

City of Agoura Hills Development

## Commercial and Residential Projects 2021, Second Quarter Report



Planning Department  
30001 Ladyface Court  
Agoura Hills, CA 91301  
[www.agourahillscity.org](http://www.agourahillscity.org)

## COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW THRU JUNE 2021

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1	<b>Whizin Market Square, LLC/ Tucker Investment Group, LLC</b>	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 flr.area and 5,800 sq. ft. of new outdoor dining areas.	Concept: 100,000sq.ft.of existing, 14,850 sq.ft.of new retail/restaurant, add 88 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 entertainment & community gathering uses.  Env. Review: Catex	V. Darbouze (818) 597-7328
2	<b>Mike Peters For Tucker Development</b>	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.  Env. Review: Catex	V. Darbouze (818) 597-7328
3	<b>Larry Graves for Adobe Cantina</b>	AVDP-01160-2015	29100 Agoura Road	2061-031-022	0.77 acres (33,795 sqft.)	890 sqft	Request to build a room addition to an existing restaurant  Env. Review: Catex	V. Darbouze (818) 597-7328
4	<b>CA Commercial Investment Group - The AVE</b>	AVDP-01161-2015 (Formerly 03-CUP-006)	SEC Kanan/Agoura Roads	2061-031-020	18.73 acres (815,878 sq.ft.)	94,558 sq.ft. + 104,900 sq.ft.	Request to build 118 multi-family dwelling units, 61,000 sq.ft. hotel bldg., 38,200 sq.ft. retail/restaurant bldg., 5,700 sq.ft. office bldg.  Env. Review: EIR	A. Cook (818) 597-7310
5	<b>Agoura Storage Management - Kassie McMenamin-Torres</b>	CUP-01381-2017	28301 Agoura Road	2061-004-027	6.57 acres (286,559 sq.ft.)	1,360 sq.ft.	A request to rebuild a caretaker unit on an existing storage facility  Env. Review: Catex	V. Darbouze (818) 597-7328
6	<b>West Village (Symphony)</b>	AVDP-01793-2020	SW corner of Agoura/Kanan Roads	2061-032-021, 022	7.29 acres (317,552 sq.ft.)	2,095 sqft. retail, 24,709 sqft. restaurants, 9,192 sqft. offices, 3,472 sqft. gym and 83,757 sqft for 78 multi-family residential units	Request to build a mixed-use development with office, retail, restaurant and multi-family residential units; subterranean garage.  Env. Review: EIR	A. Cook (818) 597-7310

## COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW THRU JUNE 2021

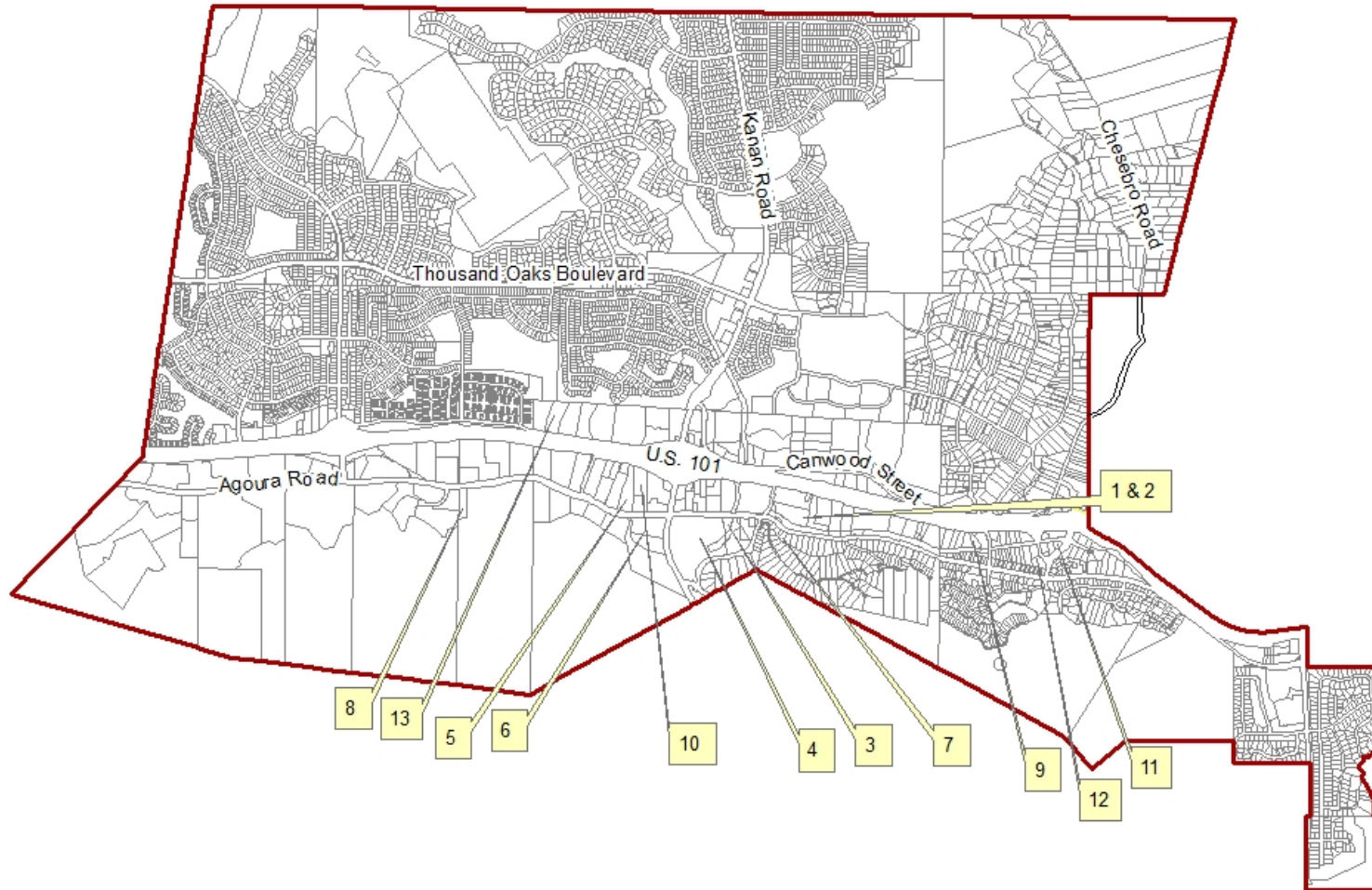
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7	<b>64North For Avi Edy/AN Investments</b>	AVPD-01469-2018	28902 Agoura Road	2061-029-006	0.87 acres (37,852 sqft. )	15 residential units totaling 15,914 sq.ft. including 7 live-work spaces totaling 5,222 sqft. - 4 retail units: 9,803 sqft. - subterranean garage: 17,100 + 11,850 sq.ft.	Request to build a mixed-use development with office, retail, restaurant and multi-family residential units; subterranean garage.  Env. Review: to be determined	J. Cleavenger (818) 597-7342
8	<b>Agoura Hills Business Center LLC for Westcord (RRM Design For Principe)</b>	SPA-01697-2019 CUP-01694-2019 VAR-01698-2019 OAK-01699-2019 SIGN-01700-2019	27260 Agoura road	2061-033-015	1.65 acres (71,874 sq.ft.)	18,000 sq.ft.	Request to build a 18,000 square foot two-story office building in the Ladyface Mountain Specific Plan  Env. Review: to be determined	V. Darbouze (818) 597-7328
9	<b>A-Z All Services Co. (HRD Architects, Inc.)</b>	SPR-01823-2020 OAK-01824-2020 SIGN-01825-2020 PMAP-01826-2020	28338 Roadside Drive	2061-009-076 & 077	0.75 acres (32, 708 sqft.)	Carwash: 2,600 sqft. + mezzanine 783 sqft. + retail 1,050 sqft.	Request to build a car wash and encroach in oak trees, merge twolots and install signage.  Env. Review: to be determined	V. Darbouze (818) 597-7328
10	<b>Blucroix for ATT</b>	PMAP-01831-2020	29300 Roadside Dr, 29293 Agoura Rd.	2061-004-801	3.09 acres (134, 600.04 sqft.)	Building 1 - 28,839 sqft. Building 2 - 4,397 sqft.	Request for a 2-lot subdivision.  Env. Review: Catex	K. Garcia (818) 597-7339
11	<b>Tom Oswalt for Yair Vetchtein</b>	SPR-2021-0005	28100 Dorothy Drive	20161-013-029	0.35 acres (15,190 sq.ft.)	4,000 sqft.	Request to build a retail building  Env. Review: to be determined	V. Darbouze (818) 597-7328
12	<b>Antilla for Chesebro Senior Care</b>	SPR-2021-0006 CUP-2021-0003 PMAP-2021-0001 ZONE-2021-0001 OAK-2021-0007	Northwest corner of Agoura Rd/Chesebro Rd	2061-012-012, -014, -015, -018, -047, -048, -049	1.78 acres (77,399 sq. ft.)	46,136 sqft.	Request to construct new senior care facility with 76 rooms/beds, merge lots, and zone change to remove OA overlay from the lot's designation.  Env. Review: to be determined	K. Garcia (818) 597-7339

**COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW THRU JUNE 2021**

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13	Ladyface Vista LP	CUP-2021-0004, SPR-2021-0007, OAK-2021-0012, TRM-2021-0001 & SIGN-2021-0013	29541-29557 Canwood Street	2053-001-008	3.23 acres (138,912.15 sq.ft.)	Building A: 3526 Building B: 3643 Building C: 5767 Building D: 3733 Building E: 6310	Request to build 5 new office buildings with surface parking with signage; encroach in the protected zone of 2 oak trees; subdivide the parcel.  Env. Review: to be determined	V. Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW TOTALS		ACRES	USE SQ.FT.	# of Projects	Units/Rooms/
	Commercial - New	34.65	254,941.00	8	76
	Commercial - Addition	9.72	15,740.00	2	-
	Residential - New	N/A	194,229.00	3	211
	Commercial Rebuild	6.57	1,360.00	1	-
	Commercial Remodel	-	-	1	-
	Subdivision	3.09	-	1	-
	Outdoor Use	N/A	5,800	1	-

# City of Agoura Hills Development Summaries | Second Quarter, June 2021



**COMMERCIAL/MIXED-USE PROJECTS - IN REVIEW**



## COMMERCIAL AND MIXED-USE PROJECTS APPROVED THRU June 2021

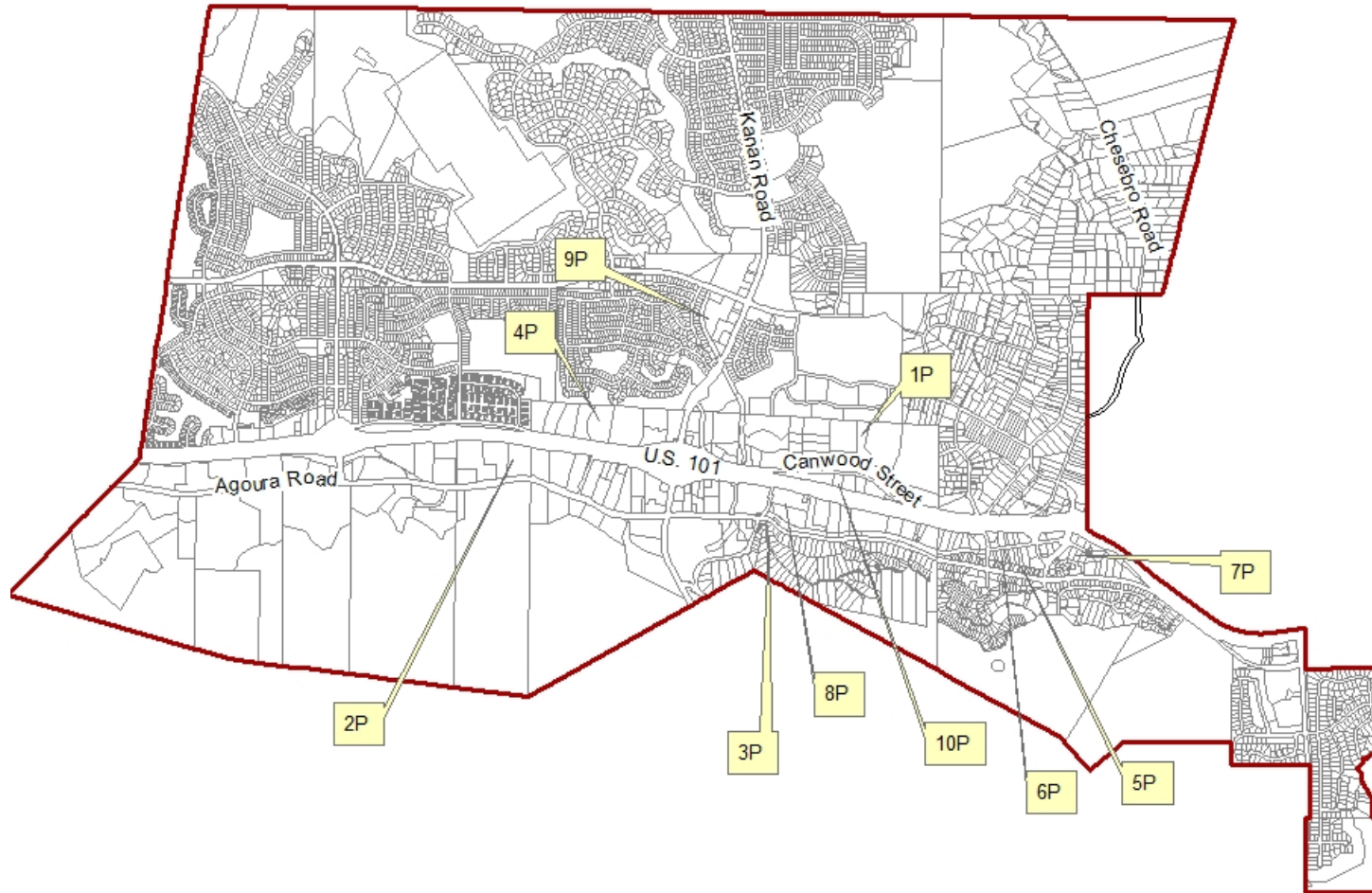
Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	City Contact
1P	<b>Shirvanian Family Investment (New ABC North)</b>	06-CUP-003 06-OTP-005 PM 65503	Lots between 28700 and 28811 Canwood Street	2048-012-026		10 acres (435,600 sq.ft.)	103,000 sq. ft.	Industrial park with 7 buildings  Env. Review: MND	V. Darbouze (818) 597-7328
2P	<b>Martin Teitelbaum for Agoura Landmark</b>	SPR-01048-2015 OAK-01049-2015	29621 Agoura Road	2061-003-027		5.17 acres (225,205 sq.ft.)	69,867 sq.ft.	Request to build 6 industrial buildings on a vacant parcel zoned BP-M-FC  Env. Review: MND	V. Darbouze (818) 597-7328
3P	<b>Cornerstone/ Gelfand &amp; Ben Tov</b>	07-AVDP-002 PM 70559	SEC Agoura Road and Cornell Road	2061-029-008 thru 16 2061-030-001 thru 013		5.58 acres (243,172 sq.ft.)	47,858 sq.ft. of dwelling units, 17,830 sq.ft. of office bldg, 25,017 sq.ft. of retail bldg.	A request to build a mixed-use development including: 47,858 sq.ft. for 35 dwelling units, and 17,830 sq.ft. of office bldg, and 25,017 sq.ft. of retail bldg.  Env. Review: MND	A. Cook (818) 597-7310
4P	<b>Oakmont of Agoura Hills - James Lawson of Oakmont Senior Living</b>	CUP-01359-2017 OTP-01360-2017 SIGN-01361-2017	29353 Canwood Street	2053-001-005		5.73 acres (249,795 sqft.)	71,020 sqft.	A request to build a senior care facility with 75 units including 86 beds  Env. Review: MND	A. Cook (818) 597-7310
5P	<b>Di Maggio Agoura Road</b>	CUP-01503-2018	28127 Agoura Road	2061-012-020 2061-012-021		0.24 acres (10,400 sq. ft.)	2,034 sq. ft.	Request to build a new office building.  Env. Review: Catex	A. Cook (818) 597-7310
6P	<b>Eastwood Ranch Animal Shelter</b>	CUP-01542-2018 OAK-01543-2018 SIGN-01544-2018 LOT-01545-2018	28260 Dorothy Drive	2061-012-004, 005, 006		0.82 acres (35,830 sq.ft.)	4,900 sq.ft. + 3,374 sq.ft	Request to build an animal rescue facility and merge 3 lots  Env. Review: Catex	V. Darbouze (818 ) 597-7328
7P	<b>SureSite for Sprint</b>	WIRE-01640-2019	28030 Dorothy Drive	2061-013-037		N/A	N/A	Request to modify an existing wireless facility  Env. Review: Catex	V.Darbouze (818) 597-7328

