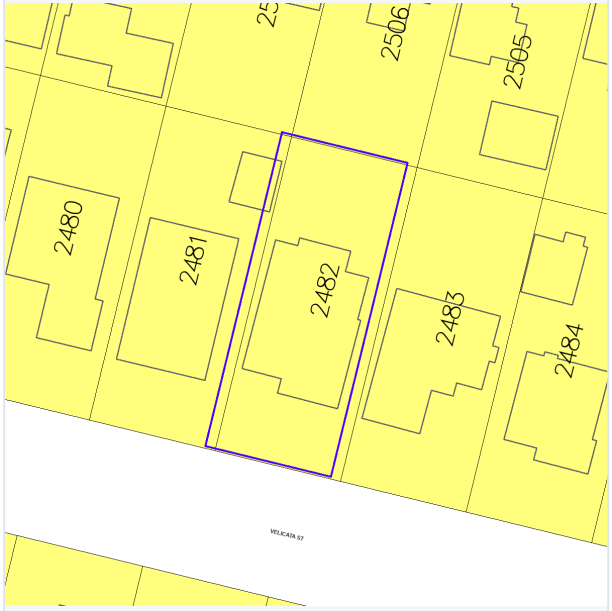
PREPARED FOR THE PROPERTY OWNER

Oct 28, 2026

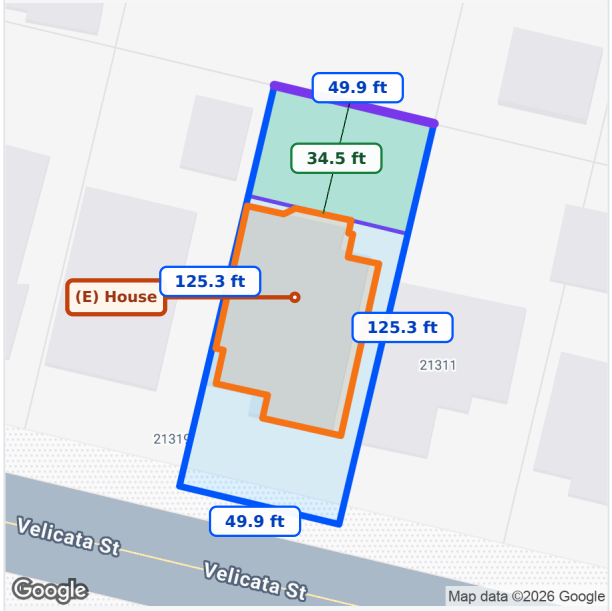
A clear picture of the property and its potential.

This feasibility study explores smart ways to expand your property, add value, and create flexible living or income opportunities.

EXISTING HOME	LOT AREA	BACKYARD AREA
2,742 SQ FT	6,250 SQ FT	1,721 SQ FT



ZIMAS property map



Transportation map

OPTIONS REVIEWED

- Detached ADU · 800 sq ft
- Detached ADU · 1,200 sq ft
- Detached SB-9 + ADU
- Main House Addition

WHAT THIS STUDY REVIEWS

- Flexible options to maximize space and privacy
- Potential to create additional income
- Paths to increase comfort, value, and long-term flexibility

PRECONSTRUCTION FINANCING

Finance Design + Permit + City Fees

Eligible property owners may apply for financing to help cover design, permit preparation, and City fees.

Scan or click to review eligibility and apply. Subject to provider approval and terms.

SCAN OR CLICK TO APPLY

READY TO MOVE FORWARD?

Schedule a site strategy session.

We will walk your property, refine the concept, and outline the best path forward.

SCAN TO BOOK

or click to contact us

info@121designbuild.com
17801 Ventura Blvd, 2nd Floor, Encino, CA 91316
(424) 600-1100
www.121designbuild.com

DETACHED ADU · 800 SQ FT

1 DETACHED ADU · 800 SQ FT · ONE STORY



- 2 bedrooms
- 2 bathrooms
- 800 sq ft usable living space

2 DETACHED ADU · 800 SQ FT · TWO STORIES



- 2 bedrooms
- 2 bathrooms
- 800 sq ft usable living space

A focused plan to add value, space, and income.

This page highlights the strongest preliminary opportunity identified for the property.

RECOMMENDED OPPORTUNITY

800 sq ft Detached Accessory Dwelling Unit

Property-specific preliminary feasibility review

CONCEPT HIGHLIGHTS

- Creates a private backyard living opportunity.
- Offers flexible one-story or two-story configurations.
- Adds valuable space and rental-income potential.

DESIGN + PERMIT PLANNING	CONSTRUCTION ALLOWANCE
$9,600-$31,100	$172,000-$188,000

MAXIMUM ESTIMATED RENTAL POTENTIAL

Up to $2,400/mo

EXISTING HOME	LOT AREA	BACKYARD AREA
2,742 SQ FT	6,250 SQ FT	1,721 SQ FT

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DETACHED ADU · 1,200 SQ FT

1 DETACHED ADU · 1,200 SQ FT · ONE STORY



- ✓ 3 bedrooms
- ✓ 3 bathrooms
- ✓ 1,200 sq ft usable living space

A focused plan to add value, space, and income.

This page highlights the strongest preliminary opportunity identified for the property.

