

First Development Project Public Forum - January 27, 2022
"Dorothy Place" - 28000 Dorothy Dr, Agoura Hills



Project Applicant: Warmington Residential
Project Manager: Murow Development Consultants

About Warmington Residential

- ❖ Warmington began as a custom homebuilder and the group traces its roots back over 95 years to 1926 when William C. Warmington first gained recognition as a “builder to the stars” in and around Hollywood, California.
- ❖ Today, the Warmington Group of Companies is a full-service real estate organization that maintains expertise in homebuilding, community development, acquisitions, apartments, and commercial property management.



- ❖ The group of companies is comprised of Warmington Residential, Warmington Properties and Chateau Interiors & Design.



Project Team

Architectural – KTG Architects

Civil Engineers – Chris Nelson & Associates

Landscape Architect – L. Newman Design Group

Geotechnical Engineer – GeoSoils Consultants

Acoustic – Meridian Consultants

Arborist – L. Newman Design Group

Cultural & Biological – Envicom Corporation

Lighting & Photometrics – Visual Concepts

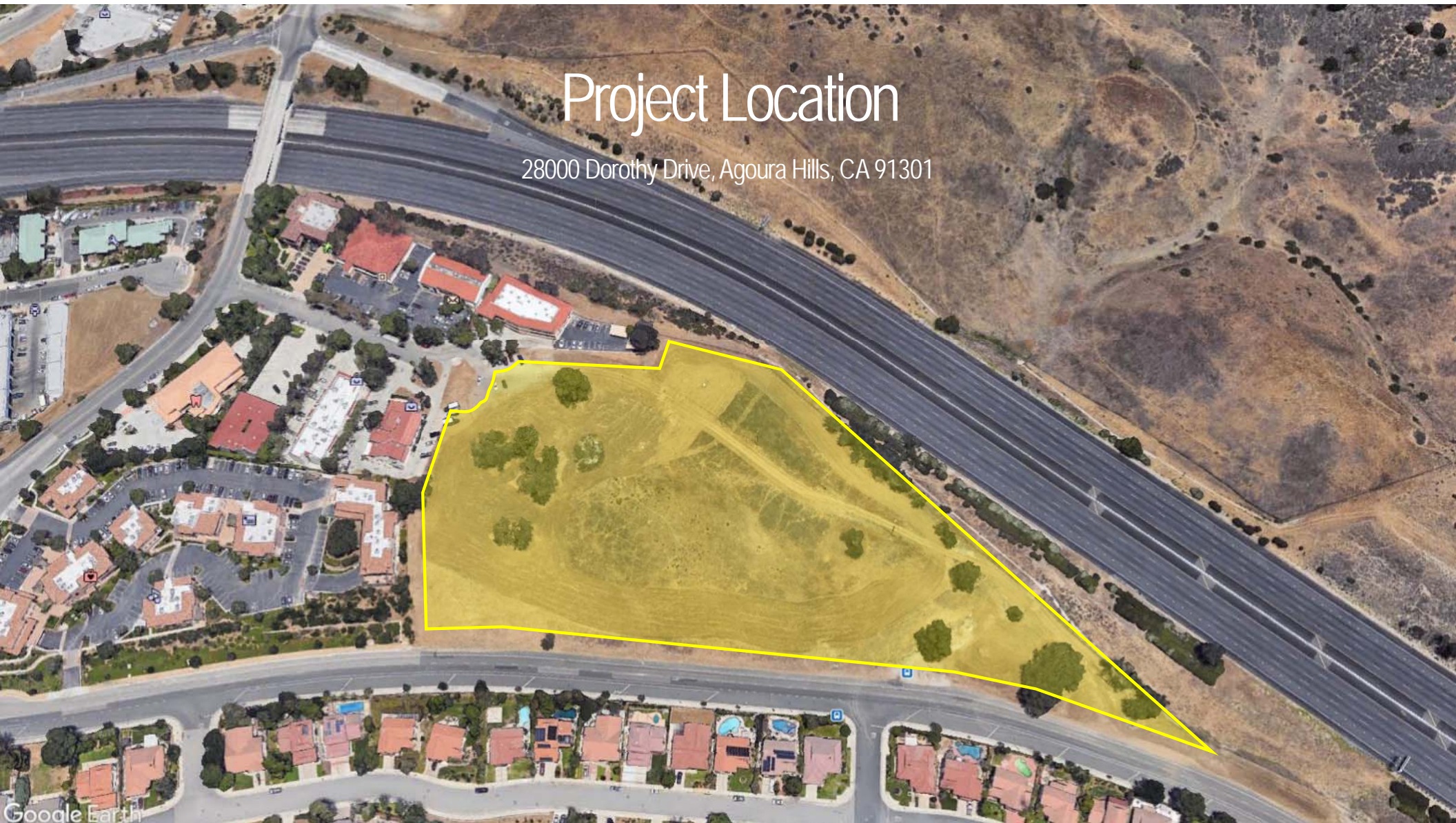
Traffic – Associated Transportation Engineers

