

Professional Office Building Project

29541-29555 Canwood Street
Agoura Hills California

January 19, 2022



Martin Teitelbaum Construction, Inc. has been active in the construction and development business in Southern California since 1955 and possesses an exemplary track record of building for a select and satisfied group of clients on a repetitive basis. Our client base consists primarily of public corporations, developers, business owners and development limited partnerships of which we are principals. We recently completed the Agoura Landmark commercial condominium project, located at 29601-29679 Agoura Road, consisting of 25 distinct units contained in six individual buildings. Our expertise is in commercial and industrial construction. Our company's operating philosophy is predicated upon personal service, attention to detail and the highest degree of loyalty to our clients and investors.

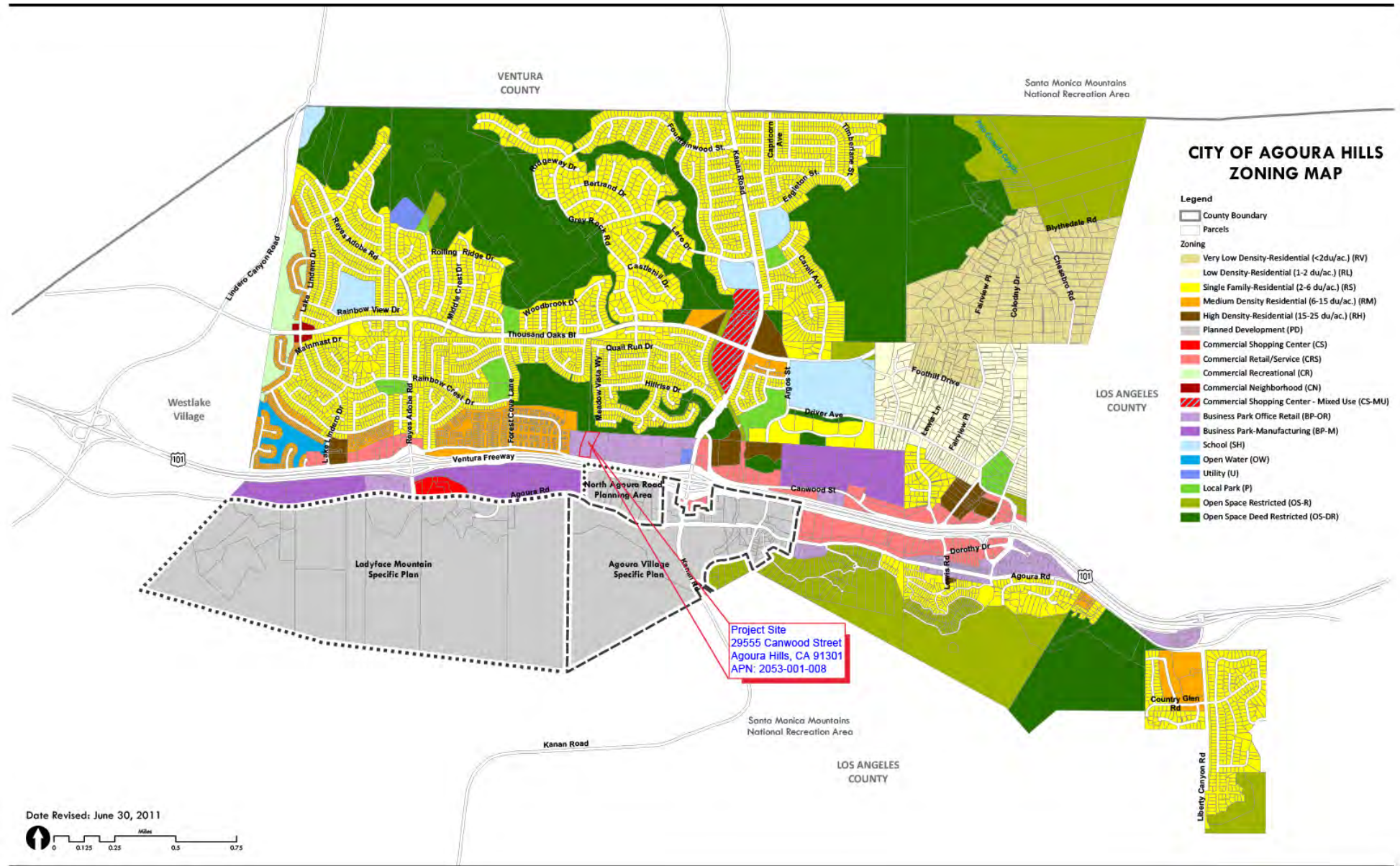
Martin Teitelbaum; J.D. Cum Laude Loyola Law School. Real estate attorney, general contracting, real estate development and property management. 36 years of experience in all phases of commercial and industrial construction, real estate development and real estate law.

