TO: Mayor and City Council

FROM: Rob de Geus, City Manager

SUBJECT: CONCEPT REVIEW: PROPOSED RESIDENTIAL PROJECT AT 5601, 5655, AND 5701 LINDERO CANYON ROAD

OVERVIEW

The purpose of this study session is for the City Council to receive information and provide input regarding a proposed residential project consisting of 693 rental units, associated parking structures and amenities, and a retail kiosk. The study session is for concept review purposes only; a formal development application has not been submitted and the City Council will not make any decisions about the project at the study session.

BACKGROUND

Proposed Project Overview

A residential development project is proposed on three properties located at 5601, 5655, and 5701 Lindero Canyon Road (across from Valley Oaks Memorial Park and Costco). The project is being proposed by the owners of the three properties: Rose Equities, Garden Communities, and the Nasch family (collectively, “the applicant”). The project is not sponsored or funded by the City of Westlake Village.

The applicant is proposing to demolish the existing office buildings on the three properties and to construct 693 rental units, associated parking structures and amenities, and a retail kiosk. Additional details about the proposed project are provided later in this report. Residential development is allowed at this location pursuant to the North Business Park Specific Plan (NBPS).

North Business Park Specific Plan

The City Council adopted the NBPS in 2020 to guide the redevelopment of the aging business park area north of the 101 Freeway and west of Lindero Canyon Road. A combination of increasing land values, an evolving economy, and regional economic pressures resulted in several properties in this area being redeveloped to non-industrial uses prior to the adoption of the NBPS, including the Four Seasons Hotel, Conrad N. Hilton Foundation (formerly Dole), Oaks Christian School, and Calvary Community
The NBPSP provides a framework to ensure that further redevelopment in this area occurs in a manner consistent with the character of Westlake Village and can be accommodated by the City’s infrastructure. An important aspect of the NBPSP is that it allows certain commercial properties to be redeveloped with housing.

**NBSP and Regional Housing Needs**

The State of California requires cities to adopt a General Plan and Zoning Ordinance that provides capacity for new housing units to accommodate their share of regional housing needs. As a fully built-out master planned community, the City of Westlake Village has very little vacant land available for additional housing. The north business park area was identified as a suitable location for additional housing because of its older and underutilized commercial and industrial properties, and because its location minimizes the impact of new housing on existing residential neighborhoods. The City Council included a residential development allotment in the NBPSP to satisfy the State’s mandate to accommodate regional housing needs.

**Density Bonus Law**

To provide adequate capacity to accommodate the City of Westlake Village’s share of regional housing needs, the NBPSP allows a maximum of 462 housing units in the Mixed Use Lindero District along Lindero Canyon Road and allows a maximum of 145 housing units in the Mixed Use Corsa District on Corsa Avenue. However, these limits are superseded by the State’s Density Bonus Law (Government Code Section 65915) when a residential development includes a certain percentage of units that are affordable to lower income households.

The applicant is proposing to restrict 70 housing units, or 15% of the 462 allowed housing units, for rental only to very low-income households. In exchange for providing these affordable units, the Density Bonus Law gives the applicant a “density bonus” of 50%. This means the total number of housing units in the project can be 50% greater than the number of housing units otherwise allowed. The proposed project includes 693 housing units, which is 50% greater than the 462 otherwise allowed by the NBPSP.

In addition to bonus units, the Density Bonus Law entitles the applicant to special parking requirements and to three incentives or concessions. The potential incentives or concessions include exceptions to otherwise applicable development standards such as height limits and setbacks.

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1 A very low-income household is a household with a gross income that is less than 50% of the median household income in the county, based on the number of persons living in the household and adjusted for housing costs. Currently, very low-income for Los Angeles County is defined as 1) an individual with a gross income of $41,700 or less or 2) a four-person household with a gross income of $59,550 or less. The rental rates for units that are restricted for rent to very low-income households are lower than the rental rates for comparable unrestricted units. The rental rate is determined by a mathematical formula specified in State law.
Housing Crisis Act of 2019

Senate Bill 330, the Housing Crisis Act of 2019, substantially modified the way cities process applications for residential development projects. The legislation includes the following notable provisions:

- A project applicant may submit a preliminary application for a proposed residential development project. The preliminary application freezes in place the policies, standards, and fees applicable to that project at the time a complete preliminary application is submitted. If the applicant submits a complete formal application within 180 days of the preliminary application (subject to certain limitations), the applicant does not have to comply with any policies, standards, or fees adopted after the submittal of the preliminary application.

- Cities cannot conduct more than five public hearings or meetings in their consideration of a residential development project, including City Council and Council Committee meetings. Further, cities must approve a residential development project within a specified timeline.

- Residential development projects are only required to comply with objective development standards that involve “no personal or subjective judgment by a public official.” This means that definite standards such as setbacks and open space are applicable, but standards that are subject to interpretation or personal opinion are not. Standards that include words such as “compatible,” “consistent,” “acceptable,” “livable,” and “character” can have different meanings for different people and cannot be applied to residential development projects.

