

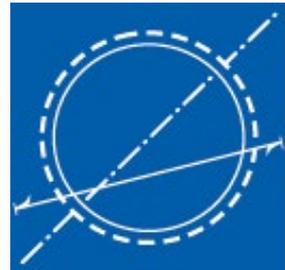
City of Westlake Village

NORTH BUSINESS PARK SPECIFIC PLAN

Community Advisory Committee
Meeting 1 – August 29, 2019



Civic Solutions
with
Stanley R. Hoffman Associates
Linscott, Law & Greenspan Engineers
EPT Design
JMC2 Engineering
Psomas



Agenda

1. Introductions, CAC Role, Responsibilities and Ground Rules
2. Overview and Background (History of the Plan and how we got here)
3. Economic Feasibility of Residential Development Scenarios (Part 1)
4. Wrap Up and Overview of CAC Meeting 2 Agenda

CAC Role, Responsibilities & Ground Rules

The CAC's responsibilities are to connect with other community members to help inform the process; and to advise staff and the consultant team on what NBPSP alternatives are best for the City of Westlake Village

CAC Role, Responsibilities & Ground Rules

- Collaborate with the project team
- Maintain an open mind to alternatives
- Spend the time needed to understand constraints
- Help find solutions to problems encountered along the way
- Help build an understanding of the project within the broader community
- Attend all CAC meetings and arrive on time
- Come prepared

CAC Role, Responsibilities & Ground Rules

- Listen respectfully, without interrupting
- Listen actively and with an ear to understanding others' views
- If you have constructive criticism make them about ideas, not individuals
- Commit to learning, as opposed to debating
- Avoid blame, speculation, and inflammatory language
- Allow everyone the chance to speak

City Contact for Additional Input

City contact for input outside of CAC Meetings:

Megan Sinkula, Associate Planner

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NORTH BUSINESS PARK SPECIFIC PLAN

What is a Specific Plan?

A Specific Plan is a planning tool for refining a community's vision for a particular area.

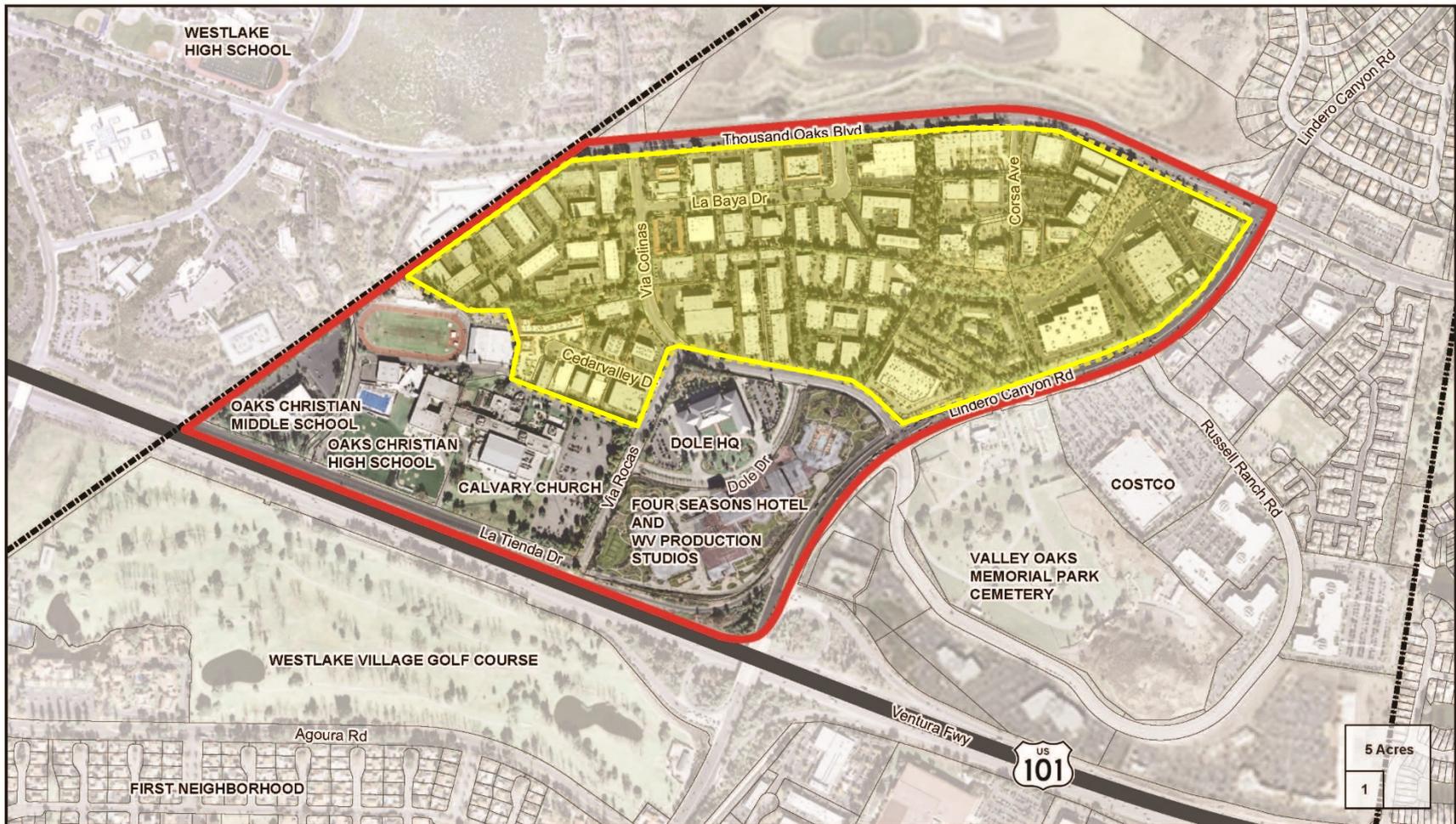
- Communities use Specific Plans for areas that are to be master planned for new land use zoning in existing areas that need clarity about their direction for the future.
 - A community can use a Specific Plan to guide land use activity, development and reinvestment in the planning area.
-
- A Specific Plan demonstrates a clear vision and development framework for future development in a planned manner.

