RESOLUTION NO. 2176-21

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF WESTLAKE VILLAGE
APPROVING PLANNED DEVELOPMENT PERMIT NO. 21-001,
AUTHORIZING THE DEMOLITION OF AN EXISTING OFFICE/
INDUSTRIAL BUILDING AND THE DEVELOPMENT
OF A 128-UNIT SENIOR RESIDENTIAL CARE FACILITY
LOCATED AT 31200 CEDARVALLEY DRIVE

THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application has been filed by Alliance Residential Company,
requesting approval of a Planned Development Permit (No. 21-001) to authorize the
demolition of an existing office/industrial building and the development of a 128-unit
Senior Residential Care Facility at 31200 Cedarvalley Drive within the Mixed Use
Cedarvalley District of the North Business Park Specific Plan ("Project").

Section 2. The City Council hereby finds as follows:

A. General Findings

1. The General Plan Amendment, Specific Plan Amendment, Development
   Agreement, and Planned Development Permit applications were filed with
   the City of Westlake Village on October 29, 2019 and were deemed
   complete on March 12, 2021.

2. Notice of public hearing was given as required by Chapter 9.32 of the
   Municipal Code.

3. The City Council conducted a public hearing on March 24, 2021, to review
   General Plan Amendment No. 21-001, Specific Plan Amendment No. 21-
   001, Planned Development Permit No. 21-001, and Development
   Agreement No. 21-001, and to consider public testimony on this matter.

4. The City Council has reviewed and concurs with the analysis and

B. Planned Development Permit Findings

1. The proposed residential care facility (Cedarvalley Senior Residential
   Project) is permitted within the Mixed Use Cedar Valley District of the North
Business Park Specific Plan ("NBPSP") as proposed to be amended concurrently with this application.

2. With the application of the attached conditions, the proposed use would not impair the integrity and character of the Mixed Used Cedarvalley District. The use is compatible with established business park, institutional, and commercial land uses in the surrounding area.

3. With the application of the attached conditions, the subject site would be physically suitable for the proposed use. The site has been previously developed with an office/industrial building which would be demolished for the proposed project.

4. With the application of the attached conditions, the proposed use would be compatible with existing and future land uses within the Mixed Use Cedarvalley District and the general area in which the proposed use is to be located. The subject site is adjacent to Via Rucas and Cedarvalley Drive and is easily accessible from the 101/Ventura Freeway to the south.

5. With the application of the attached conditions, there would be adequate provisions of water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety. Such utilities are presently available and serve the existing office/industrial use.

6. With the application of the attached conditions, there will be adequate public access to serve the Project. Access to the site is provided from Cedarvalley Drive and roadways providing access to the subject property will not be negatively impacted by the proposed development.

7. With the application of the attached conditions, the proposed uses would be consistent with the objectives, policies and general land uses and programs of the General Plan and the NBPSP (as amended by General Plan Amendment No. 21-001 and Specific Plan Amendment No. 21-001).

8. With the application of the attached conditions, the proposed use would not be detrimental to the public interest, health safety, convenience or welfare. As proposed, the project would not have any significant unmitigable environmental effects.

Section 3. The Project has been reviewed pursuant to the provisions of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq. ("CEQA")), and the State CEQA Guidelines (Cal. Code of Regs, Tit. 14, § 15000 et seq.). City staff prepared an initial study pursuant to State CEQA Guidelines Section 15025(a). Based on the information contained in the initial study, City staff concluded that, with the inclusion
of certain mitigation measures, the Project would not have a significant effect on the environment. Based upon this determination, City staff prepared a draft Mitigated Negative Declaration ("MND") in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines. Notice of the preparation of the MND was duly posted, the Draft MND was circulated for public review and comment from December 16, 2020, through January 15, 2021, and the MND was reviewed by the City Council and adopted by City Council Resolution No. 2174-21. That Resolution is incorporated herein by reference as if set forth in full.

Section 4. Based on the aforementioned findings, the City Council hereby approves Planned Development Permit No. 21-001 subject to compliance with the attached conditions marked Exhibit "A" and the accompanying development plans marked Exhibit "B." The City Council’s approval of Planned Development Permit No. 21-001 shall not be effective until the effective date of the ordinance approving Development Agreement No. 21-001.

