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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**ACTION DATE:** July 7, 2011

**TO:** Planning Commission

**APPLICANT:** Moez Megji  
30105 Agoura Road  
Agoura Hills, CA 91301

**CASE NOS.:** 11-CUP-001, 11-SPR-003, 11-OTP-013, and 11-MOD-001

**LOCATION:** 30105 Agoura Road (Moz Buddha Lounge)  
(A.P.N. 2061-005-058)

**REQUEST:** Request for a Conditional Use Permit to add to an existing restaurant an alcohol beverage license (type 23) to accommodate an on-site micro-brewery; a Site Plan/Architectural Review to construct a new outdoor patio on the south side of the restaurant; a Modification to decrease the required front yard setback for the new outdoor patio, and an Oak Tree Permit to encroach within the protected zone of one (1) on-site Oak tree for the proposed construction.

**ENVIRONMENTAL ANALYSIS:** Exempt from CEQA per Section 15301 (Existing Facilities)

**RECOMMENDATION:** Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 11-CUP-001, Site Plan/Architectural Review Case No. 11-SPR-003, Oak Tree Permit Case No. 11-OTP-013, and Modification Case No. 11-MOD-001, subject to conditions.

**ZONING DESIGNATION:** BP-M-FC (Business Park-Manufacturing-Freeway Corridor)

**GENERAL PLAN DESIGNATION:** CS (Commercial Shopping Center)

## I. PROJECT DESCRIPTION AND BACKGROUND

On July 8, 2009, the City Council adopted the Alcoholic Beverage Establishment Ordinance. The ordinance requires an approval of a Conditional Use Permit from the Planning Commission for new on-sale and off-sale alcoholic beverage establishments, and changes to existing California Alcohol Beverage Control (ABC) licenses. It defines an on-sale alcoholic beverage establishment as, "Any establishment wherein alcoholic beverages are sold, served, or given away to be consumed on the premises, and which has obtained or intends to obtain an Alcoholic Beverage Control (ABC) license type 40, 41, 42, 47, 48, 51, 52, 61, and/or 75. References to an on-sale alcoholic beverage establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the permittee. It shall also include any facility, inclusive of a portion thereof, which is rented out for special event functions wherein alcoholic beverages are sold or given away on the premises and are to be consumed on the premises."

The applicant, Moez Megji, owner of L.A.B. restaurant (formerly known as Moz Buddha Lounge), an existing eating establishment located at 30105 Agoura Road, in the Agoura Hills Town Center, has occupied the tenant space nine years. The applicant has an Alcoholic Beverage Control (ABC) Type 47 license to sell beer, wine and distilled spirits for on-site consumption.

The applicant is requesting approval of a Conditional Use Permit to obtain an Alcohol Beverage Control Type 23 (small beer manufacturing) license from ABC for a new, small-scale microbrewery operation. The applicant is proposing to install beer manufacturing equipment for brewing and selling craft beer for on-site consumption inside the existing eating establishment and within an existing and new outdoor patio area. The restaurant's daily hours of operation will remain the same and are Sunday through Thursday from 11:00 a.m. to 12:00 a.m., and Friday and Saturday from 11:00 a.m. to 2:00 a.m.

The existing 6,316 square foot restaurant is proposed to be remodeled inside for the microbrewery. The remodel includes using previous seating areas for the installation of fermenting tanks, servers, and kettles, and constructing a new restroom in addition to the existing two, which will remain. The seating and waiting floor area (restaurant as well as existing and new patios) will remain relatively unchanged (from 4,809 square feet to 4,658 square feet) because the additional seating in the patio area will make-up for the loss of seating inside the restaurant, due to microbrewery facilities. Therefore, no additional parking is required by the Municipal Code for this change in use. The parking requirement is based on the seating and waiting area of the restaurant. The restaurant/microbrewery will be staffed with one full-time manager and one full-time brewer, as well as other support staff.

