



2 The Vision and Theme

Center

THE VISION AND THEME

THE LAS VIRGENES GATEWAY: COMMUNITY AND NATURE IN BALANCE

Narrative Vision Statement

The Las Virgenes Road corridor is a memorable district. Handsome and rustic, its stone monuments welcome residents and visitors to this area as the gateway to western Calabasas, the Santa Monica Mountains and Malibu Creek State Park.

The rural setting is punctuated by lush indigenous landscaping that lines the roadway and center road median. The architecture of new and remodeled buildings reflects the rural character of traditional Southern California. Sidewalks and driveways are lined with rail fences set into stone pillars. There are no overhead utility lines.

Highway-related services and a park n' ride lot adjacent to the freeway are easily accessible to residents and visitors. On the east side of the Las Virgenes corridor, green hills tower over clustered residential development that is tucked into the slope and well screened by abundant landscaping. Below the homes, a compact office complex provides employment opportunities and a Malibu Creek/Santa Monica Mountains visitor center.

To the west of the corridor, the Agoura Road Village shopping center offers a variety of shops and services that cater to local residents' daily needs as well as a branch library. Patrons of the center arrive by car, foot and bicycle to enjoy the outdoor patios, terraces and creekside paths. The newly reclaimed creek is lush with willows and cattails that provide habitat for a myriad of bird species.

Along the creek, to the south of the neighborhood commercial center, a senior residential complex provides living accommodations including apartments, assisted living and a nursing care facility. A meandering path along the creek provides a connection to adjacent neighborhoods and the commercial center.

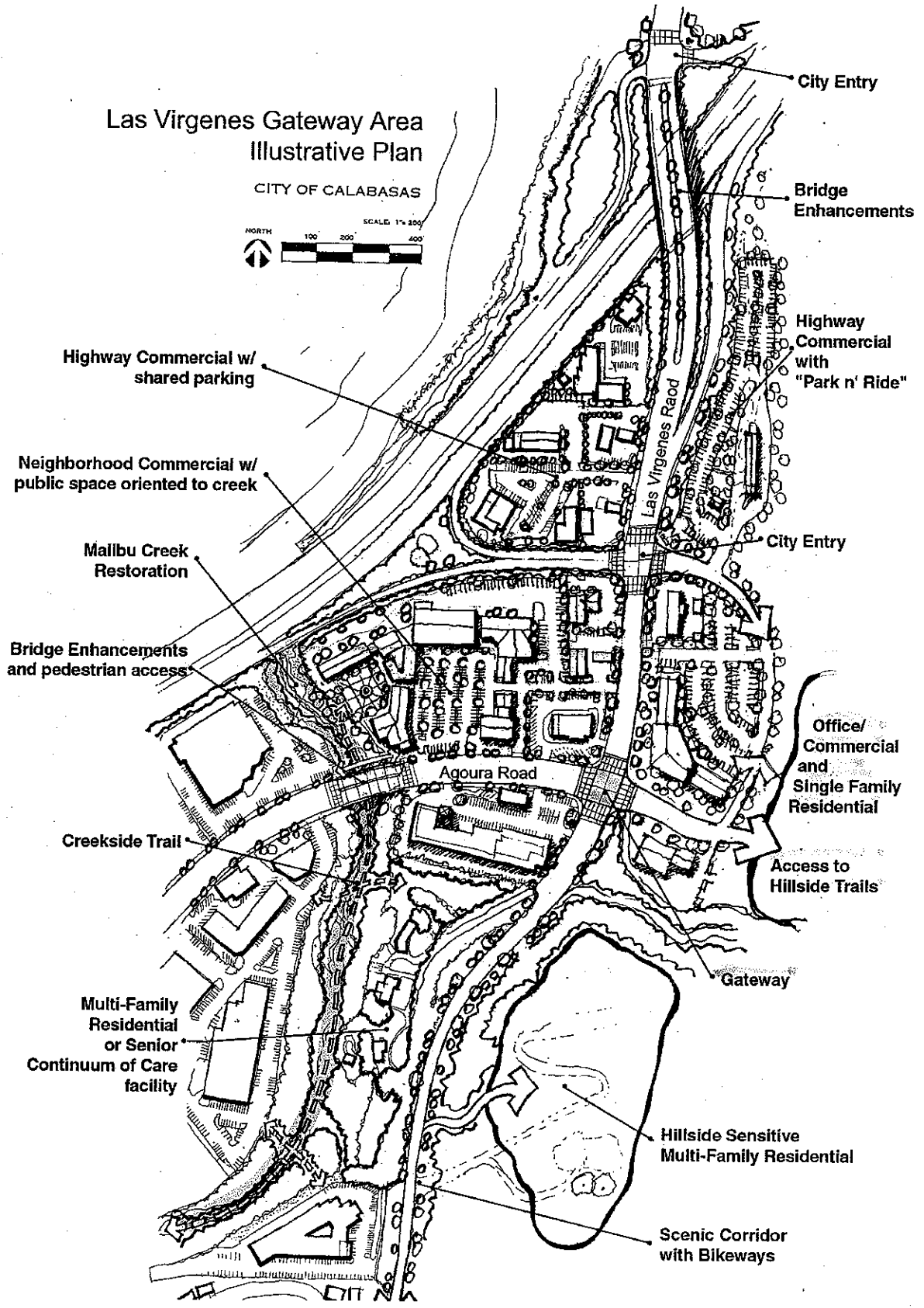
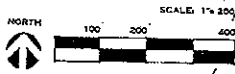
This narrative vignette establishes the guiding vision for the future of the Las Virgenes Gateway Area presented in this Master Plan. This vision includes the following components:

- ♦ A small thriving neighborhood commercial center that serves local residents with shops and services that meet everyday needs.

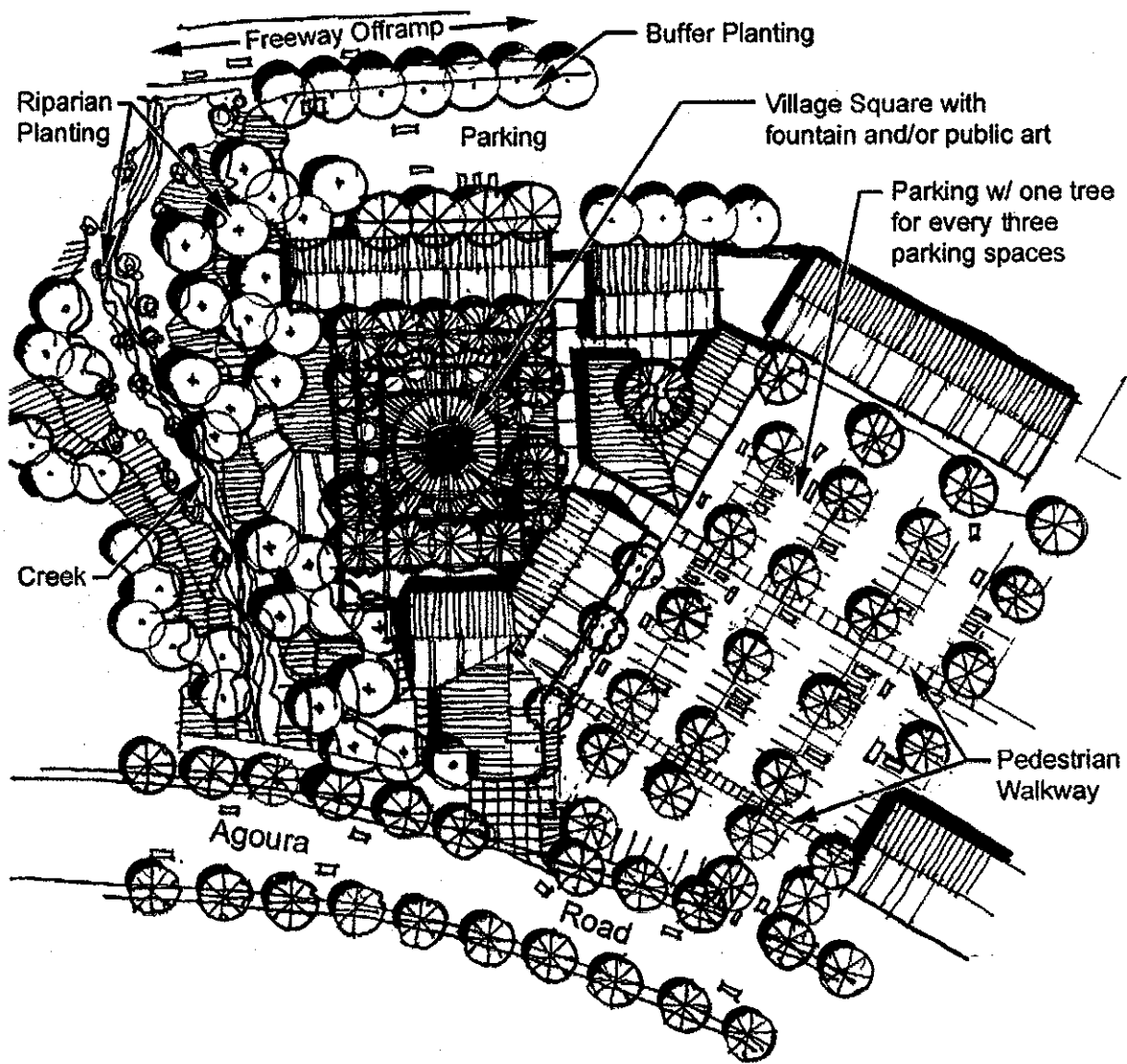
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Las Virgenes Gateway Area
Illustrative Plan

CITY OF CALABASAS



- ♦ A highway oriented commercial center that provides auto services and quick food for visitors, as well as local residents.
- ♦ A modest yet cohesive streetscape that draws visitors from the highway along the Las Virgenes corridor to Malibu Creek Park and the Santa Monica Mountains.
- ♦ Monumentation at Highway 101 is prominently displayed to establish this area as a gateway to western Calabasas as well as the state and national parks.
- ♦ Traffic flow and parking is managed to provide safe vehicular



New commercial retail around an open village square are envisioned for the abandoned auto dealership. A reclaimed creek with restored planting will grace the western edge of the development .

movements and access for pedestrians.

- ♦ Pedestrian access from the business park to the west is enhanced to draw lunchtime walkers to the neighborhood commercial center.
- ♦ A reclaimed creek that collects drainage for the area, provides control of flood waters as well as plant and animal habitat. This natural environment also provides a peaceful respite from urban experience.
- ♦ A multi-use trail along the creek corridor connects the southern residential areas to the neighborhood commercial center and encourages local residents to walk or bike to their destinations.
- ♦ Low profile residential development is tucked into the east hillsides.
- ♦ A small office/commercial center located at the base of the east hillsides along Las Virgenes Road at the Agoura Road intersection.
- ♦ A linear park through the area links Malibu Creek State Park to areas north of the freeway.

An illustrative graphic of the Las Virgenes Gateway Master Plan is provided here. This graphic is a conceptual overview of the land use and urban design strategies for the area. The focus of the plan is to recommend appropriate land uses, suggest internal circulation and parking improvements and encourage streetscape improvements. The Plan adoption process will also implement the necessary General Plan Amendments. The illustrative plan shown here is not intended to specify actual projects to be built or actual site plan layouts. It also does not bind the City or property owners to building specific projects. However, the site plan recommendations should be considered in the review and approval of project applications.