- Cities cannot approve a General Plan amendment or a zone change that reduces the allowed density or intensity of residential development. Further, cities cannot impose any policy, standard, or condition that reduces the allowed density or intensity of residential development.

- Cities cannot impose or enforce a moratorium on residential development.

**DISCUSSION**

**Proposed Project**

The applicant submitted an information package that includes details and conceptual plans for the proposed project (Attachment 1). The following descriptions and tables provide a summary of the proposed project, to the extent details about the project are provided in the information package.

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2 The Density Bonus Law compels cities to approve incentives or concessions for eligible projects, which may include exceptions to objective development standards.
The applicant is proposing to demolish the existing office buildings on the three properties and to construct a residential project consisting of 693 rental units, associated parking structures and amenities, and a retail kiosk. Access to the project site would occur via three existing driveways on Via Colinas, on Lindero Canyon Road opposite the Valley Oaks Memorial Park driveway, and at the intersection of Lindero Canyon Road and Russell Ranch Road. No new driveways are proposed. Pedestrian access to the site would occur via sidewalks along the driveways. Vehicle and pedestrian circulation within the project site would occur via private streets, driveways, and pedestrian paths.

For off-site improvements, the applicant is proposing to install sidewalks along the project frontage on Lindero Canyon Road and Via Colinas. The applicant is also proposing to install a new left-turn pocket on Lindero Canyon Road to provide northbound access to the driveway opposite Valley Oaks Memorial Park. However, this is subject to further discussion as the City Traffic Engineer has expressed concern over adding a turn pocket at that location. The information package includes a diagram indicating “proposed enhanced intersection” at the intersections of Lindero Canyon Road with Via Colinas and Russell Ranch Road, although no information is provided about how these intersections would be enhanced.

The 693 rental units in the proposed project are located in three different building types, identified in the information package as East Terrace, West Terrace, and Villas. Table 1 provides information about each of the three building types.

### Table 1: Building Type Characteristics

<table>
<thead>
<tr>
<th>Building Type</th>
<th>East Terrace</th>
<th>West Terrace</th>
<th>Villas</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Type</td>
<td>Podium (residential units above parking structure)</td>
<td>Wrap (residential units surrounding parking structure)</td>
<td>Attached rowhouses</td>
<td>--</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>2</td>
<td>1</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>Number of Units</td>
<td>396</td>
<td>279</td>
<td>18</td>
<td>693</td>
</tr>
<tr>
<td>Building Height, Stories</td>
<td>6 stories (including 1 above-ground parking level)</td>
<td>Residential: 5 stories Parking: 6 stories including rooftop deck</td>
<td>2-3 stories</td>
<td>--</td>
</tr>
<tr>
<td>Building Height, Feet</td>
<td>Not specified</td>
<td>Not specified</td>
<td>Not specified</td>
<td>70 feet maximum</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>Not specified</td>
<td>Not specified</td>
<td>Not specified</td>
<td>1,308</td>
</tr>
<tr>
<td>Parking Type</td>
<td>Semi-subterranean parking structure</td>
<td>Above-ground parking structure</td>
<td>Individual garages</td>
<td>--</td>
</tr>
</tbody>
</table>

Table 2 provides a breakdown of each unit type across the entire project. Units restricted for rent to very low-income households must be evenly distributed throughout the project and must have the same proportions of unit types and sizes as the unrestricted market rate units.
### Table 2: Unit Type Breakdown

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Approximate Size (square feet)</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>680</td>
<td>41</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>740 - 900</td>
<td>314</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>1,150 - 1,250</td>
<td>286</td>
</tr>
<tr>
<td>3-Bedroom</td>
<td>1,400</td>
<td>34</td>
</tr>
<tr>
<td>3-Bedroom Villa</td>
<td>1,500 - 1,950</td>
<td>18</td>
</tr>
</tbody>
</table>

According to the information package, amenities of the project would include the following:

- A centralized landscaped “park” area with a retail kiosk
- Residential quads with landscaped open space and swimming pools
- Various plazas and open space areas
- Fitness and recreation facilities

Staff are unable to comprehensively review the proposed project for compliance with the objective standards of the NBPSP given the level of detail provided in the information package. Staff makes the following observations based on the information package:

- The proposed project occupies all three properties in the Mixed Use Lindero District and can therefore include the maximum 462 units allowed by the NBPSP (not including density bonus units). The project would not require a transfer of unit capacity from the Mixed Use Corsa District.

- The proposed project does not provide the parking required by the NBPSP, and instead complies with the special parking requirements provided under the Density Bonus Law. The project provides 1,308 total parking spaces, an average of about 1.9 spaces per unit including guest parking.

- The proposed project exceeds the maximum allowed height of three stories and 55 feet for the Mixed Use Lindero District. Although not specified in the information package, the applicant will presumably choose to exceed the maximum height as one of the incentives or concessions provided under the Density Bonus Law.