What is a Specific Plan?

- Per State Law, a Specific Plan must be consistent with the General Plan and include the following information:
 - ✓ The distribution, location and extent of all land uses, including open space;
 - ✓ Proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities needed to support the land uses;
 - ✓ Standards and guidelines for development;
 - ✓ Program of implementation measures including regulations, programs, public works projects and financing measures.

North Business Park Specific Plan Area

- 200 acres in size including 54 parcels with multiple property owners.
- Focus is on the northern two-thirds of the planning area, which is the area expected to experience redevelopment.





BACKGROUND & HISTORY

Why are we preparing the North Business Park Specific Plan?

Mid-to-late 2000s: Plan Initiation

- Southern portion had already transformed with newer uses, along with other freeway frontage properties in the City.
- These investments improved the image of the community from the 101 and caused interest among other property owners regarding what they might do with their properties.



Why are we preparing the North Business Park Specific Plan?

Mid-to-late 2000s: Plan Initiation



- Escalation of land values and trend toward land use intensification within existing business districts.
- Market pressure to redevelop older, outdated facilities.
- **City initiated the development of a Specific Plan to guide the inevitable redevelopment of the aging business park.**

Why are we preparing the North Business Park Specific Plan?

Mid-to-late 2000s: Plan Initiation



- Rather than responding to individual property owner requests for changes to zoning, the NBPSP is a tool to provide a framework within which redevelopment can take place that will allow property owners to see some economic benefit for reinvesting in their properties.
- A Plan also enables the City to ensure that development that is approved can be accommodated by the existing or planned infrastructure and is compatible with community character.
- **The City maintains much more control if the redevelopment of the area is looked at as a whole, rather than as individual lots without any context.**

Why are we preparing the North Business Park Specific Plan?

State Housing Mandates



- While the state housing mandates do identify a need for new housing in the City of Westlake Village, the NBPSP is not being put forward solely in response to those mandates.
- The Plan was begun in response to increased pressure to redevelop some of the larger parcels within the Plan area in 2007-08, and an acknowledgement that the City would be better served responding to that pressure with an adopted plan in place.

Why are we preparing the North Business Park Specific Plan?

State Housing Mandates



- The Plan is important in helping the City meet its state housing mandates, which the City has a legal requirement meet.

Income Limit Category	Current Units Needed	Projected 6 th Cycle Units Needed
Very Low	26	26
Low	16	14
Moderate	17	15
Above Moderate	38	20

Why are we preparing the North Business Park Specific Plan?

State Housing Mandates



- The City's ability to meet its required housing numbers comes down to having enough appropriately-zoned sites to provide adequate inventory.
- North Business Park is one of the few remaining locations in the City where multi-family housing could be accommodated.

Public Engagement

2010-2012: Stakeholder Input

To help develop the Plan, the City conducted extensive community engagement from 2010-2012 that included meetings with:

- Business and property owners
- Home Owners Associations
- Residents of adjacent neighborhoods
- Commercial brokers
- General community members



What we heard

2010-2012: Stakeholder Input



Overarching Goal

- Avoid furthering obsolete uses and underutilized sites by allowing for a broader range of uses and flexibility in the development program.

What we heard

2010-2012: Stakeholder Input



- Support for Mixed-Use Development in appropriate locations to foster:
 - Walkability between uses
 - Shared parking and off-peak trip generation
 - More labor force housing (housing choices)
 - Support for some retail uses proposed in the Plan area
 - Synergy with school, church, and Four Seasons hotel
 - Live/work opportunities

What we heard

2010-2012: Stakeholder Input



- Need for sidewalks and improved pedestrian circulation.
- Large areas of well-connected open space are desired and important for successful projects.
- Interest in maintaining and attracting corporate offices.
- Realization that this is a long-term Plan.
- Interest in the formation of a Business Improvement District to help implement the Plan.

Draft Specific Plan

2012-2013: Draft Plan Finalized



- In 2012-13, the Draft Specific Plan was finalized, which included proposed zoning for higher density development of housing, office and retail.
- However, while it was discussed with the City Council, it was not brought forward to hearing for adoption.

 **WHY?**

Draft Specific Plan

2012-2013: Draft Plan finalized but not adopted

- Preliminary environmental review found projected traffic increases that could not be fully mitigated and were above the community's acceptance level.
- Also, surrounding economic and physical conditions changed, which lowered demand for some retail uses envisioned in the Plan.



New Approach

2015-2017: Plan “Reboot”



- After multiple unsuccessful attempts to mitigate traffic impacts, City Staff revisited the land use assumptions for future development.
- Determined that a **reduction of non-residential building intensity from what was previously proposed** would achieve the goal of having acceptable levels of service on the surrounding street system.
- This led to a **redistribution and intensification of allowed residential uses** to offset peak trips while still allowing property owners to see economic benefit from reinvestment in their property.

Residential Component of Original Draft Plan



Residential Component of Current Draft Plan



New Approach

2017-2018: Plan “Reboot”

- Further economic analyses were also conducted to achieve a build out scenario for the Specific Plan area that better balances economic feasibility with traffic impacts.



This Draft Plan still **maintains the overarching goals** set forth by the community in 2012-13.

