



Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting

TO: Interested Parties

PROJECT TITLE: Westlake Village Business Park Specific Plan

LEAD AGENCY: City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361

SCOPING MEETING: February 26, 2013 at 6:00 PM
Council Chambers
City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361

In accordance with the California Environmental Quality Act (CEQA), the City of Westlake Village is serving as the Lead Agency and will be preparing a Program Environmental Impact Report (EIR) for the proposed *Westlake Village Business Park Specific Plan*. In compliance with Section 15082 of the CEQA Guidelines, the City of Westlake Village is sending this Notice of Preparation (NOP) to responsible and trustee agencies, and other interested parties to inform them of the proposed Specific Plan and its environmental review process.

In addition, the City needs to know your agency's views with respect to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project, as your agency may need to use the Program Environmental Impact Report (EIR) when considering the issuance of any permits or other approvals for future redevelopment projects allowed under the proposed *Westlake Village Business Park Specific Plan* and public improvements that may be constructed as part of Specific Plan implementation.

Project Location

The City of Westlake Village (City) is located at the northwestern end of Los Angeles County, east of the Los Angeles County-Ventura County line. The City covers 5.62 square miles of land and is bound by the City of Agoura Hills to the east and northeast; the City of Thousand Oaks to the north and west; and unincorporated Los Angeles County land to the southeast and south. Regional access to Westlake Village is provided by the Ventura Freeway (Interstate [I] 101), which bisects the City in an east-west direction, with on- and off-ramps at Lindero Canyon Road. Exhibit 1 is the City's regional location.



The City is a suburban community that is primarily developed with residential land uses; commercial development along major arterials; industrial development at the northern section; public and institutional uses at scattered locations; and open space lands at the northern, eastern, and southern edges of the City. The Specific Plan area (or planning area) covers approximately 200 acres of land at the northern section of the City, bound by the I-101 Freeway on the south; Lindero Canyon Road on the east; Thousand Oaks Boulevard on the north; and the City limits and County line on the west. This area is developed with industrial and commercial uses, business parks, and institutional uses. The Specific Plan would only regulate future development within the northern two-thirds (128 acres) (called the Focus Area) of the planning area. However, infrastructure improvements are proposed within the larger planning area. Exhibit 2 shows the boundaries of the Specific Plan Area.

Project Description

The proposed *Westlake Village Business Park Specific Plan* has been developed in accordance with the requirements of the *California Government Code* (Title 7, Division 1, Chapter 3, Article 8, Sections 65450–65457). Adoption of the *Westlake Village Business Park Specific Plan* would provide a planning document to control future redevelopment within the planning area in accordance with the land uses and development standards contained in the Specific Plan.

The City is seeking to promote the revitalization of underutilized or obsolete properties and the intensification and adaptive reuse of properties in the northern section of the City within the Specific Plan area. The goals of the proposed Specific Plan are listed below.



Land Use and Urban Design

- **Goal LU/UD-1:** Provide for development within the Specific Plan area by designating appropriate land uses and intensities to meet the needs of anticipated growth and to achieve the community's objectives.
- **Goal LU/UD-2:** Respond to market trends, developer interest and community objectives by creating a forward-looking and responsive land use plan for the Specific Plan area.
- **Goal LU/UD-3:** Create a range of housing opportunities and choices.
- **Goal LU/UD-4:** Create a vibrant environment for both residents and visitors.
- **Goal LU/UD-5:** Encourage good design and high-quality development within the Specific Plan area.
- **Goal LU/UD-6:** Encourage sustainable design and development practices.
- **Goal LU/UD-7:** Enhance the pedestrian environment and provide for comfortable settings in which people can gather.

Economic Development

- **Goal ED-1:** Provide for adequate infrastructure financing for existing and future development.
- **Goal ED-2:** Provide for adequate coverage of operations and maintenance costs for existing and future development to achieve a fiscally sound plan.
- **Goal ED-3:** Diversify and increase City revenues that lead to a more fiscally balanced community.
- **Goal ED-4:** Provide incentives for future development to assemble and make efficient utilization of land.
- **Goal ED-5:** Facilitate public/private partnerships that allow the private sector to increase their competitiveness and guide the future of their development.

Circulation

- **Goal C-1:** Improve the circulation system within the Specific Plan area by maintaining and improving the roadway system providing for convenient access to, and circulation within, the Specific Plan area for all modes of transportation and, in particular, enhance walkability and connectivity in the area.

Parking

- **Goal P-1:** Provide a sufficient supply of parking within the Specific Plan area to meet future demand with build-out of the area without providing unneeded parking that wastes space and money.

