



SUSAN McSWEENEY
Mayor

BRAD HALPERN
Mayor Pro Tem

RAY PEARL
Councilmember

NED E. DAVIS
Councilmember

KELLY HONIG
Councilmember

NOTICE OF PUBLIC HEARING

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

**GENERAL PLAN AMENDMENT NO. 21-001
SPECIFIC PLAN AMENDMENT NO. 21-001
PLANNED DEVELOPMENT PERMIT NO. 21-001
DEVELOPMENT AGREEMENT NO. 21-001**

Please follow the link to join the webinar: <https://us02web.zoom.us/j/81935544038>

Webinar ID: 819 3554 4038

Or iPhone one-tap : US: +16699009128,,81935544038# or +12532158782,,81935544038#

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

The City Council of the City of Westlake Village will conduct a public hearing in accordance with Government Code Sections 6061, 65090, 65091, 65355, 65453(a), and 65867 to consider an application from Alliance Residential Company requesting approval of General Plan Amendment No. 21-001, North Business Park Specific Plan (NBPSP) Amendment No. 21-001, Planned Development Permit No. 21-001, and Development Agreement No. 21-001. The proposed General Plan and Specific Plan amendments would create a Senior Residential Care Overlay within the Mixed Use Cedarvalley District of the NBPSP and apply the overlay to property at 31200 Cedarvalley Drive, at the southwest corner of Cedarvalley Drive and Via Rocas. Proposed Planned Development Permit No. 21-001 would allow the demolition of an existing office/industrial building at 31200 Cedarvalley Drive and allow the development of a 128-unit Senior Residential Care Facility on the property. Proposed Development Agreement No. 21-001 would grant a vested right to construct the project in exchange for certain extraordinary public benefits.

31200 Oak Crest Drive • Westlake Village • CA • 91361 • (818) 706-1613 • FAX (818) 706-1391 • wlv.org

The Public Hearing will be held via teleconference, in accordance with Governor Newsom’s Executive Order N-29-20, at 6:30 p.m., Wednesday, March 24, 2021, in the City Council Chambers located at 31200 Oak Crest Drive, Westlake Village, California. Testimony regarding the proposed project may be presented at that time.

The City of Westlake Village has prepared a Draft Mitigated Negative Declaration (MND) for the project. The City’s decision to prepare an MND should not be construed as a determination of approval or denial of the project. The City invited the public to provide written comments on the Draft MND beginning on December 16, 2020, and ending on January 15, 2021. The City subsequently prepared a Final MND for the project.

Materials pertaining to the proposed project are available upon request. Please contact Deputy City Manager & Acting Planning Director Philippe Eskandar via email (Philippe@wlv.org) to request these materials beginning March 12, 2021. The meeting agenda can be viewed in the public information kiosk located at City Hall and will be available on the City’s website (www.WLV.org) on March 12, 2021.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the City of Westlake Village at, or prior to, the public hearing.

Dated: March 12, 2021

