

# City of Agoura Hills Development Summary

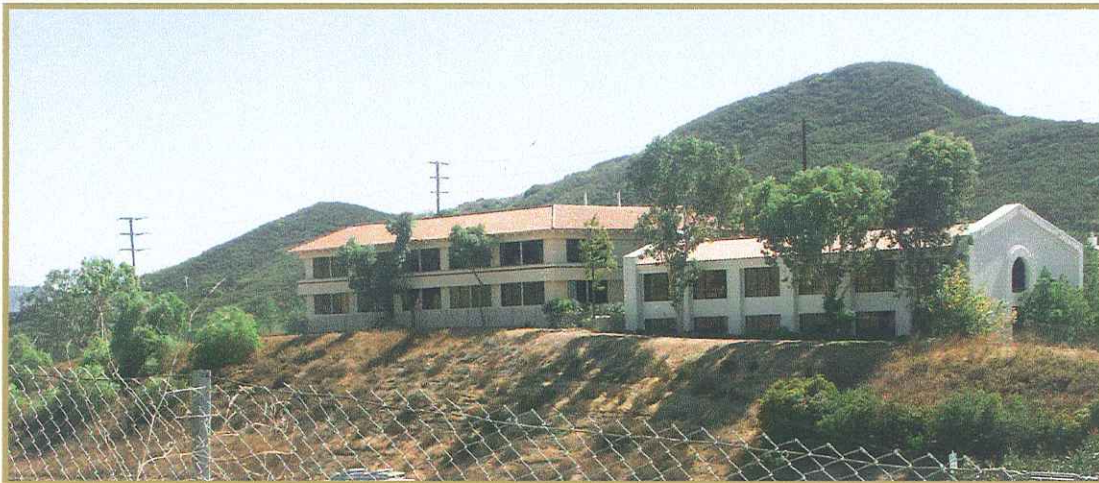


Department of Planning and Community Development  
30001 Ladyface Court, Agoura Hills, CA 91301

[www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us)

(818) 597-7309

## Commercial and Residential Projects



December 2010  
Quarterly Report

City of Agoura Hills Development Summaries  
December 2010

**COMMERCIAL/MIXED-USE PROJECTS IN REVIEW - DECEMBER 2010**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1	<b>E.F. Moore &amp; Co.</b>	03-CUP-006	SEC of Agoura and Kanan Road	2061-031-020	18 acres (784,080 sq.ft.)	Retail/office: 48,500 MFU:95	Agoura Village Mixed Use Development Env. Review: MND	A. Cook (818) 597-7310
2	<b>Heathcote for Buckley</b>	03-CUP-019	South of Agoura Road near western City Limits	2061-001-031	3 acres (130,680 sq.ft.)	14075.00	Commercial/Medical Building Env. Review: TBD	V. Darbouze (818) 597-7328
3	<b>Cornerstone</b>	07-AVDP-002 + PM 70559	SEC Agoura Road and Cornell Road	2061-029-008/16; 2061-030-001/013	5.58 acres (243,172 sq.ft.)	Retail: 26,000 sq.ft. Office: 18,000 sq.ft. MFU: 35/41,000	Agoura Village Mixed Use Development Env. Review: MND	A. Cook (818) 597-7310
4	<b>Agoura-Kanan, LLC/ The Martin Group</b>	07-AVDP-001	4995 Kanan Road	2061-033-016	21.58 acres (940,024.8 sq.ft.)	MFU: 107 units Retail:167,000	First phase of development & parcelization of site includes 107 res.units over 62,000sq.ft. of retail space. (other phases to include 30,000 sq.ft. of retail and 75,000 sq.ft. of commercial space). Env. Review: MND	A. Cook (818) 597-7310
5	<b>Meridian Telecom, Inc. for Verizon Wireless</b>	07-CUP-006	30401 Agoura Road	2061-002-047	N/A	N/A	Install rooftop wireless communications site consisting of 12 panel antennas(4 antennas per sector-3 sectors) Each antenna's size is 4'x1'x6" and 4 outdoor radio equip. cabinets. Entire facility to be screened to match existing. Env. Review: Catex	V. Darbouze (818) 597-7328

## COMMERCIAL/MIXED-USE PROJECTS IN REVIEW - DECEMBER 2010

6	<b>Vinod &amp; Chanresh Gupta Trust</b>	07-CUP-009 07-OTP-012 07-SPA-001 (Ref Case: 07-PSR-001)	29760 Agoura Road	2061-033-015	1.65 acres (71,874 sq.ft.)	12,700 sq.ft.	2-story 12,700sf office building; formerly a Pre-Screen Review to allow a 15,000 sf building instead of 8,000sf as limited by Ladyface Mt SP  Env. Review: MND	V. Darbouze (818) 597-7328
7	<b>Agile Ventures, LLC</b>	07-AVDP-003	28870 Agoura Road	2061-029-003 and 2061-029-004	1.2 acres (48,709 sq. ft.)	17,249sq. ft.	Construct a two-story office condo (17 units) (Tr.Map required) on two-lots (PM required to combine lots for project.)  Env. Review: MND	A. Cook (818) 597-7310
8	<b>Sherlie Bermann (Architect, Sorin Done)</b>	07-AVDP-004	28900 Agoura Road (Lots 46 and 47)	2061-029-005 and 2061-029-006	0.8 acres (39,204 sq. ft.)	24,220 sq. ft. (1 du is about 2,000 of this)	A mixed occupancy, commercial bldg./ banquet hall/ office and one residential unit; outdoor wedding terrace and wine cellar are proposed.  Env. Review: MND	A. Cook (818) 597-7310
9	<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.	Conceptual commercial mixed-use project, includes approx.100,000sq.ft.of existing flr.area, 14,850 sq.ft.of new retail & restaurant flr.area, add 88 new parking spaces to existing 515 parking spaces & demolish baseball batting cages. Project to reconfigure open/parking areas to provide 5,800 sq. ft. of outdoor dining, public seating, play areas, open space for outdoor entertainment & community gathering uses.  Env. Review: Catex	D. Hooper (818) 597-7342

## COMMERCIAL/MIXED-USE PROJECTS IN REVIEW - DECEMBER 2010

10	<b>Conrad Hilton Foundation</b>	09-CUP-001 and 09-OTP-003	30440 and 30500 Agoura Rd. (south side of Agoura Rd., east of Reyes Adobe)	2061-002-024 and 2061-002-048	66 acres (2,874,960 sq.ft.)	95,700 sq.ft.	Construct the Foundation headquarters in a three-phase campus style development.  Env. Review: EIR	D. Hooper (818) 597-7342
11	<b>Sprint-Nextel</b>	09-CUP-005	28545 Driver Avenue (Agoura High School)	2048-008-901	0.00	0.00	Request to install a telecommunication facility including two antennas on existing stadium light poles, and new equipment.  Env. Review: Catex	V. Darbouze (818) 597-7328
12	<b>Sprint-Nextel</b>	09-CUP-004	29646 Agoura Road	2061-033-013	0.00	0.00	Request to install a telecommunication facility in on a existing tower and additional enclosure at the base.  Env. Review: Catex	V. Darbouze (818) 597-7328
13	<b>Grissini Ristorante</b>	09-ODP-001	30125 Agoura Road, Units I & J (Agoura Town Center)	2061-005-058	0.00	1,300 sq.ft.	Request for an outdoor dining permit in a new, 1,300 sq. ft. deck. Env. Review: Catex	V. Darbouze (818) 597-7328
14	<b>John Puente for In-N-Out Burger</b>	10-SPR-004, 10-VAR-005, 10-SP-048, 10-ZC-003	28898 Canwood Street	2048-011-034	2.8 acres (121,968 sq.ft.)	3,654 sq.ft.	Request to build a 3,654 sq. ft. drive-through fast food restaurant with outdoor dining.  Env. Review: MND	V. Darbouze (818) 597-7328
15	<b>Doug Jacobson - Bancorp Property Corp</b>	10-SPR-007 10-VAR-006 10-OTP-025 10-INT-001	29901 Agoura Road	2056-003-036	3 acres (130,788 sq.ft.)	52,572 sq.ft.	(1) studio office on the south wing of 12,601 SF; (2) studio sound stage in the middle of 29,642 SF; and (3) studio props/mill at the north wing for 10,329 SF.  Env. Review: MND	D. Hooper (818) 597-7342

