

City of Agoura Hills Development Summaries  
December 2011

**COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2011**

6P	Luithly, Joseph	07-CUP-008 07-OTP-005 07-VAR-002	28818 Agoura Road	2061-029-002	0.68 acres (29,722 sq.ft.)	1,062 sq. ft.	Convert existing non-conforming S.F. D.U in BP-OR Zone to Com. Bldg. and add a 113 sq. ft. 1st floor addition; a 729 sq. ft. 2nd floor addition and a new 220 sq. ft. covered patio; convert existing lattice patio cover to solid roof and convert the 684 sq. ft. garage to work area.	V. Darbouze (818) 597-7328
7P	27489 Agoura Road LLC (Previously known as Cardinal Liberty)	06-SPR-009 PM 67397 Related Cases: 06-PAR-003 99-SPR-015 New Cases: 11-SPR-001, 11-OTP-019, 11-VAR-001 same Parcel Map No. 67397	N/W corner of Liberty Cyn. and Agoura Road	2064-006-006,007,009, 016,018,019	5 empty lots and one developed lot for a site total of approx. 4.18 acres (182,080.8 sq.ft.)	30,000 sq. ft. (existing bldg. on site is 24,450 sq. ft.)	2 bldgs. One single-story, 10,000 sq. ft.. and one two-story, 20,400 sq. ft. + Parcel Map to combine the 6 lots.	V. Darbouze (818) 597-7328
8P	Moe Sherif for GU	07-SPR-012 07-VAR-003 07-SP-024 PM 70808	29338 Roadside Drive	2061-004-025	0.62 acres (27,007.2 sq. ft.)	2,612 sq. ft.	Proposal to eliminate self-service washing stalls & tunnel; maintain two lube bays & add new retail area & office. A Variance is requested to reduce the rear yard setback, increase the wall height and adjust the boundaries of a smaller parcel. A Sign Program approval is also requested.	V. Darbouze (818) 597-7328

**COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2011**

9P	<b>Ware Malcomb for Agoura Business Center West, LLC (William Poe)</b>	07-CUP-010 GPA-001 07-ZC-001 PM 08-69426 VAR-006	Northwest corner of Canwood Street and Derry Ave.	2048-012-022 and 2048-012-027	The entire Lot 2 of Tr.33249 is 8.82 acres buildable area; however, with the new Parcel Map, the project site is proposed to be 1.93 acres (840,708 sq.ft.)	21,782 sq. ft.	A GPA and ZC app.to change project site from Bus.Manufacturing to Commercial Retail and a CUP app.to construct 3 retail buildings totalling 21,782 sq.ft.	Env. Review: MND	V. Darbouze (818) 597-328
10P	<b>Sunbelt Enterprises</b>	05-CUP-005 05-OTP-032	29541 and 29555 Canwood Street	2053-001-008	3.23 acres (140,698 sqft.)	25,200 sq.ft.	2 identical 12,600 sq. ft. medical & general office bldgs.	Env. Review: MND	V. Darbouze (818) 597-7328
11P	<b>Agoura Medical Partners, LLC</b>	07-SPR-015 PM 70096 07-GPA-002 07-ZOA-002	N/W corner of Agoura Road and Chesebro Road	2061-012-012; 014; 015; 018;047;048;049	1.82 acres (79,194 sq.ft.)	40,733 sq. ft.	Medical office building	Env. Review: MND	V. Darbouze (818) 597-7328
12P	<b>Agoura Landmark, LP</b>	VTTMap 70707; 08-SPR-011; 08-OTP-021; 08-SP-036; Related cases: 07-PAR-006 HQ:05-SPR-010, 05-OTP-010 & 05-SP-006	29621 Agoura Road	2061-003-027	5.17 acres (225,205 sq.ft.) minus 22,651.2 sq. ft. for S.D. easement and 15,246 sq. ft. for F.H. area. Buildable acres: 4.30 acres	99,194 sq. ft.	Divide property into 6 lots for 5 bldgs. and 1 common lot w/parking structure(1 level underground) Bldg.A 2 flrs, 14,536 sq. ft.Bldg.B 3 flrs, 25,418 sq. ft.Bldg.C 2 flrs, 8,306 sq. ft.Bldg.D 3 flrs, 25,484 sq. ft.Bldg.E 2 flrs, 25,450 sq.ft.	Env. Review: MND	V. Darbouze (818) 597-7328

**COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2011**

13P	<b>Conrad Hilton Foundation</b>	09-CUP-001, 09-OTP-003, 10-VAR-004, VTPM 71284, 09-DA-001	30440 and 30500 Agoura Rd. (south side of Agoura Rd., east of Reyes Adobe)	2061-002-024 and 2061-002-048	66 acres (2,874,960 sq.ft.)	90,300 sq.ft.	Construct the Foundation headquarters in a three-phase campus style development. Phase I: One 22,240 sqft. office building with one 450 sqft. maintenance building and retaining walls.  Env. Review: EIR	D. Hooper (818) 597-7342
14P	<b>Vinod &amp; Chanresh Gupta Trust</b>	07-CUP-009 07-OTP-012 07-SPA-001 (Ref Case: 07-PSR-001)	29760 Agoura Road	2061-033-015	1.65 acres (71,874 sq.ft.)	12,700 sq.ft.	2-story 12,700sf office building; formerly a Pre-Screen Review to allow a 15,000 sf building instead of 8,000sf as limited by Ladyface Mt SP  Env. Review: MND	V. Darbouze (818) 597-7328
15P	<b>Dolores Tyneway Robi</b>	11-VAR-003	28714 Canwood Street	2048-012-024	N/A	N/A	Request for a reduction in the parking requirement for a veterinarian center.  Env. Review: Catex	D. Hooper (818) 597-7342
16P	<b>Denise Torres for Freebirds Restaurant</b>	11-ODP-002	29125 Canwood Street, Unit B-1	2048-011-051	N/A	N/A	Outdoor patio addition.  Env. Review: Catex	R. Madrigal (818) 597-7339

<b>COMMERCIAL AND MIXED-USE PROJECTS APPROVED TOTALS</b>	<b>ACRES</b>	<b>SQ.FT.</b>	<b># OF UNITS</b>
Commercial - New	119	495,153.00	N/A
Commercial - Addition	2	5,405.00	N/A
Residential			0

