



---

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

---

DATE: April 3, 2008

APPLICANT: Joe Bednar  
5506 Colodny Drive  
Agoura Hills, CA 91301

TO: Planning Commission

CASE NO.: 98-CUP-001 (Amendment)

LOCATION: 5217 Chesebro Road  
(A.P.N. 2055-007-130)

REQUEST: Request for approval of an amendment to a previously approved Conditional Use Permit to increase the number of units designated for special care/Alzheimer's residents from 13 units to 41 units within the 160-unit Agoura Hills Senior Retreat assisted living facility.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15301

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve the proposed amendment to Conditional Use Permit Case No. 98-CUP-001, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: RH-(25)-OA-FC (High Density Residential – Old Agoura Design Overlay-Freeway Corridor Overlay)

GENERAL PLAN DESIGNATION: RH – (High Density Residential)

## **I. PROJECT BACKGROUND AND DESCRIPTION**

On August 20, 1998, the Planning Commission approved Conditional Use Permit Case No. 98-CUP-001, allowing the construction of a 90,000 square foot, two-story senior citizen assisted living facility. The Agoura Hills Senior Retreat is located on the west side of Chesebro Road, south of Driver Avenue, at 5217 Chesebro Road.

The Planning Commission approved the facility with the understanding that residents would be self independent, although transportation, meals and laundry service would be provided to every resident. On May 6, 1999, the Planning Commission approved an amendment to Conditional Use Permit Case No. 98-CUP-001 to allow thirteen (13) of 160 previously-approved senior citizen assisted living units to be used by Alzheimer's patients.

To accommodate the demand for more special care units, the applicant is requesting the Planning Commission's approval of a second amendment to the previously-approved Conditional Use Permit to allow 28 additional units that are currently within the Agoura Hills Senior Retreat to be designated for special care/Alzheimer's residents. The request to provide 28 additional rooms would increase the number of rooms within the facility for residents requiring special care, from the approved 13 rooms to 41 rooms. A total of 160 units are within the Agoura Hills Senior Retreat. The applicant is proposing to designate the entire west wing of the first floor of the building (Room Numbers 101-141 designated on the Floor Plan) for special care/Alzheimer's residents.

According to the applicant, these rooms are licensed by the State of California Department of Social Services and approved for dementia residents with delayed egress that was also approved by the Los Angeles County Fire District

## **II. STAFF ANALYSIS**

The proposed represents a change in the type of care provided within the facility, with 25% of the rooms proposed for residents with special need. According to the applicant, the types of extra care required for residents with dementia includes assistance with walking, eating, bathing, dressing and toileting. The remaining 75% of the units would remain as originally proposed, with residents living in quasi-independent conditions.

Most new Alzheimer's residents are anticipated to be current residents of the facility, who need additional special care. The applicant states in his attached project description that Alzheimer's residents typically enter this type of living facility when family caregivers no longer feel comfortable with the resident living at home. The difficulties of providing assistance with the activities of daily living, the frequent states of confusion combined with the fear that the senior will wander away, can become overwhelming for the family members who care for them. The applicant states that the typical Alzheimer's resident is a senior who requires the assistance with most or all daily supportive activities and requires the additional security that is provided within the facility. In fact, residents

of the Alzheimer's care units are kept within their secured area of the facility at all times of the day.

According to the applicant, the Alzheimer's residents will require the need for three (3) to four (4) additional staff members on each of the three daily shifts. The additional staff members would increase the on-site parking demand of the facility. However, the City Traffic Engineer finds that the increase in Alzheimer's residents, all of whom will not drive a motor vehicle, will reduce the parking demand of the facility residents, thereby allowing for additional staff parking amongst the 73 approved parking stalls designated for staff, residents, and guests. A letter from the Old Agoura Homeowners Association regarding the proposal is attached for the Planning Commission's review.

Staff supports the request to amend the Conditional Use Permit, finding it consistent with the objectives of the Zoning Ordinance and purposes of the High Density Residential (RH) zone which permits homes for the aged. While the property is within the Old Agoura Design Overlay (OA) zone, high density residential uses currently exist to the north and east of the Agoura Hills Senior Retreat. Developed commercial property also abuts the facility to the south and east. The senior residential facility would continue to serve the needs of the community and the residents of Agoura Hills.

### **III. RECOMMENDATION**

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve the proposed amendment to Conditional Use Permit Case No. 98-CUP-001, to allow 28 additional rooms (41 total rooms) that are currently within the approved facility to be used by special care/Alzheimer's residents, subject to Conditions, based on the findings of the attached draft Resolution.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Exhibit A: Approved Resolution No. 592 and Conditions of Approval
- Exhibit B: Letter/Project Description from the Applicant
- Exhibit C: Letter from the Old Agoura Homeowners Association
- Exhibit D: First Floor Plan
- Exhibit E: Vicinity Map

Case Planner: Renee Madrigal, Assistant Planner