

City of Agoura Hills Development

Commercial and Residential Projects 2021, Third Quarter Report



Planning Department
30001 Ladyface Court
Agoura Hills, CA 91301
www.agourahillscity.org

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW THRU SEPTEMBER 2021

<i>Map No.</i>	<i>Project Name</i>	<i>Case No.</i>	<i>Project Location</i>	<i>Parcel No.</i>	<i>Site Sqft.</i>	<i>Use Sqft.</i>	<i>Project Description</i>	<i>City Contact</i>
1	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 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.	V. Darbouze (818) 597-7328 Env. Review: Catex
2	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.	V. Darbouze (818) 597-7328 Env. Review: Catex
3	Larry Graves for Adobe Cantina	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	V. Darbouze (818) 597-7328 Env. Review: Catex
4	CA Commercial Investment Group - The AVE	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.	A. Cook (818) 597-7310 Env. Review: EIR

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5	Agoura Storage Management - Kassie McMenamin-Torres	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	West Village (Symphony)	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
7	64North For Avi Edy/AN Investments	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: TBD	J. Cleavenger (818) 597-7342
8	Agoura Hills Business Center LLC for Westcord (RRM Design For Principe)	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: TBD	V. Darbouze (818) 597-7328

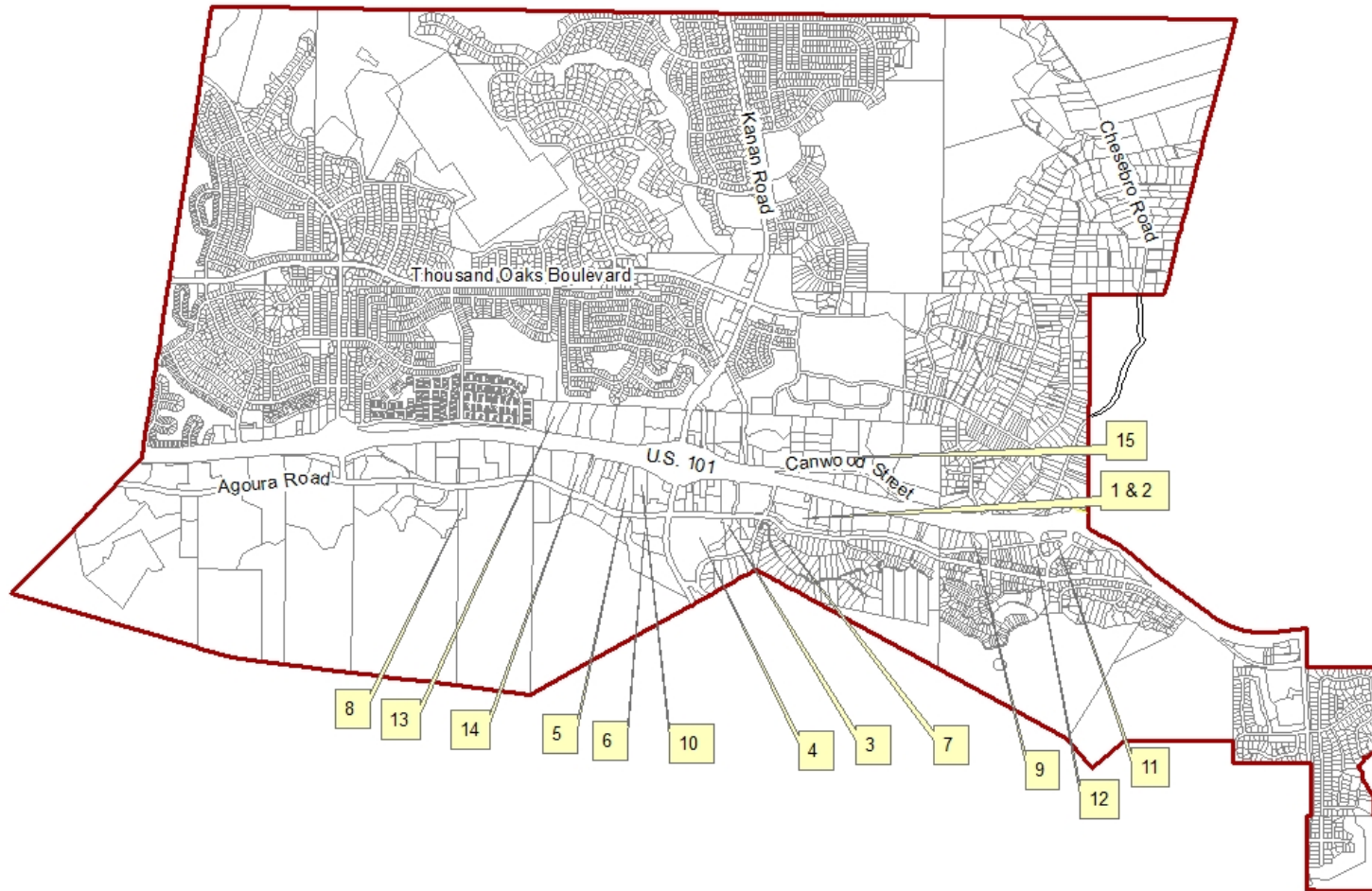
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9	A-Z All Services Co. (HRD Architects, Inc.)	SPR-01823-2020 OAK-01824-2020 SIGN-01825-2020 PMAP-01826-2020	28338 Roadside Drive	2061-009-076 & 077	0.75 acres (32,708 sqft.)	Carwash: 2,600 sqft. + mezzanine 783 sqft. + retail 1,050 sqft.	Request to build a car wash and encroach in oak trees, merge two lots and install signage. Env. Review: TBD	V. Darbouze (818) 597-7328
10	Blucroix for ATT	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	Tom Oswalt for Yair Vetchtein	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: TBD	V. Darbouze (818) 597-7328
12	Antilla for Chesebro Senior Care	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: TBD	K. Garcia (818) 597-7339
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: TBD	V. Darbouze (818) 597-7328

