

Appendices

Appendix A

Community Workshop and Public Hearing Input

**Las Virgenes Valley Planning Area
Summary of Public Work Shop Input
March 14, 1998**

On Saturday March 14, 1998 a public work shop was held with citizens, land owners, applicants, several City decision makers, City staff and planning consultants. The group broke up into three small sub groups to discuss the land use and design issues affecting four areas of the Las Virgenes Valley study area: The Highway Triangle, The Agoura Road District, The East Hillside and the Northside Commercial Center. A map depicting these areas is attached. This summary presents the following information:

1. A chart that summarizes each groups' input on Land Uses. The chart shows the "preferred land uses" mentioned by each work shop participant. After compiling the complete list of preferred land uses, the entire group was asked to pick their top two preferred/priority land uses for each area, by placing blue dots next to the land use lists that were displayed on the walls. Each participant was asked to indicate on the blue dot whether it was placed by a "resident" or a "land owner." Some dots were not labeled and are listed as "other." Although each listed land use had been discussed by a workshop participant, when it came to picking only the top two preferred uses, some land uses received no votes. The top vote getter in each area is shown on the chart in italics.
2. A chart that summarizes the "preferred" architectural style for buildings and structures in the Las Virgenes Study Area. The group was asked to use blue dots to indicate their preferred architectural style on three boards that displayed Mediterranean, Rural and Old Town style architecture. Also, three different styles of "non corporate" gas station architecture were presented. Each participant was asked to indicate on the blue dot whether it was placed by a "resident" or a "land owner." Some dots were not labeled and are listed as "other."
3. An outline that summarizes design issues raised by each group.

**I. Summary of Preferred Land Uses
and Priority Ranking**

Area	Preferred Land Uses	Selected by Residents	Selected by Land Owners	Selected by Others
Highway Triangle				
	<i>Contain all freeway related uses in the triangle.</i>	5	4	1
	Neighborhood serving uses.	7	0	0
	Family restaurant.	4	1	0
	Auto-related uses.	2	0	2
	No fast food.	8	0	0
	<i>Fast food OK.</i>	4	5	1
	Rezoning needed.	2	0	0

Area	Preferred Land Uses	Selected by Residents	Selected by Land Owners	Selected by Others
Agoura Rd. District				
	<i>Neighborhood services uses such as small grocery and pharmacy.</i>	14	2	1
	Civic Center/City Hall	0	0	0
	Office uses.	0	0	0
	Creek/path system.	8	0	0
	Emphasize local uses.	5	1	0
	Auto Dealer.	0	0	0
	Commercial recreational uses.	0	0	0
	Hospital	1	0	0
	No Seven-Eleven	4	0	0
	Mixed use.	2	0	0
East Hillside				
	Single family detached homes.	5	1	1
	Neighborhood commercial in the middle, near Agoura Rd.	0	0	0
	Residential uses at the south end.	1	0	0
	70-100 room mid-level hotel at Rondell property.	0	6	1
	Upscale restaurant.	3	0	0
	Retain open space.	5	1	0
	Residential use as second choice if land can not be preserved in open space.	1	0	1
	Senior housing.	4	2	1
	Mini storage at Rondell property.	2	0	1
	Retain oaks and other trees.	0	0	0
	<i>Low density residential.</i>	8	2	1
	New public school.	3	1	0
	No commercial.	2	0	0

Area	Preferred Land Uses	Selected by Residents	Selected by Land Owners	Selected by Others
Northside				
	<i>Public school site on county land.</i>	9	4	2
	Keep neighborhood commercial.	3	0	0
	<i>Recreation fields instead of proposed commercial use on County land.</i>	14	1	0
	Low density rural residential on County land.	2	2	0
	Trail access to National Park.	3	0	1

II. Summary of Preferred Architectural Styles

Architectural Styles	Selected by Residents	Selected by Land Owners	Selected by Others
<i>Mediterranean (light stucco, red tile roofs)</i>	10	4	2
Rural (wood, stone, simple barn like forms)	10	1	2
Old Town (western)	0	0	0
Mediterranean Style Gas Station	0	0	2
Rural Style Gas Station	5	2	0
Contemporary Gas Station	1	0	0

III. Summary of Design Issues

Highway Triangle

- Put noise insensitive uses here.
- Need reciprocal access.
- Common landscape theme.
- Need architectural theme.
- Need centralized signage, no pole signs.
- Should be consistent with rural image and scenic corridor.

Agoura Road

- Orient development to the creek.
- This should be the focus of the City's west end.
- Consider the narrow bridge, its good and bad.
- Open up the area at and adjacent to the Malibu Plaza.
- Limit access on Las Virgenes Road.
- Restore the creek.
- Reciprocal access.
- Pedestrian bridge over the creek.
- Creek trails connecting to the homes to the south.

