

City of Agoura Hills Development Summary

CITY OF



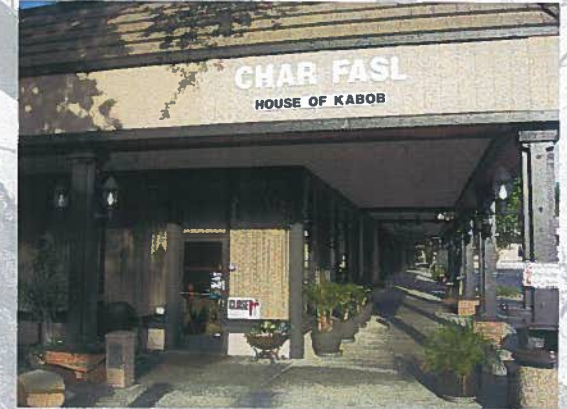
AGOURA HILLS

Department of Planning and Community Development
30001 Ladyface Court, Agoura Hills, CA 91301
www.ci.agoura-hills.ca.us

(818) 597-7339

Commercial and Residential Projects December 2014 Quarterly Report

Featured: The Agoura Hills City Mall



COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW - DECEMBER 2014

1	E.F. Moore & Co.	03-CUP-006	SEC of Agoura and Kanan Road	2061-031-020	18 acres (784,080 sq.ft.)	Retail/office: 48,500 sq.ft. MFU: 95 units	Agoura Village Mixed Use Development Env. Review: MND	A. Cook (818) 597-7310
2	Heathcote for Buckley	03-CUP-019	South of Agoura Road near western City Limits	2061-001-031	3 acres (130,680 sq.ft.)	14,075 sq.ft.	Commercial/Medical Building Env. Review: TBD	V. Darbouze (818) 597-7328
3	Agoura-Kanan, LLC/ The Martin Group/Symphony Development	07-AVDP-001 PM 73033	4995 Kanan Road	2061-033-016	21.58 acres (940,024.8 sq.ft.) or 35 acres	MFU: 107 units Retail:167,000 sq.ft.	First phase of development & parcelization of site includes 107 res.units over 62,000sq.ft. of retail space. (other phases to include 30,000 sq.ft. of retail and 75,000 sq.ft. of commercial space). Parcel map to subdivide parcel into 8 lots. Env. Review: Pending	A. Cook (818) 597-7310
4	Cornerstone/Belfand & Ben Tov	07-AVDP-002 PM 70559	SEC Agoura Rd. and Cornell Rd.	2061-029-008 thru 16 2061-030-001 thru 013	5.58 acres (243,172 sqft.)	35 du, 17,830 s.f. office, 25,017 s.f. retail	Mixed-Use Development Env. Review: Pending	D. Hooper (818) 597-7342
5	Whizin Market Square, LLC/ Tucker Investment Group, LLC	08-AVDP-001	28888 thru 28914 Roadside Drive	2061-007-041, 051, 052, 054, 055	8.95 acres (389,890 sq. ft.)	100,000 sq. ft. existing floor area, 14,850 sq. ft. of new fir.area and 5,800 sq. ft. of new outdoor dining areas.	Concept: 100,000sq.ft.of existing fir.area, 14,850 sq.ft.of new retail & restaurant fir.area, add 88 new parking spaces to existing 515 parking spaces & demolish baseball batting cages. Add 5,800 sq. ft. of outdoor dining, public seating, play areas, open space for outdoor entertainment & community gathering uses. Env. Review: Catex	D. Hooper (818) 597-7342

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW - DECEMBER 2014

6	Owen Nostrant	12-AVDP-001	29112 Roadside Drive	2061-006-042	1.33 acres (57,817 sq.ft.)	6,512 sq.ft.	Add a new trellis element on the front elevation of the Roadside Lumber building; reconfiguring the easterly parking lot and driveways; relocating and removing accessory structures; providing new landscaping on both parcels; and providing a new monument sign on the westerly parcel. Env. Review: Catex	D. Hooper (818) 597-7342
7	Owen Nostrant	12-AVDP-002	29130 Roadside Drive	2061-006-048	0.44 acres (19,152 sq.ft.)	7,500 sq.ft.	Exterior Remodel and 744 sq.ft. addition to a retail showroom space at an existing lumber yard/hardware supply store Env Review: Catex	D. Hooper (818) 597-7342
8	Utopia Hills by Alon Zakoot	13-AVDP-001	Agoura Road	2061-029-003; 2061-029-004	1.14 acres (49,743 sq.ft.)	44,668 sqft.	Mixed -use and live/work project: Restaurant: 3,410 sqft. 4 Ground Units: 4,889 sqft.; 5 Penthouse Units: 9,568 sqft. 11 Townhouses: 26,801 sqft including 5,923 sqft of live-work space; common areas; subterranean parking. Env. Review: Pending	V. Darbouze (818) 597-7310
9	Crown Castle	14-CUP-005	Thousand Oaks Boulevard & Ironwood	Public Right-of-Way	N/A	N/A	Request for the installation of a DA antenna atop an Edison owned street light pole Env. Review: Catex	V. Darbouze (818) 597-7328
10	Selleck Development Group	14-SPR-003 14-OTP-016 14-VAR-003 14-SP-040 TPM 73266	29431 and 29439 Agoura Road	2061-004-0015, 2061-004-035 & 2061-004-036	162,478.8 sq.ft. 3.73 acres	45,000 sqft. +4,000 sqft.	Request to build a gym facility and restaurant.	V. Darbouze (818) 597-7328
11	Mike Peters For Tucker Development	14-SPR-006	28912 Roadside Drive	2061-007-041,052, 054	N/A	N/A	Remodel of west building elevations of Whizin Market Square, and parking lot improvements.	D. Hooper (818) 597-7342