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14	PK Architects for Montessori	SPR-2021-0010	5025 Roadside Rd	2061-004-030	3.7 acres (163,215 sq. ft.)	4,140 sq. ft. (Ex. Bldg) 3,800 sq. ft. (Outdoor Playground)	Change of use from Retail/restaurant to child care center with new outdoor play area. Env. Review: TBD	K. Garcia (818) 597-7339
15	Tesla Inc.	CUP-2021-0006	28721 Canwood St.	2048-012-026	3.8 acres (167,830 sq. ft.)	10,110 sq. ft.	Add auto sale use to and existing car maintenance facility. Env. Review: TBD	V. Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW TOT/	ACRES	USE SQ.FT.	# of Projects	# Units, Rooms, Beds
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	-
Change of Use	-	-	2	-
Subdivision	3.09	-	1	-
Outdoor Use	N/A	9,600	2	-



COMMERCIAL/MIXED-USE PROJECTS - IN REVIEW

COMMERCIAL AND MIXED-USE PROJECTS APPROVED THRU SEPTEMBER 2021

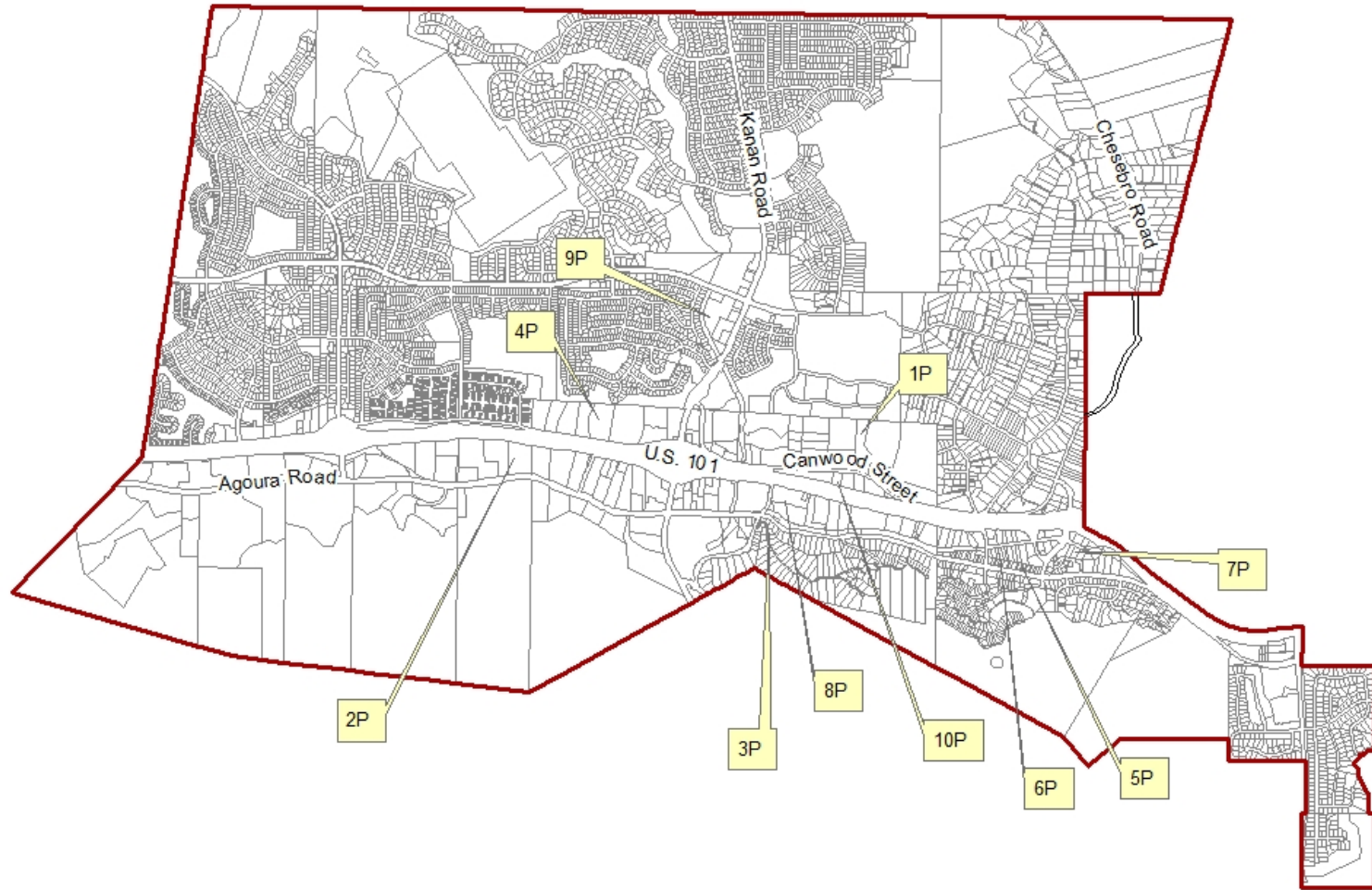
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1P	Shirvanian Family Investment (New ABC North)	06-CUP-003 06-OTP-005 PM 65503	Lots between 28700 and 28811 Canwood Street	2048-012-026		10 acres (435,600 sq.ft.)	103,000 sq. ft.	Industrial park with 7 buildings Env. Review: MND	V. Darbouze (818) 597-7328
2P	Martin Teitelbaum for Agoura Landmark	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	Cornerstone/ Gelfand & Ben Tov	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	Oakmont of Agoura Hills - James Lawson of Oakmont Senior Living	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	Di Maggio Agoura Road	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	Eastwood Ranch Animal Shelter	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	SureSite for Sprint	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 SEPTEMBER 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	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	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	N/A	Request to modify an existing wireless facility roof-mounted on an office building. Env. Review: Catex	V. Darbouze (818) 597-7328

