



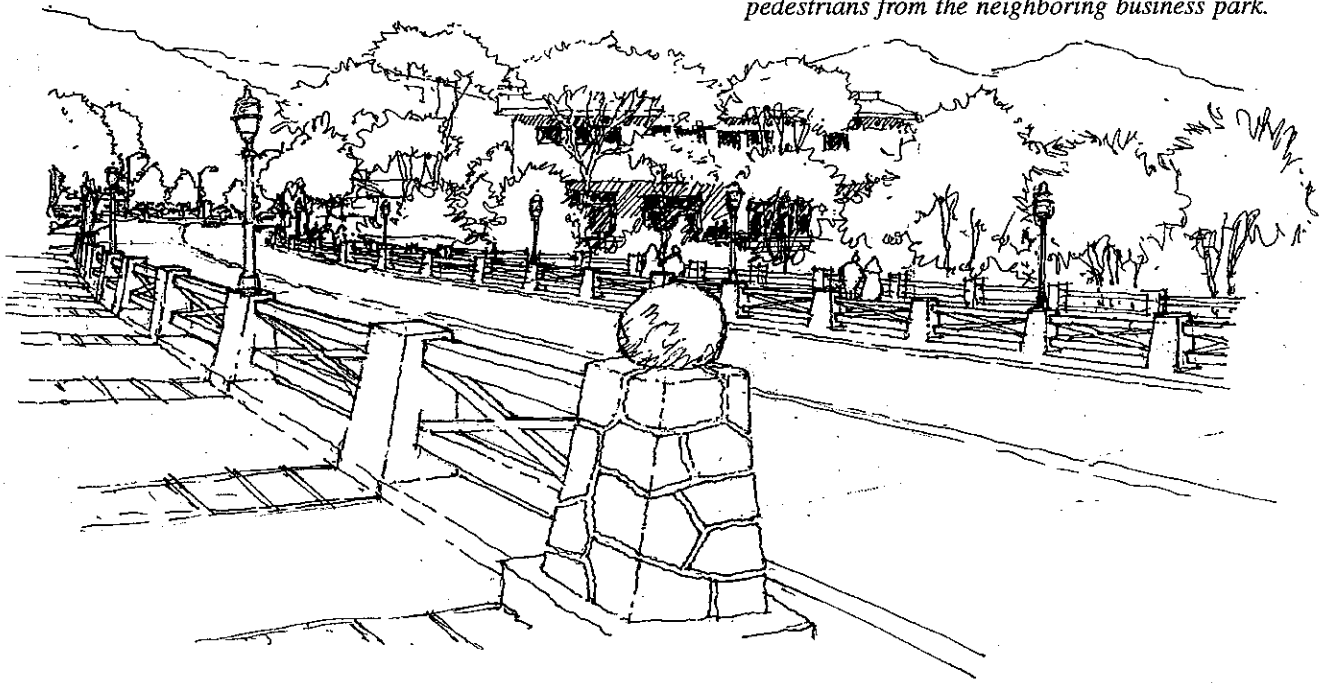
## CONCEPTUAL IMAGES OF MASTER PLAN COMPONENTS

It is possible to build projects, both public and private, which are in harmony with the environment and character of the place of Calabasas. Architecture and site improvements which seek to compliment the natural setting - through the use of materials, colors and forms which are complimentary to the rural setting - can help preserve the character of the place while also providing the residents with needed services.

The illustrations provided in this chapter are not intended to specify actual projects to be built or actual site plan layouts. These vignettes do not bind the City or property owners to building specific projects. However, the conceptual plans should provide inspiration and be considered in the review and approval of project applications.



