

Residential Care Facility for the Elderly

Agoura Hills California

Agoura Road +Chesebro Road

Agenda

- Introductions
- History
- Project Overview |
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- Lot(s)
- Zoning Designation
- General Plan Designation
- Project Data Compliance| Non-Compliance
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- Elevations
- Renderings
- Site Photos
- Requirements for Entitlement

Introductions

Ownership:

Mr. Al Dickens and Mr. Brice Bryan
Agoura Medical Partners

Ownership Liaison:

Cory Anttila
Anttila Design Studio

Civil Engineering:

Richard Doss
Pacific Coast Civil

Landscape Architecture:

Jeff Eith
Integra Design

History

* Revised through review process

Pre-2009 Entitlement

Zoning Commercial Retail Services (CRS)

Previous 2009 Entitlement:

Two Story Medical Office

40,000 Square Feet

Height: 35'-0"

209 Parking Spaces

Zoned Changed to Business Park Office Retail (BPOR)

Pre-Screen Review and City Council Comments

June 2020 through August 2020

First Public Forum

January 2021

Entitlement Review Process

City Staff Review Including Architectural Review Panel

Public Utilities Review

LA County Fire Dept. Development Div.

LA County Fire Dept. Fuel Mod Div.

Development Review Committee

Project Overview

* Revised through review process

Uses:

Senior Care Facility for the Elderly
Consisting of 76 Living Units
Dining Rooms
Living Rooms
Kitchen and Café

Size:

46,136 Square Feet
(23,068 SF/Floor)
27 Parking Space*

Height:

Two Stories
Height: 31'-9"
Finish Grade: +/-13' below Agoura Road

Property Location

Aerial Photo

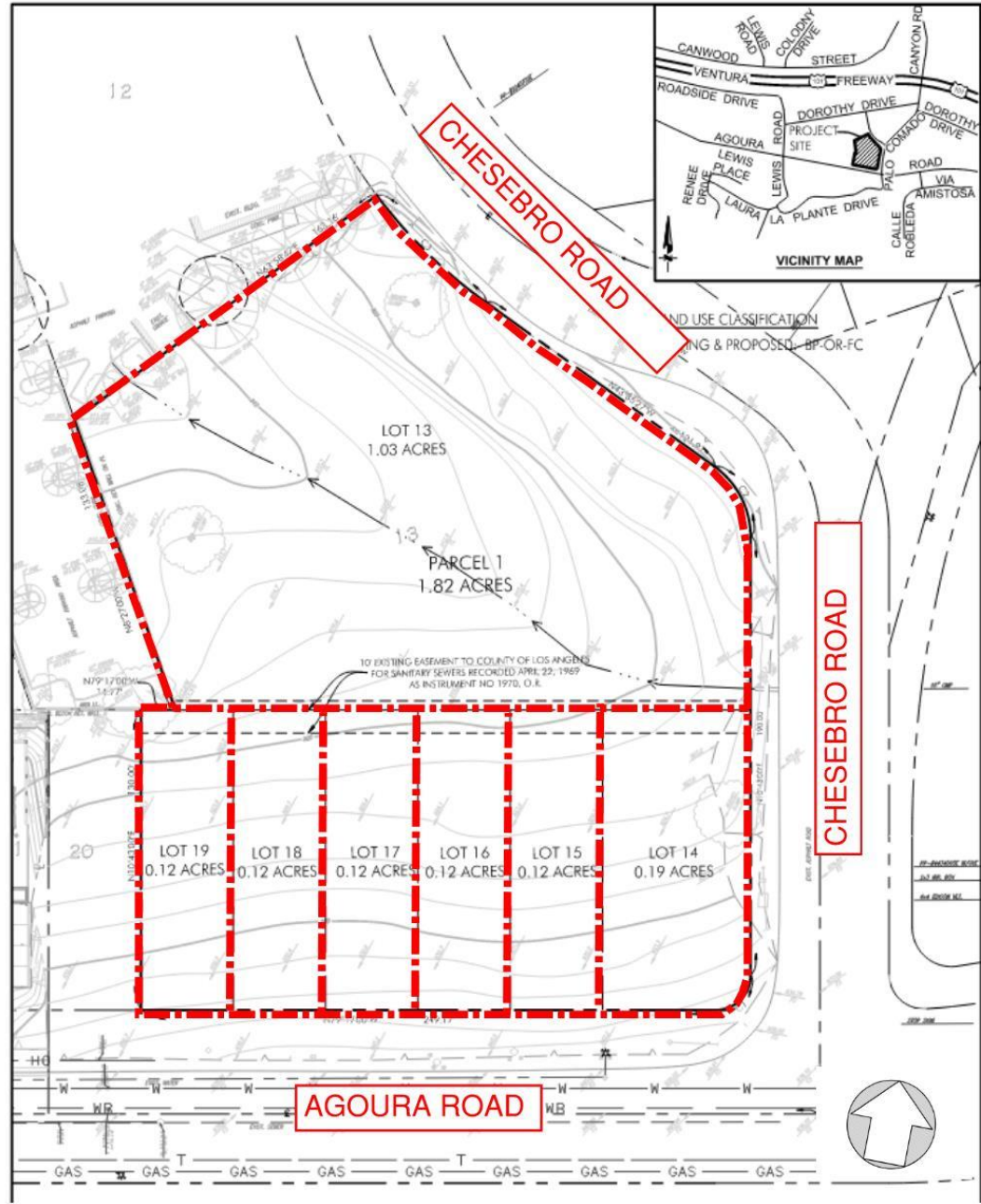


Property Location

Aerial Photo



Lots



Property Zoning

* Revised through review process

Zoning Designation

Existing: Business Park Office Retail (BPOR)
Proposed: Commercial Retail Services (CRS)*

