

A. LAND USE

(Amended June 24, 2020 by Resolution No. 2123-20)

1. HISTORIC BACKGROUND

The City of Westlake Village is located on a portion of the former Albertson Ranch; whose cattle-grazing operation on the land ended in the mid 1960s when construction of Westlake Village commenced. The ranch was a portion of the former El Conejo land grant, whose original boundary line forms the southern and eastern City limits.

Over twenty-six cultural resources have been recorded in the City and within two miles of the City boundaries, including eight aboriginal sites located within the City itself. One of these sites is believed to have been the historic village of Hipuk, which was established around 500 A.D. near the former confluence of several streams at the center of the City. The site, however, was eliminated by the construction of Westlake Lake. An earlier village located just west of the City was likely established more than 5,000 years ago, and may be the oldest known village in the area.

Beginning in 1966, the American Hawaiian Company started development of Westlake Village as a master-planned community with development responsibilities subsequently passing to the Prudential Insurance Company. The community straddles the Los Angeles-Ventura County line (**Figure 4**); the Ventura County portion of which was incorporated as part of the City of Thousand Oaks in 1968. However, the buildup of the two halves has proceeded in a coordinated and interlinked manner, relatively indifferent to the County limit which separates them.

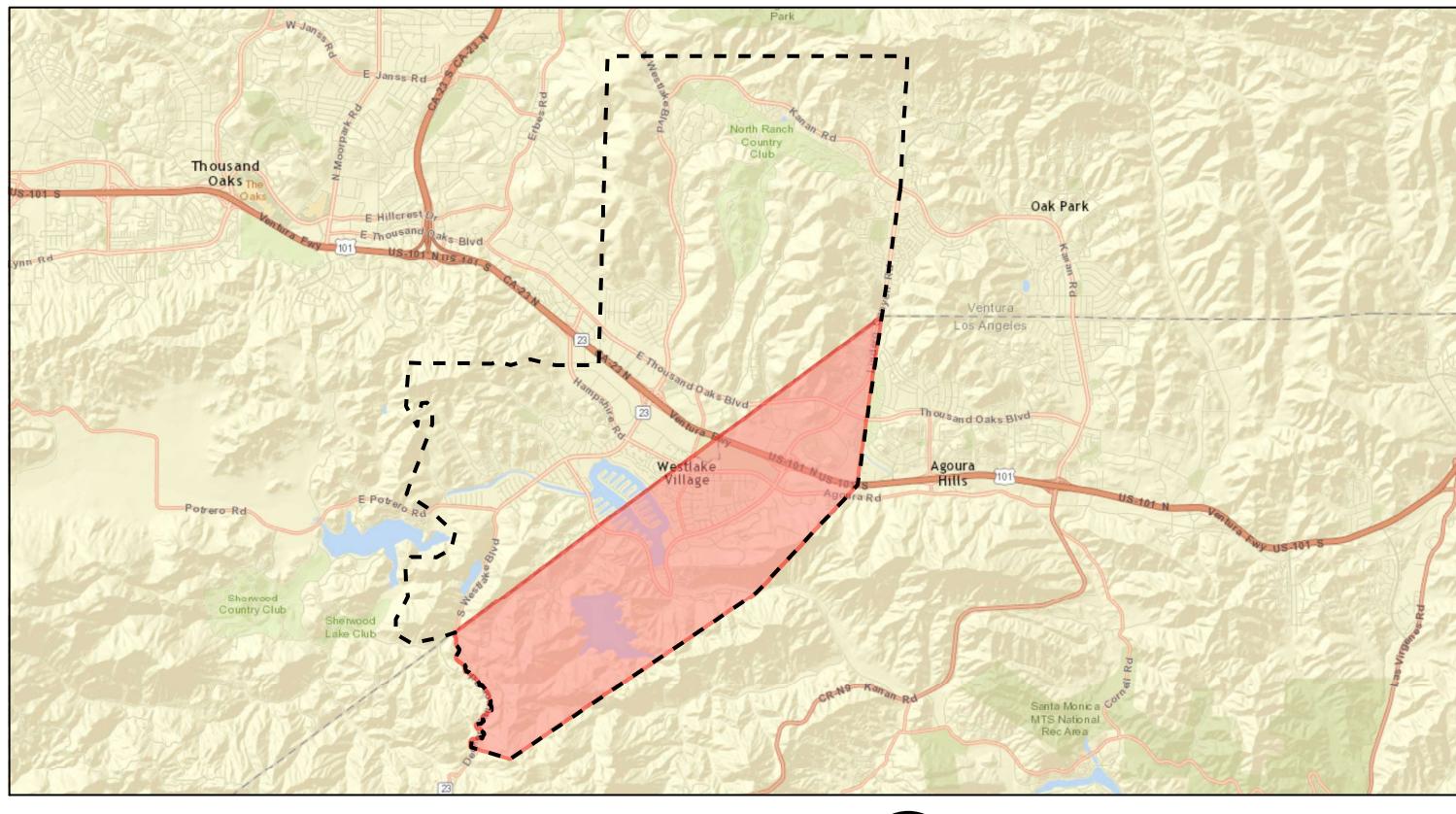
The Los Angeles County Portion was incorporated on December 11, 1981 as the City of Westlake Village. Incorporation was supported by more than 80% of those voting on the issue. The primary reason for incorporation was to maintain the high quality of development within the City and to preserve the general pattern of land uses and design standards envisioned in the master plan. Sentiments towards formation of a City with physical limits based on the master plan were intensified by several attempts to include all or part of the City in incorporation movements initiated by the City of Agoura Hills.

2. EXISTING LAND USE

For the purposes of this discussion, the City's lands can be grouped into two categories: developed and undeveloped. The areas of the City developed with residential, office, light industrial, and commercial uses are likely to remain stable over the long-term; however, some areas are potentially subject to change and/or intensify land use. The undeveloped areas of the City can be further separated into two groups: permanent open space areas, and vacant lands for infill development.

Figure 4.

Westlake Village Master Plan Area



0 0.5 1 2 3 4 Miles

Over 99 percent of the City's total land area is presently developed or committed to preservation as open space (**Figure 5**). A detailed tabulation of existing land uses by acres is presented in **Table 1**, and is summarized as follows:

Land Use	Current Acres	Current % of Total
Commercial	154.54	4.3%
Lake/Reservoir	325.64	9.1%
Light Industrial	91.04	2.5%
Office	105.83	2.9%
Open Space	1,554.61	43.2%
Public and Quasi-public	109.81	3.1%
Residential	873.46	24.3%
Rights of Way	381.96	10.6%
Total	3,596.89	100%

a. DEVELOPED AREAS

Residential Development

The City is divided into 20 neighborhoods which represent a broad mix of residential densities, ranging from lot sizes of almost two acres to developments of more than 23 dwelling units per acre. However, a City wide average density of 6.5 dwelling units per acre creates an overall appearance of suburban, low-profile development. The 20 neighborhoods are characterized in **Table 2** and depicted on **Figure 6**.

Commercial/Industrial Development

Commercial development represents a small percentage of the City's developed acreage and is somewhat fragmented. The City's commercial centers are located at the County Line Center (northwest corner of Agoura and Lakeview Canyon Roads) which contains neighborhood retail and service uses as well as a movie theater; The Landing (north side of Lindero Canyon Road, adjacent to Westlake Lake) which sustains an extensive amount of office space, several restaurants and small shops; the Village Center (Village Center Road) in First Neighborhood, which supports a few retail and service businesses; the North Ranch Gateway shopping center which has a major retail location and several smaller shops (Thousand Oaks Boulevard and Lindero Canyon Road); the Westlake Marketplace, which supports 31 acres of neighborhood commercial, retail and restaurant uses (east side of Lindero Canyon Road north of the 101 freeway); and the most recently

opened, Shoppes at Westlake Village anchored by large retail stores and several restaurants (Russell Ranch Road next to the easterly city limit with Agoura Hills).

The area designated as Planning Area 'A' of the Westlake North Specific Plan has a hotel, as well as four restaurants that service hotel guests and public patrons. Other commercial centers within the City include the Westlake Inn complex located on Agoura Road, south of the Westlake Golf Course and east of Lakeview Canyon Road, which consists of a hotel, banquet facility, restaurant, night club, and a wine and coffee shop. The Four Seasons Hotel is situated on a 19.7 acre property and offers visitors several restaurants to choose from as well as a fully functional health and wellness center. Two service stations and a carwash as well as the Westlake Athletic Club located outside of these centers complete the range of commercial uses, except for a few wholesale/retail outlets located in the business park areas.

The City includes approximately 105.83 acres of office use, located to the north and south of the Ventura Freeway. Office buildings are also located on Agoura Road west of Lakeview Canyon Road, as well as along Russell Ranch Road, the west side of Lindero Canyon Road north of the freeway, along south side of Thousand Oaks Boulevard west of Lindero Canyon Road, on Dole Drive, and along Via Colinas. Business Park uses are also generally located to north and south of the Ventura Freeway along Via Colinas and along Lindero Canyon Road, as well as along the eastern portion of Agoura Road.

