

# MINUTES OF THE CITY COUNCIL

Westlake Village, California

February 27, 2007

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- CALL TO ORDER** This Community Workshop meeting of the Westlake Village City Council was called to order by City Manager Taylor on February 27, 2007 at 7:05 p.m., at 31200 Oak Crest Drive, Westlake Village.
- ROLL CALL** **Present:** Councilmembers Bruno, Rutherford, Slavin, Mayor Pro Tem Klessig, Mayor McSweeney  
**Absent:** None  
**Also Present:** City Manager Taylor, Planning Director Theobald, City Clerk Schott, City Attorney Boga, Assistant City Attorney Wiener, City Engineer Knipe, Senior Planner Wolfe
- BUSINESS:**
- OPUS WEST RUSSELL RANCH PROJECT ON PLANNING AREA "C" - WESTLAKE NORTH SPECIFIC PLAN** City Manager Ray Taylor described the purpose of the meeting as an opportunity for an informational presentation to the public. Mr. Taylor further stated a link has been added to the City's website for interested parties to submit their comments regarding the project via email to the City. Planning Director Theobald, employing a power point presentation format, described the history of the Westlake North Specific Plan in general, and the background of Planning Area C in particular. Mr. Theobald described the development entitlements currently in place by virtue of the existing Development Agreement. Assistant City Attorney Larry Wiener provided an overview of the legal aspects of development agreements in general, and specifically described the binding effects of the current development agreement as it applies to Planning Area C of the Westlake North Specific Plan. **PUBLIC COMMENT:** Mike Stern, asked how the City balances the aesthetics with the developer's need to make money. City Attorney Wiener stated the developer is required to conform with the requirements of the Development Agreement. **APPLICANT PRESENTATION:** Gary Toller, OPUS, introduced Todd Acklin, Sherri Haviken, and Stuart Morgan. Mr. Toller provided a brief statement regarding OPUS' Vision, Mission and Values. Sherri Haviken described the site constraints, the layout for the two proposed office buildings, stated the access from Russell Ranch Road will be some sort of a grand entrance to bring people into the site, stated a pedestrian plaza is planned between the buildings, a walking path is planned around the perimeter of the site, and restaurants are incorporated into the

plan to serve the tenants as well as the community. Mr. Toller thanked the staff and City Council for engaging OPUS in this process. Responding to a request from City Manager Taylor, Mr. Toller stated they are willing to go out to Homeowner Associations to talk with those interested. **PUBLIC**

**COMMENTS:** Debbie Vardi, asked about the shape of the buildings and the materials that are proposed. Ms. Haviken stated L-shaped buildings are proposed with a "U" portion between the buildings, and stone and tile building materials with windows pushed back to avoid a "flat" front. Responding to Ms. Vardi, Mr. Toller stated the retail spaces will possibly include a coffee shop, a deli or light luncheon grill with service uses for the tenants such as a dry cleaner or copy center. Mr. Toller further stated higher quality lunch and dinner houses are planned for the restaurants such as a Mortons or McCormick and Schmidts for Fish. Ms. Vardi suggested uses for teens such as a bowling alley, skate park and occupational school. Barbara Erickson, suggested a nice entrance sign for the City at Lindero Canyon Road be incorporated into the project, inquired about the plans for the existing Oak trees on the site, and stated the Baxter building on Lakeview Canyon Road is a good example of using different levels and building into the landscape. Ms. Haviken stated they will save as many trees as they can. Jonathan Greenspan, stated the expectation of this site was to be a town center, and this proposal is not consistent with what the community has come to expect, and stated the proposed plan does not create an appropriate ambience. Mr. Toller clarified they are proposing more of what Mr. Greenspan is suggesting. Mr. Greenspan suggested balconies be included and places to entice persons outside. Michael Edelstein, suggested the proposed walking trail extend around the entire perimeter of the property. Debbie Vardi, suggested walking spaces would create a town square type of feeling, and asked if the two restaurants could be separated. Mr. Toller stated the west end location is the best for visibility. Cheryl Tabbi, suggested local restaurants instead of dinner houses, suggested a small gym for the tenants of the office buildings, and suggested moving one of the office buildings to the back of the project. Nancy DeVore, suggested a multi use project to include public tennis courts, loft office, and underground parking. Ladan Nejad, asked if the buildings will be retained by the property owner or will they be sold. Mr. Toller responded the decision for this property has not been made yet. Ms. Nejad asked if the buildings will be single

tenant or multi tenant occupied. Mr. Toller stated they will be constructed to accommodate either. At the request of City Manager Taylor, Planning Director Theobald described the next steps in the process will be an EIR Scoping Meeting with the Environmental Consultant, and a Concept Review by the City Council. Stan Stewart, asked if any variances or zone changes will be required for this project. Mr. Toller stated no zone changes are being proposed, and they don't anticipate any radical changes to the Specific Plan. City Manager Taylor invited OPUS to visit with the residents in attendance after the adjournment of the meeting. Jim Bruno, Councilmember, asked if the construction will be phased, will the restaurants have outdoor patio dining, and asked about the square footage of the proposed retail spaces. Mr. Toller stated it could be phased, and the restaurants will have the ability for outdoor dining. Mr. Bruno stated he would like the two four-story office buildings broken up into four two-story buildings. Mr. Bruno further stated he would like the circumference to be a jogging trail, underground parking, a bank and a gym. Jonathan Greenspan, requested the proposal be presented in a CAD form. City Manager Taylor thanked staff and the applicant for their presentations.

**PUBLIC COMMENTS** None.

**MEETING ADJOURNED** The meeting was adjourned at 8:35 p.m.

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Susan McSweeney, Mayor

Attest:

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Beth A. Schott, City Clerk