- The proposed project provides 3.89 acres of usable common open space plus individual balconies for some units. This exceeds the NBPSP requirement of 200 square feet of open space per unit.

The information package includes a matrix asserting that the project complies with other NBPSP objective standards, but staff cannot verify this based on the level of detail provided.
Study Session Format

The study session is intended to provide an opportunity for the City Council and public to receive information about the proposed project, ask questions, and provide input to the applicant in an informal setting. This agenda item is a concept review only. A formal development application has not been submitted and the City Council will not be making any decisions regarding the proposed project at the study session. Staff recommend the following format for the study session:

1. Introduction and overview by staff
2. Presentation by the applicant
3. City Council questions of the applicant
4. Public comment
5. City Council discussion with the applicant
6. City Council discussion and comments

Next Steps

The applicant has stated an intent to submit a preliminary application pursuant to Senate Bill 330 following the study session. Staff has recommended to the applicant that the input received from the City Council and public at the study session be used to inform further work on the project design prior to submittal of the preliminary application.

No action by the City is required in response to the submittal of the preliminary application. The purpose of the preliminary application is to freeze the policies, standards, and fees applicable to the project for 180 days pending submittal of a formal development application.

Following submittal of a formal development application, the City will begin the process of environmental review under the California Environmental Quality Act and reviewing the project for compliance with the objective standards of the NBPSP, other applicable standards, and the Density Bonus Law. Once these reviews are complete, the project will be scheduled for a City Council public hearing.

**RECOMMENDATION**

Staff recommends the City Council receive the applicant’s presentation and provide input regarding the proposed development project. No motion or vote is required.

Prepared by: Michael Forbes
Planning Director

Attachment: 1. Information package on the proposed project
2. Frequently asked questions
Opening Letter

City of Westlake Village  
31200 Oak Crest Drive  
Westlake Village, California 91361

Dear City of Westlake Village,

We are very pleased to submit to you our written narrative, describing our proposed mixed-use community located at 5601, 5655, and 5701 Lindero Canyon Road.

Named **Lindero Terrace**, the over 20 contiguous acres will serve to fulfill the vision for our neighborhood, as defined in the City approved North Business Park Specific Plan.

Our in-person presentation at the Study Session before the full Council, on April 26th at 4:00 PM, in City Hall, will be based on the enclosed booklet.

This narrative reflects **everything** Lindero Terrace stands for today and for generations to come.

We are Rose Equities and Garden Communities, with a 50 year old history in the Conejo Valley and over a 65 year old friendship between the two families. We are two private, multi-generational, family-owned companies.

Together with the Nasch family, like-minded, 30-year, local Westlake owner-builders, we are committed to the creation and long-term ownership of, a sustainable and walkable mixed-used, high quality rental community. It will deliver positive economic and fiscal impact for our neighborhood and our City and at the same time, help fulfill state housing mandates.

Anyone can reach us at our website [www.LinderoTerrace.com](http://www.LinderoTerrace.com) and starting on June 1, at our office located at 5601 Lindero Canyon Road, Suite 200, Westlake Village.

After decades of local ownership, and nearly 2 years of careful planning, preparation and on-going communication with our neighbors and City, we look forward to the Study Session as we continue to move through the entitlement process for **Lindero Terrace**.

Respectfully,

**Leonard G. Glickman, Managing Partner**  
on behalf of Rose Equites, Garden Communities, and Nasch family
Who We Are

OWNERSHIP GROUP

Rose Equities
Leonard Glickman
Principal at Rose Equities

Garden Communities

PROFESSIONAL TEAM

Land Use Attorney
Cohen Land Use Law
Chuck Cohen
Thomas S. Cohen

Design Architect
Moore Ruble Yudell
John Ruble, Principal

Executive Architect
TCA Architects
Chris Williams, Senior Associate

Landscape Architect
Studio MLA
Amy Kalpin, Senior Associate

Interior & Amenities Architect
Studio Valerius
Richard Chandler, Founder

Planner & Civil Engineer
CCE Design Associates
Randy Chapman, President

Sustainability Consultant
VCA Green
Moe Fakih, Principal

Life Safety Consultant
Firesafe Planning Solutions
Gene F. Begnell
A VISION FOR A NEW COMMUNITY

Westlake Village offers one of Southern California’s most serenely natural environments, convenient to, but separate from, the dynamic worlds of work and play in Los Angeles and its surrounding urban districts. To this distinguished setting, we are proud to present Lindero Terrace, an elegant, mixed-use residential-centric community that is profoundly inspired by the warmth and grandeur of the region’s mountain landscape, with planning and design that embrace and build on the many qualities of place in and around the Village itself.

1. Opportunity Informed by Data
Creating high-quality rental housing remains a priority in California, and the unique environment in and around Westlake Village provides an optimal setting, with excellent location and relationship to employment and shopping, as well as cultural and natural resources.