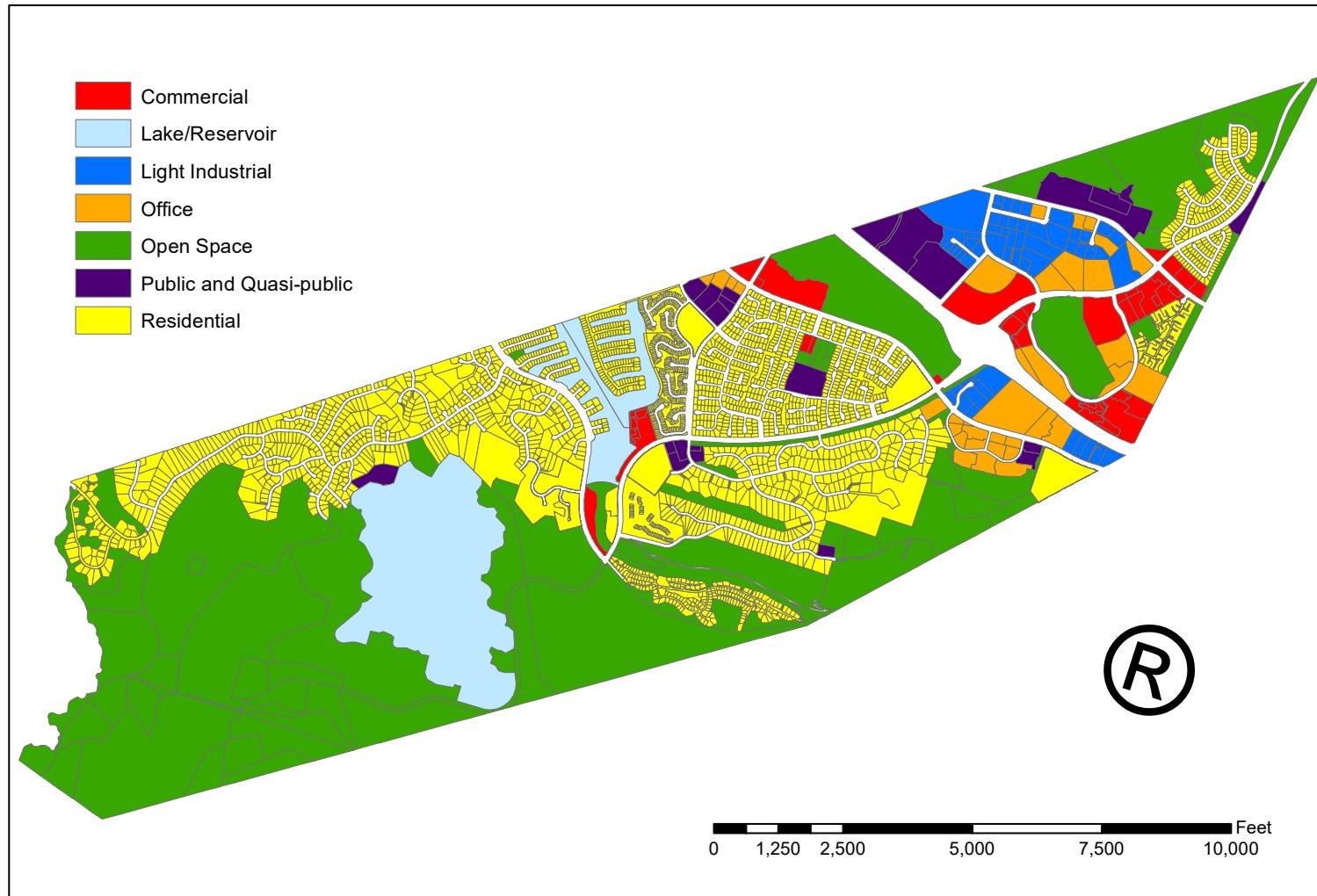
Commercial recreational areas are, the Westlake Golf Course, the Westlake marina, and Westlake Lake. The Westlake Village Community Park property is also a commercial recreation site which will accommodate the Triunfo YMCA.

Other Uses

Public and semi-public uses include Westlake Village City Hall and Library, White Oak Elementary School, four churches, a fire station, Oaks Christian High School and Middle School, , and a water district tank on Glenbridge Road.

Figure 5.

Westlake Village Land Use Inventory



CITY OF WESTLAKE VILLAGE GENERAL PLAN

Table 1. Existing Land Uses in Acres.

<u>Land Use</u>	<u>Acres</u>	<u>Percentage of land in the City</u>
Residential	873.46	24.3%
Single-Family	751.21	86.0%
Multi-Family	101.72	11.6%
Mobile Home Park	20.53	2.4%
Rights-of-Way	381.96	10.6%
Local Streets	328.22	85.9%
Ventura Freeway	53.74	14.1%
Industrial	91.04	2.5%
Business Park	105.83	2.9%
Commercial	154.54	4.3%
Recreational	32.98	21.3%
General	80.22	51.9%
Office	41.34	26.8%
Public/Semi-Public	109.81	3.1%
Religious	54.28	49.4%
School	50.47	46.0%
Utilities/Public Facilities	4.54	4.1%
Fire Station	0.52	0.5%
TOTAL DEVELOPED AREA	1,716.64	47.7%
Open Space	1,873.81	52.2%
Dedicated Open Space	1,377.45	73.6%
Open Space Easement (Golf Course)	82.13	4.4%
Water Bodies	325.64	17.4%
Cemetery	40.86	2.2%
Flood Hazard Areas	21.99	1.2%
Parks	21.04	1.2%
Restricted Use Areas	4.70	0.3%
Vacant	6.44	0.2%
TOTAL UNDEVELOPED AREA	1,880.25	52.3%
GRAND TOTAL	3,596.89	100.0%

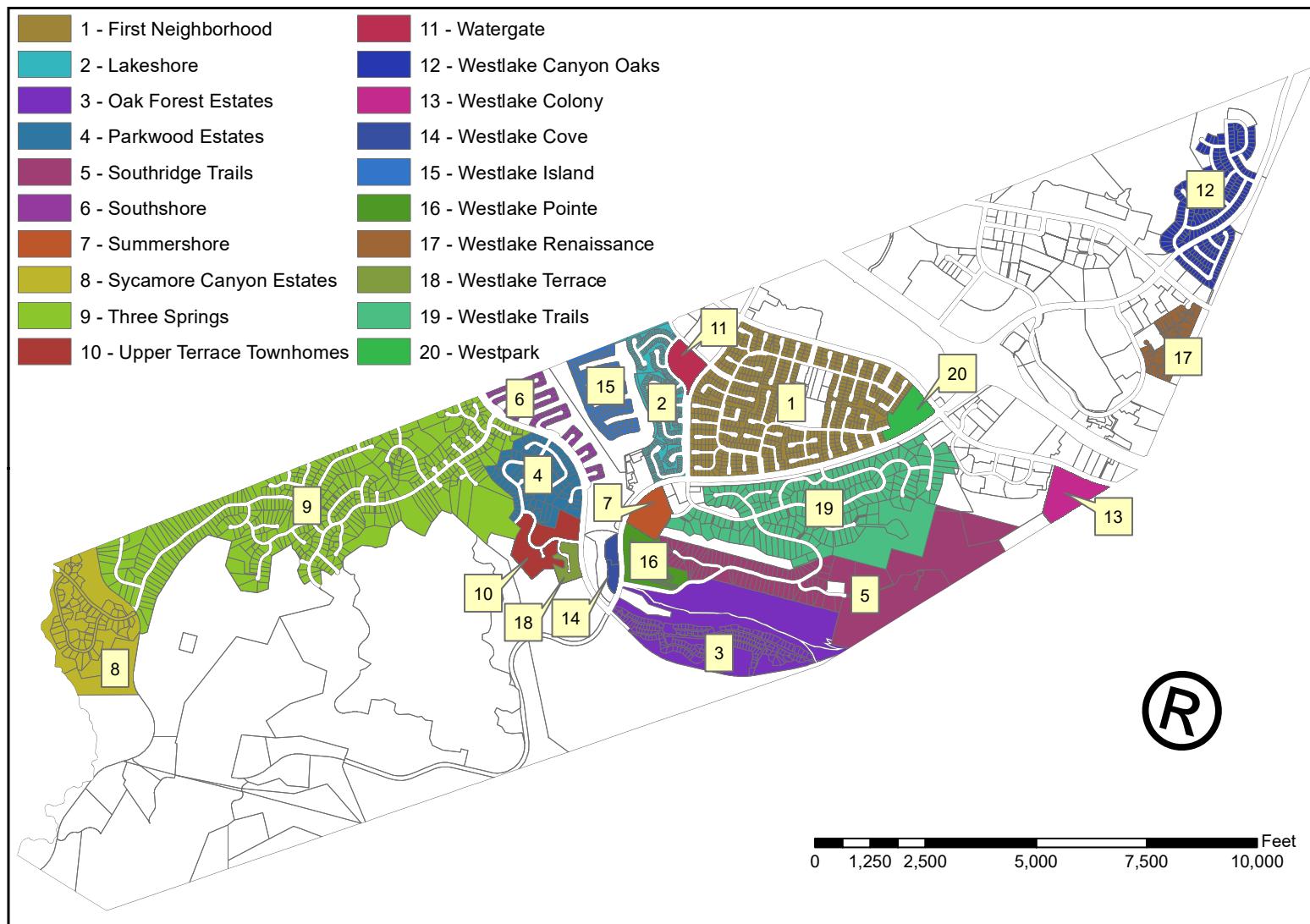
(Percentage figures rounded to the nearest 1/10th of a percent)

Table 2. Neighborhood Density.

	Neighborhood	Approximate Density
1	First Neighborhood	6.5
2	Lakeshore	8.1
3	Oak Forest Estates	4.1
4	Parkwood Estates	3.6
5	Southridge Trails	2.9
6	Southshore	7.0
7	Summershore	8.9
8	Sycamore Canyon Estates	1.4
9	Three Springs	1.9
10	Upper Terrace Townhomes	3.0
11	Watergate	10.6
12	Westlake Canyon Oaks	4.6-6.7
13	Westlake Colony	8.9
14	Westlake Cove	8.7
15	Westlake Island	7.9
16	Westlake Pointe	3.9
17	Westlake Renaissance	7.7
18	Westlake Terrace	6.6
19	Westlake Trails	1.0
20	Westpark	23.2

Figure 6.

Westlake Village Neighborhoods



CITY OF WESTLAKE VILLAGE GENERAL PLAN

b. UNDEVELOPED/UNCOMMITTED AREAS

Open Space

Approximately 1,880.25 acres within the City were undeveloped in 2017. Of this, 73% is dedicated open space. Moreover, 52% of the entire City is currently open space. Major open space areas include:

- A 342-acre area of land owned by the Las Virgenes Municipal Water District and located southeast of the Las Virgenes Reservoir
- Approximately 122 acres of dedicated open space north and west of Westlake Canyon Oaks; the 102-acre Decker Canyon open space
- Approximately 492 acres dedicated to open space around Westlake Reservoir, including land owned by the Santa Monica Mountains Land Conservancy
- Las Virgenes Reservoir
- Westlake Lake
- Westlake Golf Course
- Valley Oaks Memorial Park

Uncommitted Vacant Areas

An area which is currently undeveloped and subject to change is the 6.5-acre property on Lakeview Canyon Road, formerly occupied by the Westlake Hospital.

