City of Westlake Village

NORTH BUSINESS PARK SPECIFIC PLAN

Community Advisory Committee
Meeting 5, January 30, 2020

Civic Solutions
with
Stanley R. Hoffman Associates
Linscott, Law & Greenspan Engineers
Cont-X Studio
EPT Design
JMC2 Engineering
Psomas
1. Welcome, Questions from last meeting, Review/Updates
   – Brief review of State housing mandates and primary balancing factors and priorities
   – Quick review of final housing numbers from economic feasibility analysis

2. Review of North Business Park Specific Plan
   – Purpose/Goals
   – Review of All Specific Plan Districts
   – Development and design standards and public amenities
   – Design Priorities and Visualizations of Residential Development

3. Environmental Impact Report
   – Process/Status and Review of Impacts

4. Wrap up and Next Steps
   – Finalize Specific Plan and EIR
   – Discuss Role of CAC in final public meetings/hearings
   – Community Open House on Thursday, February 20, 6-8 pm
   – City Council Hearing on March 25, 2020
The City’s ability to meet its required housing numbers comes down to having enough appropriately-zoned sites to provide adequate inventory. North Business Park is one of the few remaining locations in the City where multi-family housing could be accommodated.

<table>
<thead>
<tr>
<th>Income Category</th>
<th>4th/5th Cycle Unmet</th>
<th>Proposed 6th Cycle*</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very-Low</td>
<td>26</td>
<td>57</td>
<td>83</td>
</tr>
<tr>
<td>Low</td>
<td>16</td>
<td>29</td>
<td>45</td>
</tr>
<tr>
<td>Moderate</td>
<td>17</td>
<td>31</td>
<td>48</td>
</tr>
<tr>
<td>Above-Moderate</td>
<td>38</td>
<td>24</td>
<td>62</td>
</tr>
<tr>
<td>Total RHNA</td>
<td>97</td>
<td>141</td>
<td>238</td>
</tr>
</tbody>
</table>

*Proposed 6th Cycle numbers calculated using RHNA methodology proposed by SCAG and approved by HCD per letter dated 1/13/2020.
Review of Balancing Factors – Process

- Land Use & Density
- Traffic Impacts & Mobility
- Economic Feasibility
- Design & Amenities

Dialogue
Communication
Education

Revised Specific Plan and Certified EIR
Objectives & Priorities

- Meet Westlake’s High Quality Standards and Community Accepted Design
- Fiscally neutral (or positive)
- Financially feasible
- Meet State Housing Mandates and Provide Housing Options
- Meet Accepted Traffic Levels of Service
- Create a Livable, “Loveable” Place

New Plan
Economic Feasibility Analysis – Summary of Findings

• Presented at CAC Meeting #3.

• Recommend inclusion of a “net market-rate” density, which assumes that affordable units, if proposed, will be in addition to that density, using the state-mandated bonus units.

• “Aspirational” density floor is 607 units for the combined Corsa and Lindero districts; our analysis suggests that at this density, the land residual value is at or above $90/sf of land area; this may be high enough to motivate redevelopment of the existing properties.
OVERVIEW OF THE NORTH BUSINESS PARK SPECIFIC PLAN
What is a Specific Plan?

A Specific Plan is a planning tool for refining a community’s vision for a particular area.

- Communities use Specific Plans for areas that are to be master planned for new land use zoning in existing areas that need clarity about their direction for the future.
- A community can use a Specific Plan to guide land use activity, development and reinvestment in the planning area.

- Demonstrates a clear vision and development framework for future development in a planned manner to create a sense of place.
- Community driven – looked to you to help define how you appropriate residential development could figured into the new regulating plan.
An important note....
We are working on a **PLAN** and not a development **PROJECT**.

### What is a plan?
- Conceived of by the collective efforts of the City, the community, and experts from several disciplines
- Provides regulations and guidance for development that may occur over a 20-25 year horizon
- Regulations and guidance address:
  - Streets, sidewalks, open space housing, and businesses
  - Ranges, sizes, and types of housing and commercial uses
  - Desired elements
  - Elements **not** desired are excluded

### What is a project?
- Conceived by a developer based on the instructions of **The Plan** and market conditions
- Subject to review and approval by the City
- Typically constructed within 1-5 years of receiving approval from the City
- A project includes:
  - Exact types of buildings and architecture
  - Implementation of streetscape and public improvements
  - Review and decision by City to ensure consistency with the Plan
North Business Park Specific Plan Area

- 200 acres in size including 54 parcels with multiple property owners.
- Focus is on the northern two-thirds of the planning area, which is the area expected to experience redevelopment.
Why are we preparing the North Business Park Specific Plan?

- Avoid furthering obsolete uses and underutilized sites by allowing for a broader range of uses and flexibility in the development program.

- Guide the inevitable redevelopment of the aging business park.