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW - DECEMBER 2014

12	Symphony Development	PM73033	SW Corner Agoura/Kanan Roads	2061-033-016	35 acres	N/A	Subdivide into 8 lots	A. Cook (818) 597-7310
13	Core Communications for Verizon	WIRE-01027-2014	30100 Agoura Road	2061-005-048	N/A	N/A	Request to modify antennas and equipment at an existing wireless telecommunications facility	V.Darbouze (818) 597-7328
14	Sequoia Development for Sprint	WIRE-01037-2014	28030 Dorothy Drive	2061-013-037	N/A	N/A	Request to modify antennas and equipment at an existing wireless telecommunications facility	V.Darbouze (818) 597-7328
15	Sequoia Development for Sprint	WIRE-01036-2014	30125 Agoura Road	2061-005-058	N/A	N/A	Request to modify antennas and equipment at an existing wireless telecommunications facility	V.Darbouze (818) 597-7328
16	Synergy Development Services for T-Mobile	WIRE-01038-2014	29646 Agoura Road	2061-033-013	N/A	N/A	Request to modify antennas and equipment at an existing wireless telecommunications facility	V.Darbouze (818) 597-7328
17	Synergy Development Services for T-Mobile	WIRE-01040-2014	28001 Dorothy Drive	2061-011-021	N/A	N/A	Request to modify antennas and equipment at an existing wireless telecommunications facility	V.Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW				ACRES	SQ.FT.	# OF UNITS
Commercial - New				53.03	281,755.00	N/A
Commercial - T.I. /Addition				11.92	15,594.00	N/A
Residential - New						257
Outdoor Use				N/A	5,800	N/A

COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2014

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	City Contact
1P	Shirvanian Family Investment (New ABC North)	06-CUP-003 06-OTP-005 PM 65503	Lots between 28700 and 28811 Canwood Street	2048-012-026		10 acres (435,600 sq.ft.)	103,000 sq. ft.	Industrial park with 7 buildings Env. Review: MND	D. Hooper (818) 597-7342
2P	Ware Malcomb for Agoura Business Center West, LLC (William Poe)	07-CUP-010 07-GPA-001 07-ZC-001 PM 69426 08-VAR-006	Northwest corner of Canwood Street and Derry Ave.	2048-012-022 and 2048-012-027		Tr.33249-Lot 2: 8.82 acres (384,199 sq.ft.); Project Site: 1.93 acres (84,071 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
3P	APB Properties LLC (Formerly 27489 Agoura Road LLC)	11-SPR-009, 11-OTP-019, 11-VAR-002, VTPM 67397 (Ref Cases: 06-SPR-009, 06-OTP-021, 08-VAR-003, VTPM 67397)	27489 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 sq.ft.)	30,000 sq. ft. (existing bldg. on site is 24,450 sq. ft.)	Time Extension for a project: 2 bldgs. One single-story, 10,000 sq. ft. and one two-story, 20,400 sq. ft. and a Parcel Map to combine the 6 lots. Env. Review: MND Addendum	V. Darbouze (818) 597-7328
4P	Whizin Market Square, LLC/ Tucker Investment	12-SP-035 & 12-VAR-003	28888-28914 Roadside Dr.	2061-007-041, 051, 052, 054, 055		N/A	N/A	Sign Program Amendment. Env. Review: Catex	D. Hooper (818) 597-7342
5P	PDC for AT&T	11-CUP-002	28030 Dorothy Drive	2061-013-037		N/A	N/A	Upgrade wireless telecommunication facility. Env. Review: Catex	V. Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2014

6P	PDC for AT&T	11-CUP-003	30105-30131 Agoura Road	2061-005-058	N/A	N/A	Upgrade wireless telecommunication facility. Env. Review: Catex	V. Darbouze (818) 597-7328
7P	El Pollo Loco	14-SPR-001 14- SP-029	5050 Kanan Road	2061-006-053	0.99 acres (43,860 sq.ft.)	3,592 sq.ft.	Exterior remodel of an existing fast food restaurant with signage Env. Review: Catex	V. Darbouze (818) 597-7339
8P	Inessa Gillman (Revolution Speak Easy)	14-CUP-008	29020 Agoura Road	2061-030-010	1.91 acres (83,224 sq.ft.)	2,082 sq.ft.	Request for an alcohol beverage license	R. Madrigal (818) 597-7339
9P	Crown Castle	14-CUP-003	Kanan & Thousand Oaks Boulevard	Public Right-of-Way	N/A	N/A	Request for the installation of a DA antenna atop a traffic signal pole Env. Review: Catex	V. Darbouze (818) 597-7328
10P	Crown Castle	14-CUP-004	Kanan & Reyes Adobe	Public Right-of-Way	N/A	N/A	Request for the installation of a DA antenna atop a traffic signal pole Env. Review: Catex	V. Darbouze (818) 597-7328
11P	Tom Oswalt for California Community Church	14-CUP-012 14-VAR-004 CUP-01021-2014 VAR-01022-2014	30125 Agoura Road Suites B, C, D, and second floor	2061-005-047	5.79 (252,212 sq.ft.)	13,718 sq.ft.	Request to operate a church in a retail shopping center and a request for reduced parking	V. Darbouze (818) 597-7328
12P	Tracie Sorrentini (Pawhills)	<u>Case No. #1:</u> 14- ZOA-004 <u>Case</u> <u>No. #2:</u> CUP-01025- 2015	30601 Canwood Street	2054-005-011	1.2 acres (52,530 sq.ft.)	16,950 sq.ft.	Daytime pet care facility with overnight boarding for all CRS zoned parcels. Env. Review: Catex	V. Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2014

