



RAY PEARL
Mayor

NED E DAVIS
Mayor Pro Tem

KELLY HONIG
Councilmember

SUSAN McSWEENEY
Councilmember

BRAD HALPERN
Councilmember

MINUTES

Study Session Meeting of the City Council

September 13, 2023

CALL TO ORDER:

This Study Session meeting of the Westlake Village City Council was called to order by Mayor Pearl on Wednesday, September 13, 2023, at 4:34 p.m., at 31200 Oak Crest Drive, Westlake Village.

PLEDGE OF ALLEGIANCE:

Mayor Pearl led the Pledge of Allegiance.

ROLL CALL:

PRESENT: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl

ABSENT: None

Also Present: City Manager de Geus, City Attorney Boga, Assistant City Manager Wilson, Planning Director Forbes, City Clerk Mann, City Engineer Hughes, and Administrative Analyst Mott.

APPROVAL OF AGENDA:

Mayor Pro Tem Davis moved to approve the Agenda as presented. Councilmember Halpern seconded the motion.

YES: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl

NO: None

ABSENT: None

ABSTAIN: None

Mayor Pearl declared the motion passed 5-0

PUBLIC COMMENTS:

None.

STUDY SESSION:

1. STUDY SESSION: EXTERIOR COLORS OF RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS

Planning Director Forbes presented regulations for exterior colors of residential and non-residential buildings, stating regulation is challenging because colors are subjective and personal; color shade appearance adjusts on various mediums; light and shadows affect the appearance; and lastly each Homeowner Association (HOA) has their own approved color palettes.

Mr. Forbes reviewed the Westlake Village Municipal Code Design Standards and Zoning Clearance requirements, stating the interpretation of the earthtone color palette has varied over the years. Mr. Forbes presented a series of color samples to guide the City Council discussion on color hues and shades. The Light Reflective Value (LRV) and how LRV could be used to objectively regulate acceptable shades of paint was presented. The LRV is a number scale from zero to 100 that quantifies the amount of light a given color reflects. The greater the amount of light reflected, the lighter the color appears and the higher the LRV. An LRV of zero is pure black, while an LRV of 100 is pure white. All paint manufacturers provide LRV values for each of their paint colors, providing an objective and uniform means of regulating the shade of all brands and types of paint.

Planning Director Forbes noted that staff reviewed hundreds of colors and is recommending an acceptable LRV range of 22 (considered a medium dark shade) to 79 (considered an off-white shade), that apply to the main building color and not apply to roofs, accents, trim, or façade materials such as stone and brick.

City Council discussion was to address the eight questions posed by Staff, which provided direction to staff on how to proceed with developing guidelines. City Council determined that Guidelines not regulations would be developed, and that HOA's would play a more critical role in the color approval process.

Question	Direction to Staff
Defer to HOA's even if not earthtone?	Staff to develop guidelines on preferred colors and LRV range for residential properties. Ultimately, the HOA approves the colors for each home after consulting the City Color Guidelines. This applies to new homes and remodeling of existing

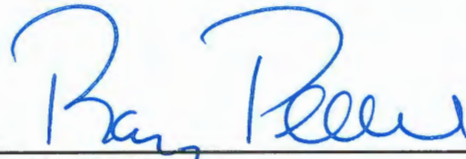
Question	Direction to Staff
	<p>homes. HOAs will approve exterior paint colors. Guidelines will provide vision statement and discuss context of selecting color, to guide HOAs in the color selection process.</p> <p>Requirement for Zoning Clearance and Planned Development Permmig (PDP) when required, HOA will need to submit an approval letter.</p> <p>Staff to develop guidelines that will be provided to HOA's and made available on the City's website.</p>
<p>Require approval for residential painting only?</p>	<p><u>Not approved.</u> City Council does not want any new City approval process or permit required for exterior residential painting. Guidelines will be developed.</p>
<p>Allow exceptions? What will be the Process?</p>	<p>City to develop Guidelines on the process and colors. Exceptions not applicable since Guidelines will not be enforced as regulations.</p>
<p>Definition of earthtone: Keep browns only or expand?</p>	<p>For Residential colors, include subdued shades of gray, green, and blue within Light Reflective Value (LRV) range of 22+ in the Guidelines.</p> <p>For colors, no pastels, no reds, no purples are allowed.</p> <p>For non-residential colors, include subdued shades of gray within LRV range of 22-79.</p>
<p>Use Light Reflective Value (LRV) to regulate shade?</p>	<p>Guidelines will include LRV range to regulate shades with different ranges for residential and non-residential.</p>
<p>If yes, is 22-79 range approved?</p>	<p>For Residential properties, there will be no upper limit on the LRV range in the guidelines. Council wants to allow</p>

Question	Direction to Staff
	<p>bright white in the guidelines for Residential properties. Council recommended keeping 22 on low end of the LRV range.</p> <p>For non-residential properties, the LRV range in the guidelines will be 22-79.</p>
<p>Apply guidelines to Commercial buildings?</p>	<p>Commercial Buildings will have their own separate guidelines. For the color palette add gray to the earthtone range. Blue, green and white will not be added for Commercial buildings. The LRV range of 22-79 will be used for Commercial Buildings. Bright Whites are not approved for Commercial Buildings.</p> <p>The Commercial Guidelines also apply to Multifamily buildings. Ensure that HOAs for Multifamily buildings receive these guidelines.</p>
<p>Will the color regulations apply to roofs?</p>	<p>Color regulations will <u>NOT</u> apply to roofs; only the main color of the building.</p> <p>HOAs may continue to regulate roof colors.</p>
<p>Will the color regulations apply to accent and trim colors?</p>	<p>Color regulations will <u>NOT</u> apply to accent and trim colors, only the main color of the building.</p> <p>HOAs may continue to regulate accent and trim colors.</p>
<p>Are there different guidelines for Custom homes vs. Tract Homes?</p>	<p>Guidelines will apply the same to a custom home vs. a tract home.</p>
<p>Neighborhood/location specific?</p>	<p>The Guidelines will apply City Wide.</p>

Staff will develop guidelines using input from the Study Session and return back to City Council for review/adoption. This may be presented to the Land Use Committee before submitting it to the entire City Council.

ADJOURNMENT:

Mayor Pearl adjourned the meeting at 5:53 p.m. to the Regular Session scheduled for 6:30 p.m.



Ray Pearl, Mayor

Attest:



Antoinette Mann, City Clerk