But it achieves these goals **WITHOUT** significant and unavoidable traffic impacts and better **BALANCES COMPETING PRIORITIES.**

Updated Draft Specific Plan

2018-2019: Updated DRAFT Specific Plan

- The land use assumptions in the Plan changed based on redistributed land uses and overall reduction in development intensity across the Plan Area.
- The EIR is analyzing the maximum development capacity based on the Plan's zoning.



NORTH BUSINESS PARK SPECIFIC PLAN

City of Westlake Village - SP No. 2

Public Review Draft | March 2019



Through comments received on the Draft EIR and Specific Plan, and from the Community Open House held the spring...



We learned that the maximum amount of residential units permitted in the Plan area is above the community's level of acceptance.

The question is....

Can we have a viable Specific Plan with **LESS RESIDENTIAL UNITS?**

Balancing Competing Priorities

Economic Feasibility

**Community
Acceptance**



Traffic Impacts

**State Mandates
for Housing**



NEXT STEPS

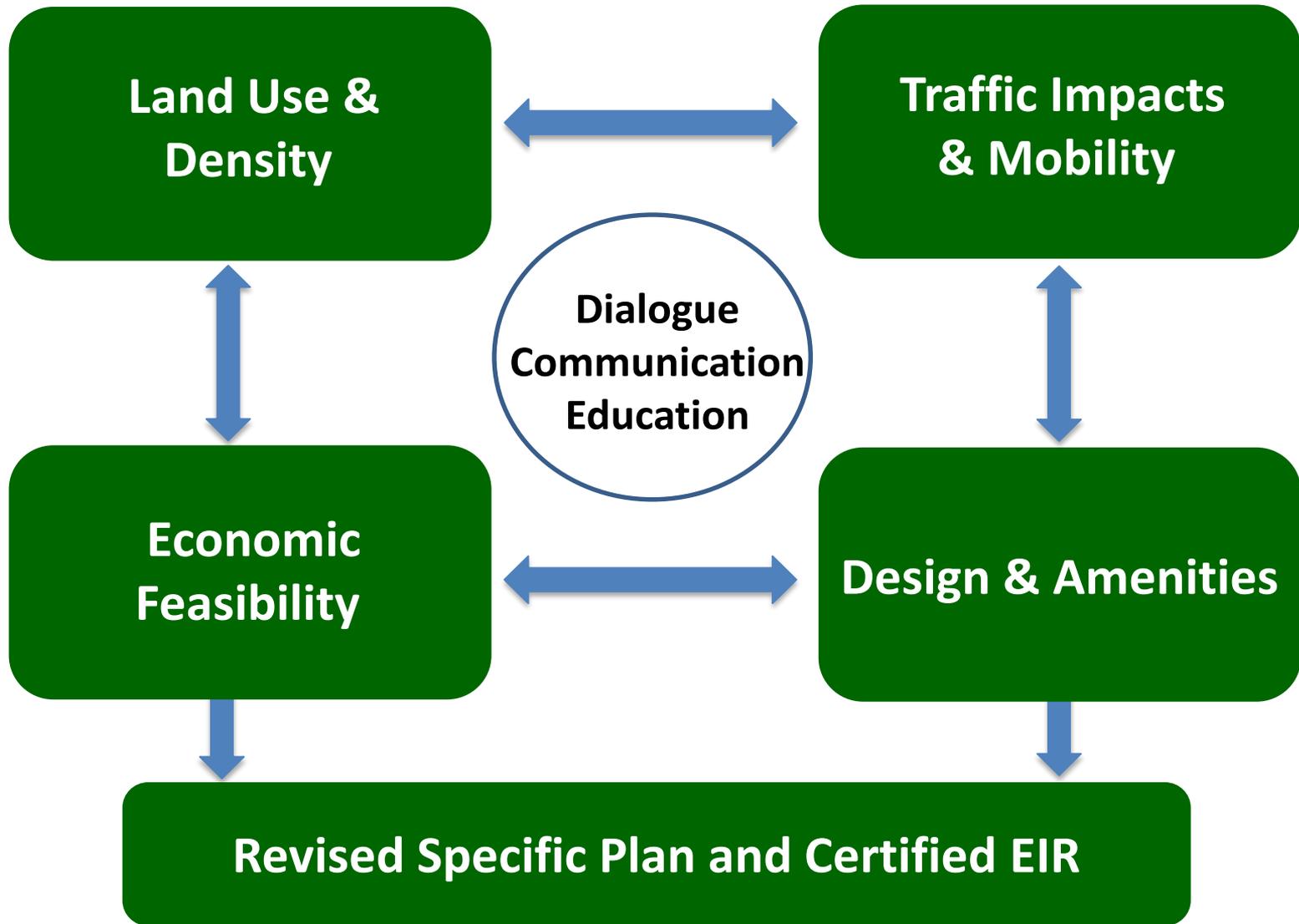
How Do We Move Forward?

Overview of Next Steps



- Analyze the economic feasibility of reduced residential land use options leading to the selection of a preferred residential zoning for the Specific Plan.
- Confirm traffic impacts remain consistent with, or less than, the current Traffic Impact Analysis.
- Engage the CAC in the dialogue about the relationship between land use and density, economic feasibility, traffic impacts, and design for potential residential options within the planning area.
- Revise the Specific Plan as needed.

Discussion Topics



Role of the CAC

Community Advisory Committee (CAC)



- Responsibilities will be:
 - Connect with other community members/neighbors to help inform the process
 - Discuss directions and concerns along the way
 - Advise on what NBPSP development scenarios are best for Westlake Village.
- Meet 5 times during the process through January 2020.

