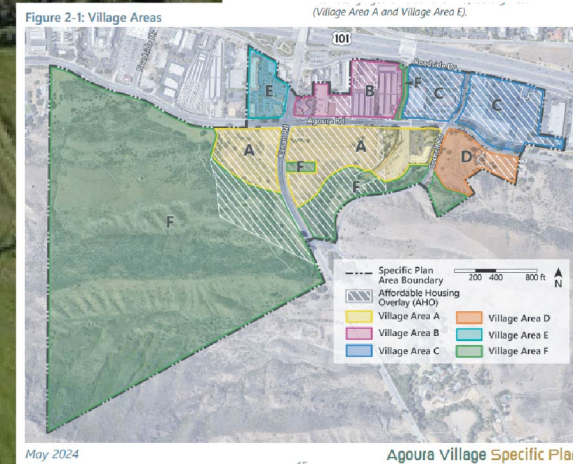


FOR SALE:

**AGOURA HILLS MIXED USE
Agoura Village Specific Area D
Apt+Development**

**BUILD 33-U + 1200 SF RETAIL ENTITLED
R.T.I. TODAY**



Agoura Village Specific Plan

(map pg.10)

28900 Agoura Road. Agoura Hills, Ca 91301

\$4,950,000.00

0.87 ACRES

28900 Agoura Road. (RED PARCELS)

CASE NO: AHO-2023-0003 and OAK-2023-0102 ZONING: PD-AH

ADDRESS: East of 28902 Agoura Road AIN(S): 2061-029-005 and 2061-029-006

*** R.T.I. TODAY**

A new four-story mixed-use development consisting of 33 multifamily residential units and 1,200 square feet of ground floor commercial space on a 38,004 square foot site in one building with two levels of Type-V construction on top of two levels of a concrete podium structure. The project proposes 12 surface parking spaces, and 30 covered parking spaces located within a 2-story parking garage. In total, 42 parking spaces are proposed.

The project would provide at least 15% of base units for rent to very low-income households and at least 5% of base units for rent to low-income households for a total of 4 very low-income units and 2 low-income units.



NE CORNER VIEW
SCALE: N.T.S.

1



NW CORNER VIEW
SCALE: N.T.S.

2



NORTH ENTRY VIEW
SCALE: N.T.S.

3



SW CORNER VIEW
SCALE: N.T.S.

4

RED PARCELS

33-Units 35,700 Site Building SF Approx.
33-Units 38,004 SF Site Land SF Approx.
Retail/Commercial 1,200 SF. Approx.

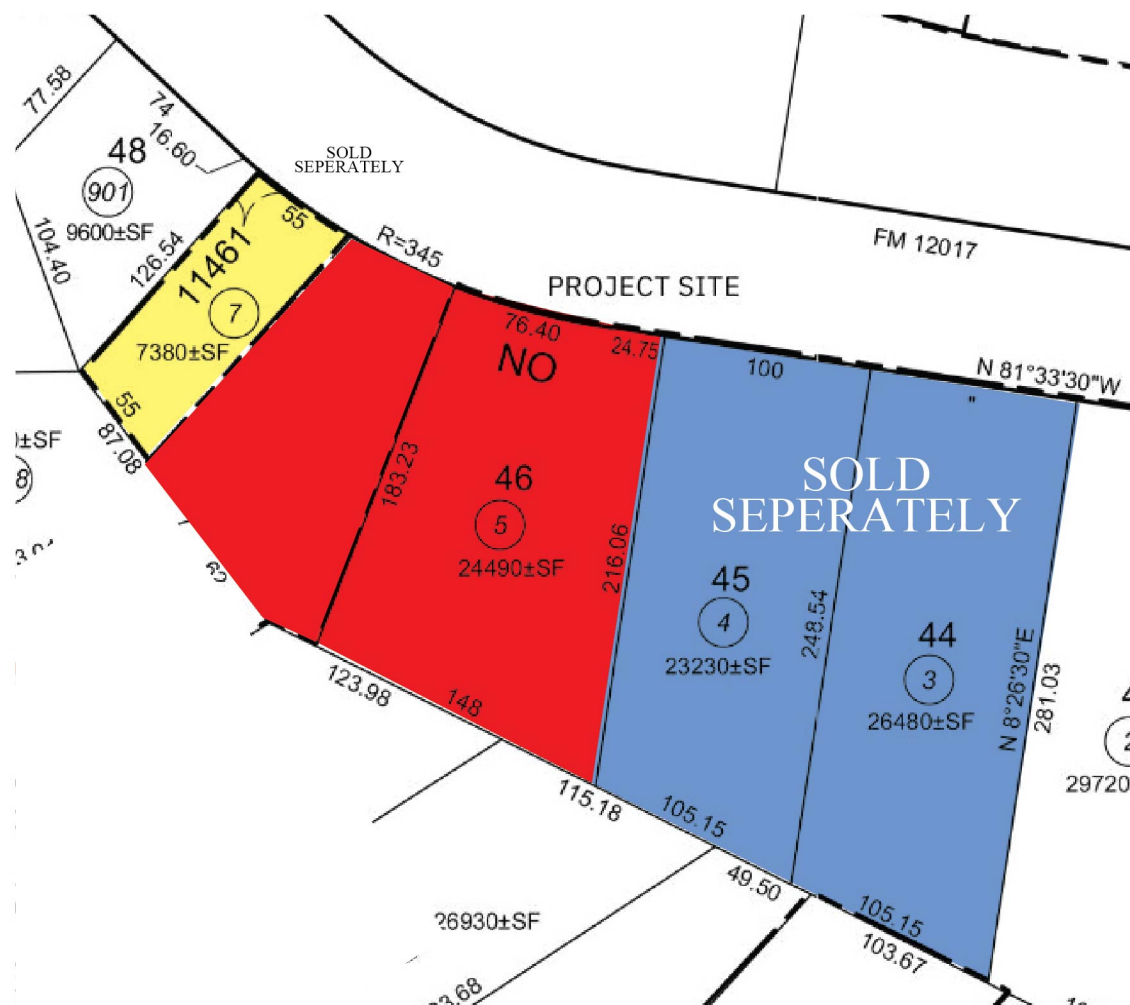
28900 Parking (RED):
42 Parking Total Spaces
(5) Commercial Parking