**COMMERCIAL PROJECTS RECENTLY COMPLETED**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	Env. Review
1C	Danari Oak Creek, LLC for Adler Realty Investments, Inc.	06-CUP-007 + Amendment 06-OTP-016 SP-037 06-	Five (5) commercial lots of Tr 53752 on the north side of Canwood Street, east of Kanan Road	2048-011-049 2048-011-050 2048-011-051 2048-011-052 2048-011-053 2048-011-061		Lot 3: 1.2 acres (135,907.2 sq.ft.)+ 16,450 sq.ft. (0.37 sqft.); Lot 4: 0.89 acres (38,897 sq.ft.); Lot 5: 0.99 acres (43,470 sq.ft.); Lot 6: 1.26 acres (54,885.6 sq.ft.); Lot 7: 0.81 acres (35,419 sq.ft.)	Building A: 7,360 sq. ft. Building B-1: 6,000 sq. ft. Building B-2: 6,800 sq. ft. Building C-1: 7,500 sq. ft. Building C-2: 7,000 sq. ft.	5 buildings, totaling 34,660 sq. ft: 2 retail buildings of 6,000 sq.ft. and 7,000 sq. ft., with a 1,420 sq. ft. portion for multi-use; and 3 restaurant buildings of 5,940 sq. ft., 6,800 sq. ft. and 7,500 sq. ft. And implement a sign program. <u>Amendment for a 12,500 sqft. specialty grocery store and 2,500 sqft. restaurant.</u>	MND
2C	Royal Street Communications LLC	06-CUP-011	28001 Dorothy Drive	2061-011-021	N/A	N/A	N/A	6 panel antennas, 1 GPS antenna, 1 microwave antenna, 4 equipment cabinets	Catex
3C	Hugo's Restaurant	10-CUP-005	28914 Roadside Drive, Suite 9-11	2061-007-041	N/A	N/A	N/A	Request for a Type 47 ABC liquor license	Catex
4C	Core Communications for Verizon	09-CUP-007	30100 Agoura Road	2061-005-048	N/A	N/A	N/A	Request to install a telecommunication facility including 12 antennas and new equipment.	Catex
5C	Cliff Muller/Jinky's Café	10-CUP-007	29001 Canwood St.	2048-011-076	N/A	N/A	N/A	Request for a Type 41 ABC liquor license	Catex

City of Agoura Hills Development Summaries  
December 2011

**COMMERCIAL PROJECTS RECENTLY COMPLETED**

6C	<b>Rabbi Bryski for the Chabad of the Conejo</b>	06-CUP-006 06-VAR-002	30345 and 30347 Canwood Street	2054-020-038 and 2054-020-039	Existing bldg. lot is 9,970 sq. ft. Proposed bldg. lot: 0.35 acres (15,390 sq.ft.)	6,999 sq. ft.	Remodel existing Chabad Center bldg. and construct a 6,999 sq. ft. bldg. on rear lot for offices and class rooms.	Catex
7C	<b>Moez Megji</b>	11-CUP-001, 11-SPR-003, 11-MOD-001	30105 Agoura Road	2061-005-058	N/A	590 sq.ft.	Outdoor patio addition, new alcohol license 27 & Mod. request to decrease the front yard setback.	Catex
8C	<b>Whizin Market Square, LLC/ Tucker Investment Group, LLC</b>	08-SPR-009	28888-28914 Roadside Drive	2061-007-041, 051, 052, 054, 055	4.80 acres (209,088 sq.ft.)	Renovate existing 3,500 sq. ft. plus 300 sq. ft.. plus 600 sq. ft.. renovation and expansion	Renovate existing 3,500 s.f. restaurant, enclose and expand existing 300 sq. ft. exterior patio to create 600 s.f. of in/outdoor dining patio renovate/reconfigure and enhance the existing interior Atrium courtyard and create 200 sq. ft.. landing area for food service.	Catex
9C	<b>Kanan Road Oil, Inc.. / Agoura Hills Black Gold, LLC / Natanzi, Parviz (David)</b>	08-CUP-006 08-VAR-005	5051 Kanan Road existing Chevron Station	2061-004-033	0.51 acres (22,510 sq.ft.)	2,672 sq. ft.	Demo existing food kiosk, bathroom/storage building & construct new 2,672 sq.ft. building with 702 sq. feet of office and 1,970 sq. ft. of retail/mini mart. Multiple tree and landscape removal. New landscape plan proposed. Additional fuel dispenser proposed.	Catex
10C	<b>1534 McCadden LLC (Sunset Room)</b>	05-CUP-001 Amendment	29020 Agoura Road	2061-031-023 and 024	N/A	N/A	Amend CUP to extend hours for live entertainment, relocate dance floor, new ABC license.	Catex
11C	<b>Ladyface Ale Companie LLC</b>	11-CUP-004	29281 Agoura Road	2061-004-034	N/A	N/A	Live entertainment	Catex

**COMMERCIAL PROJECTS RECENTLY COMPLETED**

<b>COMMERCIAL PROJECTS COMPLETED TOTALS (FROM ABOVE)</b>	<b>ACRES</b>	<b>SQ.FT.</b>	<b># of UNITS</b>
Commercial - New	5.77	41,659.00	N/A
Commercial - T.I./Add		3,800.00	N/A
Residential - New			N/A
Outdoor Use		1,190.00	N/A