CAC Meeting Agendas

Meeting 1:

- History, background, current Draft Specific Plan overview
- Discuss market surveys of residential development examples
- Discuss criteria for proforma analysis

Meeting 2:

- Findings and discussion of proforma analysis for residential scenarios

Meeting 3:

- Proforma wrap-up
- Traffic evaluation of development scenarios with revised residential options
- Design criteria and visualization, Part 1

Meeting 4:

- Design criteria and visualization continued

Meeting 5:

- Direction on preferred residential scenario
- Recommended revisions to Specific Plan and CEQA

**Questions on Background, History or
Next Steps?**



OVERVIEW OF THE NORTH BUSINESS PARK SPECIFIC PLAN

An important note....

We are working on a **PLAN** and not a development **PROJECT**.

Plan vs. Project

What is a plan?

- Conceived of by the collective efforts of the City, the community, and experts from several disciplines
- Provides regulations and guidance for development that may occur over a 20-25 year horizon
- Regulations and guidance address
 - Streets, sidewalks, open space housing, and businesses
 - Ranges, sizes, and types of housing and commercial uses
 - Desired elements
 - Elements **not** desired are excluded

What is a project?

- Conceived by a developer based on the instructions of **The Plan** and market conditions
- Subject to further review and approval by the City
- Typically constructed within 1-5 years of receiving approval from the City
- A project includes:
 - Exact types of buildings and architecture
 - Implementation of streetscape and public improvements
 - Reviewed by City to ensure consistency with the Plan



CHAPTER 1: INTRODUCTION

Introduction

- Purpose and Background
- Location and Setting
- Regulatory Authority
- Consistency with City Plans
 - Updated General Plan
 - Zoning Ordinance
 - Strategic Plan
- Visioning and Community Engagement

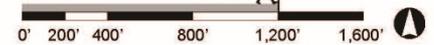


-  Specific Plan Area
-  City Boundary
-  Focus Area

Figure 1-1:
Specific Plan Area

NORTH BUSINESS PARK SPECIFIC PLAN

5 minutes walk (1,200')





CHAPTER 2: GOALS AND POLICIES

Goals and Policies

- Support the transition from a suburban business park to an area with a balanced mix of uses and amenities.
- Serve as guidelines for decision making and provide direction.
- Organized under the framework of:
 - Land Use and Urban Design
 - Economic Development
 - Circulation
 - Parking
 - Infrastructure



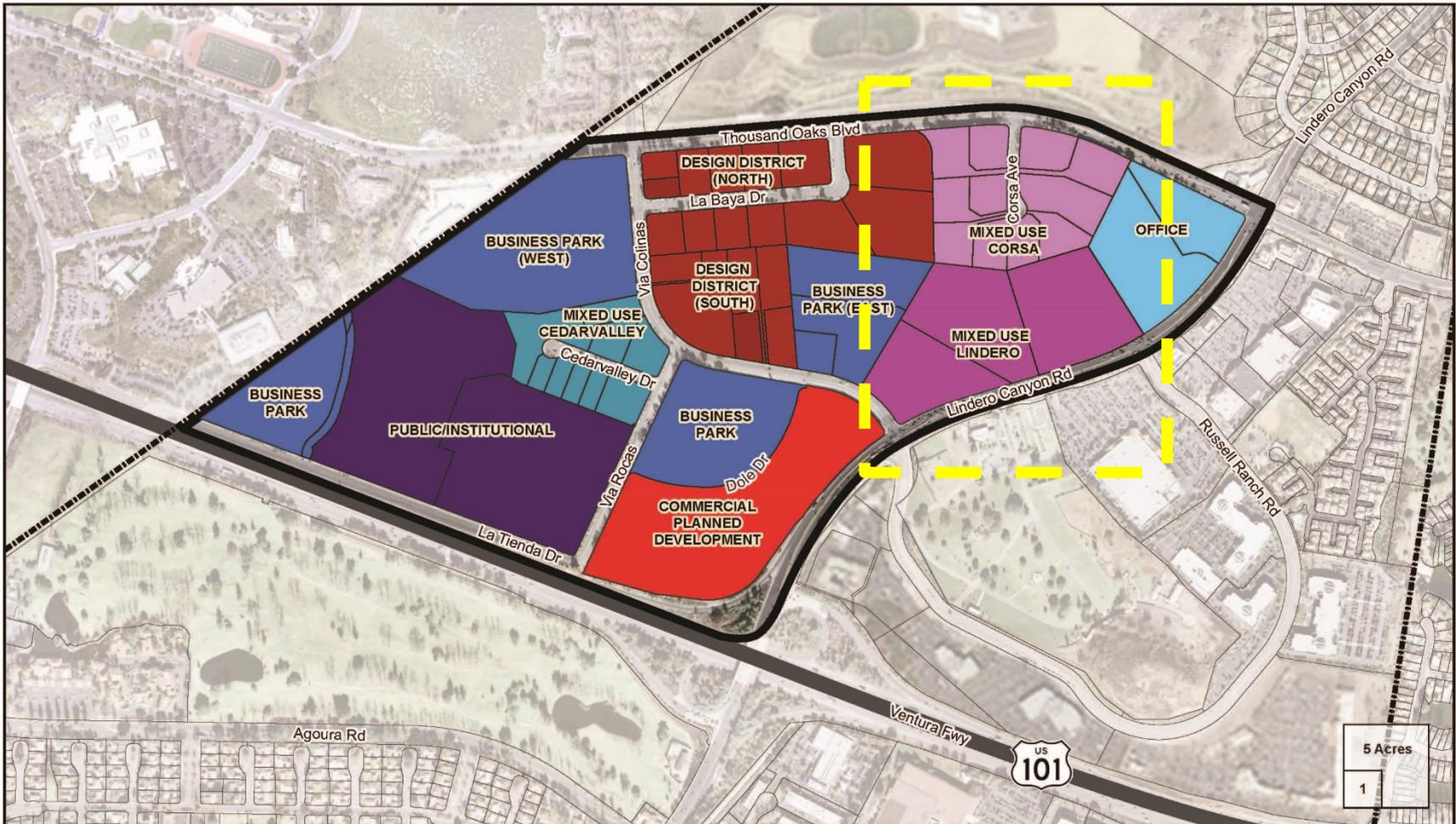
CHAPTER 3: SPECIFIC PLAN ADMINISTRATION

Administration

- Applicable permits and review policies
- Application of the CEQA process:
 - Sets forth maximum build out by use
 - Monitoring development through trip generation caps for each Zoning District
 - Mitigation Monitoring & Reporting Program Checklist (with Final EIR)