28900 Unit Mix:
33-Units:
(6) Studios - 550 SF
(22) 1 Bed - 750 SF
(5) 2 Bed - 920 SF

28900 Affordable Unit Mix (Summary):
(6) Affordable Total
4-Units Very Low Income
2-Units Low Income

28900 Affordable Unit Mix (Detail):
(1) 1-Studio Low Income
(1) 1-Bed Low
(1) 1-Studio Very Low
(2) 1-Bed Very Low
(1) 2-Bed Very Low

28900 Agoura Road Building (Summary Structure):
4-Stories.
2nd, 3rd and 4th apartments and parking
Street Level Parking.



CASE NO: AHO-2023-0003 and OAK-2023-0102 ZONING: PD-AH
ADDRESS: East of 28902 Agoura Road AIN(S): 2061-029-005 and 2061-029-006

**ENTITLED
R.T.I. TODAY**

YELLOW PARCEL

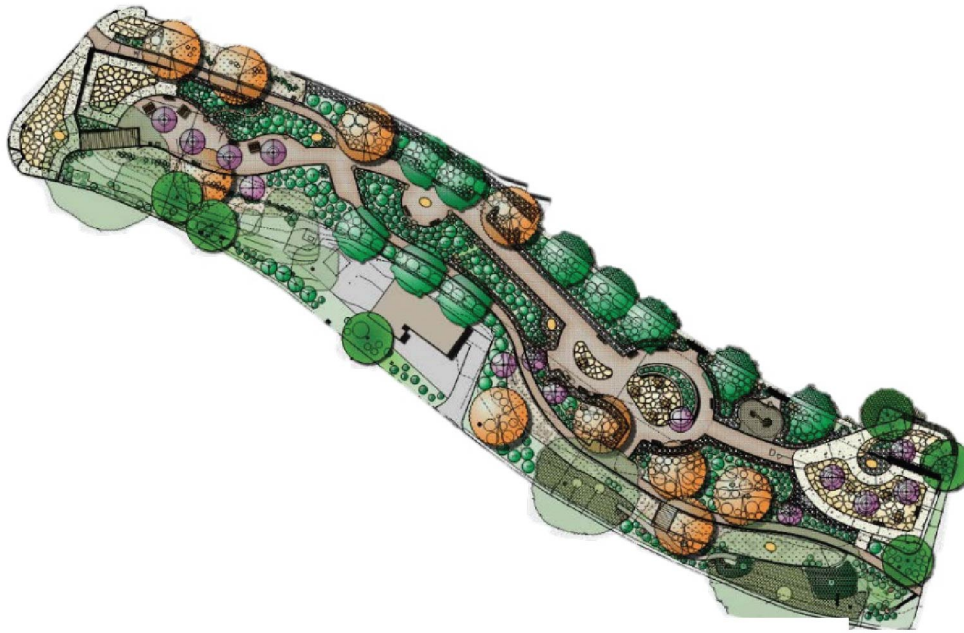
28902 Agoura Road
(1) House Rented One Parcel
Contiguous to four (4) parcels
2,040 SF House – Occupied Rented
2061-029-007 – 0.17 A – 7,349 SF Land
PD-AH - Zoning
OFF-MARKET – \$900K.



