

# Concept Review - Proposed Lindero Residential Project

City Council Study Session

April 26, 2023



# Study Session Purpose

- Receive information about a proposed residential project at 5601, 5655, and 5701 Lindero Canyon Road
- Concept review only
- No development application has been submitted
- Ask questions and provide input
- Listen to public comments
- City Council will not make any decisions today regarding the project



# Background

- North Business Park Specific Plan (NBPSP)
- Regional Housing Needs
- Density Bonus Law
- Housing Crisis Act of 2019 (Senate Bill 330)

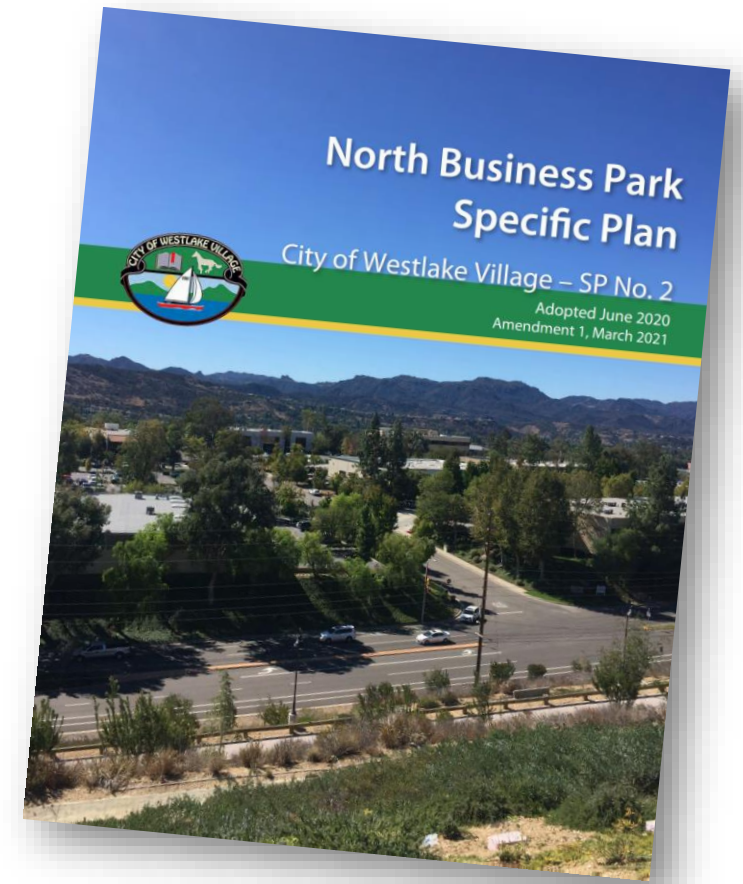


# Location of proposed project



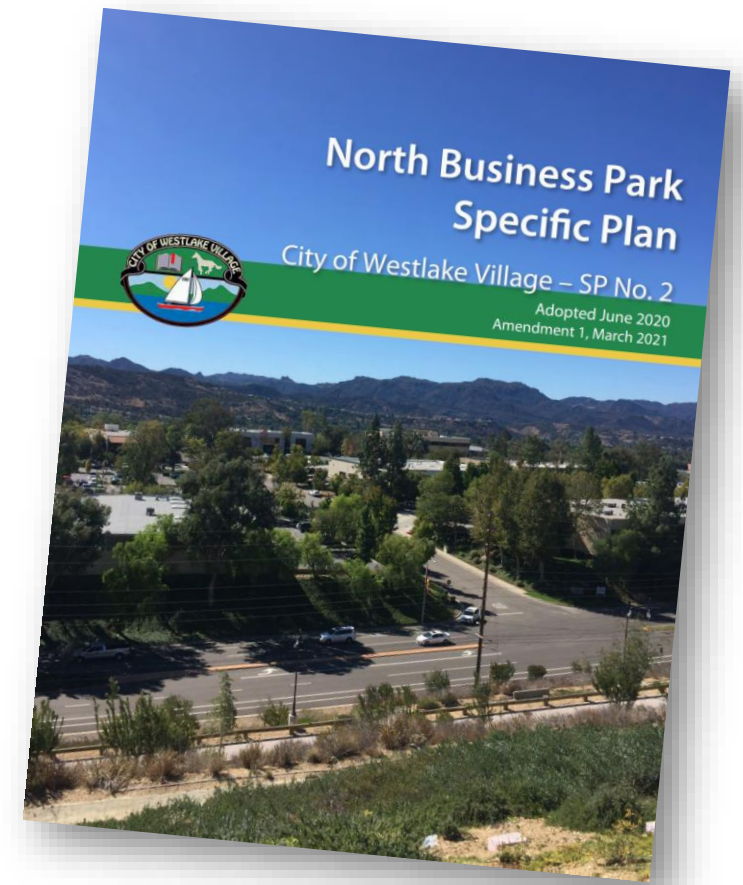
# North Business Park Specific Plan

- Adopted by City Council in 2020
- Decade-long process including 45 public meetings
- Provides framework to ensure that redevelopment occurs in a manner:
  - Consistent with Westlake Village character
  - To be accommodated by the City's infrastructure

