



**AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
**Thursday, August 20, 2026
6:00 PM**

VIA ZOOM:

<https://us02web.zoom.us/j/83987928061>

Webinar ID: 839 8792 8061

VIA TELEPHONE:

+1 669 444 9171 OR +1 669 900 6833

Signup for **E-Notify** on the City's website for electronic Agenda notifications and/or other City updates.

Please silence all cell phones and electronic devices during the live meeting. To prevent interference with the audio/visual system, do not join the Zoom Webinar from within the Council Chambers.

Planning Commission meetings are held in person in the Council Chambers, 30001 Ladyface Court, Agoura Hills. Members of the public may attend and participate in person, participate remotely via Zoom (audio only), or watch the meeting live on the City's website or YouTube. See the "Public Participation" section at the back of this Agenda for information on submitting public comments and participating in the meeting.

*City Hall and the Council Chambers are wheelchair accessible. In accordance with the **Americans with Disabilities Act (ADA)**, individuals requiring special assistance, disability-related modification or accommodation, or auxiliary aids to participate in the meeting may contact the City Clerk's Office at (818) 597-7300 at least 72 hours in advance of the meeting or when services are needed. Every effort will be made to accommodate late requests; for special meetings, submit requests as early as possible, but no later than noon on the day of the meeting.*

ATTEND OR WATCH THE MEETING

*Planning Commission meetings are held in person in the Council Chambers and remotely. The Council Chambers doors will open to the public 30 minutes before the scheduled start time. Meetings begin at the scheduled start time and may be viewed on the City's website at agourahillscity.gov under "Watch Meetings" or on **YouTube** by searching "Agoura Hills Planning Commission" and selecting the meeting date; archived meetings are also available on both platforms. **Zoom** participants are automatically muted and may view, listen, and provide audio public comment when permitted (see "Public Participation"). Meetings are recorded, and all rules of procedure and decorum apply to both in-person and remote participants.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Jessica Reinhardt
Vice Chair Brit Sharon
Commissioner Meril Platzer
Commissioner Morgan Roth
Commissioner Bruce Stein

EXCUSED ABSENCE

APPROVAL OF AGENDA

PUBLIC COMMENTS

(This section is reserved for members of the public to address Planning Commission on any item of City business other than scheduled agenda items. Comments are limited to items within the subject matter jurisdiction of the City and are limited to three (3) minutes per speaker. The Planning Commission cannot act on non-agenda items. See the “Public Participation” section below for information on speaking or submitting written comments.)

PUBLIC HEARING

(Both the Applicant or the Appellant, should they be different parties, will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other public testimony is limited to three (3) minutes. See the “Public Participation” section below for information on speaking or submitting written comments. After the rebuttal, the Chair will close the Public Hearing and the Planning Commission will deliberate the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.)

1. Conduct a Public Hearing for the Consideration of a Tentative Tract Map to Convert Existing Office Suites into Office Condominiums
RECOMMENDATION: Approve a Tentative Tract Map to convert existing office suites into office condominiums subject to conditions and based on the findings of the attached Draft Resolution, and make a finding of exemption under the California Environmental Quality Act (CEQA).

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The next Regular Planning Commission Meeting will be held at 6:00 p.m., on September 3, 2026, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California. *Members of the public are invited to participate in all Regular Planning Commission Meetings. In accordance with The Brown Act, agendas packets are posted at agourahillscity.gov and agendas are posted on bulletin boards at City Hall, the Agoura Hills Library, and the Recreation and Event Center at least 72 hours in advance. Regular meetings are held at 6:00 p.m. on the 1st and 3rd Thursdays of each month in the City Hall Council Chambers at 30001 Ladyface Court, Agoura Hills, California.*

The telecast of the Thursday, August 20, 2026, Regular Planning Commission Meeting will be broadcast on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers and run daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.

Any disclosable public records related to staff reports or other written documentation for each item of business on this Agenda, or writings or documents distributed by the City to the Planning Commission less than 72 hours prior to the meeting (other than writings legally exempt from public disclosure), will be available for public inspection in the City Clerk's Office at City Hall (30001 Ladyface Court, Agoura Hills) during regular business hours and will be posted on the City's website.

PUBLIC PARTICIPATION (PUBLIC COMMENT)

Members of the public may comment, in-person in the Council Chambers or remotely via Zoom, under general public comment, if within the subject matter jurisdiction of the Planning Commission, or on any item listed on the Agenda. Speakers will be called in the order of speaker cards submitted or hands raised on Zoom. Each speaker will have three (3) minutes to speak per item and a speaker's time may not be transferred to another speaker. Written comments will not be read aloud by the City or another speaker. All speakers addressing the Planning Commission are to refrain from disorderly conduct that disrupts or otherwise impedes the orderly conduct of the meeting.

Option A: In-person participation (Council Chambers)

All attendees are requested to silence electronic devices during the meeting. To speak in-person at the live meeting, complete and submit a Speaker's Card to the City Clerk prior to the Chair announcing the item.

Option B: Remote participation (Zoom Webinar or by Phone)

Individuals wishing to speak remotely must be present in the Zoom Webinar (link above) when the item is called and use the "Raise Hand" function in Zoom to request to speak. When recognized by the City Clerk, press the unmute button and provide comments. Individuals joining by telephone, dial the number(s) listed above and enter the Webinar ID. To request to speak, press *9 and when called upon by the City Clerk, press *6 to unmute and provide comments. Participants wishing to comment on additional agenda items must remain in or rejoin the Zoom Webinar as needed.

Option C: Written public comments prior to the meeting

Written public comments may be submitted by email to comments@agourahillscity.gov no later than 4:00 p.m. on the meeting date. Please include the agenda item number or topic in the subject line. Written comments will not be read aloud during the meeting. Comments received after the deadline may not be considered during deliberations or included in the official record. Those wishing to comment after the deadline may do so during the live meeting, either in person or via Zoom.

Date Posted: August 12, 2026



REPORT TO PLANNING COMMISSION

DATE: AUGUST 20, 2026
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR
BY: ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDUCT A PUBLIC HEARING FOR THE CONSIDERATION OF A TENTATIVE TRACT MAP TO CONVERT EXISTING OFFICE SUITES INTO OFFICE CONDOMINIUMS

APPLICANT: City of Agoura Hills

CASE NO: PZ-2026-10-TM / Tentative Tract Map No. 85261

LOCATION: 29229 Canwood Street (AIN 2053-001-026)

ENVIRONMENTAL DETERMINATION: Exempt per §15301(k) of the CEQA Guidelines

ZONING DESIGNATION: Business Park - Office Retail - Freeway Corridor Overlay District (BP-OR-FC)

GENERAL PLAN DESIGNATION: Business Park - Office Retail

RECOMMENDATION: Staff recommends the Planning Commission approve a Tentative Tract Map to convert existing office suites into office condominiums subject to conditions and based on the findings of the attached Draft Resolution, and make a finding of exemption under the California Environmental Quality Act (CEQA).

PROJECT BACKGROUND AND DESCRIPTION

On January 20, 2026, Panchanathan Reghunathan for Srinivasa Group, LLC, submitted an application requesting approval of a Tentative Tract Map to convert an existing office building with multiple leased office suites into condominium suites for sale ("the Project"). The Project site includes an existing two-story, approximately 47,454-square-foot office building with 155 surface parking spaces on a 2.71-acre lot. No modifications to the existing facilities are proposed with this application. The property is located within the Business Park – Office Retail and Freeway Corridor Overlay zone (BP-OR-FC), with a General Plan land use designation of Business Park – Office Retail (BP-OR).

The lot is sited on the north side of U.S. 101 and separated from the freeway corridor by Canwood Street, approximately 200 feet west of Kanan Road. The lot is surrounded by other commercially zoned properties to its north, the Southern California Edison Malibu Substation to its east, and a vacant housing opportunity site to its west.

The Project proposes to divide the existing office building into 12 office suites on the first floor, 10 office suites on the second floor, and creates an undivided interest in the common areas to future owners. The development boundaries would not change, and all previously approved conditions of approval would remain valid as shown in the Applicant's plans.

