

## LAND USE PLAN

The City of Calabasas has a distinctive character derived from the oak studded hillsides, the green open spaces and the small pockets of commercial and residential development. The Las Virgenes corridor that serves as the western gateway to the City should echo this distinctive character. A significant concern in the Las Virgenes Gateway area is the type, intensity, location and character of land uses that will be permitted in the future. The Land Use Plan contained in this Master Plan addresses permitted, non permitted and encouraged land uses within the planning area. The location of each land use is indicated on the Land Use Map exhibit. To implement the Land Use Plan, General Plan and Development Code amendments will be required. These amendments are outlined in Chapter 9.

*“A significant concern in the Las Virgenes Gateway area is the type, intensity, location and character of land uses that will be permitted in the future.”*

It should be noted that several approved but not built developments on the east hillsides predate adoption of the City's General Plan and this Master Plan. The City acknowledges its legal responsibility to recognize valid development agreements and permits. However, the City also recognizes that given current market demands and project status, such development may not occur. In formulating the Master Plan, the City defined land uses and development intensities that reflect a compromise that is consistent with the Master Plan goals. The Plan recommendations are the preferred alternatives for new development in these areas.

## EXISTING LAND USE DESIGNATIONS, GENERAL PLAN POLICIES AND DEVELOPMENT STANDARDS

The City has adopted strong measures to promote appropriate development within the City. These measures include General Plan polices, the General Plan Performance Standards, the Scenic Corridor Ordinance and Development Code Standards. All of these measures will continue to provide the criteria upon which new development will be reviewed. The Land Use Plan presented here augments these standards to provide additional guidance for new development. Maximum densities contained in this Plan shall be balanced against topographic and natural site constraints and be subject to the General Plan Consistency Review program. The following list contains excerpts of important existing policies and standards that should be emphasized in the review of new development:

**General Plan Policies** - The General Plan contains goals and policy statements to guide new development. Relevant policies are as follows:

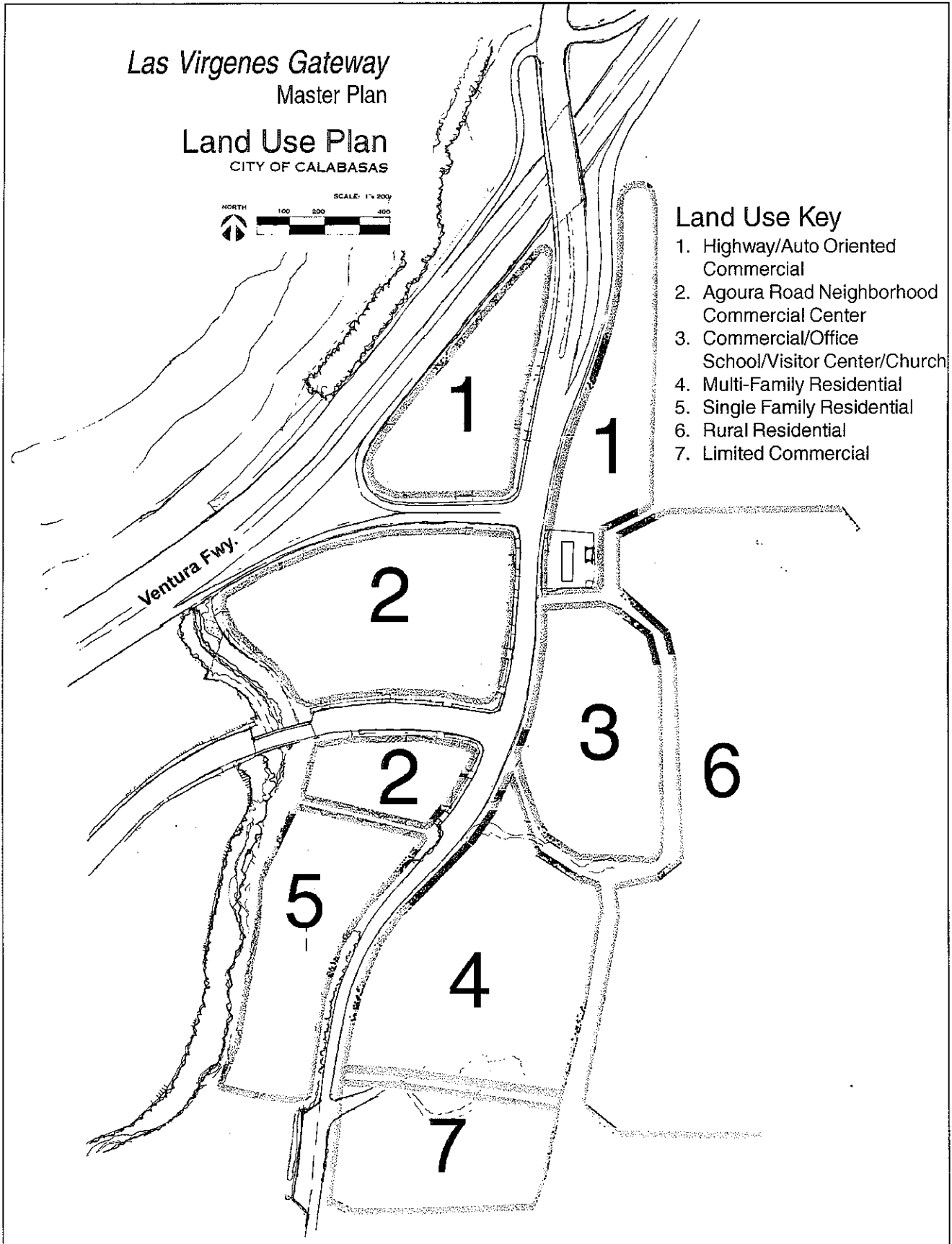
Las Virgenes Gateway  
Master Plan

Land Use Plan  
CITY OF CALABASAS



Land Use Key

- 1. Highway/Auto Oriented Commercial
- 2. Agoura Road Neighborhood Commercial Center
- 3. Commercial/Office School/Visitor Center/Church
- 4. Multi-Family Residential
- 5. Single Family Residential
- 6. Rural Residential
- 7. Limited Commercial



Open Space

Preserve the view of area hillsides and open ridgelines.

