



10 Implementation

IMPLEMENTATION

MASTER PLAN ADMINISTRATION

The Las Virgenes Gateway Master Plan contains the tools to establish and maintain the vision of a memorable gateway and the rural setting. Goals, objectives and standards are provided to direct renovations and new development. This chapter provides information relative to achieving the Plan. As Plan implementation is dependent on both private and public development, there must be a coordination of efforts. To assure Plan implementation, the following requirements are established:

- ♦ The City shall adopt the Las Virgenes Gateway Master Plan and associated General Plan and Zoning amendments so that the Master Plan goals, objectives and standards can be used in the review of development applications. The adoption of this Master Plan also concurrently adopts the associated General Plan Amendments and establishes the Las Virgenes Gateway Overlay Zone.
- ♦ The City shall adopt a plan for carrying out public improvements as described in the *Las Virgenes Road Corridor Design Plan* and this Master Plan, including the components listed below. The public improvements shall be coordinated and prioritized through the City's Capital Improvement Program.

- ♦ Streetscape Improvements
- ♦ Entry Gateway Monumentation
- ♦ Intersection/Pedestrian Crossing Decorative Paving
- ♦ Roadway Improvements (turn lanes and medians)
- ♦ Bridge Widening
- ♦ Planted Medians
- ♦ Underground Utilities

- ♦ The City shall investigate available grants for creek reclamation and trail construction. The City shall apply for those that are determined to be appropriate.
- ♦ The City shall establish an incentive program for new development and renovations in the Master Plan area. The incentives can include, lower processing fees, fast-track permit processing, grants and low interest loans.

MASTER PLAN AMENDMENTS

From time to time it may be necessary to amend the Master Plan to respond to specific environmental or economic changes or to ac-

commodate newly identified opportunities. The Plan should be amended by resolution. Whenever feasible, development permits should be considered at the same time as the Plan amendment request.

REGULATORY MEASURES

The City can implement the Master Plan through land use and development controls. To implement the regulatory measures in the Master Plan the following steps must be taken:

1. General Plan Text Amendments - The General Plan Amendments outlined in the Master Plan and in Appendix D will occur at adoption of the Master Plan.
2. General Plan Land Use Map Amendments - The following properties will have General Plan Land Use Designation amendments adopted concurrently with adoption of the Master Plan::

Rondell (APN 2069-031-014 and 015) Change from Urban Hillside to Business-Retail.

Pazar (APN 2069-020-025 and 026) Change from Business-Retail to Residential-Multiple Family

Malibu Commercial Center Parcel (APN 2064-020-008) Change the land use designation from Single Family Residential to Business-Retail to correct an existing General Plan mapping error.

3. Baldwin/Village (APN 2069-078-009 and 011) Land use designation boundaries may need to be changed to implement the Master Plan, however the land use designations should not change.
4. Development Code Amendment - Adopt the Las Virgenes Gateway Overlay Zone.
5. Zone Map Amendments - The following properties shall have Zoning Designation changes:

Adopt the Las Virgenes Gateway Overlay Zone for all properties in the Plan boundary.

Rondell (APN 20-031-014 and 015) Change from Hillside/Mountainous to Commercial-Retail.

Pazar (APN 2069-020-025 and 026) Change from Commer-

cial-Retail to Residential-Multiple Family Planned Development.

6. Baldwin/Village (APN 2069-078-009 and 011) Zone designation boundaries may need to be changed to implement the Master Plan, however the existing zone designations should not change.
7. Architectural and Landscape Design Standards - Adopt the Master Plan Design Standards in Chapter 7 by resolution.
8. Sign Standards - Adopt the Master Plan standards by ordinance.

ANNEXATION

A large portion of the property located along the Las Virgenes corridor north of the Ventura Freeway is not within the City's jurisdiction. These lands are in Los Angeles County. This split jurisdiction in the middle of the Master Plan area affects the City's ability to provide land use and design controls consistent with the Master Plan. It is recommended that these lands be considered for annexation to the City. The City should initiate proceedings with the Local Agency Formation Commission. Possible land uses for these properties include low density residential, a public school and recreation fields.

Until such time as these lands are annexed, the City should use the land use and design recommendations in the Master Plan to provide input to the County on any development proposals on these lands.

