

7

Design Guidelines and Standards

DESIGN GUIDELINES & STANDARDS

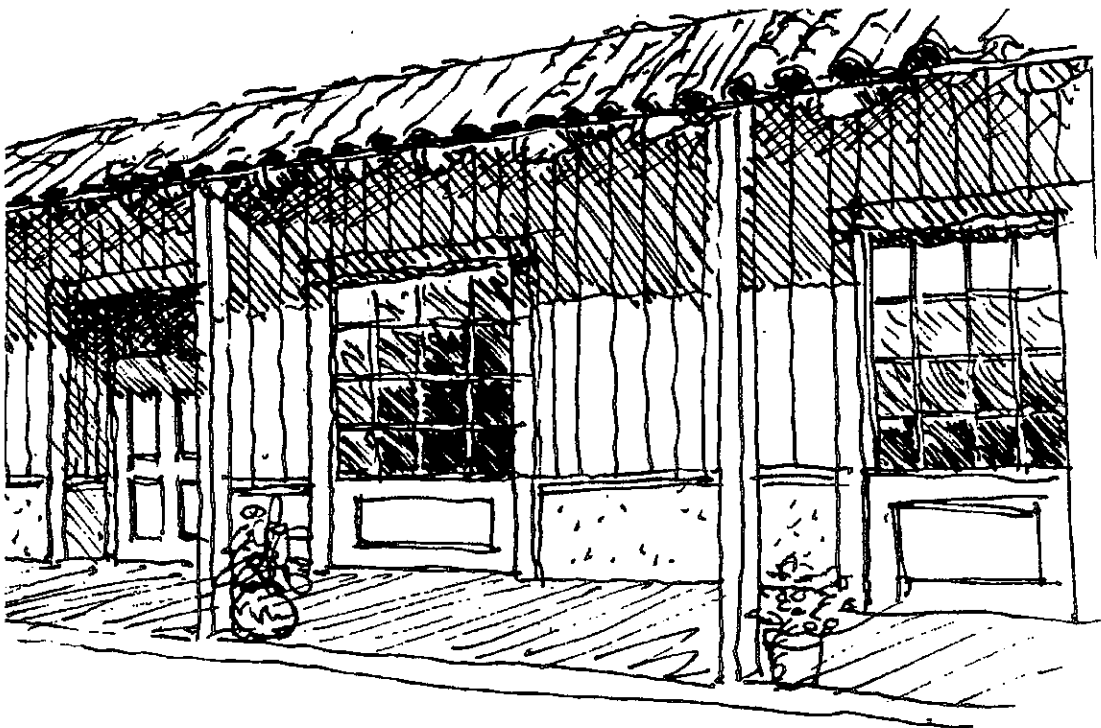
An important function of the Las Virgenes Master Plan is to maintain and enhance Calabasas' character by providing a pleasing visual experience for residents and visitors. Although the improvements in the public right-of-way play an important role in establishing this character, the buildings and site improvements on private property play an equal or greater role in that they create the "back-drop" for the day-to-day use of the place. The following design standards for renovation and new development of private property are aimed at ensuring that the built environment provides an appropriate expression of the community's character and that landscaping is compatible, appropriate and well integrated into all properties. All new development, additions and renovations shall be required to comply with the architectural, landscaping and sign guidelines and standards outlined in this section of the Master Plan.



ARCHITECTURAL GUIDELINES FOR PRIVATE PROPERTY

1. Design Objective

One of the primary goals of this master plan is to reestablish the Las Virgenes Corridor as a rural gateway to the community and sur-



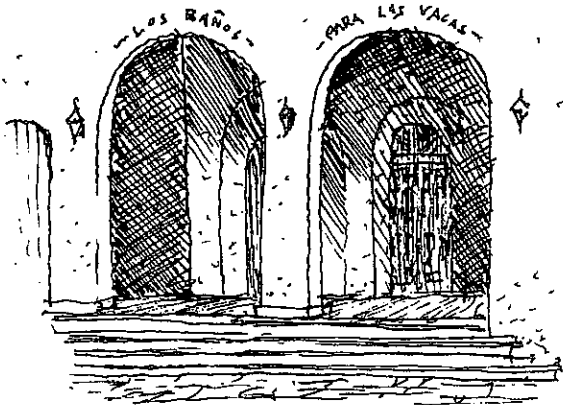


rounding environs. These guidelines are intended to help property owners, developers and architects understand how to implement designs compatible with one of the community's primary objectives of creating a built environment which complements the natural setting.

The design recommendations and requirements provided here are based upon input received from the workshop process, which included residents, business and property owners, as well as developers with an interest in pursuing projects in the planning area.