COMMERCIAL AND MIXED-USE PROJECTS APPROVED TOTAL	ACRES	SQ.FT.	# OF UNITS
Commercial - New	16.11	154,782.00	N/A
Commercial - T.I. /Addition	9.89	36,342.00	N/A
Residential	0.00	0.00	0

COMMERCIAL PROJECTS RECENTLY COMPLETED

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	Env. Review
1C	Bryce Wendel	14-CUP-001 14-OTP-001 14-SP-007 14-SPR-002	5076 Chesebro Road	2061-013-032	0.51 acres 22,269 sqft.	3,112 sqft. + 765 sqft.	Dog care facility with overnight boarding and outdoor play area with shade structure	Catex
2C	Cronies Sports Grill/David Foldes	14-CUP-002 14-ODP-001	5687 Kanan Road	2053-007-030	N/A	N/A	Request for an alcohol beverage license and outdoor dining permit.	Catex
3C	Taj Chowdhury for Lal Mirch Indian Restaurant	14-CUP-011 or CUP-01018-2014	5146 Kanan Road	2048-011-003	N/A	N/A	Request for an alcohol beverage license Type 41 beer and wine	Catex
4C	City of Agoura Hills	13-CUP-002 13-VAR-002 13-OTP-005	29900 Ladyface Court	2061-005-915	5.97 acres (260,173 sqft.)	25,333 sqft. (12,978 sq. ft. net addition)	Remodel in phases of an existing building to be used by the Park and Rec department. Phases I and II: demolish 2,294 sqft., renovate: 12,081 sqft. Phase III: demolish 1,925 sq.ft. add 4,277 sqft. Other improvements are planned outside including hardscape and landscaping, repaving of the parking lot with new 10-foot high retaining walls.	MND

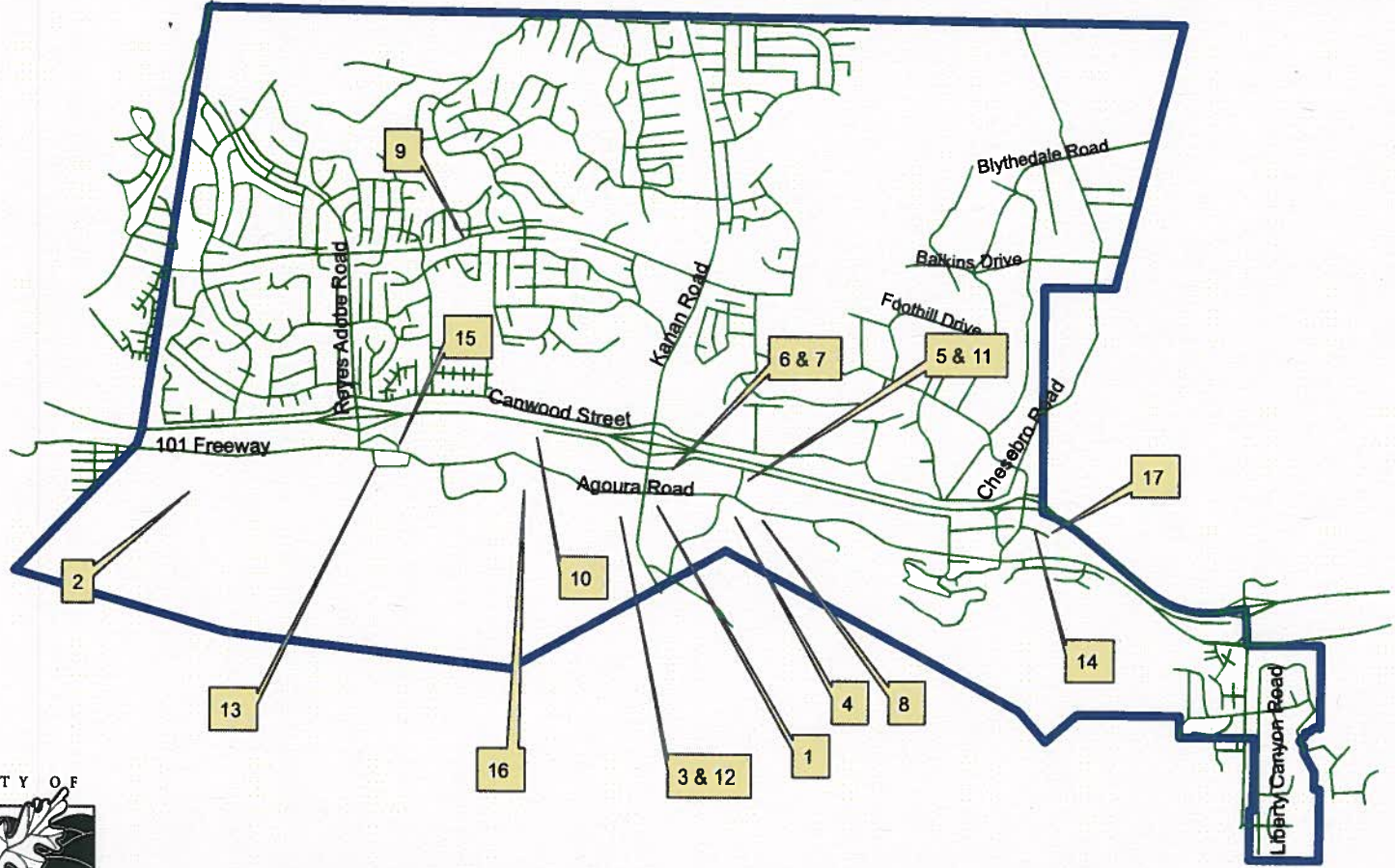
COMMERCIAL PROJECTS COMPLETED TOTALS (FROM ABOVE)

ACRES

SQ.FT.