2. Planning with Best Practices
Lindero Terrace offers variety and choice in terms of residential accommodation and experience, with ample connection to a rich array of outdoor spaces and activities. Multi-point access from Lindero Canyon Road and Via Colinas ensures efficient on- and off-site mobility.

3. Architecture Inspired by Place
With careful attention to the North Business Park Specific Plan, architectural design for Lindero Terrace looks to the beauty and grandeur of the regional landscape for inspiration, with extensive use of classic materials—stone and brick—to give fresh interpretation to established styles.

4. Environmental Responsiveness
Meeting and/or exceeding California’s current high standards for sustainability, Lindero Terrace is built to last, to be easily maintained, and to operate with great efficiency for years to come. This extends to both building and landscape, with profound influence on design.

5. Design that Fosters Community
Generous open space connected to a rich array of indoor and outdoor amenities supports community within Lindero Terrace. A spacious open park and gateway plaza, plus ground floor uses, draw in the public to help make this community part of Westlake Village as a whole.
North Business Park
Specific Plan
Mixed-Use Lindero District is identified for residential use (market rate and affordable) as a part of the approved 2021–2029 Housing Element.

Base density is 32 units per acre or 48 units per acre (50% bonus + affordable requirements) with use of state density bonus.

Lindero Terrace’s assemblage effectuates the best possible outcome of the Mixed-Use Lindero District.

CONSISTENCY ANALYSIS

The following highlights key attributes of the North Business Park Specific Plan and Lindero Terrace’s consistency:

- Specific Plan Zoning
- Residential, Retail, Open Spaces uses
- Residential Density with State Density Bonus
- Building Height with State Density Bonus
- Building Modulation
- Minimum Setbacks
- Contained parking, significantly greater than State requirements
- Private and common area open space
- Affordable housing requirements
Figure 1-1: North Business Park Specific Plan Area

- Specific Plan Area
- City Boundary
- Focus Area
Lindero Terrace A New Community
Context, Site Planning, and Mobility
Site Context & Constraints

CONTEXT MAP

CONTRAINTS DIAGRAM, SLOPE & ASPECT

Summary:
19.98 Gross Acres
13.18 Buildable Acres

Notes:
4.45 Acres Slope
2.35 Acres Parking,
Access Easement
& Traffic Easements
Site Photos

1. LINDERO CANYON ROAD
2. VIA COLINAS
3. 5655 LINDERO
4. 5701 LINDERO
5. 5601 LINDERO

EXISTING FOOTPRINT
KEY PLAN

1
5
2
4
3

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Site Planning

CORE PRINCIPLES AND BEST PRACTICES

Place: A core principle for the development of Lindero Terrace is to create an authentic experience of place, drawing on the specific qualities of Westlake Village and its surrounding environment. The beauty of Southern California’s mountain landscape is drawn into the streets and courtyards of the community and into each dwelling with generous light and views.

Scope: Lindero Terrace fulfills a key principle of the North Business Park Specific Plan—encouraging coherent, larger-scale, mixed-use development—with 693 residences. The spectrum of the residential program addresses community and regional housing needs, and helps Westlake Village meet State mandates for housing.

Variety: With its all-rental program, Lindero Terrace provides a range of residential types and settings, from Townhouse Villas to Wrap and Podium apartments. This array of housing choices is given richly experiential distinction through orientation and adjacency to different streets, courtyards, and gardens.

Scale: Varied heights and building types weave into a generous sequence of streets, courts, gardens, and plazas. Placement of the Townhouse Villas and the diagonal layout of the Podium and Wrap buildings provide transitions of scale along the streetfront.
Site Planning

**CORE PRINCIPLES AND BEST PRACTICES**

**Access and Mobility:** Multiple entries to Lindero Terrace provide a network of pedestrian/bicycle and vehicular connections to surrounding neighborhood streets. Careful attention to emergency access and life safety has guided the layout of circulation within the site.

**Landscape Context:** A grand frame of greenspace is both foreground and background, using the dramatic topography of the site and generous setbacks to modulate the visual presence of the community. Significant investment in landscape and the public realm builds on the high standard of environment within Westlake Village.

**Activated Public Realm:** As emphasized in district guidelines, residential and amenity uses make strong connections to public spaces—streets and courtyards—with entrances clearly defined to have a public/community presence.

**Retail:** Limited neighborhood retail shop uses intended for Lindero Terrace residents and visitors as shown on the site plan in pink.