PASSED, APPROVED and ADOPTED this 24th day of March, 2021.

Susan McSweeney, Mayor

ATTEST:

Josephine Wilson, Interim City Clerk
necessary and appropriate State of California and County of Los Angeles permits/licenses for the operation of a senior residential care facility.

Design

20. City has approved the Project Plans dated March 24, 2021. City shall review and approve final plans for items covered by the Project Plans if they comply with applicable laws and do not deviate in any material respect from the Project Plans, or if any deviation from the Project Plans is consistent with the Applicable Rules (as defined in the Development Agreement). Minor changes to architecture, square footage, building height, building location or other features that do not deviate in any material respect from the Project Plans may be approved by the Planning Director or by the Land Use Committee. If the Planning Director or Land Use Committee determines that a change represents a material change from the Project Plans, such change shall require City Council approval of a Planned Development Permit modification and shall be subject to a public hearing.

21. Four copies of revised plans, similar to those presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Planning Director. The property shall thereafter be developed and maintained in substantial conformance with such plans.

22. The building shall reflect authentic, high quality design including the use of appropriate materials, colors, facade and roof treatments, landscape and hardscape improvements, decorative lighting, and pedestrian amenities.

23. Exterior lighting shall be provided at a minimum per Municipal Code Section 9.19.080(H). Security lighting shall be shielded so as to light only the intended field of illumination and shall be deflected away from adjacent properties. Average illumination levels shall be 2 foot candles in driveway areas and 5 foot candles at the main building entrance. The height and decorative design of all lighting fixtures shall be in accordance with the Project Plans. Prior to the issuance of building permits, the Developer shall submit a lighting and photometrics plan for review and approval by the Planning Director. Adequacy of final illumination levels shall be determined by the Planning Director within 30 days of installation and operation of the full site lighting.

24. Trash storage areas shall be provided at appropriate locations and screened to the satisfaction of the Planning Director.

25. All mechanical equipment, storage and utility areas shall be architecturally screened from view to the satisfaction of the Planning Director.

26. All rooftop mechanical equipment shall be architecturally screened from view to the satisfaction of the Planning Director. Photovoltaic equipment shall be arranged so as to minimize impacts to view to the satisfaction of the Planning Director.
27. The developer shall construct and maintain, to the satisfaction of the Planning Director and City Engineer, a sidewalk along the street frontages as described in the Project plans dated March 24, 2021 amounting to approximately four hundred and fifty (450) linear feet. Sidewalk shall be subject to inspection and conform to standards established by the City Engineer.

28. Non-glare glass shall be used for all windows.

Landscaping

29. Four copies of final landscape, hardscape and irrigation plans shall be submitted to, and approved by, the Planning Director prior to the issuance of building permits. The landscape plan shall show size, type and location of all plants, trees and irrigation facilities as required by the Municipal Code. The hardscape plan shall provide details and specification for decorative paving treatments, special landscape planter features and water features, shopping cart storage enclosures and street furniture (i.e., benches, trash receptacles, decorative lighting, rest benches, etc.) to the satisfaction of the Planning Director.

30. Landscaping shall be distributed throughout the site in accordance with the requirements of the Municipal Code.

31. All trees shall be pruned and trimmed to maintain a good appearance to the species character. Pruning cuts shall be in accordance with the ANSI A300 pruning standard, and all work shall be performed in accordance with the ANSI 2133.1 safety standard. Pruning shall be in accordance with the ISA’s Best Management Practices: Tree Pruning. No topping or creating one-sided trees is allowed. The developer shall undertake preventative tree pruning at a minimum of once every two years. All codes for truck and fire department clearances shall be adhered to. Trees shall be allowed to be thinned each year by a maximum of 8% to allow for good branching and structural integrity. All tree work shall be accomplished by an ISA Certified Arborist.

32. Reclaimed water shall be utilized for the irrigation of all onsite landscaping, if available to the site.

33. Upon completion of landscaping and prior to occupancy of the Project, the landscape architect for the Project shall provide certification to the City that the landscaping and irrigation system has been installed according to the approved plans and specifications.

34. Trees, shrubs, and other landscape and architectural features (walls, signs, etc.) shall be designed, installed, and maintained to provide driveway and street corner sight distance to the satisfaction of the City Traffic Engineer.