East Hillside

- Keep low profile at the street level.
- Preserve views of the hills.
- Preserve the views from Agoura Road.
- Too busy for school. Access poor for schools.
- Provide access to conservancy land.
- Use bench area as staging area for conservancy land.
- Development should be hidden.
- Limit access off Las Virgenes for any new uses.

Northside

- Intersection of Las Virgenes and Thousand Oaks Blvd. should be pedestrian friendly.
- No east/west road connection to Lost Hills.
- Annex and control the County land in this area.
- Geology issues.
- Hide development.
- Do not extend Thousand Oaks Blvd.

**Summary of Planning Commission Workshop
Las Virgenes Valley Gateway Study Area
March 26, 1998**

Comments from Citizens:

The Draft Development code must be adopted.

This gateway should rival Old Town.

This area is the gateway to the Santa Monica Mountains. It should inspire the wilderness concept with wildflowers.

The gateways begin at the freeway off ramps.

The area already has 4 fast food restaurants, 5 gas stations, why allow more of the same?

The triangle property could be better used by neighborhood serving uses such as a book store or small pharmacy.

Put a neighborhood serving use by the creek.

This is a large "project." We shouldn't rush through the planning and try to get it done in 45 days. We spent years planning other large projects in the city.

Address power pole blight.

Narrow the scope of the moratorium.

Focus moratorium and planning efforts on the triangle.

The land uses in this area attract transients. The area has become a truck stop. Many large trucks are going through the Lost Hills area.

The neighborhood needs a good shopping center so residents do not have to get on the freeway to shop.

Do a Master Plan so that we all know what to expect. Then we won't be fighting over every single project application.

The east side should be residential, integrated into the hillside.

The plan should be integrated with the Scenic Corridor Ordinance.

We need to look at the economics of a neighborhood market.

Comments from Applicants/Land Owners:

The uses that are currently in the triangle are not going to go away so we should recognize them.

All the land owners in the triangle want to cooperate on a landscape plan.

If circulation and aesthetic issues are addressed, the use isn't so important.

The moratorium is negatively affecting applicants.

Traffic flow at the U-turn on Las Virgenes Road should be addressed.

There is interest in assembling parcels on the east side for a multi-level senior housing project with apartments, assisted living and convalescent care. There is no such facility in the San Fernando Valley or in the Agoura area.

There is a desire to do multi-family residential on the east hillsides.

Continue residential use on the Pontoppidan property.

Creek improvements that don't interfere with the privacy of adjacent residents would be OK.

Comments from Planning Commissioners:

We need to implement a landscaping plan for the entire area.

The new plan should tie into the Corridor Plan by RRM.

Any landscaping should screen and preserve views.

There are major geologic and topographic constraints on the east hillsides. Any development would need to be compatible with the content of the hillside.

Would like to see more single family on the east side, but the topography may prohibit it.

The senior housing concept is interesting.

Our ultimate goal should be to create a master plan for the area.

The plan should address the boundaries that are currently recommended by Staff.

The development standards in the Draft Development Code should be used.

Could we impose the Draft Development Code, in the interim while it is being considered by the City Council?

Extend the moratorium on a limited basis to allow a master plan for landscaping and architectural design to be developed.

Final Planning Commission Action:

Leewong/Brown 4/0: Recommend that the City Council instruct the consultants to take public input and prepare a plan for public review, Planning Commission input and City Council adoption. Adopt the Development Code with the deletion of the grandfather clause as an urgency measure. Address the following ideas in the plan: Freeway/auto oriented uses in the triangle, but not intensified uses; Agoura Road development with mixed retail/small market; Consider recreational uses on the north side; Multi-family and/or senior housing/congregate care on the east side.

**Summary of Input
Advisory Committee and Community Workshop
Wednesday April 29, 1998**

On Wednesday April 29, 1998 a work shop was held for City advisory committee members. Citizens, land owners, applicants, and residents were also invited. The group broke up into five small sub groups to discuss the land use, development standards and design issues for areas of the Las Virgenes Gateway study area: The Highway Triangle, The Agoura Road/Creek District, and The East Hillside.

The charts presented below summarize the group's input on land uses, development standards and design issues. Each item listed in the chart represents an important consideration raised by members of the workshop. In some instances, the listed items may conflict such as "Widen the Bridge" and "No Bridge Widening."

After compiling the complete list of important factors, the entire group was asked to pick their top *eight* priority considerations by placing blue dots next to the items as displayed on the walls. The participants could "spend" their eight dots on eight different topics or use several to emphasize their concern for one issue. Each participant was asked to indicate on the blue dot whether it was placed by a "committee member," "resident" or a "business/land owner." Some dots were not labeled and are listed as "other." Although each listed land use had been discussed by a workshop participant, when it came to picking only the priority considerations, some issues no votes. The top vote getters (five or more votes) in each area is shown on the chart in italics.