<table>
<thead>
<tr>
<th>East Terrace–Podium</th>
<th>West Terrace–Wrap</th>
<th>Villas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(5 Stories Type-III)</strong></td>
<td><strong>(6 Stories Type-III/I)</strong></td>
<td><strong>(3 Stories Type-V)</strong></td>
</tr>
<tr>
<td><strong>396 Units</strong></td>
<td><strong>279 Units</strong></td>
<td><strong>18 Units</strong></td>
</tr>
<tr>
<td>Studios 32 8% +/-680 S.F.</td>
<td>Studios 9 3% +/-680 S.F.</td>
<td>3 Bedrooms 18 100% +/-1,500 to 1,950 S.F.</td>
</tr>
<tr>
<td>1 Bedroom 179 45% +/-740 to 900 S.F.</td>
<td>1 Bedroom 135 47% +/-740 to 900 S.F.</td>
<td></td>
</tr>
<tr>
<td>2 Bedrooms 160 40% +/-1,150 to 1,250 S.F.</td>
<td>2 Bedrooms 126 45% +/-1,150 to 1,250 S.F.</td>
<td></td>
</tr>
<tr>
<td>3 Bedrooms 25 6% +/-1,400 S.F.</td>
<td>3 Bedrooms 9 3% +/-1,400 S.F.</td>
<td></td>
</tr>
</tbody>
</table>

**Total**
693 Units, 19.98 Acres, 34 Du/Ac
Average Apartment 1,000+ S.F.

**Notes:** 1,308 Parking Spaces Provided
1.9 Sp/Du and Type-III & V Construction
Lindero Terrace Main Gate
Open Space

Common Open Space Required 3.11 Ac/135,653 S.F.

- Park & Amenity Green Spaces: 3.89 Ac/169,459 S.F.
- Total Common Open Space Provided: 3.89 Ac/169,459 S.F.
- Nearly 60% of total site

- Additional Natural Planted Areas: 5.63 Ac/245,337 S.F.
- Total Common Open Space + Natural Planted Area: 9.5 Ac/414,796 S.F.

- Active Loop: 0.6 miles
  Lindero Terrace at Westlake Village will exceed the open space requirements.
Mobility Planning

PEDESTRIAN/BICYCLE AND VEHICULAR CIRCULATION

Lindero Terrance reduces traffic. Lindero Terrace embraces the North Business Park Specific Plan circulation goal to improve travel for all modes, particularly with respect to pedestrian circulation. Travel by vehicles is de-emphasized as shown in the table below, which demonstrates that Lindero Terrace will generate fewer car trips as compared to the existing development on the site. Instead, pedestrian/bicycle travel is encouraged and facilitated by the proposed residential land use—which will create opportunities for Lindero Terrace residents to live close to work—and onsite walkways leading directly to pedestrian connections to nearby shopping, recreational, and educational uses.

Lindero Terrace will construct new sidewalks on the west side of Lindero Canyon Road, both serving Lindero Terrace residents and facilitating local pedestrian travel to important facilities such as the existing Metro bus stops located adjacent to the site. Lindero Terrace also facilitates travel via bicycle through use of adjacent existing and future bicycle facilities located on Lindero Canyon Road and Via Colinas.
Westlake Village Marketplace
Pita Grill, Smart & Final, Michaels, Pet Smart, Staples

PROPOSED Enhanced Intersection Full Turning Movements

Four Seasons Hotel

PROPOSED Enhanced Pedestrian Crosswalk

PROPOSED Enhanced Pedestrian Crosswalk

Sidewalk Introduced Along Lindero

West Gate

MAIN GATE

EAST GATE

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Elevation West Terrace
Materials West Terrace

- Seamed metal roof
- Sanded stucco exterior
- Roman brick cladding
- Glass and metal railings
- Deep loggias /private decks
- Boxed bay windows
- Shadow lines and material change define base, middle and top
- Double height storefront framed bay windows
- Stone Piers
- Strong exterior connection at ground level
- Roof profile creates skylight
- Upper floor steps back
Elevation East Terrace
Materials East Terrace

- Curved roof and floorplates
- Smooth cement plaster
- Metal fascia trim
- Stepped exterior walls
- Smooth cement plaster
- Metal screens with wood finish
- Continuous wrap-around porches
- Screens provide shade but remain open to views
- Painted metal railings
- Brick cladding
- Stone Piers
- Connection of interior to ground floor level

- Roof profile engages skyline
- Gabbed metal roof
- Upper floor steps back
- Brick cladding
- Deep loggias/outdoor rooms
- Smooth cement plaster
- Painted metal railings
- Rhythm of solid and void
- Metal screens with wood finish
- Shadow lines and material change define base, middle and top
- Stone Piers
- Strong exterior connection at ground level
Stone cladding
Painted metal railings
Metal screens with wood finish
Metal Fascia Trim
Metal Roof
Roof inspired by mountains
Syncopated rhythm of heights
Deep loggias/outdoor rooms
Metal window frames
Brick accent walls
Stone cladding
Windows frame mountain views
Metal screens with wood finish
Large private patios
Stone patio, planters, and steps
View Simulations
EXISTING VIEW: CORNER OF VIA COLINAS AND LINDERO CANYON ROAD LOOKING NORTH
PROPOSED VIEW: CORNER OF VIA COLINAS AND LINDERO CANYON ROAD LOOKING NORTH
EXISTING VIEW: TRAVELING EAST ON LINDERO CANYON ROAD

KEY PLAN
View Simulations East Gate

EXISTING VIEW: CORNER OF RUSSELL RANCH ROAD AND LINDERO CANYON ROAD LOOKING NORTHWEST

KEY PLAN
PROPOSED VIEW: CORNER OF RUSSELL RANCH ROAD AND LINDER QANYON ROAD LOOKING NORTHWEST
Landscape, Amenities, Life Safety, and Sustainability
Lindero Terrace is deeply rooted in its location, celebrating the natural beauty of the Santa Monica Mountains, creating outdoor opportunities for community and respecting the environment with sustainable landscaping.