2. Character, Scale and Building Design

The preferred architectural emphasis which emerged in the community workshops was expressive of a rural theme, rooted in California's history of simple, massive (adobe and timber-based) construction. Although there is latitude for interpretation, the preferred design is decidedly *not Contemporary Mediterranean nor Old Town Western*. Stylistically, the "Monterey" style probably comes closest to reflecting the community's preference, and it is this source that has served as the inspiration for these guidelines. This style is indigenous to the region, as exemplified by the Gillette estate and the Leonis Adobe. This style is also prevalent throughout other regions of California which were colonized by the Spanish Missionaries and settlers in the 18th and 19th centuries, and is quite evident in the San Diego, Santa Barbara and Monterey areas of California.



Design in the Monterey Style

This rural early California architecture is typified by one and two story structures of horizontal mass, with exteriors of wood and plaster. These buildings often include balconies and exterior stairs and walks. The exterior massing and articulation is usually a result of simple forms brought together informally, often asymmetrically, to create a complex, or grouping, of structures. Landscaping is often integral to the building plan, incorporating courts or half courts, garden walls, trellises, arbors and the like.

Buildings influenced by the Monterey Style often appear to have evolved over time, with different "parts" responding to changing or evolving needs of the inhabitants. The expression of these parts can serve to soften or enliven the otherwise plain and simple massing of the building(s).

People often overlook the subtle differences in California's regional architectural styles of Spanish influence, instead lumping them all together as "Spanish-style" design. True Spanish "high architecture" is the product of a refined and powerful European culture. The buildings of Spain's government and upper class in the 1700's



and 1800's were very refined and elegant, and often included ornate iron work, finely hewn stone and decorated tile.

But throughout Mexico and California, there are clear differences in the regional variations of Spanish-influenced architecture, related historically to cultural, climatic and technological constraints which the Spanish and other California Colonials had to deal with as they worked their way up the California coast.

In the Monterey style, the results of these influences are manifest in a somewhat rustic architecture, refined in proportions of wall and openings, but more crude in detail, incorporating heavy timber and coarse wood detailing in lieu of more refined decoration. The result is an architecture which tends to be more relaxed and informal, with deep set windows to keep the hot sun out, and clustered plans to form small courts and protected gardens.

Monterey style architecture often combines wood-framed and woodsided walls (usually at the second floor) with those of heavier adobe and plaster at the ground floor. Roofs were often of wood shake instead of clay tile.



3. Commercial Development

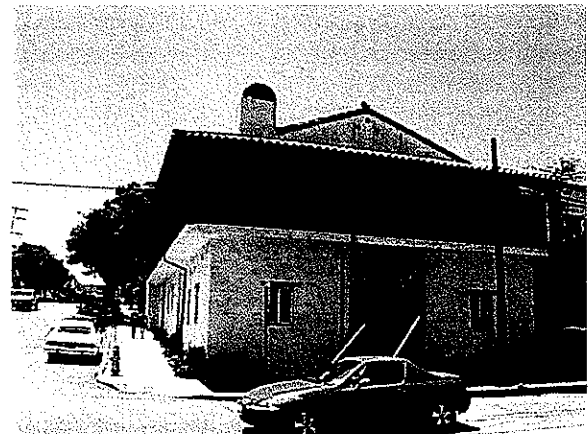
It is the intent of the community that commercial development within the Las Virgenes Gateway Master Plan Area will reflect and compliment the natural, rural and rustic character of the surrounding countryside. Garish, loud, visually busy design which emphasizes commercialism over aesthetics will not be allowed.

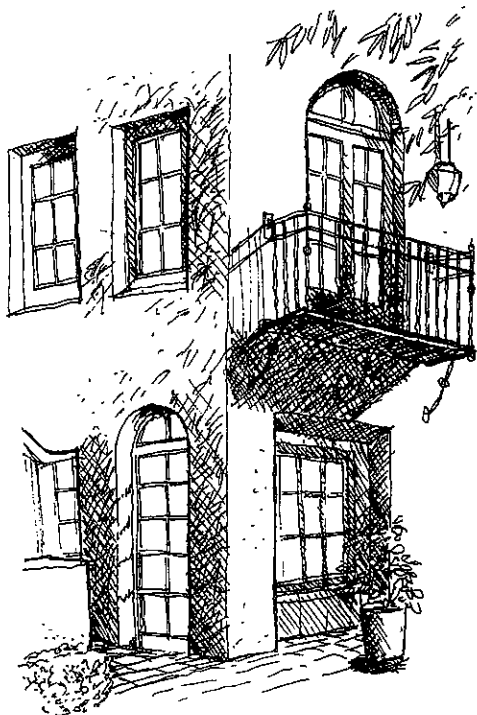
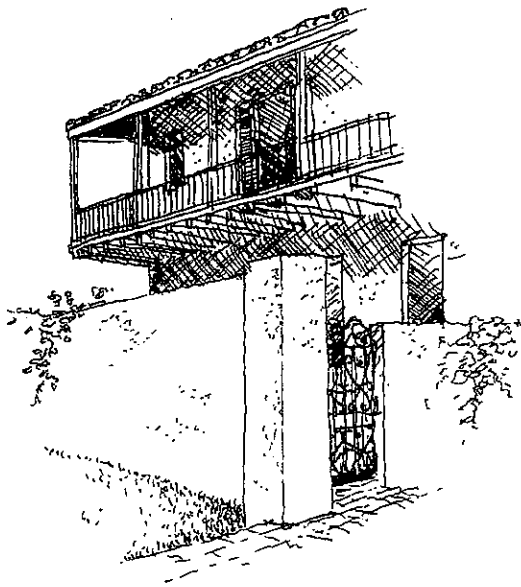
Further, it is the community's intent to establish the area as a "village center," serving first and foremost area residents and employees, and secondly, visitors to the area and region. Corporate design, including colors, logos and architectural icons, which may reflect a particular company's or franchises "national image" will only be supported if such design is also in keeping with the goals and intent of the guidelines presented herein.

