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# INTRODUCTION

In 2019, the City of Westlake Village completed a technical update of its General Plan. This update was needed to account for the City's development since the previously adopted general plan was prepared. The original General Plan contained goals, policies, and programs which directed cohesive development. The primary focus of the previously adopted General Plan was to develop those goals, policies, and programs, which would sustain Westlake Village residents' high quality of life, and to address the probable recycling of existing uses to increased densities. While largely successful and still relevant, there are physical changes to the City which have occurred since the previous General Plan's adoption that must now be accounted for, while re-affirming the goals and policies which are still relevant today.

This General Plan is also intended to:

- a. Address all legislative planning requirements of the State of California;
- b. Integrate into a plan document all required and permissive elements, replacing previously adopted elements;
- c. Provide data and analyses regarding conditions and factors currently influencing the City and projected to occur to 2029; and
- d. Define policies and programs which promote the conservation and revitalization of existing uses, guide new development, and focus resource management activities in a manner which reflects community needs and objectives.

## **ORGANIZATION OF THE GENERAL PLAN DOCUMENT**

The General Plan document has been organized by major resource topics and is divided into the following chapters and subject areas:

### **CHAPTER ONE - COMMUNITY DEVELOPMENT**

Land Use

Housing (Due to frequent changes required by state law, the Housing Element will be included by reference in this document, but will be under separate cover.)

### **CHAPTER TWO - INFRASTRUCTURE AND COMMUNITY SERVICES**

Circulation

Utilities

Institutional Facilities

Public Safety

Recreation

Solid Waste/Source Reduction and Recycling

## CHAPTER THREE - NATURAL RESOURCES

Biological Resources  
Visual Resources/Scenic Highways  
Open Space  
Watershed Areas  
Scarce Resources  
Air Quality

## CHAPTER FOUR - HAZARDS

Geologic, Seismic and Flooding Hazards  
Fire Hazard  
Noise

## APPENDICES (under separate covers)

- A - Environmental Impact Report
- B - Flora and Fauna of the City of Westlake Village
- C - City of Westlake Village Emergency Response Plan
- D - Las Virgenes-Malibu Council of Governments Hazard Mitigation Plan
- E - County of Los Angeles Fire Department Strategic Fire Plan

## THE GENERAL PLAN

The General Plan will give guidance to those making decisions affecting the allocation of resources and future shape and character of the City of Westlake Village. It, therefore, will be the official statement of the City regarding the framework of policies, standards, and actions needed to achieve its physical, economic, social, and environmental goals. Although the Plan will be composed of individual sections, or "elements," each dealing with a particular topical area of concern, the General Plan will embody a comprehensive approach in which the total range of City concerns and issues are treated in an integrated manner.

The General Plan will also act to clarify and articulate the City's intentions with respect to the rights and expectations of the general public, property owners, prospective investors, and business interests. Through the Plan, the City will inform these groups of its goals, policies and development standards; thereby communicating what is expected of the private sector to meet the objectives of the Plan.

Integrated into the Plan are the seven elements mandated by the State of California and additional elective elements with importance to the City. The former consists of Land Use, Circulation, Housing, Conversation, Open Space, Noise, and Safety (the Environmental Justice element requirement is inapplicable to the City). Elective elements

include Infrastructure, and Public Services and Facilities. In addition, the Plan summarizes and incorporates by reference a Source Reduction and Recycling Element consistent with the requirements of the California Integrated Waste Management Act of 1989 (AB 939). This includes the provisions for the Mandatory Commercial Recycling Act of 2011 (AB 341) in accordance with the California Department of Resources, Recycling and Recovery (CalRecycle), and an Air Quality Element in compliance with the guidelines of the Southern California Association of Governments. These elements are organized by their constituent resource topics, rather than the state-defined element titles, to avoid the redundancy resulting from the overlapping requirements of the State General Plan Guidelines. For example, "Parks and Recreation" policy pertains to three separate elements: Land Use, Open Space, and Parks and Recreation.