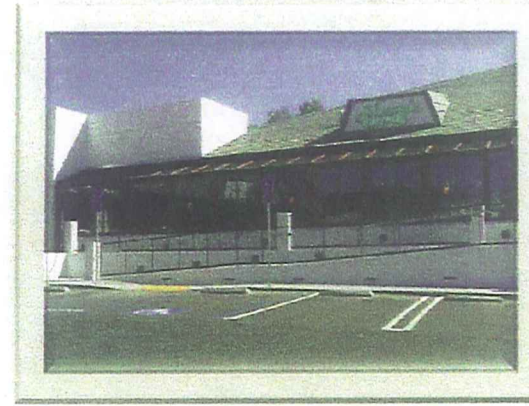
**The Lab**



**The Chabad of the Conejo**

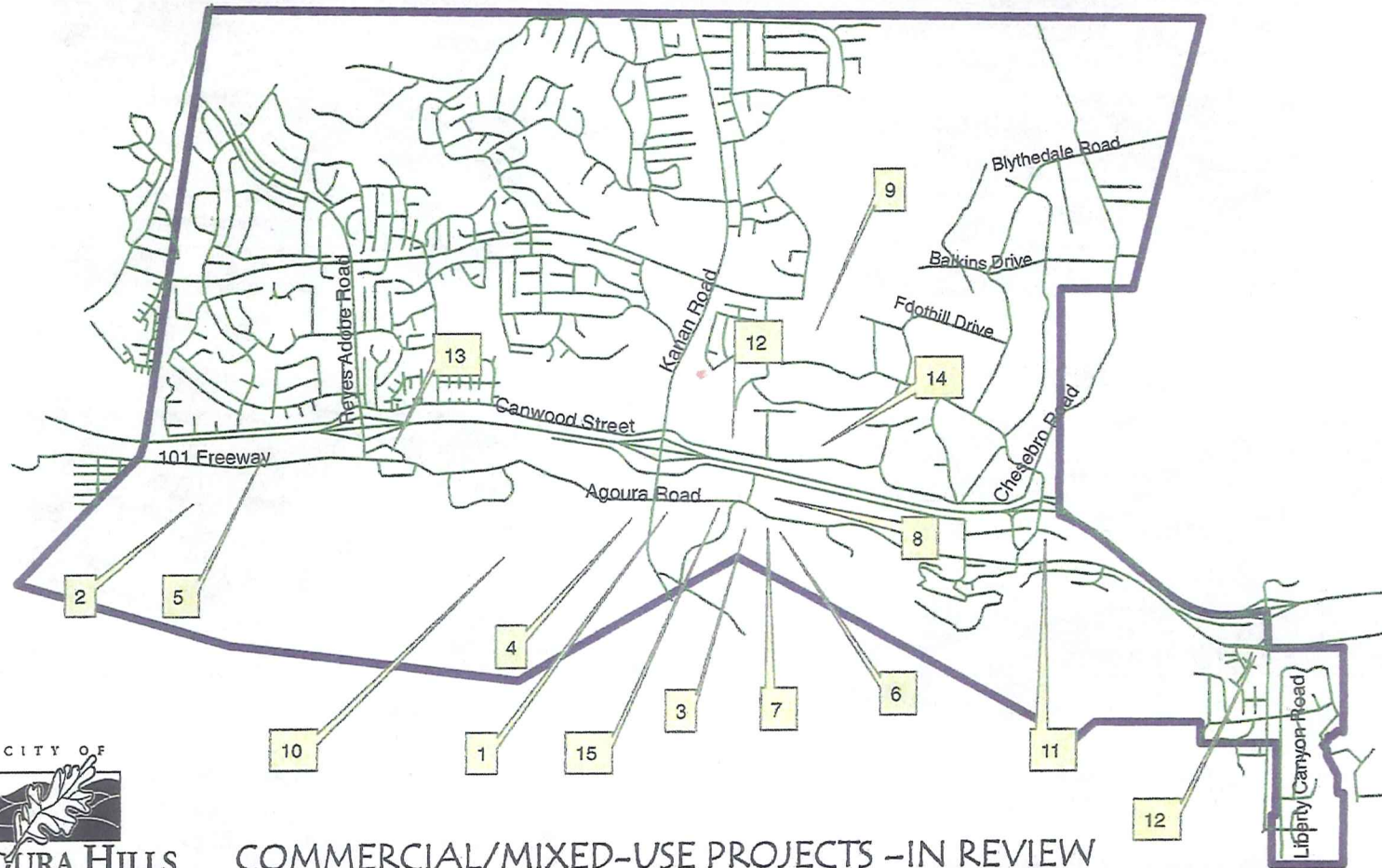


**Chevron Gas Station**



**Hugo's Restaurant**

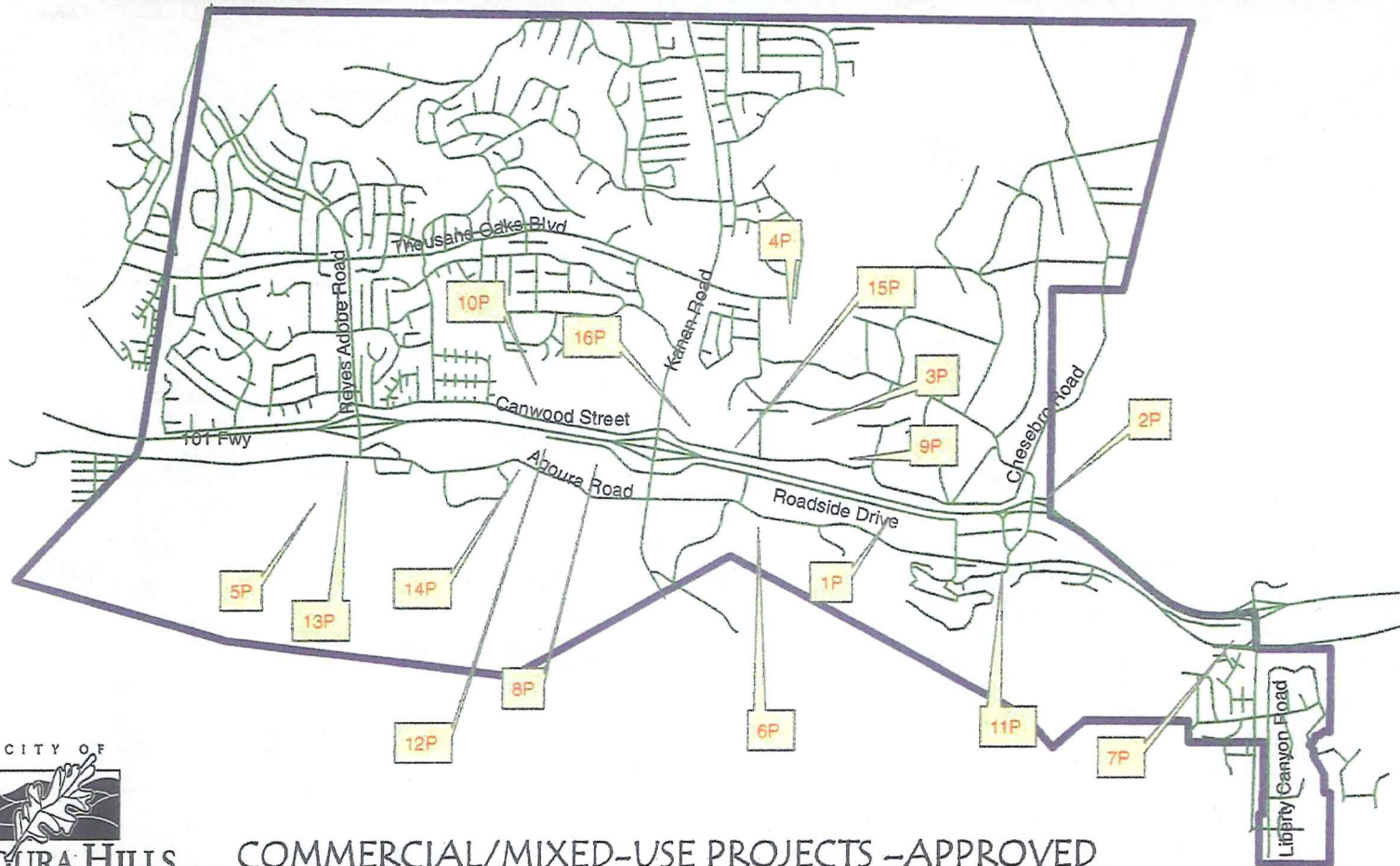
# City of Agoura Hills Development Summaries