Underdeveloped and Redeveloped Areas

Underdeveloped sites are defined as properties that are developed at less than their designated maximum densities would permit. While no such properties exist within the City, some intensification of residential development is expected to occur through the construction of second units on lots with existing single-family dwellings. Similarly, there may be future opportunities within aging, functionally obsolete business park areas, for the introduction of mixed use development including residential and non-residential uses.

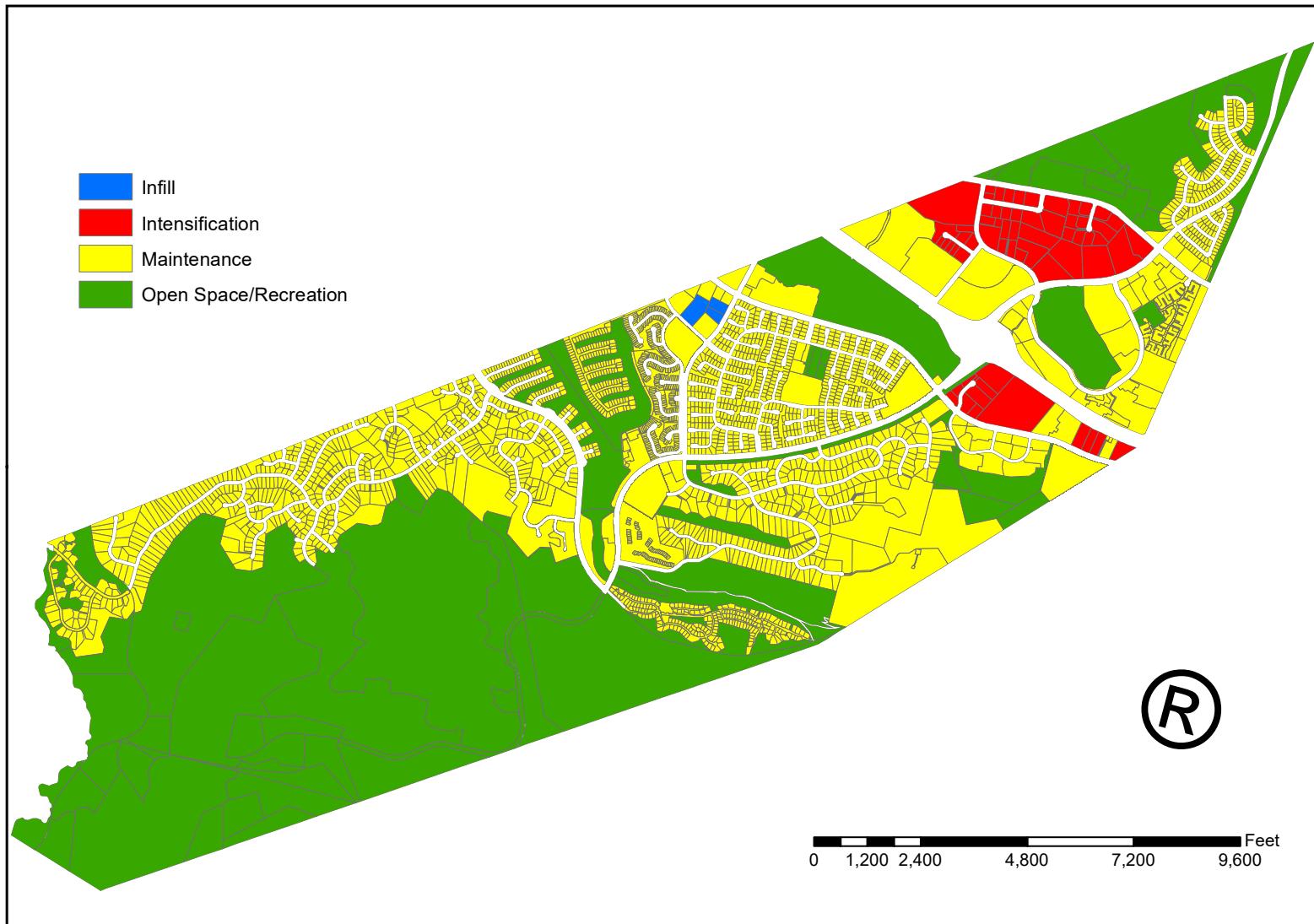
3. GENERAL DEVELOPMENT POLICIES

The City of Westlake Village is predominantly built out, that is, the majority of vacant land available for development has been developed. While future growth within the City will no longer continue to include expansion of urban uses into presently undeveloped areas, other development trends and issues can be anticipated. With the escalation of land values and regional growth pressures, the City has witnessed and will continue to experience a trend toward land use intensification within existing neighborhoods and business districts. This trend will bring with it new issues related to land use compatibility and the maintenance of community character and cohesiveness. To address this emerging trend, the City's general development policy has been expanded and refocused.

The General Development Policy map (**Figure 7**) identifies those areas where the existing type and intensity of land uses will be maintained, areas which are subject to use intensification, presently vacant areas which are generally suitable and available for the expansion of new land uses, and areas which will be preserved for open space and recreational purposes. Policies directed toward Maintenance Areas will encourage the maintenance and preservation of neighborhood quality and character. Policies pertaining to Intensification Areas anticipate and provide for recycling of uses and adaptive reuse of existing development at somewhat greater intensities. Expansion policies permit the conversion of presently vacant land to urban use in a manner that is sensitive to and compatible with the natural and manmade environment. Finally, Open Space policies are intended to protect and enhance existing open space and recreational amenities, and to encourage the preservation of additional areas characterized by important scenic, biotic and other natural values. In sum, the City's general development policies are intended to assure that all future development is compatible with, and compliments existing community character in terms of scale, density and design.

Figure 7.

Westlake Village General Development Policy



CITY OF WESTLAKE VILLAGE GENERAL PLAN

4. LAND USE POLICY

a. LAND USE MAP

The General Development Policy map is translated into specific land use designations as shown on the Land Use Map (**Figure 8**). The Land Use map indicates land use designation, permitted Floor Area Ratio, and specific plan areas. It is anticipated that the acreage devoted to all land use categories listed in **Table 1** will remain with the exception of vacant lands.

b. LAND USE DESIGNATIONS

The General Plan's land use designations broadly define the types of residential, commercial and industrial uses permitted in the various subareas of the City. The mechanism which precisely defines the uses permitted on a particular parcel, within the parameters of the land use plan, is the Zoning Ordinance. Although one is general and the other specific, the plan and ordinance must be consistent. The following outlines the intent of each land use designation and the types of uses which may be accommodated within each classification. The permitted residential densities and permitted commercial and business park intensities of use are indicated on the Land Use Map (**Figure 8**), and on **Table 1**.

Residential Designations

- Low Density (0-4.0 units/acre)

The Low Density designation applies to a predominantly single-family suburban environment with a low overall density. Clustering may be utilized in order to preserve significant natural resources, such as slopes and habitat areas.

- Medium Density (4.1-7.0 units/acre)

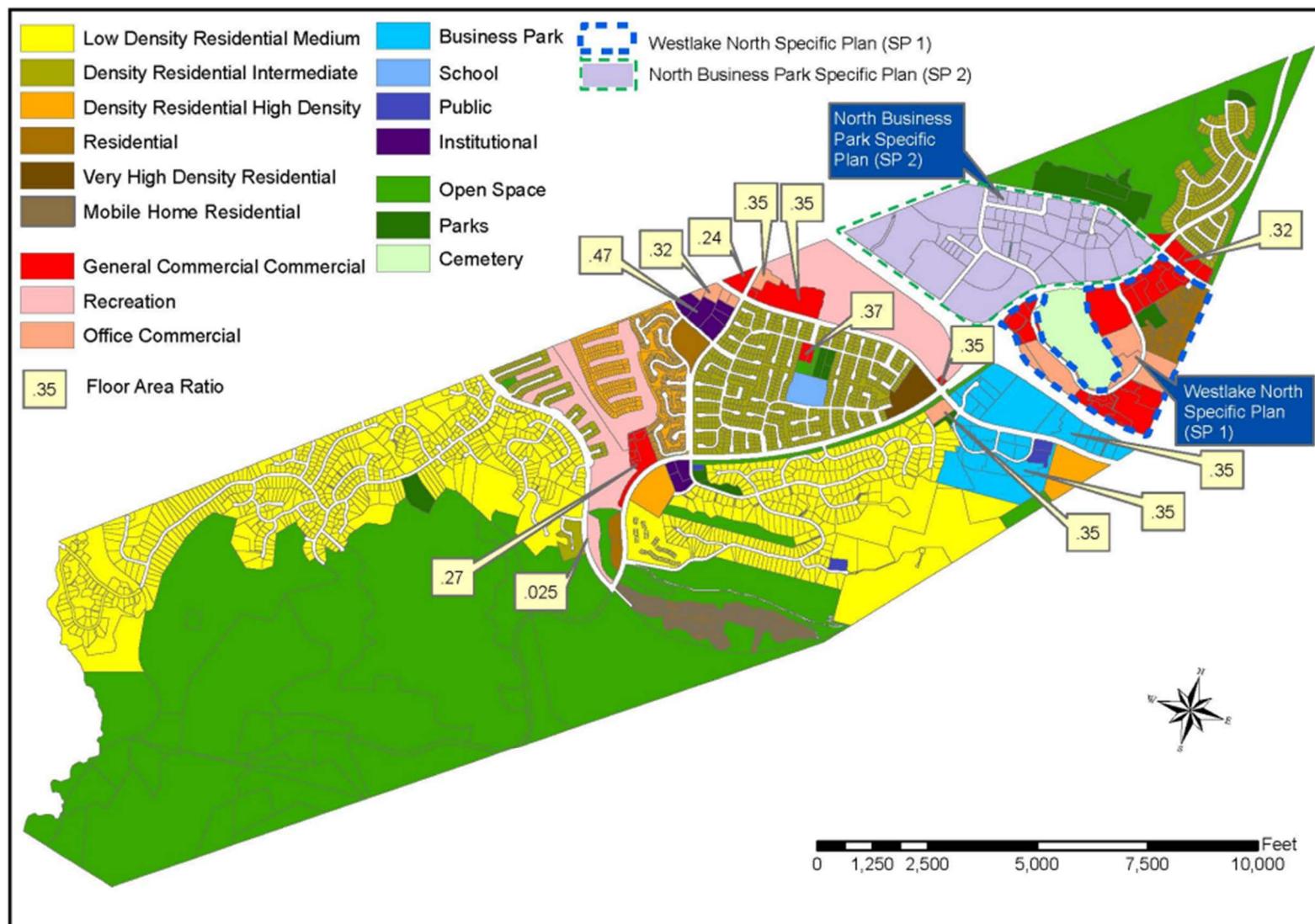
The Medium Density designation applies to neighborhoods of predominantly single-family, detached homes in areas with limited development constraints.