Commercial - New	0	0.00	N/A
Commercial - T.I./Addition	5.97	12,978.00	N/A
Residential - New	0	0.00	N/A
Outdoor Use	0.51	765.00	N/A

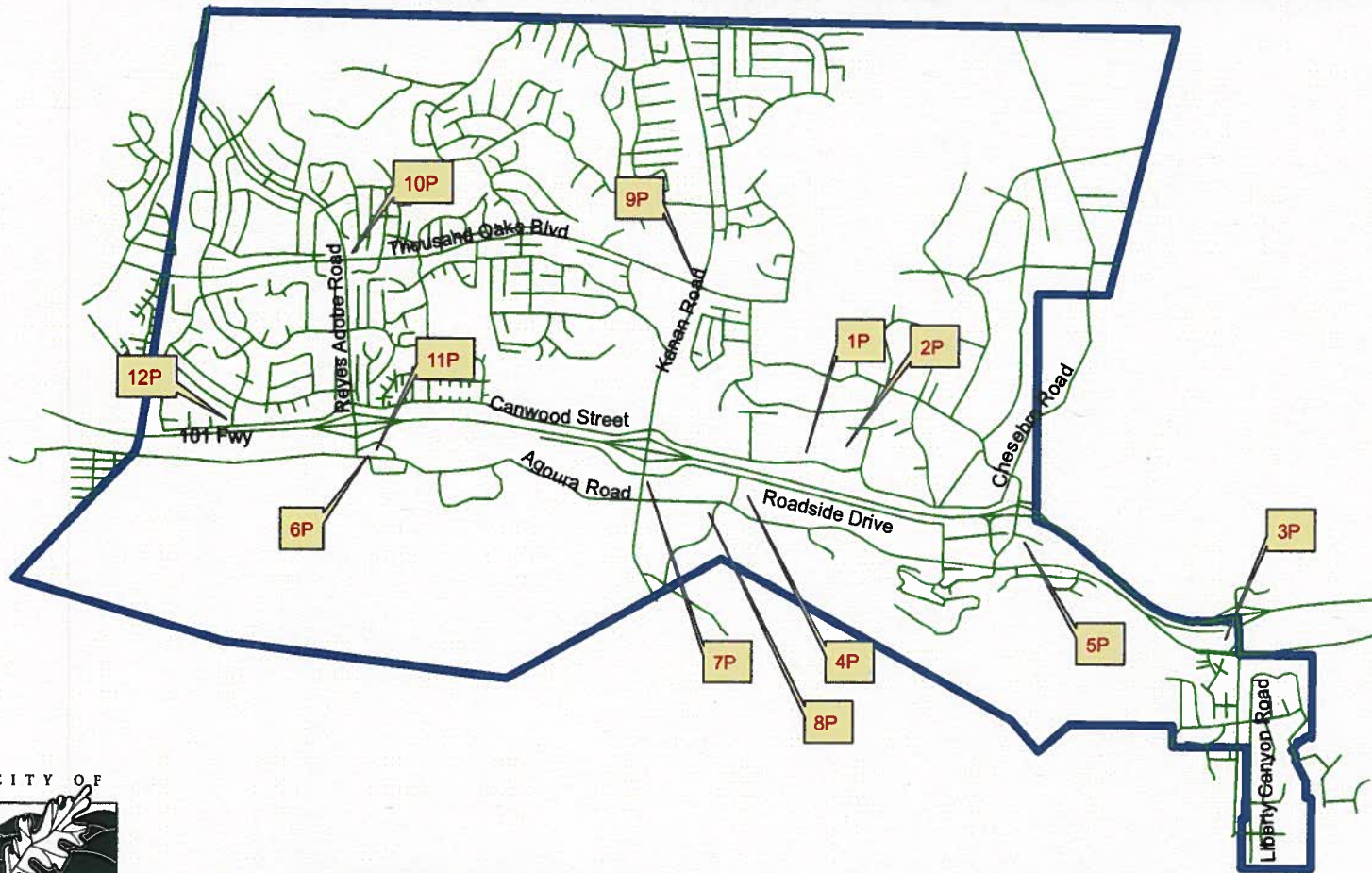
City of Agoura Hills Development Summaries