Project Manager – Murow Development Consultants

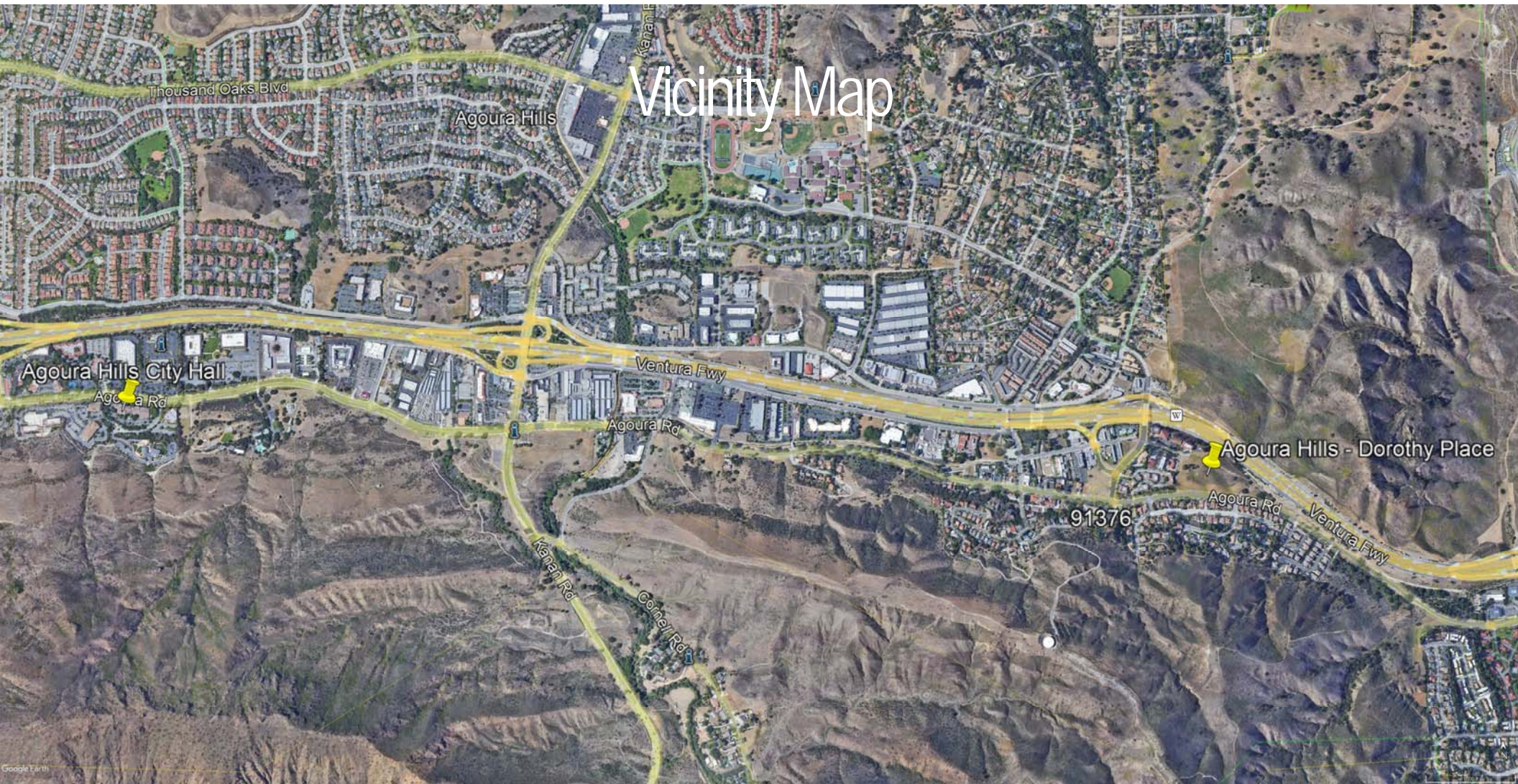


Project Location

28000 Dorothy Drive, Agoura Hills, CA 91301



Vicinity Map





Aerial Photograph looking Easterly

Dorothy Place – Property Photos



**CITY OF AGOURA HILLS
GENERAL PLAN LAND USE**

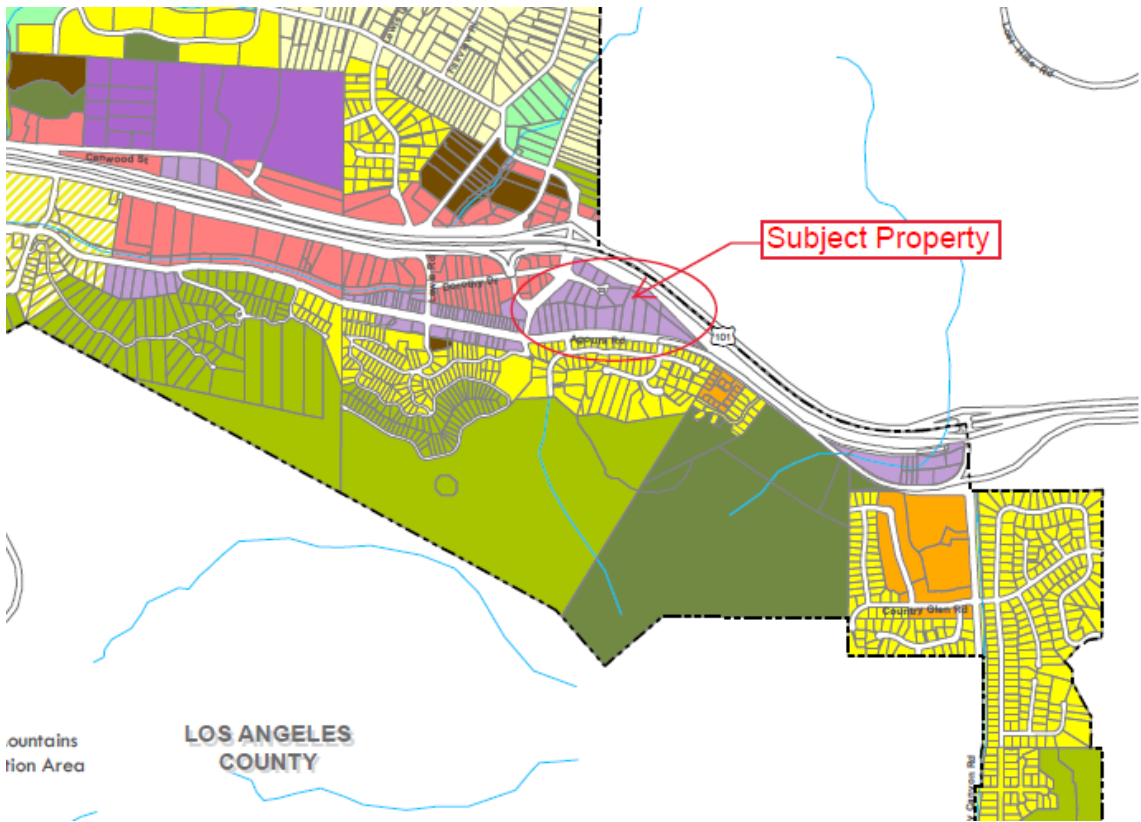
General Plan

Legend

-  Residential Very Low Density (0.2-1.0 du/ac) (RV)
-  Residential Low Density (1-2 du/ac) (RL)
-  Residential Single Family (2-6 du/ac) (RS)
-  **Residential Medium Density (6-15 du/ac) (RM)**
-  Residential High Density (15-25 du/ac) (RH)
-  Commercial Neighborhood Center (CN)
-  Commercial Shopping Center (CS)
-  Commercial Shopping Center / Mixed Use (CS-MU)
-  Commercial Retail Service (CRS)
-  Commercial Recreation (CR)
-  **Business Park – Office Retail (BP-OR)**
-  Business Park-Manufacturing (BP-M)
-  Planned Office and Manufacturing (POM)
-  Planned Development District (PD)
-  Public Facility (PF)
-  Local Park (P)
-  Open Space – Restricted (OS-R)
-  Open Space – Deed Restricted (OS-DR)
-  Watercourses
-  Open Water
-  City Limits
-  County Boundary

