Study Session Purpose

- Receive information about a proposed residential project at 5601, 5655, and 5701 Lindero Canyon Road
- Concept review only
- No development application has been submitted
- Ask questions and provide input
- Listen to public comments
- City Council will not make any decisions today regarding the project
Background

• North Business Park Specific Plan (NBPSP)
• Regional Housing Needs
• Density Bonus Law
• Housing Crisis Act of 2019 (Senate Bill 330)
Location of proposed project
North Business Park Specific Plan

• Adopted by City Council in 2020
• Decade-long process including 45 public meetings
• Provides framework to ensure that redevelopment occurs in a manner:
  • Consistent with Westlake Village character
  • To be accommodated by the City’s infrastructure
North Business Park Specific Plan

• Provides property owners certainty for how they can use and develop their properties
• Allows owners to make viable economic use of their properties in response to increasing land value and evolving economy
• Provides housing capacity to satisfy State law
North Business Park Specific Plan
Regional Housing Needs

• Cities must provide capacity for new housing units through General Plan and zoning to accommodate share of regional housing needs
  • Required for State approval of General Plan Housing Element
• Westlake Village does not have vacant land or residentially zoned property adequate to provide share of regional housing needs
Regional Housing Needs

• Housing sites already identified in the NBPSP were used to accommodate share of regional housing needs for 5th Cycle (2013-21) Housing Element

• Same sites also used to accommodate share of regional housing needs for 6th Cycle (2021-29) Housing Element
  • Additional sites not needed
Housing Element and Specific Plan

- Westlake Village failed to get State certification of 5th Cycle Housing Element by October 2013 deadline due to inadequate housing capacity.
- Since the NBPSP already included provisions for residential development, City proceeded with assumption that NBPSP housing capacity would be used to provide housing capacity for the 5th Cycle Housing Element.
  - Housing was included in original 2011 preferred development scenario approved by City Council.
- 5th Cycle Housing Element was certified by the State in 2020 following adoption of the NBPSP.
- Same housing capacity was utilized for the 6th Cycle Housing Element; no additional capacity required.
Density Bonus Law

- State law requires cities to grant a “density bonus” and provide “incentives” or “concessions” to projects that restrict a percentage of units for rent/purchase by lower-income households
- Proposed project includes 70 units (15%) reserved for rent to very low-income households

Density Bonus Law requires for this project:
- 50% density bonus (462 x 50% = 231 bonus units)
- Three incentives or concessions
- Reduced parking requirement
Housing Crisis Act of 2019 (Senate Bill 330)

- Applicant may submit preliminary application to freeze policies, standards, and fees for up to 180 days
- Cities cannot conduct more than 5 public hearings or meetings for residential development projects
- Cities must approve projects within specified timelines
- Residential development projects are required to comply only with objective standards
- Cities cannot deny a project or require changes for not complying with subjective standards (e.g., “compatible”, “consistent”)
Housing Crisis Act of 2019 (Senate Bill 330)

• Cities cannot approve a General Plan amendment or zone change, or impose any standard or condition, that would reduce the allowed density
• Cities cannot approve or enforce a moratorium on residential development

• Aggressive enforcement of SB 330 and other housing laws
  • HCD Housing Accountability Unit
  • Attorney General Housing Strike Force
  • Attorney General lawsuits
Next Steps

• Applicant has stated intent to submit preliminary application under Senate Bill 330
  • Freezes standards, policies, and fees for 180 days pending submittal of formal development application
• City will process formal development application once submitted
  • CEQA environmental review
  • Review for compliance with specific plan objective standards and Density Bonus Law
Recommendation

• Receive presentation from property owners
• Ask questions
• Receive public comment
• Further questions and discussion with property owners
• City Council discussion and comments