- Intermediate Density (7.1-10.0 units/acre)

The Intermediate Density designation applies to areas composed largely of attached, single-family townhome or patio home developments. Such developments are normally in a condominium form of ownership, with extensive commonly-owned open space and small private patios or yards.

Figure 8.

Westlake Village Land Use Plan



CITY OF WESTLAKE VILLAGE GENERAL PLAN

- High Density (10.1-18.0 units/acre)

The High Density designation applies to multi-family development in the more central areas of the City, near services, and on arterial streets.

- Very High Density (18.1-25.0 units/acre)

The Very High Density designation applies to multi-family residential development in the central areas of the City and on arterial streets, and is characterized by multi-storied development and smaller units.

- Mobilehome Residential (4.1-7.0 units/acre)

The Mobilehome Residential designation applies to areas of existing mobilehome development and to vacant property which represents an infilling of these areas. It is intended that the density of new mobilehome development will be compatible with that of existing development.

- Specific Plan Overlay and Designation Density

The residential density applicable to specific plan overlays and designations shall be as set forth in the specific plan document and apply within the boundaries of the specific plan area.

Commercial Designations

- General Commercial

The General Commercial designation is intended to allow for a broad range of commercial services, including office, retail, hotel and entertainment uses. It is intended to be applied in central areas to ensure the viability of commercial centers, reduce vehicle-miles traveled and maintain the low-intensity character of outlying areas.

- Commercial Recreation

The Commercial Recreation designation is intended to designate centers of recreational activity, such as golf courses, driving ranges, tennis and athletic clubs.

- Office Commercial

The Office Commercial designation is intended to provide for business and professional office uses which do not engage in the merchandising of products.

Industrial Designations

- Business Park

The Business Park designation is intended to encourage an attractive environment for office and industrial uses (including high technology and research and development firms) in which building design, lot size and internal circulation are regulated. This designation is intended to be applied near major transportation corridors and in a consolidated pattern in order to reduce industrial traffic on residential streets, provide for the efficient transportation of supplies and employees, reduce conflicts with other land uses, and enhance the identity of industrial areas.

Public and Quasi-Public Designations

- Public

The Public designation is intended to apply to uses in public ownership, including administrative offices, police and fire stations, libraries and cultural centers.

- Schools

The School designation is intended to apply to public and private schools.

- Park

The Park designation is intended to apply to publicly and privately owned parks.

- Institutional

The Institutional designation is intended to apply to quasi-public uses such as religious facilities, private schools and hospitals.

- Open Space

The Open Space designation is intended to apply to publicly and privately owned land primarily maintained in an unimproved form, such as common open space, lakes, reservoirs, hillside and watershed areas.

- Cemetery

The Cemetery designation is intended to apply to publicly and privately owned land primarily maintained as cemeteries.

c. SPECIFIC PLAN OVERLAYS AND DESIGNATIONS

Certain areas of the City have been identified as requiring a specific plan to coordinate architectural and site design with onsite circulation and infrastructure, and to promote neighborhood cohesiveness and compatibility. The specific plan process will enable better site design through a more comprehensive project review. Sites required to develop specific plans are indicated on **Figure 8**.

d. RESOURCE MANAGEMENT OVERLAYS

Certain areas of the City have been identified as containing significant resources for which special consideration is necessary in conjunction with development. These areas are described and depicted on the following pages. To ensure the protection of the appropriate resources, the City has designated various policy overlays for these areas such that specific actions are required upon development of these properties.

Hillside Management Area

The Hillside Management Area Overlay (**Figure 9**) is intended to further the preservation and maintenance of the natural character and visual amenities of hillsides as a scenic resource, and to afford protection from geologic, fire and other natural hazards. The areas identified as Hillside Management Areas are also classified as Open Space, and as such, will not be developed in the future.

Cultural Reconnaissance Area

The Cultural Reconnaissance Area Overlay (**Figure 10**) is intended to preserve, where feasible, sites of archaeological and historic significance or the information they contain where site preservation is not possible. Biophysical and physiographic features similar to those of areas where cultural resources were previously discovered exist in the unsurveyed portions of the City; therefore, there is a very strong possibility that additional, potentially significant cultural resource remains lie within the City limits. As part of any development proposal for property located within or adjacent to a designated Cultural Reconnaissance Area, an intensive, systematic surface reconnaissance program conducted by a qualified archaeologist shall be required to identify and evaluate the impact of the proposed development and to recommend measures to mitigate any such impacts.

Flood Hazard Area

The Flood Hazard Area Overlay (**Figure 11 and 11a**) is intended to protect development within flood hazard areas identified by the Los Angeles County Flood Control District and limit the impact of flood control improvements on affected properties. Any development proposal for property located within or adjacent to a designated Flood Hazard Area shall be subject to the review and approval of the District. Additionally, in

the unlikely event that the Las Virgenes Reservoir were to fail, areas of inundation have been identified in **Figures 11b and 11c** in Chapter Four of this document.

Watershed Area

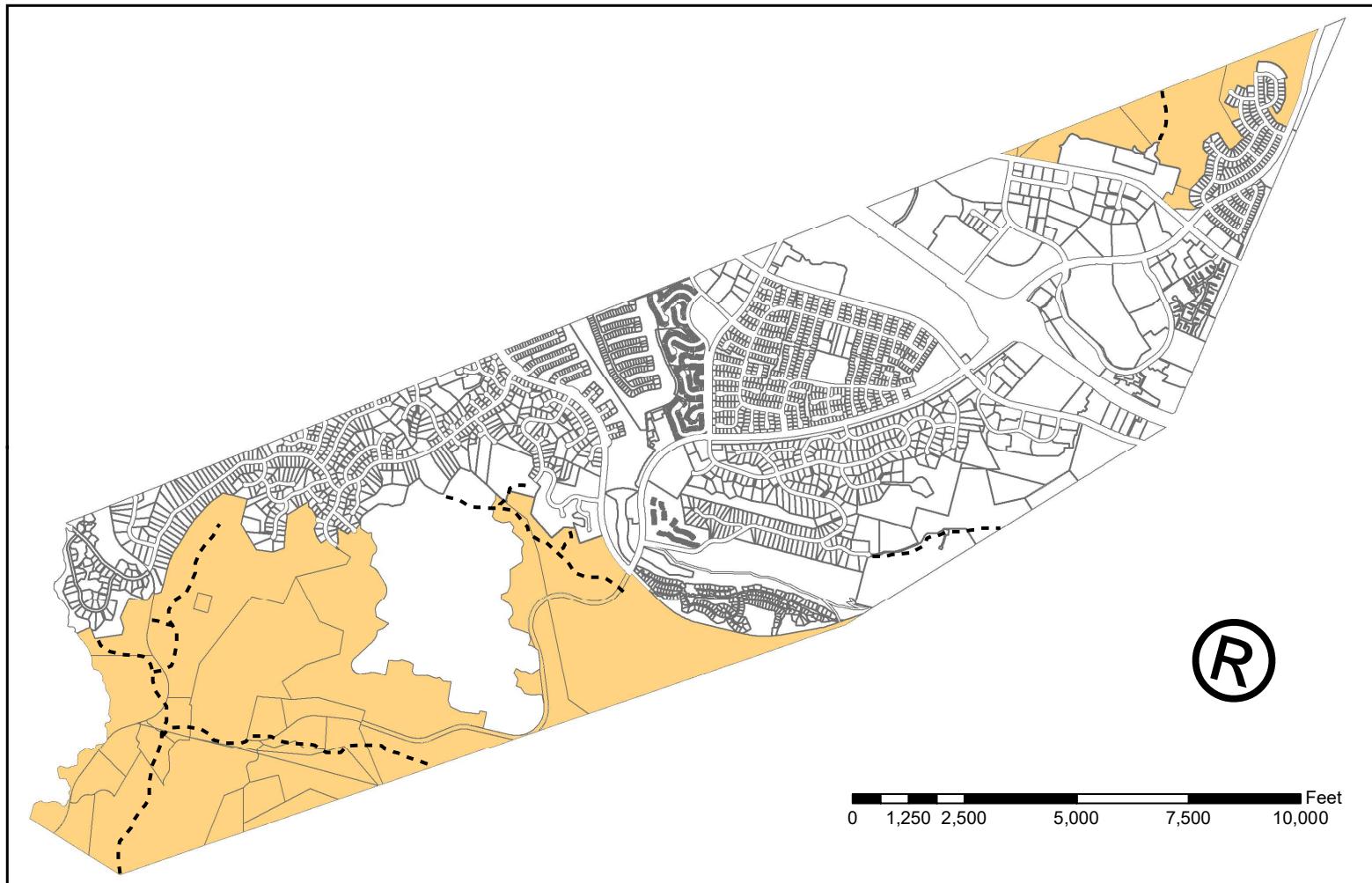
The Watershed Area Overlay (**Figure 12**) is intended to minimize the effects of development on Las Virgenes Reservoir and Triunfo Canyon. As part of any development proposal for property located within a designated Watershed Area, measures shall be incorporated into the project's design to minimize the impacts of runoff, erosion and pollutants on affected water bodies.