Exterior changes are proposed on the south side of the building. The applicant has submitted a Site Plan/Architectural Review application to construct a new 587 square foot outdoor dining patio at the south side of the restaurant surrounded by a 42-inch high wall. A Modification for a reduced front yard setback, and an Oak Tree Permit to encroach in the protected zone of one oak tree, are also requested for this patio. The frontage landscaping on the south, beyond the new patio, would remain.

The proposed use as a restaurant/micro-brewery is an allowed use in the Business Park-Manufacturing – Freeway Corridor Overlay (BP-M-FC) zone. As you are aware, the Planning Commission is currently reviewing the General Plan Implementation Measures Zoning Ordinance. Upon the adoption of that ordinance, this site will be rezoned Commercial Shopping Center (CS). This project will still be consistent with the new zone, and both zones require a Conditional Use Permit for this type of use.

## II. STAFF ANALYSIS

### Conditional Use Permit

The City Council's decision to initiate and approve the Alcoholic Beverage Establishment Ordinance was to achieve greater control over potential nuisance-type issues related to alcoholic beverage establishments, such as noise, particularly related to the proximity to residential areas, as well as overall safety issues, and any impacts related to the concentration of such businesses. The Conditional Use Permit allows for review by the Planning Commission and any appropriate conditions included on a case-by-case basis, following a public hearing. Accordingly, in addition to the findings currently required for approval of a Conditional Use permit, the ordinance also requires the Planning Commission make additional findings relative to alcohol beverage sales and service.

Staff finds the proposed use to be consistent with the intent of the ordinance and with the findings. The proposed production and on-sale of the brewed product will occur in an existing restaurant, and is allowed in the BP-M zone. The proposed total seating floor area for the establishment will not expand beyond the seating floor area of the existing restaurant. The alcohol beverage sales will occur on-site and the consumption of alcohol in public areas outside the tenant space is prohibited. The nearest residential neighborhood is located approximately 700 feet to the north of the restaurant site, and is adequately buffered and separated by the 101 Freeway and developed commercial properties. In addition, there is no school located within 500 feet of the site. The nearest parks, Reyes Adobe Park and Forest Cove Park, are located approximately 2,300 feet from the restaurant and are separated by the 101 Freeway. Therefore, staff finds the proposed use will not negatively impact surrounding properties or neighborhoods. The nearest businesses located south of the freeway that are permitted for the on-sale of alcoholic beverages are Grissini Italian Restaurant and Terri's Café, which are located in the same retail center as the proposed project, and the Renaissance Hotel, located across the street from Agoura Hills Town Center, on the south side of Agoura Road.

### Site Plan

The L.A.B. restaurant is located in the Agoura Hills Town Center. The shopping center site contains three buildings that include a variety of retail, office, and restaurant uses. The L.A.B. restaurant is located at the southeast corner of the site and has 23.25 feet of frontage on Agoura Road. There is a slope in the eastern portion of the site adjacent to the restaurant that slopes downward east to west. The existing tenant space has a 900 square foot patio and parking in

back (east), parking in the front (west), and a landscaped slope to the southeast of the tenant space. The new 587 square foot concrete slab patio is proposed for outdoor dining and would be located on the flattest area of the slope, on the south side of the restaurant. The patio will extend 12 feet out from the building, and continue along the building frontage for 50.5 feet. A portion of the patio will encroach into the front yard setback. The parking lot (west) can be accessed from the proposed patio through a gate and concrete walkway located southwest of the structure.

A new 42 inch tall stucco wall, stucco columns with lights (an additional 18 inches in height), black wrought iron railing between columns, and a fire pit are also proposed within the patio. The new stucco wall and columns would be painted to match the existing building.