35. Prior to any ground disturbance, the developer will retain a qualified biologist to determine whether any native bird species are nesting on-site during the breeding
season (typically March 1 through August 15) per the Migratory Bird Treaty Act (MBTA) and/or California Fish and Game Code. The determination shall be shared with the Planning Director. If active native nests are identified, a buffer may need to be established as determined by the biologist in consultation with the Planning Director to limit construction activities until the breeding season has ended.

**Signage**

36. Temporary construction, leasing, or real estate advertising signs are permitted subject to compliance with the Municipal Code.

**Outdoor Activities**

37. Outdoor storage, as defined in Municipal Code Chapter 9.2, of any goods or materials (including but not limited to merchandise, packaging materials, shipping pallets and containers, and trash) is prohibited.

38. The installation of outdoor vending machines is prohibited.

39. Truck loading, trash compactor, pallet yards and similar utility areas shall be screened from view by masonry walls and landscaping to the satisfaction of the Planning Director.

**Soils, Geology, Grading and Drainage**

40. Prior to issuance of a grading permit, the entire project site shall be certified as geotechnically and geologically suitable for its intended use. The developer shall submit a Geotechnical Report, certified by a Registered Geotechnical Engineer licensed in the State of California, to the satisfaction of the City Engineer. The final grading plan shall incorporate the recommendations of the approved Geotechnical Report.

41. Prior to the issuance of building permits, the developer shall submit to the City Engineer and the Division of Land Development of LA County Department of Public works for review and approval, a precise grading and drainage plan, including any required onsite and offsite grading and drainage improvements, prepared by a Registered Civil Engineer licensed in the State of California; shall obtain a grading permit; and shall post sufficient security to guarantee completion in an amount satisfactory to the City Engineer and in a form satisfactory to the City Attorney. Developer shall pay all required fees for review, approval, grading permit issuance and inspection.

42. In the event that hazardous materials or wastes are encountered during the construction of the Project, all work shall be immediately stopped, and the Los Angeles County Health Department, Fire Department, Sheriff Department and City shall be notified immediately. Work shall not proceed until the necessary clearances are issued by all involved agencies.
43. Dust control measures shall be implemented to the satisfaction of the City Engineer during and between grading phase(s) of the Project in order to minimize the generation of dust. Dust control measures shall be maintained year around until final project completion.

44. South Coast Air Quality Management District Rule 403 shall be adhered to, assuring the clean-up of construction-related dirt on approach routes to the project site.

45. All equipment used during construction shall be maintained properly and provided with exhaust mufflers and engine enclosure covers where these mufflers and covers are not a part of the original manufacturer’s design.

46. The developer shall prepare and submit hydrology and hydraulics study for the Project to the satisfaction of the City Engineer and the Division of Land Development of LA County Department of Public works. The study shall include the hydraulic analysis for the sizing of the required storm drain system including connection to the storm drain. Appropriate facilities for proper drainage within the Project shall be provided and constructed as directed and approved by the City Engineer. All areas shall be graded in such a manner that there will be no undrained depressions. The study shall comply with the LA County Hydrology Manual, current edition.

47. Prior to the issuance of a building permit for the Project, the developer shall enter into an agreement with the City to complete any required on-site and off-site storm drain improvements and shall post sufficient security guaranteeing the construction of any required offsite improvements in an amount satisfactory to the City Engineer and in a form satisfactory to the City Attorney.

48. Prior to issuance of a grading permit, the developer shall submit to the City for review and approval, evidence that the building pad will be protected from flooding, including adequate protection from a 100-year frequency storm and feasible access during a ten-year frequency storm.

**Stormwater Quality and NPDES**

49. Prior to issuance of a grading permit, the developer shall prepare a Water Quality Management Plan (WQMP) that incorporates appropriate post construction Low Impact Design (LID) Best Management Practices (BMPs) into the Project for full compliance with the City's National Pollutant Discharge Elimination System (NPDES) Permit that is in effect at the time of construction of the Project. The WQMP shall address all required mitigations as described in the L.A. County Low Impact Development Standards Manual, current edition, including applicable site specific mitigation for restaurant/kitchen, parking lot and other high priority land uses. The WQMP shall be submitted to the City Engineer and the Division of Land Development of LA County Department of Public works for review and approval.
50. Permanent and temporary drainage facilities as required by the approved hydrology/hydraulic report shall be designed so as to minimize the transport of the silt and debris, emphasizing the maximum mitigation of pollution impacts on downstream facilities.

