

Appendix D

General Plan Amendment and Development Code Text Changes

LAS VIRGENES GATEWAY PROPOSED GENERAL PLAN AMENDMENT

CHAPTER II, CONSERVATION, ENVIRONMENTAL DESIGN, AND OPEN SPACE

Page II-9

Add a new policy II-9 to read as follows.

- "C.6. Facilitate the restoration of riparian woodlands and corridors within existing concrete-lined channels where such restoration can be feasibly accomplished without increasing erosion or downstream flooding impacts."

CHAPTER III, LAND USE

Page III-4, Paragraph 5

Modify the General Plan Approach description of the Las Virgenes Gateway area to read as follows:

"Natural hillsides will dominate the Freeway corridor west to the Las Virgenes Road interchange. In this area, office uses will fill in the northeast quadrant of the interchange across from City Hall. Development of the northwest quadrant will be limited to the lower portions of the hillside so as to preserve the existing oak woodlands, and not dominate views from the Freeway. Freeway oriented commercial uses will continue in the southern quadrants of the Las Virgenes Freeway interchange, focusing on urban design improvements to reduce the visual clutter created by a proliferation of driveways and signs. Within the triangular area in the southwest quadrant of the freeway interchange, commercial uses will focus on commercial services for freeway travelers and provision of automobile maintenance and repair services. Establishment of a neighborhood-serving commercial center is envisioned to meet the daily shopping needs of local residents. New commercial development will which occurs along the east side of Las Virgenes Road at is to be oriented to local consumers (large scale business offices are not desired), and are to be located at primary intersections, such as Agoura Road. Multi-family residential uses will be located within the hillside areas on the east side of Las Virgenes Road, and be designed in such a manner as to retain views of the natural hillsides. Residential development oriented to seniors will provide a transition between existing commercial development at the southwest corner of Las Virgenes Road and Agoura Road."

Page III-14, Paragraph 5

Modify the General Plan Approach discussion of the Ventura Freeway Corridor to read:

"*Ventura Freeway Corridor.* For the vast majority of motorists, the view from the Ventura Freeway is the single most important element that will forge their image of Calabasas. The obvious positive aspects of the Freeway corridor viewshed are the views of the scenic terrain, open space, and some of the low-rise office developments and landscaping along the Freeway. Other visual aspects of the built environment, such as large commercial signs, billboards, and some of the bulky, out-of-scale development along the Freeway, combine to create a more negative visual image of the City. The General Plan designates the Ventura Freeway as a scenic corridor. As such, new development is required to protect the scenic resources of the corridor and to ensure compatibility with its surroundings. The problems of older development along the freeway are most notable at the Las Virgenes Road interchange. At this location, and in addition to scenic corridor requirements, a master plan has been developed to ensure landscaping of the southerly freeway right-of-way west of Las Virgenes Road, as well as architectural design that is compatible with the area's rural character."

CHAPTER V, TRANSPORTATION

Page V-2

Add a bullet to the listing of conditions which complicate achievement of transportation goals to read as follows:

- "A proliferation of driveways along commercial corridors, such as Las Virgenes Road, south of the 101 freeway, reduces the roadway's carrying capacity."

Page V-6

Modify the fifth bullet to read as follows:

- improve the carrying capacity of existing roadways through limiting the number of driveways and, where feasible, combining existing driveways along commercial and business park roadways, along with the implementation of transportation systems management concepts;

Page V-21

Modify Table V-6, describing Las Virgenes Road, as shown on the following page.

CHAPTER VIII, GENERAL PLAN IMPLEMENTATION PROGRAMS

Page VIII-8

Add the following to the Follow-Up Studies and Actions Program:

"RESTORATION OF MALIBU CREEK

The City will pursue restoration of riparian woodland habitat within the concrete-lined portion of Malibu Creek north of Agoura Road in concert with development of the abandoned automobile dealership to the east."

**Table V-6
Las Virgenes Road**

Location	Roadway and Intersection Carrying Capacity Enhancement Program
General Requirements	<p>Prepare and implement a specific traffic management plan for the segment of Las Virgenes Road between Highway 101 south to Lost Hills Road to facilitate that function and improve traffic safety. This plan shall consider new signals, signal timing adjustments, re-striping, landscaping, signage, bicycle lanes, and improved turning movements in and out of driveways and side streets. Work with the Las Virgenes Unified School District to provide safe vehicular and pedestrian access to district facilities along the roadway. The plan shall also pursue reducing the number of driveways and left turn movements along Las Virgenes Road.</p> <p>Provide noise attenuation as part of any future roadway improvement work along this corridor. Attenuation may include, but is not limited to the use of rubberized asphalt street overlay and incorporating berms and sound walls into landscaping programs.</p> <p>Facilitate consolidation of existing access points and elimination of conflicting left turn movements north of Agoura Road, and minimize the number of access points along the length of Las Virgenes Road, and require the provision of reciprocal access and parking between uses where feasible. Access points for existing and proposed developments along Las Virgenes Road south of the freeway shall be coordinated to mitigate conflicting turning movement problems (both existing and predicted design problems). The range of solutions to be considered include but are not limited to appropriate placement of traffic signals, marked crosswalks, and pedestrian overpasses.</p> <p>South of the Ventura Freeway, improvements for pedestrian and bicycle travel shall be provided south to Mulholland Highway.</p> <p>The improper alignment of the access point along the west side of Las Virgenes Road south of Agoura Road shall be corrected, to achieve a right angle intersection.</p>
Specific Capacity Enhancements	<p>Appropriate widening programs scaled to future buildout shall be required of all discretionary developments contributing traffic to Las Virgenes Road (south of the Ventura Freeway). The ultimate maximum roadway configuration shall be six (6) through lanes between the Ventura Freeway and Agoura Road, and four (4) through lanes between Agoura Road and Lost Hills Road, two (2) northbound and two (2) southbound lanes, with appropriate related intersection design.</p>
Prohibited Actions	<p>In order to protect habitat linkages, as well as in recognition of the location of Malibu Creek to the west of the roadway and steep slopes to the east, widening or provision of more than travel two lanes south of Lost Hills Road is prohibited.</p> <p>In order to protect the existing residential neighborhood north of the Ventura Freeway, creation of additional through lanes north of Mureau Road is prohibited.</p>

Source: Calabasas Traffic and Transportation Commission, 1993. Las Virgenes Gateway Master Plan, 1998.

PROPOSED DEVELOPMENT CODE AMENDMENT

PAGE II-40

Add a new Section 17.18.050 to read as follows.

17.18.050 - Las Virgenes Gateway (-LV) Overlay Zone

A. **Purpose.** It is the purpose of the -LV overlay district to ensure consistency with the Las Virgenes Gateway Master Plan's Land Use Plan, development standards, and design standards. It is also the intent of this overlay district to prevent the destruction of the area's natural beauty, open spaces, and environment; to create a memorable gateway to the western portion of the City, the Santa Monica Mountains, and Malibu Creek State Park; to protect and enhance private investment; and to protect and enhance the public health, safety, and welfare.

B. **Application.** The -LV Overlay zoning district shall be applied to all lands within the boundaries of the Las Virgenes Gateway Master Plan.

C. **Permitted Land Uses.** Permitted land uses within the -LV Overlay Zone shall be as shown on the table presented on the following page.

D. **Development Standards.** All development within the -LV overlay district shall comply with all applicable provisions of the Las Virgenes Gateway Master Plan. In cases where the Las Virgenes Gateway Master Plan presents standards which differ from those of the Development Code, the Las Virgenes Gateway Master Plan shall apply.