Table 1 - Existing Conditions			
Development Requirements	Project	Required/Allowed	BP-OR Compliance
Lot Size in Square Feet (SF)	117,990 SF	20,000 SF min.	Complies, no change
Front Setback	35 feet	20 feet	Complies, no change
Rear Setback	100 feet	20 feet, or height of building	Complies, no change
West Setback	15 feet	15, 70 total	Complies, no change
East Setback	100 Feet	15, 70 total	Complies, no change

Tentative and final maps are subject to Article X of the Agoura Hills Municipal Code (AHMC) and the Subdivision Map Act (SMA), and are required for all subdivisions creating five or more condominiums. A tentative map can be viewed as the initial discretionary approval for a subdivision of land. Following the approval of a tentative map, a final map must be approved and recorded with the Los Angeles County Registrar-Recorder/County Clerk to effectuate the subdivision. Final maps are required to be approved if they meet requirements of the SMA and the AHMC, and all applicable conditions of the tentative map have been met. The Planning Commission is the approval body for tentative maps, while the City Council is the approval body for final maps.

The Project proposes to convert existing office space into 22 new office condominiums; therefore a tentative and final map are required. Pursuant to Government Code § 66427, tentative and final maps are not required to show the manner in which the airspace above the property is to be divided. However, the applicant has chosen to provide an exhibit that displays the location of the individual condominiums.

STAFF ANALYSIS

The City's contracted surveyor has reviewed the Tentative Tract Map and found it to be compliant with the Subdivision Map Act and the City's Municipal Code. The site is adequately served by necessary utilities, including water, sewer, and storm drain systems. All existing easements will be maintained and incorporated into the new map to preserve accessibility to the site and to the lots to the north. No site improvements are proposed as part of the Tentative Tract Map, and the existing improvements meet all requirements of the underlying zoning district.

Pursuant to the City's Municipal Code and the Subdivision Map Act, all existing tenants of the office building received written notification at least 60 days prior to the filing of the Tentative Map. Furthermore, all existing tenants and all property owners within 750 feet were provided at least 10 days written notice of the Planning Commission hearing on the Tentative Tract Map. A notice was also published in a local paper of general circulation at least 10 days prior to the hearing, as required.

FINDINGS

The proposed Tentative Tract Map (TTM), as conditioned, is consistent with the City's General Plan Goal LU-1 as the Project provides for the needs of existing and future businesses by allowing the ownership of individual office condominium units. The existing use of an office building is allowed within the BP-OR land use designation. No physical improvements are proposed as part of the project and all existing easements will be maintained. Therefore, the project will not have a significant impact on the environment and will not conflict with existing easements or access. For a full list of findings, refer to the attached Draft Resolution.

FISCAL IMPACT

The project will have no fiscal impact on the Fiscal Year 2026-27 Budget since the applicant has paid all application fees.

RECOMMENDATION

Staff recommends the Planning Commission approve a Tentative Tract Map to convert existing office suites into office condominiums subject to conditions and based on the findings of the attached Draft Resolution, and make a finding of exemption under the California Environmental Quality Act (CEQA).

Attachments

[1. Draft Resolution.pdf](#)

[1a. Draft COA.pdf](#)

[2. Proposed TTM.pdf](#)

RESOLUTION NO. 26-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 085261 FOR AN OFFICE CONDOMINIUM CONVERSION PROJECT LOCATED AT 29229 CANWOOD STREET, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Michael Scanlon for Srinivasa Group, LLC, with respect to the real property located at 29229 Canwood Street (Assessor's Identification Number 2053-001-026), requesting the approval of Tentative Tract Map No. 085261 (Case No. PZ-2026-10-TM) to subdivide a single parcel on which an existing office building is located into 22 condominium spaces with common areas (the "Project").

Section II. The Project was reviewed pursuant to the California Environmental Quality Act (CEQA). The Project has been determined exempt from State CEQA Guidelines per California Code of Regulations (CCR) Section § 15301 (Existing Facilities) because the Project is converting an existing leased office space into office condominium units for sale, which does not change the use of any existing facilities. Further, the Project does not authorize any construction, physical alteration, expansion or changes in the nature or intensity of existing commercial uses. No exception to this categorical exemption applies as set forth in State CEQA Guidelines § 15300.2, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing on August 20, 2026, at 6:00 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, means of participation in, and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to, and considered by the Planning Commission at the aforesaid public hearing.

Section V. Tentative Map. Pursuant to the Agoura Hills Municipal Code (AHMC) § 10414, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for Tentative Tract Map No. 085261:

- a. The proposed map is consistent with the General Plan of the City of Agoura Hills, and the property is not located within a specific plan area. The proposed

Tentative Tract Map (TTM), as conditioned, is consistent with the City's General Plan Goal LU-1 as the Project provides for the needs of existing and future businesses by allowing the ownership of individual office condominium units. The existing use of an office building is allowed within the BP-OR land use designation. Therefore, the Project is consistent with the General Plan.

- b. The design or improvement of the proposed development is consistent with the General of the City of Agoura Hills, and the property is not within a specific plan area. The Project does not modify any existing facilities, and all aspects of the tentative tract map comply with the AHMC and the Subdivision Map Act, and the subdivision is consistent with General Plan Goal LU-1 by allowing the ownership of individual office condominium units.
- c. The site is physically suitable for the type of development proposed. As mentioned above, the Project does not propose any further development or improvements to the property. The existing facility was developed per the Business Park – Office Retail standards. Therefore, the site is physically suitable for the type of development proposed.
- d. The site is physically suitable for the proposed density of the development proposed. As the Project only changes the type of ownership of the existing office suites (converting leased office suites into office condominium units for sale) and does not increase the size or number of office suites on the property, the Project does not change the density of development. The existing development complies with City density requirements. Therefore, the site is physically suitable for the proposed density of development.
- e. The design of the development or the proposed improvements are not likely to cause substantial environmental damage nor to substantially injure fish or wildlife or their habitat. The Project does not proposed any physical changes and therefore has no chance of causing substantial environmental damage nor substantial injury to fish or wildlife or their habitat.
- f. The design of the development or the type of improvement is not likely to cause serious public health problems. The Project does not propose any physical changes to the site. Technical permits such as building permits and LACoFD review would be required for any future modifications. Further, the Project was approved by LACoFD, ensuring that the Project complies with emergency access requirements.
- g. The design of the development or the type of improvement will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed development. The Project will not conflict with any of the existing easements. The on-site driveway at the eastern portion of the property will continue to be subject to a reciprocal access agreement between

the property owners and the adjacent property to the north. Moreover, all existing easements will continue to be maintained.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Map No. 85261 (Case No. PZ-2026-10-TM), subject to Conditions of Approval attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this ___th day of _____ 2026, by the following vote to wit:

AYES: ()
NOES: ()
ABSENT: ()
ABSTAIN: ()

Jessica Reinhardt, Chairperson

ATTEST:

Robby Nesovic, Secretary

EXHIBIT “A”

CONDITIONS OF APPROVAL

EXHIBIT A
CONDITIONS OF APPROVAL
(CASE NO. PZ-2026-10-TM / TENTATIVE TRACT MAP NO. 085261)

PLANNING DIVISION

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission's action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the applicant has agreed in writing that he/she is aware of, and accept, all conditions of this permit with the Planning Division.
3. Except as modified herein, the approval of this action is limited to and requires complete conformance to the Tentative Map and Architectural Plans associated with the interior division of the building.
4. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Agoura Hills Municipal Code must be complied with unless set forth in the approval or on the approved Tentative Map.
7. The conditionally approved tentative map, Tentative Tract Map No. 085261 - Case No. PZ-2026-10-TM, shall expire twenty-four months after being approved. The Director may grant extensions to the term of the conditionally approved map, the total of which extensions shall not exceed one (1) year. The subdivider shall submit a written request to the Director for each extension prior to the expiration of the tentative map.
8. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the approval of the final map. The final map shall incorporate all items and conditions as required by the agency.
9. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
10. Applicant shall record the final map within 60 days from receiving an approval from the City of Agoura Hills.

11. I understand that the receipt of the approvals and the rights granted pursuant to such approvals are for my benefit (or that of my principal). Therefore, if the approvals, any conditions attached thereto, or any other City permits issued pursuant to such approvals, are challenged by a third party, I will be responsible for defending against this challenge. I agree to accept this responsibility for defense at the request of the City and also agree to defend and indemnify (with counsel of the City's choosing), and hold the City harmless from any costs, claims, demand, financial loss, penalties, fines, judgments, or liabilities arising from the approvals, any conditions attached thereto, or any City permits issued pursuant to such approvals, including without limitation, any award or attorney's fees that might result from the third party challenge, excepting only liability arising from the sole negligence, gross negligence, or intentional misconduct of City. For the purpose of this indemnity, the term "City" shall include the City of Agoura Hills, its officers, officials, employees, agents, and representatives. For the purpose of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including, but not limited to, any action alleging a failure to comply with the California Environmental Quality Act or other laws.