Significant Habitat Area

The Significant Habitat Area Overlay is intended to minimize the negative effects of development on the highly-sensitive biological habitats depicted in **Figure 25** (Chapter Three). As part of any development proposal for property located within or adjacent to a designated Significant Habitat Area, an analysis by a qualified biologist (subject to City approval) shall be required to evaluate the impact of the proposed development on the affected habitats or communities and recommend measures to mitigate any impacts. Additionally, a listing of the expected flora and fauna to be found within the City can be found in **Appendix B** under a separate cover to this document.

Figure 9.

Hillside Management Area and Prominent Ridgelines



CITY OF WESTLAKE VILLAGE GENERAL PLAN

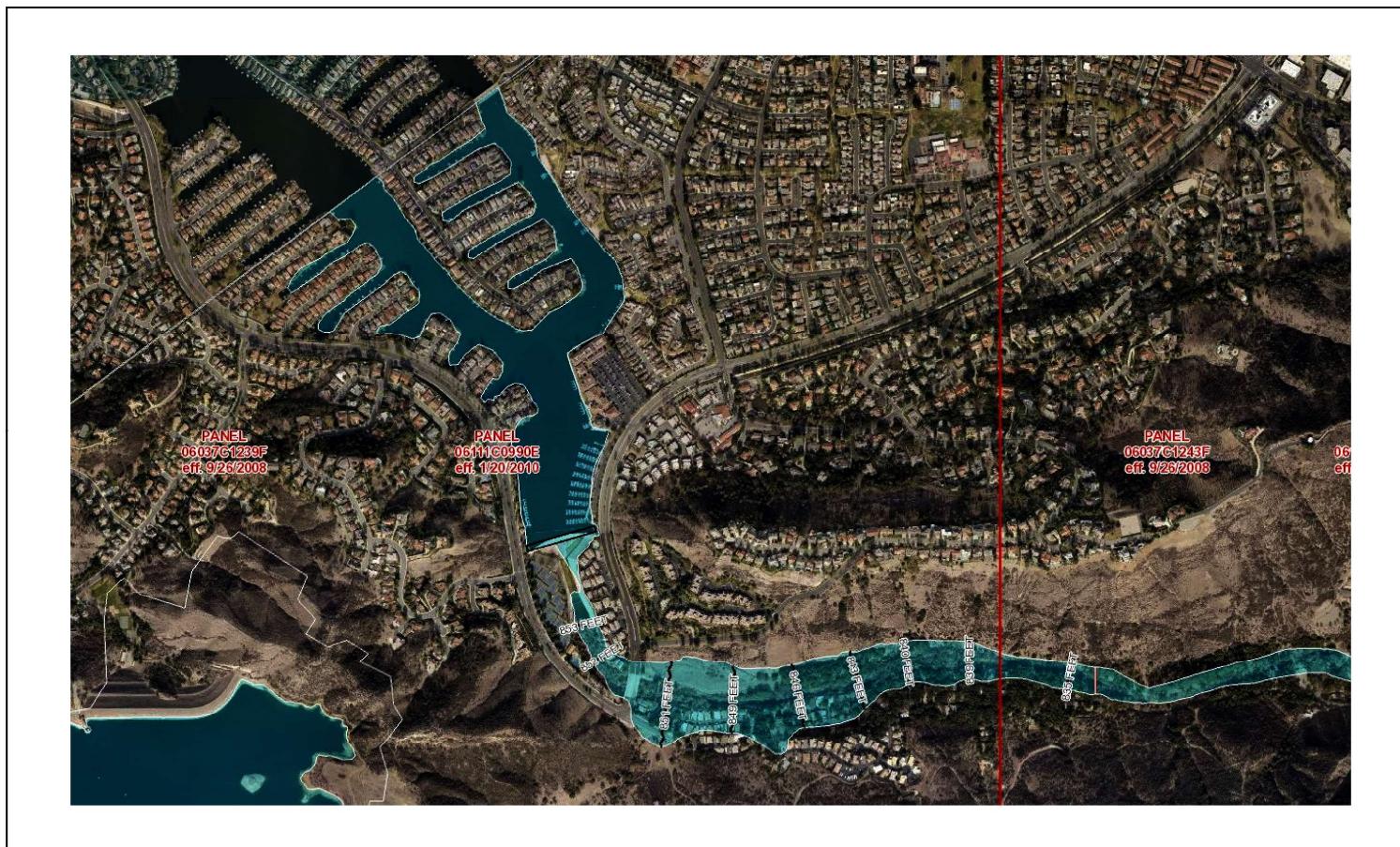
Figure 10.

Cultural Reconnaissance Areas



Figure 11.

Flood Hazard Area



Data Source: Los Angeles County Flood Control District

CITY OF WESTLAKE VILLAGE GENERAL PLAN

Figure 11a.

Flood Hazard Area



1,500 Feet Data Source: Los Angeles County Flood Control District

CITY OF WESTLAKE VILLAGE GENERAL PLAN

Figure 12.

Westlake Reservoir and Triunfo Canyon Watershed Areas



CITY OF WESTLAKE VILLAGE GENERAL PLAN

5. GOALS, POLICIES, AND PROGRAMS

The following goals, objectives, and policies address community development issues within the City of Westlake Village. At the end of each policy is a listed "I" and number in parentheses which refers to a corresponding implementation program.

GENERAL DEVELOPMENT POLICY

Goal *It shall be the goal of the City of Westlake Village to:*

- 1 Maintain the fundamental pattern of existing land uses, preserving residential neighborhoods and commercial and industrial districts, while providing opportunities for the expansion of new uses in environmentally suitable areas, and for the intensification or reuse of selected sub-areas which are economically underutilized or functionally obsolete.

Objective *It shall be the objective of the City of Westlake Village to:*

- 1.1 Provide for new land use development and adaptive reuse which is reflective of and complements the overall pattern and scale of existing development, and offers the opportunity for the revitalization and/or reuse of selected sub-areas as distinctly identifiable activity centers of the City.

Policies *It shall be the policy of the City of Westlake Village to:*

- 1.1.1 Provide for the maintenance of existing uses at their current scale and intensity of use in those areas designated as Maintenance areas on the General Development Policy map (**Figure 7**) (I-1 and I-2).

- 1.1.2 Provide for the maintenance and possible expansion of open space and recreation uses in those areas designated as Open Space and Recreation areas on the General Development Policy map (**Figure 7**) (I-1).

- 1.1.3 Provide for the intensification and adaptive reuse of sites located in areas designated as Intensification areas on the General Development Policy map (**Figure 7**) provided that the proposed use is compatible in use, scale and density with adjacent uses and further provided that the proposed use is compatible with existing or planned infrastructure capacity and availability (I-1).

- 1.1.4 Provide for the expansion of uses in areas designated as Infill areas on the General Development Policy map (**Figure 7**) provided the proposed use is compatible in scale, density, and land use type with adjacent uses, and further provided the proposed use is consistent with and sensitive to the site's environmental setting (I-1).

INFRASTRUCTURE

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 2 Ensure that new development is adequately served by supporting transportation facilities, and utility infrastructure and public services.
- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 2.1 Ensure that new development is adequately served by transportation facilities (streets, highways, transit, and other), utilities (wastewater collection and treatment, water supply, electrical, natural gas, telecommunications), solid waste disposal services, storm drainage, and other public infrastructure.
- Policy*** *It shall be the policy of the City of Westlake Village to:*
- 2.1.1 Implement and maintain public infrastructure improvements necessary to support land uses accommodated by the Land Use Plan (as defined in the Circulation, Utility Service, Facilities, and Conservation Elements of the General Plan) (I-7, I-8, I-9, I-11, and I-12).
- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 2.2 Ensure that land use development is coordinated with the ability to provide adequate public services (general governmental, police, fire, recreational, cultural, and other).
- Policies*** *It shall be the policy of the City of Westlake Village to:*
- 2.2.1 Implement public service improvements necessary to support land uses accommodated by the Land Use Plan (as defined in the Institutions, Public Safety, and Recreation Elements of the General Plan) (I-7, I-8, I-9, I-11, and I-12).
- 2.2.2 Implement procedures which maintain and enhance the economic viability of development and fiscal well-being of the City (i.e., require new development to pay for capital improvements and service costs generated by such development) (I-4).

CITYWIDE LAND USE DISTRIBUTION

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 3 Provide for the appropriate mix and type of land uses which serve the needs of existing and future residents, generate sufficient revenues to support

essential City services, improve the overall balance of employment and housing, respect the City's natural environmental resources, and complement and enhance the character of the City and quality of life of its residents.

Objective *It shall be the objective of the City of Westlake Village to:*

- 3.1 Ensure that sufficient lands are designated to accommodate a balance of uses which (a) provide for the housing, commercial, employment, educational, recreational, cultural, social, and aesthetic needs of City residents, and (b) preserve the City's significant environmental resources.

Policies *It shall be the policy of the City of Westlake Village to:*

- 3.1.1 Accommodate existing land uses and new development in accordance with the Land Use Plan map (**Figure 8**) of the General Plan (I-1).
- 3.1.2 Implement density limits and development standards which ensure that new development maintains and enhances the overall quality, scale, and physical characteristics of the City (I-1 and I-3).

RESIDENTIAL DEVELOPMENT, PERMITTED USES, PHYSICAL FORM AND CHARACTER

Goal *It shall be the goal of the City of Westlake Village to:*

- 4 Maintain existing residential neighborhoods and provide opportunities for the development of additional housing to provide for the needs of City residents at all income levels.

Objective *It shall be the objective of the City of Westlake Village to:*

- 4.1 Maintain the quality of existing residential neighborhoods and require new residential development to be compatible with and complement existing neighborhoods in terms of scale, architectural design and character.