**Placemaking:** Positioned to face breathtaking views of the Santa Monica Mountains, the project takes advantage of elevation changes and celebrates those inspiring vistas. The setting is a large part of the lifestyle and the highly-sought-after experience of Southern California outdoor living. Within the City of Westlake Village, many local resources, services, and recreational opportunities are easily accessible and very conveniently located near Lindero Terrace. Improvements in mobility, specifically pedestrian routes, will help connectivity to the greater community. At the street level along Via Colinas and Lindero Canyon Road, a shaded streetscape with street trees and a new sidewalk will improve walkability and connectivity to the numerous adjacent community resources.

**Community:** The emphasis on a higher quality of life within a suburban context promotes interactions between neighbors and landscape connections between residences. The landscape integrates garden spaces, plazas, trails, and paseos within a shaded tree canopy. Amenity areas with swimming pools, outdoor cooking and dining, play and gathering area, and specialized gardens are available to the residents to further enhance the living experience here. There is a wealth of shared community-facing green spaces. For example, the site entrance is flanked by two parks and a plaza for residents and the greater community. A community walk weaves throughout the site and around its perimeter to provide active recreation opportunities for the residents. A series of courtyard amenity spaces are proposed among the residential buildings. These are intended to serve as shared community spaces with passive and active outdoor amenities.

**Sustainability:** The landscape design is approached in such a manner that it greatly improves project sustainability. Trees and their canopies are one of the most important elements of this landscape. Trees, gardens, and lawns provide moisture and shade, which greatly contributes to cooling the soil and air. By shading buildings and hardscape surfaces, the local environment can be cooled, which can then reduce the energy needed for air conditioning. Trees and plants will be carefully chosen to focus on climate-appropriate, low-water selections. The automatic irrigation systems will integrate smart controllers and rain sensors that utilize weather-sensing technology to adjust watering schedules as needed and conserve outdoor water usage.
The amenities strategy at Lindero Terrace focuses on creating valuable personal and social interactions, with an emphasis on outdoor activities, fitness, and health.

**Lobbies:** Framing the overall entrance gates to the buildings, lobbies are not only hubs of transit but also places to pause, reflect, and meet friends.

**Leasing Lounge:** Adjacent to Helen’s Way and its richly planted streetscape—and next to the parking garage for convenient access—this lounge overlooks the majestic views from the new Lindero Terrace Park.

**Family Rooms:** The Family Rooms are indoor spaces conveniently located for families and kids to enjoy safe, creative, and fun times together.

**Social Lounges:** Considered as indoor extensions of the adjacent parklets across the community, the social lounges, these are flexible spaces where residents spend quality time, whether relaxing and reading, working, or gathering with friends to let off steam.

**Group Gatherings and Games:** The East Terraces are dedicated to more active recreational gatherings, where friends can share a drink or play games, while enjoying the unobstructed views toward the surrounding landscape.

**Pools and Cabanas:** Among the project’s several pools is a majestic rooftop pool that allows guests to soak in views of the Santa Monica Mountains, these resort-like prime amenity spaces feature essential California leisure components such as sun decks, cabanas, and barbecues.

**Community Retail/Kiosk:** An exciting retail/kiosk component will anchor Lindero Terrace Park, providing ample seating for residents to soak up the panoramic mountain views.

**Fitness Centers:** Large, airy indoor areas filled with light, these elevated and spacious athletic facilities are where residents come to physically and mentally challenge themselves while enjoying the views of south-facing vistas across Westlake Village and beyond.
Life Safety Approach

A BETTER FUTURE FOR EVERYBODY

Safety is very important to us. Fire and Life Safety is built into the very fabric of this project. The building construction is of a higher standard (metal roofs, upgraded fire-resistive construction, 360-degree access for large structures, full-size medical elevator cars in all locations, etc.). These homes and the amenities that serve them will be protected with automatic fire sprinklers throughout. The landscaping and access are positioned so that the fire department will have access to all of the important areas during an emergency, should one arise. Safety systems will be monitored 24/7 by a central station with direct reporting to the fire department in the event of a problem. Life safety systems will be inspected and maintained by professionals through the project management. Safety systems will be certified by a third party every five years with reports to the fire department on compliance.
Sustainability Approach

INTRODUCTION

Sustainability is an important pursuit for Rose Equities and Garden Communities at Lindero Terrace. The community has an opportunity to incorporate environmentally-friendly and sustainable features in a manner that provides a sense of safety, achieves a sense of wellbeing, and delivers economic return. Additionally, the community will aim to “future-proof” its design, as it anticipates revisions to building codes and ever-changing technology.