Proposed →

Existing →



mountain
tion Area

LOS ANGELES
COUNTY

Zoning



Existing: BP-OR (Business Park – Office Retail)



Proposed: RM (Residential – Medium Density)

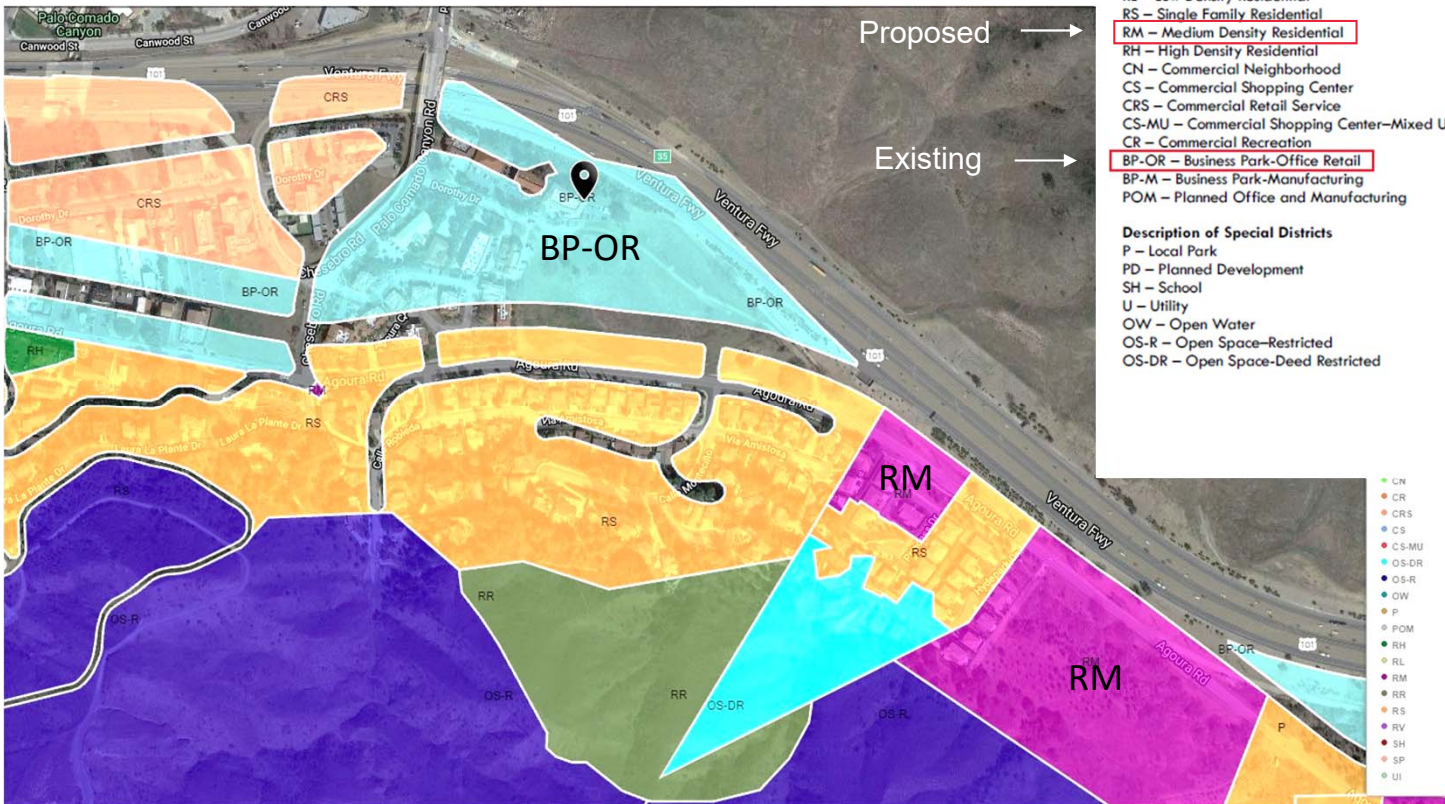


Density: 6-15 DUA's

Adjacent Zoning Designations



CITY OF AGOURA HILLS ZONING MAP



Proposed →
Existing →

- Description of Basic Districts**
- RV – Very Low Density Residential
 - RL – Low Density Residential
 - RS – Single Family Residential
 - RM – Medium Density Residential**
 - RH – High Density Residential
 - CN – Commercial Neighborhood
 - CS – Commercial Shopping Center
 - CRS – Commercial Retail Service
 - CS-MU – Commercial Shopping Center–Mixed Use
 - CR – Commercial Recreation
 - BP-OR – Business Park-Office Retail**
 - BP-M – Business Park-Manufacturing
 - POM – Planned Office and Manufacturing