CHAPTER 4: SPECIFIC PLAN ZONING



- | | |
|---------------------------|--------------------------------------|
| Specific Plan Area | Office District |
| City Boundary | Mixed Use Cedarvalley District |
| Mixed Use Corsa District | Business Park (BP) |
| Mixed Use Linder District | Public/Institutional (PI) |
| Design District | Commercial Planned Development (CPD) |

Figure 4-1:
Specific Plan Zoning

NORTH BUSINESS PARK SPECIFIC PLAN



Specific Plan Zoning

Introduction of Housing to the Area to Incentivize Reinvestment

- Continuing strong market support for a wide range of housing types in California.
- Current market studies identify very strong market support for entry level and moderately priced single-family detached and attached housing, and strong support for high-quality market rate multi-family housing.
- Way to incentivize reinvestment.



Specific Plan Zoning

Introduction of Housing to the Area

- Opportunity to expand the range of housing choices in the City, as well as provide housing in a walkable, amenity-rich area that provide residents with easy access to parks, schools, shopping, restaurants, and employment.

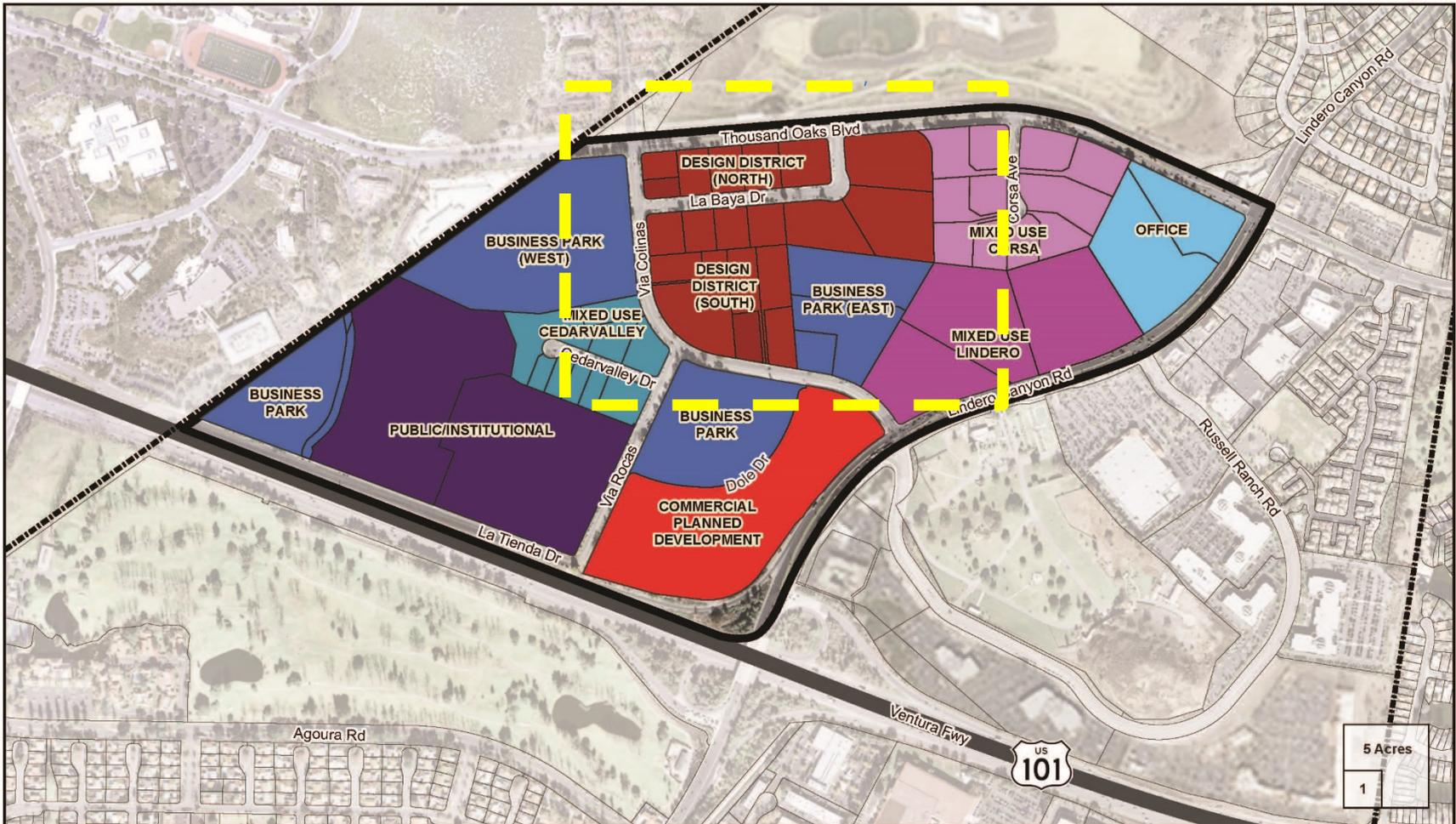


Specific Plan Zoning

Mixed Use Corsa and Mixed Use Lindero

- Allow for a variety of uses, including office, residential, restaurants and support service uses in a mixed use setting.
- Maintenance of some office with a transition to higher density residential.
- Intent is to group innovative housing options with employment uses, public gathering spaces and amenities.