COMMERCIAL/MIXED-USE PROJECTS -IN REVIEW

Fourth Quarter: December 2011

# City of Agoura Hills Development Summaries

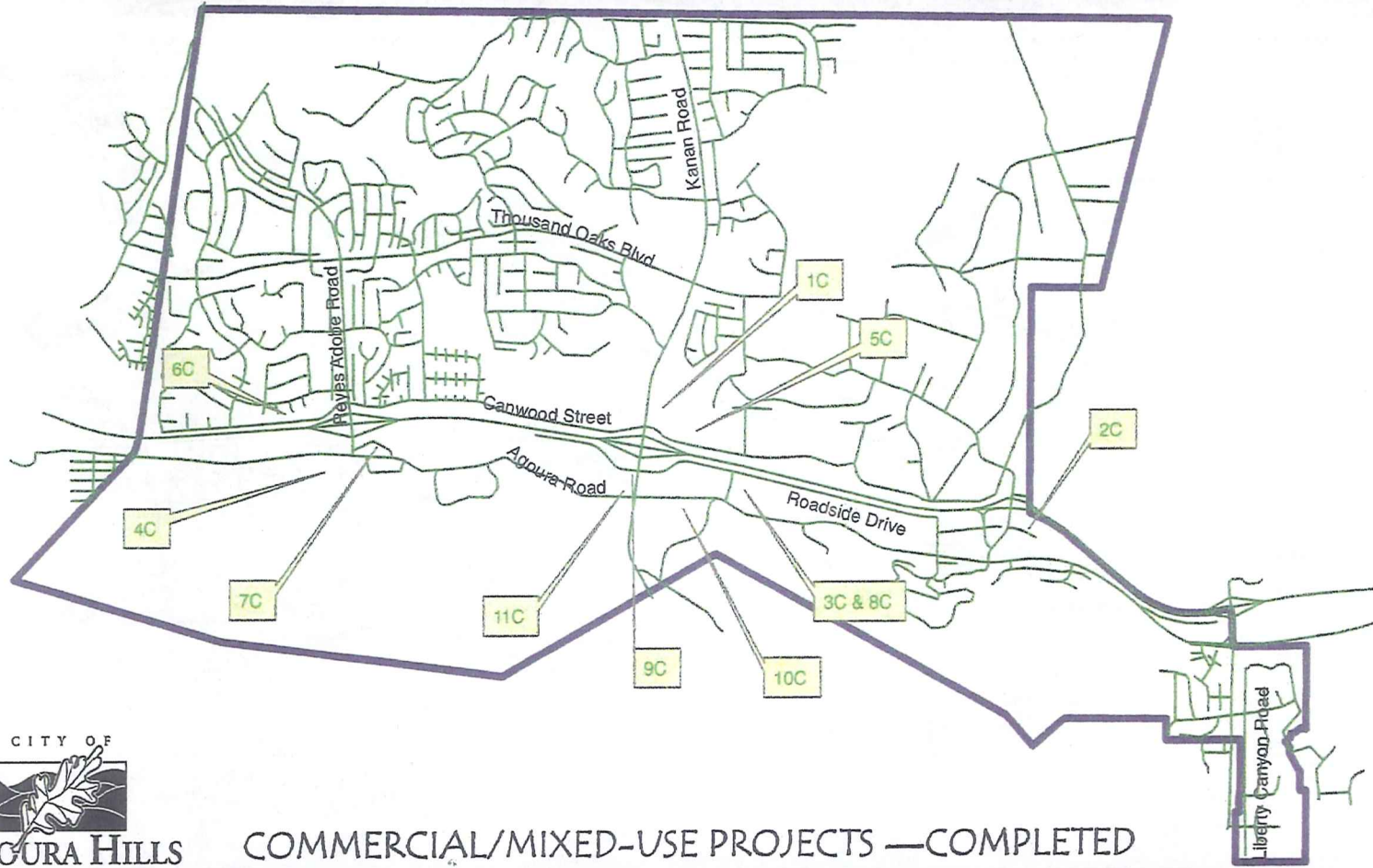


COMMERCIAL/MIXED-USE PROJECTS -APPROVED

Fourth Quarter: December 2011



# City of Agoura Hills Development Summaries



COMMERCIAL/MIXED-USE PROJECTS — COMPLETED

Fourth Quarter: December 2011

## RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1	Abudalu, Joseph (Architect: Studio by Design)	06-CUP-019	28303 Laura La Plante Drive	2061-022-051	0.53 acres (23,090 sq.ft.)	3,630 sq. ft.	Construct 3,230 sq. ft., 2-story S.F.D. with a 400 sq. ft. attached garage.  Env. Review: Catex	R. Madrigal (818) 597-7339
2	Ginsburg, Moty and Margo	07-INT-001 07-CUP-005 and 07-OTP-003	5643 Colodny Dr.	2055-012-051	0.43 acres - 18,840 sq. ft. minus 5,130 sq.ft. of flood hazard area, leaving 13,710 sq.ft. of buildable area	6,752 sq.ft.	Interpretation by P.C. Does a 1,790 sq.ft. basement count as a floor and add to height of building. Build a 6,752 sq.ft.single-family house. ( 1st flr.2,929 sq.ft.; 2nd flr. 2,034 sq.ft.; basement 1,790 sq.ft.  Env. Review: Catex	R. Madrigal (818) 597-7339
3	M. Kamal & Associates, LLC for Henry M. Halimi	08-CUP-002; 08-ZC-001; 08-GPA-001; PM 69698 (Ref: 06-PAR-002 & 05-PSR-001)	28700 Thousand Oaks Blvd. (Park zoned lot east of Carell, north side of Thousand Oaks Blvd.)	2048-003-002	8.06 acres (351,093 sq.ft.) minus 0.26 acre future street, minus 7.80 acres of slope easement.	6,850 sq. ft.	A Parcel Map to subdivide one lot into two lots to construct a 6,850 sq. ft. D. U. on a hillside, donate one lot for park purposes, change the zone, amend the Gen. Plan.  Env. Review: Catex	R. Madrigal (818) 597-7339
4	Carlos Khantzis and Steve Rice	08-CUP-001; 08-SPA-001; 08-VAR-002; 08-OTP-004; VTTM 71742	30800 Agoura Road	2061-001-025	7.1 acres (309,276 sq.ft.) (buildable acres are 6.31)	104,138 sq. ft.	46 res. Condo units in 2 two-story, 34 ft.high buildings, including 6 affordable units; 2,786 sq.ft. of common area (multi-purpose rooms, offices) A separate 3,004 sq. ft. senior recreation center building; 129 parking spaces; A Specific Plan Amend.to permit residential use; A Variance to reduce front,side & rear set-backs and to increase retaining wall heights. Tent.Tr. Map & OakTree Permit.  Env. Review: MND	D. Hooper (818) 597-7342
5	Debbie Thomas	11-SPR-004	5437 Colodny Drive	2055-013-047	0.68 acres (29,920 sq.ft.)	564 sq.ft.	New Garage, garage conversion and accessory structure  Env. Review: Catex	R. Madrigal (818) 597-7339

**RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2011**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
6	Brent Schneider for Zahani	11-SPR-005	6021 Colodny Drive	2055-028-036	1.04 acres (45,227 sq.ft.)	5,781 sq.ft.	New single-family residence  Env. Review: Catex	R. Madrigal (818) 597-7339
7	Avi and Lisa Siboni	11-SPR-006, 11-OTP-012	5446 Lewis Road	2055-005-070	0.63 acres (27,485 sq. ft.)	5,088 sq.ft.	New single-family residence  Env. Review: Catex	R. Madrigal (818) 597-7339
8	Marzi Zion for Feldman	11-SPR-010	6131 Rustling Oaks Drive	2051-009-017	0.14 acres (6,290 sq. ft.)	3,026 sq. ft.	527 sq. ft. addition to a 3,026 sq. ft. two-story residence.  Env. Review: Catex	R. Madrigal (818) 597-7339

**RESIDENTIAL PROJECTS IN REVIEW TOTALS**

	ACRES	SQ.FT.	# OF UNITS
<b>New Construction</b>	<b>17.79</b>	<b>132,239.00</b>	<b>51</b>
<b>Room Additions</b>	<b>0.82</b>	<b>1,091.00</b>	<b>1</b>

## RESIDENTIAL PROJECTS APPROVED - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1P	Riopharm USA Inc.	03-CUP-010 03-VAR-005 TR 48901 (Formerly: TT48901, 90-CUP-010, 98-CUP-007)	27650 Agoura Rd.	2061-014-007 through 015 & 2061-014-18 through 20 & 2061-014-23 through 26	10.58 acres (460,864 sq.ft.)	Three models from 2,777 to 3,235 sqft. 84,945 sqft.	24 Single-Family Residences  Env. Review: EIR	D. Hooper (818) 597-7339
2P	Von Buck	03-CUP-017 03-OTP-016	27801 Blythedale Rd.	2055-001-035	4.27 acres (186,001.2 sq.ft.)	4,274 sqft with 1,272 sqft. Garage = 5,546 sqft.	A two-story custom house with three car garage  Env. Review: MND	V. Darbouze (818) 597-7328
3P	Stockton/lamburg (Ben Menahem)	03-CUP-016 03-OTP-017	6149 Palo Comado Canyon Rd.	2055-023-073	0.92 acres (40,080 sq.ft.)	3,994 sq.ft. + 475 sqft. garage = 4,469 sqft.	A two-story custom house with three car garage  Env. Review: Catex	V. Darbouze (818) 597-7328
4P	Lucian T. Hood for Steven & Katy Rishoff	09-SPR-003	5411 Colodny Drive	2055-013-014	1.69 acres (73,649 sq.ft.)	1,980 sq. ft. existing; 3,407 sq. ft. proposed	Remodel and single story room addition of a 380 sq. ft. pool room and 1,047 sq. ft. attached garage.  Env. Review: Catex	R. Madrigal (818) 597-7339
5P	Daniel Farkash for Heather Danko	10-CUP-001	28414 Foothill Drive	2055-017-025	0.459 acres (20,000 sq.ft.)	1,148 sq. ft. existing; 1,938 sq. ft. total proposed	Remodel and 790 sq. ft. room addition to a 1,148 sq. ft. single-family residence  Env. Review: Catex	V. Darbouze (818) 597-7328
6P	Allen Adel	10-SPR-004 10-OTP-011	5622 Foothill Drive	2055-017-007	0.87 acres (37,900 sq.ft.)	3680 sq. ft. + 672 sqft. garage = 4,352 sqft.	One-story single-family dwelling unit with a garage connected by a breezeway  Env. Review: Catex	V. Darbouze (818) 597-7339

**RESIDENTIAL PROJECTS APPROVED - DECEMBER 2011**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
7P	Howard Littman	11-SPR-002	5525 Softwind Way	2053-017-015	0.13 acres (5798 sq. ft.)	2,840 sq. ft.	1,072 sq. ft. first and second-story addition to a 1,768 sq. ft. SFR  Env. Review: Catex	R. Madrigal (818) 597-7339
8P	Ashnoor Pirouti	03-CUP-023 + 05-OTP-012	28454 Renee Dr.	2061-021-005	0.116 acres (5,040 sq.ft.)	1,874 sq.ft. with a 616 sq.ft. garage = 2,490 sqft.	Two-story single-family dwelling unit  Env. Review: Catex	V. Darbouze (818) 597-7339
9P	Ashnoor Pirouti	03-CUP-022 + 05-OTP-011	28458 Renee Dr.	2061-021-023	0.148 acres (6,452 sq.ft.)	2431 sq.ft. with 568 sq.ft. garage = 2,999 sqft.	Two-story single-family dwelling unit  Env. Review: Catex	V. Darbouze (818) 597-7339
10P	Jim English/Tim Ahern for Jane Swenson	03-CUP-011 Amendment 11- VAR-001	28354 Balkins Drive	2055-021-042	N/A	N/A	Amend CUP to allow for a pool increasing the lot coverage  Env. Review: Catex	D. Hooper (818) 597-7342
11P	Salpi Manoukian for Simon	11-SPR-007	30227 Walford Ct.	2056-031-014	0.35 sqft. (15,400 sq. ft.)	846 sq. ft.	Second-story addition to a 3,039 single-story residence.  Env. Review: Catex	R. Madrigal (818) 597-7339