Through sensible, sustainable practices, the community can do its part to help mitigate the climate crisis and show its local and global stakeholders that a strong commitment to ameliorating the built environment is a primary objective.

The Project’s sustainability objective will yield:
- Reduction in carbon emissions
- Improved wellness, occupant comfort, and safety
- Reduction in landfill waste
- Reduction in potable water use
- Net positive return to the local economy as energy efficiency savings are retained by residents

SUSTAINABILITY APPROACH

Current Sustainable Code Options

- CalGreen – Code Required
  Water and resource efficiency, EV parking, indoor air quality
- Title 24 – Code Required
  All-electric building per City of Los Angeles electrification ordinance
  Energy efficiency in 2022 is stricter than past cycles
  Renewables and battery storage are now mandatory
- LEED or LEED Equivalent – Optional
  Easy to achieve with CA Code
  Renewable energy credits
  Commissioning of central energy consuming systems

Latest Zero Carbon Technology Included In Lindero Terrace

- Net zero carbon pathway
  New focus going forward in California where renewable power in the grid helps offset site fossil fuel use. Grid power is approximately 42% clean energy. The project will contribute approximately another 10% to 15% in clean energy production and approximately 35% reduction in energy consumption compared to the previous code cycle.

- Microgrids
  Solar photo-voltaic installation coupled with battery storage will establish a microgrid where excess power is stored during the day and utilized in evening hours. When the grid is operating, intelligent feed into grid reduces operating costs, stabilizes local grid, addresses basic power needs during an emergency, and potentially adds a source of revenue to the project.
- **VRFs**
  Offer greater efficiency affording tradeoffs with other features like larger windows. Adds hard cost compared to ducted heat pump systems. Drives greater efficiency. Effective in tighter footprints and in mid-rise settings.

- **Heat pump water heaters**
  City by city, gas is being phased out. HPWHs offer pre-designed, factory-built, skid-mounted systems that are faster to install and cheaper to operate, but require larger tanks. Individual tanks can also be placed in residential unit hallways, which could allow for more space for solar PV on the roof.

- **Renewable energy**
  Solar energy is now the lowest-cost energy available. Reduces operating costs and therefore aids in increasing NOI. Pairs very well with HPWH. Mega-packs are now an attraction for tenants. Lends itself to resiliency and microgrids.

**Possible Solutions for Promoting Building Resiliency and Grid Harmonization**

- **Solar and battery storage increased capacity**
  Meet 2022 code minimum and explore the opportunity to increase solar and battery capacity that delivers favorable ROI. Explore the opportunity to implement solar shade structures in amenity areas.

- **Clean energy pools/spas**
  Install solar hot water preheat systems for pools and spas and install variable motor pumps. Significant ROI is delivered for a use that is very costly. It also shows well to the public and to the city. Systems may be screened or artistically incorporated into design as a show-piece.

- **Lifecycle cost assessment**
  Perform building envelope lifecycle cost baseline and implement measures that reduce embodied carbon. For example, add slag to concrete, have material-efficient framing, utilize mass timber instead of steel beams in certain areas.

- **Fitness through FitWel**
  Bridge occupant wellness with sustainability. Pursue FitWel certification, which helps to design mobility into the project/amenities. Some examples include incorporating amenities into sidewalks and streetscapes such as furniture, outdoor exercise equipment, street art, greenery. Allow stairs to be readily accessible. Provide operable windows in all dwelling units. Provide fitness rooms. Install exercise bikes that generate electricity and show you how many calories burned and how many watts generated.

- **Resiliency**
  All-electric heat pumps in common areas tied to storage provides tenants and surrounding community with a refuge center that can operate during grid failures. With abundant solar power and storage, the site can also help local authorities with access to necessary power and communications.

- **Energy Savings Gamification**
  Allow tenants to access a phone app to voluntarily track their water and utility usage and compete for who has the lowest score based on # of occupants. Have eco-friendly and wellness/awareness events and bring a healthy food truck. Issue prizes to tenants.

- **ENERGY STAR® utility tracking and certification**
  Very low cost to implement and tracking is required by State Code AB 802. Track site energy overtime and assess performance. We often think of the first costs with regards to sustainability; however, there is no guarantee the project will run efficiently when occupied. An operations and maintenance program can help maintain and improve the investment. Staff training is paramount.

- **Engage the city**
  Describe how, at times of grid failures, the EV chargers can be designated for emergency vehicle charging. Describe how a facility with working hot water, ventilation, refrigeration, can be a benefit to local seniors or disabled residents.
What is being proposed?
A residential development project is proposed on three properties located at 5601, 5655, and 5701 Lindero Canyon Road (across from Valley Oaks Memorial Park and Costco). These properties are currently occupied by office buildings. The proposed project consists of 693 rental units and a small retail kiosk to serve residents of the project. The proposed units include a combination of studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments; and 3-bedroom “villas.”