51. Prior to issuance of grading permit, an erosion control plan shall be submitted to the City Engineer for review and approval. Erosion control measures shall be implemented and maintained in accordance with the Los Angeles County Building Code (including all amendments) and the erosion control measures required by the current State General Construction Activities Stormwater Permit. Additionally, the erosion control plan shall address planting, mulching or matting of graded pads and slopes, and containment of construction site materials. The erosion control plan shall address the various stages of construction and shall be phased accordingly.

52. The developer shall be responsible for coordinating with the California Regional Water Quality Control Board to obtain the required State General Construction Activities Stormwater Permit. A copy of the State Water Resources Control Board letter assigning a WDID number for filing of NOI in the SMARTS database, a fully executed Owner’s Certification of Preparation of Storm Water Pollution Prevention Plan (SWPPP) for the Project and the respective SWPPP, as well as any modifications to the approved NOI, shall be provided to the City Engineer prior to issuance of grading permits. The SWPPP shall incorporate the erosion control measures as required above and shall be subject to the approval of the City Engineer.

**Streets and Driveways**

53. The location, alignment, width, lane configuration and minimum curb return radii at all driveways serving the Project shall be provided to the satisfaction of the City Engineer.

54. Prior to the issuance of the initial building permit for the Project, the developer shall enter into an agreement with the City to complete the required on-site and off-site street improvements and shall post sufficient security guaranteeing the construction of the improvements in an amount satisfactory to the City Engineer and in a form satisfactory to the City Attorney.

55. Prior to the issuance of the initial building permit for the Project, the developer shall complete payment of all fees due under the Arterial System Financing Program as determined by the City Traffic Engineer.

56. Prior to the issuance of the initial building permit for the Project, the Traffic Signalization and Capital Improvements Fee shall be paid as to the City as required by City Ordinance No. 40.
57. Prior to the commencement of any hauling to and from the project site including demolition or construction materials, the developer shall provide a haul route to the satisfaction of the City Traffic Engineer.

58. The developer shall install and dedicate to the City for future City use, three (3) four inch (4") empty conduits and pull boxes beneath the length of the newly constructed sidewalks or in street trenches to the satisfaction of the City Engineer and City Traffic Engineer.

Easements and Utilities

59. All new utilities shall be placed underground and, wherever feasible, in a common trench.

60. Prior to issuance of the first occupancy permit, the developer shall enter into an agreement with the City franchised cable T.V. operator to permit installation of cable in the common utility trench.

61. The size and configuration of the necessary water distribution facilities shall be shown on the final plans. Such plans shall be prepared to the satisfaction of the City Engineer and to the satisfaction of the Las Virgenes Municipal Water District ("LVMWD"). If required by the City, the developer shall enter into a tri-party agreement with the City and the LVMWD to complete the necessary water improvements and shall post sufficient surety guaranteeing construction of such improvements in an amount satisfactory to the City Engineer and in a form satisfactory to the City Attorney.

62. The size and configuration of the necessary sewage collection facilities shall be shown on the final plans, and shall include separate laterals to serve each development parcel within the Project. Such plans shall be prepared to the satisfaction of the City Engineer and to the satisfaction of the LVMWD and the Los Angeles County Consolidated Sewer Maintenance District.

63. If necessary, the developer shall participate in and pay its fair share [TBD] of an off-site sewer to provide sufficient downstream capacity to serve the Project.

64. The discharge of sewage from the Project into the public sewer system shall not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

Fire

65. The developer shall consult with the Fire Prevention Bureau of the Los Angeles County Fire Department prior to the issuance of a building permit to determine the facilities necessary to protect the Project from fire hazard. Water mains, fire hydrants and fire flows shall be provided to the satisfaction of such department.
Fire hydrant locations shall be shown on the Final Improvement Plans to the satisfaction of the LA County Fire Department. All private driveways shall be labeled “Private Driveway & Fire Lane.” Such driveways shall be posted “No Parking-Fire Lane” to the satisfaction of the County Fire Department.