4. Residential Development

It is the community's desire that residential development, especially when located on hillslopes, should be understated - low in profile and designed to step in conformance with natural topography of the site. Architectural character consistent with these guidelines shall be incorporated into projects.

Colors and materials should be muted and sympathetic with the colors and textures of the terrain and foliage of the site and vicinity. Parking areas should be screened and tucked behind buildings where possible. Retaining walls should be minimized, and should be integrated into the building design wherever possible. In addi-





tion, the following guidelines will apply.

5. Design Guidelines

The following criteria will be used to assess development proposals in the Master Plan area:

A. Site Design

Necessary Elements:

1. Generous setbacks from Agoura Road and Las Virgenes Road;
2. Buildings orient to the street where possible;
3. Parking internalized to the site as part of a court, separated from street and well screened by buildings and landscaping;
4. Edge landscaping to compliment the public improvements;
5. Common vehicular access between adjacent parcels wherever feasible, minimize street curb cuts;
6. Common service access between adjacent parcels wherever feasible;
7. Building Elements combine to create pedestrian spaces (courtyards, paths, etc.) where possible;
8. Pedestrian access from public streets should be pronounced.
9. Projects adjacent to Malibu Creek take special consideration for edge treatment, access to path system and complimentary site design.
10. Shade should be considered a premium amenity, provided by both building and landscape elements.

B. Exterior Building Design

Necessary Elements:

1. Simple building massing; larger buildings result from groupings of smaller mass elements;
2. Building massing tends toward horizontal;
3. Openings for doors and windows tend toward vertical, or groupings of vertical;
4. Roof overhangs are functional for weather and sun protection;
5. Roof massing is simple, roof pitches are low and may vary slightly from mass elements;
6. Openings, especially at entries, are often recessed into wall elements.
7. Clay tile (flat or barrel) roofs are preferred.

C. Architectural Elements

Necessary Elements:

1. Building entries should be readily identifiable, protected by a balcony, arcade, or wall recess;

2. Roofs should range in pitch from 3:12 minimum to 6:12 maximum. Dominant roof pitches should be 3:12 or 4:12 maximum.
3. Balcony elements, either additive (added to exterior) or subtractive (cut out of building mass) can provide interest or emphasis.
4. Windows are generally vertical and sizes may vary. No mirrored glass or glue-on window dividers are allowed in window designs.
5. Support facilities, including utility meters, trash enclosures and mechanical equipment should be accommodated in the building design to "disappear;"
6. Exterior arcades, colonnades and porches provide relief from the simple massing of the buildings.
7. Chimneys and decorative vent stacks can provide relief at the skyline.
8. Exterior stairways can become significant design features, while also announcing the presence of second story tenants.



D. Building Accessories and Details

Necessary Elements:

1. Details, such as decorative lighting, awnings, rails, iron grilles and seat walls, should enliven and compliment the simple forms of the architecture.
2. Decorative Plaster work, in sills, cornices and balconies, add to visual interest;
3. Roof elements, such as rafter tails, rain gutters and down spouts, should be designed to compliment the architecture.
4. Windows and window frames should be substantial, having thickness, color and dimension similar to wood.
5. Mirrored or highly reflective glass should be avoided.
6. Landscape walls, rails and fencing should be designed compatible with the architecture of the building.