- | | |
|----------------------------|--------------------------------------|
| Specific Plan Area | Office District |
| City Boundary | Mixed Use Cedarvalley District |
| Mixed Use Corsa District | Business Park (BP) |
| Mixed Use Lindero District | Public/Institutional (PI) |
| Design District | Commercial Planned Development (CPD) |

Figure 4-1:
Specific Plan Zoning

NORTH BUSINESS PARK SPECIFIC PLAN



Specific Plan Zoning

Design District

- Build on existing home improvement products sales and services for local and regional destination.
- Auto uses intended to transition over the long term.
- Reconvert underutilized buildings into design and home improvement retail spaces, restaurants and cafes.

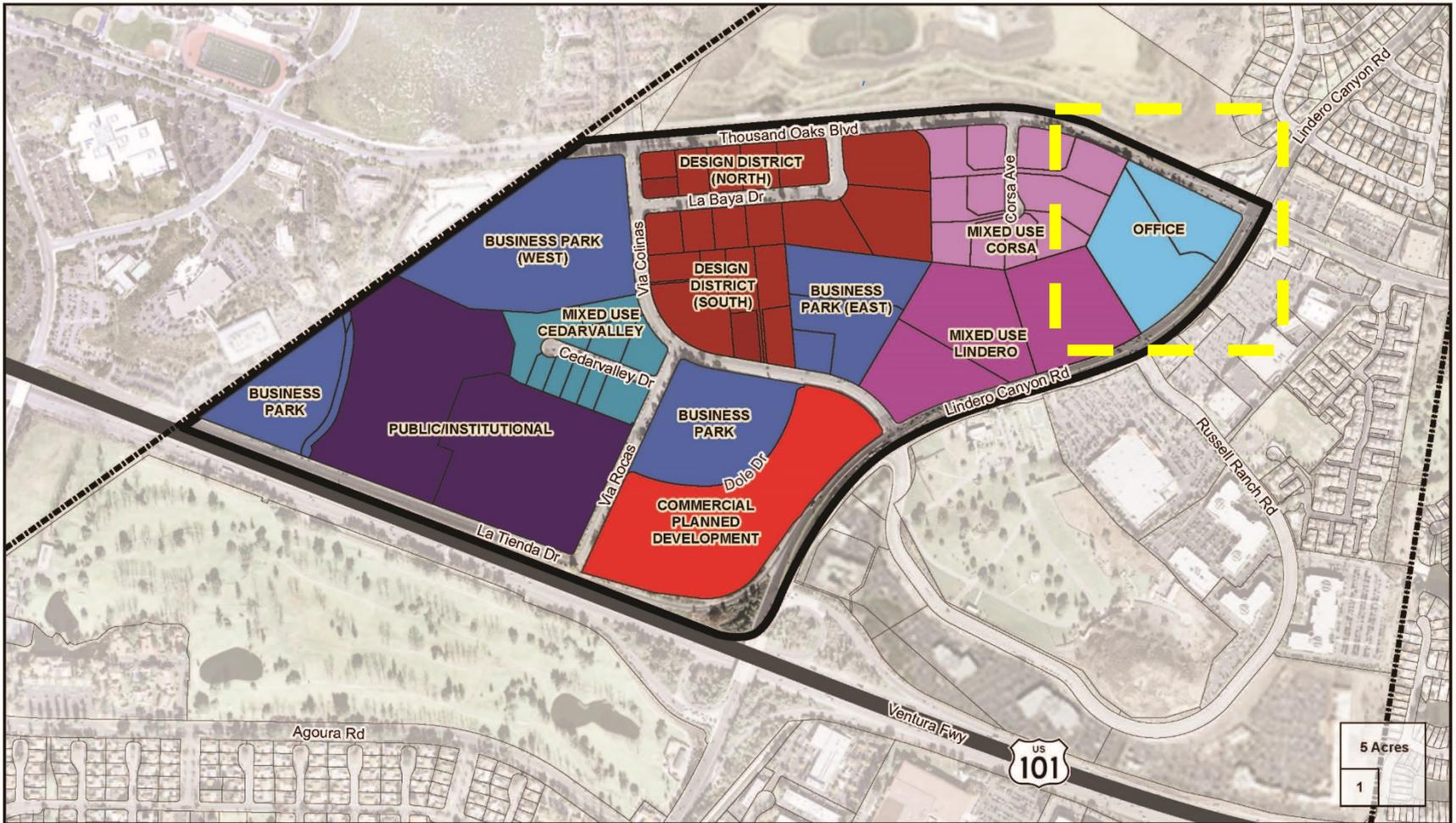


Specific Plan Zoning

Design District

- Public and private investment could kick start redevelopment of the business park (streetscape, signage, branding).
- Design Districts are reliable catalysts for redevelopment.