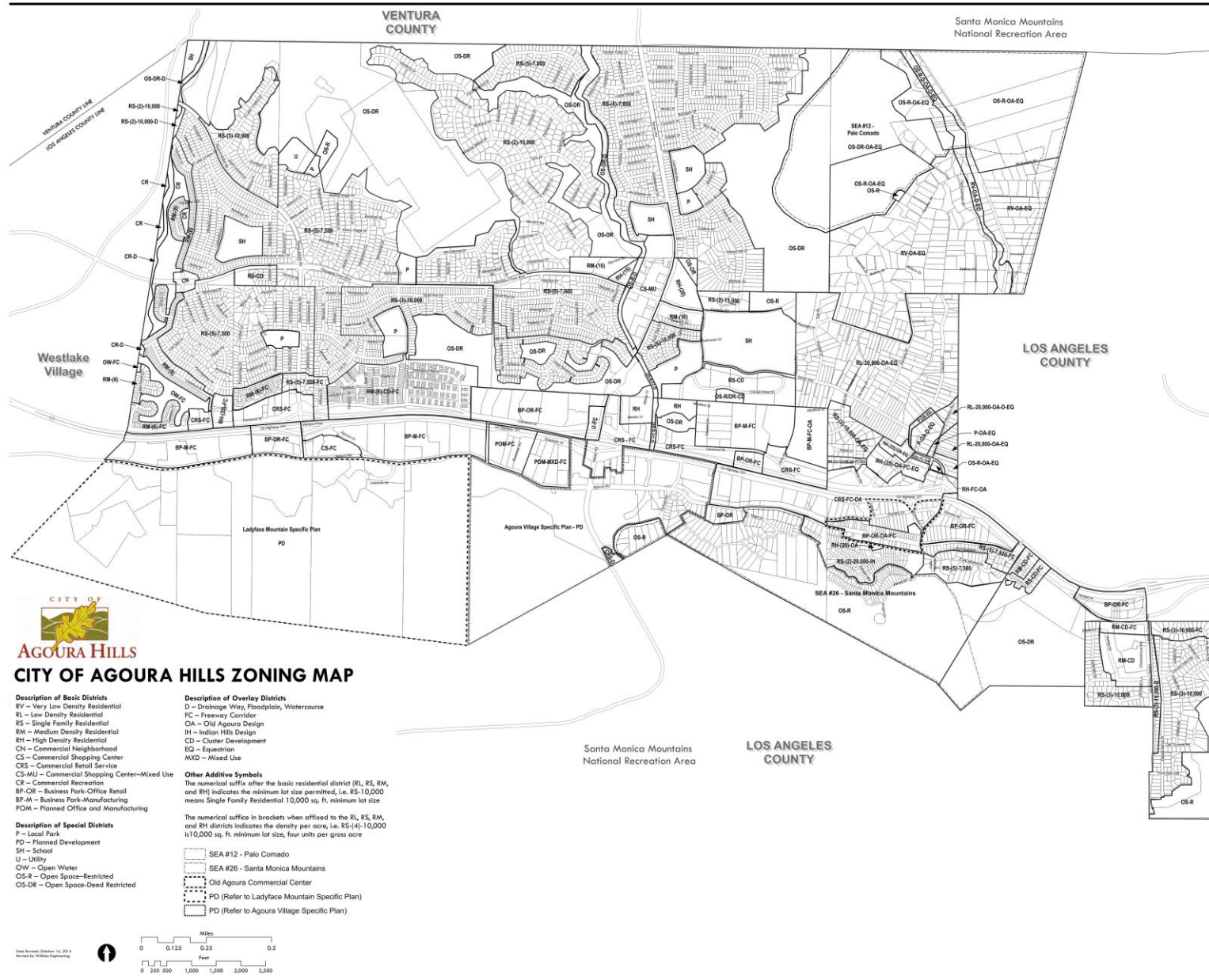
Zoning Overlays

Old Agoura (OA)
Freeway Corridor (FC)