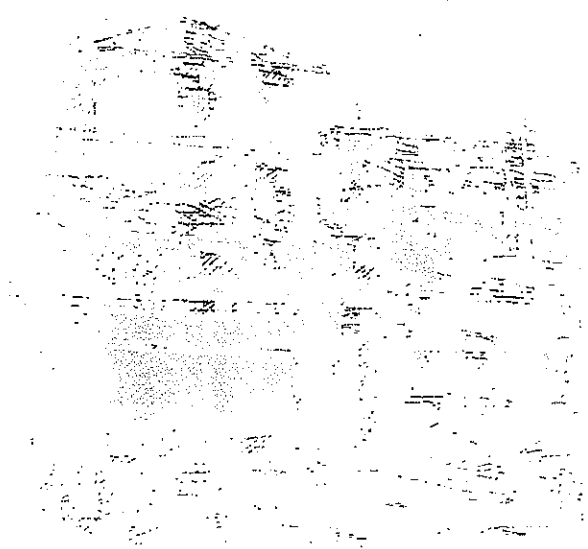
E. Materials

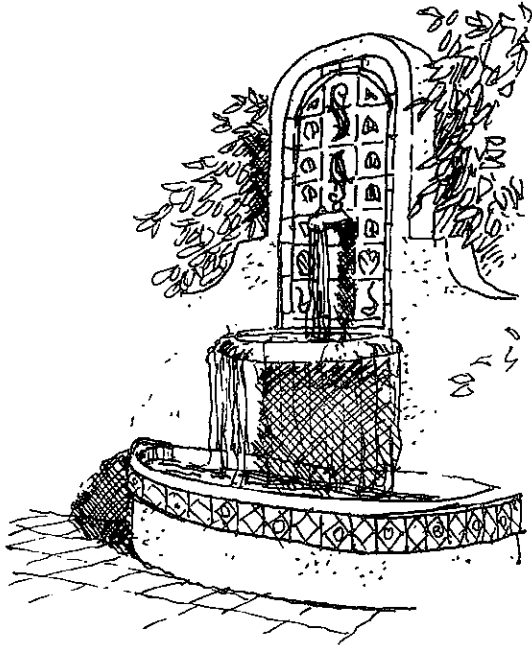
Necessary Elements:

1. Exterior building surface materials should be limited to a maximum of three different types in any design. These should be applied as follows:

walls:

- exterior plaster stucco, hand-finished and light sand or "mission" texture;
- wood siding, shingle, lap or "board and batten", in limited areas;
- stone, brick or block masonry, with appropriate detailing;



**roofs:**

- clay tile (Spanish, mission);
- concrete tile (shake, slate);

railing:

- wrought iron, painted or blackened;
- wood, turned or shaped, stained or painted;

architectural details:

- sills, cornice and similar details of plaster, stone or pre-cast concrete;
- vent grilles, spires and similar details of wrought iron;
- exposed downspouts, scuppers, flashing and related metal work of copper or galvanized iron.

F. Exterior Colors

The natural setting for the Las Virgenes Master Plan Area is rich and varied in color, but the dominant colors are earthen and muted by the nature of the surroundings. Rock outcroppings boast ochers, rust, burnt siennas and sandy browns. Vegetation is of muted greens, olives, browns and occasional mustard yellows.

These guidelines encourage design which will complement and blend with this natural setting, not contrast with it. The following criteria are in keeping with this intent: should be considered as an integral part of building design.

1. Where possible, materials should present their natural or similar color, appropriately finished and sealed to insure long life and aesthetic durability;
2. Larger surfaces should be of muted colors;
3. The use of more intense color, sparingly and as an enhancement to detail, is acceptable;

G. Additions, Renovations and Remodels

Where the original building is considered to be consistent with these guidelines, design of additions and remodels are to be in keeping with the character and detail of the original structure, especially where an historic or potentially historic building is concerned.

Where the existing building does not reflect the rural quality and design detail depicted in these guidelines, care shall be taken to incorporate the entire building into the redesign effort, such that the end project reflects the quality and character described



herein.

H. Architectural Lighting

Lighting should be considered as an integral part of building design. Proper lighting design will have a positive effect on the building and its users, as well as help to promote a safe and enjoyable nighttime pedestrian environment in the plan area. All exterior lighting shall be aesthetic and non-obtrusive.

Types of Lighting

Area Lighting

This is for public and private parking lots, alleyways, parkways and walks. Such lighting should be set in a manner that assures maximum lighting benefit without allowing stray light to intrude into windows of nearby residents or to create glare problems for nearby automobile traffic.

Ornamental Lighting

This is not intended to light large areas or wall surfaces. Ornamental lighting plays an important role in bringing visual life to streets at night. Colors, finishes and design of ornamental lighting should be compatible with the design characteristics of the architecture.