**Miscellaneous**

66. The developer shall reimburse the City for investigation and enforcement costs (including staff time, sheriff’s department fees, consultant fees, and attorney’s fees) incurred by the City in connection with any violation of these conditions of approval. Unless the City Manager approves an extended deadline for good cause, such reimbursement shall be remitted within 10 days of the permit holder’s receipt of an invoice from the City.

67. All temporary ground markings (i.e. utility location markings) on public rights of way shall be removed so as to restore the surface beneath the marking to the condition prior to the application of the markings within 30 days of the completion of the construction activity that they are intended to serve.

68. Temporary, earth tone construction trailers may be placed on the construction site, during the initial demolition, initial grading, and subsequent development phases. Such trailers shall be removed from the property within 30 days of the completion of the construction activity that they are intended to serve.

69. Subject to the Development Agreement, fees in the form of deposits shall be submitted to all City Departments and other public agencies for the review of all project plans and documents and for the inspection of improvements. The applicable fees shall compensate actual cost as determined by each respective department or agency subject to the Development Agreement.

70. Sufficient space shall be provided within the project to accommodate collection bins for recyclable materials, including organic materials, cardboard, paper, plastics, glass and metals. Not later than six months following the issuance of the first occupancy permits, the Developer shall prepare and submit to the satisfaction of the City a source reduction and recycling program which will effectively divert wastes generated on site, including green wastes, from landfill disposal. Thereafter, the Developer shall comply with the approved program.

71. Temporary, chain link security fencing with green screens shall be erected along the perimeter of construction areas during the initial grading and subsequent development and such fencing shall be removed within 30 days of the completion of the construction activity that it is intended to serve. The developer shall take whatever reasonable steps are necessary to prevent the construction site from constituting an attractive nuisance, and shall maintain the construction site in a clean, neat and orderly fashion during the construction process.

72. Within five days of the effective date of these Conditions of Approval, the developer
shall: 1) remit to the City a cashier's check made payable to the County Clerk in the amount of $2,919.00 pursuant to Fish and Game Code Section 711.4; 2) remit to the City a cashier's check made payable to the County Clerk in the amount of $75 for the documentary handling fee; and, 3) agree to payment of any fine imposed by the Department of Fish and Wildlife.

73. Anything to the contrary herein notwithstanding, (a) whenever the consent or approval by the City is required hereunder, such consent or approval shall not be unreasonably withheld, delayed or conditioned, (b) whenever any matter is subject to the satisfaction or discretion of the City, the City Manager, the Planning Director or City Engineer hereunder, the City, the City Manager, the Planning Director and the City Engineer shall be reasonable in their determination of such satisfaction or discretion, and (c) the City and its designees (including, without limitation, the City Manager, the Planning Director and the City Engineer) shall act in good faith and in a commercially reasonable manner with respect to any matter contemplated hereunder, including, without limitation, approving or disapproving any request for consent or approval and determining the satisfaction or discretion of the City or its designee with respect to any matter.

74. Anything to the contrary set forth herein notwithstanding, if the developer disputes in good faith the withholding of any consent or approval, or the adverse determination of the City's satisfaction or discretion, that may be required from the City or its designees under these Conditions of Approval or the Development Agreement, then the developer may avail itself of the following procedures:

a. If the initial decision rests with one of the City's designees (including, without limitation, the City Manager, the Planning Director and the City Engineer), the Developer shall be entitled to at least one meeting in person with such designee, promptly following the developer's written request therefor, in order to attempt to resolve such dispute in good faith and in a commercially reasonable manner.

b. If the developer and the City's designee are unable to resolve such dispute to their mutual satisfaction in accordance with clause (a), or if the initial decision rests with the Land Use Committee, the Developer shall be entitled to a hearing before the Land Use Committee promptly following Developer's written request therefor and otherwise in accordance with all applicable legal requirements, in order to attempt to resolve such dispute in good faith and in a commercially reasonable manner.

c. If the developer and the Land Use Committee are unable to resolve such dispute to their mutual satisfaction in accordance with clause (b), or if the initial decision rests with the City Council, the developer shall be entitled to a hearing before the City Council promptly following the developer's written request therefor and otherwise in accordance with all applicable legal requirements, in order to attempt to resolve such dispute in good faith and in a commercially reasonable manner.
d. Nothing set forth in this Section is intended to reduce, restrict or abrogate the rights or remedies otherwise available to the developer or the City under applicable laws or in equity.