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

City of Agoura Hills Development Summaries | Third Quarter, September 2021



COMMERCIAL/MIXED-USE PROJECTS - APPROVED

RESIDENTIAL PROJECTS IN REVIEW THRU SEPTEMBER 2021

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1	IR-Architects for Shuken	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: Addendum	V. Darbouze (818) 597-7328
2	Johanna Riensche for Lexington Apartments	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	Aurora Arvind	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	Brian Gelt	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: Addendum	V. Darbouze (818) 597-7328

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5	Feinberg for Ferrero	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	Marcarelli Design Inc. for Benton	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	Yehuda Benzra	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	Keystone Strategic Planning for Greenstein	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	Anahita Khoshbakht	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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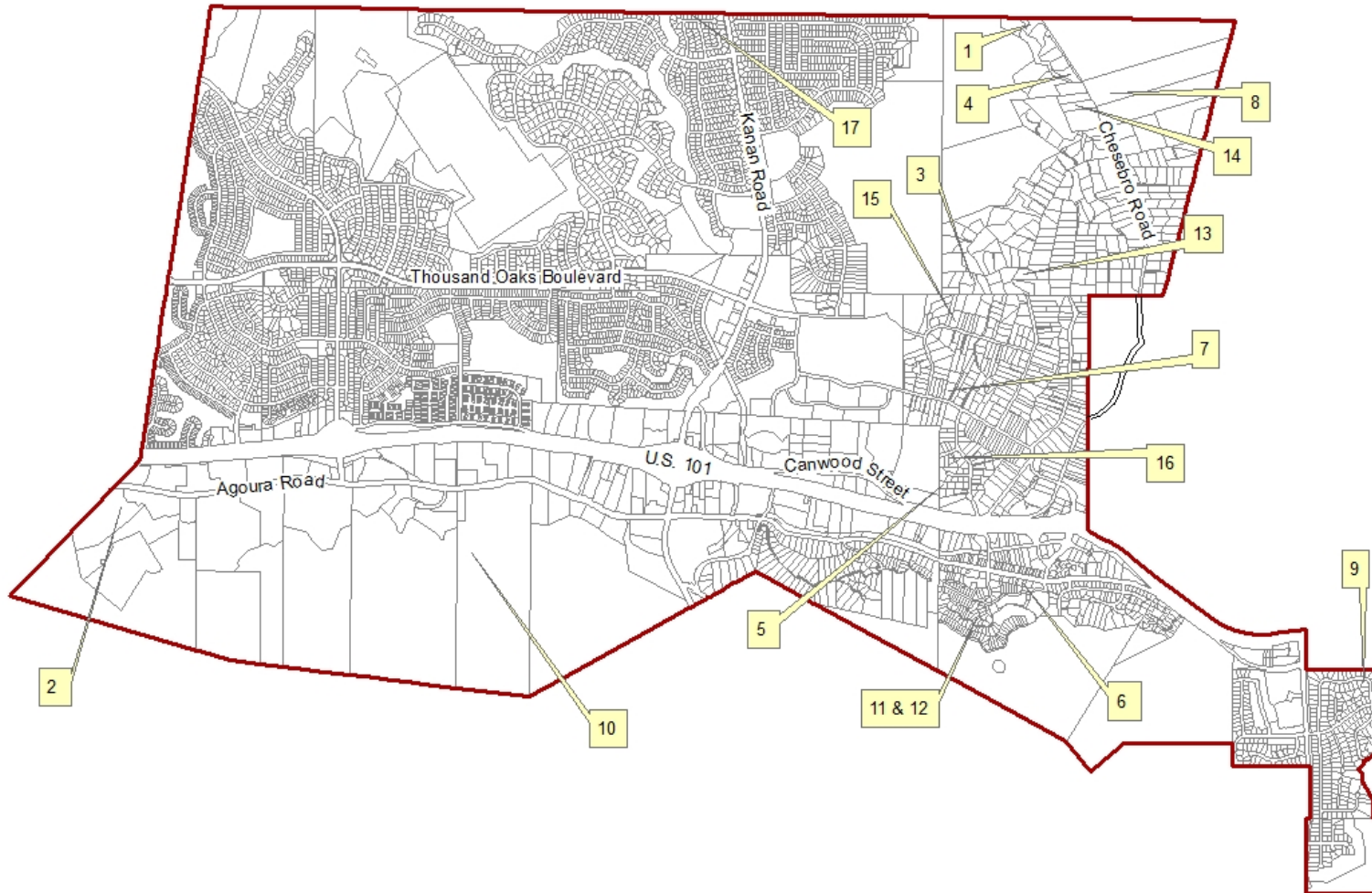