**RESIDENTIAL PROJECTS APPROVED TOTALS**

**ACRES      SQ.FT.      # OF UNITS**

**New Construction**

**16.9**

**104,801**

**29**

**Room Additions**

**2.63**

**5,068**

**4**

**RESIDENTIAL PROJECTS RECENTLY COMPLETED - DECEMBER 2011**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	Env. Review
1C	Jonathan Shuken	07-CUP-012 and 07-OTP-025 (prior related case: 07-PAR-001)	6491 Chesebro Rd. (Lot 3 of Tr. 52396)	2055-029-003	1.46 ac. (63,597.6 sq.ft.)	8,196 sq.ft.	Construct a 2-story, single-family residence with a 5 car garage. Living area is 5,109 sq. ft.; garage area is 1,437 sq. ft.; porches are 1,650 sq. ft.	Catex
2C	Keith Blinkinsoph	10-CUP-004 10-OTP-006	28441 Lewis Place	2061-022-023 through 025	0.53 acres (23,108 sq.ft.)	4,226 sq. ft.	Two-story single-family dwelling unit	Catex

**RESIDENTIAL PROJECTS COMPLETED TOTALS**

	ACRES	SQ.FT.	# OF UNITS
Completed New Dwelling Units	1.99	12,422.00	2
Completed Room Additions	0.00	0.00	0
Other	0.00	0.00	0

