



*In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (818) 706-1613 at least 48 hours prior to the meeting.*

*Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City to the City Council less than 72 hours prior to that meeting are available for public inspection at City Hall (31200 Oak Crest Drive, Westlake Village) during normal business hours.*

**AGENDA**  
**Meeting of the City Council's**  
**LAND USE COMMITTEE**

**Westlake Village City Hall**  
**31200 Oak Crest Drive**  
**Westlake Village**

**Wednesday, September 1, 2021, 2:00 p.m.**

Due to the ongoing COVID-19 pandemic, City Councilmembers and staff are participating in this meeting via teleconference in accordance with Governor Newsom's Executive Order N-29-20. Pursuant to such Executive Order, members of the public may observe and offer comment at the meeting telephonically or otherwise electronically by using Zoom teleconference service with the following steps:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84633183716>

Or One tap mobile :

US: +16699009128,,84633183716# or +12532158782,,84633183716#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646  
558 8656 or +1 301 715 8592

Webinar ID: 846 3318 3716

**CALL TO ORDER:** 2:00 p.m.

**ROLL CALL:** Mayor Pro Tem Halpern, Councilmember Pearl

**PUBLIC COMMENTS:**

## **BUSINESS:**

1. Housing Zoning Text Amendment  
Project Description: On July 28, 2021, the City Council initiated a Zoning Text Amendment to amend various sections of the Zoning Ordinance to achieve consistency with the General Plan Housing Element and with State law pertaining to special needs housing and density bonuses for affordable housing. Staff will present these proposed amendments for Committee consideration and recommendation.
  
2. North Business Park Specific Plan Cost Recovery Fees  
Project Description: Staff seeks direction from the Land Use Committee regarding the levying of cost recovery fees on development projects in the North Business Park Specific Plan area. The purpose of the fees would be to recover the costs to the City of developing, adopting, and administering the Specific Plan. If recommended by the Committee, the fees would be considered by the full City Council at a public hearing.
  
3. Discussion Regarding Short-Term Rental Regulations  
Project Description: In 2019, the Land Use Committee had a discussion regarding the potential regulation of short-term rentals in residential neighborhoods. The committee directed staff to provide periodic updates regarding short-term rental activity in Westlake Village and any concerns that had arisen.
  
4. Conditional Use Permit No. 16-004 Modification No. 4  
Applicant: Marshall Haraden on behalf of 14 Cannons Brewing Company  
Project Address: 31125 Via Colinas, Suite Nos. 907 and 908  
Project Description: An application has been filed seeking approval of a time extension to a Conditional Use Permit to authorize the continued sale of alcohol for onsite and offsite consumption, use of outdoor seating, and live entertainment.
  
5. Oak Tree Permit No. 20-008  
Applicant: Rebecca Stryker  
Project Address: 135 Sherwood Drive  
Project Description: An application has been filed seeking approvals for the pruning of two coast live oak trees.
  
6. Oak Tree Permit No. 21-007  
Applicant: John Rocca  
Project Address: 4311 Baronsgate Road  
Project Description: An application has been filed seeking approval for the pruning of one valley oak tree.

## **ADJOURNMENT:**