- Description of Special Districts**
- P – Local Park
 - PD – Planned Development
 - SH – School
 - U – Utility
 - OW – Open Water
 - OS-R – Open Space–Restricted
 - OS-DR – Open Space-Deed Restricted

- Description of Overlay Districts**
- D – Drainage Way, Floodplain, Watercourse
 - FC – Freeway Corridor
 - OA – Old Agoura Design
 - IH – Indian Hills Design
 - CD – Cluster Development
 - EQ – Equestrian
 - MXD – Mixed Use

Other Additive Symbols
The numerical suffix after the basic residential district (RL, RS, RM, and RH) indicates the minimum lot size permitted, i.e. RS-10,000 means Single Family Residential 10,000 sq. ft. minimum lot size

The numerical suffix in brackets when affixed to the RL, RS, RM, and RH districts indicates the density per acre, i.e. RS-(4)-10,000 is 10,000 sq. ft. minimum lot size, four units per gross acre

- SEA #12 - Palo Comado
- SEA #26 - Santa Monica Mountains
- Old Agoura Commercial Center
- PD (Refer to Ladyface Mountain Specific Plan)
- PD (Refer to Agoura Village Specific Plan)

- CN
- CR
- CRS
- CS
- CS-MU
- OS-DR
- OS-R
- OW
- P
- POM
- RH
- RL
- RM
- RR
- RS
- RV
- SH
- SP
- UI

Dorothy Place – Proposed Zoning
RM – Residential Medium Density



Inclusionary Housing

- Municipal Code Section 9133.1
- Inclusionary Unit Requirements

DOROTHY PLACE - 28000 Dorothy Dr, Agoura Hills			
Inclusionary Housing - Based on 60-unit plan			
Total Units	60		
Income Level	Requirement	Calculation	Rounded to nearest whole unit
Very Low	7%	4.2	4
Low	4%	2.4	2
Moderate	4%	2.4	2
	15%	Total:	8

TENTATIVE MAP No 83731
CITY OF AGOURA HILLS
LOS ANGELES COUNTY



CHRIS NELSON & ASSOCIATES, INC.
SURVEYORS AND ENGINEERS

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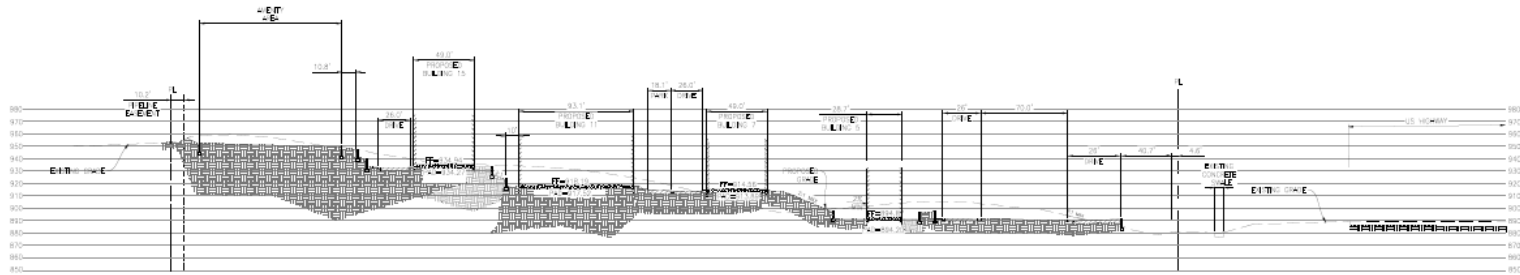
Civil Site Plan