**COMMERCIAL AND MIXED-USE PROJECTS APPROVED THRU June 2021**

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8P	Raw Inspiration /Whizin Center (Bill Tucker)	CUP-01633-2019	29814 Roadside Drive	2061-007-051	N/A	N/A		Request to operate a Certified Farmers Market on Saturday at the east end of the Whizin Market Place  Env. Review: Catex	V.Darbouze (818) 597-7328
9P	Michael Mahan	CUP-01834-2020	5649 Kanan Road	2053-007-026	N/A	N/A		Request for an alcohol license to serve alcohol at a new restaurant  Env. Review: Catex	V.Darbouze (818) 597-7328
10P	Core Development Services for Verizon	WIRE-01725-2020	28720 Canwood Street	2048-012-023	N/A	N/A		Request to modify an existing wireless facility roof-mounted on an office building.  Env. Review: Catex	V. Darbouze (818) 597-7328

<b>COMMERCIAL AND MIXED-USE PROJECTS APPROVED TOTALS</b>				<b>ACRES</b>	<b>USE SQ.FT.</b>	<b># of Projects</b>	<b># Units, Rooms, Beds</b>
<b>Commercial - New</b>				<b>27.54</b>	<b>293,668.00</b>	<b>6</b>	<b>75</b>
<b>Residential</b>				<b>-</b>	<b>47,858.00</b>	<b>1</b>	<b>35</b>
<b>Outdoor Use</b>				<b>-</b>	<b>3,374.00</b>	<b>1</b>	<b>-</b>
<b>Other</b>				<b>-</b>	<b>-</b>	<b>4</b>	<b>-</b>