Hillside Management

Maintain the visual character of hillsides.

Minimize the alteration of existing land forms and maintain the natural topographic characteristics of hillside areas, allowing only the minimal disruption required to recognize basic property rights.

*“Maintain the visual character of the hillsides.”*

Protect the natural character of hillside areas by means of land sculpting to blend graded slopes and terraces with the natural topography.

Preserve all significant ridgelines and other topographic features such as knolls, rock outcrops, canyons and woodlands.

Avoid mass graded “mega pads” for development. Smaller steps or grade changes shall be used over single large slope banks to the greatest extent feasible.

Biotic Resources

Ensure that new development protects riparian areas, oak woodlands, habitat linkages and other biologically sensitive habitats.

Require that construction be separated from sensitive resources through buffers, setbacks, and protective fencing.

Land Use

Emphasize retention of Calabasas’ natural environmental setting, semi-rural character and scenic features as a priority over the expansion of urban areas.

Require that new commercial development be compatible the overall semi-rural and residential character of the community.

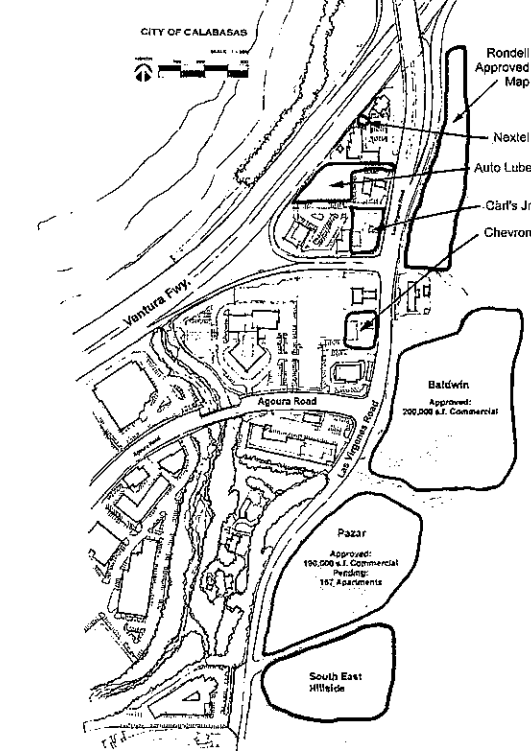
Limit approval of new discretionary development to those which can be integrated into the community, providing for protection of existing residential neighborhoods and desirable non-residential land uses, as well as that which represents the rational utilization of presently uncommitted open space.

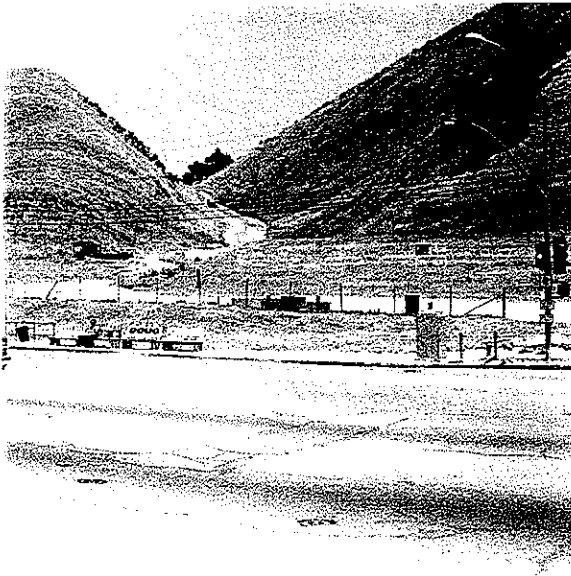
Community Character

Maintain the total square footage of structures at a size that maintains the area’s open space character and is compatible with the surrounding hillsides.

Encourage the clustering of development to preserve significant environmental features.

Proposed and Pending Projects  
LAS VIRGENES VALLEY GATEWAY  
AREA PLAN





Limit the intensity of new business/office parks to that which is consistent with Calabasas' special character and its semi-rural image.

Community Image

View new development not as freestanding features, but as potential additions to an integrated community which must conform to community values and make a positive contribution to the community's quality of life.

Municipal Services and Facilities

Place the ultimate responsibility on the sponsor of new development to ensure that the facilities needed to support the project are available at the time that they are needed.

**General Plan Consistency Review Program** - Performance standards are provided by which General Plan consistency will be judged