75. In the event that the City establishes a business district traffic council, the property owner shall fully participate and support the council.

76. Bicycle racks/lockers for the use of both residents and employees shall be provided prior to the issuance of the occupancy permit. The location of the bicycle racks/lockers shall be shown on the final site plan to the satisfaction of the City, subject to Condition No. 18.

77. The developer shall terminate the April 26, 1967 Covenants, Conditions and Restrictions ("CC&R") of the "Westlake Industrial Park" and any subsequent or related amendments prior to the construction of the project. A copy of the completed terminations filed with, and a copy of the confirmation from, the County of Los Angeles Registrar/Recorder shall be provided to the City prior to construction of the project.

Mitigation Measures

78. CULT-1: The project applicant shall retain a professional Native American monitor from the Fernandeño Tataviam Band of Mission Indians or consulting Tribe under AB 52 to observe all grading operations up to 5 feet below the surface of native soil, unless there is evidence to suggest cultural resources extend below the specified depth.
- Part-time or spot check monitoring shall be conducted in areas with fill or sediments that are highly disturbed. Full time monitoring shall be conducted when ground-disturbance occurs within native (non-fill) levels.
- If cultural resources are encountered, the Native American monitor will have the authority to request ground disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time.

79. CULT-2: The Lead Agency and/or the applicant shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians and consulting Tribes on the disposition and treatment of any Tribal Cultural Resource encountered during project grading.

80. CULT-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County coroner shall be contacted. If the human remains are determined to be Native American in origin by the County coroner, the applicant shall immediately notify the Lead Agency, the Fernandeño Tataviam Band of Mission Indians, and consulting Tribes.

81. GEO-1: Prior to the start of ground-disturbing activities, a qualified paleontologist
shall be retained to monitor excavations that extend into sensitive rock formations (alluvial deposits and Topanga Formation rocks). The schedule and extent of monitoring activities shall be established by the supervising paleontologist in coordination with the contractor and the City at a pre-grade meeting. It shall be the responsibility of the supervising paleontologist to demonstrate, to the satisfaction of the City, the appropriate level of monitoring necessary based on the on-site soils and final grading plans, when available.

82. All paleontological work to assess and/or recover a potential resource at the project site shall be conducted under the direction of the qualified paleontologist. If a fossil discovery occurs during grading operations when a paleontological monitor is not present, grading shall be diverted around the area until the monitor can survey the area. Any fossils recovered during site development, along with their contextual stratigraphic data, shall be donated to the City of Westlake Village or, at the discretion of the City, to the County of Los Angeles or other appropriate institution with an educational and research interest in the materials. The paleontologist shall prepare a report of the results of any findings as part of a testing/mitigation plan following accepted professional practice.
EXHIBIT "B"

Project Plans Dated March 24, 2021
Project Description

Cedarvalley Senior Housing

Project:
The proposed project located at 31200 Cedarvalley Drive in Westlake Village consists of developing a new 3-story Residential Care Facility for the Elderly. The senior community will provide services to residents needing Assisted Living and Memory Care support within an enclosed, welcoming, and secure environment.

Services that will be available are:

- Assistance with eating, bathing, dressing, toileting, and walking
- Access to health and medical services
- 24/7 security and staff availability
- Emergency call system for each resident’s home
- Health promotion and exercise programs
- Medication reminders
- Personal laundry services
- Social and recreational activities
- Three meals a day served in a common dining area
- Housekeeping services
- Transportation via van for group events or private chauffeured car

The project will be designed to be a Best in Class community with upgraded finishes such as luxury vinyl plank flooring, granite or quartz countertops and stainless-steel appliances. The community will provide a resort-like experience through the architecture, landscaping, interior amenities and finishes and exterior secured courtyards. Common areas for the assisted living residents will include a dining room, bistro, activity room, fitness room, roof terrace, lobby reception area, salon, and theatre. Memory care common area spaces will include a dedicated dining room, living room, and activity room as well as access to the community bistro and salon.

Site:
Currently the site is improved with a one-story industrial office building which will be demolished. The main entry drive with drop off and underground garage access is proposed off of Cedarvalley Drive. All services for the community, trash, and service deliveries will be from a shared driveway on Cedarvalley Drive. Landscaping will be provided throughout.