Zoning Districts

Old Agoura Commercial Center

Zoning Map



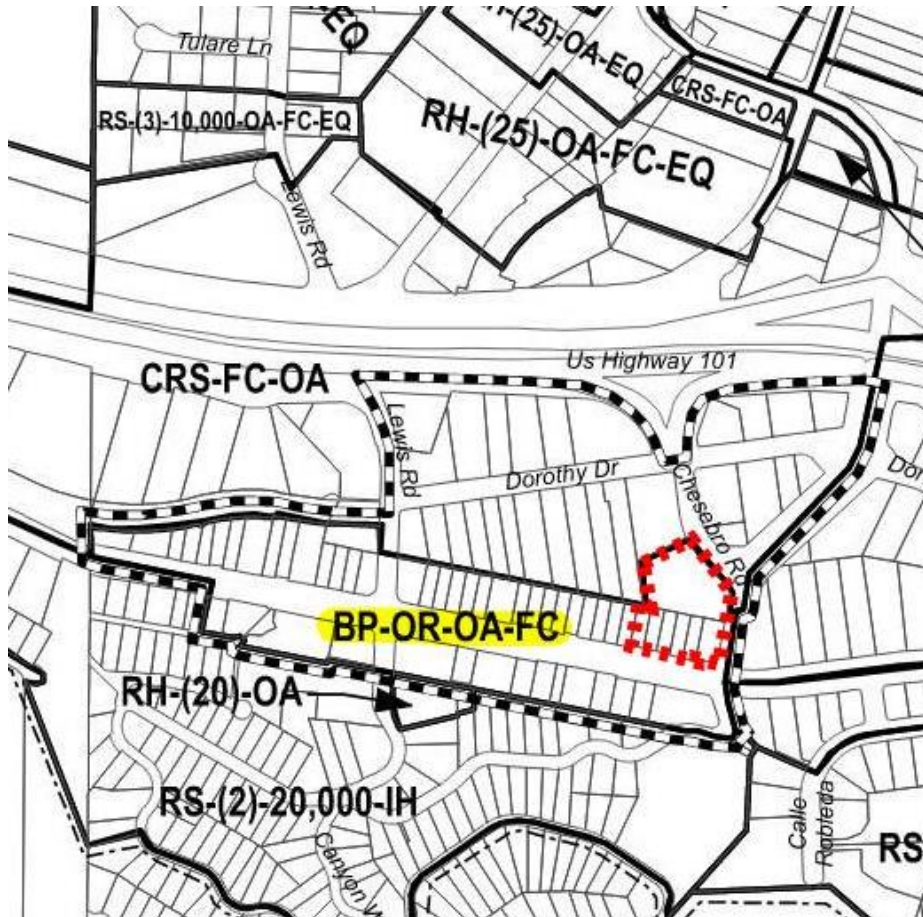
Zoning Map

Zone Change

Pre-2009 Entitlement for Medical Office: CRS

Post 2009 Entitlement for Medical Office: BPOR

Proposed: CRS



CITY OF AGOURA HILLS ZONING MAP

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

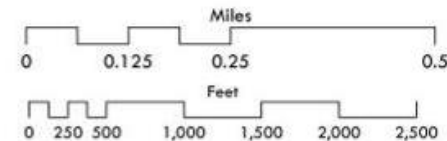
Other Additive Symbols

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)