BUILDING AND SAFETY DIVISION

12. All future alterations as well as change of use/occupancy of the structures within the project shall conform to the current provisions of Title 24 of the California Code of Regulations, as adopted and/or amended by the City of Agoura Hills, and other applicable city building, zoning, and municipal codes and ordinances at the time application for construction permit.
13. Each unit shall be provided with a fire warning system conforming to current applicable codes in effect in the city. All common walls of units shall be constructed and maintained in accordance with current building codes. The number and locations of fire extinguishers and hydrants shall be in accordance with current fire codes. Existing fire sprinkler systems shall be verified to be in good working order and meet standards for the system installed.
14. Vibration Transmission. All permanent mechanical equipment (such as motors, compressors, pumps, and compactors) that are determined by the building official to be a source of structural vibration or structural-borne noise shall be vibration-isolated with inertia blocks or bases or vibration isolator springs in accordance with the standards in effect.
15. Noise Standards. The structures shall conform to all interior and exterior sound transmission standards of the California Code of Regulations and applicable sections of the California Building Code. Where these standards cannot be feasibly met, at the discretion of the building official, reduced requirements may be allowed by the building official and the sub-divider shall include notice of the deficiency in the final physical needs report.

16. Utility Metering. Each unit shall be individually metered for gas and electricity. If this requirement cannot be feasibly met, at the discretion of the building official, this requirement may be waived in the conditions of approval and a home or property owners' association, or similar entity, shall be formed for the payment and billing of the applicable utility. At a minimum, separate exterior shutoff valves for water and electricity, and separate exterior seismic gas shutoff, shall be provided for each unit.
17. Disabled Access. The project site and every unit within the project shall comply with current building codes related to disabled access.
18. The applicant is responsible for obtaining all required permits for the construction associated with compliance with these conditions of approval.

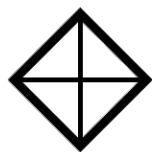
ENGINEERING/PUBLIC WORKS DEPARTMENT

19. Prior to issuance of any future building permit, applicant shall record Condominium Map No. 085261. The Final Map, unless otherwise authorized in writing by the Director of Public Works/City Engineer, shall be based on a field survey, and be prepared in accordance with Article X, of the City's Municipal Code and the State of California Subdivision Map Act. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.
20. Applicant shall provide a preliminary title report not older than 30 days at the time of plan check.
21. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, the applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.
22. Prior to final map recordation, applicant shall provide a copy of proposed Covenants, Conditions and Restrictions (CC&Rs), as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC&Rs shall ensure, among other things, common ingress and egress, maintenance of the existing reciprocal access agreement, joint maintenance of all landscaping and common areas, including without limitation, parking areas, utilities and drives, as applicable to the project.
23. All existing and proposed easements shall be shown on the Final Map. All existing public easements shall be reserved. Access easements, if applicable, shall be of adequate width, as approved by the Director of Public Works/City Engineer.
24. Signature of record fee title interest holders shall appear on the Final Map.

25. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.

END

MEDICAL CONDOMINIUM TENTATIVE TRACT MAP



29229 CANWOOD STREET - AGOURA HILLS, CALIFORNIA 91301

c.lopez
CONSULTING
PLANNERS

Drafting
Design

MEDICAL CONDOMINIUM
TENTATIVE TRACT MAP

29229 CANWOOD STREET, AGOURA HILLS, CA 91301

CODE REFERENCE	PROJECT DIRECTORY	BUILDING DATA	SCOPE OF WORK	SHEET INDEX
CALIFORNIA BUILDING CODE, CBC 2022 SECTION 706.4 - FIRE WALL RESISTANCE RATING AGOURA HILLS MUNICIPAL CODE (AHMC), CURRENT	SURVEYOR: MATHEW WAYNE BUSCH LICENSE #7229 DRAFTER: CHRIS LOPEZ VENTURA, CA 93002 (805) 718-3247 CIVIL ENGINEER: SHAYAAN HABIBI LICENSE #C94225 PROPERTY OWNER: DR. RAVI SRINIVASA 29229 Canwood St. Agoura Hills, CA 91301 (512) 731-4355	PARCEL (LOT ID) Zone: Lot: Parcel #: Tract: Lot: PROPOSED PROJECT First Floor: Second Floor: Total Building Area: Type of Construction: Number of Floors: Parking: Occupancy: Use: Project: Landscape: Fire System: BP-OR-FC; Business Park, Office Retail, Freeway Corridor 117,990 s.f. (2.71 acres) 2053-001-026 11469 26 25,262 s.f. 22,192 s.f. 47,454 s.f. Type V-N 2 151 Parking spaces 5 Accessible spaces B - Business Business Medical Condominium Office Building & Sub-Division Map No Change Sprinklered	A tentative tract map subdividing an existing 46,650-sf office building into 22 individual air spaces (condominium conversions) for commercial purposes. No change of use is proposed under this application. CONDOMINIUM MAP COMPLIANCE TENTATIVE MAP Lot Boundaries: Legal Description: Acres (Parcel): Date: Existing Street & Vehicular Access: Proposed Street & Vehicular Access: Easements: Site vicinity: Site terrain: Zoning: Land Use: See Site Plan LOT 26, TRACT 11469, MAP 25196, BK 295, PG 23 - 24 2.71 1-10-2026 No Change, Canwood Street (45' Ft.), 26' Ft. Driveway Access, See Site Plan for Location No Change No Change No Change No Change BP-OR-FC BP-OR Vicinity Map: Utilities: Proposed Buildings: Number of Buildings: Curve Data: Irrigation & Drainage: On-Site Trees: Occupancy: Agoura Hills, CA Refer to Site Plan for Utilities No Change 1 (47,454 s.f.) No Change No Change No Change (Oak Trees and Fir Trees) Business (Medical Office) PROPOSED PROJECT Number of Units: Vehicular Access: Parking: Recreational Parking: Purpose Statement: 22 Medical Office Condominium Units No Change No Change Not Required The property will offer legal ownership to commercial tenant condominium units that will be owned or leased. The existing building will be divided into medical condominium units.	C-1.0 COVER SHEET, BUILDING CODE ANALYSIS, SCOPE OF WORK, SHEET INDEX, VICINITY MAP, CONDOMINIUM MAP COMPLIANCE A-1.0 TRACT MAP A-1.1 1ST FLOOR TENTATIVE TRACT MAP A-1.2 2ND FLOOR TENTATIVE TRACT MAP A-1.3 MAP OF EXISTING EASEMENTS - TTM #085261 A-2.0 SITE PLAN, LEGAL DESCRIPTION, PARKING REQUIREMENTS A-3.0 1ST-FLOOR SUBDIVISION PLAN A-3.1 2ND-FLOOR SUBDIVISION PLAN A-4.0 WALL ASSEMBLY DETAILS
	VICINITY MAP			

Client

Dr. Ravi Srinivasa
Owner
29229 Canwood St.
Agoura Hills, CA 91301

Project

Medical Condominium
Tentative Tract Map

TTM: 085261
APN: 2053-001-026

No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical
Condominium
Sub-Division

Cover
Sheet

Project Number TTM No. 085261

Date1/10/26

Drawn ByC.L.