**LAS VIRGENES GATEWAY MASTER PLAN RECOMMENDED LAND USE CHANGES (11/12/98)**

	EXISTING GENERAL PLAN/ZONING DESIGNATIONS	EXISTING BUILD-OUT POTENTIAL	PROPOSED GENERAL PLAN/ZONING DESIGNATIONS	PROPOSED BUILD-OUT POTENTIAL
<b>RONDELL PROPERTY</b> 4.13 Acres	GP: Hillside Mountainous Zoning: Hillside Mountainous	1 Unit	GP: Business-Retail Zoning: Commercial-Retail LV Overlay Zone	40,000 sq. ft. highway Commercial and park n' ride or transit center
<b>BALDWIN VILLAGE PROPERTY</b> 51.4 Acres commercial and 30 Acres residential	GP: Business-Retail with Urban Hillside Overlay and Rural Residential with Urban Hillside Overlay. Zoning: Commercial-Retail Planned Development and Residential-Rural Planned Development.	Development Agreement for approximately 200,000 sq. ft. of retail commercial.	GP: No Designation Change. Zoning: No Change, Commercial Use Limitations under the LV Overlay Zone	Office/Commercial development up to 50,000 sq. ft., 50,000 sq. ft. institutional (church/visitor center); Up to 30 single family residences on 30 acres with residential designation, depending on site/environmental constraints
<b>PAZAR PARCEL</b> 12 Acres	GP: Business-Retail with Urban Hillside Overlay. Zoning: Commercial-Retail Planned Development.	Development Agreement for 190,000 sq. ft. of commercial development.	GP: Residential- Multiple Family. Zoning: Residential-Multiple Family, Planned Development LV 16 units/acre, LV Overlay Zone	Up to 144 market rate units or 192 affordable and/or senior units depending on site/environmental constraints.
<b>SOUTH EAST PARCELS</b> 19.64 Acres	GP: Business-Limited Intensity Zoning: Commercial-Limited	171,190 sq. ft. of commercial floor area depending upon site/environmental constraints (FAR 0.2 maximum)	Same as existing	Same as existing
<b>PONTOPIIDAN PROPERTY</b> 7.58 Acres 2-5 du's/acre	GP: Residential-Single Family Zoning: Residential-Single Family	16 single family residences 15-37 + 25% density bonus for senior or low/moderate income housing	Same as existing	Same as existing
<b>AGOURA ROAD NEIGHBORHOOD CENTER</b>	GP: Business-Retail Zoning: Commercial-Retail	128,240 sq. ft. based on vacant lands of 7.36 acres (FAR 0.2 - 0.4)	GP: Business-Retail Zoning: Commercial-Retail with LV Overlay Zone.	35,160 sq. ft. based on vacant lands of 2.40 acres at FAR 1.3. Uses to be limited to Neighbors Serving Commercial.
<b>HIGHWAY TRIANGLE</b>	GP: Business-Retail Zoning: Commercial-Retail	22,651 sq. ft. based on vacant lands of 1.3 acre (FAR 0.2 - 0.4)	GP: Business-Retail Zoning: Commercial-Retail with LV Overlay Zone	18,960 sq. ft. based on vacant lands of 1.3 acres at FAR 1.3. Uses to be limited to Highway/Auto Oriented Commercial.

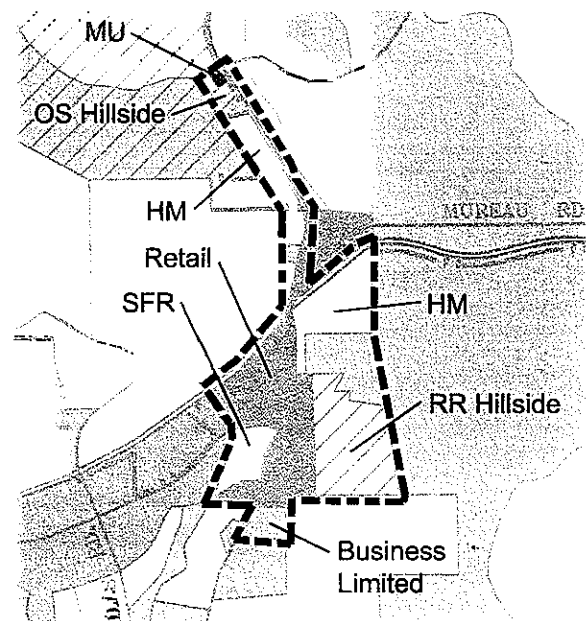
for new development proposals. Relevant standards include Hillside Development, Biotic Resources, Erosion Control, Seismic and Geologic Hazards, Stormwater Management and Flooding, Fire Hazard, Urban Design, and Quality of Life.

**Scenic Corridor Ordinance** - Las Virgenes Road is a designated scenic corridor. Therefore, all properties located within 500 feet of the road right-of-way and all properties between the right-of-way and the prominent ridge lines are subject to this ordinance. This ordinance specifies the following development guidelines:

- ♦ New development shall underground all utilities.
- ♦ All roofs shall be surfaced with medium dark colored fire retardant non-glare materials and no obtrusive equipment shall be placed on the roof.
- ♦ Colors of fences and walls shall blend with the natural environment.
- ♦ Building setbacks from freeways and open spaces between buildings adjacent to the freeway shall be increased to allow landscaping.
- ♦ Landscaping and tree planting should visually enhance, soften or conceal as much as possible.
- ♦ Lighting shall focus the light directly to the ground to prevent illumination of the night sky and adjacent properties.
- ♦ Parking lots shall be screened with earth berms, landscaping and innovative decorative walls.
- ♦ Grading shall be kept to an absolute minimum. All grading shall be contour graded, gently sculpted and softened to blend with natural contours, and landscaped with environmentally appropriate trees and shrubs.

**Calabasas Land Use and Development Code** - This document specifies the allowed land uses within each zone district, as well as the height, setback, floor area ratios, site coverage, parking provisions and required permits. This code also contains development standards for access, circulation, Design, Biotic Resources, Drainage, Fences & Walls, Freeway Corridor Development, Hillside & Ridgeline Development, Screening, and Solar Energy.

**Existing General Plan Land Use Designations** - The lands within the Plan boundary currently have a mix of commercial and residential land use designations that were adopted with the City's General

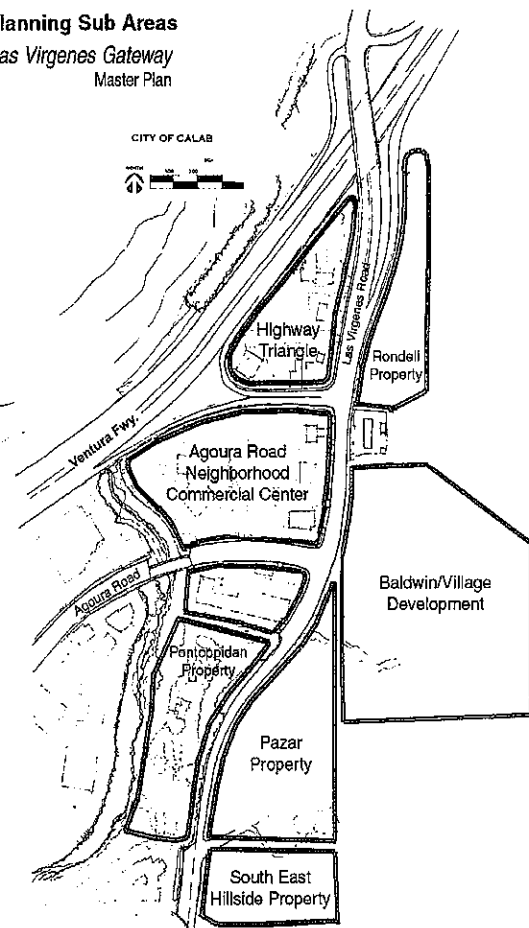


## Existing General Plan Designations

Plan in 1995. The specific designations are as follows:

- ♦ The Northwest Hillside City lands located north of the freeway and west of Las Virgenes Road are designated Hillside Mountainous. The adjacent County lands that front on Las Virgenes Road are designated for Agricultural use.
- ♦ The neighborhood commercial center on the west just south of the Las Virgenes Road/Thousand Oaks Blvd. intersection has a Mixed Use designation.
- ♦ The lands north of the freeway at Mureau Road are planned for Business Professional Office uses.
- ♦ Immediately south of the freeway, along the east side of Las Virgenes Road, an area referred to as the Rondell Property is designated Hillside Mountainous.
- ♦ The lands on the east side of Las Virgenes Road at the Agoura Road intersection, including the Pazar Parcel and a portion of the Baldwin/Village lands have a designation of Business Retail/Urban Hillside. To the east of these lands are additional Baldwin/Village property with a Rural Residential/Urban Hillside designation.
- ♦ The southernmost parcels on the east side of Las Virgenes Road, referred to as the South East Hillside Property, are designated for Business Limited Commercial.
- ♦ South of the freeway, on the west side of Las Virgenes Road, in an area referred to as the Highway Triangle, the lands are designated Business Retail.
- ♦ The lands along Agoura Road, identified as the Neighborhood Commercial Center in this Plan, are planned for Business Retail land uses.
- ♦ The southernmost lands on the west side of Las Virgenes Road, the Pontoppidan property, are designated for Single Family Residential development.

Planning Sub Areas  
Las Virgenes Gateway  
Master Plan



### Land Use Plan Objectives

When carrying out the Land Use Plan, the following objectives shall be pursued for the listed sub-areas within the Master Plan and adjacent County lands. *All other lands in the Plan area, not discussed below, shall remain under the General Plan and Zoning designations existing at the time the Master Plan is adopted. Except, the Las Virgenes Gateway Overlay Zone shall be applied to all properties in the Plan area.* Future General Plan and Zone change requests can

be considered by the City on a case by case basis when appropriate information is provided by the applicant. Such changes should be judged against the overall objectives of this Plan as well as on-site environmental constraints.

**The Highway Triangle** - This area includes all properties along the west side of Las Virgenes Road from the freeway to the southbound freeway off ramp.

Highway/auto-oriented commercial uses shall be allowed, under the General Plan Business Retail designation and the Commercial, Retail zone designation. All ground floor uses in this area shall be highway/auto-oriented uses such as auto service, gas stations, mini-marts, fast food convenience stores and restaurants. Upper floor uses can be any use allowed under the Commercial, Retail zone designation. Development intensity shall be limited to a Floor/Area Ratio of 0.3.

New drive-in or drive-through uses where vehicles queue-up with idling engines shall be prohibited, pursuant to the provisions of the City's Development Code.

Reciprocal access and parking plans for internal circulation on contiguous parcels, shall be provided.

Driveways on Las Virgenes Road shall be minimized. Consider shared vehicular access for several parcels.

Telecommunication antennas located in this area shall be of "stealth design," co-located and concealed or integrated into the building.

An entry gateway feature shall be provided at the northeast corner of Las Virgenes Road and the freeway on/offramps (at the Rondell parcel). The northwest corner of this intersection should also receive gateway treatments. This feature shall be consistent with the gateway plan presented in Chapter 9.

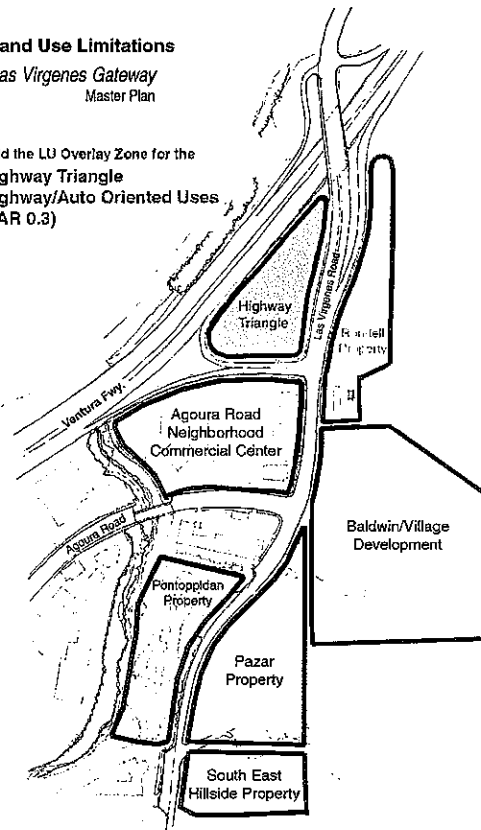
**The Rondell Property** - This 4.1 acre area located on the east side of Las Virgenes Road on the north side of the Mobil gas station is currently designated Urban Hillside but due to Las Virgenes Road frontage and the moderate topography adjacent to the road, could be developed with highway-oriented commercial uses. A General Plan Amendment and Zone change to Business-Retail will be necessary to implement this portion of the Land Use Plan.