Date Revised: October 14, 2014
Revised by: Wilford Engineering

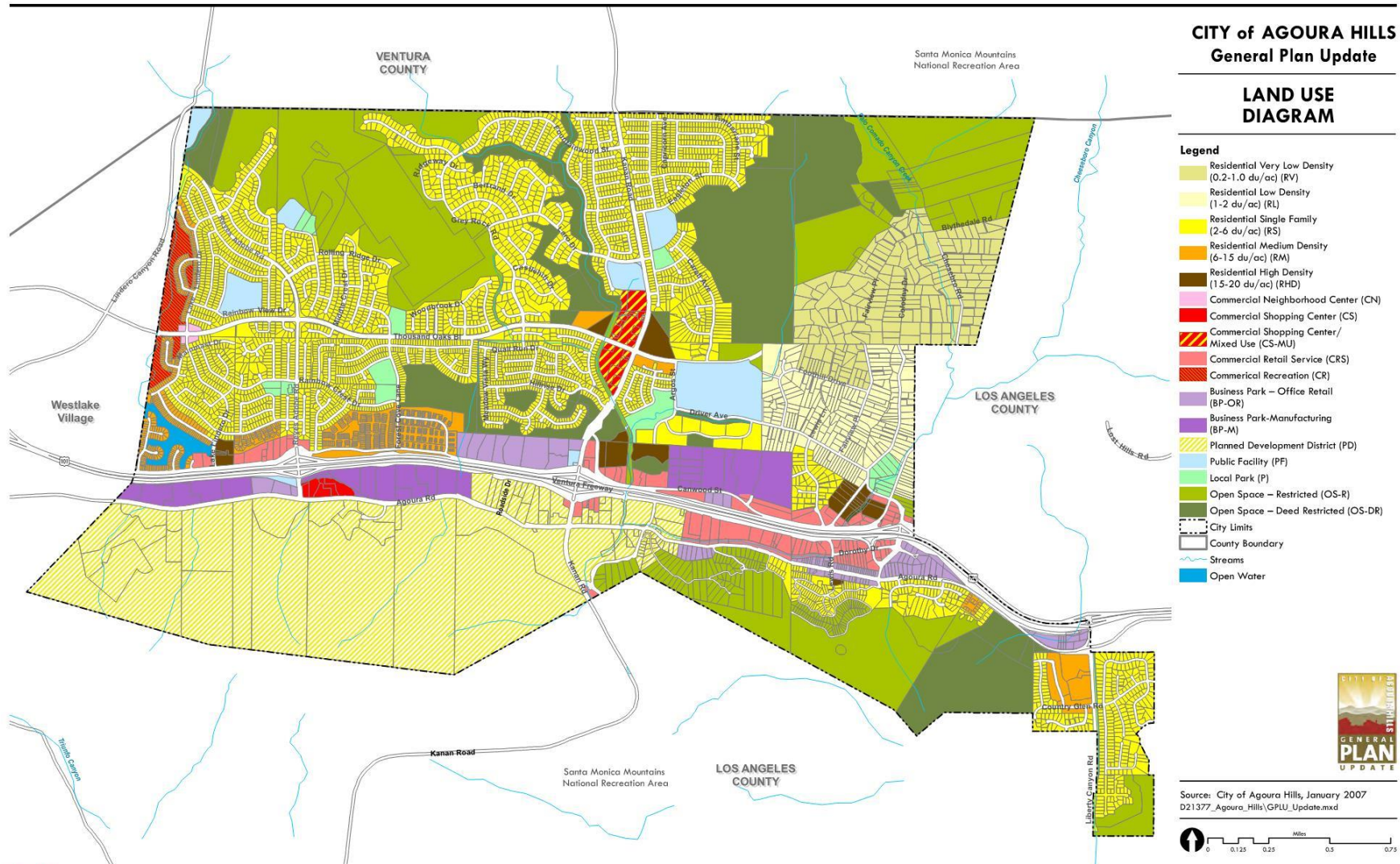


General Plan

* Revised through review process

General Plan Designation:
Commercial Retail Services(CRS)
Business Park Office Retail (BPOR)

Proposed Designation
Commercial Retail Services (CRS)*



General Plan

Land Use Diagram | Map + Legend



- Commercial Retail Service (CRS)
- Commerical Recreation (CR)
- Business Park – Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)

Project Data Compliance

* Revised through review process

(Regulation) Proposed

Use under BPOR:	<u>Permitted as CUP</u>
Building Site Coverage:	(60% max) <u>30%*</u>
Landscape Coverage:	(10% min) <u>38%*</u>
Parking Lot Landscape:	(15% min) <u>32%*</u>
Building Height:	(35' max) <u>31'-9"</u>
Parking:	(15 spaces min) <u>27 spaces*</u>
Front Yard:	(20' or Building Height min) <u>36'-10" *</u>
Rear Yard:	(20' min) <u>Varies +/-105'-7"</u>
Side Yard	(70' Combined, not less than 15' min)
East:	<u>21'-0" to 28'-0" *</u>
West:	<u>66'-2"</u>

Requested Changes to the Property Zoning

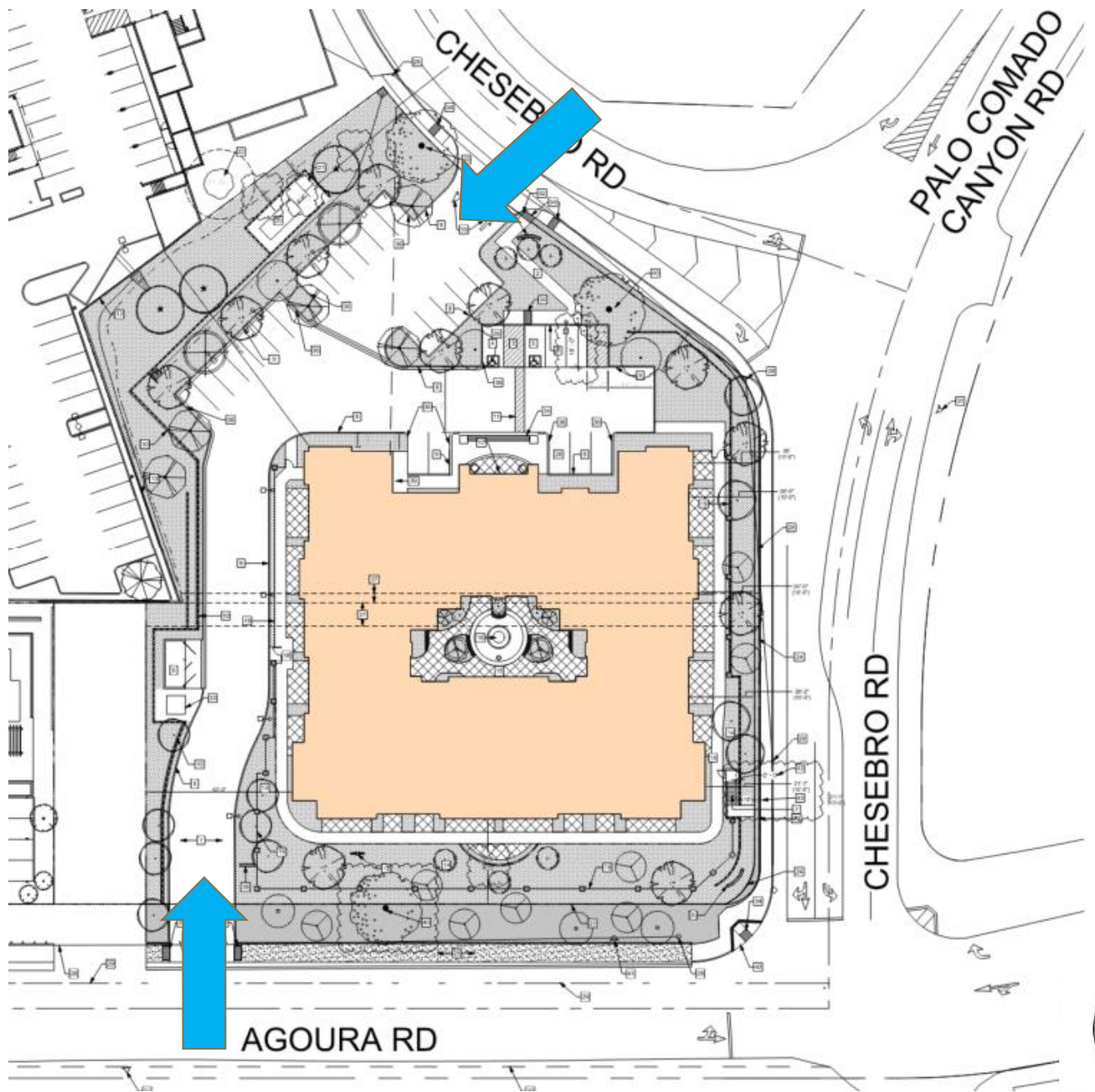
A zone change to remove Old Agoura Overlay from the subject lots. This request is based on the fact that the Old Agoura Overlay does not include the proposed use “Residential Care Facility of the Elderly” within the list of approved uses.