COMMERCIAL/MIXED-USE PROJECTS -IN REVIEW-

Fourth Quarter: December 2014

City of Agoura Hills Development Summaries

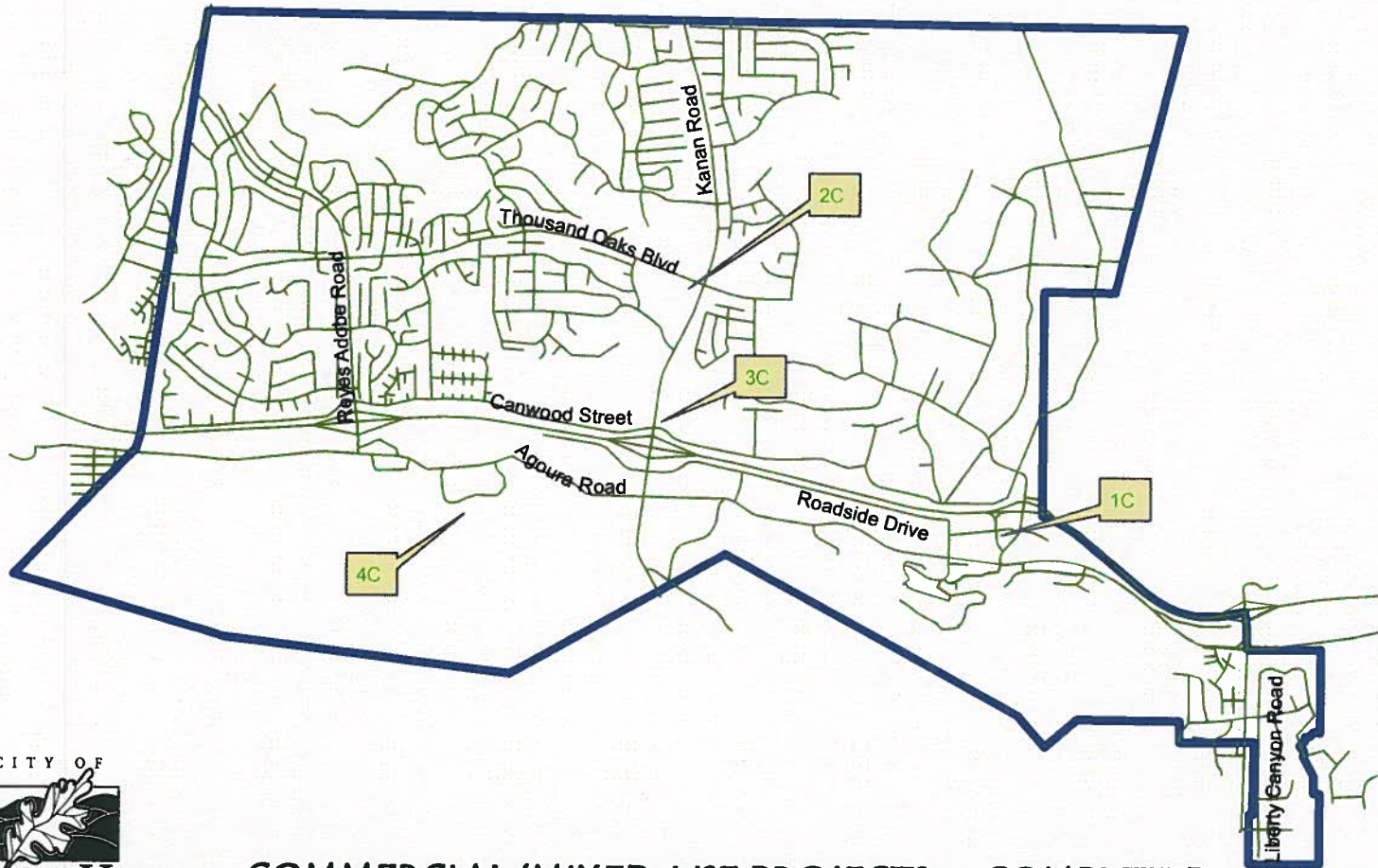


CITY OF
AGOURA HILLS

COMMERCIAL/MIXED-USE PROJECTS -APPROVED

Fourth Quarter: December 2014

City of Agoura Hills Development Summaries



COMMERCIAL/MIXED-USE PROJECTS — COMPLETED

Fourth Quarter: December 2014

RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2014

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1	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 (309,494 sq.ft.)	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
2	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
3	Equine Estates c/o Fortune Realty	13-CUP-005 13-DA-001 Tract Map 72316 13-ANX-001 13-GPA-002 13-ZC-001 13-OTP-021	Chesebro/Palo Comado Canyon Drive (Outside of City Boundaries)	2052-009-270 2055-010-270	71 acres (3,092,760 sq.ft.) 23 acres of development 48 acres of open space	N/A	Request to subdivide two lots into 15 residential lots and two open space lots as part of an annexation and development agreement project. Construct road and drainage facilities and trails. Env. Review: EIR	A. Cook (818) 597-7310
4	Michael Allan	SPR-01005-2014 VAR-01006-2014 OAK-01007-2014 14- SPR-005 14- VAR-002 14- OTP-024	6055 Hackers Lane	2056-023-016	0.27 acreas (11,609 sq. ft.)	964 sq. ft.	Request to add 964 sqft to an existing single family residence Env. Review: Catex	R. Madrigal (818) 597-7339
5	Vineet and Ona Annette Sharma	CUP-01014-2014 OTP-01015-201414- CUP-009 14- OTP-026	5952 Lapworth Drive	2055-022-091	1.38 acre (60,113 sq.ft.)	4,712 sq. ft.	4,712 sq ft new single-family residence and 692 sq. ft. garage.	R. Madrigal (818) 597-7339

RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2014

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
6	Shahnaz Brigitte Bina	CUP-01019-2014 OAK-01020-2014 14- CUP-010 14- OTP-029	6000 Lapworth Drive	2055-022-072	2.81 acre (122,404 sq.ft.)	4374 sq. ft.	4,374 sq ft new single-family residence and 575 sq. ft. detached garage.	R. Madrigal (818) 597-7339
7	Jay Rogers	CUP-01008-2014; ZONE-01009-2014; TRM-01010-2014 (VTTM 063568)	Waring Place/Cleveland Drive	64 parcels (2061-024-001 thru 2061-030-016)	57.98 acres (2,525,609 sq.ft.)	N/A	18 single-family residential unit subdivision. Zone Change from RS-(2)-20,000-IH to RS-(5)-6,000-IH	D. Hooper (818) 597-7342
8	Barry Robles and Carl Betz & Associates	CUP-01032-2014 OAK-01033-2014 Reference Case: 14- LLA-003	28458 Renee Drive	2061-021-035 & 036	0.34 acres (14,810 sq.ft.)	1,862 sq. ft.	Request to build a new single family residence on 2 lots	R. Madrigal (818) 597-7339
9	Jose Fulginiti/Toba Properties	CUP-01044-2014 OAK-01045-2014	28443 Foothill Drive	2055-019-027	0.99 acres (43,542 sq.ft.)	4,775 sq.ft.	Request to build a new single family residence (House: 4,278 sq.ft. + Garage: 497 sq.ft.)	R. Madrigal (818) 597-7339

RESIDENTIAL PROJECTS IN REVIEW TOTALS

	ACRES	SQ.FT.	# OF UNITS
New Construction	12.62	119,861.00	50
Room Additions	0.94	1,528.00	1
Subdivision	81	N/A	33
Other	0	0	0

RESIDENTIAL PROJECTS APPROVED - DECEMBER 2014

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1P	Riepharm USA Inc. Williams Homes	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	Stockton/ Iamburg (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
3P	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
4P	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
5P	Brent Schneider for Zahavi	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

RESIDENTIAL PROJECTS APPROVED - DECEMBER 2014

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
6P	Raven Ridge Development	12-SPR-002 12-OTP-005 12-SP-011 12-ZC-001 12-GPA-001	Southeast Corner of Chesebro and Driver Avenue	2052-008-043	0.93 acres (40,715 sq.ft.)	Living: 24,107 sq.ft. Garages: 11,592 sq.ft. Total: 35,699 sq.ft.	A request to change the zone and build an 18-unit townhome complex Env. Review: MND	Doug Hooper (818) 597-7342
7P	Arc Design Group, Inc.	12-SPR-003 & 12-OTP-007	28080 Balkins Drive	2055-023-098	1.03 acres (44,991 sq. ft.)	5506 sq. ft.	4,037 sq.ft., two story house, 701 sq. ft. attached garage, and a 768 sq. ft. detached garage/storage/workshop Env. Review: Catex	R. Madrigal (818) 597-7339
8P	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
9P	Manny Montes	13-SPR-002	5427 Colodny Drive	2055-013-015	1 acre (43,560 sq. ft.)	1,218 sq. ft. + 1,153 sq. ft.	Addition to main house and a new garage and recreation room Env. Review: Catex	R. Madrigal (818) 597-7339
10P	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

RESIDENTIAL PROJECTS APPROVED - DECEMBER 2014

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
11P	Luke and Hayley Texidor	13-CUP-009	28400 Renee Drive	2061-021-002	0.14 acres (6,183 sq. ft.)	2,540 sq. ft. + 543 sq. ft.	2,539 sq. ft., two-story, single-family residence and 543 sq. ft. attached garage. Env. Review: Catex	R. Madrigal (818) 597-7339