*The Agoura Road bridge as it crosses Malibu Creek presents offers little enjoyment for potential pedestrians from the neighboring business park.*



*Community Standards, or a standard community? Public improvements often establish the community's level of expectation, and can remind us that we live in a unique and special place.*

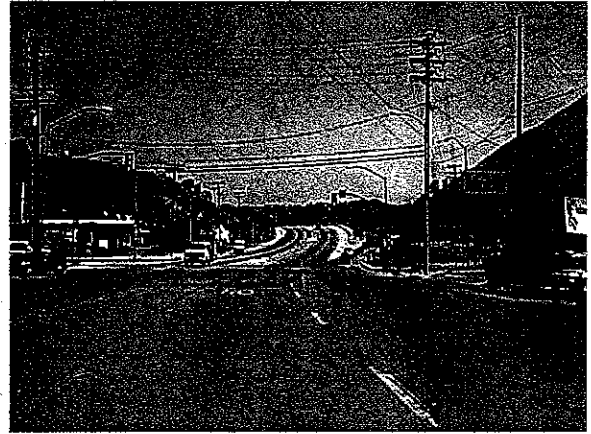


*Much of the existing development in the project area was developed without consideration for the area's history and rural context.*

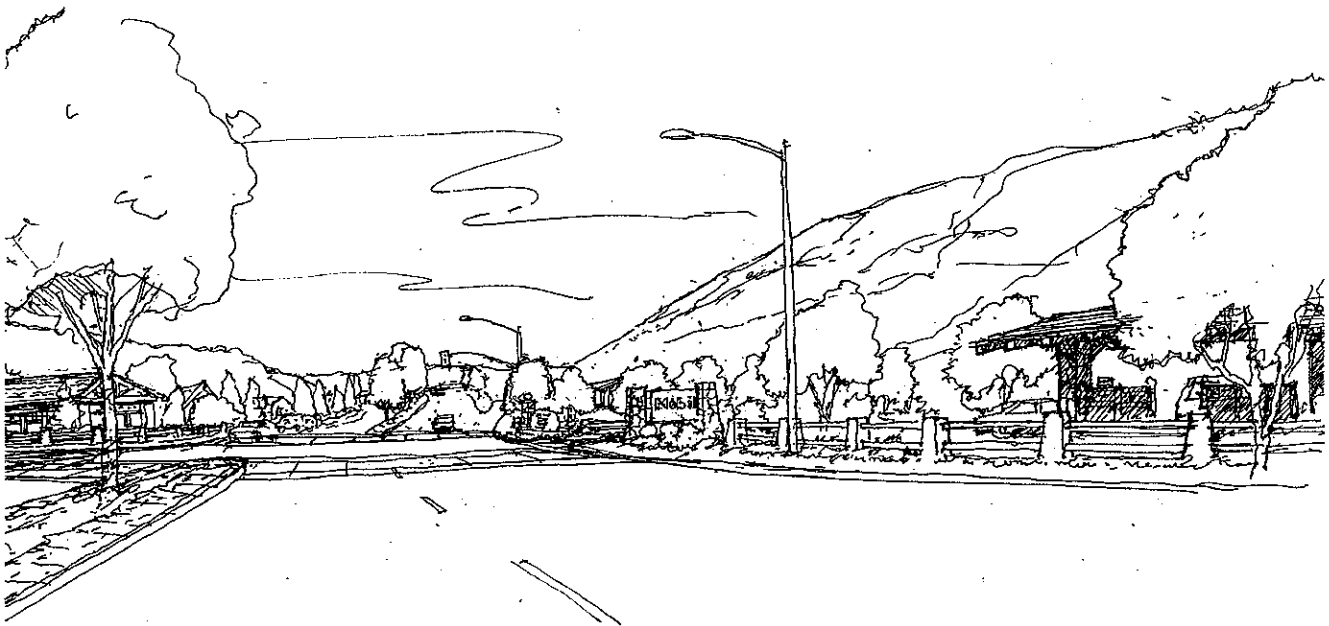
*"The architecture of new and remodeled buildings reflects the rural character of traditional Southern California." This quote from Chapter Two, "The Vision and Theme," expresses the community's desire to see development which is regional in its origin, respective of the area's history, climate and rural character.*



*The same project as it might appear if remodeled in conformance with the goals and guidelines of this Master Plan.*



*Las Virgenes Road has suffered without a long term vision to guide both private and public changes. (Las Virgenes Road at the 101 Freeway interchange, looking north.)*