### Modification Request

The applicant is requesting that the proposed outdoor dining patio be located 11.25 feet from the front south property line along Agoura Road. The required front yard setback is 20 feet. The distance from the building to the front property line is currently 23.25 feet. As shown on the plans, the depth of the patio is 12 feet, of which 3.25 is located within the buildable area, and 8.75 projects into the required 20-foot front yard setback. The Zoning Ordinance (Section 9605.5) allows patios to project up to six feet into a required front yard setback. With this allowance, there would then be a remaining encroachment of 2.75 feet into the required setback. The applicant is requesting a modification to reduce the required front yard setback to allow for the 2.75-foot projection. Per the Zoning Ordinance, a modification can be granted for a decrease of not more than twenty percent of the distance required between the front property line and the building line. Twenty percent of the required 20-foot setback would be four feet. However, the applicant only needs, and is requesting, a modification for 2.75 feet, resulting in a total front yard setback of 11.25 feet.

1. Required Finding:

That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification.

### Staff Analysis

The property is an unusually shaped parcel, sloped downward east to west, and has constraints with existing oak trees in the front and to the southeast of the tenant space. The existing tenant space has a patio and parking in back (east), parking in the front (west), and a landscaped slope to the southeast of the tenant space. This is the flattest area. The location of the existing restaurant on the site leaves no other options to provide for an adequate location for an outdoor dining patio.

2. Required Finding:

That the granting of the Modification will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone.

Staff Analysis

All the other outdoor dining patios in shopping centers in the City have wide walkways to accommodate an outdoor dining patio. The location of the restaurant and oak trees on the site leaves no other space except within the front yard setback for an outdoor dining patio.

3. Required Finding:

That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

Staff Analysis

The outdoor dining patio would be located 11.25 feet from the front property line on the flattest area, and ample landscaping would be retained. To provide a 20-foot front yard setback from the property line to the patio, without causing further impacts to oak trees and the existing topography, would be a physical hardship to the applicant. The encroachment proposed into the front yard setback area is the most logical place for an outdoor patio. A narrower patio would not be functional.

4. Required Finding:

That the granting of the Modification will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.

Staff Analysis

The proposed outdoor patio would be screened by a wall and would not be detrimental or injurious to other properties or tenants, as it would not impact views or result in privacy issues for the adjacent neighbors. The proposed patio would be located at the end of the shopping center, away from other tenants. On-site oak trees will be retained. The proposed front yard setback would not interfere with access to the Agoura Hills Town Center from the street, or parking of vehicles in the parking lot serving the restaurant, or encroach into the parking lot travel lane.

5. Required Finding:

That the granting of the Modification will be consistent with the character of the surrounding area.

Staff Analysis

The proposed outdoor patio adds to the aesthetic quality and character of the restaurant. The new patio is consistent with the architecture, color and materials of the rest of the building. An existing outdoor patio currently serves the restaurant.

#### Engineering/Public Works Department Review

Since grading quantities for construction of the proposed outdoor dining patio are anticipated to be less than 50 cubic yards, a grading permit will not be required for the project. The parcel is connected to the public sewer system. No street improvements are required for the proposed project.

#### Oak Tree Review

The applicant has submitted a required Oak Tree Report to evaluate the impacts of the project to the on- and off-site oak trees. There are a total of four Coast Live Oak trees (*Quercus agrifolia*), located in the vicinity of the proposed construction. Three of the trees are semi-mature and are located between the sidewalk and curb adjacent to Agoura Road within the right-of-way. The fourth, Oak Tree Number 1, is a young Coast Live Oak located approximately thirteen feet southeast of the corner of the existing building. The proposed 42 inch tall stucco wall enclosing the patio would impact Oak Tree Number 1 as follows: Excavation for and construction of the wall and its sixteen-inch deep footing would impact sixteen percent of the protected zone. Construction would occur no closer than seven feet from the trunk of the tree. If the work is performed carefully, it can be accomplished without the subject oak tree incurring significant long term damage. No encroachment is anticipated for Oak Trees Number 2, 3, and 4. The City Oak Tree Consultant requires that the trees be fenced prior to the start of any mobilization or construction activities on the site, and has determined that the health of the trees will not be significantly impacted with the recommended conditions of project approval.