RESIDENTIAL PROJECTS APPROVED TOTALS

ACRES SQ.FT. # OF UNITS

New Construction	15.8	148,201	48
Room Additions	3.15	3,370	3

RESIDENTIAL PROJECTS RECENTLY COMPLETED

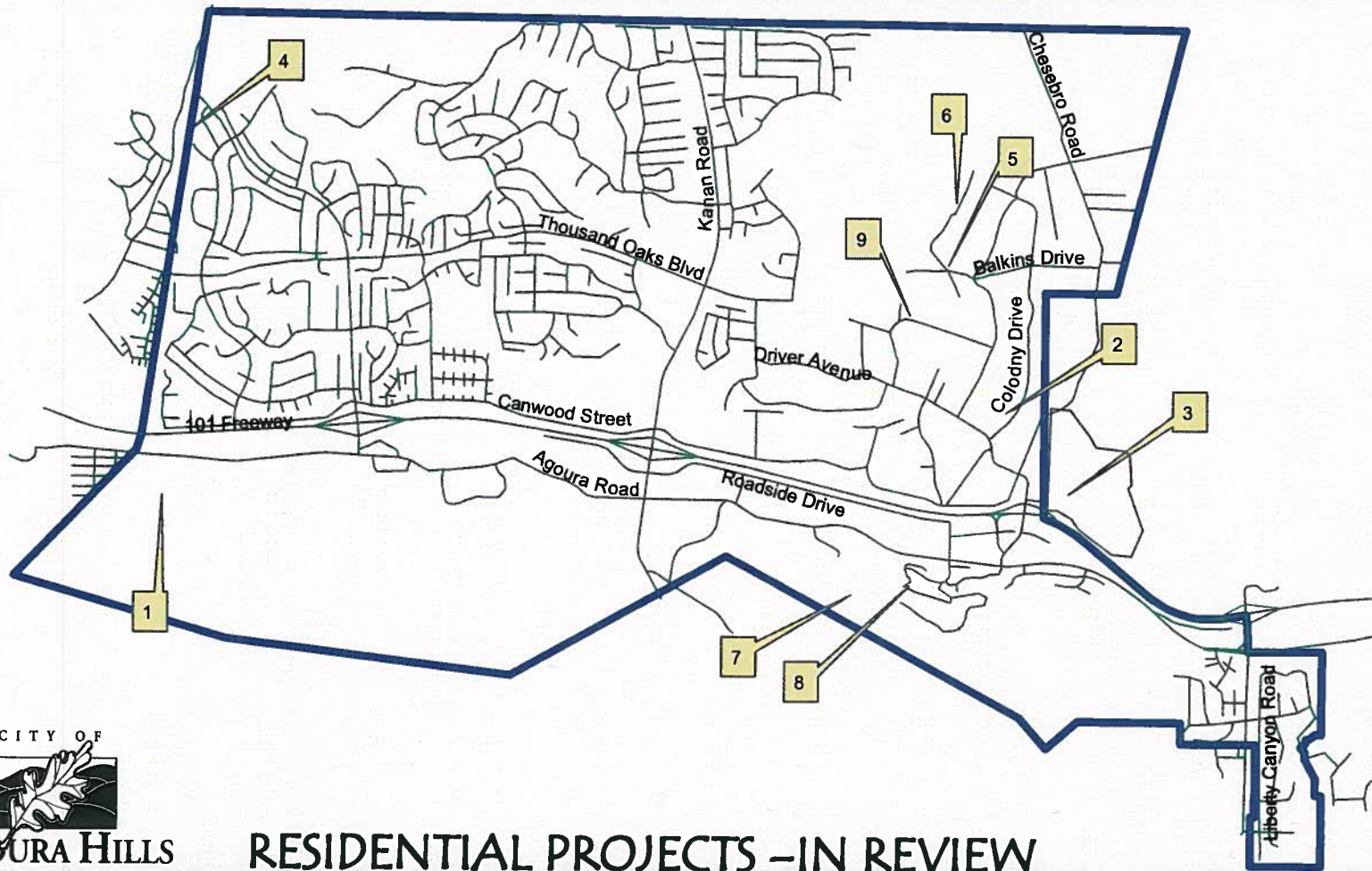
Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	Env. Review
1C	Tracy Hrach	12-SPR-004	5310 Colodny Drive	2055-007-053	0.31 acres (13,724 sq. ft.)	8,391 sq. ft.	5 Unit Apartment Complex	Catex

RESIDENTIAL PROJECTS COMPLETED TOTALS

ACRES SQ.FT. # OF UNITS

Completed New Dwelling Units	0.31	8,392.00	5
Completed Room Additions	0.00	0.00	0
Other	0.00	0.00	0

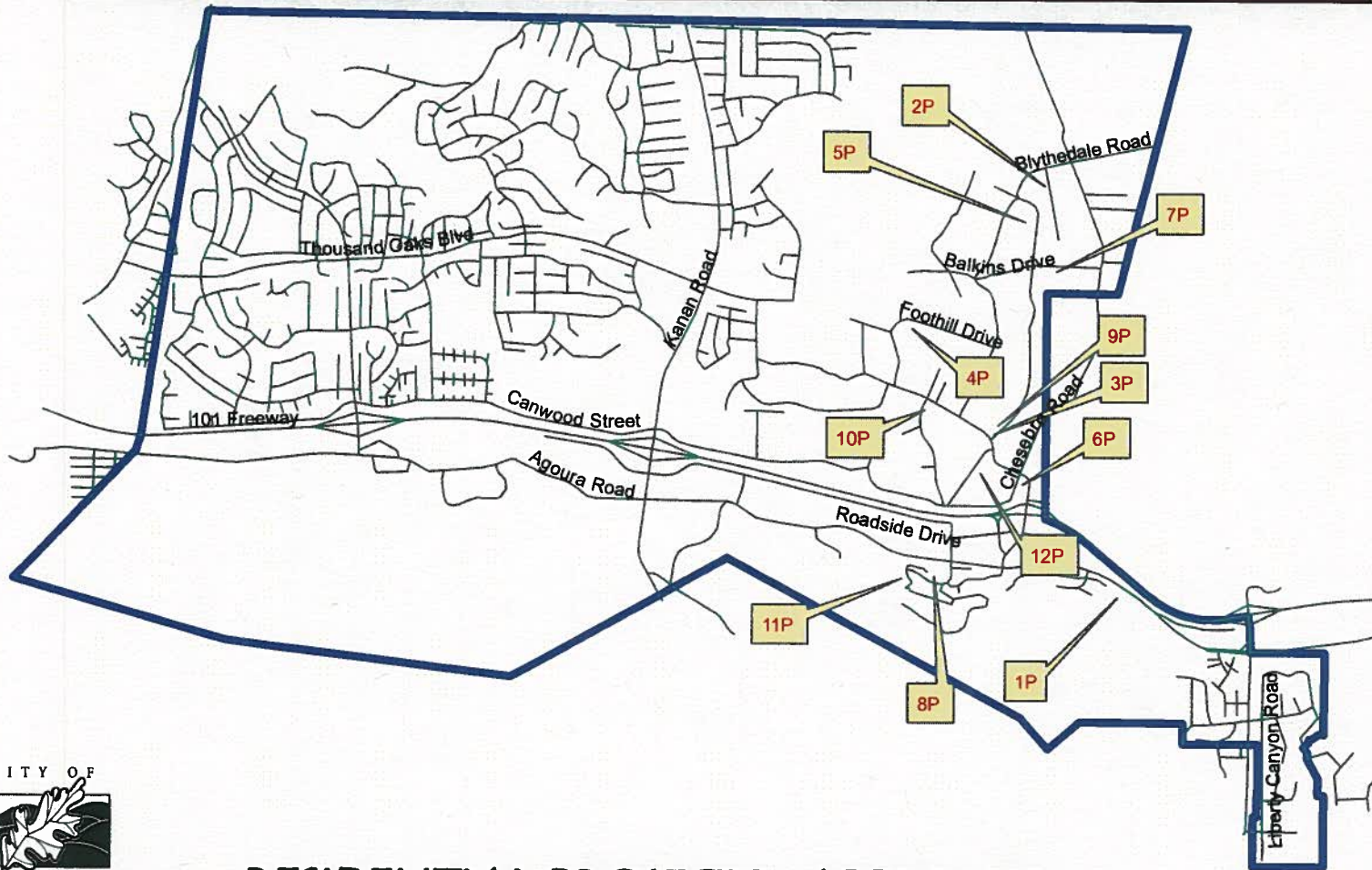
City of Agoura Hills Development Summaries