Policies *It shall be the policy of the City of Westlake Village to:*

Permitted Uses, Density, and Height

- 4.1.1 Accommodate the development of properties designated for residential use with up to the maximum number of units depicted on the Land Use Plan map (**Figure 8**) (I-1).
- 4.1.2 Maintain a maximum height limit of 35 feet (two stories) for all new single-family residential development. Allow split level configuration in hillside

areas in order to minimize grading and to achieve high quality design compatible with natural topographic conditions (I-1).

- 4.1.3 Carefully review the consolidation of parcels to avoid the creation of large scale building masses that may be detrimental to the surrounding neighborhood (I-3).
- 4.1.4 Prohibit lot splits in developed residential neighborhoods (I.1).
- 4.1.5 Allow for the development of congregate-care, shared, cooperative, and other housing types intended to meet the special needs of senior citizens in areas classified as Medium, Intermediate, High, Very High Density Residential, and Institutional on the Land Use Plan map (**Figure 8**) provided that they are designed to be compatible with adjacent residential and non-residential uses (I-1).

Design and Development

- 4.1.6 Require that new residential projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses in accordance with standards and criteria set forth in Section 9.15 of the City Zoning Ordinance (I-5 and I-7).
- 4.1.7 Require that new residential development undergo architectural review to ensure compatibility with adjacent land uses, including:
 - a. maintenance of the predominant or average existing front yard setbacks;
 - b. use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions; and
 - c. limitation of building volume and bulk so that it does not adversely affect the character of existing neighborhoods (I-5 and I-7).
- 4.1.8 Require that new residential developments be designed to:
 - a. provide adequate access and egress to accommodate anticipated traffic volumes and safety/emergency response vehicles;
 - b. preserve major ridgelines and scenic hillside areas;
 - c. integrate with natural topography;
 - d. fully mitigate potential flood and fire hazards;
 - e. provide adequate mitigation of service impacts (schools, sheriff, fire, etc.);
 - f. provide adequate storm water facilities;

- g. provide adequate on-site recreation facilities;
- h. preserve and protect significant biological resources and habitat areas;
- i. fully mitigate potential adverse impacts on water quality at Westlake Lake, Lake Eleanor, and Lake Lindero which are due to the new residential project; and
- j. prevent potential adverse impacts on the Las Virgenes Reservoir so as to preserve drinking water quality of the Reservoir and conform to all standards of the California Department Health Services regulations or other responsible agencies (I-5 and I-7).

COMMERCIAL DEVELOPMENT, PERMITTED USES, PHYSICAL FORM AND CHARACTER

Goal *It shall be the goal of the City of Westlake Village to:*

5 Maintain and enhance existing commercial areas which provide jobs and services to Westlake Village residents.

Objective *It shall be the objective of the City of Westlake Village to:*

5.1 Retain and enhance the quality of existing commercial centers by promoting adequate maintenance of on-site landscaping and facilities and continued compatibility with adjacent residential neighborhoods.

Permitted Uses

Policies *It shall be the policy of the City of Westlake Village to:*

5.1.1 Accommodate retail, restaurant, service and office uses in areas designated as General Commercial on the Land Use Plan map (**Figure 8**) (I-1).

5.1.2 Accommodate office and ancillary uses (restaurants, banks, photocopying, etc.) in areas designated as Office Commercial on the Land Use map (**Figure 8**) (I-1).

5.1.3 Accommodate private and non-profit recreational uses in areas designated as Commercial Recreation on the Land Use Plan map (**Figure 8**) (I-1).

Density/Intensity and Height

- 5.1.4 Permit development to a maximum intensity or floor area ratio as indicated on the Land Use Plan map (**Figure 8**), and a maximum height of two (2) stories (35 feet) in areas designated General Commercial, Office Commercial and Commercial Recreation. However, structures of greater height may be permitted within a commercial area if the finding can be made that:
- a. the community will derive a substantial benefit from the increased height in the form of significantly greater revenues or jobs, or other significant public benefit; and
 - b. the development will be compatible with adjacent land uses and in keeping with established community character (I-1).

The maximum intensity applicable to specific plan overlays and designations shall be as set forth in the specific plan document and apply within the boundaries of the specific plan area.

Design and Development

- 5.1.5 Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with the applicable provisions of the Westlake Village Municipal Code (I-5 and I-7).
- 5.1.6 Require that structures and sites be designed to convey visual interest and character and be compatible with adjacent uses, including:
- a. differentiation of building facades by materials, color, architectural details (columns, recessed or projecting windows, articulated beams or spandrels, etc.), offset planar surfaces, and modulated building volumes;
 - b. architectural treatment of all prominent building elevations;
 - c. enclosure of storage areas with decorative screening or walls;
 - d. location of site entries to minimize conflicts with adjacent uses and residential neighborhoods; and
 - e. mitigation of noise, odor, lighting, and other impacts (I-4, I-6, and I-9).

INDUSTRIAL DEVELOPMENT, PERMITTED USES, PHYSICAL FORM AND CHARACTER

Goal *It shall be the goal of the City of Westlake Village to:*

- 6 Retain and enhance existing industrial and business park uses which provide jobs to the residents of Westlake Village and adjacent communities, and/or generate revenues to support essential City services.

Objective *It shall be the objective of the City of Westlake Village to:*

- 6.1 Maintain and enhance the quality of existing industrial districts of the City by promoting the maintenance of on-site landscaping and facilities and continued compatibility with adjacent residential neighborhoods and commercial districts.

Policies *It shall be the policy of the City of Westlake Village to:*

Permitted Uses

- 6.1.1 Accommodate industrial/light manufacturing, research and development, business parks, offices, and educational and public and quasi-public facilities in Business Park designated areas (I-1).
- 6.1.2 Accommodate retail and service uses which are ancillary and supporting to the primary industrial and business park uses (e.g., restaurants, banks, photocopying, and similar uses), and other uses which are functionally similar to a permitted business park use (I-1).

Density/Intensity and Height

- 6.1.3 Permit development to a maximum intensity or floor area ratio as indicated on this Land Use Plan map (**Figure 8**), and a maximum height of two (2) stories (35 feet) in areas designated as Business Park. However, structures of greater height may be permitted within a business park area if the finding can be made that:
- a. the community will derive substantial benefit from the increased height in the form of significantly increased revenues or jobs, or other significant public benefit; and
 - b. the development will be compatible with adjacent land uses and in keeping with established community character (I-1).

The maximum intensity applicable to specific plan overlays and designations shall be as set forth in the specific plan document and apply within the boundaries of the specific plan area.

- 6.1.4 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with applicable provisions of the Westlake Village Municipal Code (I-5 and I-7).
- 6.1.5 Require that structures and sites be designed to convey visual interest and character and be compatible with adjacent uses, including:
- a. differentiation of building facades by materials, color, architectural details (columns, recessed or projecting windows, articulated beams or spandrels, etc.), offset planar surfaces, and modulated building volumes;
 - b. architectural treatment of all prominent building elevations;
 - c. enclosure of storage areas with decorative screening or walls;
 - d. location of site entries to minimize conflicts with adjacent uses and residential neighborhoods; and
 - e. mitigation of noise, odor, lighting, and other impacts (I-5 and I-7).

PUBLIC AND INSTITUTIONAL DEVELOPMENT, PERMITTED USES, PHYSICAL FORM AND CHARACTER

Goal *It shall be the goal of the City of Westlake Village to:*

- 7 Provide for public and institutional uses which support the needs and functions of the residents and businesses within the City of Westlake Village.

Objective *It shall be the objective of the City of Westlake Village to:*

- 7.1 Retain and expand public and quasi-public land uses and facilities, as necessary, to support the needs of existing and future City residents.

Policies *It shall be the policy of the City of Westlake Village to:*

Permitted Uses

- 7.1.1 Accommodate governmental administrative, parks and recreation, public open space, police, fire, educational (schools), cultural (libraries, etc.), health, human services, public utility, religious and other public uses in areas designated as Public-Quasi public (I-1).

- 7.1.2 Require that public buildings be designed to achieve a high level of quality, distinctive character, and compatibility with existing uses and are developed in accordance with applicable provisions of the Westlake Village Municipal Code (I-5 and I-7).

Design and Development

- 7.1.3 Require that public sites be designed to incorporate landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses (I-7 and I-11).

OPEN SPACE

Goal *It shall be the goal of the City of Westlake Village to:*

- 8 Preserve and protect the City's open space resources as important scenic, environmental, and recreational amenities for all City residents and visitors.

Objective *It shall be the objective of the City of Westlake Village to:*

- 8.1 Ensure that adequate open space and parklands are maintained for existing and future residents in balance with new development.

Policies *It shall be the policy of the City of Westlake Village to:*

- 8.1.1 Retain existing publicly and privately owned open space lands which are permanently dedicated or for which an easement has been granted, including areas designated as "Open Space" on the Land Use Plan map (**Figure 8**) (I-1).

- 8.1.2 Retain existing publicly-owned parks as recreational resources, including areas designated as "Parks" on the Land Use Plan map (**Figure 8**) (I-1).

- 8.1.3 Provide for the preservation of additional open space areas for resource protection and recreational purposes in accordance with the Parks and Recreation Element (Recreation I-16).

- 8.1.4 Retain the Westlake Golf Course as an important recreational and scenic amenity for all City residents and visitors (**Figure 8**) (I-1).

- 8.1.5 Restrict the development of recreational facilities, including parcels designated as "CR" on the Land Use Plan (**Figure 8**) map, to uses and facilities which are consistent with the intended recreational function (I-1 and I-7).

Objective *It shall be the objective of the City of Westlake Village to:*

- 8.2 Ensure that adequate open space is provided to protect significant visual and environmental resources.