Checked ByChecker

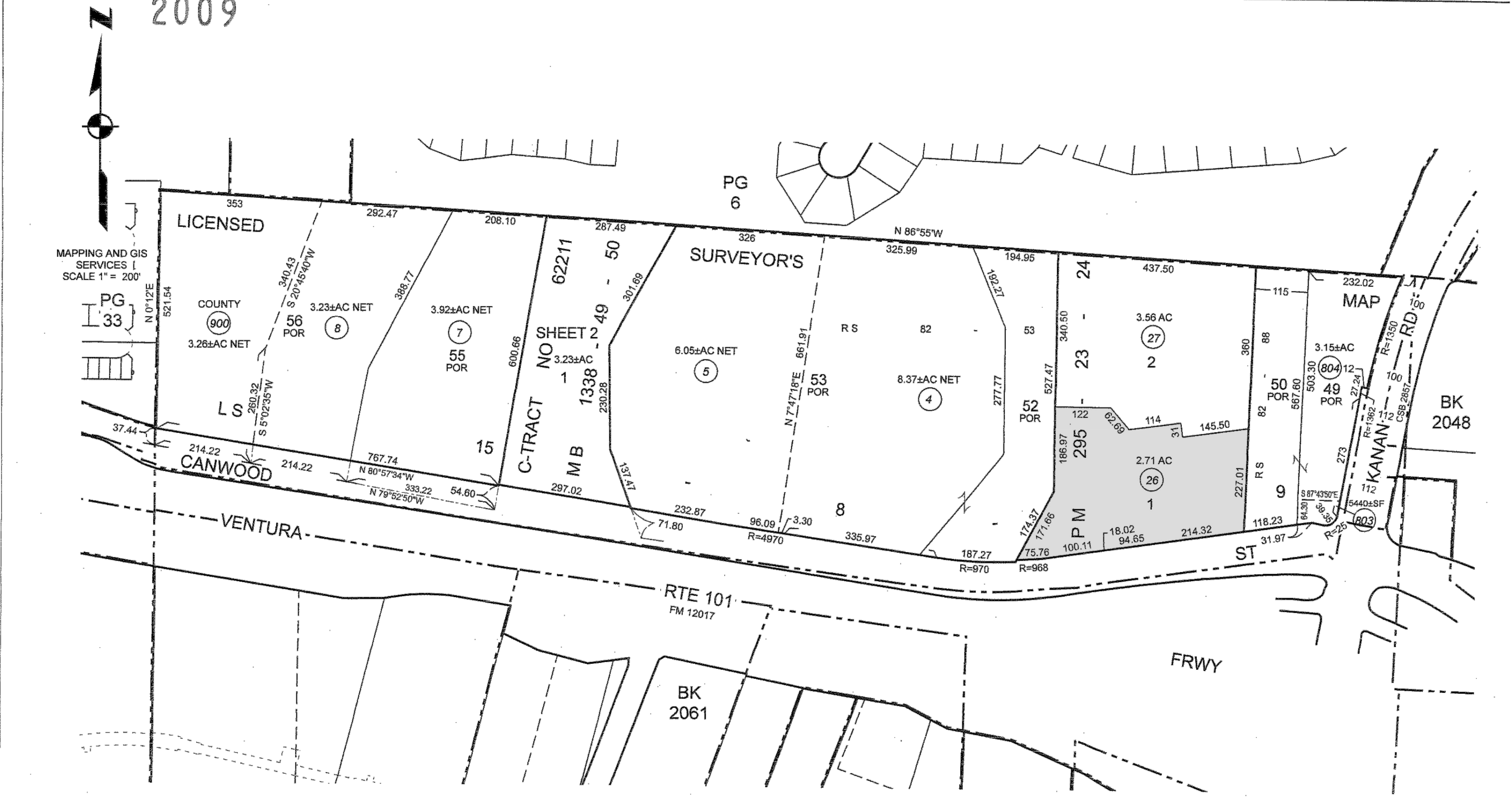
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Scale

AS SHOWN



2053	1 SHEET	P. A. 2053-1	TRA 11469	REVISED: 2000080104006001-25 2000080104006002-25	2007121211003001-24 2008062505001001-24 2009020404			SEARCH NO.		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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MEDICAL CONDOMINIUM
TENTATIVE TRACT MAP

29229 CANWOOD STREET, AGOURA HILLS, CA 91301

Client
Dr. Ravi Srinivasa
Owner
29229 Canwood St.
Agoura Hills, CA 91301

Project
Medical Condominium
Tentative Tract Map

TTM: 085261
APN: 2053-001-026

No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical
Condominium
Sub-Division

Tract
Map

Project Number TTM No. 085261
Date 1/10/26
Drawn By C.L.
Checked By Checker

A-1.0

Scale AS SHOWN



Client
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Medical Condominium
Tentative Tract Map

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No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical
Condominium
Sub-Division

First Floor
TTM#085261

Project Number TTM No. 085261
Date 1/10/26
Drawn By C.L.
Checked By Checker

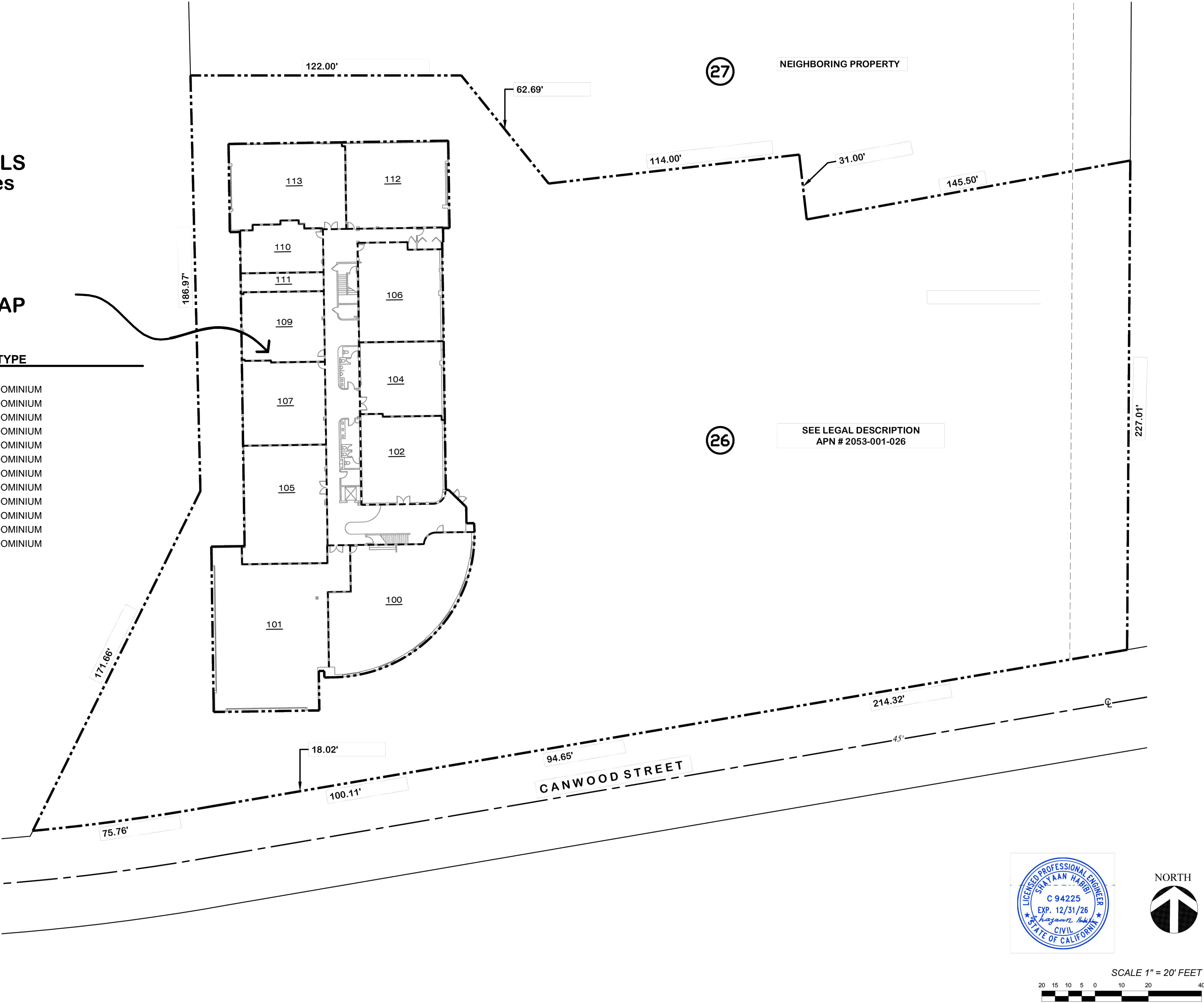
A-1.1

Scale 1" = 20'-0"