Infrastructure

- **Goal I-1:** Provide fully functional, safe, cost-effective, and environmentally friendly public infrastructure to meet the needs of future development within the Westlake Village Business Park Specific Plan area.
- **Goal I-2:** Ensure that an adequate infrastructure system is in place for future residents and businesses in the Specific Plan area.
- **Goal I-3:** Provide environmentally efficient and sustainable infrastructure improvements.
- **Goal I-4:** Minimize the impacts of new utilities on view corridors and the natural and built environment.

To achieve these goals, the proposed *Westlake Village Business Park Specific Plan* establishes the Specific Plan districts for the northern two-thirds of the planning area, as shown in Exhibit 3:

Mixed Use – Corsa District. This district includes the area along Corsa Avenue and provides for the development of a mix of residential, specialty retail, restaurant, office, and entertainment uses, as well as the development of a pedestrian-oriented environment. Density incentives would encourage lot consolidation and the development of larger, unified projects. The permitted retail uses are intended to serve the specialty shopping needs of city residents and regional shoppers. In mixed-use buildings, ground floor retail uses and upper residential floors would generate pedestrian activity within a large, central, public gathering

space, or “village green” and a linear park along the ridge located at the southern and eastern boundaries of this district.

Mixed Commercial District. This district is located at the southwest corner of Lindero Canyon Road and Thousand Oaks Boulevard. This district provides opportunities for specialty retail, restaurant, office, and entertainment uses in a pedestrian-oriented environment. The Guitar Center Corporate headquarters in this district is interested in expanding this use to include a flagship store. Thus, this district may become a major retail location in the City.

Mixed Use – Via Colinas District. This district is located at the southwest corner of Via Colinas and Thousand Oaks Boulevard. It will accommodate existing and future office and light industrial activities designed to be compatible with the nearby mixed-use and commercial districts. New development in this district may include office and light industrial activities within flexible spaces, restaurants, medium/high density residential uses, and/or live-work units. A linear park along the ridge on the southern boundary of this district would take advantage of views available to the south.

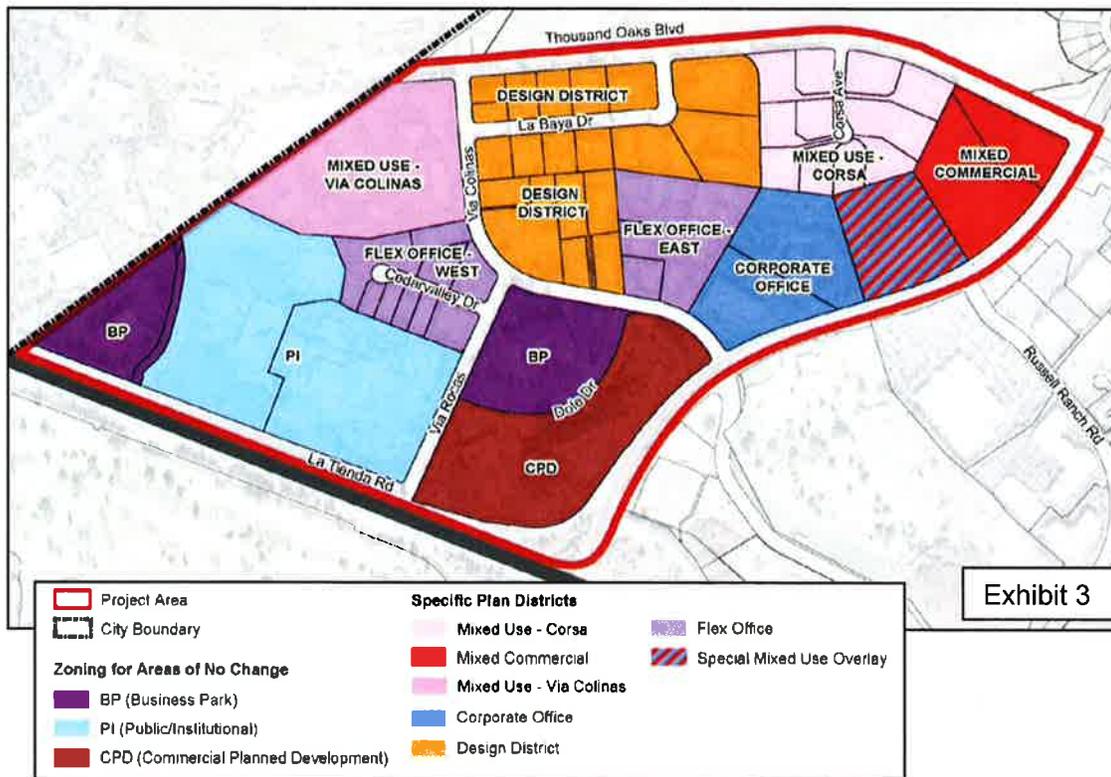


Exhibit 3

Corporate Office District. This district is located at the northwest corner of Lindero Canyon Road and Via Colinas. This district is intended for existing and future corporate office uses, along with support retail and service uses, to maintain this area as a major employment center. The northern section of the Corporate Office District has a Special Mixed-Use Overlay to allow for the expansion or continuation of mixed commercial or retail development in the adjacent Mixed Commercial District. The Special Mixed-Use Overlay allows for development of this area to redevelop with uses allowed in the Mixed Commercial District or the Corporate Office District, although the development standards for the Corporate Office District apply.

