



"Gateway to the Santa Monica Mountains National Recreation Area"

May 23, 2025

Avi Edry, Vivere Elegans Apartments
22530 Ventura Boulevard,
Woodland Hills, CA 91364
Sent via email to: sales@valleydoorsgroup.com

SUBJECT: COMPLETENESS DETERMINATION
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

Dear Avi,

Thank you for submitting the subject application materials on April 24, 2025. The project includes the following scope of work:

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.

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

Advisory Information

These items are items that must be addressed during the building permit plan check process.

Landscape Comments

- Planting plan to be updated to reflect Los Angeles Fire Department Fuel Modification Unit approval notes. "Leucophyllum frutescens not to be used".

Civil Plans (Plan Check)

- Sheet 1- Cover Sheet
 - Update title block on all sheets with current City Engineer name, registration number and expiration date.
- Sheet 6
 - Trash staging area not permitted in the right-of-way. Remove note from project plans.
- Please note sizing and calculations for tributary area draining to proposed catch basin will be reviewed in plan check.

Next Steps

Now that the application is deemed complete, we will have 30 days to provide you with a consistency determination (determination on whether the project meets all applicable objective standards).

If you have any questions, please contact me at gburse@agourahillscity.org or at (818) 597-7310.

Sincerely,



Gene Burse
Senior Planner