

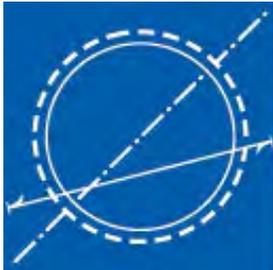
City of Westlake Village

NORTH BUSINESS PARK SPECIFIC PLAN

Community Advisory Committee
Meeting 3 – October 24, 2019



Civic Solutions
with
Stanley R. Hoffman Associates
LinScott, Law & Greenspan Engineers
Cont-X Studio
EPT Design
JMC2 Engineering
Psomas



Agenda

1. Introductions, Questions from last meeting, minutes provided
2. Presentation
 - Review of primary balancing factors and priorities
 - Summary of Final Economic Feasibility Analysis (development proformas) and recommended range/type of residential development
3. Design Charette
 - CAC input/presentations on type of residential development best suited for Westlake Village
 - Interactive group exercise on design standards
4. Wrap Up and CAC Meeting #4 – December 5, 2019

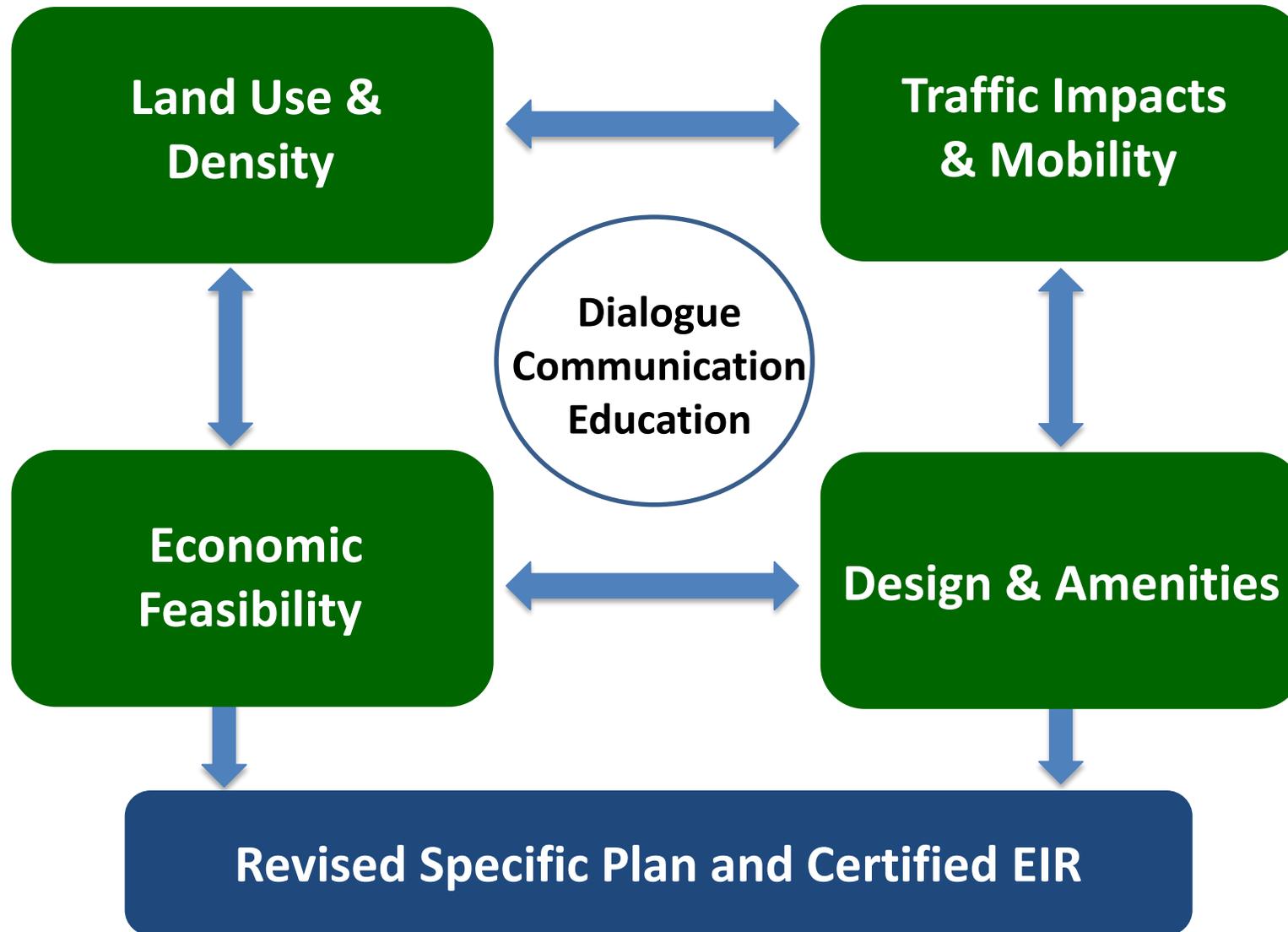
STATE HOUSING MANDATES

- 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.

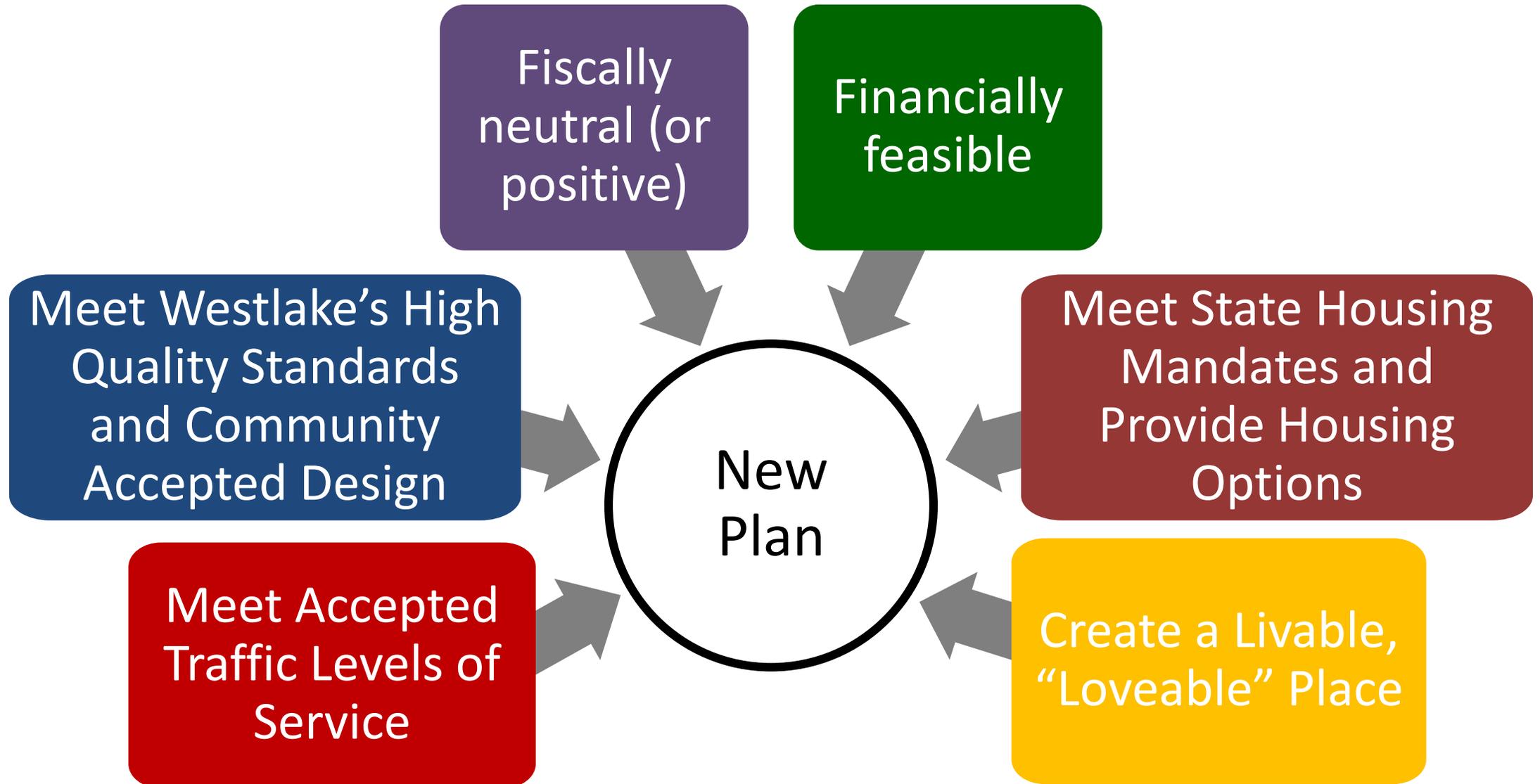
WESTLAKE VILLAGE HOUSING NEED ALLOCATIONS			
Income Category	4 th /5 th Cycle Unmet	Proposed 6 th Cycle*	TOTAL
Very-Low	26	73	79
Low	16	37	45
Moderate	17	40	48
Above-Moderate	38	31	80
Total RHNA	97	181	278