- A tool to provide a framework within which redevelopment can take place that will allow property owners to see some economic benefit for reinvesting in their properties.

- Ensures development that is approved can be accommodated by the existing or planned infrastructure and is compatible with community character.

- The City maintains much more control if the redevelopment of the area is looked at as a whole, rather than as individual lots without any context.
CHAPTER 1: THE MAKING OF THE SPECIFIC PLAN
Westlake North Specific Plan (1989)

**Statistical Summary**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Bldg. Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Commercial</td>
<td>697,561</td>
</tr>
<tr>
<td>Business Park</td>
<td>584,000</td>
</tr>
<tr>
<td>Residential (250 D.U.)</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,281,561</strong></td>
</tr>
</tbody>
</table>

**Illustrative Site Plan**
Public Amenities
Design Standards

Westlake Village Costco

Typical Costco Exterior Design
Design Standards

Westlake Village Target

Typical Target Exterior Design
The Making of the Specific Plan

- Background, Opportunity and Purpose
- Location, Context and Physical Setting
- Community Engagement
  - Initial Engagement & Overarching Goal
  - Re-Assessment of the Plan
  - Re-Engagement and Revised Plan
- Regulatory Setting
  - General Plan
  - Zoning Map
  - Strategic Plan
Goals and Policies

• Support the transition of the North Business Park from an underutilized suburban business park to an area with a mix of uses to revitalize the area and provide a range of housing options within the community.
• Serve as guidelines for decision making and provide direction.
• Incorporates General Plan goals where applicable.
• Organized under the framework of:
  – Land Use and Design
  – Economic Development
  – Circulation
  – Parking
  – Infrastructure
CHAPTER 3: SPECIFIC PLAN ADMINISTRATION
Administration

- Applicable permits and review policies
- Application of the CEQA process:
  - Sets forth maximum build out by use
  - Monitoring development through trip generation caps for each Zoning District
  - Mitigation Monitoring & Reporting Program Checklist (with Final EIR)
CHAPTER 4: ZONING DISTRICTS, DEVELOPMENT AND DESIGN STANDARDS
Mixed Use Corsa and Mixed Use Lindero Districts

• Introduction of housing to the area to incentivize reinvestment.
• Continuing strong market support for a wide range of housing types in California, with very strong market support for entry level and high quality, market rate multi-family housing.
• Opportunity to expand the range of housing choices in the City.
Mixed Use Corsa and Mixed Use Lindero Districts

- Allow for a variety of uses, including office, residential, restaurants and support service uses in a mixed use setting.
- Maintenance of some office with a transition to higher density residential.
- Intent is to group innovative housing options with employment uses, public gathering spaces and amenities.
Zoning Districts

La Baya District (formerly Design District)

- Reconvert underutilized buildings into design and home improvement retail spaces, other retail spaces, restaurants and cafes, neighborhood grocery store, etc.
- Broad range of allowable uses.
- Auto uses intended to transition over the long term.
Office District

- Provides for an increase of general office uses at the southwest corner of Thousand Oaks Boulevard and Lindero Canyon Road, a prime intersection in the City for professional and corporate office uses.
- Intended to continue to be a major employment center to support the residential uses in the Specific Plan area.
Figure 4-1: Specific Plan Zoning
Mixed Use Cedarvalley District

- Provides for existing office and business park activities.
- Also accommodates the transition of several buildings to educational support uses, including student housing, administrative and classrooms, as part of the Oaks Christian School campus.
- Parking for these uses will be provided on the Oaks Christian School campus and pedestrian connections will be made to the adjacent campus.
- Current proposal for Senior Housing, which could change allowed uses and development standards in the Specific Plan.
## Allowable Uses and Development Standards

### Table 4-1: Use Regulations for Specific Plan Zoning Districts

<table>
<thead>
<tr>
<th>Land Use Types</th>
<th>Mixed Use Corra</th>
<th>Mixed Use Lindero</th>
<th>Design District</th>
<th>Office District</th>
<th>Mixed Use Cedars only</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory buildings and structures, to a lawfully established multiple family dwelling or apartment, including recreation rooms.</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Home occupations, accessory to dwelling</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Low-rent units</td>
<td>C</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>Section D.5.0 of this chapter</td>
</tr>
<tr>
<td>Multifamily dwellings</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Residential care facility which serves six (6) or fewer persons, accessory to dwelling</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Small family day care homes, accessory to dwelling</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Student housing, accessory to Cal State Christian School</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Non-Residential Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amateur radio antennas</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>WVMC Chapter 9.15</td>
</tr>
<tr>
<td>Indoor entertainment facilities, such as theaters, sports facilities including gymnasia and health clubs, nightclubs, billiard parlors and amusement facilties.</td>
<td>C</td>
<td>--</td>
<td>C</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Clubs, lodges and halls</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Bars, cocktail lounges and wine tasting rooms, including accessory entertainment</td>
<td>C</td>
<td>--</td>
<td>C</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Business and communication services - Includes the provision, primarily to firms rather than to individuals, of services of a domestic, goods brokerage, communication or minor processing nature, including multi-copy and blueprinting services, but excludes the printing of books, other than pamphlets and small reports for other firms, and the storage of goods, other than small samples, for sale.</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Churches</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>