A zone change to remove the Old Agoura Business Center Area from the subject lots. This request is based on the fact that the Old Agoura Business Center Area does not include the proposed use “Residential Care Facility of the Elderly” within the list of approved uses.

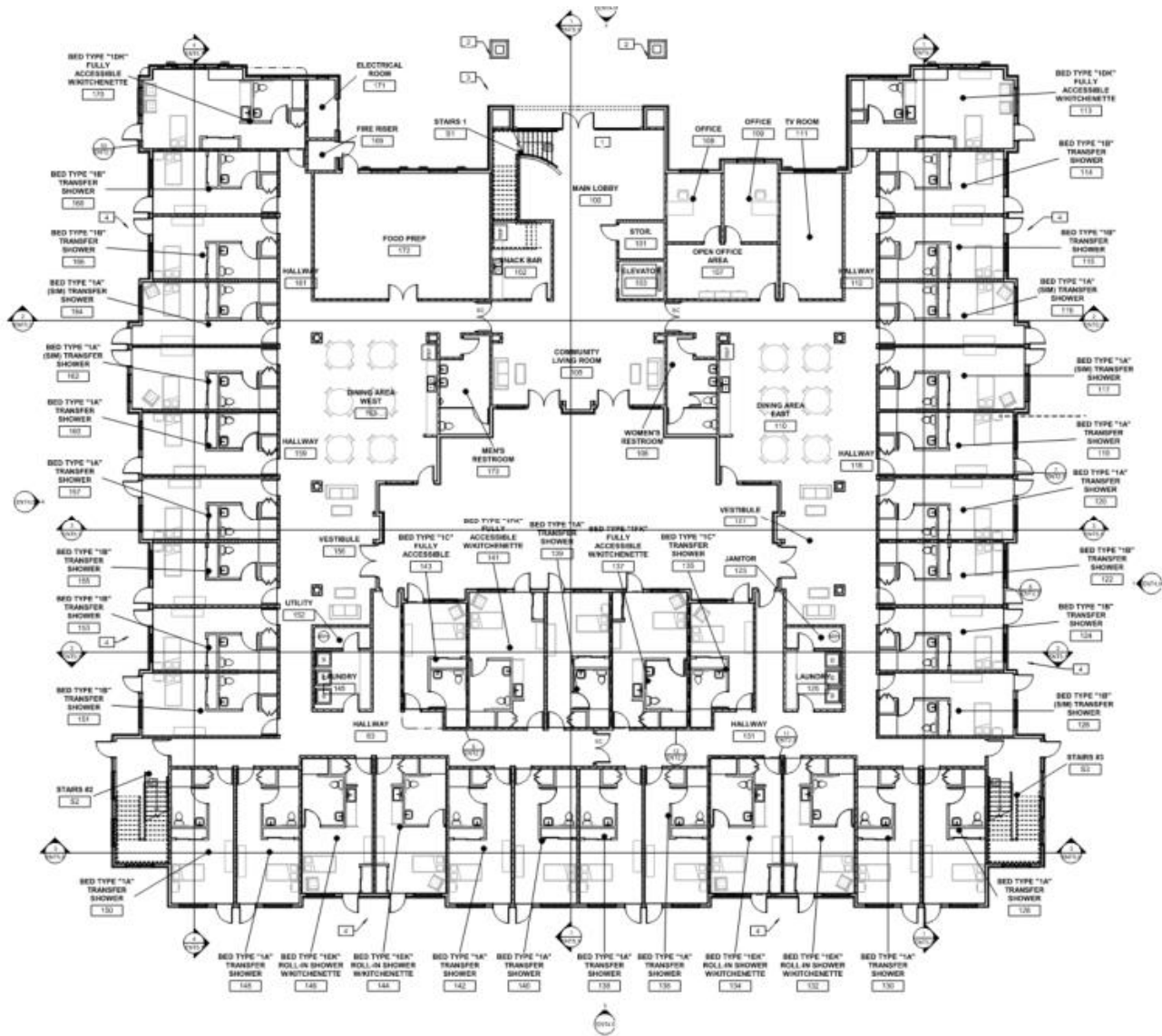
A zone change from Business Park Office Retail to Commercial Retail Service. The reasons for this change:

1. Eliminate the need for a variance for a side yard setback along Chesebro Road. The required side yard for a CRS zone is 10'-0". The proposed setback varies from 21'-0" to 28'-0".
2. Compatible with neighboring developments within the Commercial Retail Services zone.
3. Realign the large lot to the previous land use designation (which was set prior to 2009 Resolution 09-1564)

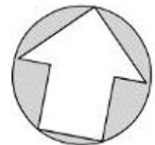
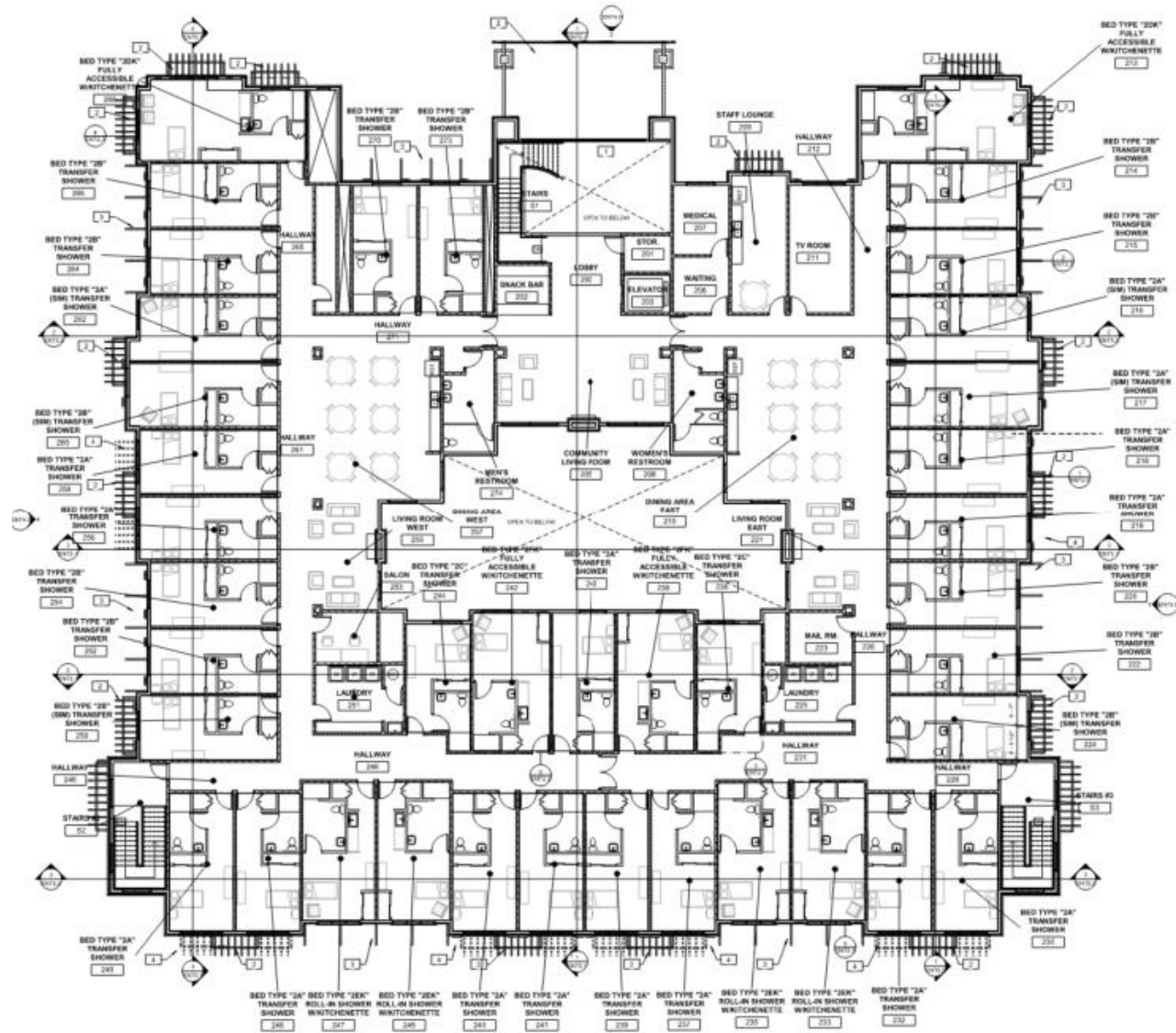
Site Plan