### **OVERVIEW OF THE CITY**

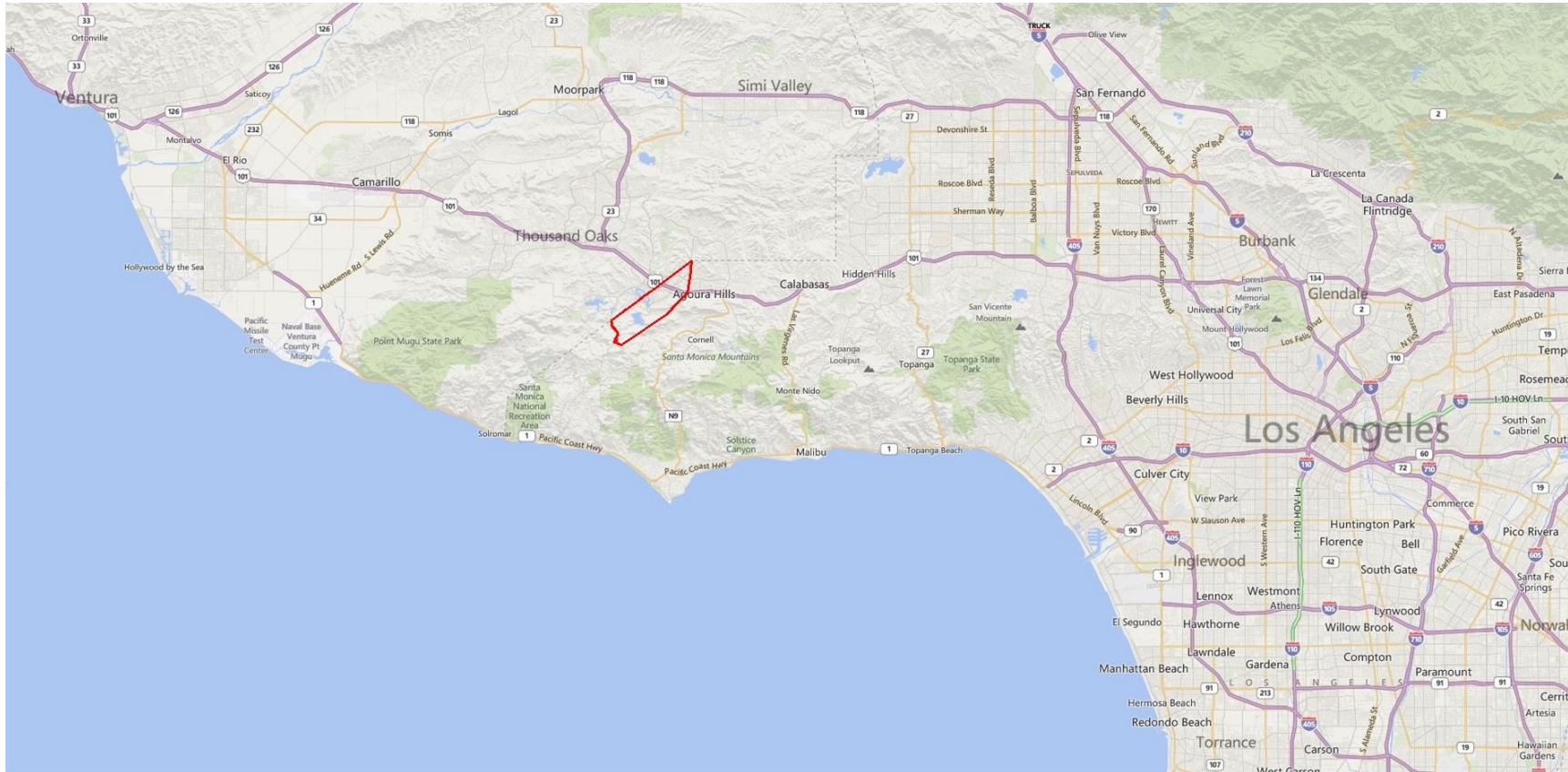
The City of Westlake Village is located approximately 40 miles northwest of Los Angeles (see **Figures 1** and **2**) and encompasses 5.62 square miles. It is bounded by the City of Thousand Oaks on the west at the Los Angeles-Ventura County line, the City of Agoura Hills on the east, at the Rancho El Conejo line, unincorporated Los Angeles County to the south and southeast along Decker Road, and unincorporated Ventura County to the northeast (see **Figure 3**). Topographically, the City is bordered by El Conejo Hills to the north and the Santa Monica Mountains to the south. The Ventura Freeway (U.S. Highway 101) passes through the northern portion of the City, and Lindero Canyon Road provides the only freeway exit that directly services the City. The California Department of Finance 2017 population estimates approximated that the City has 8,370 residents within the City limits, living in 3,234 dwelling units, and the estimated average household income is approximately \$107,667 (May 2017 Southern California Association of Governments).