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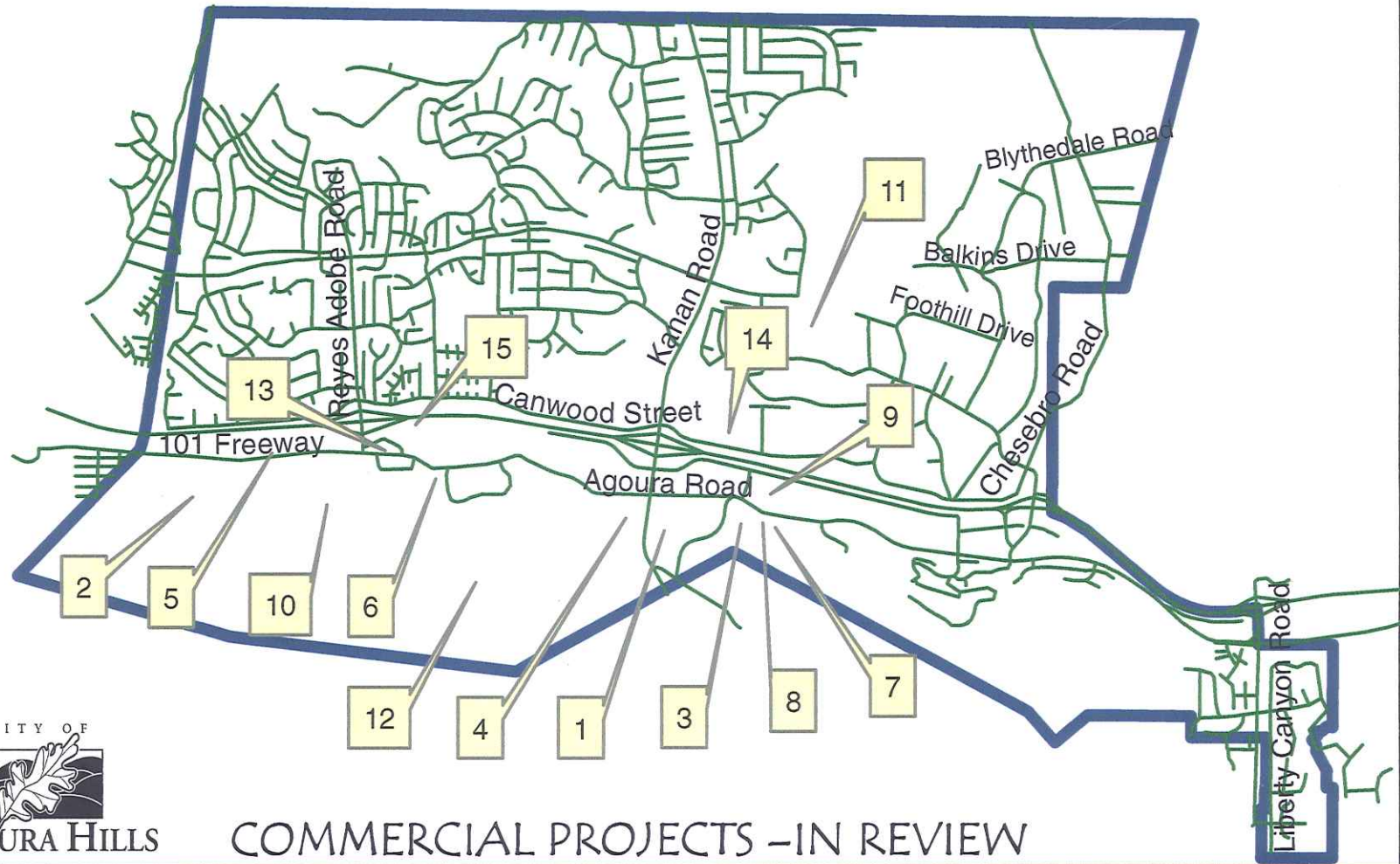
**COMMERCIAL/MIXED-USE PROJECTS IN REVIEW - DECEMBER 2010**

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<b>COMMERCIAL/MIXED-USE PROJECTS IN REVIEW TOTALS</b>	<b>ACRES</b>	<b>SQ.FT.</b>	<b># OF UNITS</b>
Commercial - New	123.61	479,670.00	N/A
Commercial - Addition	N/A	14,850.00	N/A
Residential - New	N/A	N/A	238
Outdoor Use	N/A	7,100	N/A

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# City of Agoura Hills Development Summaries



CITY OF  
AGOURA HILLS

COMMERCIAL PROJECTS -IN REVIEW

Fourth Quarter: December 2010

City of Agoura Hills Development Summaries  
December 2010

**COMMERCIAL/MIXED-USE PROJECTS APPROVED - DECEMBER 2010**

<i>Map No.</i>	<i>Project Name</i>	<i>Case No.</i>	<i>Project Location</i>	<i>Parcel No.</i>	<i>Site</i>	<i>Sqft.</i>	<i>Use Sqft.</i>	<i>Project Description</i>	<i>City Contact</i>
1P	Willy's Smokin BBQ'/Marca Gauzurez	05-SPR-029	28434 Roadside Drive	2061-008-048	0.25 (11,219 sq.ft.)		273 sq. ft.	Add 273 sq. ft. of office space and kitchen storage  Env. Review: Catex	R. Madrigal (818) 597-7339
2P	Elias Ben Hazany	07-CUP-001	5226 Palo Comado Canyon Road	2052-008-030	0.45 acre (19,602 sq.ft.)		1,454.7 sq. ft.	Remodel existing gas station building and remove the service-bay facilities in order to convert entire building to a Food Mart.  Env. Review: Catex	R. Madrigal (818) 597-7339
3P	Shirvanian Family Investment	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	D. Hooper (818) 597-7342
4P	Meridian for Verizon Wireless	04-CUP-005	28545 Driver Ave.	2048-008-901	N/A		N/A	Wireless telecommunications antenna & equipment bldg.  Env. Review: Catex	V. Darbouze (818) 597-7328
5P	Scheu Development Co. for Agoura Hills Corporate point, LLC	98-CUP-012 98- OTP-010 Amendment	30200 and 30300 Agoura Road	2061-002-022	26 acres (1,132,560 sq.ft.)		71,844 sq. ft.	Amendment to approved application to extend the approval beyond the allowed extension already granted for two com. office buildings on 5.23 acres The balance of the site to be deed restricted to prevent development.  Env. Review: EIR	D. Hooper (818) 597-7342

City of Agoura Hills Development Summaries  
December 2010

**COMMERCIAL/MIXED-USE PROJECTS APPROVED - DECEMBER 2010**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	City Contact
6P	<b>BBA Properties LLC for Michael Browers</b>	06-SPR-006 <u>Related Cases:</u> 02-SPR-016 02-OTP-011 TE#1 TE#2; 06-SPR-006 06-OTP-024 Amendment	28371 Agoura Road	2061-009-041; 042; 045; 047; 049	0.68 acres (30,000 sq. ft.)	9,400 sq. ft.	TE for case # 02-SPR-016: a new 9,400 sq. ft. office building + parking  Env. Review: MND	V. Darbouze (818) 597-7328	
7P	<b>Rabbi Bryski for the Chabad of the Conejo</b>	06-CUP-006 06- VAR-002	30345 and 30347 Canwood Street	2054-020-038 and 2054-020-039	Existing bldg. lot is 9,970 sq. ft. Proposed bldg. lot: 0.35 acres (15,390 sq.ft.)	6,999 sq. ft.	Remodel existing Chabad Center bldg. and construct a 6,999 sq. ft. bldg. on rear lot for offices and class rooms.  Env. Review: Catex	V. Darbouze (818) 597-7328	
8P	<b>Luthly, Joseph</b>	07-CUP-008 07-OTP-005 07-VAR-002	28818 Agoura Road	2061-029-002	0.68 acres (29,722 sq.ft.)	1,062 sq. ft.	Convert existing non- conforming S.F. D.U in BP- OR Zone to Com. Bldg. and add a 113 sq. ft. 1st floor addition; a 729 sq. ft. 2nd floor addition and a new 220 sq. ft. covered patio; convert existing lattice patio cover to solid roof and convert the 684 sq. ft. garage to work area.  Env. Review: Catex	V. Darbouze (818) 597-7328	
9P	<b>27489 Agoura Road LLC (Previously known as Cardinal Liberty)</b>	06-SPR-009 PM 67397 <u>Related Cases:</u> 06-PAR-003 99-SPR-015	N/W corner of Liberty Cyn. and Agoura Road	2064-006- 006,007,009, 016,018,019	5 empty lots and one developed lot for a site total of approx. 4.18 acres (182,080.8 sq.ft.)	30,000 sq. ft. (existing bldg. on site is 24,450 sq. ft.)	2 bldgs. One single-story, 10,000 sq. ft.. and one two- story, 20,400 sq. ft. + Parcel Map to combine the 6 lots.  Env. Review: Catex	V. Darbouze (818) 597-7328	