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10	Brian Campbell for Gateway Church	CUP-01849-2020 GPA-01852-2020 SPR-01850-2020 SPA-01851-2020 TRM-01854-2020	29646 Agoura Road	2061-033-013	109 acres (4,748,040 sq.ft.)	66 duplex units, 25,826 SF church facility.	Request to build 66 duplex residences and 25,826 SF church building. Parcel Map to subdivide parcel into 5 lots. Env. Review: EIR	A. Cook (818) 597-7310
11	Cosi Design for Jonathan Demian	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	Cosi Design for Jonathan Demian	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	Clive Dawson for Adam Mehr	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	Terry Rainey for Braden Pollock	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	Architect JHK for Bengali	CUP-2021-0005 SPR-2021-0008	28439 Foothill Drive	2055-019-037	1.5 acres (66,019 sq. ft.)	House: 4,486 sq. ft. Garage: 690 sq. ft. Barn: 373 sq. ft.	Request to build a new single-family residence on a hillside lot with a detached garage and barn. Env. Review: Catex	V. Darbouze (818) 597-7328
16	Carrington for Sandoval	SPR-2021-0009	28414 Waring Place	2055-003-047	0.34 acres (14,755 sq. ft.)	803 sq. ft.	Request to build an addition on the first floor of a single-story single family residence Env. Review: Catex	K. Garcia (818) 597-7339
17	Grinbaum for Shalev	SPR-2021-0011	29105 Garden Oaks Court	2051-010-002	0.15 acres (6,761 sq. ft.)	992 sq. ft.	Request to build an addition on the first and second floor of an existing two-story single family residence Env. Review: Catex	K. Garcia (818) 597-7339