Limited retail/highway/auto-oriented development shall be allowed consistent with the General Plan Business-Retail designation and the Commercial, Retail zone designation. The allowed uses shall include hotel/motel uses. Development intensity shall be limited to a

**Land Use Limitations**

*Las Virgenes Gateway*  
Master Plan

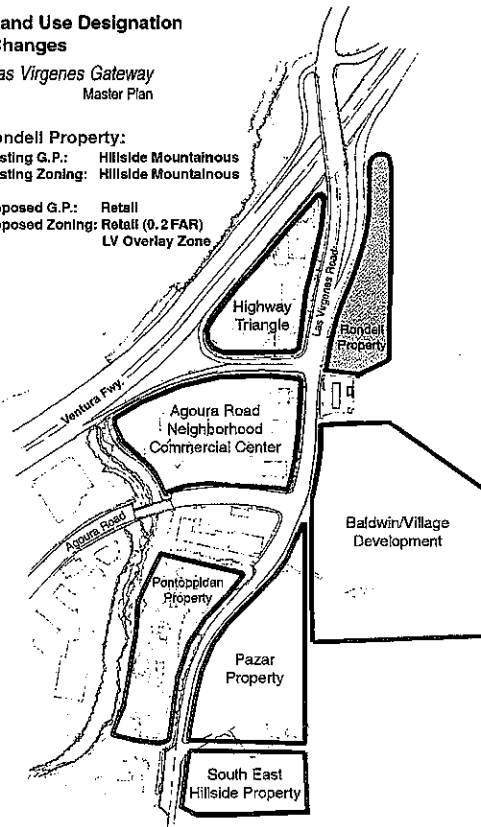
Add the LU Overlay Zone for the  
Highway Triangle  
Highway/Auto Oriented Uses  
(FAR 0.3)



**Land Use Designation Changes**

*Las Virgenes Gateway*  
Master Plan

**Rondell Property:**  
Existing G.P.: Hillside Mountainous  
Existing Zoning: Hillside Mountainous  
  
Proposed G.P.: Retail  
Proposed Zoning: Retail (0.2 FAR)  
LV Overlay Zone





Floor/Area Ratio of 0.2 or 40,000 square feet, which ever is less. All uses in this area shall be highway/auto-oriented uses such as auto service, gas stations, mini-marts, fast food convenience stores and restaurants.

A park and ride or mini-transit center is a referred use in the public right-of-way. The safety aspects of automobile ingress and egress shall be examined when such a use is proposed. This park and ride could also serve as a trail head for a public trail to the east.

Driveways from Las Virgenes Road shall be minimized. Consider shared vehicular access for several parcels.

New drive-in or drive-through uses where vehicles queue-up with idling engines shall be prohibited, pursuant to the provisions of the City's Development Code.

An entry gateway feature shall be provided at the northeast corner of Las Virgenes Road and the freeway on/offramps. This feature shall be consistent with the gateway plan presented in Chapter 9.

**The Baldwin/Village Development** - This land encompasses 138.37 acres on the east side of Las Virgenes Road starting at the Las Virgenes/Agoura Road intersection and encompassing the hillside area to the east. These lands are currently designated Business-Retail and Rural Residential with an Urban Hillside Overlay. However, an entitlement exists for commercial development as granted by Los Angeles County. A General Plan and Zone amendment may be necessary for this property, if the location of proposed development does not coincide with the existing General Plan and Zone boundary lines. Any such changes should be appropriate for the land forms on the property. If an agreement is reached for an exchange of Conservancy Open Space lands for Rural Residential lands with development constraints, a General Plan and Zoning change shall be processed.

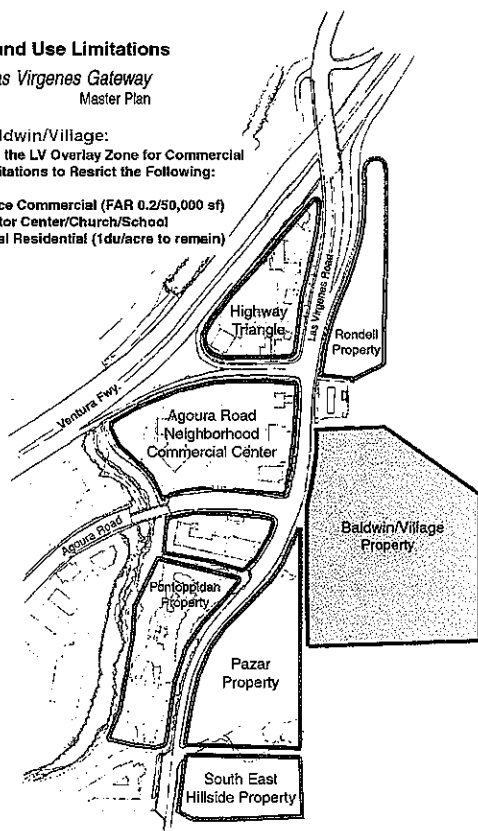
An office/commercial development shall be allowed, located at the east extension of Agoura Road consistent with the General Plan designation of Business Retail and the zone designation of Commercial, Retail. Development intensity shall not exceed a Floor/Area Ratio of 0.2 or 50,000 square feet, which ever is less. In this area, office use shall encompass up to 75% of the building(s) floor area. This lower FAR is proposed to minimize development in this hillside area and provide a transition to residential and open space uses.

A park visitor center and staging area for access to open space/protected lands is a preferred use and shall be provided in any new commercial development, if feasible.

**Land Use Limitations**  
Las Virgenes Gateway  
Master Plan

Baldwin/Village:  
Add the LV Overlay Zone for Commercial  
Limitations to Restrict the Following:

- Office Commercial (FAR 0.2/50,000 sf)
- Visitor Center/Church/School
- Rural Residential (1du/acre to remain)



Lands for a church, child care center and/or one school (limited to approximately 350 students) shall be provided, if feasible.

Clustered detached single family residences at a density of one dwelling unit per acre or senior/affordable housing may be done consistent with the City's Development Code. Residential density shall be calculated on the lands not developed for commercial/public or institutional uses.

Driveway access from Las Virgenes Road shall be minimized. Shared vehicular access for several parcels should be provided.

