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*Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City to the City Council less than 72 hours prior to that meeting are available for public inspection at City Hall (31200 Oak Crest Drive, Westlake Village) during normal business hours.*

**AGENDA**  
**Meeting of the City Council's**  
**LAND USE COMMITTEE**

**Westlake Village City Hall**  
**31200 Oak Crest Drive**  
**Westlake Village**

**Wednesday, December 1, 2021, 3:00 p.m.**

Due to the ongoing COVID-19 pandemic, City Councilmembers and staff are participating in this meeting via teleconference pursuant to Government Code Section 54953(e). In the interest of maintaining appropriate social distancing, a physical location is not being provided for the public to attend or comment. Members of the public may observe the meeting telephonically or otherwise electronically by using Zoom teleconference service, and may offer comment in real time, with the following steps:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89446068837>

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US: +16699009128,,89446068837# or +13462487799,,89446068837#

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Webinar ID: 894 4606 8837

**CALL TO ORDER:** 3:00 p.m.

**ROLL CALL:** Mayor Pro Tem Halpern, Councilmember Pearl

**PUBLIC COMMENTS**

## **BUSINESS:**

1. Conditional Use Permit No. 21-008  
Applicant: Josh and Molly Breckley doing business as Breckley's Bullpen  
Project Address: 31131 Via Colinas  
Project Description: An application has been filed seeking approval of a Conditional Use Permit to authorize the operation of a boutique baseball and softball training facility that proposes to offer three individual pitching and batting lanes for live hitting and pitching practice and one-on-one and group training for children.
  
2. Oak Tree Permit No. 21-008  
Applicant: Darren and Miriam Goodman  
Project Address: 31552 Foxfield Drive  
Project Description: An application has been filed seeking authorization to prune one protected coast live oak tree to reduce and balance the weight of the canopy.
  
3. Planned Development Permit No. 21-005  
Applicant: Oaks Christian School  
Project Address: 31255 Cedarvalley Drive  
Project Description: An application has been filed seeking approval of a Planned Development Permit to authorize the construction of a 10-foot landscaped wall in the front yard setback. The wall would enclose an outdoor open space area for use by students that would be part of the secured school campus.
  
4. Objective Development Standards for Senate Bill 9 (SB 9)  
Project Description: On January 1, 2022, SB 9 will take effect, allowing two units to be built on single-family residential lots and allowing single-family lots to be subdivided into two lots. Based on the Committee's direction in November, staff seeks input from the Committee on proposed standards to regulate development that may occur under SB 9.
  
5. Extension of Temporary Outdoor Dining and Operations Permits  
Project Description: In 2020 in response to the COVID-19 pandemic, the City Council authorized the issuance of permits to restaurants and other businesses to allow for temporary outdoor dining and business operations. The City Council has extended the expiration date of the permits several times. Most recently, the Council acted in June to extend the permits through December 31, 2021. Given the ongoing popularity of outdoor areas, staff recommends that the City Council consider extending the permits into 2022.

## **ADJOURNMENT**