The master planned nature of the community is responsible for such characteristics as a wide range of housing types, uniform design patterns, well-defined and broad-based industrial centers in business park settings, an efficient and attractively landscaped circulation system, neighborhoods with readily-identifiable boundaries, an 18-hole golf course, and greenbelts which internally link residential developments. Westlake Lake is situated in the center of town and straddles the Los Angeles- Ventura County line with the southeastern portion in the City of Westlake Village and the remaining northwestern half of the lake within the City of Thousand Oaks.

### **AREA COVERED BY PLAN**

The Westlake Village General Plan covers the area within the City limits (**Figure 3**). It is the City of Westlake Village Planning Department's determination that no other area outside of the City limits will bear a relation to the City's planning.

Figure 1. Regional Location of The City of Westlake Village





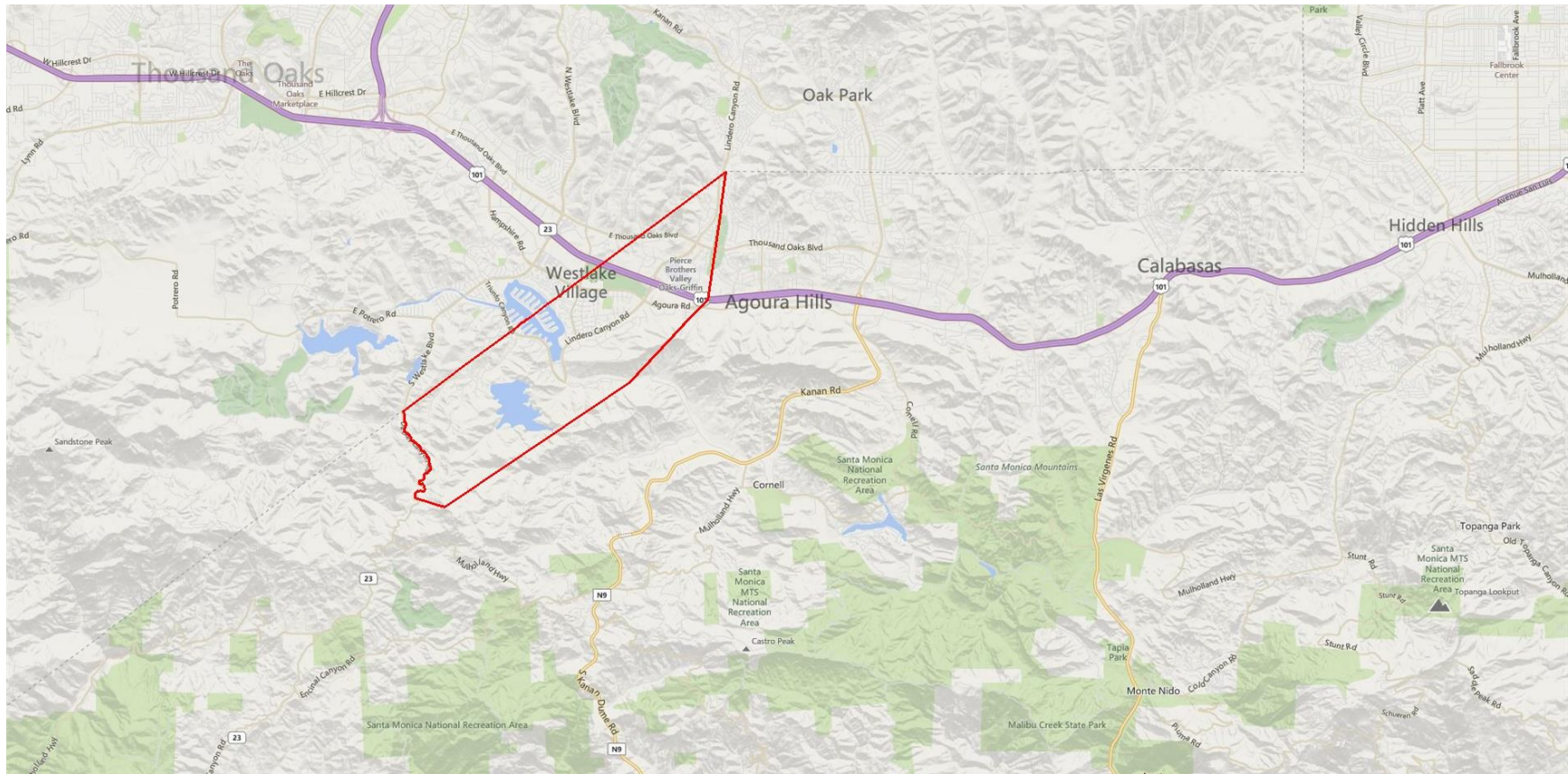
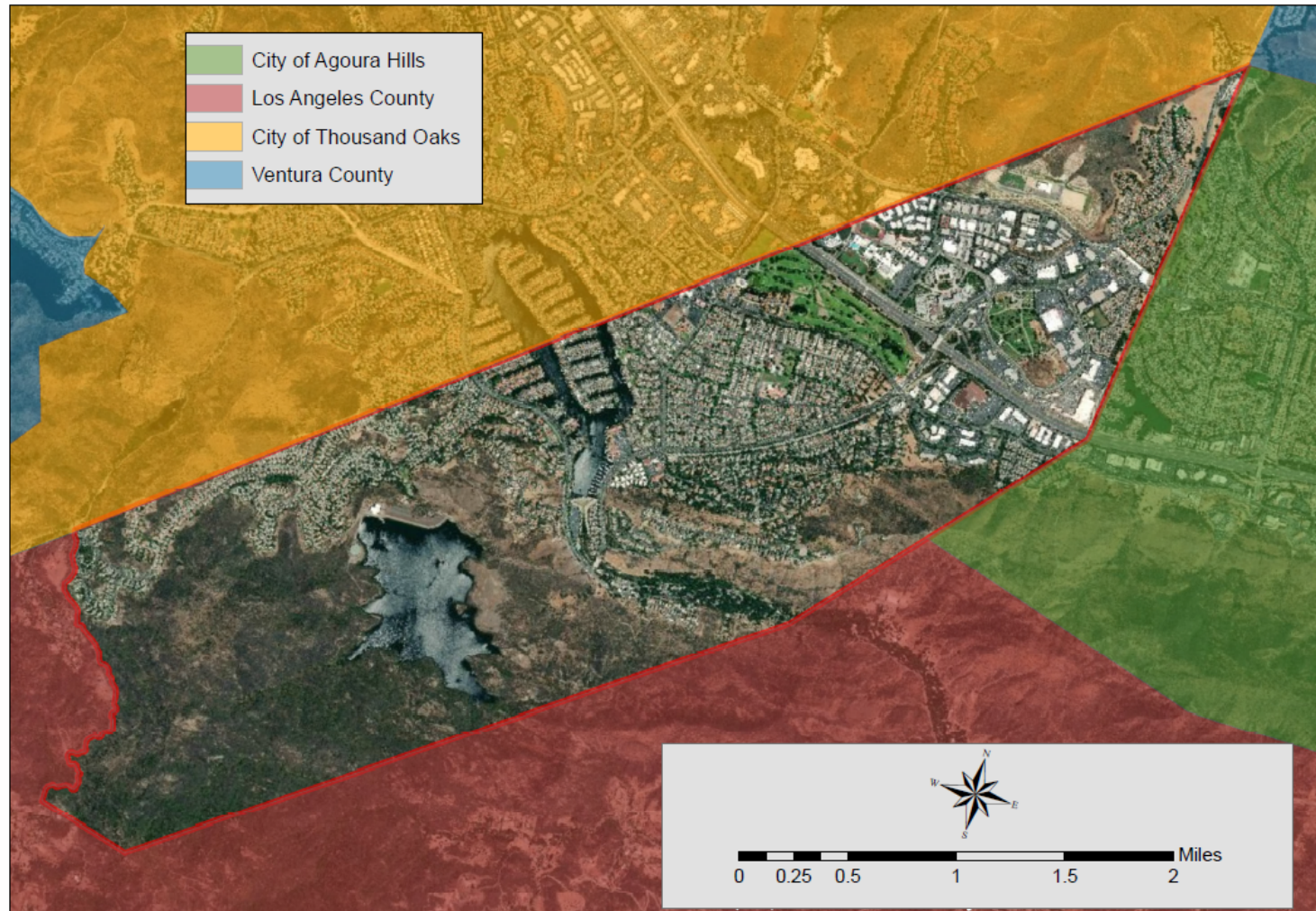
**Figure 2. Subregional Location of The City of Westlake Village**

Figure 3.

## City of Westlake Village and Surrounding Jurisdictions



## **DATA BASE**

The economic and socio-demographic analysis presented in the General Plan is based on data compiled by the 2010 U.S. Census, the State of California Department of Finance (DOF), and the Southern California Association of Governments (SCAG). These data sources were selected due to the extensive and comprehensive nature of the information gathered by the census, the fact that the DOF's population figures are used to determine per capita distribution of State subventions, and the extensive data collection and coordination between local jurisdictions in the area's council of governments.