**COMMERCIAL/MIXED-USE PROJECTS APPROVED - DECEMBER 2010**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	City Contact
10P	Whizin Market Square, LLC/ Tucker Investment Group, LLC	08-SPR-009	28888-28914 Roadside Drive	2061-007-041, 051, 052, 054, 055	4.80 acres (209,088 sq.ft.)		Renovate existing 3,500 sq. ft. plus 300 sq. ft.. plus 600 sq. ft.. renovation and expansion	Renovate existing 3,500 s.f. restaurant, enclose and expand existing 300 sq. ft. exterior patio to create 600 s.f. of in/outdoor dining patio renovate/reconfigure and enhance the existing interior Atrium courtyard and create 200 sq. ft.. landing area for food service.  Env. Review: Catex	D. Hooper (818) 597-7342
11P	Moe Sherif for GU	07-SPR-012 07-VAR-003 07-SP-024 PM 70808	29338 Roadside Drive	2061-004-025	0.62 acres (27,007.2 sq. ft.)		2,612 sq. ft.	Proposal to eliminate self-service washing stalls & tunnel; maintain two lube bays & add new retail area & office. A Variance is requested to reduce the rear yard setback, increase the wall height and adjust the boundaries of a smaller parcel. A Sign Program approval is also requested.  Env. Review: Catex	V. Darbouze (818) 597-7328
12P	Kanan Road Oil, Inc. / Agoura Hills Black Gold, LLC / Natanzi, Parviz (David)	08-CUP-006 08-VAR-005	5051 Kanan Road existing Chevron Station	2061-004-033	0.51 acres (22,510 sq.ft.)		2,672 sq. ft.	Demo existing food kiosk, bathroom/storage building & construct new 2,672 sq.ft. building with 702 sq. feet of office and 1,970 sq. ft. of retail/mini mart. Multiple tree and landscape removal. New landscape plan proposed. Additional fuel dispenser proposed.  Env. Review: Catex	R. Madrigal (818) 597-7339

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December 2010

**COMMERCIAL/MIXED-USE PROJECTS APPROVED - DECEMBER 2010**

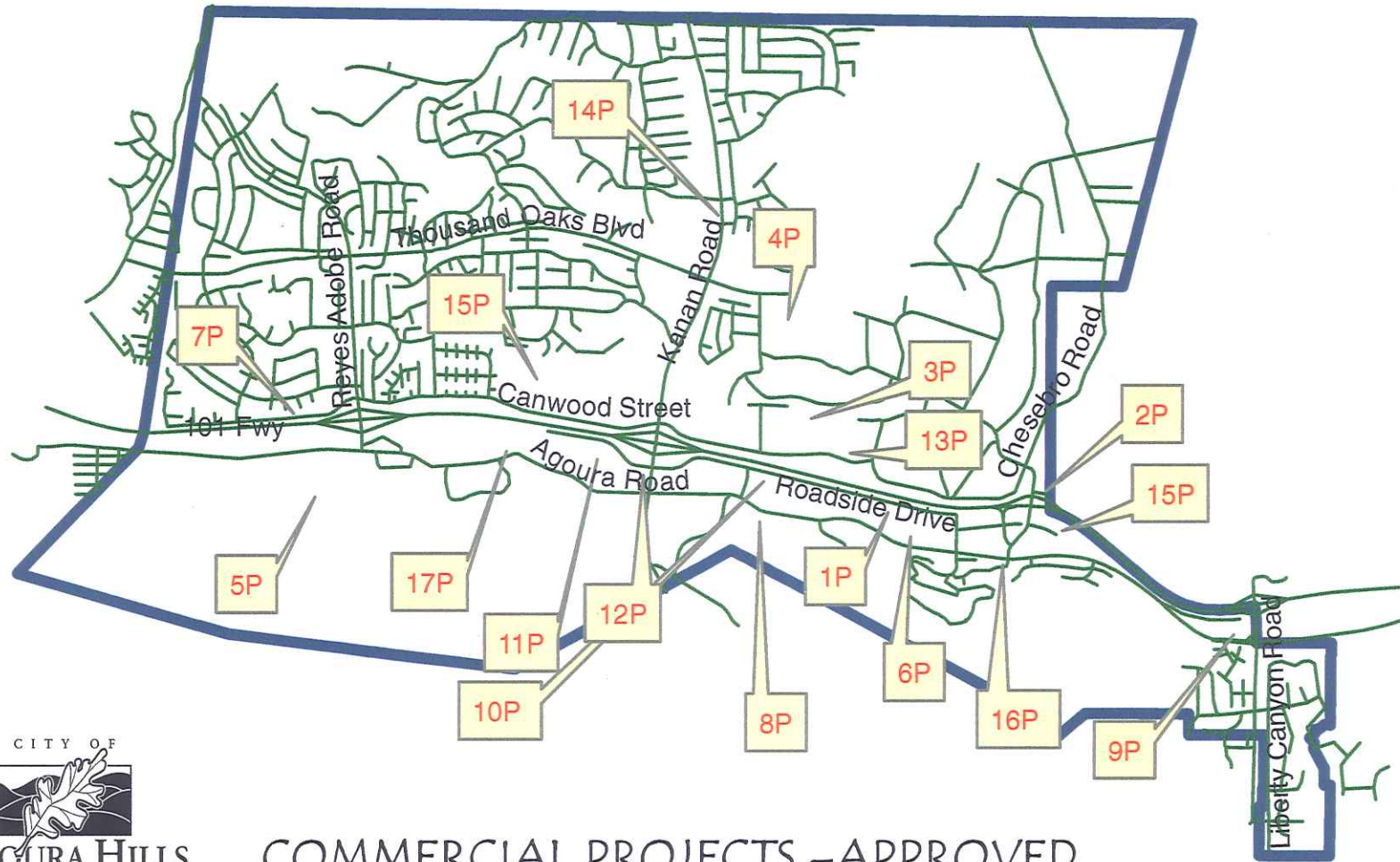
Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	City Contact
13P	Ware Malcomb for Agoura Business Center West, LLC	07-CUP-010 07-GPA-001 07-ZC-001 PM 69426 08-VAD-006	Northwest corner of Canwood Street and Derry Ave.	2048-012-022 and 2048-012-027	The entire Lot 2 of Tr. 33249 is 8.82 acres buildable area; however, with the new	21,782 sq. ft.		A GPA and ZC app. to change project site from Bus. Manufacturing to Commercial Retail and a CUP app. to construct 2 Env. Review: MND	V. Darbouze (818) 597-328
14P	Martin Greene	09-CUP-003 <u>Related cases:</u> 09-ZOA-004 09-PSR-003	5835-5935 Kanan Rd.	2051-005-002	N/A	N/A		Request to allow a Certified Farmers Mkt., consisting of approx. 50 booths selling produce, pre-packaged food and crafts every Sun. 9 to 2.  Env. Review: Catex	D. Hooper (818) 597-7342
15P	Sunbelt Enterprises	05-CUP-005 05-OTP-032	29541 and 29555 Canwood Street	2053-001-008	3.23 acres (140,698 sqft.)	25,200 sq.ft.		2 identical 12,600 sq. ft. medical & general office bldgs.  Env. Review: MND	V. Darbouze (818) 597-7328
16P	Agoura Medical Partners, LLC	07-SPR-015 PM 70096 07-GPA-002 07-ZOA-002	N/W corner of Agoura Road and Chesebro Road	2061-012-012; 014; 015; 018;047;048;049	1.82 acres (79,194 sq.ft.)	40,733 sq. ft.		Medical office building  Env. Review: MND	V. Darbouze (818) 597-7328
17P	Agoura Landmark, LP	VTTMap 70707; 08-SPR-011; 08-OTP-021; 08-SP-036; Related cases: 07-PAR-006 HQ:05-SPR-010, 05-OTP-010 & 05-SP-006	29621 Agoura Road	2061-003-027	5.17 acres (225,205 sq.ft.) minus 22,651.2 sq. ft. for S.D. easement and 15,246 sq. ft. for F.H. area. Buildable access: 4.30 acres	99,194 sq. ft.		Divide property into 6 lots for 5 bldgs. and 1 common lot w/parking structure(1 level underground) Bldg.A 2 flrs, 14,536 sq. ft. Bldg.B 3 flrs, 25,418 sq. ft. Bldg.C 2 flrs, 8,306 sq. ft. Bldg.D 3 flrs, 25,484 sq. ft. Bldg.E 2 flrs, 25,450 sq.ft.  Env. Review: MND	V. Darbouze (818) 597-7328

