

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 que-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 overall 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