Contact Information for designated representative:

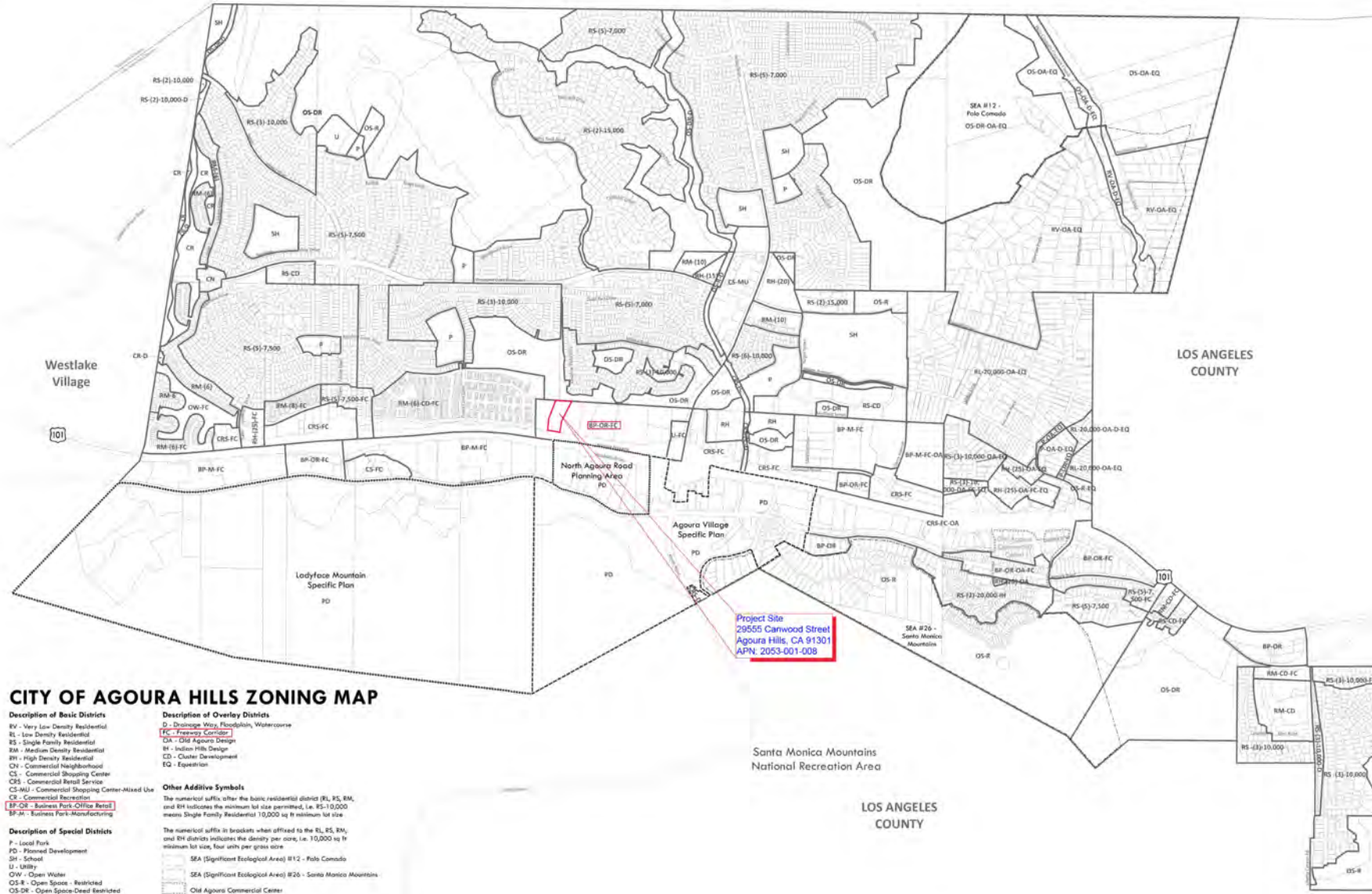
Martin Teitelbaum
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Project Instagram link: [tinyurl.com/g81v50bq](https://www.instagram.com/tinyurl.com/g81v50bq)