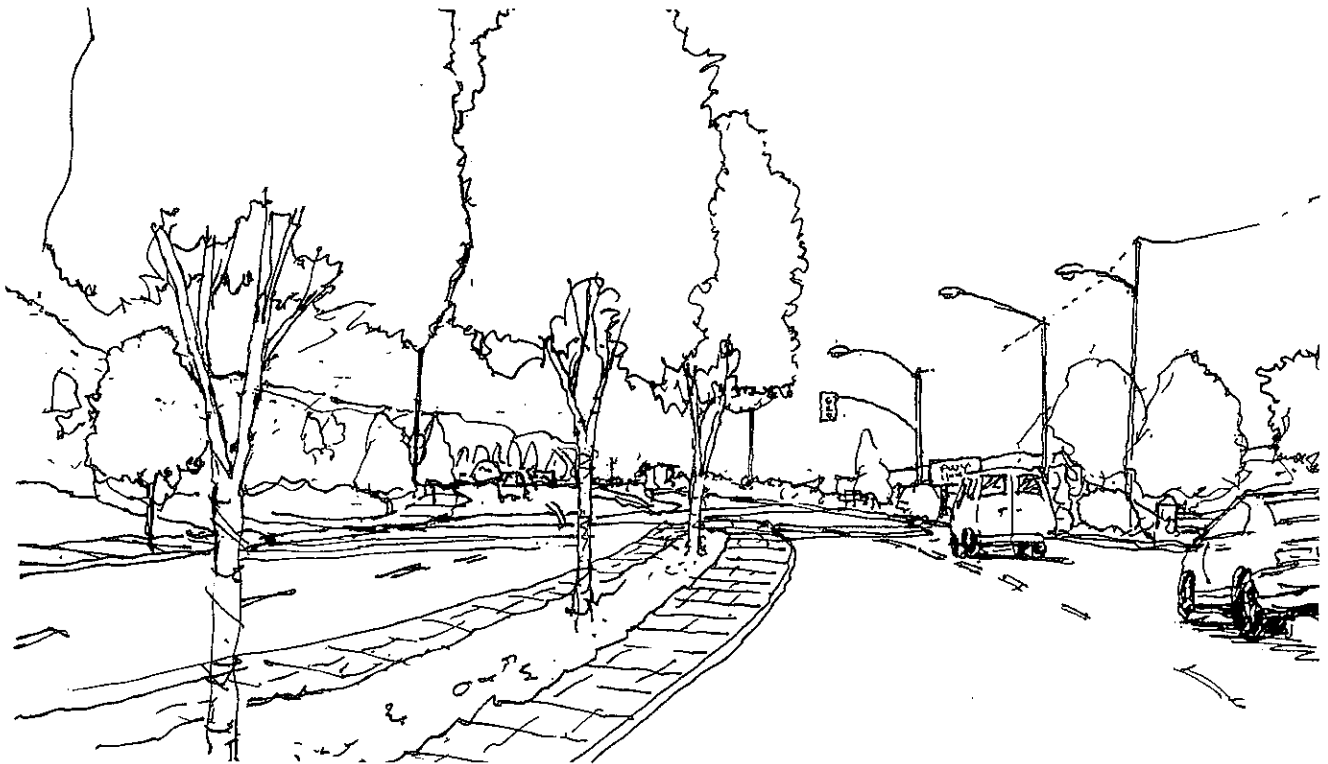


*For the Las Virgenes Road area, it is the General Plan's intent that the natural hillsides dominate the freeway corridor at the Las Virgenes road interchange.*



*At present, the dominant visual feature at this important entrance to the City is asphalt. (Las Virgenes Road at the 101 Freeway interchange, looking south.)*

*“In the General Plan process, Las Virgenes Road was identified as a “scenic corridor” and the City developed special regulatory measures to promote protection of its scenic qualities.”*



*The freeway bridge provides an opportunity to link the north and south areas of the Master Plan in a positive way.*



Existing Conditions  
Abandoned Dealership and Channel