RESIDENTIAL PROJECTS IN REVIEW	ACRES	USE SQ. FT.	# OF PROJECTS	# UNITS/ROOMS
New Construction	149.28	81,883	10	66
Room Additions	15.5	7,539	6	-
Reconstruction	0.38	3,857	1	-
Project Modifications	0.14	3,255	1	-

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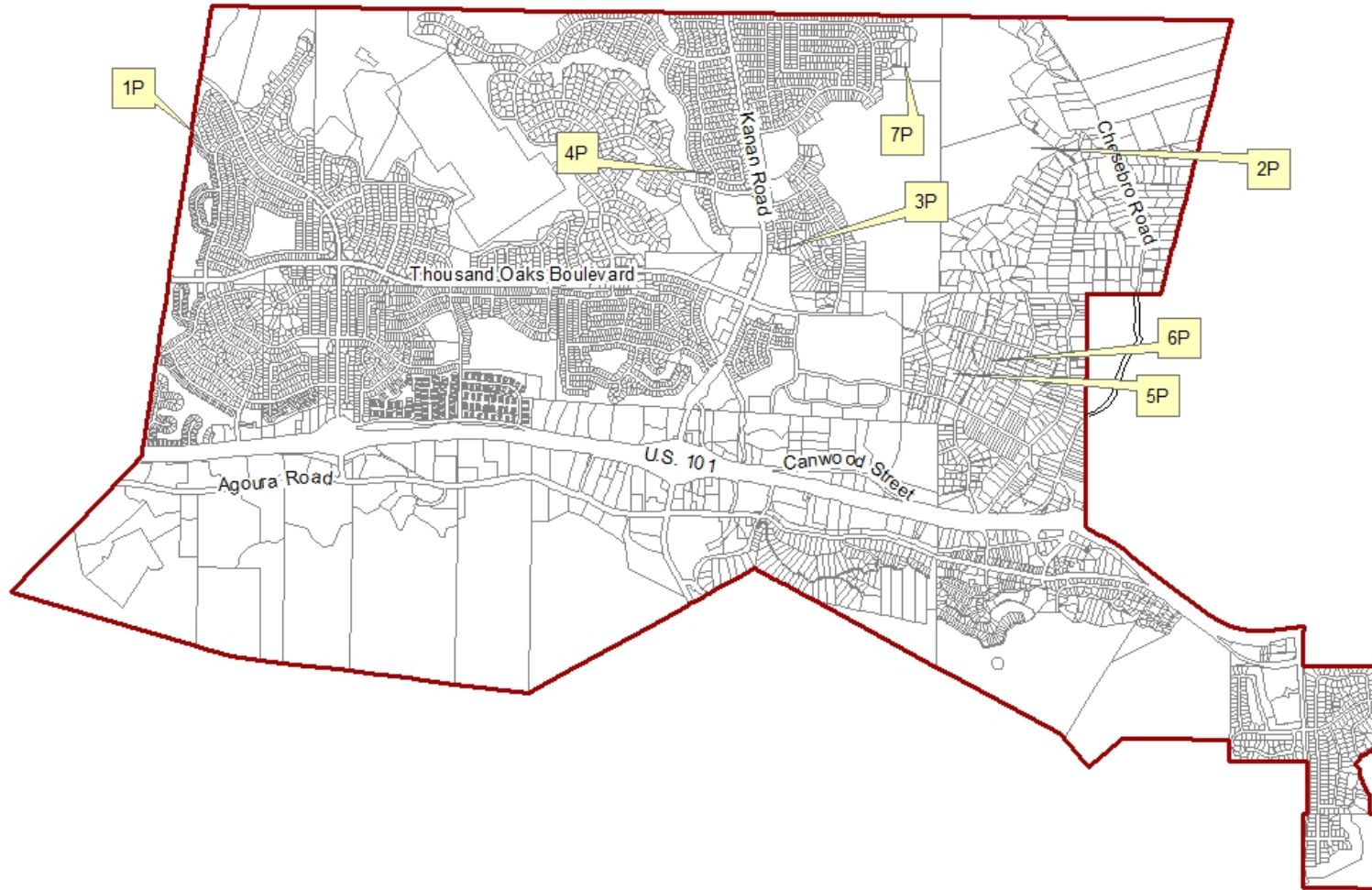
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1P	Michael Allan	SPR-01005-2014 VAR-01006-2014 OAK-01007-2014 14-SPR-005 14-VAR-002 14-OTP-024	6055 Hackers Lane	2056-023-016	0.27 acres (11,609 sq. ft.)	964 sq. ft.	Request to add 964 sqft to an existing single family residence Env. Review: Catex	K. Garcia (818) 597-7339
2P	Mark and Kristina Clemens	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
8P	Navarrete for Barsoum	SPR-2021-0004	5800 Calmfield Avenue	2048-001-005	0.34 acres (14,995 sq.ft.)	678 sq. ft.	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	V. Darbouze (818) 597-7328
4P	Lefferts	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	Malka	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	Carol Skertich	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	KDD Design for Glantz	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	USE SQ.FT.	# of Projects	# Units/Rooms
New Construction	1.04	7,943	1	1
Reconstruction	51.43	8,580	2	
Additions	1.8	2,569	4	-
Subdivision	-	-	-	-
Other	-	-	-	-



RESIDENTIAL PROJECTS - APPROVED