RECOMMENDED OPPORTUNITY

1,200 sq ft Detached Accessory Dwelling Unit

Property-specific preliminary feasibility review

CONCEPT HIGHLIGHTS

- ✓ Creates a private backyard living opportunity.
- ✓ Offers flexible one-story or two-story configurations.
- ✓ Adds valuable space and rental-income potential.

DESIGN + PERMIT PLANNING	CONSTRUCTION ALLOWANCE
$11,600-$34,500	$270,000-$294,000

MAXIMUM ESTIMATED RENTAL POTENTIAL

Up to $3,000/mo

EXISTING HOME	LOT AREA	BACKYARD AREA
2,742 SQ FT	6,250 SQ FT	1,721 SQ FT

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DETACHED SB-9 + ADU

1 DETACHED SB-9 + ADU



DETACHED SB-9 + ADU

A focused plan to add value, space, and income.

This page highlights the strongest preliminary opportunity identified for the property.

RECOMMENDED OPPORTUNITY

Detached SB-9 + ADU

Property-specific preliminary feasibility review

CONCEPT HIGHLIGHTS

- Creates two separate living spaces in one detached building.
- Supports privacy and flexible multigenerational living.
- Adds strong long-term rental-income potential.

DESIGN + PERMIT PLANNING	CONSTRUCTION ALLOWANCE
$13,520-$37,764	$356,400-$388,080

MAXIMUM ESTIMATED RENTAL POTENTIAL

Up to $4,500/mo

EXISTING HOME	LOT AREA	BACKYARD AREA
2,742 SQ FT	6,250 SQ FT	1,721 SQ FT

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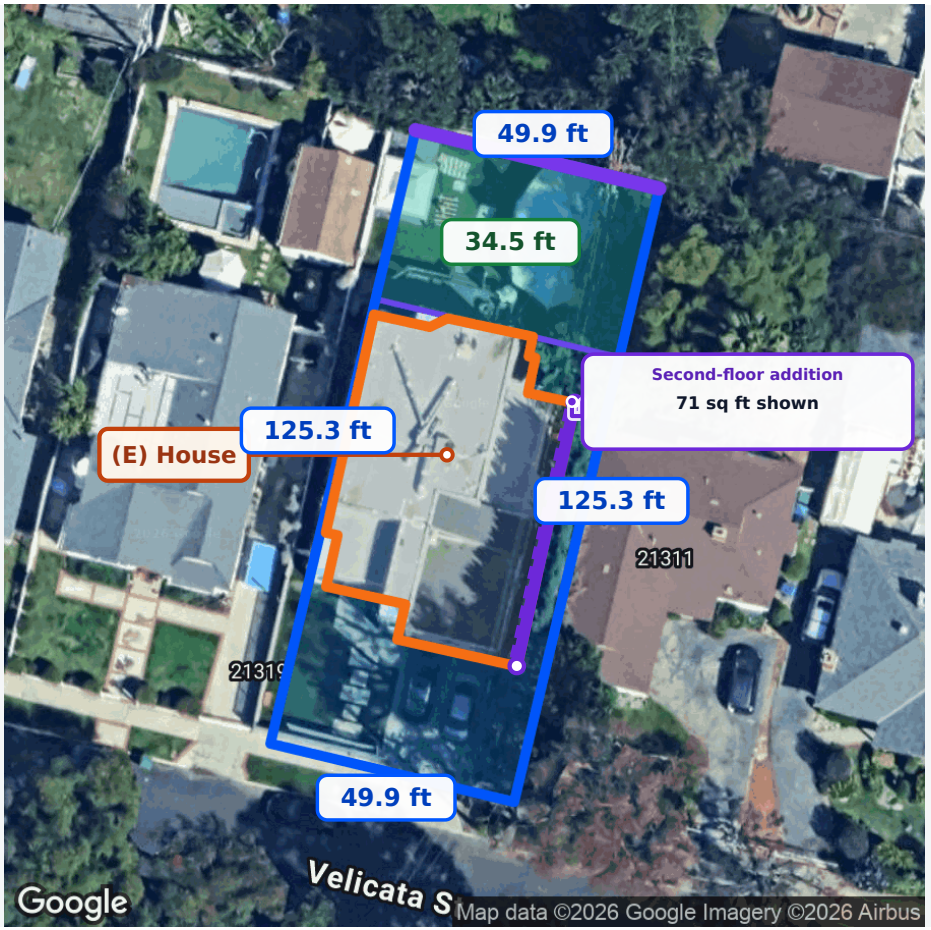
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MAIN HOUSE ADDITION

1 MAIN HOUSE ADDITION



MAIN HOUSE ADDITION

A focused plan to add value, space, and comfort.

This page highlights the strongest preliminary opportunity identified for the property.

RECOMMENDED OPPORTUNITY

Main House Addition

Property-specific preliminary feasibility review

CONCEPT HIGHLIGHTS

- Expands the main residence with connected living space.
- Adds useful room for long-term comfort and flexibility.
- Strengthens property value and everyday function.

DESIGN + PERMIT PLANNING	CONSTRUCTION ALLOWANCE
$5,955-$24,904	$17,750-$24,850

MAXIMUM ESTIMATED RENTAL POTENTIAL

To be confirmed

EXISTING HOME	LOT AREA	BACKYARD AREA
2,742 SQ FT	6,250 SQ FT	1,721 SQ FT

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