

A DEVELOPMENT PROJECT PUBLIC FORUM

A public forum for a proposed Business-Industrial Park Project on the lot located at 28721 Canwood Street, Agoura Hills California 91301

DATE: March 19, 2024

TIME: Official start time 6:00 PM PDT

LOCATION: Agoura Hills Event Center – 29900 Ladyface Court, Agoura Hills, CA 91301 in the Multipurpose Room

CONTACT: Rasmussen and Associates – Jay Lomagno and Mark Hewitt (805) 648-1234 David Brody (818) 889-2822 for any questions.

The purpose of this Development Project Forum is to inform neighboring property owners, businesses and interested community members about the nature of the proposal and seek your questions and comments. Your attendance is welcome. Please note that this is a meeting with the developer and architect. This is not a City of Agoura Hills public hearing or public meeting, and no decisions regarding the proposal will be made by the City of Agoura Hills at this forum.

David Brody and Rasmussen and Associates will be holding a meeting to discuss the proposal for completion of a Business Industrial Park Project, which will feature two (2) additional buildings to complete the four (4) building Project for lease or sale, providing a unique opportunity for ownership while supporting the City of Agoura Hills small business community. The two (2) buildings will be 35,532 and 36,545 square feet totaling 72,077 bringing the total Project building square footage to 98,537 square feet on a 445,489 square foot parcel. The building site coverage is 22%, paving site coverage is 30%, and landscape and open space coverage of 47%, resulting in a low development density impact. The project will feature designs consistent with the scale and aesthetics of its surroundings.

The project developer is Agoura Business Center North, LLC, which completed Phase I of the project in 2016 with two (2) buildings totaling 26,280 square feet. The developer's principals have been actively engaged as real estate developers for the past 30 years and have successfully completed other commercial development projects in the Canwood freeway corridor known for quality and attention to detail.