**COMMERCIAL/MIXED-USE PROJECTS APPROVED - DECEMBER 2010**

<i>Map No.</i>	<i>Project Name</i>	<i>Case No.</i>	<i>Project Location</i>	<i>Parcel No.</i>	<i>Site</i>	<i>Sqft.</i>	<i>Use Sqft.</i>	<i>Project Description</i>	<i>City Contact</i>
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<b>COMMERCIAL/MIXED-USE PROJECTS APPROVED TOTALS</b>	<b>ACRES</b>	<b>SQ.FT.</b>	<b># OF UNITS</b>
Commercial - New	53.36	408,152.00	N/A
Commercial - Addition	7.31	9,861.00	N/A
Residential	0.00	0.00	0

# City of Agoura Hills Development Summaries



CITY OF  
AGOURA HILLS

COMMERCIAL PROJECTS - APPROVED

Fourth Quarter: December 2010

City of Agoura Hills Development Summaries  
December 2010

**COMMERCIAL PROJECTS COMPLETED WITHIN LAST YEAR**

<i>Map No.</i>	<i>Project Name</i>	<i>Case No.</i>	<i>Project Location</i>	<i>Parcel No.</i>	<i>Site</i>	<i>Sqft.</i>	<i>Use Sqft.</i>	<i>Project Description</i>	<i>Env. Review</i>
1C	<b>Agoura Detailing Center</b>	03-CUP-014	100 Reyes Adobe	2053-026-078		1.02 acres (44,330 sq.ft.)	10,333 sq. ft.	Auto detailing center with offices	MND
2C	<b>Wilson Sign Art for the Video &amp; Audio Center at the "Agoura Design Center"</b>	06-SP-044 Amendment	28501 Canwood St.	2048-012-017 & 018 and 2055-003-064		N/A	N/A	Amend the approved sign program for the Agoura Design Center to allow more signs.	Catex
3C	<b>Roger Ebrahimi/Conejo Development Co.LLC for Camp Bow Wow</b>	09-CUP-002 09-PSR-001 09-ZOA-003 07-SP-035 Amendment	29348 Roadside Dr.	2061-004-023		N/A	6000.00	RSR/ZOA to amend the Zoning Code to allow dog day care/kennels in the BP-M zone in an existing tenant space. CUP for a 6,000 sqft. space and SP for Sign program amendt.	Catex
4C	<b>Apple Seven Hospitality Ownership, Inc. for Homewood Suites</b>	03-CUP-018 Amendment	28901 Canwood Street	2048-011-062		N/A	N/A	Amend CUP approval to allow 35 rms to be occupied 31-180 days each by same individual and 5 rms to be occupied 365 days each by same individual.	Catex
5C	<b>Ladyface Ale Companie LLC</b>	09-CUP-008	29281 Agoura Road	2061-004-034		N/A	N/A	Request for an alcohol beverage license to serve and sell.	Catex
6C	<b>Danari Oak Creek.LLC c/o Adler Realty Investments, Inc.</b>	09-LLA-001 (See 10P)	29105,29125,29145 Canwood St., east of Kanan Rd.	2048-011-049; 050;051;052		N/A	4 lots of the existing approved Tr. 53752	A Lot Line Adjustment to adjust 4 of the existing lots of Tr. 53752 to 3 parcels (Parcels A, B & C)	Catex

City of Agoura Hills Development Summaries  
December 2010

**COMMERCIAL PROJECTS COMPLETED WITHIN LAST YEAR**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	Env. Review
7C	Danari Oak Creek, LLC for Adler Realty Investments, Inc.	06-CUP-007 + Amendment 06-OTP-016 06-SP-037	Five (5) commercial lots of Tr 53752 on the north side of Canwood Street, east of Kanan Road	2048-011-049; 2048-011-050; 2048-011-051; 2048-011-052; 2048-011-053; 2048-011-061;	Lot 3: 1.2 acres (135,907.2 sq.ft.)+ 16,450 sq.ft.; Lot 4: 0.89 acres (38,897 sq.ft.); Lot 5: 0.99 acres (43,470 sq.ft.); Lot 6: 1.26 acres (54,885.6 sq.ft.); Lot 7: 0.81 acres (35,419 sq.ft.)		Building A: 7,360 sq. ft. Building B-1: 6,000 sq. ft. Building B-2: 6,800 sq. ft. Building C-1: 7,500 sq. ft. Building C-2: 7,000 sq. ft.	5 buildings, totaling 34,660 sq. ft.: 2 retail buildings of 6,000 sq.ft. and 7,000 sq. ft., with a 1,420 sq. ft. portion for multi-use; and 3 restaurant buildings of 5,940 sq. ft., 6,800 sq. ft. and 7,500 sq. ft. And implement a sign program. <u>Amendment for a 12,500 sqft. specialty grocery store and 2,500 sqft. restaurant.</u>	MND
8C	Ron Azad/ Adler Realty	09-CUP-006 (See 10P)	28941 Canwood St.	2048-011-061	N/A	N/A	N/A	Request for alcohol sales in a grocery store (trader Joe's)	Catex
9C	Michael Adler, LLC c/o Adler Realty Investments, Inc.	06-SP-037 09-VAR-001 (See 10P)	28941,29001, 29105, 29125, 29145 Canwood Street	2048-011-049, 050, 051, 052, 053, and 061	N/A	N/A	N/A	Variance request for an additional monument sign.	Catex
10C	Royal Street Communications LLC	06-CUP-011	28001 Dorothy Drive	2061-011-021	N/A	N/A	N/A	6 panel antennas, 1 GPS antenna, 1 microwave antenna, 4 equipment cabinets	Catex
11C	Grissini Ristorante	09-CUP-009	30125 Agoura Road, Unit I	2061-005-058	N/A	N/A	N/A	Upgrade on-site alcohol license from #41 licsense to #47 licesne for Grissini Restaurant	Catex
12C	Hugo's Restaurant	10-CUP-005	28914 Roadside Drive, Suite 9-11	2061-007-041	N/A	N/A	N/A	Request for a Type 47 ABC liquor license	Catex

**COMMERCIAL PROJECTS COMPLETED WITHIN LAST YEAR**

<i>Map No.</i>	<i>Project Name</i>	<i>Case No.</i>	<i>Project Location</i>	<i>Parcel No.</i>	<i>Site</i>	<i>Sqft.</i>	<i>Use Sqft.</i>	<i>Project Description</i>	<i>Env. Review</i>
13C	Raw Inspiration /Whizin Center	10-CUP-006	28914 Roadside Drive	2061-007-047	N/A		N/A	Request to allow a Certified Farmers Mkt., consisting of approx. 92 booths selling produce, flowers, pre-packaged food and crafts every Tues. 3 to 8 pm.	Catex
14C	Core Communications for Verizon	09-CUP-007	30100 Agoura Road	2061-005-048	N/A		N/A	Request to install a telecommunication facility including 12 antennas and new	Catex
15C	Cliff Muller/Jinky's Café	10-CUP-007	29001 Canwood St.	2048-011-076	N/A		N/A	Request for a Type 41 ABC liquor license	Catex

<b>COMMERCIAL PROJECTS COMPLETED TOTALS (FROM ABOVE)</b>				<b>ACRES</b>	<b>SQ.FT.</b>	<b># of UNITS</b>
<b>Commercial - New</b>				<b>6.17</b>	<b>44,993.00</b>	<b>N/A</b>
<b>Commercial - T.I.</b>				<b>N/A</b>	<b>6,000.00</b>	<b>N/A</b>
<b>Residential - New</b>				<b>0</b>	<b>0.00</b>	<b>N/A</b>