- | | |
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Figure 4-1:
Specific Plan Zoning

NORTH BUSINESS PARK SPECIFIC PLAN

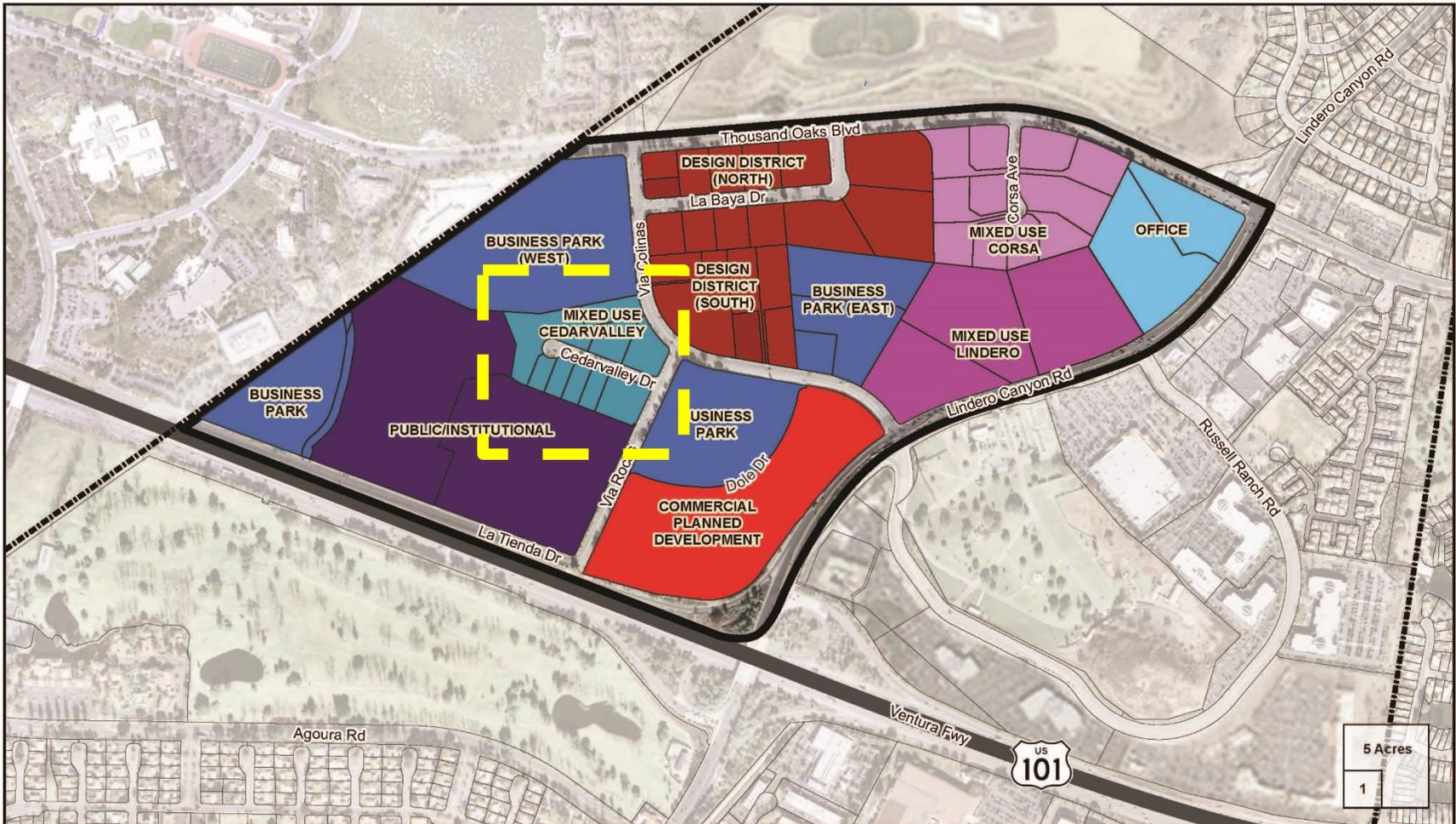
5 minutes walk (1,200')

Specific Plan Zoning

Office



- Provides for an increase of general office uses at the southwest corner of Thousand Oaks Boulevard and Lindero Canyon Road, a prime intersection in the City for professional and corporate office uses.
- Intended to continue to be a major employment center to support the residential uses in the Specific Plan area.



- | | |
|----------------------------|--------------------------------------|
| Specific Plan Area | Office District |
| City Boundary | Mixed Use Cedarvalley District |
| Mixed Use Corsa District | Business Park (BP) |
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| Design District | Commercial Planned Development (CPD) |

Figure 4-1:
Specific Plan Zoning

NORTH BUSINESS PARK SPECIFIC PLAN



Specific Plan Zoning

Mixed Use Cedarvalley



- Provides for existing office and business park activities.
- Also accommodates the transition of several buildings to educational support uses, including student housing, administrative and classrooms, as part of the Oaks Christian School campus.
- Parking for these uses will be provided on the Oaks Christian School campus and pedestrian connections will be made to the adjacent campus.
- Current proposal for Senior Housing, which could change allowed uses and development standards in the Specific Plan.

Specific Plan Zoning

Development Standards

Development Standards	Mixed Use Corsa	Mixed Use Lindero	Design District	Office District	Mixed Use Cedar Valley	Additional Regulations
Maximum Floor Area Ratio (FAR)¹	0.5	0.5	0.5	0.5	0.5	
Maximum Residential Density	30 du/acre	35 du/acre	--	--	--	
Maximum Building Coverage	40%	40%	40%	40%	40%	
Maximum Building Height	55 feet, 3 stories	70 feet, 5 stories	35 feet, 2 stories	70 feet, 5 stories	35 feet, 2 stories	
Minimum setback (landscaped) from an abutting public right-of- way	--	--	--	--	--	See Table 4-3 in this chapter
Minimum interior yard setback (landscaped)²	10 feet	10 feet	10 feet	10 feet	10 feet	
Minimum Residential Common Open Space Area³	100 sf/du	100 sf/du	--	--	--	
Minimum Residential Private Open Space Area	50 sf/du	50 sf/du	--	--	--	
Minimum Non-Residential Common Open Space⁴	1,000 sf/acre	1,000 sf/acre	--	1,000 sf/acre	--	
Additional Usable Public Open Space Along Ridgelines⁵	20-foot average depth; 8-foot minimum	--	--	--	--	



CHAPTER 5: DESIGN GUIDELINES

Design Guidelines

Objectives



- Make building design compatible with the City's established character and environmental setting.
- Promote pedestrian and human-scaled development in a "village" character consistent with the objectives of the General Plan.
- Maintain City's tradition of high quality architecture and landscape design.