Gateway feature(s) shall be provided at the corner of Las Virgenes Road and the extension of Agoura Road. This treatment shall include stone monumentation, landscaping and open space consistent with the gateway feature plan in Chapter 9.

All existing on-site oak trees shall be retained to the greatest extent feasible.

Development shall respect the topography by stepping up and down the slopes. The development shall also blend with the hillside through a variety of massing and the use of muted earthtone colors. Buildings shall be sited to provide a view corridor through the site to the background hills as seen from the Las Virgenes Road freeway overpass, looking south.

Large retaining walls (over 6 feet in height ) shall be avoided. Retaining walls shall be either reinforced earthen wall construction (or similar technology), or faced with stone. Along the Las Virgenes Road frontage, retaining walls shall not be located at the sidewalk level. The slope in this area should be split by a retaining wall located halfway up the slope.

**The Pazar Property** - This land encompasses 12 acres on the east side of Las Virgenes Road just south of the end of Agoura Road. This land is currently designated Business-Retail with an Urban Hillside Overlay. An entitlement exists on this parcel for commercial development as approved by Los Angeles County. A General Plan Amendment and Zone change to Residential Multiple-Family Planned Development is recommended for this property.

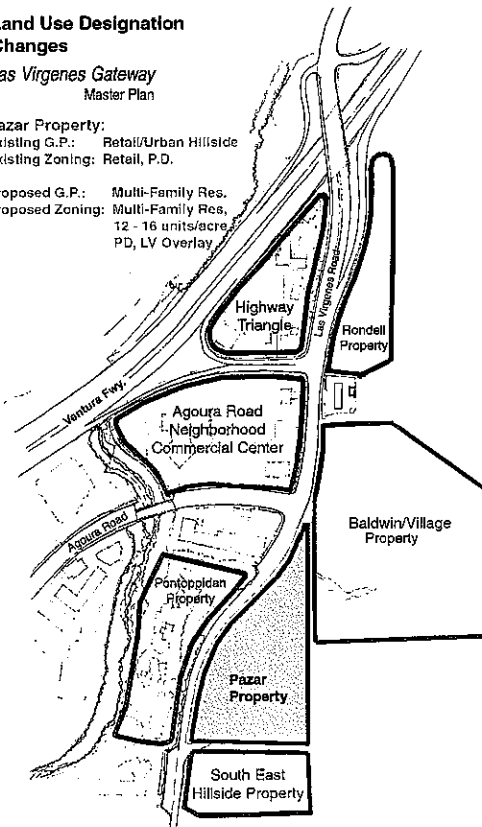
Clustered detached single family or attached multi-family residences shall be allowed at a density of 12 units per acre under the General Plan Residential Multiple-Family designation and the Residential, Multi-Family, Planned Development zone designation. Senior or affordable housing may also be provided for an over all density up to 16 units per acre per the City's Development Code.

**Land Use Designation Changes**

**Las Virgenes Gateway Master Plan**

Pazar Property:  
Existing G.P.: Retail/Urban Hillside  
Existing Zoning: Retail, P.D.

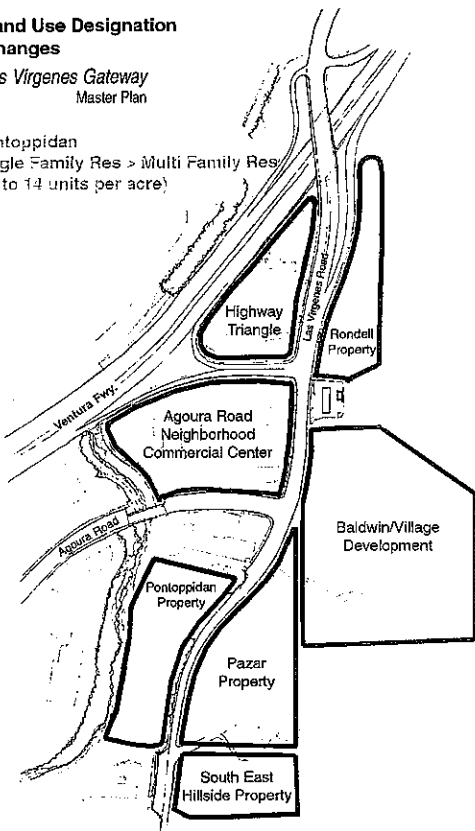
Proposed G.P.: Multi-Family Res.  
Proposed Zoning: Multi-Family Res,  
12 - 16 units/acre  
PD, LV Overlay



**Land Use Designation Changes**

*Las Virgenes Gateway*  
Master Plan

Pontoppidan  
Single Family Res > Multi Family Res  
(12 to 14 units per acre)



Driveway access shall be minimized from Las Virgenes Road. Shared vehicular access for several parcels shall be provided, as feasible.

A gateway feature shall be provided at the corner of Las Virgenes Road and the extension of Agoura Road. This feature shall include stone monumentation, landscaping and open space consistent with the gateway feature plan in this document.

All existing on-site oak trees shall be retained to the greatest extent feasible.

Development shall respect the topography by stepping up and down the slopes. The development shall also blend with the hillside through a variety of massing and the use of muted earthtone colors. Buildings shall be sited to provide a view corridor through the site to the background hills as seen from the Las Virgenes Road freeway overpass, looking south.