**COMMERCIAL PROJECTS COMPLETED WITHIN LAST YEAR**

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site	Sqft.	Use Sqft.	Project Description	Env. Review
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**Jinky's Café**



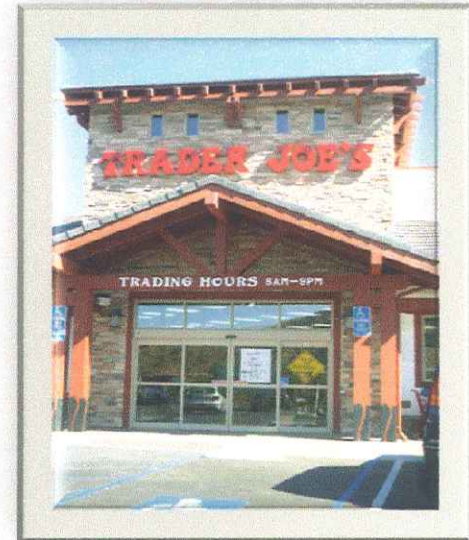
**Verizon at the Renaissance Hotel**



**Farmers' Market at the Whizin Market Place**



**Trader Joe's**



**Matress Store at the Furniture Design Center**

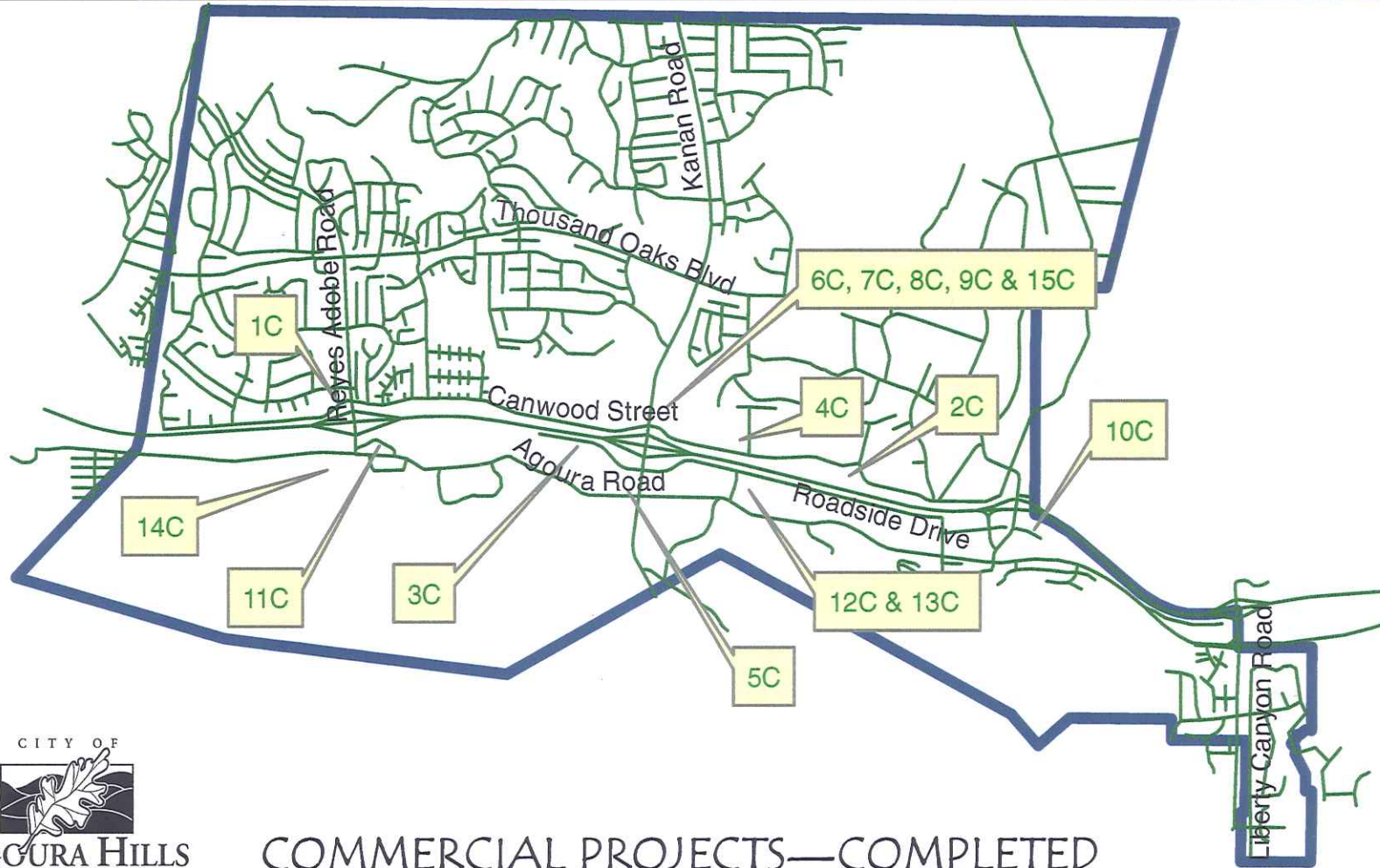


**Agoura Auto Detailing**





# City of Agoura Hills Development Summaries



CITY OF  
AGOURA HILLS

COMMERCIAL PROJECTS—COMPLETED

Fourth Quarter: December 2010

## RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2010

<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	Abudalu, Joseph (Architect: Studio by Design)	06-CUP-019	28303 Laura La Plante Drive	2061-022-051	0.53 acres (23,090 sq.ft.)	3,630 sq. ft.	Construct 3,230 sq. ft., 2-story S.F.D. with a 400 sq. ft. attached garage.  Env. Review: Catex	R. Madrigal (818) 597-7339
2	Ginsburg, Moty and Margo	07-INT-001 07-CUP-005 and 07-OTP-003	5643 Colodny Dr.	2055-012-051	0.43 acres - 18,840 sq. ft. minus 5,130 sq.ft. of flood hazard area, leaving 13,710 sq.ft. of buildable area	6,752 sq.ft.	Interpretation by P.C. Does a 1,790 sq.ft. basement count as a floor and add to height of building. Build a 6,752 sq.ft.single-family house. ( 1st flr.2,929 sq.ft.; 2nd flr. 2,034 sq.ft.; basement 1,790 sq.ft.  Env. Review: Catex	R. Madrigal (818) 597-7339
3	Reza Nasr for Gerald Silver	08-CUP-004 (There is a related case: 03-LLA-003)	5747 Fairview Pl.	2055-020-054	1.31 acres (57,064 sq.ft.)	4,747 sq. ft.	Add 2,412 sq.ft. to (ex) 2,011 sq.ft. D.U., enclose existing 943sf atrium, convert to living & dining area. Add new 742sf lower floor living area and add 1,593 sf, 8-car garage. Note: This property has an approved(court ordered) Lot Line Adjustment 03-LLA-003 that has not yet been legally recorded to date.  Env. Review: Catex	R. Madrigal (818) 597-7339

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4	M. Kamal & Associates, LLC for Henry M. Halimi	08-CUP-002; 08-ZC-001; 08-GPA-001; PM 69698 (Ref: 06-PAR-002 & 05-PSR-001)	28700 Thousand Oaks Blvd. (Park zoned lot east of Carell, north side of Thousand Oaks Blvd.)	2048-003-002	8.06 acres (351,093 sq.ft.) minus 0.26 acre future street, minus 7.80 acres of slope easement.	6,850 sq. ft.	A Parcel Map to subdivide one lot into two lots to construct a 6,850 sq. ft. D. U. on a hillside, donate one lot for park purposes, change the zone, amend the Gen. Plan.  Env. Review: Catex	R. Madrigal (818) 597-7339
5	Carlos Khantzis and Steve Rice	08-CUP-001; 08-SPA-001; 08-VAR-002; 08-OTP-004	30800 Agoura Road	2061-001-025	7.1 acres (309,276 sq.ft.) (buildable acres are 6.31)	104,138 sq. ft.	46 res. Condo units in 2 two-story, 34 ft.high buildings, including 6 affordable units; 2,786 sq.ft. of common area (multi-purpose rooms, offices) A separate 3,004 sq. ft. senior recreation center building; 129 parking spaces; A Specific Plan Amend.to permit residential use; A Variance to reduce front,side & rear set-backs and to increase retaining wall heights. Tent.Tr. Map & OakTree Permit.  Env. Review: MND	D. Hooper (818) 597-7342
6	Cook, Joseph & Jill	08-SPR-005	5940 Chesebro Rd.	2055-026-039	1 acre (43,560 sq. ft. lot minus 190 sq. ft. for street = 43,370 sq. ft. buildable area)	1,374 sq. ft.	Single-story room addition of 1,374 sq. ft. to existing 1,550 single-story house w/666 sq. ft. garage. A new porch, outdoor fireplace and gazebo will be added.  Env. Review: Catex	R. Madrigal (818) 597-7339