City of Agoura Hills Development Summaries | Second Quarter, June 2021



COMMERCIAL/MIXED-USE PROJECTS - APPROVED



## RESIDENTIAL PROJECTS IN REVIEW THRU JUNE 2021

<b>Map No.</b>	<b>Project Name</b>	<b>Case No.</b>	<b>Project Location</b>	<b>Parcel No.</b>	<b>Site Sqft.</b>	<b>Use Sqft.</b>	<b>Project Description</b>	<b>City Contact</b>
1	<b>IR-Architects for Shuken</b>	CUP-01311-2016 OAK-01312-2016	6500 and 6511 Chesebro Road	2055-029-005 2055-029-006	Lot 1: 3.66 acres 159,504 sqft. Lot 2: 1.72 acres 74,933 sqft. Total: 5.38 acres	5,093 + 720 + 2,520 + 619 sqft. of structures	Request to build one 5,093 single-story, single-family residence with a 720 attached garage + a 2,520 detached garage/barn with a 619 attached gym.  Env. Review: To be determined	V. Darbouze (818) 597-7328
2	<b>Johanna Riensche for Lexington Apartments</b>	CUP-01489-2018 OAK-01620-2019 SPR-01744-2020	30856 Agoura Road	20561-001-026	15.35 acres (668,919 sq.ft.)	645 sq. ft. addition	Request to remodel interior and add 645 sq. ft. to an existing leasing center; add new lap siding, windows and doors, and new roof; new BBQ area with mural wall art work, new bench area, and new bathrooms and shower to the exterior area  Env. Review: Catex	K. Garcia (818) 597-7339
3	<b>Aurora Arvind</b>	CUP-01533-2018 OAK-01534-2018	28340 Balkins Drive	2055-021-044	1.01 acres (44,186 sq.ft.)	3,925 sq.ft. + 730 sq.ft. garage	Request to build a single-family residence  Env. Review: Catex	K. Garcia (818) 597-7339
4	<b>Brian Gelt</b>	CUP-01577-2019 OAK-01578-2019	6461 Chesebro Road	2055-029-001	1.46 acres (63,598 sq.ft.)	4,527 sqft SFR + 848 sq.ft. garage + 656 sq.ft. guest quarter + 396 sq.ft. pool house	Request to build a 4,527 sq.ft. single family residence with an attached 848 sq.ft. garage, a 656 sq.ft. guest quarters over a 396 sq.ft. pool house in the Palo Comado Ranch Tract  Env Review: TBD	V. Darbouze (818) 597-7328

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5	<b>Feinberg for Ferrero</b>	SPR-01608-2019	5301 Lewis Road	2055-003-028	0.38 acres (16,685 sq.ft.)	3,212 sq.ft. home + 430 sqft. garage + 215 sqft. patio cover	Request to demolish an existing residence and rebuild a new one in its place  Env. Review: Catex	K. Garcia (818) 597-7339
6	<b>Marcarelli Design Inc. for Benton</b>	CUP-01679-2019 VAR-01681-2019 OAK-01680-2019	28181 Laura La Plante Drive	2061-016-054	0.25 acres (11,128 sq.ft.)	3,369 sq.ft home + 748 sq.ft. garage	Request to build a new single-family residence  Env. Review: Catex	V Darbouze (818) 597-7328
7	<b>Yehuda Benezra</b>	SPR-01769-2020	28433 Driver Avenue	2055-017-016	0.996 acres (43,385 sqft.)	4, 371 sqft SFR + 630 sqft Garage	Request to build a new single family residence  Env. Review: Catex	K. Garcia (818-597-7339)
8	<b>Keystone Strategic Planning for Greenstein</b>	CUP-01773-2020 SPR-01774-2020 OAK-01775-2020	6450 Chesebro Road	2055-001-052	29 acres (1,278,566 sqft.)	7,145 sqft house 321.8 sqft garage 704.6 sqft garage 3,783 sqft. barn 975 sqft. workshop 486.7 solid patio cover 321.8 trellis patio cover	Request to build a new residence, detached garage, workshop and stable on a vacant lot previously used for agricultural purposes  Env. Review: TBD	V. Darbouze (818-597-7328)
9	<b>Anahita Khoshbakht</b>	SPR-01842-2020	4137 Jim Bowie Road	2064-013-007	0.3 acres (13,068 sq.ft.)	870 sq. ft.	Request to build a second story addition on a single family residence  Env. Review: Catex	V. Darbouze (818)597-7328