PREPARED FOR: WARMINGTON RESIDENTIAL

28000 DOROTHY DRIVE
AGOURA HILLS, CA
COUNTY OF LOS ANGELES

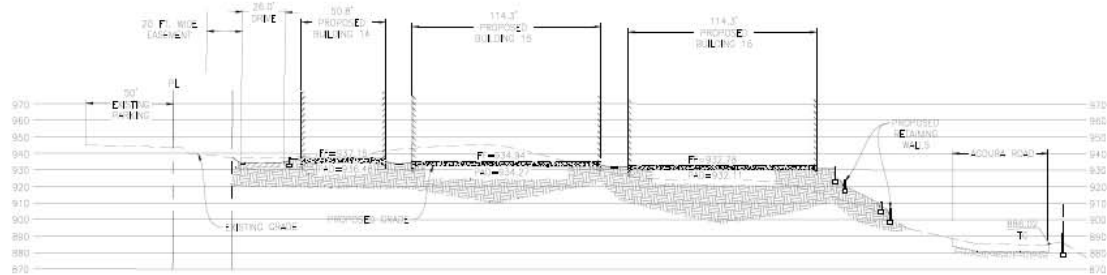
SHEET 1 OF 2
1/20/2022

TENTATIVE MAP No 83731
 CITY OF AGOURA HILLS
 LOS ANGELES COUNTY



SECTION A

SCALE: 1" = 40'



SECTION B

SCALE: 1" = 40'

PREPARED FOR: WARMINGTON RESIDENTIAL

28000 DOROTHY DRIVE
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Preliminary Landscape Plan



Architectural Site Plan

SITE INFORMATION

Address: 28000 Dorothy Drive
 Site Area: 8.23 ac
 City: Agoura Hills
 County: Los Angeles
 Existing Zoning/GP: BP-OR
 (Business Park Office Retail)
 Proposed Zoning: RM-Residential Medium Density

RM Zone Standard

Front Yard Setback: 15 Feet
 Side Yard Setback: 7 Feet
 Street Site Yard: 12 Feet
 Rear Yard setback: 15 Feet
 Building Height: 35 Feet/2-Story
 Lot Coverage: 60%
 Parking: 2 spaces + 0.5 space guest

Site Plan Summary

Site Area: 8.23 ac
 Open Space: 1.43 ac
 Residential Area: 6.80 ac
 Units: 60 du
 Gross Density: 7.3 du/ac
 Net Density: 8.5 du/ac

Units:

Plan 1	24 units (±1,466sf - 3bd/2.5ba)	
Plan 2	36 units (±1,776sf - 4bd/2.5ba)	
Total	60 units	

Parking Required

Garage	= 120 spaces
Guest	= 30 spaces
Total	= 150 spaces

Parking Provided

Garage	= 120 spaces
Guest	= 34 spaces
Total	= 154 spaces (2.6 spaces/du)

Agoura Road – Street Scene



Neighborhood View



Project Imagery – “A” Elevation



Project Imagery – “B” Elevation





Project Imagery – 2-Plex “A”

NOTE: COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



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Warmington Residential
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28000 DOROTHY DRIVE
AGOURA HILLS, CA KTGY # 2021-0146

Plot Date: 1/19/2022
1st Submittal: 11-18-2021
Public Forum: 01-27-2022
2nd Submittal: 02-07-2022



2-PLEX A
PERSPECTIVE

A2.00



Project Imagery – 2-Plex “B”

NOTE: COLOR SCHEME 4 DEMONSTRATED ON ELEVATIONS



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2-PLEX B
PERSPECTIVE

A2.10



Project Imagery – 4-Plex “A”

NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



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4-PLEX A
PERSPECTIVE

A3.00



Project Imagery – 5-Plex “A”

NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



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5-PLEX A
PERSPECTIVE

A4.00



Project Imagery – 5-Plex “B”

NOTE: COLOR SCHEME 3 DEMONSTRATED ON ELEVATIONS



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5-PLEX B
PERSPECTIVE

A4.10

Preliminary Traffic Analysis

The Project is proposing to construct 60 townhomes units. Trip generation estimates were calculated for the Project based on the rates published in the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition for Multi-Family Housing (Low-Rise Land Use Code #220). Table 1 presents the trip generation estimates for the Project.

Table 1
Project Trip Generation

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Townhomes (Multifamily)	60 units	6.74	404	0.40	24 (6/18)	0.51	30 (20/11)

The data presented in Table 1 indicate that the Project is forecast to generate 404 ADT, 24 AM peak hour trips and 31 PM peak hour trips. Note that the Project would result in a significant reduction in traffic generation compared to the approved 64,000 square feet office building (693 ADT, 97 AM trips, and 92 PM trips).



MUROW
DEVELOPMENT CONSULTANTS

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Audience Comments & Suggestions

Thank You