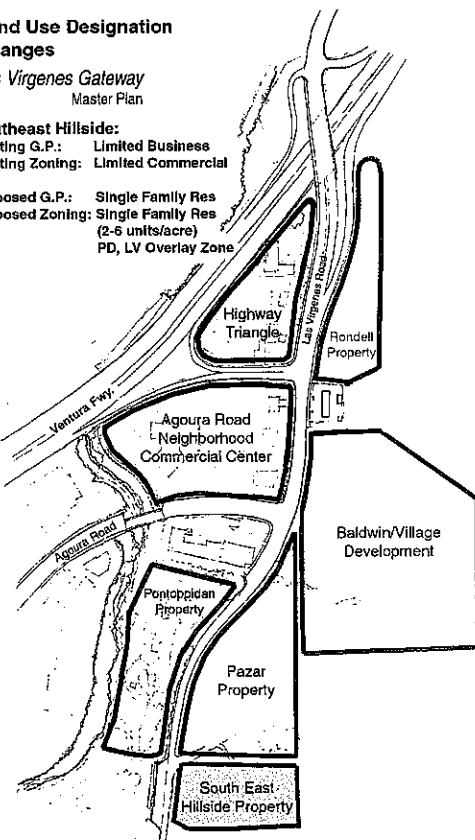
Large retaining walls (over 6 feet in height ) shall be avoided. Retaining walls shall be either reinforced earthen wall construction (or similar technology), or faced with stone. Along the Las Virgenes Road frontage, retaining walls shall not be located at the sidewalk level. The slope in this area should be split by a retaining wall located halfway up the slope.

**Land Use Designation Changes**

*Las Virgenes Gateway*  
Master Plan

**Southeast Hillside:**  
Existing G.P.: Limited Business  
Existing Zoning: Limited Commercial

**Proposed G.P.:** Single Family Res  
**Proposed Zoning:** Single Family Res  
(2-6 units/acre)  
PD, LV Overlay Zone



**The Pontoppidan Property** - This property includes 7.58 acres on the west side of Las Virgenes Road south of Agoura Road. This land is currently designated for Single Family Residential uses. At the request of the property owner, no land use amendment is recommended at this time. When development is proposed for this property, a multi-use trail should be considered along the creek. This trail would connect with the residential neighborhood to the south and the commercial area to the north.

**South East Hillside Property** - This area includes 19.8 acres between the Pazar Property and the Water District headquarters. This land is currently designated Business-Retail with an Urban Hillside Overlay and zoned Commercial-Limited. No land use designation change is recommended at this time.

Driveway access shall be minimized from Las Virgenes Road. Shared vehicular access for several parcels shall be provided, as feasible.

A secondary gateway feature shall be provided along Las Virgenes Road on these property's frontages. This feature shall include stone monumentation, landscaping and open space consistent with the gateway feature plan in this document.

All existing on-site oak trees shall be retained to the greatest extent feasible.

Development shall respect the topography by stepping up and down the slopes. The development shall also blend with the hillside through a variety of massing and the use of muted earthtone colors. Buildings shall be sited to provide a view corridor through the site to the background hills as seen from the Las Virgenes Road freeway overpass, looking south.

Large retaining walls (over 6 feet in height ) shall be avoided. Retaining walls shall be either reinforced earthen wall construction (or similar technology), or faced with stone. Along the Las Virgenes Road frontage, retaining walls shall not be located at the sidewalk level. The slope in this area should be split by a retaining wall located halfway up the slope.

**The Agoura Road Neighborhood Commercial Center** - This district encompasses the parcels bordering the west side of Las Virgenes Road between the southbound freeway off-ramp and Agoura Road as well as the seven acre vacant auto dealership parcel. (Parcels on both sides of Agoura Road, east of the creek are within this district.)

A neighborhood center with a lively environment for eating, shopping and socializing is the preferred land use. A neighborhood commercial center shall be allowed under the General Plan designation of Business-Retail and the Commercial, Retail zone designation. The development intensity shall be limited to a Floor/Area Ratio range of 0.2 to 0.4. All uses in this area shall be neighborhood serving uses including the following preferred uses: Grocery store, pharmacy, bookstore, coffee shop, ice cream/yogurt shop, library annex, restaurants, deli, medi-center, community center and day care. A limited amount of hotel/motel uses shall also be allowed.

No more than one gas station and two fast food chain or franchise restaurants shall be permitted in this district.

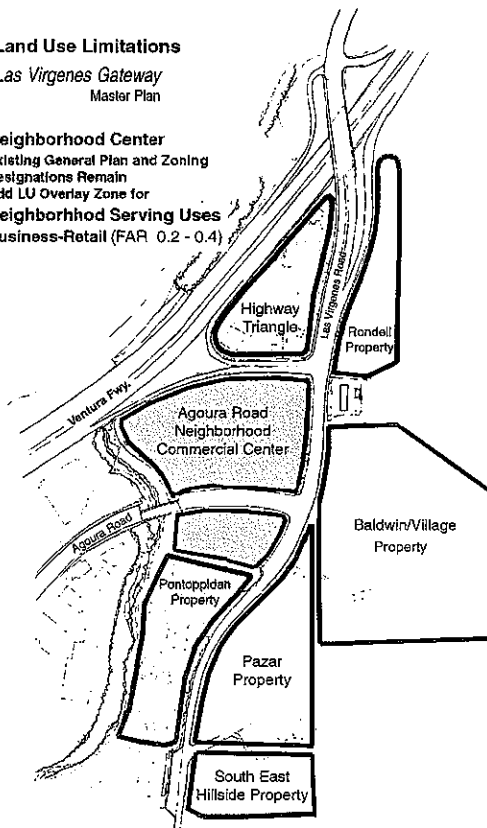
Public and retail/service-oriented uses shall be provided on the ground floor. Upper level uses can be semi-private in nature (e.g. office, professional use).

New drive-in or drive-through uses where vehicles queue-up with idling engines shall be prohibited, pursuant to the provisions of the City's Development Code.

Driveways on Las Virgenes Road shall be minimized and wherever feasible joint driveways shall be used to serve several properties.

**Land Use Limitations**  
Las Virgenes Gateway  
Master Plan

**Neighborhood Center**  
Existing General Plan and Zoning  
Designations Remain  
Add LU Overlay Zone for  
**Neighborhood Serving Uses**  
Business-Retail (FAR 0.2 - 0.4)



A portion of new development shall orient to the creek with outdoor patios, plaza area, or creekside park.

Examine the feasibility of providing a library annex in this area.