Design Guidelines

Design Elements

- Building Siting & Orientation
- Building Form & Facades
- Pedestrian Connectivity
- Plazas, Courtyards & Outdoor Dining
- Residential Open Space
- Architectural Style
- Materials, Finishes & Colors
- Exterior Lighting
- Parking Lots & Structures
- Service Areas & Equipment





CHAPTER 6: CIRCULATION AND PARKING

Circulation & Parking

Specific Plan Recommendations



- Specific Plan Focused on Complete Streets Principles to Safely Accommodate All Travel Modes.
- Installation of sidewalks along various roadways within the Specific Plan area.
- Installation of Class II bicycle lanes along various roadways within the Specific Plan area.
- Opportunities for shared parking and park once approach.



CH 7, 8, 9: PUBLIC IMPROVEMENTS AND IMPLEMENTATION

Public Improvements & Implementation

Recommendations/Strategies



- Open space opportunities
- Streetscape improvements
- Infrastructure assessment and recommendations
- Infrastructure financing strategy
- Economic implementation actions



ENVIRONMENTAL ASSESSMENT

Environmental Assessment

Program Environmental Impact Report (EIR)



- **“Programmatic” EIR** – looked at SP buildout and allows future evaluation of development to assure no site-specific impacts beyond those identified in EIR.
 - Creates certainty for future development by providing **environmental clearance** for specified levels of development intensity; and
 - Saves future development applicants future time and money by **streamlining their CEQA review**.

Environmental Assessment

Remaining Process



- Already prepared a first draft Final EIR (FEIR) with responses to 10 written comments on Draft EIR (Draft EIR Public Review Period was March 29 – May 15, 2019)
- Will incorporate additional comments from Community Advisory Committee and Public
- Compile all comments/responses into Final EIR
- Take Action on Project in concert with Revised Specific Plan



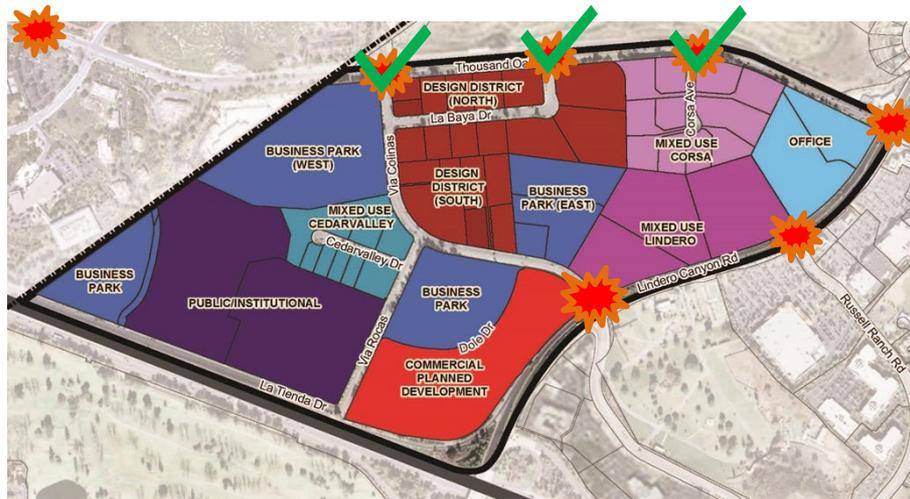
TRAFFIC IMPACT ANALYSIS

Traffic Impact Analysis

Traffic Impact Analysis

Prior SP version TIA Conclusions:

- 7 Significantly Impacted Intersections
- Mitigation measures included installation of traffic signals, additional travel lanes and roadway widenings
- 4 Intersections remained significant and unavoidable

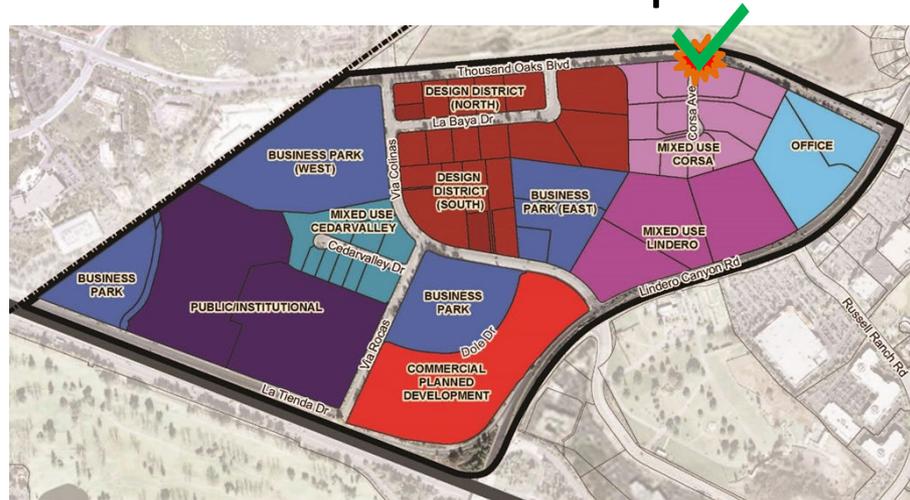


Traffic Impact Analysis

Traffic Impact Analysis

Current SP version TIA Conclusions:

- 1 Significantly Impacted Intersection
- Mitigation – NB left-turn prohibition at the Corsa Ave./T.O.B. if deemed necessary by City staff in the future
- No significant and unavoidable impacts



**Questions on Current Draft Specific
Plan, EIR, or Traffic Impact Analysis?**