In analyzing the input, all factors that are listed in the charts should be regarded as important considerations. All items that received at least one vote should be considered a priority. Those issues with the highest number of votes may be considered a directive to be addressed by the planning study.

I. Input on Freeway/Auto Oriented Uses in the Highway Triangle:				
	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
<i>Low traffic auto uses.</i>	2	1	6	2
<i>Improve architecture, signs and landscaping.</i>		3	4	1
<i>Retail shops that service autos, parts, repair, etc.</i>	3		2	
<i>Park Service Visitor Center</i>	4	3		
Creek may be impacted from auto uses.		2		
Do not restrict to auto oriented uses.				1
Allow restaurants.				1
Clean up traffic access.	1	1		
No new development.				
More parking.				
City to buy vacant land for public parking lot.				

I. Input on Freeway/Auto-Oriented Uses in the Highway Triangle:				
	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
Add freeway landscaping.				
Fast food with no drive-thru.				
Gas station, restaurant, car repair.	1			
Mixed freeway and community serving auto service.	1		1	
Gas stations with service bays.	1			
Increase open space.	1			
Skateboard Park	1			
No auto oriented businesses	2			

II. Input on the Agoura Road/Creek District:				
	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
<i>Neighborhood serving, family oriented retail and services.</i>	7	3	2	2
<i>Grocery Store.</i>	2	7	4	2
No Grocery Store.	1			
<i>Maintain integrity of watershed/improve the creek.</i>	7	9		
<i>Multi-use trail system along the creek.</i>	6	7	1	1
Mixed uses - retail and residential.		1	2	
Widen Bridge.	1		2	
Don't widen bridge.		3		
In and Out Burger.				
Small Businesses.				
Starbucks-type coffee shop.			1	
Upscale family restaurant.			1	1
Add pedestrian access at the bridge.	1	1		

II. Input on the Agoura Road/Creek District:				
	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
Connect both sides of Agoura Road for pedestrians.		1		
No more auto oriented uses.	2			
Library		2		
Allow on-street parking on Agoura Road.				
Park Service Visitor Center				
<i>Create park along the creek and design the commercial/restaurants to orient to the creek.</i>	4	2		
Health Club	1			
The creek should be reclaimed to as natural a state as possible, use cobblestones.	1			
No on-street semi-truck parking to be allowed.	1	2		

III. Input on the East Hillside:				
	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
<i>Residential on the Pazar Parcel.</i>	4		7	
<i>Single family two story maximum.</i>		5		
Open space only.	3			
<i>Respect geologic problems.</i>	2	4		
No custom homes/mansions.		2	1	
<i>Senior housing/affordable housing.</i>	1	1	2	1
Self storage at Rondell parcel.				
Park and Ride on Rondell parcel.	1			
<i>Low rise office uses.</i>			6	
No big box.	1			
<i>Design more important than density.</i>	5	1	6	

III. Input on the East Hillside:				
	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
<i>City and School District should work together to get a school site.</i>	2	1	2	1
<i>Trailhead staging area.</i>		3	2	
Community Park.				
School on north side of freeway.	1			
School at church site on East Hillside.				
Baseball Diamond.	4			
Some recreational uses.				
Non-residential uses at key intersections. Neighborhood serving retail and offices.				
Church			1	
Low profile development tucked into the hillside.	1		2	1
Limit development to half way up the hillside.	2	1		
Require large setbacks.	1	1		
General Plan Development Standards.	1			
No view of parking areas, garage doors and carports.				

IV. Input on Design Issues for the Planning Area:				
	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
<i>Maintain the gateway, make it memorable.</i>	3	3	3	
<i>Architecture and design should be a rural/rustic Mediterranean.</i>	4	5	4	1
<i>Underground utility wires.</i>	3	3	2	1
No pole signs.	1	2	1	

IV. Input on Design Issues for the Planning Area:

	Selected by Committee Members	Selected by Residents	Selected by Business and Land Owners	Selected by Others
<i>Plant now, build later.</i>	2	4		
Landscape creek with natives - riparian species and sycamores.	2	1		
Enforce repair and maintenance of landscaping.	1			
Provide trees in parking lots.		1		
No tenant menu signs.	1			
Low pedestrian oriented signs.				
Lighting to be attractive and safe.				
No bus bench signs.				
Signage style to relate to architectural style.				
Shaded walkways.				
Patios and courtyards.				
One to two story maximum height.				
Landscape the freeway frontage.	1			
Consistent design standards.		2	1	1
Consistent streetscape and private property landscaping.	1	1		
Not Disney Land.				
"Last of the Old West"	1			1
No palm trees.				
Street names on low wooden signs in the street medians.		1		
No neon signs.		1		
Conservation Easements and Dedication of Open Space.	1			
Landscape Screening	2			