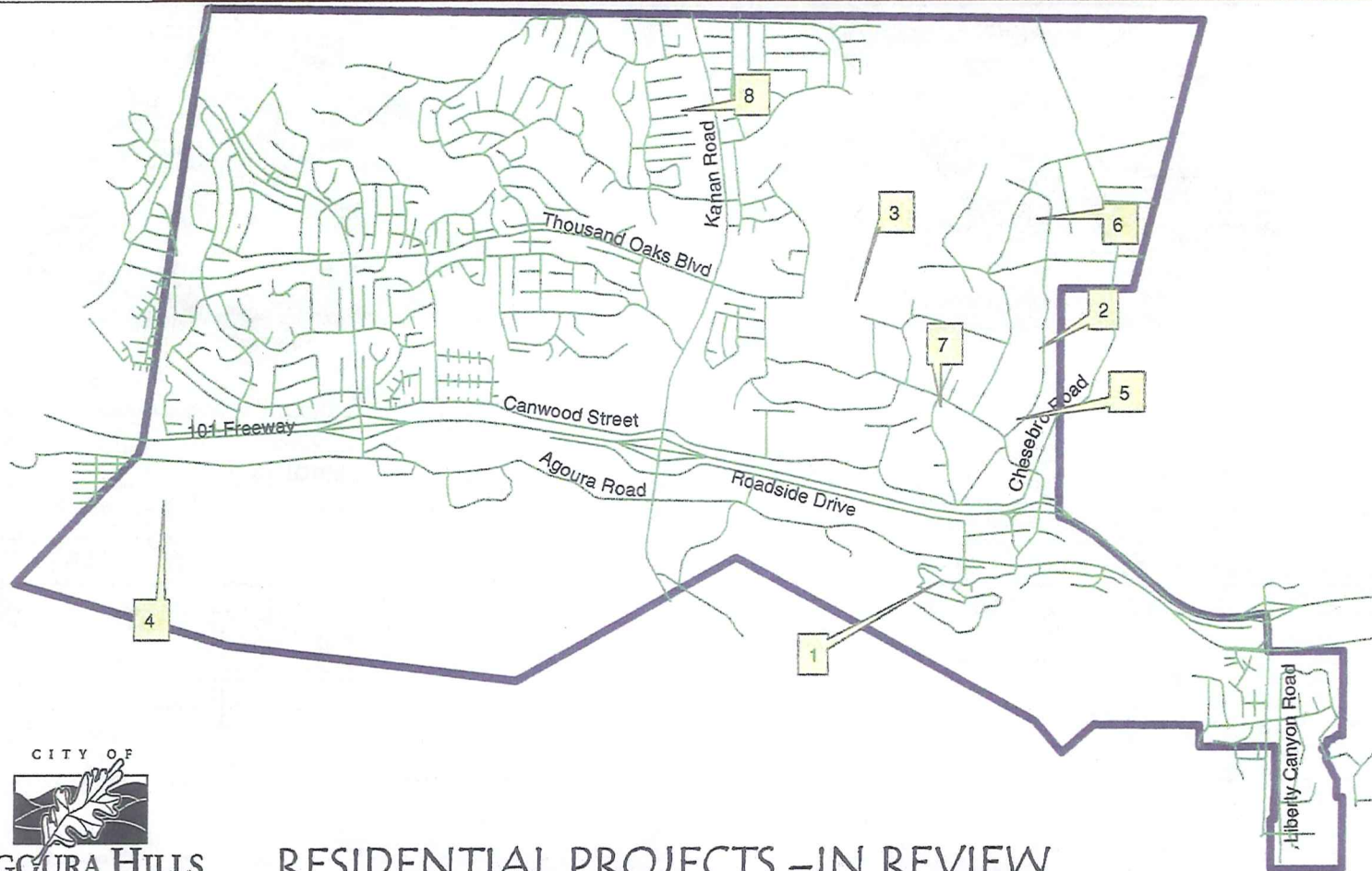


Chesebro Road



Lewis Place

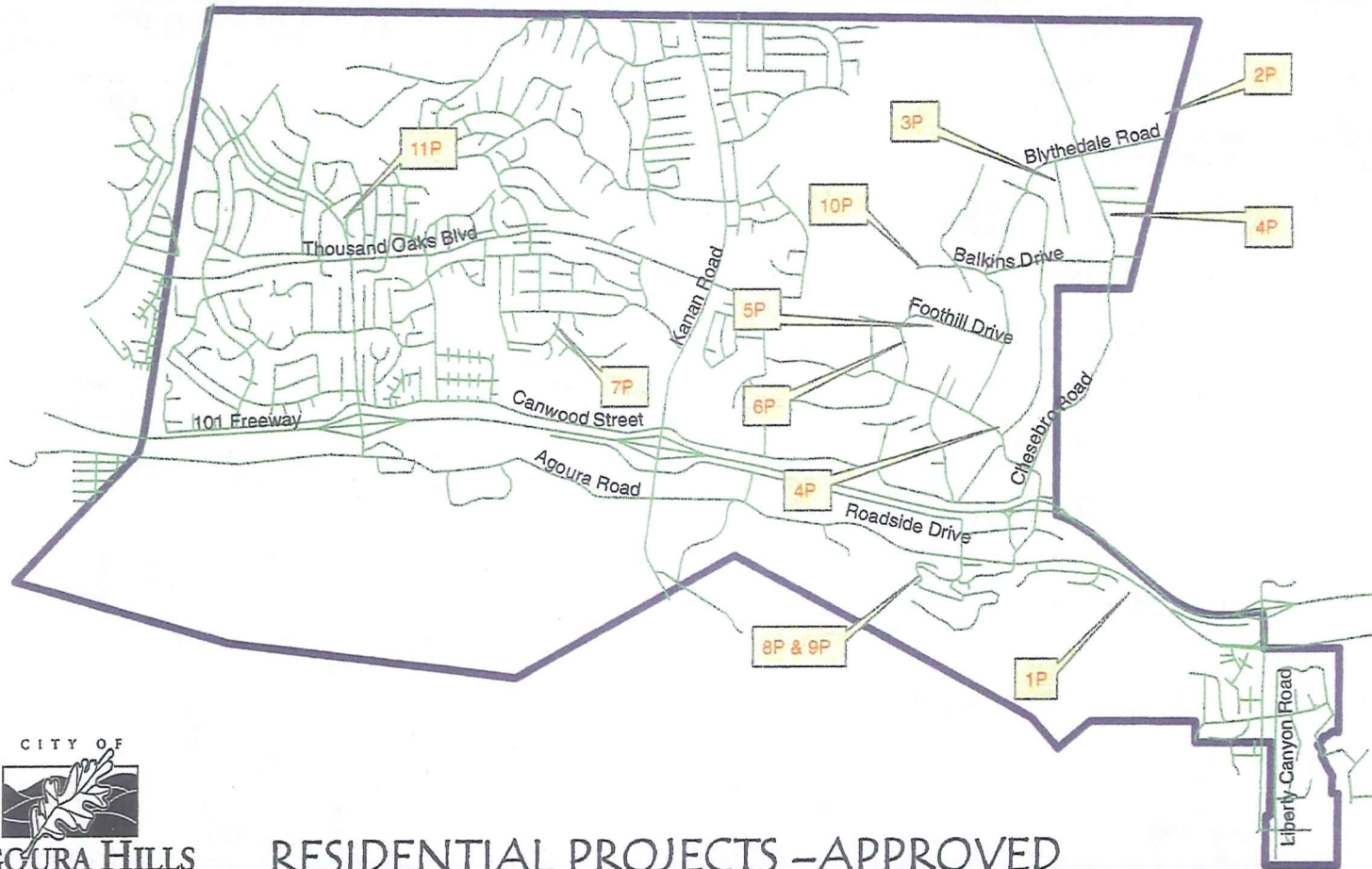
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## RESIDENTIAL PROJECTS -IN REVIEW

Fourth Quarter: December 2011

# City of Agoura Hills Development Summaries

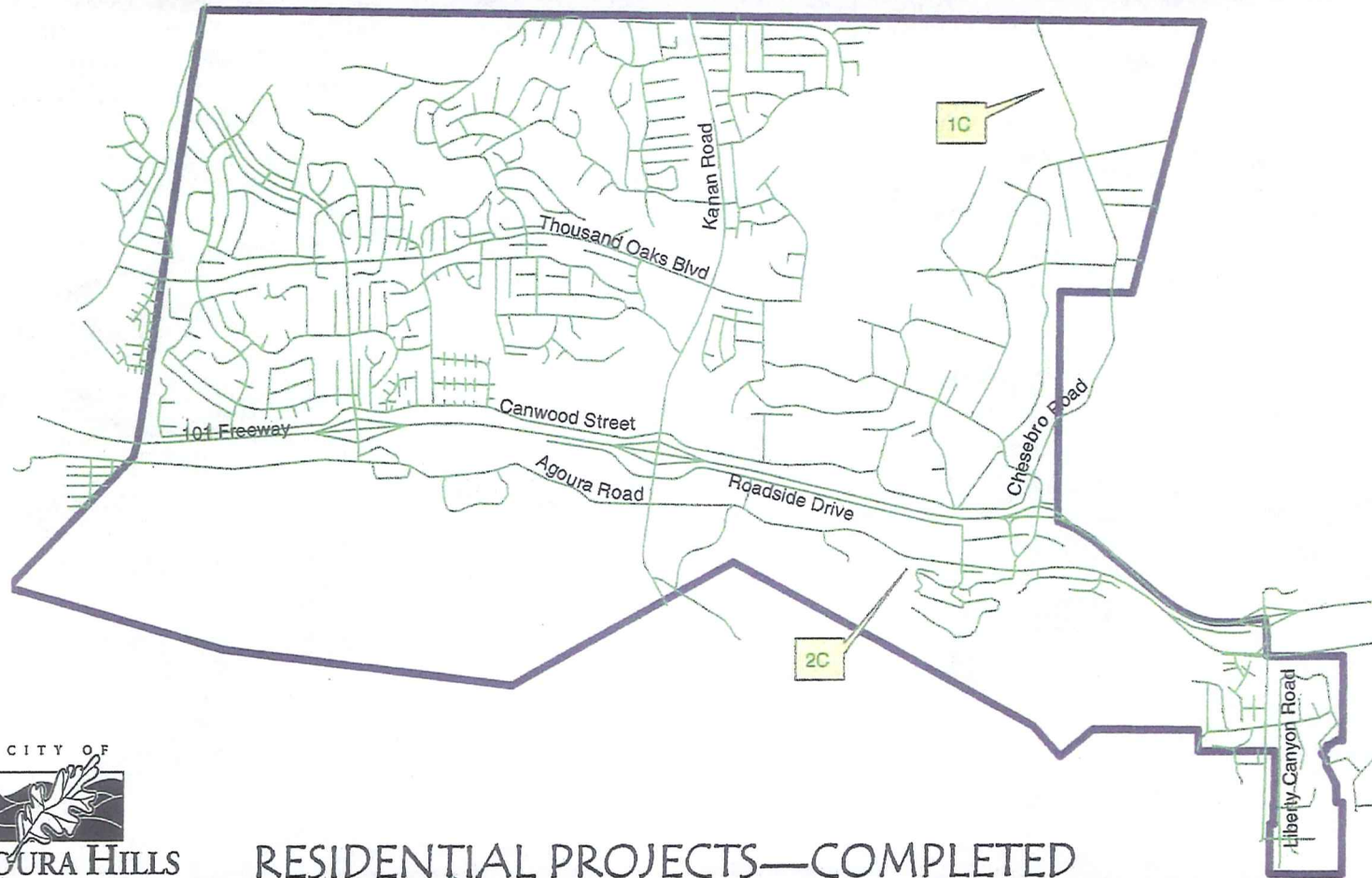


## RESIDENTIAL PROJECTS - APPROVED

Fourth Quarter: December 2011



# City of Agoura Hills Development Summaries



## RESIDENTIAL PROJECTS—COMPLETED

Fourth Quarter: December 2011

APPENDIX E

City of Agoura Hills General Plan 2035 Buildout Matrix

## General Plan 2035 Buildout Matrix

	Total Amount of Development in City Per Year (Cumulative)							Buildout	Remaining
	GP Base 2010	2010	2011	2012	2013	2014	2015		
Housing (DU)	7,610	7,612	7,613					8,139	526
Retail (SF)	1,225,113	1,259,773	1,261,776					1,850,907	589,131
Office Business Park and Office (SF)	2,333,157	2,333,157	2,340,156					3,341,448	1,001,292
Business Park Manufacturing (SF)	844,681	844,681	844,681					1,118,126	273,445