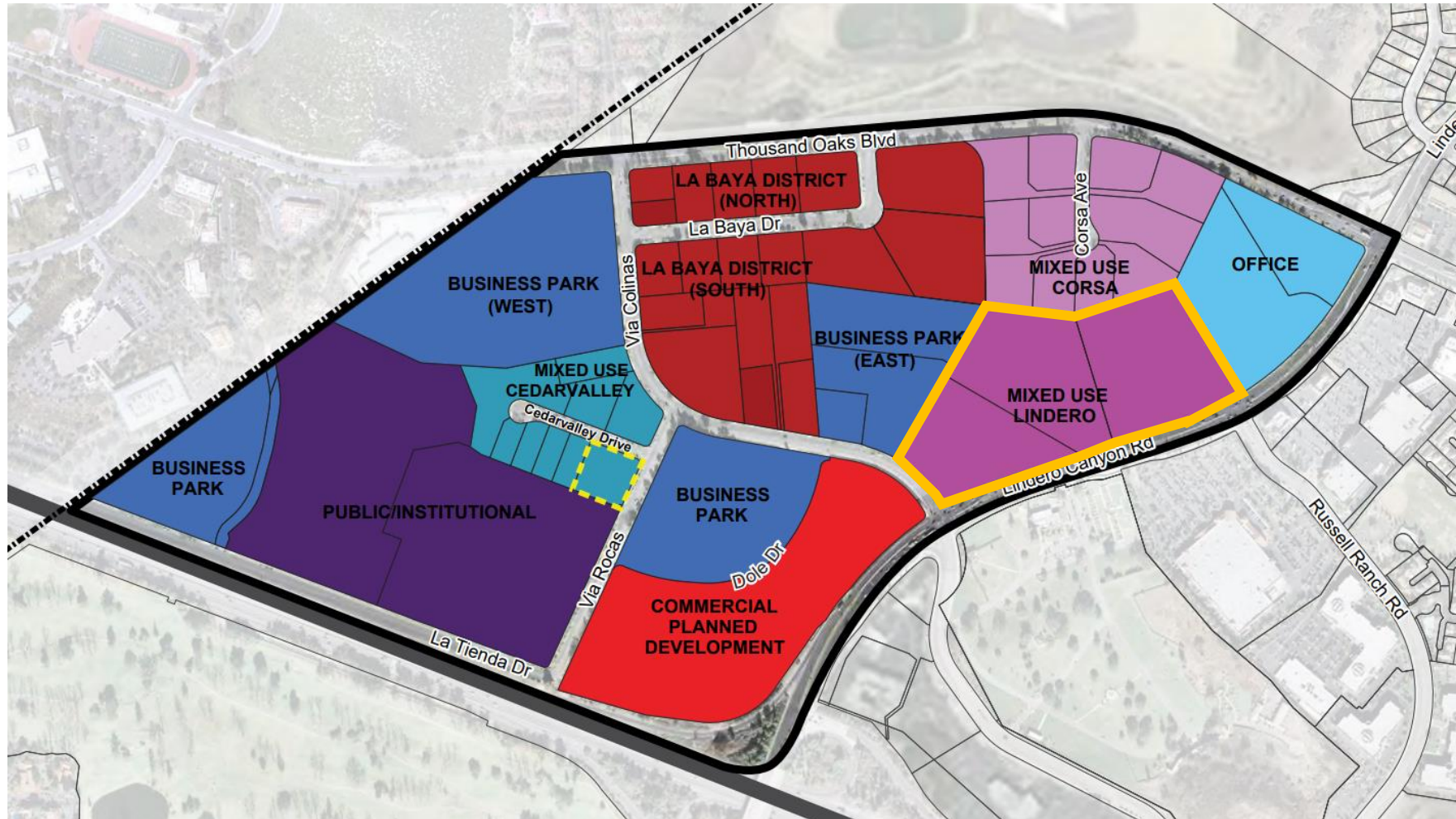


# North Business Park Specific Plan

- Provides property owners certainty for how they can use and develop their properties
- Allows owners to make viable economic use of their properties in response to increasing land value and evolving economy
- Provides housing capacity to satisfy State law



# North Business Park Specific Plan



# Regional Housing Needs

- Cities must provide capacity for new housing units through General Plan and zoning to accommodate share of regional housing needs
  - Required for State approval of General Plan Housing Element
- Westlake Village does not have vacant land or residentially zoned property adequate to provide share of regional housing needs





# Regional Housing Needs

- Housing sites already identified in the NBPSP were used to accommodate share of regional housing needs for **5<sup>th</sup> Cycle (2013-21)** Housing Element
- Same sites also used to accommodate share of regional housing needs for **6<sup>th</sup> Cycle (2021-29)** Housing Element
  - Additional sites not needed



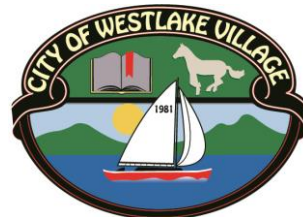
# Housing Element and Specific Plan

- Westlake Village failed to get State certification of 5th Cycle Housing Element by October 2013 deadline due to inadequate housing capacity
- Since the NBPSP already included provisions for residential development, City proceeded with assumption that NBPSP housing capacity would be used to provide housing capacity for the 5<sup>th</sup> Cycle Housing Element
  - Housing was included in original 2011 preferred development scenario approved by City Council
- 5<sup>th</sup> Cycle Housing Element was certified by the State in 2020 following adoption of the NBPSP
- Same housing capacity was utilized for the 6<sup>th</sup> Cycle Housing Element; no additional capacity required