BENEFITS OF AREA

COMING—Ladyface Greenway
formerly known as the Linear Park project,
will bring major improvements to the north side of Agoura Road.
To the right of the Whizin sign, some of the property that will be enhanced

Ladyface Greenway Final Layout



278 Units, including 28 Very Low Income and 10 Low Income

4 Story wrap apartment building with parking garage and
5,000 square feet of commercial space

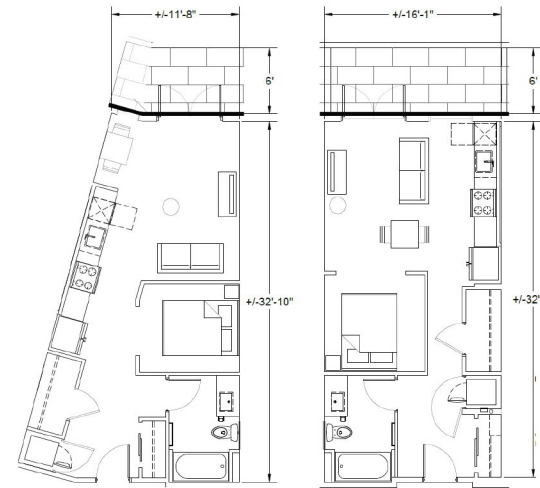
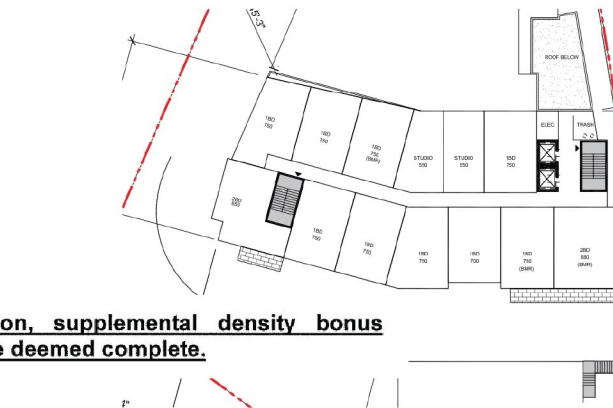
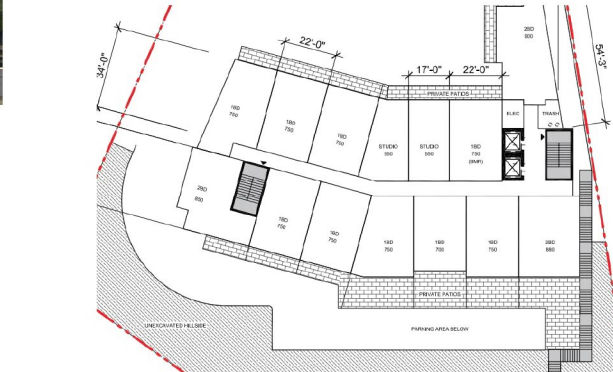
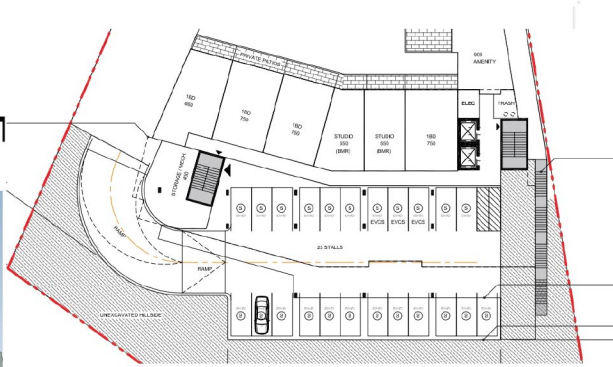
Construction anticipated to last 27 months (completion in 2027)