First Floor Plan



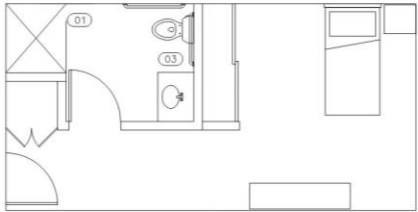
Second Floor Plan



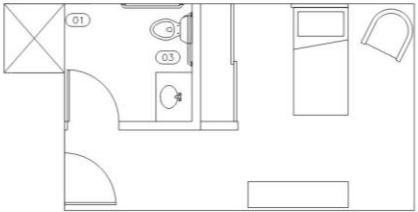
Unit Types



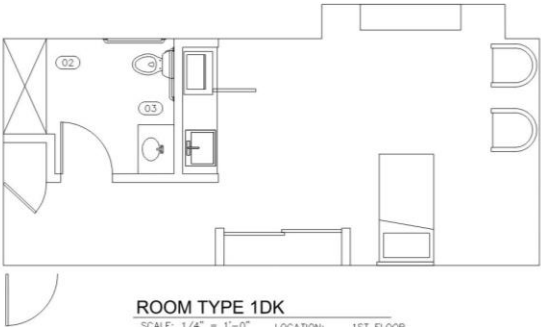
ROOM TYPE 1A
SCALE: 1/4" = 1'-0" LOCATION: 2ND FLOOR
SIZE: 310 SF



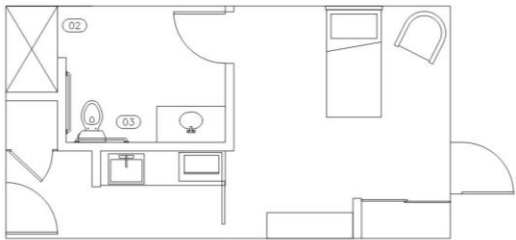
ROOM TYPE 1B
SCALE: 1/4" = 1'-0" LOCATION: 1ST FLOOR
SIZE: 286 SF



ROOM TYPE 1C
SCALE: 1/4" = 1'-0" LOCATION: 1ST FLOOR
SIZE: 258 SF



ROOM TYPE 1DK
SCALE: 1/4" = 1'-0" LOCATION: 1ST FLOOR
SIZE: 431 SF



ROOM TYPE 1EK
SCALE: 1/4" = 1'-0" LOCATION: 1ST FLOOR
SIZE: 349 SF



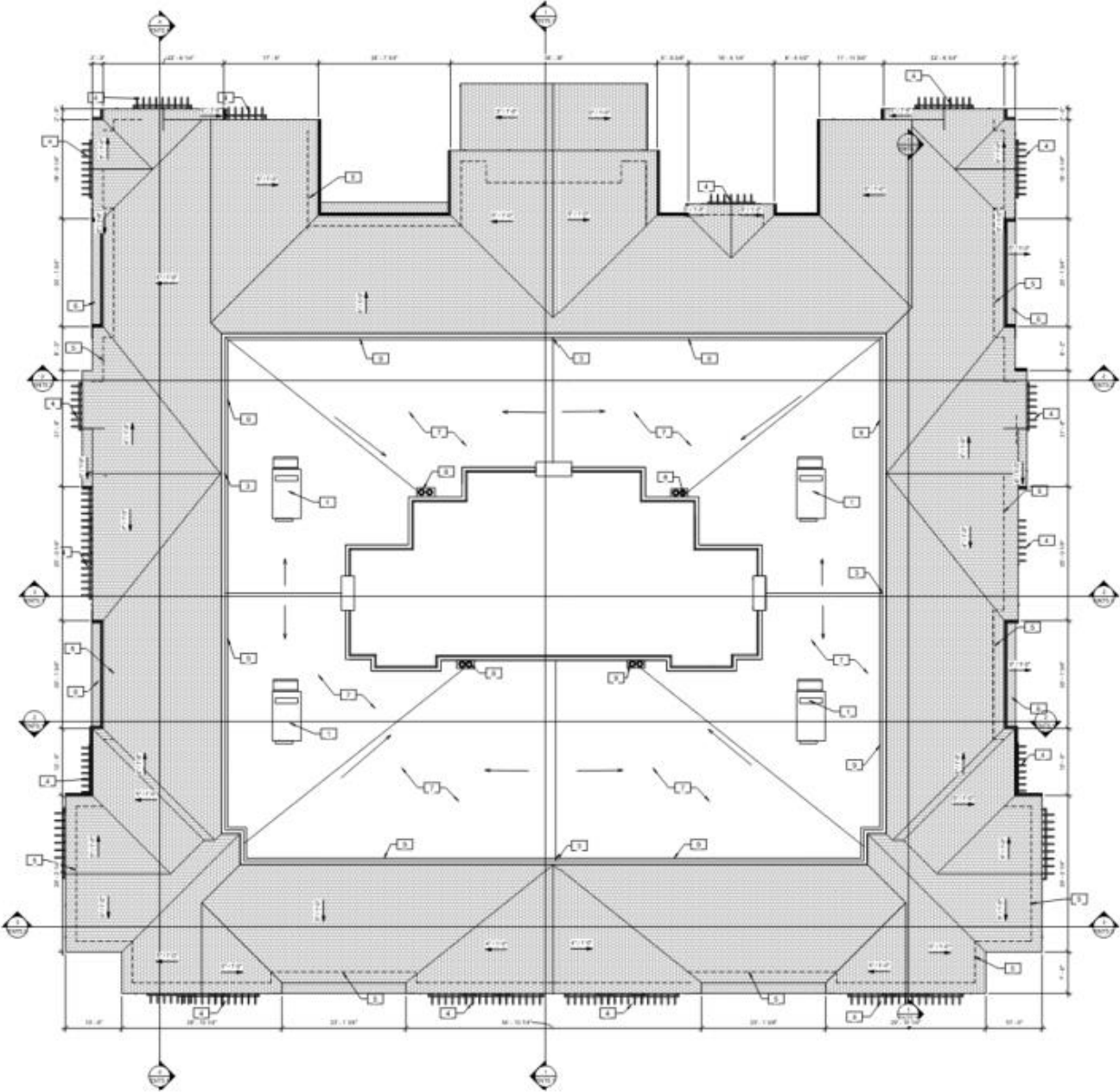
ROOM TYPE 1FK
SCALE: 1/4" = 1'-0" LOCATION: 1ST FLOOR
SIZE: 372 SF