CITY OF AGOURA HILLS
County of Los Angeles

FIRST FLOOR
TENTATIVE TRACT MAP
NO. 085261

ID	AREA (SF.)	PROPERTY TYPE
UNIT 100	3,406 SF.	MEDICAL CONDOMINIUM
UNIT 101	4,294 SF.	MEDICAL CONDOMINIUM
UNIT 102	1,795 SF.	MEDICAL CONDOMINIUM
UNIT 104	1,479 SF.	MEDICAL CONDOMINIUM
UNIT 105	2,356 SF.	MEDICAL CONDOMINIUM
UNIT 106	1,958 SF.	MEDICAL CONDOMINIUM
UNIT 107	1,668 SF.	MEDICAL CONDOMINIUM
UNIT 109	1,398 SF.	MEDICAL CONDOMINIUM
UNIT 110	930 SF.	MEDICAL CONDOMINIUM
UNIT 111	372 SF.	MEDICAL CONDOMINIUM
UNIT 112	2,130 SF.	MEDICAL CONDOMINIUM
UNIT 113	2,307 SF.	MEDICAL CONDOMINIUM



1 1ST FLOOR TENTATIVE TRACT MAP
Scale: 1" = 20'-0"

Client
Dr. Ravi Srinivasa
Owner
29229 Canwood St.
Agoura Hills, CA 91301

Project
Medical Condominium
Tentative Tract Map

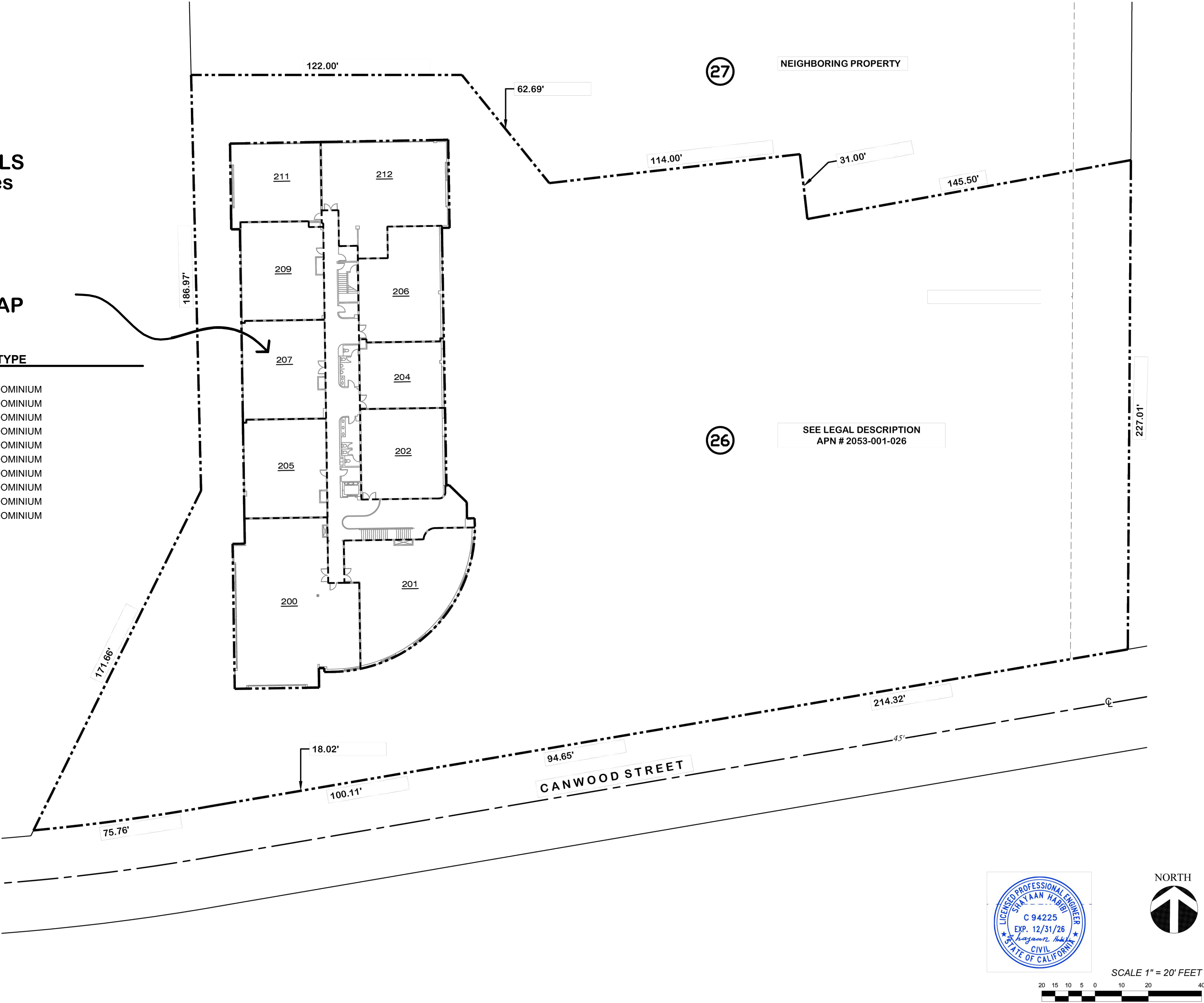
TTM: 085261
APN: 2053-001-026

No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

CITY OF AGOURA HILLS
County of Los Angeles

SECOND FLOOR
TENTATIVE TRACT MAP
NO. 085261

ID	AREA (SF.)	PROPERTY TYPE
UNIT 200	4,390 SF.	MEDICAL CONDOMINIUM
UNIT 201	2,894 SF.	MEDICAL CONDOMINIUM
UNIT 202	1,862 SF.	MEDICAL CONDOMINIUM
UNIT 204	1,375 SF.	MEDICAL CONDOMINIUM
UNIT 205	2,005 SF.	MEDICAL CONDOMINIUM
UNIT 206	2,139 SF.	MEDICAL CONDOMINIUM
UNIT 207	2,007 SF.	MEDICAL CONDOMINIUM
UNIT 209	2,028 SF.	MEDICAL CONDOMINIUM
UNIT 211	1,734 SF.	MEDICAL CONDOMINIUM
UNIT 212	2,926 SF.	MEDICAL CONDOMINIUM



1 2ND FLOOR TENTATIVE TRACT MAP
Scale: 1" = 20'-0"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 1:

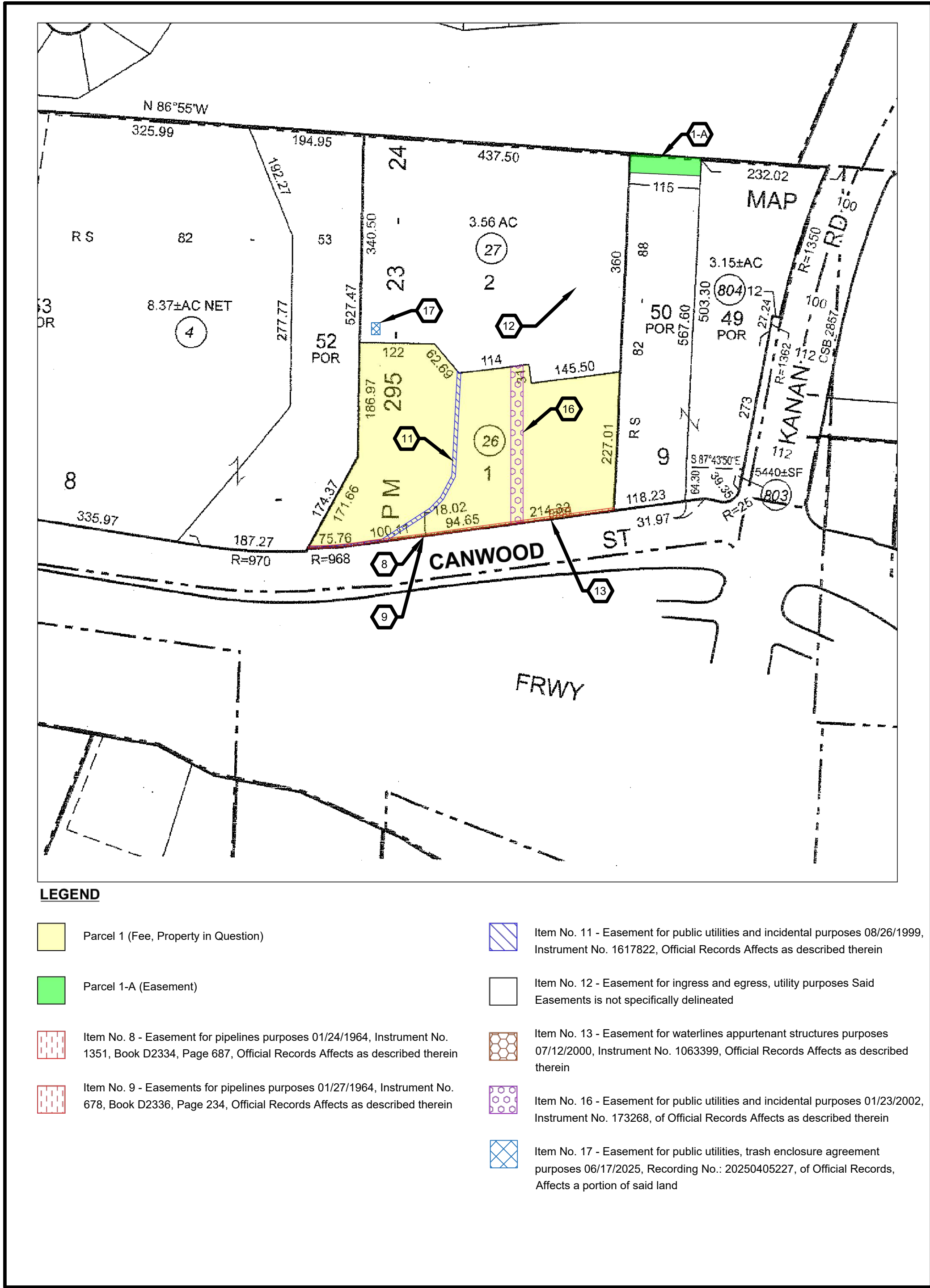
PARCEL 1 OF PARCEL MAP 25196, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 295, PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1-A:

EASEMENTS FOR INGRESS, EGRESS AND PARKING OVER AND UNDER PARCEL 3 AS DEFINED IN AND MORE PARTICULARLY DESCRIBED IN THAT CERTAIN INSTRUMENT ENTITLED "FIRST AMENDMENT TO AMENDED RECIPROCAL ACCESS AND PARKING AGREEMENT (CANWOOD CORPORATE CENTER) DATED AS OF AUGUST 3, 2006 AND RECORDED ON AUGUST 11, 2006 AS INSTRUMENT NO. 2006-1792488 OF OFFICIAL RECORDS.

GENERAL NOTES

- SITE HAS AN EXISTING OFFICE BUILDING AND PARKING.
- ADDRESS: 29229 CANWOOD ST., AGOURA HILLS, CA 91301
- APN: 2053-001-026
- THE SUBDIVISION IS FOR CONDOMINIUM PURPOSES
- THE SEWER IS CONNECTED TO EXISTING PUBLIC SEWER SYSTEM



EASEMENT MAPPING - PRELIMINARY
TITLE REPORT NO. 932605561
DATED JUNE 1ST, 2026

EASEMENTS

- PARCEL 1-A: EASEMENT FOR THE BENEFIT OF PARCEL 1. EASEMENTS FOR INGRESS, EGRESS AND PARKING OVER AND UNDER PARCEL 3 AS DEFINED IN AND MORE PARTICULARLY DESCRIBED IN THAT CERTAIN INSTRUMENT ENTITLED "FIRST AMENDMENT TO AMENDED RECIPROCAL ACCESS AND PARKING AGREEMENT (CANWOOD CORPORATE CENTER) DATED AS OF AUGUST 3, 2006 AND RECORDED ON AUGUST 11, 2006 AS INSTRUMENT NO. 2006-1792488 OF OFFICIAL RECORDS.
- LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION. EASEMENT FOR PIPELINE PURPOSES 01/24/1964, INSTRUMENT NO. 1351, BOOK D2334, PAGE 687, OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN
- LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION. EASEMENTS FOR PIPELINES PURPOSES 01/27/1964, INSTRUMENT NO. 678, BOOK D2336, PAGE 234, OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN
- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES 08/26/1999. INSTRUMENT NO. 1617822, OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN
- BLANKET EASEMENT FOR INGRESS AND EGRESS, UTILITY, PIPELINE INSTALLATION AND MAINTENANCE IS SHOWN ON SAID PARCEL MAP NO. 25196.
- LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION. EASEMENT FOR WATERLINES APPURTENANT STRUCTURES PURPOSES 07/12/2000, INSTRUMENT NO. 1063399, OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN
- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES 01/23/2002, INSTRUMENT NO. 173268, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN
- EASEMENT GRANTED TO PARCEL 1 (LOT 26) BY PARCEL 2 (LOT 27) FOR PUBLIC UTILITIES, TRASH ENCLOSURE AGREEMENT PURPOSES 06/17/2025, RECORDING NO. 20250405227, OF OFFICIAL RECORDS, AFFECTS A PORTION OF SAID LAND



No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical Condominium Sub-Division	
Map of Existing Easements TTM #085261	
Project Number	TTM No. 085261
Date	1/10/26
Drawn By	C.L.
Checked By	Checker
A-1.3	
Scale	1" = 140'-0"

PARKING REQUIREMENTS

1.

1 PARKING SPACE / 300' SQ.FT. OF BUILDING OCCUPANCY

USEABLE SQ.FT. = 41,131 SQ.FT.

41,131' SQ.FT. / 300' SQ.FT. =

137 PARKING SPACES REQUIRED

151 PARKING SPACES PROVIDED
2.

5 ADA ACCESSIBLE PARKING SPACE PER 101 TO 150 PARKING SPACES

MINIMUM REQUIRED SPACES =

5 ADA COMPLIANT PARKING SPACE (STANDARD)

9' FT. WIDE X 18' FT. LONG - ADA COMPLIANT PARKING STALL

5 ACCESSIBLE PARKING SPACES PROVIDED
3.

1 OFF-STREET LOADING & UNLOADING SPACE REQUIRED PER 30,001 TO 50,000 SQ.FT.

MINIMUM REQUIRED SPACES =

1 SPACE REQUIRED

1 SPACE PROVIDED
4.

DIMENSION OF PARKING STALL:

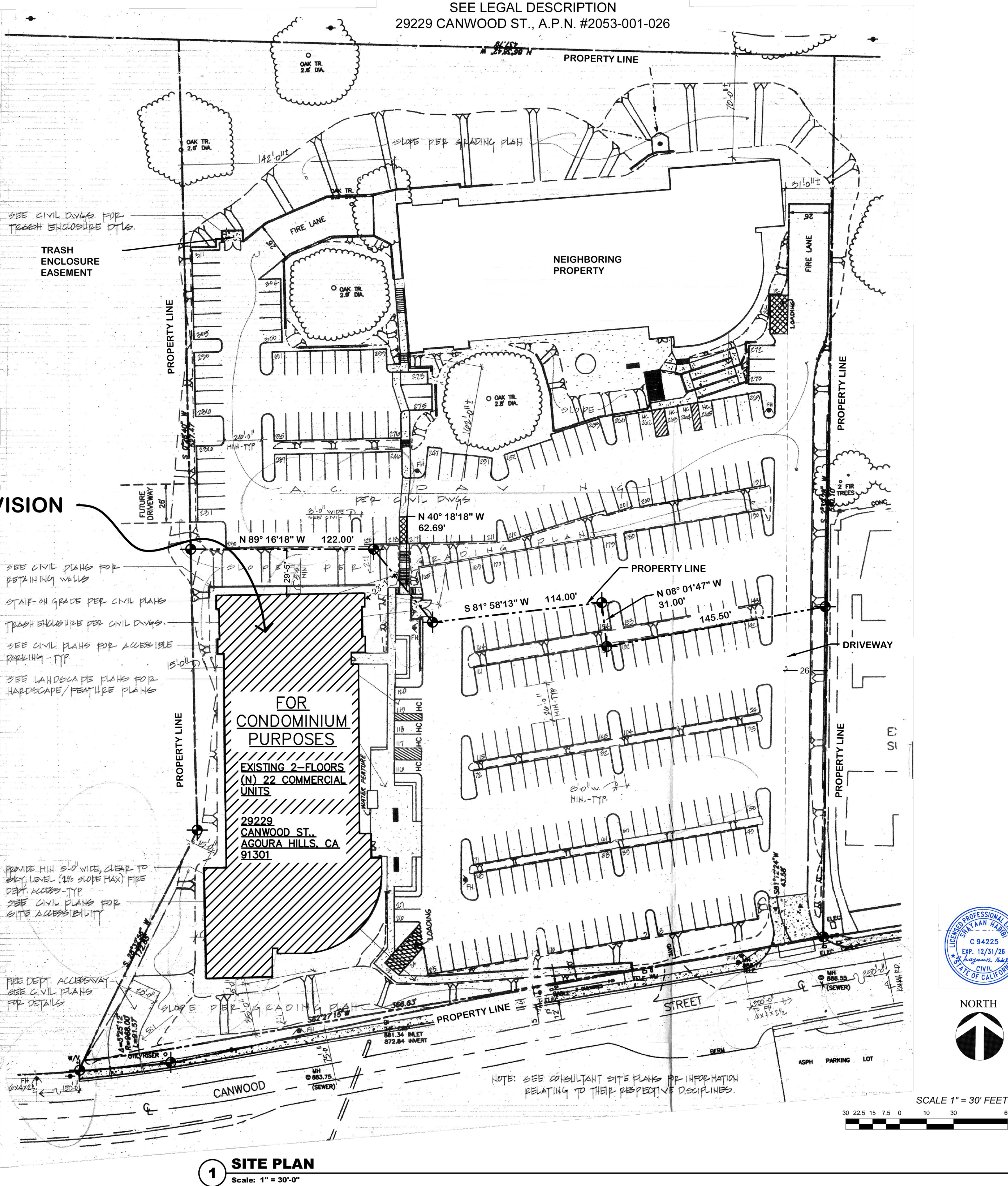
8' FT. WIDE X 18' FT. LONG - STANDARD PARKING
5.