RED PARCELS

PROPOSED PLANS

VIVERE ELEGANS APARTMENT

28902 AGOURA ROAD, AGOURA HILLS, CA 91301

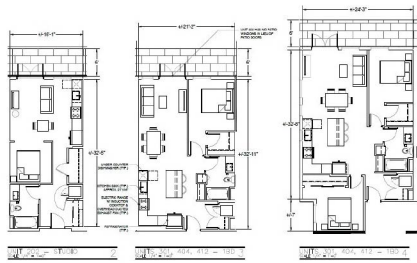


HOUSING PLAN MATRIX

Floor	Unit Number	Type	Area (Sq Ft)	Market Rate	LI	VLI
Second Floor	301	1BD	750	X		
	302	Studio	550		X	
	303	Studio	560			X
	304	1BD	750	X		
	305	1BD	750	X		
	306	1BD	750	X		
Third Floor	301	1BD	750		X	
	302	Studio	550			X
	303	Studio	560			X
	304	1BD	750	X		
	305	1BD	750	X		
	306	1BD	750	X		
	307	2BD	850	X		
	308	1BD	750	X		
	309	1BD	750	X		
	310	1BD	750	X		
Fourth Floor	401	1BD	750	X		
	402	Studio	550		X	
	403	Studio	560			X
	404	1BD	750	X		
	405	1BD	750	X		
	406	1BD	750	X		
	407	2BD	850	X		
408	1BD	750	X			
409	1BD	750	X			
410	1BD	750	X			
411	1BD	750	X			
412	1BD	750	X			
413	2BD	920	X			

Subtotal	Unit Type	Max	Units Count	Market Rate	LI	VLI
	Studio	10%	4	1	1	1
	1BD	67%	22	19	1	2
	2BD	13%	5	4	0	1
Totals		100%	31	27	2	4

Actual Percentage of Base Density
Minimum Percentage of Base Density



Studio 6 units 1 bd 22 units 2 bd 5 units

ENTITLED
R.T.I. TODAY

At this time, your development application, supplemental density bonus application and oak tree permit application are deemed complete.



FLOOR PLANS

PARCELS BREAKDOWN



Village Area D

Allowed Uses:
Mixed-Use Retail, offices (all types),
lodging, standalone residential

Non-Residential/Mixed-Use
Floor Area Ratio (FAR)
0.35

Residential Density:
6-15 Dwelling Units/Acre

Table 2.9: Non-Residential and Mixed-Use Development Standards for Village Area D

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		35' (3 stories)	
Building Area		30,000 SF	
Building Coverage			60% max
Setbacks			
Front Setback	20'		
Side Setback	0'		
Rear Setback	0'		
Parking			
Parking Reduction (mixed-use)			25%

Figure 2-7: Village Area D Key Map



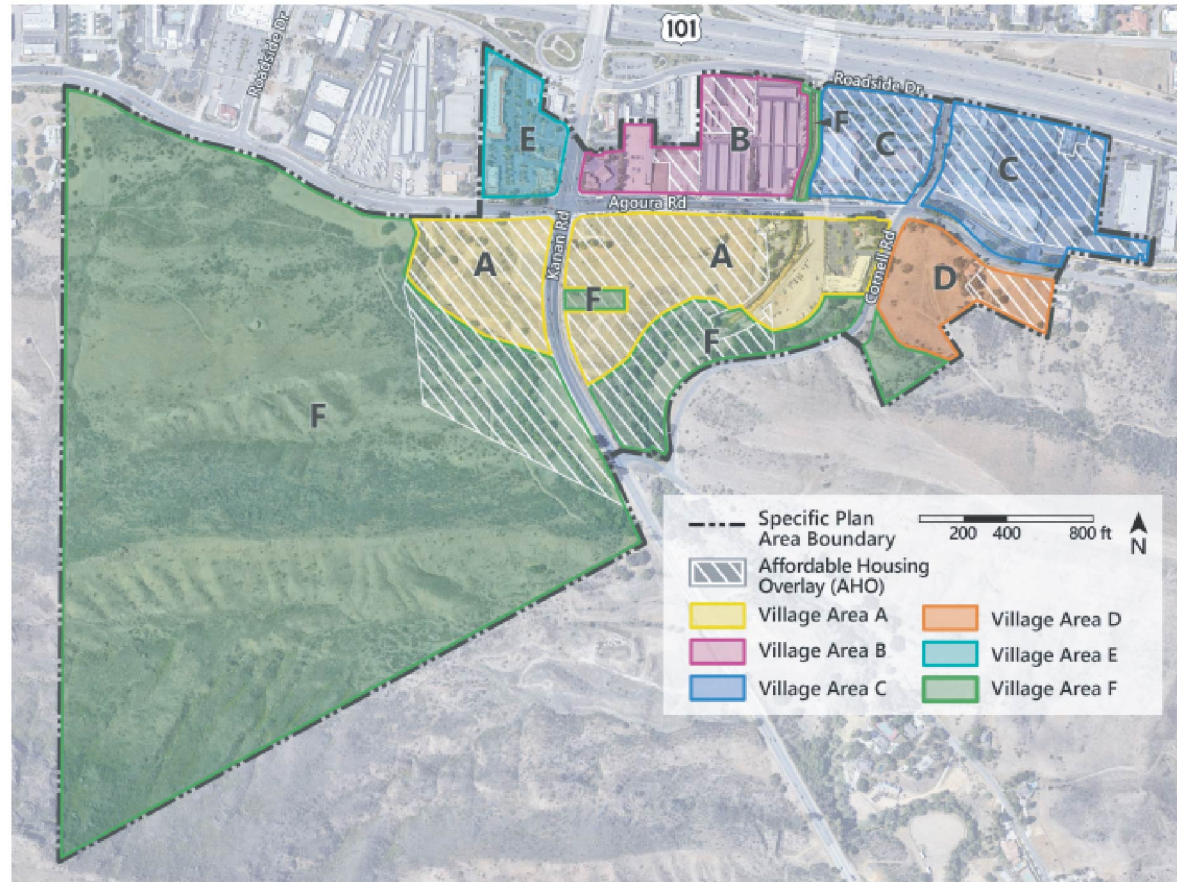
Village Area D
 Specific Plan Area Boundary
 Front Lot Line
 Affordable Housing Overlay (AHO)