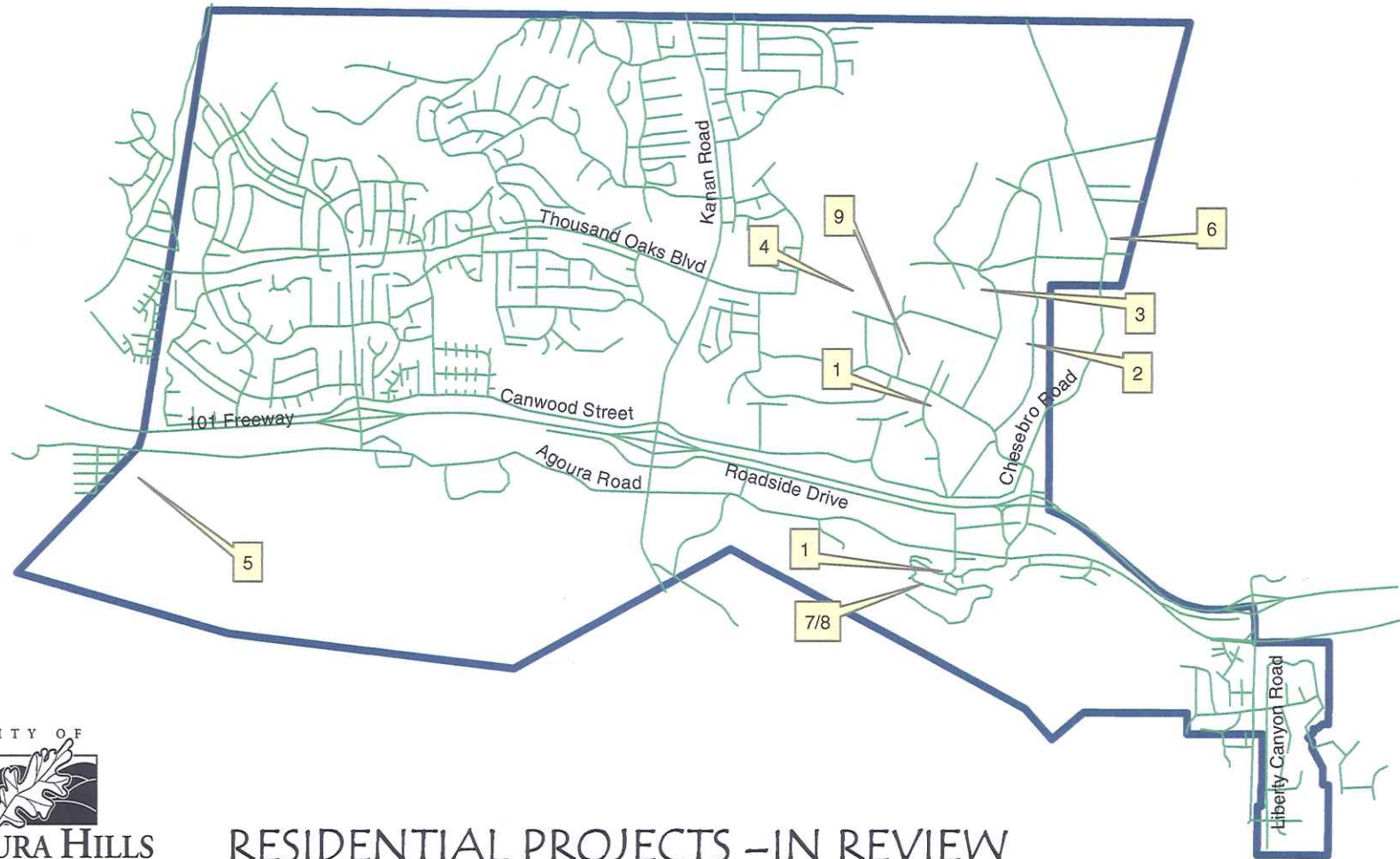
## RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2010

<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>
7	Ashnoor Pirouti	03-CUP-023	28454 Renee Dr.	2061-021-005	0.116 acres (5,040 sq.ft.)	2069.00	Two-story single-family dwelling unit Env. Review: Catex	V. Darbouze (818) 597-7339
8	Ashnoor Pirouti	03-CUP-022	28458 Renee Dr.	2061-021-023	0.148 acres (6,452 sq.ft.)	3016.00	Two-story single-family dwelling unit Env. Review: Catex	V. Darbouze (818) 597-7339
9	Allen Adel	10-SPR-004 10- OTP-011	5622 Foothill Drive	2055-017-007	0.87 acres (37,900 sq.ft.)	4700 sq. ft.	One-story single-family dwelling unit Env. Review: Catex	V. Darbouze (818) 597-7339

## RESIDENTIAL PROJECTS IN REVIEW TOTALS

<b>ACRES</b>	<b>SQ.FT.</b>	<b># OF UNITS</b>
<b>New Construction</b>	<b>18.25</b>	<b>130,755.00</b>
<b>Room Additions</b>	<b>2.31</b>	<b>3,786.00</b>
<b>20.564</b>	<b>134,541.00</b>	<b>52 units</b> <b>2 unit</b>

# City of Agoura Hills Development Summaries



CITY OF  
AGOURA HILLS

RESIDENTIAL PROJECTS -IN REVIEW

Fourth Quarter: December 2010

## RESIDENTIAL PROJECTS APPROVED - DECEMBER 2010

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1P	<b>Riopharm USA Inc.</b>	03-CUP-010 03-VAR-005 TR 48901 (Formerly: TT48901, 90-CUP-010, 98-CUP-007)	27650 Agoura Rd.	2061-014-007 through 015 & 2061-014-18 through 20 & 2061-014-23 through 26	10.58 acres (460,864 sq.ft.)	Three models from 2,777 to 3,235 sqft. 84,945 sqft.	24 Single-Family Residences  Env. Review: EIR	D. Hooper (818) 597-7339
2P	<b>Ron Waters (Formerly Finkelstein)</b>	03-CUP-002 03-OTP-002 07-LLA-003	28031 and 28031 Balkins Dr.	2055-023-065 and 2055-023-062	1.59 acres (69,260 sq.ft.) (LLA refers to 1.50 and 1.37 NET ac.)	5,096 sqft. W/ 790 sqft. Garage	Custom house and Lot Line Adjustment on hillside lots.  Env. Review: Catex	V. Darbouze (818) 597-7328
3P	<b>Dawson for Sharon</b>	06-CUP-001	28243 Balkins Dr.	2055-022-080	1.13 acres (49,222.8 sq.ft.)	5,678 sqft.	A 4,968 sqft. Single-family detached residence with 710 sqft. garage with pool and spa.  Env. Review: Catex	R. Madrigal (818) 597-7339
4P	<b>Von Buck</b>	03-CUP-017 03-OTP-016	27801 Blythedale Rd.	2055-001-035	4.27 acres (186,001.2 sq.ft.)	4,274 sqft with 1,272 sqft. Garage	A two-story custom house with three car garage  Env. Review: MND	V. Darbouze (818) 597-7328
5P	<b>Araujo, Ruben and Debra / Brent Schneider, Architect</b>	07-SPR-010	6021 Colodny Drive	2055-028-036	0.96 acres (41,820 sq.ft.)	8,634 sq.ft.	Construct 2-story, 5,962 sq.ft.s.f.r. w/ attached 1,622sf garage; 1,050sf barn driveway motorcourt, pool, horse riding ring, corrals&horse turn-out area.  Env. Review: Catex	R. Madrigal (818) 597-7339