Owner Profile



Zoning Map



CITY OF AGOURA HILLS ZONING MAP

Description of Basic Districts

- RV - Very Low Density Residential
- RL - Low Density Residential
- RS - Single Family Residential
- RM - Medium Density Residential
- RH - High Density Residential
- CR - Commercial Neighborhood
- CS - Commercial Shopping Center
- CS-S - Commercial Retail Service
- CS-MU - Commercial Shopping Center-Mixed Use
- CR - Commercial Recreation
- BP-CD - Business Park-Office Retail
- BP-M - Business Park-Manufacturing

Description of Special Districts

- F - Local Park
- PD - Planned Development
- SH - School
- U - Utility
- OW - Open Water
- OS-R - Open Space - Restricted
- OS-DR - Open Space-Deed Restricted

Description of Overlay Districts

- D - Drainage Way, Floodplain, Watercourse
- FC - Freeway Corridor
- OA - Old Agoura Design
- BH - Indian Hill Design
- CD - Cluster Development
- EQ - Equestrian

Other Additive Symbols

The numerical suffix after the basic residential district (RL, RS, RM, and RH) indicates the density per acre, i.e., 10,000 sq ft minimum lot size, four units per gross acre.

The numerical suffix in brackets when affixed to the RL, RS, RM, and RH districts indicates the density per acre, i.e., 10,000 sq ft minimum lot size, four units per gross acre.

- SEA (Significant Ecological Area) #12 - Palo Comado
- SEA (Significant Ecological Area) #26 - Santa Monica Mountains
- Old Agoura Commercial Center