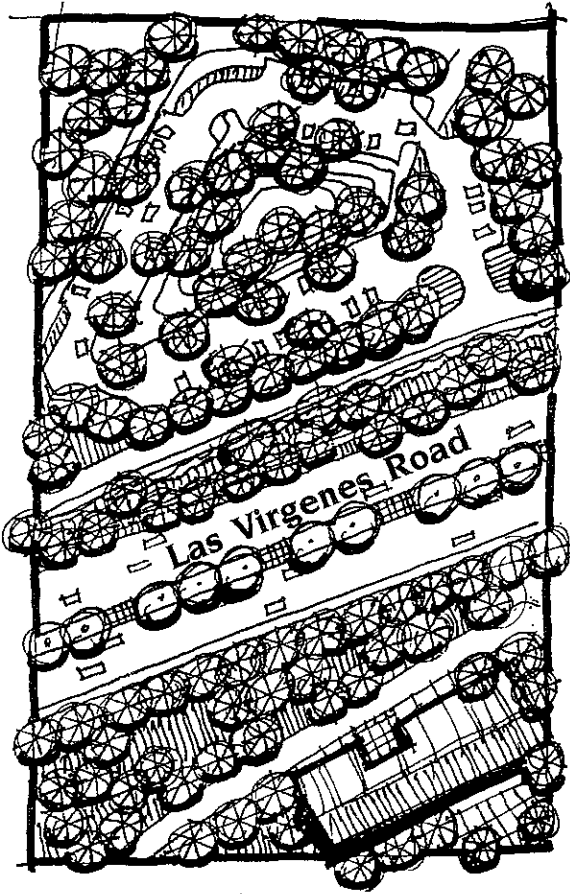
Hidden Source Lighting

For certain prominent architectural or landscape features, hidden source lighting can be used to create dramatic effects, illuminating towers or other unique architectural or site characteristics. Such lighting can be concealed in soffits, behind ledges or parapets, or even set into landscape areas with the light directed at the desired element to be highlighted.

Lighting Design Integration

It is recommended that a lighting design professional be consulted as an integral part of the design process for determining types and intensities of lighting to be used. In addition, the following "rules of thumb" should apply:

- Use the minimum brightness necessary for illumination of large areas.
- Use brighter, more intense lighting to highlight architectural features and focal points.



This vignette of Las Virgenes Road and adjacent development illustrates the enhanced proposed streetscape. Note the trees in the parking lots and the landscape buffer to adjacent development.

LANDSCAPE STANDARDS FOR PRIVATE PROPERTY

1. Design Objectives

Landscaping shall preserve and promote the aesthetic character and value of the Las Virgenes Valley in the following ways:

Plantings shall define, unify and enhance streets, gateways, bicycle lanes, and other elements of the public and private realm.

Plantings shall embellish and enhance private yards, edge conditions, circulation areas and parking lots.

Plantings shall provide significant shade on all sidewalks and open parking and sidewalk areas.

Plantings shall screen views of parking, loading and service yards.

Plantings shall frame but not block views of the ridelines as seen from public view corridors.

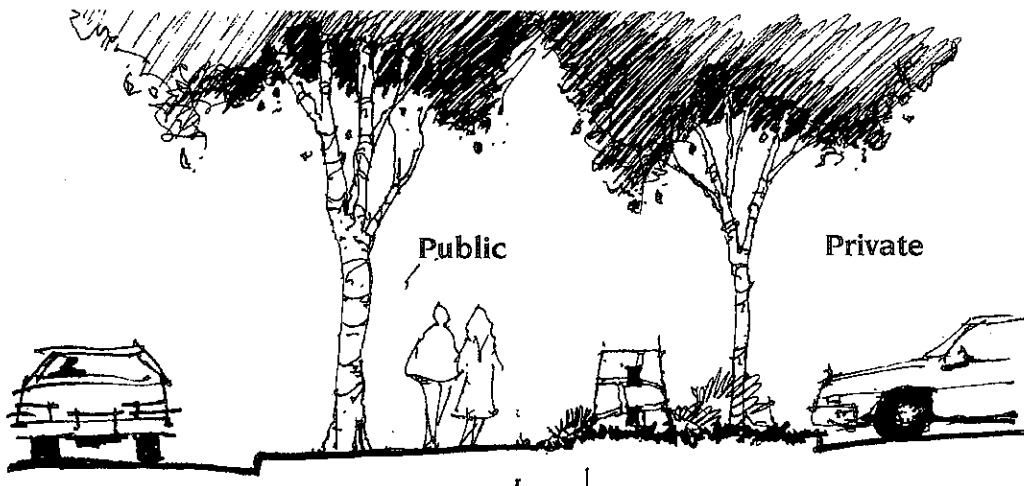
Plantings shall enhance the rural Southern California theme.

2. Planting Design

This section describes the minimum landscape requirements for all improvements on private land within the Master Plan area.