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10	<b>Brian Campbell for Gateway Church</b>	CUP-01849-2020 GPA-01852-2020 SPR-01850-2020 SPA-01851-2020 TRM-01854-2020	29646 Agoura Road	2061-033-013	109 acres (4,748,040 sq.ft.)	66 duplex units, 25,826 SF church facility.	Request to build 66 duplex residences and 25,826 SF church building. Parcel Map to subdivide parcel into 5 lots.  Env. Review: EIR	A. Cook (818) 597-7310
11	<b>Cosi Design for Jonathan Demian</b>	CUP-01862-2020 SPR-01863-2020 VAR-01864-2020	4815 Canyon Way Lot 17	2061-018-065	0.18 acres (8,231.98 sq.ft)	3,452 sq.ft. +553 sq.ft. garage	Request to build a single-family residence  Env. Review: Catex	V. Darbouze (818) 597-7328
12	<b>Cosi Design for Jonathan Demian</b>	CUP-01866-2020 SPR-01867-2020 VAR-01868-2020	4809 Canyon Way Lot 18	2061-018-066	0.16 acres (7,161.61 sq.ft.)	3,047 sq.ft. + 569 garage	Request to build a single-family residence  Env. Review: Catex	V. Darbouze (818) 597-7328
13	<b>Clive Dawson for Adam Mehr</b>	SPR-01879-2021 CUP-01878-2021 OAK-01880-2021	5856 Fairview Pl.	2055-027-072	1.5 acres (65,759 sq. ft.)	3,524 sq. ft.	Request to convert 438 sq. ft. garage to living space, add 1,309 sq. ft to ex. SFR., add 789 sq. ft garage.  Env. Review: Catex	K. Garcia (818) 597-7339
14	<b>Terry Rainey for Braden Pollock</b>	CUP-01883-2021, SPR-01885-2021, OAK-01884-2021	6491 Chesebro Road	2055-029-002 2055-029-003 2055-029-004	4.16 acres (181,210 sq. ft.)	4,385 sq. ft.	Request to convert both detached & attached garage to living space, add 1,429 sq. ft. for attached garage, add 1,380 sq. ft. accessory structure.  Env. Review: TBD	K. Garcia (818) 597-7339

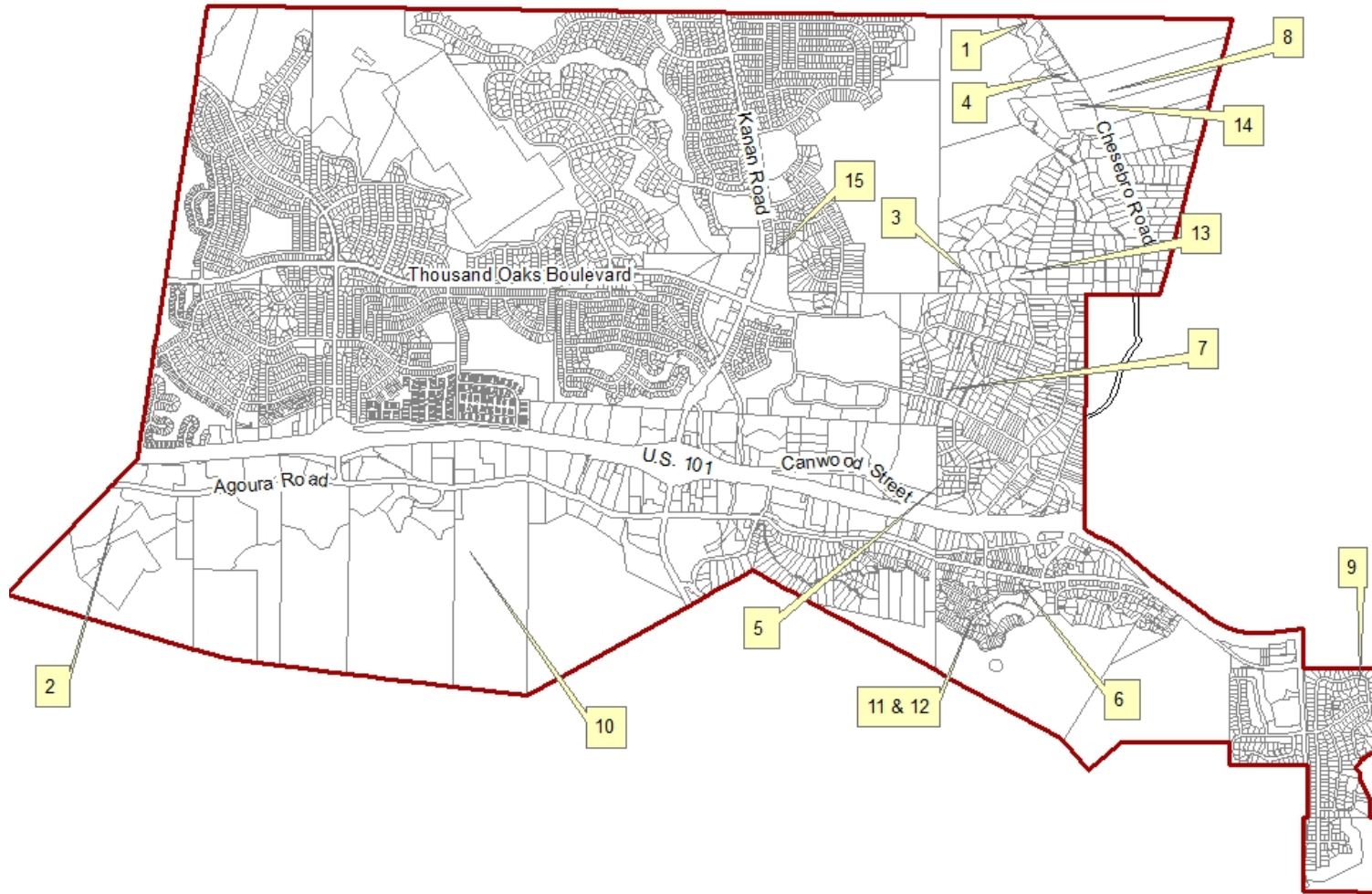
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15	Navarrete for Barsoum	SPR-2021-0004	5800 Calmfield Avenue	2048-001-005	0.34 acres (14,995 sq. ft.)	678 sq. ft. building addition	Request to add 678 sq. ft. to the first and second floor of an existing residence and convert 192 sq. ft. of a three car garage into habitable space.  Env. Review: Catex	K. Garcia (818) 597-7339