### Table 4-2: Development Standards for Specific Plan Zoning Districts

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Mixed Use Corra</th>
<th>Mixed Use Lindero</th>
<th>Design District</th>
<th>Office District</th>
<th>Mixed Use Cedars only</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Floor Area Ratio (FAR)†</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>Maximum Residential Density</td>
<td>20 / 0.24</td>
<td>20 / 0.24</td>
<td>20 / 0.24</td>
<td>20 / 0.24</td>
<td>20 / 0.24</td>
<td></td>
</tr>
<tr>
<td>Minimum Building Coverage</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 stories</td>
<td>3 stories</td>
<td>3 stories</td>
<td>3 stories</td>
<td>3 stories</td>
<td></td>
</tr>
<tr>
<td>Minimum setback (measured from an abutting public right-of-way)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>See Table 4-3 in this chapter</td>
</tr>
<tr>
<td>Minimum interior yard setback (measured)</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td></td>
</tr>
<tr>
<td>Minimum Residential Common Open Space Area†</td>
<td>100 sq/lot</td>
<td>100 sq/lot</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Minimum Residential Private Open Space Area</td>
<td>50 sq/lot</td>
<td>50 sq/lot</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Minimum Non-Residential Common Open Space†</td>
<td>1,000 sq/acre</td>
<td>1,000 sq/acre</td>
<td>--</td>
<td>--</td>
<td>1,000 sq/acre</td>
<td></td>
</tr>
<tr>
<td>Additional Usable Public Open Space Along Riparian†</td>
<td>30 feet average depth, 6-foot minimum</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Protection Permitted into Required Cuts</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>WVMC Chapter 9.14</td>
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<tr>
<td>Accessory Structures and Equipment</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>WVMC Chapter 9.14</td>
</tr>
<tr>
<td>Fences, Walls and Screening</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>WVMC Chapter 9.14</td>
</tr>
<tr>
<td>General Building Environments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allowable Building Square Footage†</td>
<td>80,970</td>
<td>115,970</td>
<td>556,255</td>
<td>230,000</td>
<td>288,961</td>
<td></td>
</tr>
<tr>
<td>Allowable Dwelling Units†</td>
<td>30</td>
<td>45</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

### Table 4-2 Notes:

†The square footage devoted to parking structures shall not apply to calculations of floor area ratio.

‡If a unified development project covers more than one parcel, the interior yard setback requirements apply to the entire development project, not the individual parcel.

§Minimum dimension shall be 20 feet for common open space. More than one common open space area may be provided. The sum of square footages for all eligible open space areas shall comprise the total open space requirements. Required interior yard areas may be included in the calculated open space area. Common open space areas shall have no parking, driveway or right-of-way encroachments.

§Required in the Mixed Use Corra, Mixed Use Lindero and Office zoning districts for new projects with a lot area of one acre or more.
CHAPTER 5: DESIGN STANDARDS AND GUIDELINES
Objectives

- Revise/enhance design standards that implement the design priorities identified by the CAC.
- Move design standards to Chapter 4, which is regulatory.
- Make building design compatible with the City’s established character and environmental setting.
- Promote pedestrian and human-scaled development in a “village” character consistent with the objectives of the General Plan.
- Maintain City’s tradition of high quality architecture and landscape design.
Design Standards & Guidelines

Design Priorities

• Architectural Diversity
  – unit types, unit size, roof lines

• Architectural Character
  – neighborhood feel, different styles, home feel

• Landscape & Amenities
  – paths for walking, landscape to buffer, places of tranquility, programmed spaces, woodsly feel
Design Standards & Guidelines

Design Priorities

• Building Siting & Orientation
  — generous buffer from street, good use of space, private entrances, individual front yards

• Parking
  — Hidden from public view; direct access to units

• Community Benefits
  — Dog park, gathering spaces, community center
CHAPTER 6: CIRCULATION AND PARKING
Specific Plan Recommendations

- Specific Plan Focused on Complete Streets Principles to Safely Accommodate All Travel Modes.
- Installation of sidewalks along various roadways within the Specific Plan area.
- Installation of Class II bicycle lanes along various roadways within the Specific Plan area.
- Opportunities for shared parking and park once approach.
CH 7, 8, 9: PUBLIC IMPROVEMENTS AND IMPLEMENTATION
Public Improvements & Implementation

Recommendations/Strategies

- Open space opportunities
- Streetscape improvements
- Infrastructure assessment and recommendations
- Infrastructure financing strategy
- Economic implementation actions