A. Street Frontage

The principal plantings on all street frontages are tree rows, which define the public space. All streetscapes shall be planted

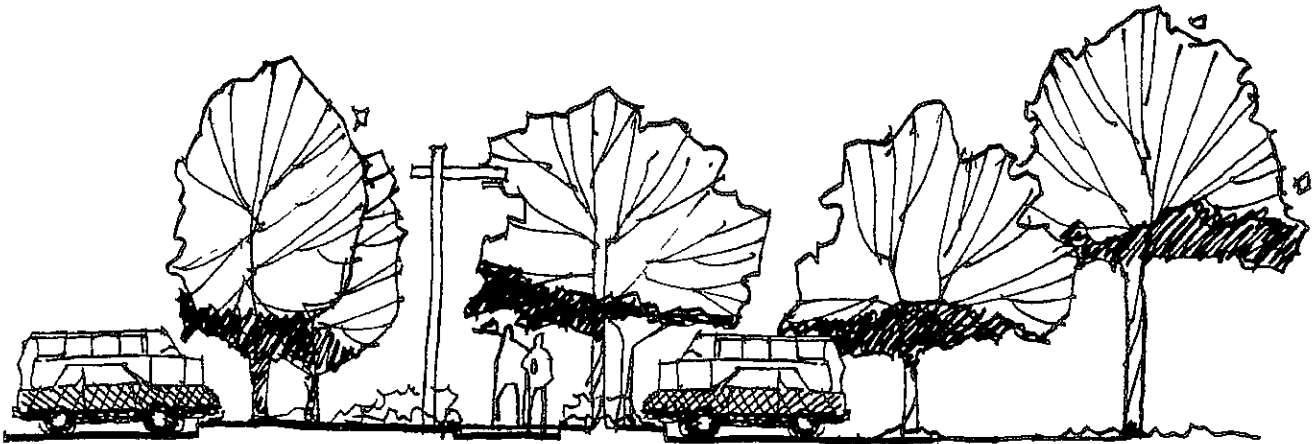
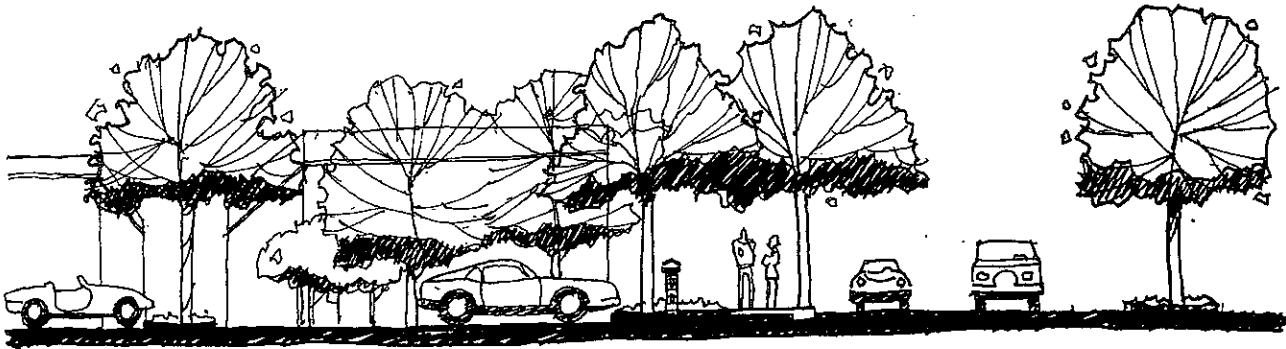


This street section allows for an integrated transition between the public and private realms.

with 36-inch box sized trees as listed in the Public Improvements Chapter of the Master Plan. Consistency in tree species and spacing shall be used to establish a strong street identity. All new and renovation projects shall provide street trees per the Master Plan requirements. These requirements reflect the plans outlined in the *Las Virgenes Road Corridor Plan*:

B. Front Yards (Setback Areas)

Plantings in yard areas fronting on streets shall be appropriate to the scale, orientation, and purpose of the yard. Appropriate plant materials and designs for specific frontage yard types are listed below. Minimum size of tree plantings shall be 24" box, and 33% of the trees shall be at least 36" box size. There shall be a minimum of one tree for every 800 square feet of landscaped area. Ground cover (no turf) and shrubs shall also be planted behind the sidewalk. At facades, low shrubs and/or ground cover shall be planted against the facade. At garden walls and retaining walls, low shrubs and wall vines shall be planted against the wall. Minimum spacing on vines attached to walls shall be 12 feet on center. Shrubs shall be massed and may be configured as maintained hedges. Hardscape shall be



These sections illustrate the condition of a parking lot fronting the street (above) and adjacent parking lots abutting each other (below). Note the minimum 50% shade coverage afforded by fully mature trees.

used to accent entrances and in public plaza or open yard areas.

C. Other Yards

Rear yards and property lines that abut the Ventura Freeway shall be landscaped with trees and shrubs. Appropriate species are listed below. Open yard areas for residential uses may be planted with turf.

D. Parking Lots

Landscaping of parking lots shall consist of 36-inch box sized trees, which shall be provided at a minimum rate of one tree per four parking spaces. Trees shall be the predominant plant material in the parking lots and shall be capable of creating 50% shade upon the total paved surface when mature. Trees shall be round-headed canopy type trees and may be ever-green or deciduous. Trees shall be supplemented with ground covers and shrubs as listed below.