DRIVEWAY WIDTH:

26' FT. WIDE

(AHMC - DIVISION 4, SEC. 9654.6)

BUILDING AREA SUB-DIVISION



c. lopez
CONSULTING
PLANNERS

Drafting
Design

MEDICAL CONDOMINIUM
TENTATIVE TRACT MAP

29229 CANWOOD STREET, AGOURA HILLS, CA 91301

Client		
Dr. Ravi Srinivasa		
Owner		
29229 Canwood St.		
Agoura Hills, CA 91301		
Project		
Medical Condominium		
Tentative Tract Map		
TTM: 085261		
APN: 2053-001-026		
No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical
Condominium
Sub-Division

Site Plan

Project Number TTM No. 085261

Date 1/10/26

Drawn By C.L.

Checked By Checker

A-2.0

Scale 1" = 30'-0"

Client
Dr. Ravi Srinivasa
Owner
29229 Canwood St.
Agoura Hills, CA 91301

Project
Medical Condominium
Tentative Tract Map

TTM: 085261
APN: 2053-001-026

No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical
Condominium
Sub-Division

1ST Floor
Subdivision
Plan

Project Number TTM No. 085261

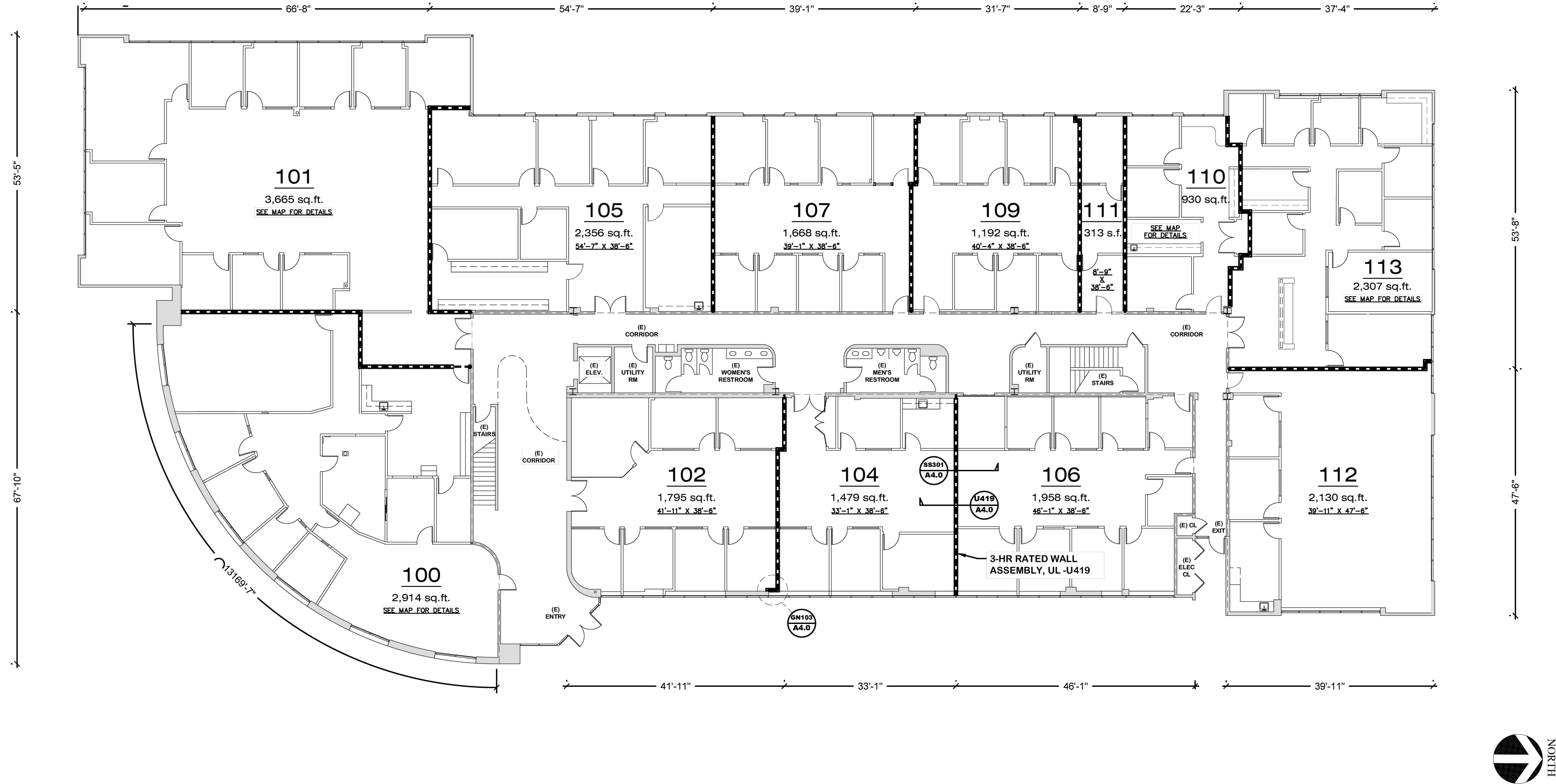
Date1/10/26

Drawn ByC.L.

Checked ByChecker

A-3.0

Scale3/32" = 1'-0"



1 FIRST FLOOR SUBDIVISION PLAN
Scale: 3/32" = 1'-0"

SYMBOL LEGEND

(E) EXISTING

(N) NEW INSTALLATION

UNIT DEMISING WALL
(3-HR RATED)
WALL ASSEMBLY - UL U419

UNIT SUB-DIVISION
(RENTABLE)

WALL LEGEND

NEW WALL - FUTURE

EXISTING WALL PARTITION

EXISTING WALL



1ST FLOOR - BLDG. UNIT INDEX				
TENTATIVE SPACE	SQ.FT.		CIRCULATION	SERVICE & AMENITIES
	USF	RENTABLE X 1.153728		
100	2,952	3,406	1,637 SQ. FT.	2,742 SQ. FT.
101	3,722	4,294		
102	1,556	1,795		
104	1,282	1,479		
105	2,042	2,356		
106	1,697	1,958		
107	1,446	1,668		
109	1,212	1,398		
110	806	930		
111	322	372		
112	1,846	2,130		
113	2,000	2,308		
TOTAL	20,883	24,094		

Client
Dr. Ravi Srinivasa
Owner
29229 Canwood St.
Agoura Hills, CA 91301

Project
Medical Condominium
Tentative Tract Map

TTM: 085261
APN: 2053-001-026

No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical
Condominium
Sub-Division