### RESIDENTIAL PROJECTS IN REVIEW TOTALS

	<b>ACRES</b>	<b>USE SQ.FT.</b>	<b># of Projects</b>	<b># Units Rooms</b>
<b>New Construction</b>	<b>144.78</b>	<b>76,334</b>	<b>9</b>	<b>66</b>
<b>Room Additions</b>	<b>15.35</b>	<b>6,422</b>	<b>5</b>	<b>-</b>
<b>Reconstruction</b>	<b>0.38</b>	<b>3,857</b>	<b>1</b>	<b>-</b>
<b>Project Modifications</b>	<b>0.14</b>	<b>3,255</b>	<b>1</b>	<b>-</b>

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**RESIDENTIAL PROJECTS - IN REVIEW**

## RESIDENTIAL PROJECTS APPROVED THRU JUNE 2021

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1P	<b>Michael Allan</b>	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 acres (11,609 sq. ft.)	964 sq. ft.	Request to add 964 sqft to an existing single family residence  Env. Review: Catex	K. Garcia (818) 597-7339
2P	<b>Mark and Kristina Clemens</b>	CUP-01187-2015 OAK-01188-2015	6105 Lapworth Drive	2055-001-044	50 acres (2,178,000 sq.ft.)	4,996 sq.ft. + 953 sq.ft.	Request to demolish an existing residence and rebuild a 4,996 two-story, SFR with a 953 sqft. garage  Env. Review: Catex	V. Darbouze (818) 597-7328
3P	<b>Adrienne Jacob</b>	SPR-01493-2018 OAK-01494-2018	5911 Colodny Drive	2055-028-041	1.10 acres (47,916 sq.ft.)	2,351 sqft. addition	Request to add 2,351 sqft. addition to an existing single-story residence including adding a second story.  Env. Review: Catex	V. Darbouze (818) 597-7328
4P	<b>Lefferts</b>	SPR-01830-2020	6029 Rustling Oaks Drive	2051-008-012	0.17 acres (7,676 sq. ft.)	3,098 sq. ft.	Request to add 319 sq. ft on the second floor of an existing SFR.  Env. Review: Catex	K. Garcia (818) 597-7339
5P	<b>Malka</b>	SPR-01702-2019	28437 Driver Avenue	2055-017-015	1.04 acres (45,302 sq.ft.)	7,943 sq.ft.	Request to build a single-family residence  Env. Review: Catex	K. Garcia (818) 597-7339



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6P	<b>Carol Skertich</b>	SPR-01388-2017	28304 Foothill Drive	2055-016-016	1.02 acres (44,431.2 sq.ft.)	608 sq. ft. addition and 758 sq. ft. uncovered deck	Remodel existing residence and add 608 sq. ft. to existing 3,668 sq. ft. SFD. New accessory structures proposed and covered patio area and pool.  Env. Review: Catex	K. Garcia (818) 597-7339
7P	<b>KDD Design for Glantz</b>	SPR-01742-2020	28613 Bamfield Drive	2050-014-011	1.43 acres (62,290 sq.ft.)	2,165 sq.ft.SFR + 466 sq.ft. Garage	Fire Rebuild with a new 525 square-foot new second floor  Env. Review: Catex	V. Darbouze (818) 597-728