Las Virgenes Gateway Districts and Permit Requirements

LAND USE	PERMIT REQUIREMENTS BY DISTRICT							
	Highway Triangle	Rondell Property	Baldwin Property	Pazar Property	Pontopiddan Property	Agoura Road	Northwest Hillside	See Standards/ Procedures in Section
<i>Key to Permit Requirements</i>								<i>Symbol</i>
<i>Permitted use - Zoning Clearance required</i>								<i>P</i> 17.60.080
<i>Allowed use - Zoning Clearance required for new use in existing structure Site Plan Review required for new construction</i>								<i>A</i> 17.60.080 <i>A</i> 17.60.020
<i>Conditional use - Conditional Use Permit required</i>								<i>C</i> 17.62.050
<i>Temporary use - Temporary Use Permit required</i>								<i>TUP</i> 17.62.030
<i>Use not allowed</i>								
LIGHT INDUSTRY, WAREHOUSING								
Printing and publishing			A	A		A		
Recycling - reverse vending machines	P	P	P			P		17.32.150
Recycling - small collection facility	P	P				P		17.32.150
RECREATION, EDUCATION, PUBLIC ASSEMBLY								
Adult entertainment businesses						C		17.32.030
Churches/places of worship			A	A			A	
Community centers			A	A			A	
Health/fitness clubs			C	C		C		
Indoor recreation centers			C	C		C		
Libraries and museums						A		
Night clubs/live entertainment						C		
Outdoor commercial recreation							C	
Schools - elementary and secondary			A	A			A	
Studios for dance, art, music, photography, etc.		A	A	A		A		
Temporary events	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.62.030
Residential Uses								
Home occupations		P	P	P	P		P	17.32.100
Household pets		P	P	P	P		P	17.32.050
Multi-family housing			C	C				
Residential accessory uses/structures		P	P	P	P		P	17.32.160
Residential care homes, seven or more clients			C	C	C		C	
Residential care homes, six or fewer clients		P	P	P	P		P	
Senior residential projects			C	C	C			17.32.180
Single-family housing		A	A	A	A		A	

LAND USE

PERMIT REQUIREMENTS BY DISTRICT

	Highway Triangle	Rondell Property	Baldwin Property	Pazar Property	Pontopiddian Property	Agoura Road	Northwest Hillside	See Standards/ Procedures in Section
<i>Key to Permit Requirements</i>								<i>Symbol</i>
<i>Permitted use - Zoning Clearance required</i>							<i>P</i>	17.60.080
<i>Allowed use - Zoning Clearance required for new use in existing structure Site Plan Review required for new construction</i>							<i>A</i>	17.60.080
							<i>A</i>	17.60.020
<i>Conditional use - Conditional Use Permit required</i>							<i>C</i>	17.62.050
<i>Temporary use - Temporary Use Permit required</i>							<i>TUP</i>	17.62.030
<i>Use not allowed</i>								
Retail Trade Uses								
Accessory retail uses	P	P	P	P		P		17.32.020
Alcoholic beverage sales in conjunction with a primary allowable use	C	C	C	C		C		
Art, antiques, collectibles, gifts		A	A	A		A		
Auto, mobile home, and vehicle parts sales	C	C						
Bars and drinking places						C		
Certified farmers' markets			C	C		C		
Convenience stores	C	C				C		
Grocery stores						A		
Outdoor retail sales, temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.62.030
Plant nurseries		A	A	A		A		
Restaurants, counter service	A	C				A		
Restaurants, table service	A	C	A	A		A		
Retail stores, general merchandise	A	A	A	A		A		
Second hand stores						A		
Shopping centers			C	C		C		
Service Uses								
Automated teller machines (ATMs)	P	A	P	P		P		
Banks and financial services			A	A		A		
Bed and breakfast inns, hotel, motel		C	C	C		C		
Car wash	C							
Cemeteries, columbariums, mortuaries		C						
Child day care centers			A	A	A		A	17.32.070
Kennels and animal boarding		A						
Medical services - clinics and labs			A	A			A	
Medical services - convalescent hospitals and extended care					C			

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								<i>A</i> 17.60.020
<i>Conditional use - Conditional Use Permit required</i>								<i>C</i> 17.62.050
<i>Temporary use - Temporary Use Permit required</i>								<i>TUP</i> 17.62.030
<i>Use not allowed</i>								
Offices, business								A
Offices, professional		A	A	A				A
Offices, property management		A	A	A				A
Offices, temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.62.030
Personal services		A	A	A				A 17.32.142
Public safety and utility facilities	A	A	A	A	A	A	A	
Repair and maintenance - consumer products		A	A	A				A
Repair and maintenance - vehicle, major work	A							
Repair and maintenance - vehicle, minor work	A	C						
Service stations	C	C						C 17.32.200
Storage, accessory	P	P	P	P	P	P	P	
Storage, personal storage facilities (permitted notwithstanding the provisions of the -SC overlay zone)		C						17.32.220
Veterinary clinics & animal hospitals		C	C	C				C 17.32.230
TRANSPORTATION AND COMMUNICATIONS USES								
Antennas, communications facilities	A	A	A	A	A	A	A	17.32.050
Pipelines and utility lines	P	P	P	P	P	P	P	17.02.020 (B)9
Transit stations and terminals	A	A	A	A	A	A	A	