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, Questions from last meeting, minutes provided

2. Density and Design – Potential Outcomes of Development

3. Economic Feasibility of Residential Development Scenarios (Part 2)

4. Wrap Up and CAC Meeting #3 – October 24, 2019
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.
City Contact for Additional Input

City contact for input outside of CAC Meetings:

Megan Sinkula, Associate Planner
megan@wlv.org
818-706-1613
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.

### WESTLAKE VILLAGE HOUSING NEED ALLOCATIONS

<table>
<thead>
<tr>
<th>Income Category</th>
<th>4&lt;sup&gt;th&lt;/sup&gt;/5&lt;sup&gt;th&lt;/sup&gt; Cycle Unmet</th>
<th>Proposed 6&lt;sup&gt;th&lt;/sup&gt; Cycle*</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very-Low</td>
<td>26</td>
<td>53</td>
<td>79</td>
</tr>
<tr>
<td>Low</td>
<td>16</td>
<td>29</td>
<td>45</td>
</tr>
<tr>
<td>Moderate</td>
<td>17</td>
<td>31</td>
<td>48</td>
</tr>
<tr>
<td>Above-Moderate</td>
<td>38</td>
<td>42</td>
<td>80</td>
</tr>
<tr>
<td>Total RHNA</td>
<td>97</td>
<td>154</td>
<td>252</td>
</tr>
</tbody>
</table>

*Proposed 6<sup>th</sup> Cycle numbers calculated using “Option 3” lowest allocation as proposed by SCAG.
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.