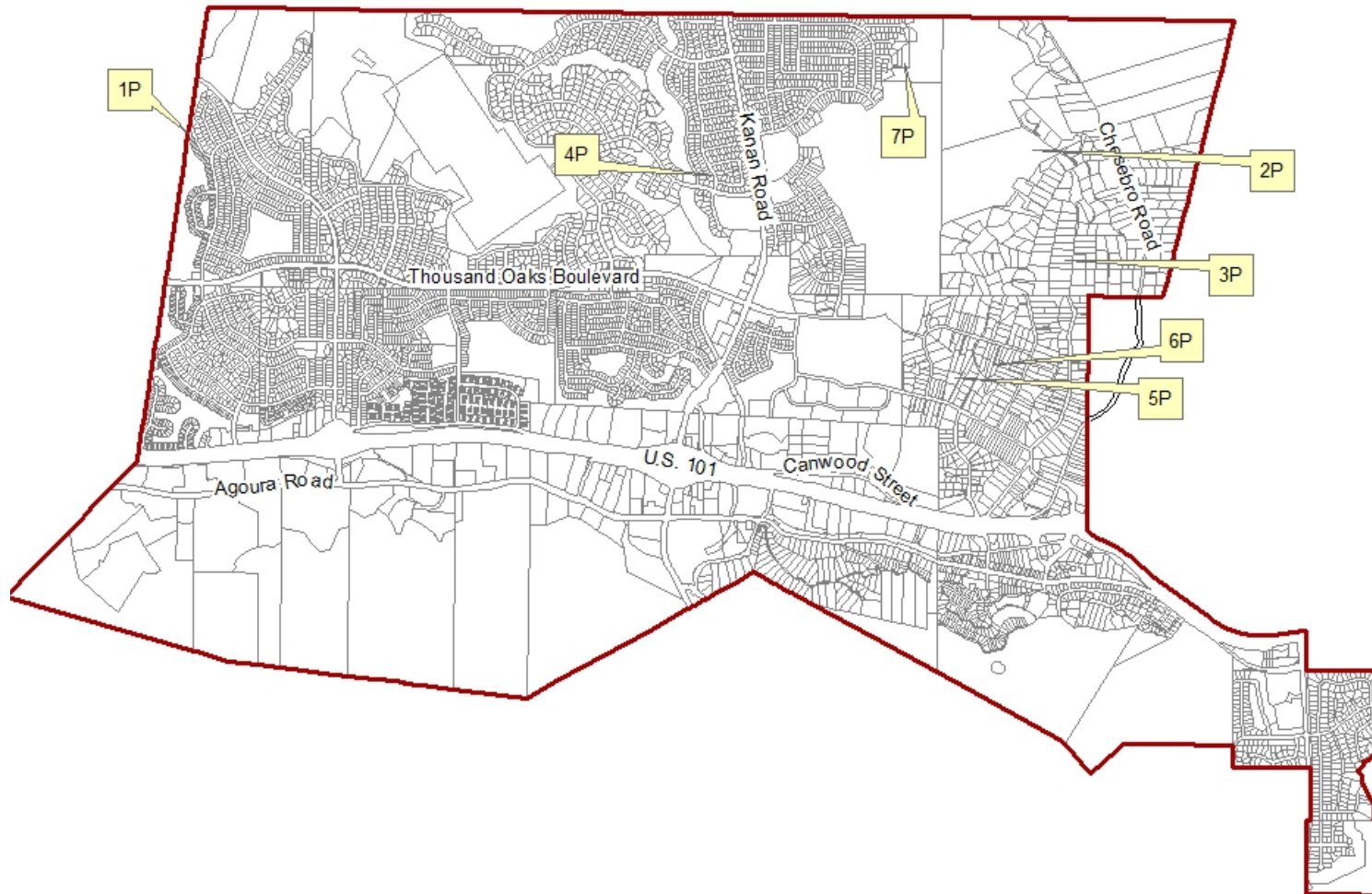
## RESIDENTIAL PROJECTS APPROVED TOTALS

**ACRES    JSE SQ.FT    # of Projects    # Units**

**Rooms**

<b>New Construction</b>	<b>1.04</b>	<b>7,943</b>	<b>1</b>	<b>1</b>
<b>Reconstruction</b>	<b>51.43</b>	<b>8,580</b>	<b>2</b>	
<b>Additions</b>	<b>2.56</b>	<b>4,242</b>	<b>4</b>	<b>-</b>
<b>Subdivision</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

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**RESIDENTIAL PROJECTS - APPROVED**