## RESIDENTIAL PROJECTS APPROVED - DECEMBER 2010

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
6P	<b>Bardai, Nevin (Gary Bardovi, Architect/ LCE Group, Inc.)</b>	07-CUP-011	Balkins Drive	2055-021-044	1.08 acres (47,044.8 sq.ft.) minus .07 for slope easement; buildable lot is 1.01 ac.	5,772 sq. ft.	Construct a multi-level (two and three stories), 5,772 sq. ft. residence with attached garage; project includes a spa and future equestrian facilities.  Env. Review: Catex	R. Madrigal (818) 597-7339
7P	<b>Chuck Francoeur for 'Montage Dev.'</b>	Tr. 69073 (related to 01-SPR-008 and 06-SPR-003)	5310 Colodny Dr.	2055-007-053	N/A	N/A	Convert the approved (unconstructed) apt.units to condos  Env. Review: Catex	R. Madrigal (818) 597-7339
8P	<b>Millett, Mike and Darin</b>	06-SPR-011 06- OTP-031 08-VAR- 001	5446 Fairview Place	2055-014-018	0.952 acres (41, 500 sq.ft.)	1,399 sq. ft.	Request to reduce the non-conforming south side yard setback of 9'11" to 7'4" for a proposed 1,399 sq.ft. room addition and a 500 sq.ft. porch to the existing dwelling unit.  Env. Review: Catex	R. Madrigal (818) 597-7339
9P	<b>Steve and Marguerite Edwards</b>	06-CUP-008 and 06-OTP-017	5952 Lapworth Dr. N.E. corner of Lapworth and Balkins	2055-022-073	1.38 acres (59,983 sq.ft.)	4,950 sq.ft. , 908 sq.ft., 347 sq. ft., and 1,502 sq. ft. Total of 7,707 sq. ft.	A 2-story 4,950 sq.ft. D.U. w/908 sq.ft. attached 3-car garage w/347 sq.ft. studio above garage and 1,502 sq. ft. barn  Env. Review: Catex	R. Madrigal (818) 597-7339
10P	<b>Pendlebury for Barnett</b>	06-SPR-001	6044 Chesebro Rd.	2055-026-030	1.02 ac.	415 sq.ft.	415 sq.ft. addition  Env. Review: Catex	R. Madrigal (818) 597-7339

## RESIDENTIAL PROJECTS APPROVED - DECEMBER 2010

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
11P	David & Karin Kovisto	08-VAR-004 and 08-SPR-013	29765 Quail Run Dr.	2053-031-064	0.157 acres (6,866 sq.ft.)	165 sq. ft.	Convert/construct existing 2nd story deck to livable area in the 3,142 sq. ft. D.U. A Variance to reduce the required side yard setbacks.  Env. Review: Catex	R. Madrigal (818) 597-7339
12P	Stockton/Iamburg (Ben Menahem)	03-CUP-016 03-OTP-017	6149 Palo Comado Canyon Rd.	2055-023-073	0.92 acres (40,080 sq.ft.)	4,688 sq.ft.	A two-story custom house with three car garage  Env. Review: Catex	V. Darbouze (818) 597-7328
13P	Thomas Brewer and Ana Cullen	08-CUP-005 & 08-LLA-001; Ref: 07-PAR-005	4833 Canyon Way	2061-018-061 2061-018-062	0.375 acres (16,360 sq.ft.) Parcel 61 (lot 13) is 8,460 sq.ft. Parcel 62 (lot 14) is 7,900 sq.ft.	6,533 sq.ft.	New single-family D.U. with a 2,140 first floor, a 1,767 second floor and a 2,726 sq. ft. garage. A Lot Line Adjustment application to combine 2 lots  Env. Review: Catex	R. Madrigal (818) 597-7339
14P	Lucian T. Hood for Steven & Katy Rishoff	09-SPR-003	5411 Colodny Drive	2055-013-014	1.69 acres (73,649 sq.ft.)	1,980 sq. ft. existing; 3,407 sq. ft. proposed	Remodel and single story room addition of a 380 sq. ft. pool room and 1,047 sq. ft. attached garage.  Env. Review: Catex	R. Madrigal (818) 597-7339
15P	Daniel Farkash for Heather Danko	10-CUP-001	28414 Foothill Drive	2055-017-025	0.459 acres (20,000 sq.ft.)	1,148 sq. ft. existing; 1,938 sq. ft. total proposed	Remodel and 790 sq. ft. room addition to a 1,148 sq. ft. single-family residence  Env. Review: Catex	V. Darbouze (818) 597-7328
16P	Keith Blinkinsoph	10-CUP-004 10-OTP-006	28441 Lewis Place	2061-022-023 through 025	0.53 acres (23,108 sq.ft.)	4,226 sq. ft.	Two-story single-family dwelling unit  Env. Review: Catex	R. Madrigal (818) 597-7339



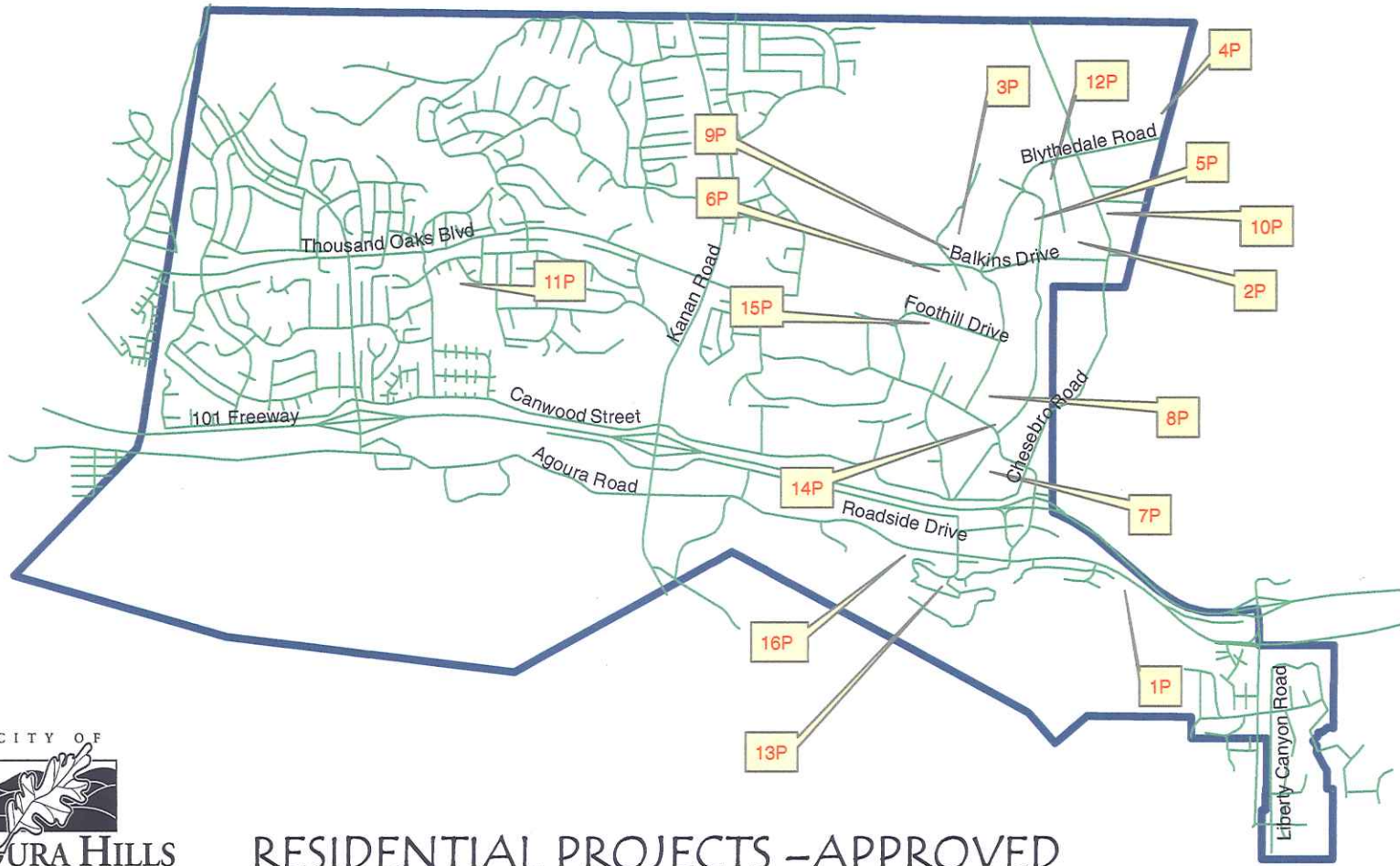
**RESIDENTIAL PROJECTS APPROVED - DECEMBER 2010**