*Note: New development in a given year equates to issuance of a Certificate of Occupancy.*

Prepared 2-2-12

APPENDIX F

Annual Element Progress Report Tables (Housing Element)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of Agoura Hills  
Reporting Period 1/1/2011 - 12/31/2011

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	1	1	1	1				
(10) Total by income Table A/A3 ▶▶					1	1	1				
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Agoura Hills  
**Reporting Period** 1/1/2011 - 12/31/2011

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate	1					1	1

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Agoura Hills  
Reporting Period 1/1/2011 - 12/31/2011

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2008	2009	2010	2011							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	29										10	33
	Non-deed restricted												
Low	Deed Restricted	18										10	99
	Non-deed restricted												
Moderate	Deed Restricted	19										10	99
	Non-deed restricted												
Above Moderate		43	3	4	2	1						10	33
Total RHNA by COG. Enter allocation number:		109											
Total Units ▶ ▶ ▶			3	4	2	1						10	99
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Agoura Hills  
Reporting Period 1/1/2011 - 12/31/2011

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Loan Program	Assist 6 households annually, or 36 over the planning period. Extensively advertise program availability.	Initiate expanded advertising in 2008.	Program advertising in the quarterly City newsletter was initiated in 2009, and continued in 2011. The City provided no loans in 2011, and no repayments of loans were received.
Section 8 Rental Assistance	Continue participation in program and advertise through affordable housing brochure. Encourage rental property owners to list properties with Housing Authority.	Develop and disseminate affordable housing brochure and rental property owner handout in 2009.	Completed.
Code Compliance Inspection	Monitor housing conditions throughout the City; respond to complaints; provide information on rehabilitation assistance. Enforce UBC and Housing Code.	2008-2014	In 2011, the City continued with this Program.
Condominium Conversion Ordinance	Implement City Ordinance. Evaluate strengthening to require inclusionary units in projects proposed for conversion.	Complete review/ revision of Ordinance by 2009.	Completed.
Affordable Housing Development Assistance	Assist in development of at least 1 affordable rental and 1 affordable/mixed income ownership project.	Develop affordable housing brochure in 2009 to provide information on incentives.	Completed.



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Agoura Hills  
Reporting Period 1/1/2011 - 12/31/2011

Inclusionary Housing Ordinance	Continue implementation of Ordinance. Utilize Housing Trust Fund revenues towards production of affordable housing for residents and the local workforce.	Adopt updated ordinance and in-lieu fees in 2008.	Completed.
Affordable Housing Density Bonus	Update the City's Ordinance to implement current state requirements and coordinate with inclusionary provisions.	Update Ordinance in 2008. Provide density bonus information in affordable housing brochure in	Completed.
City First-Time Homebuyer Program	Assist a minimum of ten households over the planning period. Focus assistance on purchase of new construction condominiums within the Redevelopment Project Area.	Advertise in affordable housing brochure beginning in 2009.	No applications were received for the Program in 2011.
Mortgage Credit Certificate	Contact County to initiate participation in program. Advertise program availability in conjunction with the City's First Time Homebuyer Program.	Contact LA CDC in 2008 to initiate participation . Begin advertising campaign in 2009.	Completed.
Purchase of Affordability Covenants	Conduct outreach to rental property owners in RDA to negotiate affordable housing covenants. Acquire covenants for 20 very low income units.	Initiate contact with rental property owners in 2009.	Completed. Owners are not interested in the Program at this time.

## ANNUAL ELEMENT PROGRESS REPORT

*Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Agoura Hills  
 Reporting Period 1/1/2011 - 12/31/2011

Sustainability and Green Building	Integrate principles of sustainability within the General Plan for adoption by 2009. Adopt a Green Building Program and develop educational materials to promote by 2010.	Adopt General Plan in 2009. Adopt Green Building Program in 2010.	Completed.
Residential and Mixed-Use Sites Inventory	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	Begin distributing affordable housing brochure in 2009.	Completed. Inventory continues to be maintained.
Agoura Village Specific Plan	Facilitate residential mixed-use development in AVSP, including onsite provision of affordable units.	2008-2014	Applications for development in Agoura Village made in previous years were for the most part held in abeyance in 2011 by the applicants/owners for various reasons, including economics. Tenant improvements and remodels occurred in 2011 in Agoura Village, but no new residential developments were approved.
Second Units	Implement the City's second unit ordinance to provide sites for rental housing, and educate public on availability.	Prepare educational materials on second units via affordable housing brochure by 2009.	Completed. No requests for second units were made in 2011.
Expedite Project Review	Continue to implement procedures for concurrent processing of residential projects, and pre-application reviews. Eliminate CUP for density bonus.	Eliminate density bonus CUP in 2008.	Completed.
City Fee Reduction	Work with developers to provide fee reductions in exchange for affordable units.	2008-2014	In 2011, no new multi-family residential development projects were proposed or approved.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**            City of Agoura Hills  
**Reporting Period**        1/1/2011 - 12/31/2011

Zoning Ordinance Revisions	Revise the Zoning Code to address manufactured housing, SROs, community care facilities, transitional housing and emergency shelters.	Amend Code by 2009.	Completed.
Fair Housing Program	Continue to contract with the San Fernando Valley Fair Housing Council to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach through referrals and distribution of informational materials.	Contact Fair Housing Council in 2008 to obtain brochure materials; include fair housing information in affordable	Completed.
Accessible Housing	Develop procedures for reasonable accommodations for accessibility modifications.	2009	Completed.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**      City of Agoura Hills  
**Reporting Period**      1/1/2011 - 12/31/2011

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**General Comments:**

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