Supplemental Information Packet

CITY OF WESTLAKE VILLAGE
City Council Chambers
31200 Oak Crest Drive

Meeting of April 26, 2023 – Study Session and Regular Meetings
For all Email Communication received by 12:00 pm on 4/26/23

Supplemental Information:

If any additional disclosable public records are distributed to City Council less than 72 hours prior to the meeting, are included in Supplemental Packets. Supplemental Packets are produced as needed. Such materials are available in City Hall during normal business hours and are posted on the City’s Website - https://www.wlv.org/569/City-Council-Supplemental-Packets
Study Session Meeting of the City Council
WEDNESDAY, APRIL 26, 2023 – 4:00 p.m.

STUDY SESSION:

CONCEPT REVIEW: PROPOSED RESIDENTIAL PROJECT AT 5601, 5655, AND 5701 LINDERO CANYON ROAD
EMAIL COMMUNICATION RECEIVED PRIOR TO THE STUDY SESSION
BY THE NOON DEADLINE STATED ON THE POSTED AGENDA
PLEASE do not pass this MASSIVE project, which would eliminate SO many highly important businesses WE have enjoyed all these decades since we moved here in 1983: our CPA's office, our painting framers, our dental pathologist's office, our car repairs, our flooring friends, our storage unit...on and on!

Best wishes,

Scott and Jeanne Bennion
4231 Beaucroft Court
WLV, 91361

Sent from my iPhone
I am opposed to this project!

The impact of nearly 700 units in that particular area would adversely affect traffic and neighborhood character. In addition, not enough of the units are low/moderate affordable housing.

While I am all for affordable housing, and increasing the housing supply, this project is just too big!

Thank you,

Susan Manners
24 Sherwood Drive
Westlake Village
91361
Hi! As a long-time Westlake Village resident, I ask that you restructure the North Park Lindero Business Park project. The additional housing units proposed for that area would be an undue burden on the existing residents of Westlake Village. Especially those of us who traverse Lindero Canyon in that area daily. Traffic is backed up as it is at certain hours, and the project just does not justify the means.

If I wanted to live in the San Fernando Valley, I would! I chose to live here in the peaceful Conejo Valley. We have already seen a lot of change in this area with increased housing and traffic flow.

Please listen to your constituents and vote to limit this project's scope. You receive a lot of tax revenue from businesses across the street. That Costco location is one of the highest-grossing stores in the nation. Do you really need more tax revenue?

Thank you,

Denise Landenberger
4208 Saddlecrest Lane
Westlake Village, CA 91361

Assistance League® of Conejo Valley
ALCV Director of Education
ALCV Grant Writer

Reaching out ~ Fulfilling Needs ~ Improving Lives
Transforming Lives • Strengthening Community
www.alconejovalley.org
Hi, please find attached my letter in support of the Lindero Terrace project.

Thank-you,

Joe Forman

Joseph Forman, CEO
5743 Corsa Ave Suite 122
Westlake Village, CA 91362
Cal. DRE Broker #00703915
Direct: 818.865.4104
April 26, 2023

Re: Lindero Terrace

To Whom It May Concern

My name is Joseph Forman. I have been a resident in this community for over 30 years and specifically in the City of Westlake Village for over twenty years. I’d like to share my thoughts on the Lindero Terrace project.

I have reviewed the materials provided to the City Council for the Study Session to take place on April 26, 2023. As you will see following, I believe this project needs to be approved by the City of Westlake for a variety of reasons.

The State of California has prioritized the need to create more housing. The state has mandated that cities provide a plan to generate more housing and not put up roadblocks under the “not in my backyard” mentality that has led us to the current housing crisis. A failure to approve this kind of project will ultimately lead to state-imposed development criteria that the community will have virtually no say in approving.

Lindero Terrace is a well-conceived project that will provide 70 units of affordable housing that is desperately needed in this community. That is half of what the city is required to provide. This puts our city well on the way towards meeting the obligations imposed by the state.

What I particularly like about this project is its location. The developers have acquired tired, outdated commercial buildings that will be replaced with market rate and affordable apartments. This project is not adjacent to or even close to any of the single-family developments here in Westlake. Let me repeat this for emphasis. This project will have no negative effects on our single family home communities or any individual homeowner. The project is located in a commercial area and yet will be built in such a way that it will stand on its own as a nice community for the residents.

I know there are members of this community that believe that providing low-income housing will ultimately increase crime and otherwise lower the standards of our community. This is a short-sighted view. Many seniors need housing as well as hourly workers that provide services in our communities. Ask the businesses here about how difficult it is to hire and keep employees and they will tell you that it is hard to fill jobs when the pool of potential employees
have to travel long distances to afford housing. Further, increasing the supply of apartments ultimately lowers rents.

I strongly encourage the City of Westlake to approve this project. If you fail to approve this project, the next one to come before could be detrimental to homeowners in our community.

Thank-you for your consideration of this letter.

Joe Forman
Regular Meeting of the City Council
WEDNESDAY, APRIL 26, 2023 - 6:30 p.m.

PUBLIC HEARING 3:

FISCAL YEAR 2023-2024 ASSESSMENTS FOR LIGHTING AND LANDSCAPE
ASSESSMENT DISTRICTS: RESOLUTION NOS. 2296-23, 2297-23 AND 2298-23
TO: Mayor and City Council
FROM: Rob de Geus, City Manager


It has come to staff’s attention that while the Agenda title for Public Hearing 3 listed the correct Fiscal Year (Fiscal Year 2023-24) the motion in the staff report referred to the incorrect fiscal year.

The following is an updated motion correcting the Fiscal Year for City Council for this evening:

"I move that City Council adopt Resolution Nos. 2296-23, 2297-23, and 2298-23 to levy the assessment for Fiscal Year 2023-24 with the Lighting Maintenance District No. 1, Landscape Maintenance District No. 1 and Westlake Spectrum Landscape District No. 15; and that the City Clerk and City Engineer be directed to file a certified copy of the Resolutions, annual assessments and diagrams with the Los Angeles County Auditor-Controller."