2ND Floor
Subdivision
Plan

Project Number TTM No. 085261

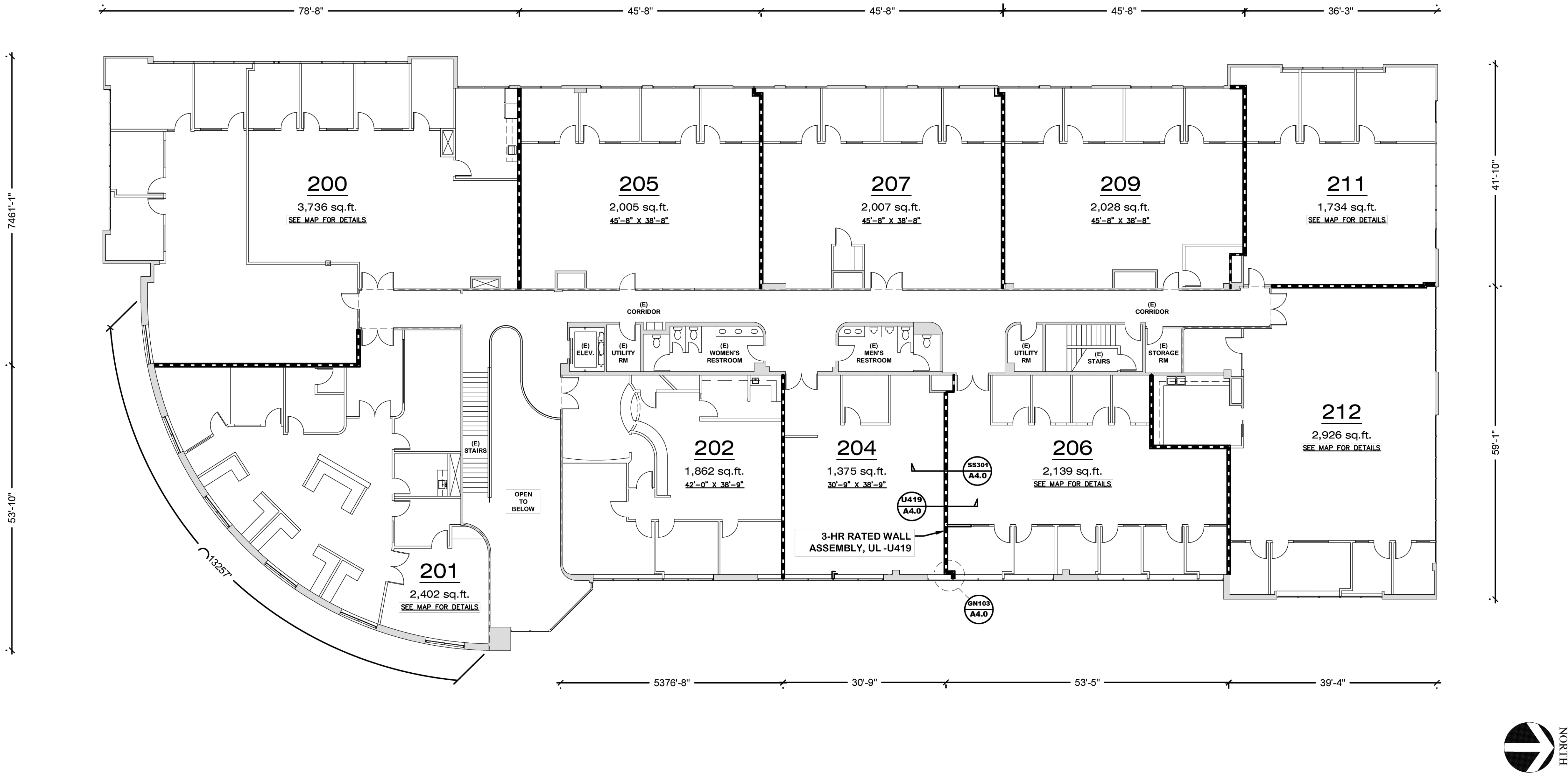
Date 1/10/26

Drawn By C.L.

Checked By Checker

A-3.1

Scale 3/32" = 1'-0"



1 SECOND FLOOR SUBDIVISION PLAN
Scale: 3/32" = 1'-0"

SYMBOL LEGEND

(E) EXISTING

(N) NEW INSTALLATION

UNIT DEMISING WALL
(3-HR RATED)
WALL ASSEMBLY - UL U419

UNIT SUB-DIVISION
(RENTABLE)

WALL LEGEND

NEW WALL - FUTURE

EXISTING WALL PARTITION

EXISTING WALL



2ND FLOOR - BLDG. UNIT INDEX				
TENTATIVE SPACE	SQ.FT.		CIRCULATION	SERVICE & AMENITIES
	USF	RENTABLE X 1.153728		
200	3,806	4,390	1,388 SQ. FT.	556 SQ. FT.
201	2,508	2,894		
202	1,614	1,862		
204	1,192	1,375		
205	1,738	2,005		
206	1,854	2,139		
207	1,740	2,007		
209	1,758	2,028		
211	1,502	1,734		
212	2,536	2,926		
TOTAL	20,248	23,360		

c.lopez

CONSULTING PLANNERS

Drafting

Design

MEDICAL CONDOMINIUM

TENTATIVE TRACT MAP

29229 CANWOOD STREET, AGOURA HILLS, CA 91301

Client

Dr. Ravi Srinivasa
Owner
29229 Canwood St.
Agoura Hills, CA 91301

Project

Medical Condominium
Tentative Tract Map

TTM: 085261
APN: 2053-001-026

No.	Description	Date
1	PLAN CHECK #1	3-10-26
2	PLAN CHECK #2	5-27-26

Medical
Condominium
Sub-Division

Wall
Assembly
Details

Project Number TTM No. 085261
Date 1/10/26
Drawn By C.L.
Checked By Checker

A-4.0

Scale 3/32" = 1'-0"

DESIGN NO. UL U419

FIRE RATING: 3 HOURS

STC RATING: 55

SOUND TEST: USG-190209

SYSTEM THICKNESS: 7-3/8" [187 MM]

LOCATION: INTERIOR

FRAMING TYPE: STEEL STUD (NONLOAD-BEARING)

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: THREE LAYERS 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

STEEL STUDS: 3-5/8" [92 MM] STEEL STUDS, EQ20 (0.018"), 24" [610 MM] O.C.

INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION

GYPSUM PANELS: THREE LAYERS 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

USG CGC

USG Corporation

550 West Adams Street

Chicago, IL 60661 USA

www.USG.com

T. 800-USG4YOU

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ISSUE RECORD:

Revision Date

10/05/2021 11:51:47 PM

SHEET INFORMATION:

SN-P-3-04

31

CONCRETE ON FLUTED STEEL DECK

ELASTOMERIC SPRAY FIRESTOP

MINERAL WOOL INSULATION

STEEL TRACK - MECHANICALLY FASTEN 24" O.C. MAX. (SLOTTED TRACK OPTIONAL)

3 LAYERS 5/8" FIRE-SHIELD GYPSUM BOARD

3 5/8" STEEL STUD 24" O.C. MAX. GLASS FIBER INSULATION (OPTIONAL)

3 LAYERS 5/8" FIRE-SHIELD GYPSUM BOARD

STEEL TRACK - MECHANICALLY FASTEN 24" O.C. MAX. FLEXIBLE SEALANT (OPTIONAL)

HEAD OF WALL - 3 HR UL DESIGN: HW-D-0043 UL DESIGN: HW-D-0292

PARTITION - 3 HR UL DESIGN: V438

DATE: 09/01/18 SCALE: 3"=1'-0"

3 HOUR PARTITION TO STEEL DECK

DETAIL: SS 301

National Gypsum

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3

HIGHEST PRIORITY

LOWEST PRIORITY

WALL PRIORITY LEGEND:

2 HOUR FIRE AND SMOKE WALL - PRIORITY 1

2 HOUR FIRE WALL - PRIORITY 2

2 HOUR SHAFT WALL - PRIORITY 2

1 HOUR FIRE AND SMOKE WALL - PRIORITY 3

1 HOUR FIRE WALL - PRIORITY 4

NON-RATED WALL - PRIORITY 5

DATE: 09/01/18 SCALE: 3"=1'-0"

WALL PRIORITY LEGEND

DETAIL: GN 103

National Gypsum

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