Policies *It shall be the policy of the City of Westlake Village to:*

- 8.2.1 Require that development be sited and designed to protect significant environmental resources, including the provision of open space, in accordance with the Biological Resources Element policies (I-5, I-7, I-8, and Biological Resources' I-4 and I-5).
- 8.2.2 Require that significant ridgelines be preserved as a visual and open space resource in accordance with the Visual Resources and Scenic Highways Elements' policies (I-7 and Visual Resources' I-6).

TARGETED SPECIFIC PLAN SITES

Goal *It shall be the goal of the City of Westlake Village to:*

- 9 Promote the revitalization and more effective use of properties characterized by economic underutilization or obsolescence through the implementation of a specific plan.

Objective *It shall be the objective of the City of Westlake Village to:*

- 9.1 Encourage the revitalization and reuse of the parcels within the Southern Business Park area for business park and office development (**Figure 8**).

Policies *It shall be the policy of the City of Westlake Village to:*

- 9.1.1 Require that projects be designed to maintain high quality views from the 101 Freeway Scenic Corridor (I-5 and I-7).
- 9.1.2 Require that projects be designed to integrate development in a "village" character (i.e., cluster buildings on common walkways, open spaces, and plazas, incorporate facade articulation and vertical setbacks), and include extensive landscaping (I-7).
- 9.1.3 Require the provision of on-site open space amenities designed to be accessible to and of sufficient size to be usable by tenants (I-7).

Objective *It shall be the objective of the City of Westlake Village to:*

- 9.2 Maintain the existing development and continued use of the Westlake North Specific Plan area for mixed use development of general commercial, office commercial, high density residential and park facilities (**Figure 8**).

Policies *It shall be the policy of the City of Westlake Village to:*

- 9.2.1 Require that projects be designed to maintain high quality views from the 101 Freeway Scenic Corridor (I-5 and I-7).
- 9.2.2 Require that projects be designed to integrate development in a “village” character (i.e., cluster buildings on common walkways, open spaces, and plazas, incorporate facade articulation and vertical setbacks), and include extensive landscaping (I-7).
- 9.2.3 Require the provision of on-site open space amenities designed to be accessible to and of sufficient size to be usable by tenants (I-7).
- 9.2.4 Incorporate a range of uses spanning from residential to office to commercial, giving residents of Westlake Village and surrounding communities amenities consistent with ideals of a mixed use development.

Objective *It shall be the objective of the City of Westlake Village to:*

- 9.3 Encourage the revitalization and reuse of the business park uses north of the Ventura Freeway and west of Lindero Canyon Road for the development of a mix of uses (**Figure 8**).

Policies *It shall be the policy of the City of Westlake Village to:*

- 9.3.1 Require that projects be designed to integrate development in a “village” character (i.e., cluster buildings on common walkways, open spaces, and plazas, incorporate facade articulation and vertical setbacks), and include extensive landscaping (I-7).
- 9.3.2 Require the provision of on-site open space amenities designed to be accessible to and of sufficient size to be usable by tenants (I-7).
- 9.3.3 Incorporate a range of uses spanning from residential to office to commercial, giving residents of Westlake Village and surrounding communities amenities consistent with ideals of a mixed use development.

SPECIAL NEEDS HOUSING OVERLAY

“Special Needs Housing” means individual or group housing available to persons, who by virtue of income, circumstances or disability, require housing not otherwise available within the greater Westlake Village community. Such individuals and groups include low and very-low income individuals and families, seniors of sixty-two (62) years of age and older, individuals who due to age or disability require assisted living

accommodations, and temporary accommodations for battered women, abused children, and others suffering similar adverse circumstances.

SENIOR HOUSING OVERLAY

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 10 Increase the supply of residential units available to senior residents.
- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 10.1 Provide land use incentives to increase the supply of senior housing units.
- Policy*** *It shall be the policy of the City of Westlake Village to:*
- 10.1.1 Permit a bonus density of up to 18.5 units per gross acre in areas designated with the senior housing overlay, provided that:
- a. the structures will be designed to complement the character of the residential neighborhoods in which they are located;
 - b. structures shall be designed to convey the sense of multiple building volumes and to incorporate articulated design elements; avoiding the character of large, undifferentiated building masses; and
 - c. adequate open space is incorporated into the project (I-1).

HILLSIDE MANAGEMENT OVERLAY

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 11 Preserve and maintain the natural character and visual amenities of hillsides as a scenic resource.
- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 11.1 Minimize development and development impacts on scenic hillsides and prominent ridgelines.
- Policy*** *It shall be the policy of the City of Westlake Village to:*
- 11.1.1 Permit development within designated Hillside Management areas in accordance with the Hillside Development Standards contained in the Zoning Ordinance (refer to Visual Resources and Scenic Highways Element) (I-3, I-7, and Visual Resources' I-6).

CULTURAL RECONNAISSANCE OVERLAY

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 12 Preserve sites of archaeological and historic significance.
- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 12.1 Minimize development and development impacts on archaeological resources and historically significant sites.
- Policy*** *It shall be the policy of the City of Westlake Village to:*
- 12.1.1 Prior to authorizing development within designated Cultural Reconnaissance areas, require an intensive and systematic surface reconnaissance to identify significant resources and establish appropriate mitigation measure (I-7).

FLOOD HAZARD OVERLAY

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 13 Protect development within potential flood hazard areas.
- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 13.1 Assure that all new development is protected from potential flood hazards.
- Policy*** *It shall be the policy of the City of Westlake Village to:*
- 13.1.1 Require that proposed development located within or adjacent to a potential flood hazard area (**Figures 11 and 11a**) be designed and constructed so as to fully mitigate potential flood hazard impacts (refer to Geologic, Seismic, and Flooding Hazards section) (I-7 and I-11).

WATERSHED AREAS OVERLAY

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 14 Protect Westlake Village watershed areas.
- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 14.1 Assure that proposed new development within or adjacent to identified watershed areas does not adversely impact Las Virgenes Reservoir, Triunfo Creek and Westlake Lake.

Policy *It shall be the policy of the City of Westlake Village to:*

- 14.1.1 Require that developments proposed within a designated watershed area incorporate design measures to fully mitigate the impacts of runoff, siltation, erosion and pollutants on affected water bodies (refer to Watershed Areas section) (I-7 and Watershed Areas' I-4).

SIGNIFICANT HABITAT OVERLAY

Goal *It shall be the goal of the City of Westlake Village to:*

- 15 Protect highly sensitive biological habitats.

Objective *It shall be the objective of the City of Westlake Village to:*

- 15.1 Minimize the negative effects of development on highly sensitive biological habitats as identified on the Sensitive Biological Communities Map (**Figure 25**).

Policy *It shall be the policy of the City of Westlake Village to:*

- 15.1.1 Evaluate the impact of a proposed development on affected habitat areas and require appropriate mitigation measures as a condition of development approval (refer to Sensitive Biological Communities Map) (I-7, Biological Resources' I-1, Biological Resources' I-2, Biological Resources' I-4, and Biological Resources' I-8).

LAND USE COMPATIBILITY

Goal *It shall be the goal of the City of Westlake Village to:*

- 16 Ensure compatibility among the various types and densities of land uses to be accommodated within the City.

Objective *It shall be the objective of the City of Westlake Village to:*

- 16.1 Incorporate functional and physical buffers, setbacks, and other elements as transitions between land uses characterized by differing functions, activities, density, scale, and mass.

Policies *It shall be the policy of the City of Westlake Village to:*

- 16.1.1 Require that parcels developed for commercial and industrial uses incorporate buffers between abutting residential properties which adequately protect the residential use from the impacts of noise, light, visual intrusion, and vehicular traffic; including the use of horizontal and vertical

- setbacks, structural or landscape buffers, and other appropriate techniques (I-1, I-3, and I-7).
- 16.1.2 Require that the on-site lighting of commercial and industrial uses be unobtrusive and designed or located so that only the intended area is illuminated, off-site glare is minimized, and adequate safety is provided (I-7).
- 16.1.3 Require that dining and entertainment establishments and other uses characterized by high activity levels provide adequate safeguards and measures to prevent "spill-over" impacts on adjacent properties (I-7).
- 16.1.4 Control the development of industrial and other uses which use, store, produce, or transport toxics, air emissions, and other pollutants; requiring adequate mitigation measures confirmed by environmental review and monitoring (I-1, I-2, I-7, and I-8).
- 16.1.5 Control the location and number of all "community-sensitive" uses (e.g. alcohol sales, adult business, game arcades, and other uses) based on proximity to residences, schools, religious facilities, hospitals, and parks (I-1 and I-7).

ARCHITECTURE AND SITE DESIGN

Goal

It shall be the goal of the City of Westlake Village to:

17

Ensure that the City's built environment, including its architecture, landscape, public open spaces, and rights-of-way maintain a high quality of design which is compatible with the City's established suburban character and environmental setting.

Objective

It shall be the objective of the City of Westlake Village to:

17.1

Promote the development of residential, commercial, industrial and public buildings which:

- maintain the City's tradition of high quality architecture and landscape design;
- are compatible in scale, mass, form, character, and quality with existing neighborhoods, and districts; and
- are compatible with the City's natural environmental resources, viewsheds, and open spaces.

Policies

It shall be the policy of the City of Westlake Village to:

- 17.1.1 Limit the use of reflective glass, bright colors, expansive metal skins and other materials and designs which detract from the community's established character (I-7).
- 17.1.2 Require that air conditioning and other mechanical equipment located on the rooftop of a structure be visually screened from public view and adjacent properties (I-7).

SIGNAGE

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 18 Enhance the aesthetic value of commercial, industrial and residential areas through the implementation of signage design guidelines.

- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 18.1 Promote the use of signage in private development which creates a high quality visual environment.

- Policies*** *It shall be the policy of the City of Westlake Village to:*
- 18.1.1 Limit the number, location, color, and size of signs to ensure that they do not visually dominate the district in which they are located and are used primarily for the purpose of identifying the location and nature of business establishments (I-7).
 - 18.1.2 Require that signage be integrated with the architectural design of the buildings served and are placed in locations which complement facade articulation, details, and rhythm (I-7).
 - 18.1.3 Prohibit the use of billboards, roof signs, exterior flashing, neon, portable, and animated signs (I-1 and I-7).