3. Additional Standards

Additionally, the following landscape standards shall apply in the Master Plan area:

- ♦ All areas not devoted to paving or building shall be landscaped and permanently maintained.
- ♦ All landscaped areas are to be delineated with minimum 6-inch concrete curbs.
- ♦ Permanent automatic irrigation facilities shall be provided in all landscaped areas. Moisture sensing devices and water monitoring devices shall be incorporated into the irrigation system in compliance with drought/water conservation standards.
- ♦ To minimize water use, the following measures shall be incorporated into project design within the project area, where feasible: Use of drought tolerant plants, extensive use of mulch in landscaped areas, installation of drip irrigation systems where appropriate, and minimization of impervious area.
- ♦ All trees planted in turf areas shall receive turf boots to prevent damage from mowers and edgers, etc. Root barriers shall be required where trees are planted within five (5) feet of hardscape.
- ♦ Shrubs located at entries, front yards or major intersections shall have a minimum size of five (5) gallons with minor exceptions as approved by the Planning Director.
- ♦ Palm trees may be used only in special appropriate instances

as a part of the residential private yard or commercial parking lot landscape design. These trees are generally not reflective of rural Calabasas.

- ♦ Drought tolerant plant materials shall be utilized in all landscaping within the project area. Drought tolerant plants shall be defined as plants listed as Moderate, Low, and Very Low in the WUCOLS PROJECT listing of Water Use Classification of Landscape Species as published by the University of California Cooperative Extension. University of California Publications can be obtained from:

ANR Publications
University of California
6701 San Pablo Ave.
Oakland, California 94608-1239
(415) 642-2431

4. Appropriate Plant Materials

All plantings shall emphasize natives and avoid invasive species.

Trees:

Platanus acerifolia	London Plane Tree
Pistacia chinensis	Chinese Pistache
Pyrus calleryana "Aristocrat"	Aristocrat Pear
Tipuana tipu	Tipu Tree
Quercus agrifolia	Coast Live Oak
Ulmus parvifolia	Evergreen Elm
Eucalyptus Nicholii	Peppermint Gum
Populus Candidus	Poplar
Olea sp.	Olive

Tall Shrubs for setbacks, yards and parking lots:

These plants reach 3 to 10 feet in height at maturity and shall not be frequently sheared or pruned. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Abelia grandiflora	Glossy Abelia
Escallonia fradesii	Escallonia
Elaeagnus pungens	Silverberry
Nerium oleander	Oleander
Photinia fraseri	Photinia
Plumbago auriculata	Cape Plumbago
Pittosporum tobira "Variegata"	Varegated Tobira
Xylosma congestum	Shiny Xylosma

Low shrubs, groundcovers in yards and parking lots:

These shall reach no more than 3 feet in height at maturity, without requiring frequent shearing and pruning. The shrubs shall display

flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Cistus salvifolius	Prostrate Rockrose
Cotoneaster dammeri	Prostrate Cotoneaster
Euonymus fortunei "Colorata"	Purple Euonymous
Lantana montevidensis	Trailing Lantana
Mahonia repens	Prostrate Mahonia
Myoporum parvifolium	Prostrate Myoporum
Pittosporum tobira "Whealers"	Prostrate Tobira
Trachelospermum jasminoides	Star Jasmine

Hedge plantings, in lieu of a Streetwall:

These hedges can be pruned and sheared into a solid hedgerow of the specified height, without breaks or openings between individual shrubs. Acceptable species are:

Escallonia fradesii	Pink Escallonia
Ligustum texanum	Wax Leaf Privet
Raphiolepis indica	India Hawthorn

Trash Enclosures and Streetwalls at Loading Areas:

These walls shall be planted with self-adhering vines no less than 10 feet on center and a minimum of 5 gallons in size. Acceptable species are:

Ficus pumila repens	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy

SIGN STANDARDS

Signage can contribute positively to the overall-quality of the Master Plan area. Excellent signage serves as a communication tool and an art form. Businesses are encouraged to use signage in a manner that clearly expresses the spirit of their enterprises while enriching the streetscape views.

The Master Plan strives to provide sign standards that will reduce visual clutter and provide a cohesive streetscape that reflects a rural/rustic character.

1. Objectives

The following standards are meant to promote viable businesses by providing adequate identification, promoting high quality design and establishing appropriate scale and numbers. These standards are intended to supplement and add clarity to the Development Code requirements. All sign standards not listed in this Chapter are regulated by the City's Development Code. Also, all sign review and permitting shall be as regulated in the City's Development Code.

2. Allowed and Encouraged Signs

The following types of signs are established for the Master Plan area as they are found to be compatible with the rural/rustic theme of the Las Virgenes Gateway Master Plan:

Wall Signs - Flush mounted attached panel or individual letters.

Painted - Applied directly to the building in an appropriate location.