<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>
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**RESIDENTIAL PROJECTS APPROVED TOTALS**

	<b>ACRES</b>	<b>SQ.FT.</b>	<b># OF UNITS</b>
<b>New Construction</b>	<b>22.815</b>	<b>129,498</b>	<b>33 units</b>
<b>Room Additions</b>	<b>3.819</b>	<b>4,196</b>	<b>5 units</b>
	<b>26.63</b>	<b>133,694</b>	

# City of Agoura Hills Development Summaries



CITY OF  
AGOURA HILLS

RESIDENTIAL PROJECTS - APPROVED

Fourth Quarter: December 2010

City of Agoura Hills Development Summaries  
December 2010

**RESIDENTIAL PROJECTS COMPLETED - DECEMBER 2010**

<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>Env. Review</i>
1C	<b>DNA Construction for Albaum, David</b>	06-SPR-010	5866 Fairview Place	2055-027-074	41,810 net sq.ft. (0.95 acres) after road and flood hazard is subtracted 81,020 gross sq.ft.	494 sq. ft.	Construct a 494 sq. ft. single-story room addition to a 2,966 sq. ft. S.F.D. and remodel kitchen	Catex
2C	<b>McCann for Anav</b>	05-SPR-027	5533 Fairview Pl.	2055-016-026	0.98 acres (42,690 sq.ft.)	1,039 sq.ft.	1,039 sq.ft. add. To existing 1,009 sq.ft. D.U. and a 586 sq.ft. covered porch	Catex
3C	<b>Blinkinsoph for Thompson</b>	04-CUP-003 03-LLA-001 06-VAR-005 (Ref Case: 03-PAR-001)	Lewis Pl.	2061-022-029 and 30	0.30 acres (13,129 sq.ft.)	2,567 sq. ft.	single-fam D.U.	Catex
4C	<b>Bagwell Construction for Joel Rizor</b>	07-SPR-001	5709 Fairview Pl	2055-020-064	0.46 acres (20,262 sq.ft.)	716 sq. ft., plus 1,266 sq. ft.	Add 716 sq. ft. rm. adition to existing 2,428 sq.ft. D.U., plus add a 1st & 2nd story deck totaling 1,266 sq. ft.	Catex
5C	<b>Bailey for Tamara Friend</b>	08-CUP-003 (related cases: 07-OTP-009 and 07-SPR-007)	6350 Chesebro Road	2055-001-041	3 acres (130,680 sq.ft.)	Square footage was not indicated for all the new structures to be added to the site.	Demo existing concrete driveway, construct new access, barn structure w/12 stalls, tackroom, storage and office in the SEA area. A 5 ft. wooden fence around a new riding arena.	Catex
6C	<b>Paul and Marie McDonough</b>	09-SR-002	6300 Chesebro Road	2055-002-040	3.67 acres (160,235 sq.ft.)	1,296 sq.ft.	1,296 sq. ft. barn with a 432 sq. ft. overhang	Catex

## RESIDENTIAL PROJECTS COMPLETED - DECEMBER 2010

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	Env. Review
7C	Adivi formerly Levy	03-CUP-003	6029 Fairview Pl.	2055-022-047	2.56 acres (111,513.6 sq.ft.)	6,917 sqft.	Custom house on hillside lot	Catex
8C	Jonathon Shuken	07-CUP-012 and 07-OTP-025 (prior related case: 07-PAR-001)	6491 Chesebro Rd. (Lot 3 of Tr. 52396)	2055-029-003	1.46 ac. (63,597.6 sq.ft.)	8,196 sq.ft.	Construct a 2-story, single-family residence with a 5 car garage. Living area is 5,109 sq. ft.; garage area is 1,437 sq. ft.; porches are 1,650 sq. ft.	Catex

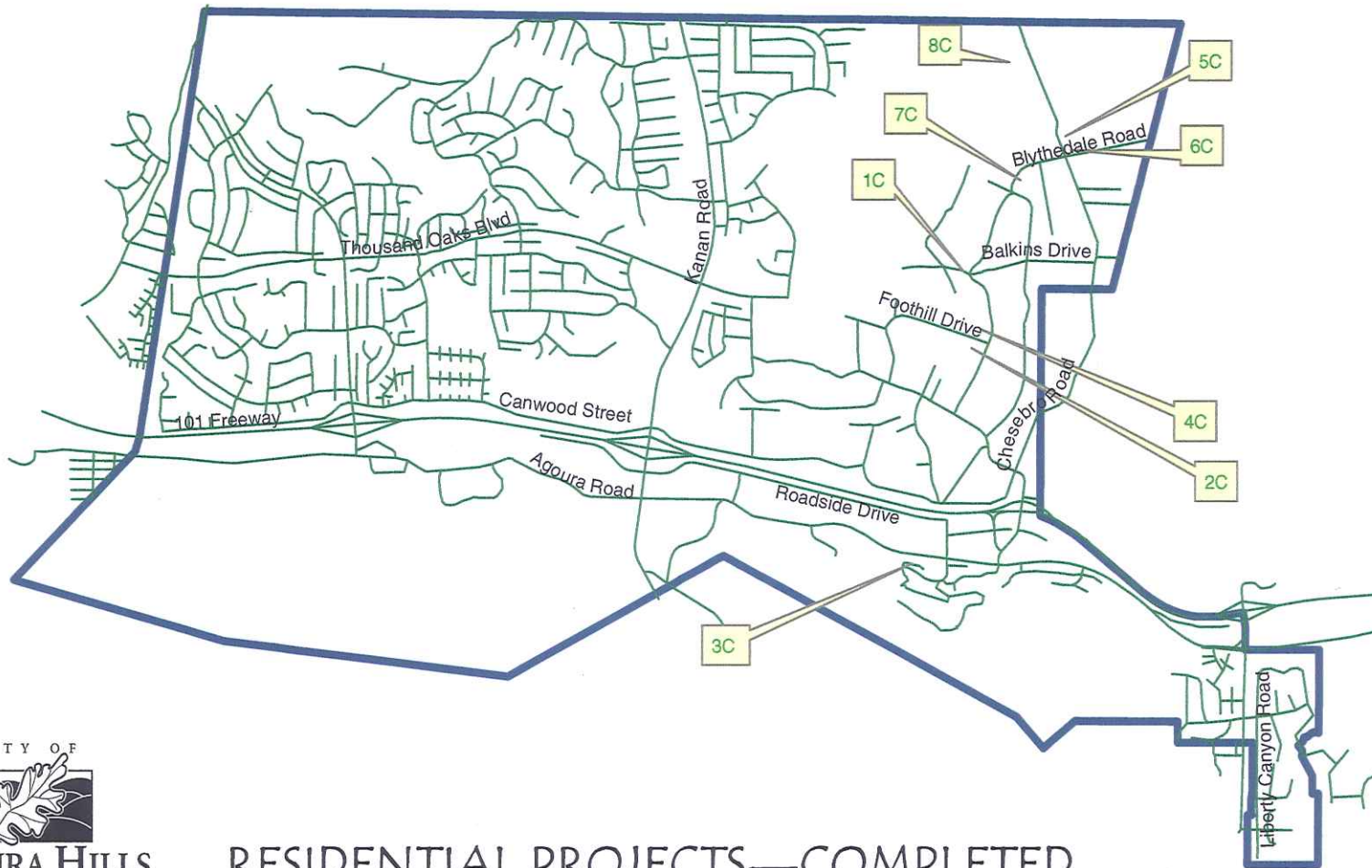
## RESIDENTIAL PROJECTS COMPLETED TOTALS

ACRES                      SQ.FT.                      # OF UNITS

Completed New Dwelling Units	4.32	14,593.00	3
Completed Room Additions	2.39	2,249.00	5
Other	3.67	1,728.00	2



# City of Agoura Hills Development Summaries



AGOURA HILLS

RESIDENTIAL PROJECTS—COMPLETED

Fourth Quarter: September 2010