Scale: 0 100 200 300 Feet

Revised: June 29, 2011

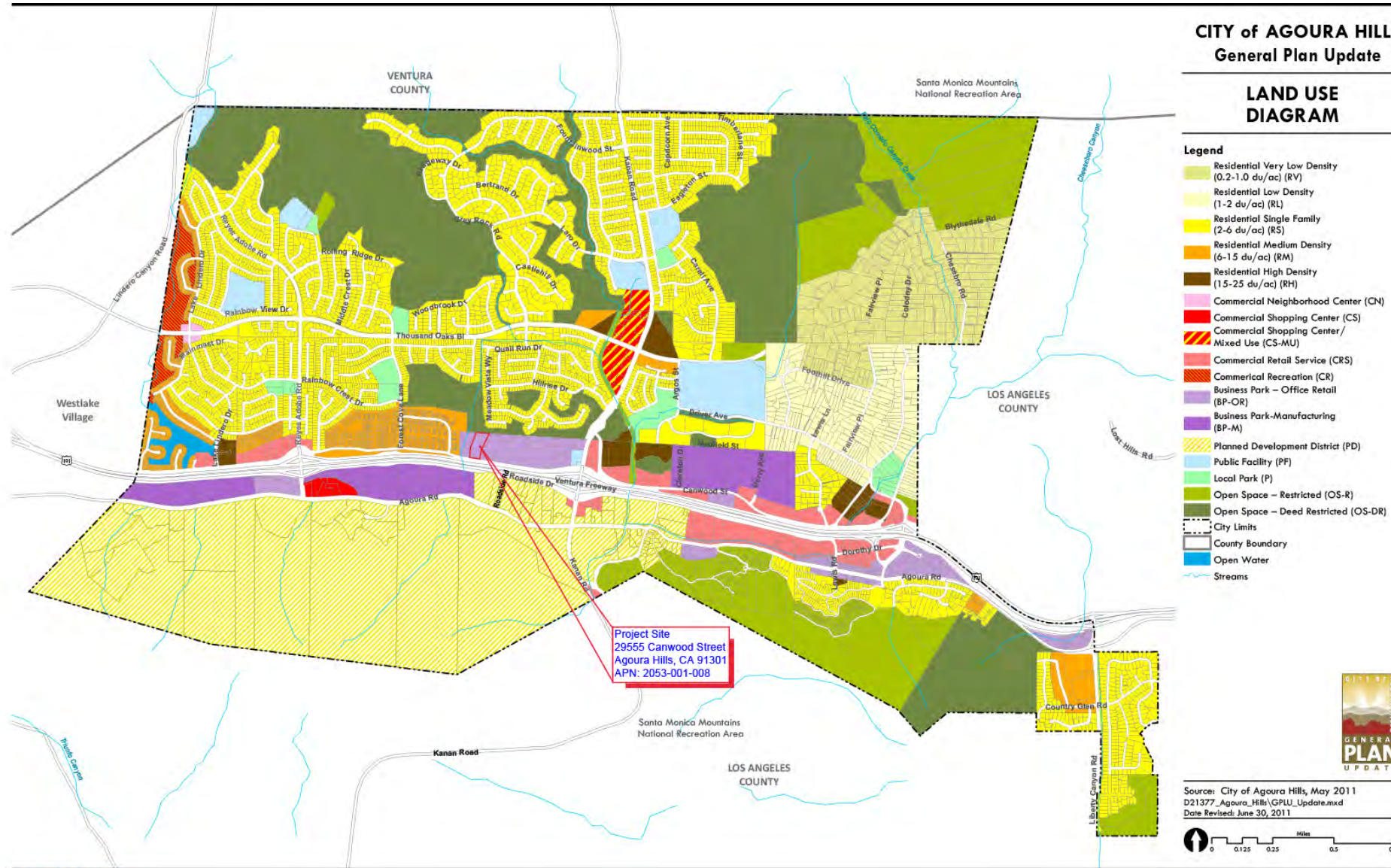
Zoning Map

Professional Office Planned Unit Development
2955 Canwood Street, Agoura Hills California



CITY of AGOURA HILLS
General Plan Update

LAND USE
DIAGRAM





SITE STATISTICS:

LOT AREA:	(+/-)3.23 AC / (+/-)140,698 SF
BUILDING S.F.:	20,279 S.F.
LOT COVERAGE:	14.4%
LANDSCAPE AREA:	(+/-)65,085
LANDSCAPE COVERAGE:	46.25%
HARDSCAPE AREA:	7,715 S.F.
HARDSCAPE COVERAGE:	5.48%
PARKING & DRIVE AISLE AREA:	47,456 S.F.
PARKING & DRIVE AISLE COVERAGE:	33.73%
TRASH ENCLOSURE AREA:	163 S.F.
TRASH ENCLOSURE COVERAGE:	0.11%

PARKING STATISTICS:

REQUIRED PARKING:	20,279 S.F. OFFICE AT 1/300 S.F. = 68 STALLS
PARKING REQUIRED:	68 STALLS
PARKING PROVIDED:	107 STALLS
REQUIRED EVCS PARKING STALLS (PER 2019 C.A. GREEN CODE CHAPTER 5):	7 STALLS
PROVIDED EVCS PARKING STALLS	7 STALLS
REQUIRED CLEAN AIR VEHICLE STALLS: (PER 2019 C.A. GREEN CODE CHAPTER 5)	11 STALLS
PROVIDED CLEAN AIR VEHICLE STALLS:	11 STALLS
TOTAL PARKING PROVIDED:	107 STANDARD STALLS
STANDARD STALLS:	102 STANDARD STALLS
ACCESSIBLE STALLS:	5 ACCESSIBLE STALLS (W/ 1 VAN STALL)



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CANWOOD PROFESSIONAL OFFICE
2954I - 2955S CANWOOD STREET
AGOURA HILLS, CALIFORNIA





View from Canwood Street Looking North



View from Canwood Street Looking North



Agoura Hills Recreation and Event Center : 29900 Ladyface Ct, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



Agoura Hills Recreation and Event Center : 29900 Ladyface Ct, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



LA Fitness : 5075 Roadside Drive, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



29899 Agoura Road, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



29899 Agoura Road, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



30301 Agoura Road, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



30301 Agoura Road, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



30401 Agoura Road, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



Hilton Foundation : 30440 Agoura Road, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



Hilton Foundation : 30440 Agoura Road, Agoura Hills
City of Agoura Hills Compatible Architectural Design Example



Agoura Fire Department : 29575 Canwood Street, Agoura Hills City of
Agoura Hills Compatible Architectural Design Example



View from Canwood Street Looking North



View from Canwood Street Looking North