#### General Plan Consistency

The project would be consistent with the General Plan. General Plan Goals LU-2 (providing a mix of land uses to meet diverse needs of the residents), LU-13 (retail centers that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity), and LU-12 (a diversity of vital and active commercial districts) encourage a variety of businesses and uses in the City, and promote high design standards. Related policies LU-2.2 (provide a broad range of uses in commercial centers that reduce the need to travel outside the City, and capture a greater share of local spending), LU-13.1 (encourage renovation, infill and redevelopment of existing commercial centers to enhance the definition and character of the street frontage and associated landscape), and LU-13.2 (high level of architecture and site design, incorporation of plazas and expanded sidewalks to accommodate pedestrians, outdoor dining, and other activities) promote attractive design, redevelopment and infill of existing shopping centers, and outdoor dining. The project would provide an attractively designed addition to an existing restaurant, providing more variety in the offerings of restaurant establishments in the City, providing outdoor dining, and providing definition and character along the street frontage of Agoura Road.

#### Environmental Review

Staff finds the proposed Conditional Use Permit, Site Plan/Architectural Review, Oak Tree Permit, and Modification applications to be categorically exempt from the requirements of the

California Environmental Quality Act (CEQA) as an existing facility, per Section 15301, in that the proposal includes an additional alcohol license and remodel within an existing restaurant, and a new outdoor dining area immediately adjacent to the existing restaurant. Section 15301 allows additions to existing structures within the amount (587 square feet) proposed by the project.

### **III. RECOMMENDATION**

Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 11-CUP-001, Site Plan/Architectural Review Case No. 11-SPR-003, Oak Tree Permit Case No. 11-OTP-013, and Modification Case No. 11-MOD-001, subject to conditions.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval for the Conditional Use Permit
- Draft Resolution and Conditions of Approval for the Site Plan/Architectural Review, Oak Tree Permit Case, and Modification
- Exhibit A: Vicinity Map
- Exhibit B: Reduced Photocopies of the Architectural Plans
- Exhibit C: Rendering of the Outdoor Dining Patio

CASE PLANNER: Renee Madrigal, Associate Planner

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF AGOURA HILLS  
APPROVING CONDITIONAL USE PERMIT CASE NO. 11-CUP-001

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Moez Megji with respect to property located at 30105 Agoura Road (Assessor's Parcel No. 2061-005-058), requesting the approval of a Conditional Use Permit (Case No. 11-CUP-001) to allow the on-sale of alcohol beverages (ABC License Type 23) for a new microbrewery. A public hearing was duly held on July 7, 2011, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was presented to and was considered by the Planning Commission at the aforesaid public meeting.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance Section Nos. 9673.2.E and 9396.3, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The on-sale of alcoholic beverages will occur on-site in a microbrewery, which is a permitted use in the BP-M-FC zone.

B. The proposed use, as conditioned, is compatible with the surrounding uses at the shopping center. The restaurant shares tenant spaces with other retail, office and restaurant uses.

C. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare. The alcoholic beverages are to be consumed indoors and within screened exterior patio areas adjacent to the tenant space.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. This permit allows for the on-sale of alcoholic beverages in a microbrewery that is a permitted use in the BP-M zone.

E. The proposed use, as conditioned, will maintain the diversity of the community. In this case, diversity of restaurants rather than the number of restaurants increases the viability of these businesses. The request is subject to the Alcoholic Beverage Control Agency's final determination for concentration of licenses.



F. The proposed use is consistent with the goals, objectives and policies of the General Plan. The specialty restaurant adds to the diversity of the eating establishments within the community.

G. The requested use at the proposed location will not adversely affect the use of a school, park, playground or similar use within a 500-foot radius, as these types of uses are located 2,300 feet away from the site at a minimum and separated by the 101 Freeway corridor.