# Density Bonus Law

- State law requires cities to grant a “density bonus” and provide “incentives” or “concessions” to projects that restrict a percentage of units for rent/purchase by lower-income households
- Proposed project includes 70 units (15%) reserved for rent to very low-income households
- Density Bonus Law requires for this project:
  - 50% density bonus (462 x 50% = 231 bonus units)
  - Three incentives or concessions
  - Reduced parking requirement



# Housing Crisis Act of 2019 (Senate Bill 330)

- Applicant may submit preliminary application to freeze policies, standards, and fees for up to 180 days
- Cities cannot conduct more than 5 public hearings or meetings for residential development projects
- Cities must approve projects within specified timelines
- Residential development projects are required to comply only with objective standards
- Cities cannot deny a project or require changes for not complying with subjective standards (e.g., “compatible”, “consistent”)



# Housing Crisis Act of 2019 (Senate Bill 330)

- Cities cannot approve a General Plan amendment or zone change, or impose any standard or condition, that would reduce the allowed density
- Cities cannot approve or enforce a moratorium on residential development
- Aggressive enforcement of SB 330 and other housing laws
  - HCD Housing Accountability Unit
  - Attorney General Housing Strike Force
  - Attorney General lawsuits



# Next Steps

- Applicant has stated intent to submit preliminary application under Senate Bill 330
  - Freezes standards, policies, and fees for 180 days pending submittal of formal development application
- City will process formal development application once submitted
  - CEQA environmental review
  - Review for compliance with specific plan objective standards and Density Bonus Law



# Recommendation

- Receive presentation from property owners
- Ask questions
- Receive public comment
- Further questions and discussion with property owners
- City Council discussion and comments

