



POTENTIAL SITE			
SITE O: AGOURA MEADOWS SHOPPING CENTER			
Location:	5675 Kanan Road	Gross Acres:	8.05
AINS:	2053-007-030, -026, -024, -025, -027, -028	Net Acres:	2.68 ¹
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	67 units
Current Use:	Shopping Center	Affordable Units:	13 lower income
		Counted in Prior Cycle:	No
Opportunities		Constraints	
<ul style="list-style-type: none"> Flat parcel and underutilized site Single ownership Near services and shopping Good access Minimal environmental constraints Outside Very High Fire Hazard Severity Zone 		<ul style="list-style-type: none"> Heavy vehicle traffic in area 	
¹ Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.			

PROJECT STATS

- 3 STORY PROJECT, BACKS AGAINST CVS.
- 67 UNITS - MIX OF STUDIOS, 1 AND 2BEDROOM,
- WITH 1500 SF OF COMMON SPACE (LOBBY, GYM, LEASING OFFICE) ON GROUND FLOOR
- 15 NEW PARKING SPACES, ADDITIONAL SPACE AVAILABLE IN SHARED USE COMMERCIAL PARKING LOT
- REMAINING COMMERCIAL IN SITE O = APPROX. 120,000 SF. RESIDENTIAL PROJECT = APPROX 50,000 SQFT (LESS THAN 2/3 RESIDENTIAL IN COMPLETE PROJECT)







POTENTIAL SITE			
SITE P: TWIN OAKS SHOPPING CENTER			
Location:	5801 Kanan Road	Gross Acres:	8.8
AIN:	2051-006-141	Net Acres:	2.93 ¹
Zoning:	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	73 units
Current Use:	Shopping Center	Affordable Units:	14 lower income
		Counted in Prior Cycle:	No
Opportunities		Constraints	
<ul style="list-style-type: none"> Flat parcel and underutilized site Single ownership Near services and shopping Good access Minimal environmental constraints Outside Very High Fire Hazard Severity Zone 		<ul style="list-style-type: none"> Heavy vehicle traffic in area 	
¹ Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.			

PROJECT STATS

- 3 STORY PROJECT, REPLACING EXISTING COMMERCIAL AND RITE AID.
- 83 UNITS - MIX OF STUDIOS, 1 AND 2BEDROOM,
- WITH 4500 SF OF COMMON SPACE (LOBBY, GYM, LEASING OFFICE, COMMUNITY SPACE) ON GROUND FLOOR FACING PARKING
- 33 PARKING SPACES (1 PER UNIT), ADDITIONAL SPACE AVAILABLE IN SHARED USE COMMERCIAL PARKING LOT
- REMAINING COMMERCIAL IN SITE P = APPROX. 62,000 SF. RESIDENTIAL PROJECT = APPROX 65,000 SQFT (LESS THAN 2/3 RESIDENTIAL IN COMPLETE PROJECT)







**POTENTIAL SITE
SITE Q: AGOURA CITY MALL SHOPPING CENTER**

Location:	5801 Kanan Road	Gross Acres:	5.7
AIN:	2051-005-002	Net Acres:	1.9 ²
Zoning:	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	47 units
Current Use:	Shopping Center	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No

Opportunities

Constraints

- Flat parcel and underutilized site
- Single ownership
- Near services and shopping
- Good access
- Minimal environmental constraints
- Outside Very High Fire Hazard Severity Zone

- Heavy vehicle traffic in area

² Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.

PROJECT STATS

- 3 STORY PROJECT, REPLACING EXISTING 2 STORY COMMERCIAL
- 47 UNITS - MIX OF STUDIOS, 1 AND 2BEDROOM,
- NEW COMMON OUTDOOR SPACE
- PARKING SPACE AVAILABLE IN SHARED USE COMMERCIAL PARKING LOT, AND 12 NEW GARAGES ON TOP SIDE.
- REMAINING COMMERCIAL IN SITE O = APPROX. 60,000 SF. RESIDENTIAL PROJECT = APPROX 50,000 SQFT (LESS THAN 2/3 RESIDENTIAL IN COMPLETE PROJECT)