Telecommunication antennas located in this area shall be of "stealth design," co-located and concealed or integrated into the building.

Development of the former auto dealership property shall include construction, funding and/or dedication of significant public improvements to further the Master Plan (e.g. pedestrian road crossing, creek reclamation, creekside park, library annex.)

A portion of the development on the auto dealership property shall front onto Agoura Road to establish a lively sidewalk environment for pedestrians.

Pedestrian and vehicular access shall be provided between the auto dealership parcel and the adjacent parcels that front on Las Virgenes Road.

A public view corridor shall be maintained into the former auto dealership site from Agoura Road.

A public view corridor shall be maintained to the creek from within the auto dealership property.

**The Northwest Hillside** - This district encompasses a small mixed use parcel in the City and all lands outside the City limits on the west side of Las Virgenes Road, north of the Ventura Freeway. It is recommended that the County lands be annexed to the City.

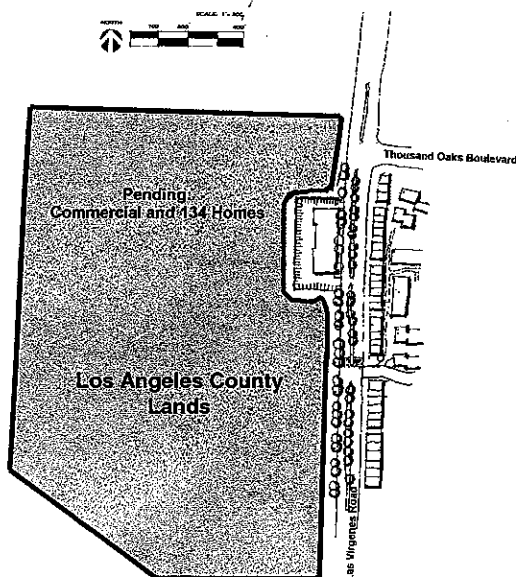
The Mixed Use parcel shall retain the existing mixed Use designation.

Future development of County lands should provide approximately 10 acres for a school and associated playing fields. Or, at a minimum, 10 acres for only sports playing fields.

On County lands, clustered single family residences should be allowed at a density of 2 - 6 dwelling units per acre or senior housing at an appropriate density under the General Plan Rural Residential-Single Family designation and the Rural Residential, Planned Development zone district. Residential density shall be calculated on the lands not developed for school/recreational use.

**Northwest Sub-Area**  
Las Virgenes Gateway  
Master Plan

CITY OF CALABASAS



## LAS VIRGENES GATEWAY OVERLAY ZONE

The important site, neighborhood and environmental objectives listed above require particular attention in project planning and therefore they are addressed in the Master Plan by an Overlay Zone. The *Las Virgenes Gateway Overlay Zone* (LV Overlay Zone) is established to provide guidance for development and new land uses in addition to the standards and regulations of the underlying zoning districts as established in the City's Development Code. Where a conflict arises between the regulations of the underlying zone district and the LV Overlay Zone, the LV Overlay Zone will take precedence. The Overlay Zone provisions are outlined below but must be adopted by Ordinance in order to become effective.

The LV Overlay Zone is intended to apply to all properties in the Master Plan area. The applicability of the LV Overlay Zone to each specific parcel is shown on the maps in Appendix C.

**Purpose** - It is the purpose of this Overlay Zone to ensure consistency with the Las Virgenes Gateway Master Plan's land use plan, development standards and design standards. It is the intent also to prevent destruction of the 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.

**Application** - The LV Overlay Zone applies to all lands covered in the planning area addressed in the Las Virgenes Gateway Master Plan. The LV Overlay Zone shall be applied to the designated properties through a rezoning (an amendment to the Calabasas Zoning Map) and may be combined with a change in the underlying zoning district. All lands with the LV Overlay will also have an underlying base zone district.

**Allowed Land Uses** - The allowed land uses in the LV Overlay Zone area are as indicated below. The location of each land use/zoning designation is indicated on the Master Plan Land Use Map and specified in the Land Use Plan Objectives.

**Permit Requirements** - The permit requirements for development within the LV Overlay zone are the same as provided in the underlying zoning district.

**Development Standards** - All development within the LV Overlay Zone shall comply with the applicable provisions of the City's Per-

*formance Standards for Hillside Development, Freeway Corridor Design Guidelines and Urban Design Guidelines and Sign Standards of the General Plan Consistency Review Program. All development shall also comply with all applicable provisions of the City's Development Code, the Scenic Corridor Ordinance and the Las Virgenes Gateway Master Plan. Additionally, the following special development standards shall apply:*

No development shall be located on the east or west hillside areas along Las Virgenes Road at an elevation that is greater than half the height of the top of the ridgeline or backdrop hillside.

Vehicular access points onto Las Virgenes road shall be minimized. When another access point is available, no access shall be allowed onto Las Virgenes Road.

Vehicular parking areas shall be designed for efficiency and safety and shall incorporate reciprocal access and parking arrangements with adjacent properties, unless found to be infeasible.

A vegetative buffer zone is identified for all portions of Malibu Creek. A setback of 30-feet is required from the top of bank for all structures and paving. Natural surfaced trails and fencing can encroach into this setback. A setback of 50-feet is established for all habitable structures.

**Required Findings** - Approval of any new development or renovation of existing property shall require that the review authority make all the following findings, in addition to the findings required by Chapter 17.62 (Permit Approval or Disapproval) of the City's Development Code:

1. The proposed project complies with or accommodates the public improvement plan in the Las Virgenes Gateway Master Plan; and
2. The proposed project incorporates design measures to ensure maximum compatibility with the rural vision and theme of the Las Virgenes Gateway Master Plan; and
3. The proposed project incorporates architectural and landscaping elements that enhance the gateway; and
4. The project's vehicular access and parking plan minimizes conflicts and promotes efficient internal circulation and shared use of facilities wherever feasible.
5. "Preferred" land uses as specified in the Land Use Plan Objectives have been incorporated into the project, as feasible.