

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)

