

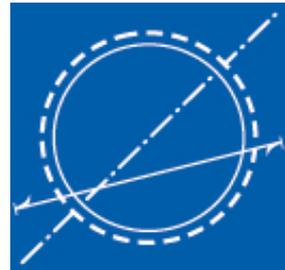
# City of Westlake Village

# 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

# 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

# City Contact for Additional Input

City contact for input outside of CAC Meetings:

Megan Sinkula, Associate Planner

[megan@wlv.org](mailto: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

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

\*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.