LANDSCAPING

- Goal*** *It shall be the goal of the City of Westlake Village to:*
- 19 Ensure the proper design, installation and maintenance of high quality landscaping within the City.

- Objective*** *It shall be the objective of the City of Westlake Village to:*
- 19.1 Achieve landscaping of residential, commercial, industrial and public sites which compliments adjacent development and exhibits high quality landscape design.

- Policies** *It shall be the policy of the City of Westlake Village to:*
- 19.1.1 Review and modify, as necessary, existing landscaping standards and guidelines for development to promote a high level of visual and environmental quality (I-1 and I-13).
 - 19.1.2 Select landscape and tree species which complement the architectural design of structures and reflect the intended functional, physical, and visual character of the district in which they are located (I-13).
 - 19.1.3 Require that development projects submit and implement a landscaping plan (I-7).
 - 19.1.4 Encourage the incorporation of mature specimen trees and other significant vegetation which may exist on a site into the design of a development project for that site (I-7).
 - 19.1.5 Require that surface parking lots incorporate trees which will provide extensive shade cover within two years after completion of construction (I-7).
 - 19.1.6 Encourage the use of drought-tolerant species in landscape design (I-7).
 - 19.1.7 Require that development incorporate adequate drought-conscious irrigation systems (I-7).
 - 19.1.8 Promote the use of reclaimed water for the irrigation of public and private landscape, as available (I-7).

IMPLEMENTATION PROGRAMS

I-1 **The Zoning Ordinance**

The principal method for the implementation of a General Plan Land Use Map is the zoning ordinance. Policies and standards which prescribe the types of use permitted, their density/intensity, and design and development characteristics are codified as precise requirements in the ordinance. The authority to zone is inherent in the police power delegated to cities by the California State Constitution. The zoning ordinance consists of two basic elements: a) a map which delineates the boundaries of districts, or "land use zones," in which similar and compatible uses developed at similar and compatible standards are to be permitted and b) text which explains the purpose of the zoning district, lists the permitted uses (as a "right" and under special conditions), and defines the standards for development (e.g., minimum lot size, density, height, setbacks, lot coverage, parking requirements, sign design, and so on).

Under State planning and zoning law, the zoning ordinance and map must be consistent with the locally adopted General Plan. The City's ordinance will be reviewed and revised, as necessary, to conform to the policies and provisions of the General Plan.

I-2 Building Code

The City shall continue to utilize the Building Code to regulate new construction, adaptive re-use, and building renovations. The Code shall be reviewed to ensure its consistency with the provisions of the General Plan. It shall also be updated periodically to reflect changes in the Uniform Building Code and State legislation. Periodically, the City shall review the Code and update it as necessary to reflect conditions which are unique to the City.

I-3 Subdivision Regulations

Subdivision regulation is an exercise of the police power of a city authorized by the State to control the manner in which land is divided. Like the zoning ordinance, it must be consistent with the General Plan. It will be necessary to review the City's subdivision ordinance and amend it as necessary to reflect the land use goals, objectives, policies, and standards.

I-4 Development Fees

The City and other governmental agencies currently assess application, capital improvement and other development fees and service costs to new developments on a pro-rated basis. A new development will be assessed fees or service cost based on the anticipated capital improvements and anticipated service demand generated. The City shall periodically review the fees for adequacy and update the fees, if determined necessary.

I-5 Specific Plans

State law (Government Code Section 63450) authorizes cities to adopt Specific Plans for implementing their general plans in designated areas. They are intended to provide more finite specification of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements. They are most often used to ensure that multiple property owners and developers adhere to a common development plan or ensure that the individual phases of a long-term, multi-phased development project are integrated and cohesive.

Specific Plans can be initiated by the City or a private developer. Costs for City-initiated Specific Plans are, most often, reimbursed by pro-rata allocation of fees to developers applying for development permits within the Specific Plan area. The City will continue to utilize specific plans as a mechanism for implementing the goals, objectives, and policies of the Land Use Element.

I-6

Development Agreements

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to the type, character, and quality of development and additional "benefits" which may be contributed. Such agreements also assure the developer that the necessary development permits will be issued regardless of subsequent changes in regulations.

This ensures that a developer of a multi-phased project who has established financing on conditions negotiated with the city would not be adversely affected by subsequent, more restrictive regulations, other than health and safety regulations. This, in turn, enables the city to exact a higher level of performance, quality, and contributions than would normally accrue through the entitlement process. The City will continue to utilize development agreements, as appropriate, to implement the provisions of the General Plan.

I-7

Development Review

New development and enlargement of existing structures are subject to review according to their adherence with City of Westlake Village standards and regulations and General Plan policy. Projects subject to discretionary review, including those which must receive Planned Development Permits, Conditional Use Permits or Variances and are subject to review by the City Council and formal public hearings. Such review is essential to assure the following:

- a. adequate and ample opportunity for public review and comment;
- b. appropriate site design and building architecture;
- c. compatibility with adjacent land uses and overall community character; and
- d. identification and appropriate mitigation of potential adverse impacts.

In reviewing the Zoning Ordinance for consistency with the General Plan, the City will re-evaluate these regulations for their adequacy in providing effective public review and comment on proposed development projects. As

necessary, the thresholds for review should be revised to reflect the potential impacts of a project based on type of use, size, locations, traffic generated, infrastructure demands, or other appropriate criteria.

I-8

Environmental Review

The California Environmental Quality Act (CEQA) requires that the environmental effects of a project must be taken into account when considering development proposals. This involves the review of all projects proposed by private groups and individuals or initiated by the City and a determination as to the potential for significantly affecting the City's and region's environmental resources. If an Initial Study identifies potentially significant impacts, an Environmental Impact Report (EIR) generally must be prepared.

The EIR presents an overview of the environmental setting of the project, assesses how that environment will be effected by a project, prescribes changes to the project which must be made to mitigate any impacts found to be significant and adverse, and identifies and evaluates the impacts of any alternatives. The "environment" of Westlake Village to be evaluated consists of the composite of existing physical elements; including natural environmental components (air quality, geology/seismicity, groundwater, etc.) and man-related components (circulation and traffic, infrastructure, public services, etc.). Economic impacts need **not** be addressed in an EIR, according to CEQA. This does not preclude the preparation of separate "Fiscal" or "Economic" impact analyses.

On completion of a draft EIR, it is made available for public review and comment. Comments received must be responded to and addressed in the Final EIR.

Environmental review occurs in concert with the development review process. No discretionary permit can be approved without, first, satisfactory completion of the environmental review process. This may involve the preparation of a complete EIR, "Focused" EIR if found that only a limited number of resources may be impacted, "Supplemental" EIR if the project is a revision of an earlier project or time has passed and conditions have changed, or "Negative Declaration" if the project is determined by the City to have no significant effects.

Where mitigation actions are specified during environmental review, a plan ("Mitigation Monitoring Plan") must be prepared which specifies the manner in which the development project will be monitored to assure that these

actions were implemented and effective. This plan must be approved by the City in concert with the certification of the EIR.

The City will continue to utilize the environmental review process as an important tool for assuring conformance with the provisions of the General Plan.

I-9

Traffic Impact Review

As a component of the environmental review process, or separately, the City shall require the conduct of an analysis defining the traffic impacts and mitigation measures for new development and the adaptive re-use of existing structures.

Projects classified as “regionally-significant,” as determined by the Los Angeles County Transportation Commission, shall be subject to review for their impacts on designated regional highways and compliance with the Los Angeles County Congestion Management Plan (CMP), when adopted.

I-10

General Plan Monitoring and Update

The City shall review, revise, and update the General Plan periodically. This process will include a) an update of baseline data, analyses, and issues to account for current conditions; b) evaluation of the policies and programs contained in this Plan according to their effectiveness in achieving the Plan's goals and objectives; and c) revision of the policies and programs to increase their effectiveness, where necessary, and to account for current issues and legislation. Public input shall be actively solicited in the update. In addition, the Plan shall be monitored as needed for its effectiveness in addressing defined issues and achieving its goals and objectives.

I-11

Inter-Agency Coordination

Development in the City of Westlake Village impacts and is impacted by the actions of adjacent municipal jurisdictions, utility districts (e.g., Southern California Edison Company), school districts, service providers, and “superior” governmental agencies (e.g., County of Los Angeles and the California Department of Transportation). As a consequence, it is essential that the actions of each jurisdiction which impact one another be closely coordinated. Agreements and procedures for coordination need to be continued or established where they do not currently exist. This will become increasingly important as the State of California moves to establish state-wide and regional policy and administrative mechanisms to address the issues of growth (e.g., congestion management, air quality, solid waste, and traffic) which may impact the City's local decision authorities over time.

Among the many and diverse concerns which should be addressed are the following:

- a. Land use compatibility on the City's periphery and interface of streets and traffic; with the Cities of Agoura Hills and Thousand Oaks.
- b. Regional transportation and public transit (California Department of Transportation, Los Angeles County Transportation Commission, Southern California Rapid Transit District and the Thousand Oaks Transit Agency).
- c. Provision and maintenance of other public and quasi-public utilities; (Southern California Gas Company, Las Virgenes Municipal Water District, Southern California Edison Company, and County of Los Angeles Flood Control).
- d. Provision of education services (Las Virgenes Unified School District).
- e. Regional air quality (South Coast Air Quality Management District).
- f. “Fair share” provision of affordable housing units (Southern California Association of Governments and State of California Department of Housing and Community Development).
- g. Provision of social services (County of Los Angeles, State of California, and local service providers).

I-12

Capital Improvements Program

The City of Westlake Village maintains a Capital Improvements Program (CIP) which provides for the construction and upgrade of streets, storm

drains (not under the responsibility of Los Angeles County Flood Control), municipal buildings, and other public physical facilities. It defines the specific improvements to be accomplished annually and allocates budget for these. Normally, the CIP is revised no less often than every five years and is subject to approval by the City Council. The CIP will continue to be utilized as a means of implementing applicable provisions of the General Plan.