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

Review of Balancing Factors – Process



Objectives & Priorities





RESIDENTIAL EXAMPLES FROM CAC MEMBERS

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Mission Gorge



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Riverpark



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Long Beach



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Courtland



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Andalucia



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Alta Vista



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Three Residential Developments in Westlake Village

- **Stoneybrook** (Agoura Road and Stoneybrook Lane), **Lakeshore Townhomes** (Lakeview Canyon between Watergate and Lindero Canyon), and **Summershore Condominiums** (across from The Landing/lake). All 3 share similar appealing characteristics that make Westlake Village special.
 - The view of each development from the street shows it to be set back from the street sufficiently (in some cases, generously) to allow for handsome landscaping, giving the development a welcoming, tranquil feeling (as opposed to a stark, boxy feel), whether set up against hills (Summershore), the lake (Lakeshore), or right in the center of busy office and retail locations (Stoneybrook).
 - Though there is busy street traffic next to them, they each have peaceful, wide paths for walking, with landscaping to beautify and absorb and buffer traffic noise
 - Each site also does not suffer from “cookie-cutter syndrome”. There is sufficient variation in roof lines and landscaping options to provide architectural interest, both from the street view and within the body of the development. Varied landscaping (i.e., not all the same bushes/trees, etc.) and front and side yard landscape design areas also add interest, as do water features (waterfall/creek at Summershore and Stoneybrook), and including the addition of trees/bushes in the garage area of Summershore to break up monotony.

Lakeshore Townhomes



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Stoneybrook



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Summershore



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Westlake Pointe Townhomes

- Captures the elegance and ambiance of Westlake.
- The setting is key so to do something like this would require "woody" landscaping.



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Club View Townhomes

- North Ranch.
- Captures the elegance and ambiance of Westlake.
- Not apartment style; quiet and homey.



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Orbela

- Oxnard
- 105 units
- 35 buildings; 3 units each
- 10 low income units



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Residential Mixed Use

- Mixed use building with parking below ground, commercial on the ground floor and residential on the top floors.
- Tied into a metro station as well making the local area very walkable.
- Perhaps too modern for Westlake Village, but good design.



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Residential

- Large residential project with separate parking structures.
- Solar installed on the parking rooftops; potentially rooftop decks on the buildings (good use of rooftops, energy efficient, etc.).
- Effective use of a narrow lot, the project stretches almost an entire city block in length.



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Residential

- Good design with alternating styles, especially the craftsman.



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- Residential**
- Nice building style; three levels of residential living that doesn't seem overwhelming.
 - Good use of space; there is a dog park in the triangle shaped space between the buildings.



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Monarch

- Dos Vientos
- Nice architecture and courtyard
- Nice pathways



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AMLI

- Spanish Hills
- Nice architecture
- Nice dog park



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Paxton

- Calabasas
- More simple than Monarch, but still balanced



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Mixed Use Residential



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