NUMBER OF UNITS:

LOCATION	FIRST FLOOR	SECOND FLOOR	TOTAL
BED TYPE "A"	17	17	34
BED TYPE "B"	10	12	22
BED TYPE "C"	2	2	4
*BED TYPE "DK"	2	2	4
*BED TYPE "EK"	4	4	8
*BED TYPE "FK"	2	2	4
		TOTAL	76

*THESE UNITS INCLUDE SEPARATE KITCHENETTE FOR OCCUPANT (WHERE OCCUPANT DOES NOT REQUIRE LIVING AND EATING WITH OTHER PERSONS IN THE STRUCTURE).

Roof Plan



Colors + Materials



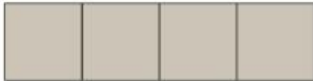
ROOFING

MANUFACTURER: EAGLE ROOFING
SERIES: BEL AIR PROFILE
COLOR: 4591 RANGE OF DARK GRAY



FACIA, SHUTTERS

MANUFACTURER: HARDIE
SERIES: HARDIETRIM
STYLE: 4/4 RUSTIC
COLOR: TIMBER BARK (SIMILAR TO DUNN EDWARDS MODERNE CLASS 978)



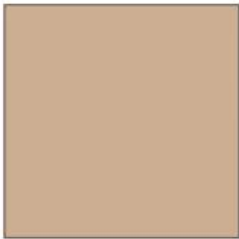
STUCCO TRIM AT STONE VENEER

STUCCO: LAHABRA OR EQUAL
TEXTURE: SAND FINISH
PAINT MANUFACTURER: DUNN EDWARDS
COLOR: POROUS STONE DE620



STUCCO PAINTED

STUCCO: LAHABRA OR EQUAL
TEXTURE: SAND FINISH
PAINT MANUFACTURER: DUNN EDWARDS
COLOR: GRANGE HALL DET695



STUCCO PAINTED

STUCCO: LAHABRA OR EQUAL
TEXTURE: SAND FINISH
PAINT MANUFACTURER: DUNN EDWARDS
COLOR: DOVER PLAINS DE6116



STUCCO PAINTED

STUCCO: LAHABRA OR EQUAL
TEXTURE: SAND FINISH
PAINT MANUFACTURER: DUNN EDWARDS
COLOR: PUEBLO WHITE DET675



STONE VENEER

MANUFACTURER: CULTURED STONE
STYLE: LEDGESTONE
COLOR: CHANRDONNAY



CMU RETAINING WALLS

MANUFACTURER: ORCO
COLOR: BROWN

COLOR AND MATERIAL BOARD

CHESEBRO SENIOR CARE
NorthWest Corner Agoura Road and Chesebro Road
Project No. 1910.001
Date 10.20.2020

ANTILA

107 North Reino Rd.
Newbury Park #255
California 91320
805-208-8563
www.antila.space

Original Design



Updated Design



North Elevation



East Elevation (West Similar)



South Elevation



Rendering



Rendering



Rendering



Next Steps

Entitlement

Second Public Forum
California Environmental Review
Story Poles
Planning Commission
City Council

Permits

Engineering + Construction Documentation
Plan Check
Clearances

Construction

Grading and Utilities
Foundation
Structure
Envelope
Interiors
Certificate of Occupancy

Feedback + Questions