Who is proposing the project?
The project is being proposed by the owners of the three properties: Rose Equities, Garden Communities, and the Nasch family. The application is expected to be filed by a representative of these owners. The project is not sponsored or funded by the City of Westlake Village.

Why is residential development allowed here?
The State of California requires every city to adopt a General Plan and Zoning Ordinance that has capacity for new housing units to accommodate the city’s share of regional housing needs. As a fully built-out master planned community, the City of Westlake Village does not have any vacant land available for additional housing. The North Business Park area was identified as a suitable location for additional housing because of its older and underutilized office and industrial properties, and due to its location that would minimize the impact of new housing on the existing residential neighborhoods. The City Council included a residential development allotment in the North Business Park Specific Plan to satisfy the State’s mandate to accommodate regional housing needs.

How much residential development is allowed here?
To provide adequate capacity to accommodate the City of Westlake Village’s share of regional housing needs, the North Business Park Specific Plan allows a maximum of 462 housing units along Lindero Canyon Road and 145 housing units on Corsa Avenue. These limits are superseded by the State’s Density Bonus Law when a residential development includes a certain amount of units that are affordable to lower income households.

Why is the proposed project allowed to have more units than allowed by the Specific Plan? What is a density bonus?
The applicant is proposing to restrict 70 units, or 15% of the 462 allowed units, for rental only to very low-income households. In exchange for providing these affordable units, the State’s Density Bonus Law gives the applicant a “density bonus” of 50%. This means the total number of units in the project can be up to 50% greater than the number of units otherwise allowed. The proposed project includes 693 units, which is 50% greater than the 462 otherwise allowed by the North Business Park Specific Plan.

What is a very low-income household? What rent do they pay?
A very low-income household is a household with a gross income that is less than 50% of the median household income in the county, based on the number of persons living in the household and adjusted for housing costs. Currently, very low-income for Los Angeles County is defined as (i) an individual with a gross income of $41,700 or less; or (ii) a four-person household with a gross income of $59,550 or less. The rental rates for units that are restricted for rent to very low-income households are lower than the rental rates for comparable unrestricted units. The rental rate is determined by a mathematical formula specified in State law.
Why is the proposed project taller than the Specific Plan allows? Does the project have to comply with the development standards in the Specific Plan?
The North Business Park Specific Plan limits buildings along Lindero Canyon Road to a maximum height of three stories and 55 feet. The proposed project has buildings that vary in height from three to six stories with heights up to 70 feet. Under the State’s Density Bonus Law, in addition to a 50% density bonus, the applicant is entitled to three incentives or concessions. The incentives and concessions that can be chosen by the applicant include exceptions to the height limit and other applicable development standards.

How much control does the City have over this project?
State law significantly limits the City’s control over this project. State law provides that residential development projects are only required to comply with objective development standards that involve “no personal or subjective judgment by a public official.” This means that definite standards such as setbacks and open space are applicable, but standards that are subject to interpretation or personal opinion are not. Standards that include words such as “compatible,” “consistent,” “acceptable,” “livable,” and “character” can have different meanings for different people and cannot be applied to residential development projects due to State law. Further, the State’s Density Bonus Law compels cities to approve incentives or concessions for eligible projects, which typically include exceptions to objective development standards.

Will this project help Westlake Village meet its State mandated housing goals?
Yes. Cities must report annually to the State on their progress toward satisfying regional housing needs. If built, this project would help the City of Westlake Village meet its requirement to provide very low-income housing and market-rate housing.

Why is this rental housing? Can the City require for-sale housing?
The applicant’s business model is to build for-rent housing rather than for-sale housing. The City of Westlake Village cannot require the applicant to build owner-occupied housing.

Why would the City allow more housing to be built in the middle of a drought?
About 70% of the water used in Westlake Village and surrounding communities is for landscape irrigation. Multifamily households use significantly less water than single-family households because multifamily housing has significantly less landscape area per unit than single-family housing. In addition, new development is required to comply with current code requirements pertaining to water efficient fixtures and appliances, which further reduces the amount of water used per household compared to existing development. Further, the State has determined that the housing shortage in California must be addressed through the construction of new housing regardless of drought conditions.

Will this project require an Environmental Impact Report (EIR)?
The City of Westlake Village will review the potential environmental impacts of the proposed project under the California Environmental Quality Act (CEQA). The level of CEQA review, including whether an Environmental Impact Report (EIR) will be prepared, will be determined after a complete application has been received. An EIR prepared by the City of Westlake Village for the North Business Park Specific Plan analyzed the environmental impacts that could result from all the redevelopment anticipated for the North Business Park Specific Plan area. The analysis in that EIR addresses some impacts of the proposed project, and some mitigation measures identified in that EIR will be applied to the proposed project. Further environmental review will be limited to any issues or impacts that are particular to the proposed project and were not analyzed in that EIR.