Table 2.10: Standalone Residential Development Standards for Village Area D

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		35' (3 stories)	
Building Area			
Building Coverage			60% max
Setbacks			
Front Setback (to garage)	20'		
Front Setback (to front porch)	10'		
Side Setback	10'		
Rear Setback	10'		
Garage (behind building face)	5'		

Figure 2-1: Village Areas

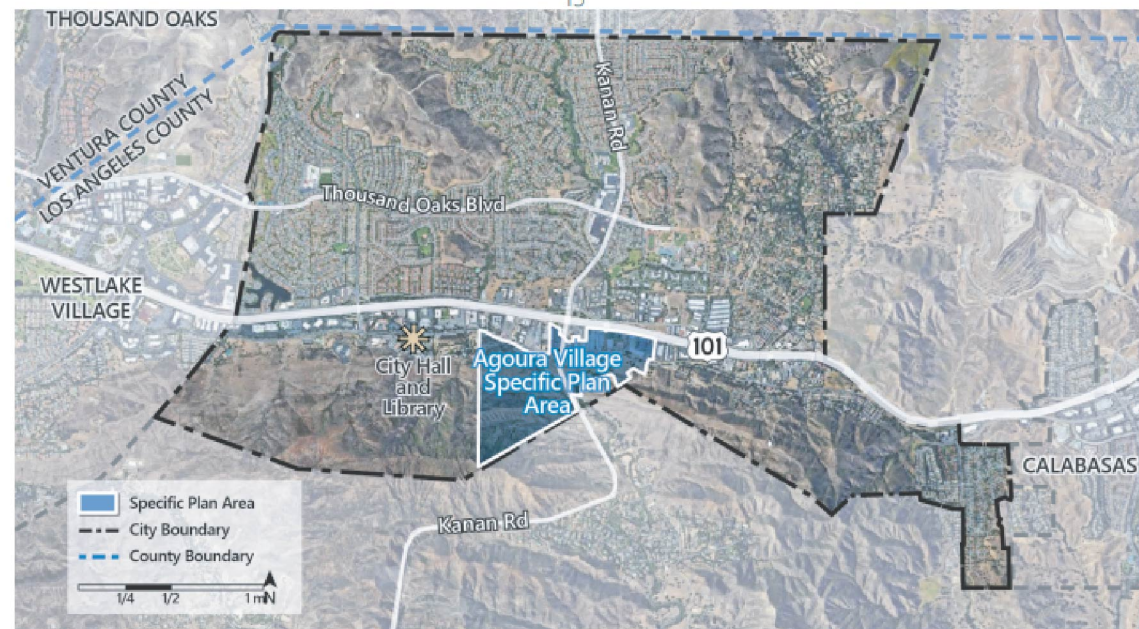
(Village Area A and Village Area E).



Specific Plan Area Boundary
 Affordable Housing Overlay (AHO)
 Village Area A
 Village Area B
 Village Area C
 Village Area D
 Village Area E
 Village Area F

May 2024

Agoura Village Specific Plan



Specific Plan Area
 City Boundary
 County Boundary
 1/4 1/2 1 mN