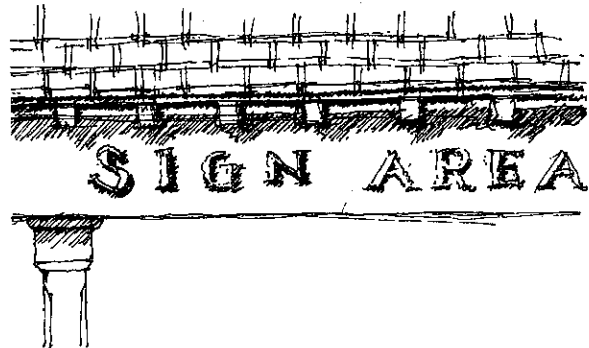
Projecting Signs or Marques - Attached to a building so that no part of the sign extends lower than 7-feet above the adjacent finished grade or 3-feet from the face of the building.

Figurative Signs - Any type of sign that uses a graphic or crafted symbol to advertise the occupant business. Examples are a shoe for a shoe store, a key for a lock smith, a book for a book store.

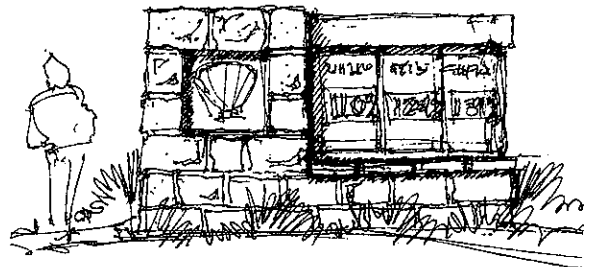
Awning and Canopy Signs - Lettering to be integrated into the front of the awning.

Applied Window Signs - Applied or painted onto the glass.

Monument Sign - Ground-mounted sign in a landscaped setting.



Building design should anticipate signage for tenants as an integral component of the building's aesthetics.



Signage can express the regional context and announce the quality of the business within.



3. Acceptable Sign Materials

The following materials are encouraged for use in signs to portray the rural/rustic theme of the Las Virgenes Gateway area:

Wood - Carved, sandblasted, etched, painted or stained.

Metal - Formed, etched, cast, engraved, or painted.

High Density Pre-formed Foam - New materials may be appropriate if properly designed in a manner consistent with the rural/rustic theme.

Custom Neon Tubing - May be sensitively integrated into allowed signs in the form of graphics or lettering.



Project signage does not need to identify the name of every store within - a technique that often leaves the sign cluttered and hard to read. Instead, the types of businesses and services can be announced succinctly and without clutter.

Unique Materials and Designs - Creative ideas not addressed but which are compatible with the rural/rustic theme may be considered.

Internally Illuminated - These signs, generally with a plastic face are discouraged but can be used in the Highway Triangle portion of the Master Plan subject to the restrictions in the Development Code and Scenic Highway Ordinance. The businesses in this area cater to visitors and motorists on the highway. These signs improve visibility for passing motorists.

4. Prohibited Signs

The following types of signs are prohibited in the Master Plan area as they add to visual clutter, are out of scale or do not contribute to the rural/rustic theme:

- Outdoor Advertising Signs or Billboards
- Roof Signs
- Rotating, Revolving or Flashing Signs
- Pole Signs
- Bench Signs
- Private signs in the public right-of-way.
- Internally illuminated signs except in the Highway Triangle area.

5. Specific Design Standards for Signs

Signs shall be designed to compliment the architectural character of the on-site structure and carry out the rural/rustic theme of the Las Virgenes Master Plan.

- ♦ Internally illuminated signs can only be placed in the Highway Triangle area of the Master Plan. These signs shall also contain elements of the rural/rustic theme.
- ♦ Monument signs shall be located in a landscaped area.
- ♦ Corporate signs and logos shall conform to the rural/rustic theme.
- ♦ Commercial centers with two or more tenants, office complexes and other similar facilities shall have a coordinated Sign Program in accordance with the City's Development Code.
- ♦ For buildings with one tenant the following signage is allowed:
 - no more than one sign per side of the building that faces a street, sidewalk or parking area. Each sign shall be limited to the square footage specified in the Sign Regulations of the Development Code; *and*

- a single monument sign of no more than 50 square feet and no higher than 6 feet when measured from the base of the monument to the top of the sign.
- ♦ For buildings with more than one tenant located in a building:
 - each tenant may have one individual building mounted sign for each occupancy frontage, of no more than 0.5 square feet per linear foot of store front, 80 square feet maximum total for all building mounted signs; *and*
 - window signs shall be limited to 25% of the glass area; *and*
 - a single monument sign of no more than 100 square feet and no higher than 8 feet when measured from the base of the monument to the top of the sign. The monument sign may list all businesses in the building.
- ♦ All signage shall be consistent with the Scenic Corridor Ordinance.