Flex Office District. This district is located in two areas in the Specific Plan area: Flex Office-West is the area along Cedarvalley Drive (west of Via Rocas), while Flex Office-East

is the area north of Via Colinas between the Design District and the Corporate Office District. The Flex Office District would accommodate existing and future office and light industrial activities designed to be compatible with the nearby mixed use and commercial districts. New development in this district may include office and light industrial activities in flexible spaces and/or live-work units.

Design District. This district is located north and east of Via Colinas and would accommodate existing and future expansion of commercial and light industrial activities, with a focus on design and home furnishing products. The creation of a walkable environment in this district would attract shoppers, architects, builders, designers, and interior decorators for all of their home design and furnishings needs.

The proposed Specific Plan identifies the allowable land uses and development standards for each district. It also includes design standards and guidelines that would need to be followed by future redevelopment projects. These standards and guidelines address the following:

- Site Design, including site layout, circulation and parking, parking structures, pedestrian circulation, open space, plazas and courtyards, site amenities, equipment screening, crime prevention, and building interface.
- Architectural Design, including architectural styles, massing, form and scale, building design, building elements, material finishes and color, and lighting.
- Sustainable Design, including passive solar design, building design, site grading and water efficiency.
- Landscape Design, including landscape design intent, setback and parking lot landscaping, plant materials, hardscape materials, landscape irrigation and maintenance, storm water management and grading.
- Parking Requirements, including parking for specific land uses, shared parking, general parking district, parking improvement district, and bicycle parking.
- Public Rights-of-Way, including Green Street, sidewalks, median and parkway trees, street furniture, and lighting.

Circulation and Infrastructure Improvements

The proposed Specific Plan outlines a number of circulation, parking, open space and streetscape, and infrastructure improvements that would serve and support the development of higher intensity land uses in the Specific Plan area. They include new sidewalks, traffic signals, bike lanes, crosswalks, parkway landscaping, a shared parking structure, local community shuttle service, bus stops, and street trees.

Specific Plan Implementation

Approval of the proposed Specific Plan would not be accompanied by new development or redevelopment within the planning area. Specifically, the Specific Plan goals and policies would not directly lead to changes to the environment. Also, the designation of Specific Plan districts and the accompanying use regulations, development standards, and design guidelines would not, in themselves, lead to environmental impacts. However, upon adoption of the Specific Plan, no construction, modification, addition, or placement of any building or structure may occur on any lot within the Specific Plan area that is not in conformity with the provisions of the Specific Plan.

Subject to property owner discretion, individual parcels may be proposed for redevelopment at some future date. At that time, they would be reviewed for compliance with the adopted *Westlake Village Business Park Specific Plan* prior to approval.

As many as 401 new dwelling units and over 2.6 million square feet of non-residential development may be accommodated within the Focus Area of the Specific Plan at buildout. With over 2.0 million square feet of existing developments within the Focus Area, the net increase in development is estimated at 401 dwelling units and 588,850 square feet of new non-residential development. This development increase would result in environmental impacts, which would be attributed to the proposed Specific Plan.

Probable Environmental Effects

The City has determined that future redevelopment associated with implementation of the proposed Specific Plan and planned infrastructure improvements may result in potentially significant adverse impacts on the environment and that a Program EIR must be prepared pursuant to CEQA. The Program EIR will analyze potential impacts on all environmental issues: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. As such, an Initial Study has not been prepared.

NOP Review and Comment Period

The NOP review and comment period is from Tuesday, **February 19, 2013 through Wednesday, March 20, 2013**. Due to the time limits mandated by State law, please send comments and responses at the earliest possible date, but no later than March 20, 2013. Please send all written comments to Scott Wolfe, AICP at the address below.

Scoping Meeting

In compliance with Section 15082(c) of the CEQA Guidelines, the City of Westlake Village will conduct a public scoping meeting on **Tuesday, February 26, 2013** to solicit comments from public agencies and the general public about their concerns and issues that they want addressed in the Program EIR for the proposed Specific Plan. The meeting will be held from **6:00 PM to 7:00 PM** at the following address:

**Council Chambers
City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361**

For questions about the proposed Specific Plan, NOP, and scoping meeting, and to send comments on this NOP, please contact:

Scott Wolfe, AICP, Planning Director
City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361
Phone: (818) 706-1613
Email: scott@wlv.org



Scott Wolfe, AICP, Planning Director
Planning Department



Date