Building:
The new building will be of Type VA-1hour wood construction consisting of 128 units with a total of approximately 92,500 SF. The 3-story building will have a maximum height of 52 feet, measured from the adjacent grade to the highest point of the roof. Amenities for the senior residents will include a central service kitchen, dining rooms for both Assisted Living and Memory Care residents, bistro, library, therapy room, theater and activity rooms in addition to a staff lounge and administrative office spaces.

The massing of the building is consistent with the surrounding context including the 3-story Hilton Foundation building to the east and the 2-story office building to the north (See site sections). Outdoor amenities will include private internal courtyards that will be secured for the safety of residents. The courtyards will contain both walking paths for exercise, quiet contemplative areas for visiting with family and tables for outdoor activities. There will be kitchens in all assisted living units (sink, microwave and refrigerator) with granite or quartz countertops. Memory care units will not have a kitchenette and instead a counter top and storage area.

Parking:
In Assisted Living & Memory Care communities, parking is necessary only for staff and visitors as residents no longer drive. On grade parking is being proposed at 0.5 stalls/unit which is industry standard. A total of 63 parking stalls are being proposed for this project. In addition, the community will provide a van and a private car with chauffeur that can transport residents around town, to doctor’s appointments and to offsite activities.

Operations:
The community will be open 24 hours per day, 7 days per week. It will be licensed by the State of California as a Residential Care for the Elderly and will comply with all the state regulations. Staff will be on site 24 hours a day with the following shifts:

- 6AM-2PM – 30 staff members
- 2PM-10PM – 25 staff members
- 10PM-6AM – 5 staff members

Architectural Style:
The proposed architectural style takes its cue from several elements prevalent in the Westlake Village community. It will include cement plaster walls, wood-like lap siding, concrete tile roofs, wood beam rafter tails & wrought iron detailing (See imagery sheet for examples). All exterior paint colors will be within an earth-tone color palette. We feel this style will blend well and be respectful of the surrounding community.

LANDSCAPE PROJECT DESCRIPTION
Based on the Conceptual Landscape Plan prepared by MJS Design Group dated October 23, 2019

The Cedarvalley Senior Housing development, located within a mostly commercial neighborhood, will be embraced by a lush landscape set back on 3 sides with the 4th side addressing deliveries to the site. Ground level residential units on the perimeter and facing the internal Courtyard are buffered with low, lush planting. The project entry at Cedarvalley Drive is recognized as essential place-making landscape opportunity. To achieve the quality of place, this area will be given a differentiated, unique character and image which collectively strengthens the identity of this senior community. Ease of accessibility encourages pedestrian activity, promotes safety and facilitates neighborhood interaction. It will define the preservation character of the community. Careful use of water for landscaping utilizing moderate and low water use plant material and a design approach of green oasis where the highest visual impacts occur.

RESIDENT COURTYARD:
The internal Courtyard, centrally located to the residential units and common areas serves as the outdoor social hub for the assisted living residents. A century old Olive tree anchors this outdoor space. A fountain at the center of the Courtyard creates a visual connection to the outdoors from the Lobby entrance. Various types of "soft" furniture including chairs, love seats, couches, tables & umbrellas give the residents socializing options. The Memory Care residents enjoy an opportunity to interact with the landscape on generous, curvilinear walkways wandering by a bird bath, a pollinator garden and under mature Olive trees. Lush and colorful plant material arranged in organic groupings with an early-California palette provides visual interest.

PLANT MATERIAL:
Careful use of water for landscaping including low water use plant material and a design approach of green oasis where the highest visual impacts would occur. The planting scheme is simple, bold and easy to maintain providing a mix of plant sizes in informal planting schemes including both long and short-lived plant materials. Low water consumptive plants are utilized for the streetscape at Via Rocosas street. All proposed plants are CAL-IPC non-invasive and WUCOLS Medium/Low water consumptive varieties for their proposed growing conditions.

Cedarvalley Senior Housing
31200 Cedarvalley Drive,
Westlake Village, California 91362

Project Narrative

A1

4 March 2021
Cedarvalley Senior Housing
31200 Cedarvalley Drive,
Westlake Village, California 91352