RESIDENTIAL PROJECTS -IN REVIEW

Fourth Quarter: December 2014

City of Agoura Hills Development Summaries

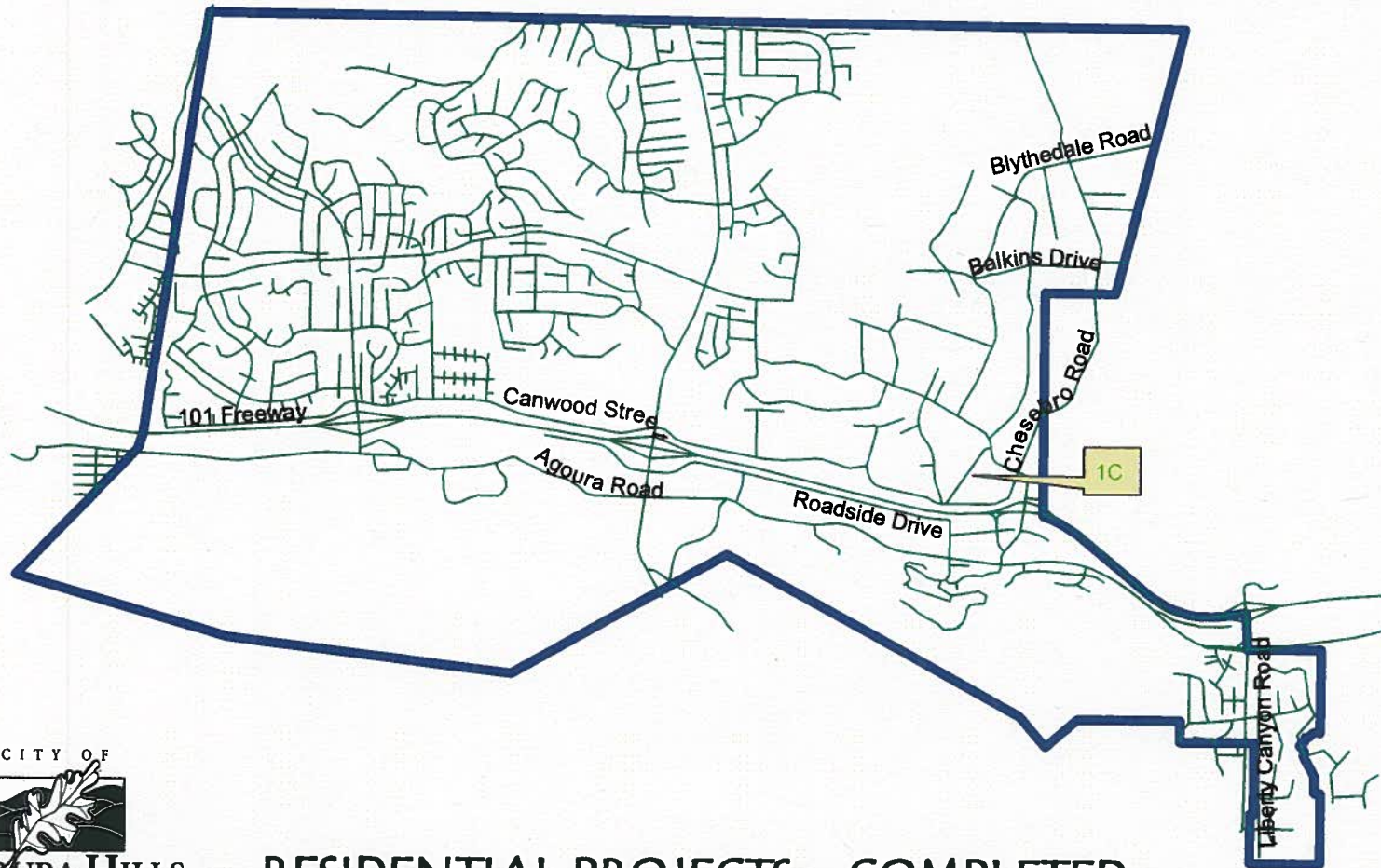


CITY OF
AGOURA HILLS

RESIDENTIAL PROJECTS - APPROVED

Fourth Quarter December 2014

City of Agoura Hills Development Summaries



RESIDENTIAL PROJECTS—COMPLETED

Fourth Quarter: December 2014