H. The requested use, as conditioned, at the proposed location is sufficiently buffered by topographic conditions or public or private improvements from residentially zoned areas within the immediate vicinity so as not to adversely affect said areas. A minimum 700-foot separation exists between the shopping center and the nearest residential neighborhood, which is also separated from the use by the 101 Freeway corridor.

I. The exterior of the structure will not be inconsistent with the external appearance of commercial structures already considered or under construction within the immediate neighborhood so as to cause blight or property deterioration, or to substantially diminish or impair property values within the neighborhood. The alcoholic sales will occur within an existing restaurant that will remain compatible with the City's Architectural and Design Standards and Guidelines.

J. The upkeep and operating characteristics are compatible with, and will not adversely affect, the livability or appropriate development and use of abutting properties and the surrounding neighborhood. No on-site consumption of alcohol within public areas outside the establishment is approved with this permit. The new outdoor patio area will be screened and is located on the side of the shopping center building, away from other tenants.

K. The proposed hours of alcohol beverage sales, as conditioned, ensure that activities related to the project are compatible with the quiet enjoyment of the neighborhood. The on-sale of alcoholic beverages in the restaurant is permitted between 11:00 a.m. and 2:00 a.m. and will not impact the quiet enjoyment of the neighborhood beyond the normal business operations.

L. The requested use will not contribute to an undue concentration of alcoholic beverage establishments in the area. The restaurant shares a space with other existing restaurants in the shopping center and is located 5,000 feet away from the nearest shopping center. The restaurant is already permitted for on-sale of alcohol beverages.

M. The requested use is not located in a high-crime area, or where a disproportionate number of police calls occur.

Section 4. The project is exempt from the California Environmental Quality Act, as defined in Section 15301 and does not require the adoption of an environmental impact

report or negative declaration. The project consists of providing additional services in an existing restaurant, and an addition of an outdoor patio of 587 square feet.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Case No. 11-CUP-001, subject to the attached conditions, with respect to property located described in Section 1 herein.

PASSED, APPROVED, and ADOPTED this 7th day of July, 2011, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSENT: (0)  
ABSTAIN: (0)

\_\_\_\_\_  
Steve Rishoff, Chairperson

\_\_\_\_\_  
Mike Kamino, Secretary

## CONDITIONS OF APPROVAL (Case No. 11-CUP-001)

### STANDARD CONDITIONS

1. This action shall not be effective for any purpose until the applicants have agreed in writing that the applicants are aware of, and accept all, Conditions of Approval of this permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions shall be treated as a failure to meet this Condition and shall nullify and void this permit.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission.
3. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
4. 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 applicants have been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
5. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the Conditional Use Permit.
6. Unless this permit is used within two (2) years from the date of City approval, Case No. 11-CUP-001 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

### SPECIAL CONDITIONS

7. The applicants shall comply with all requirements of the State Department of Alcohol Beverage Control.
8. This permit shall be valid strictly for license type 23 as defined by the State Department of Alcohol Beverage Control.
9. No additional signage is made part of this approval.
10. Consumption of alcoholic beverages in public areas outside the tenant space is prohibited.

Conditions of Approval (Case No. 11-CUP-001)

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11. The Director of Planning and Community Development is authorized to prepare a letter of Public Necessity for this approval if required by the California Alcohol Beverage Control.
12. In accordance with Zoning Ordinance Section 9710, reconsideration of the Conditional Use Permit by the City shall be required when any of the following conditions of the business apply:
  - A. The establishment changes its type of retail liquor license with the Department of Alcoholic Beverage Control;
  - B. There is substantial modification to the mode or character of operation, including, but not limited to, any increase of 20% or more in the floor area.
  - C. The alcoholic beverage license has either been revoked or suspended for any period by ABC.

END

DRAFT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-003,  
OAK TREE PERMIT CASE NO. 11-OTP-013, AND  
MODIFICATION CASE NO. 11-MOD-001

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

Section 1. An application was duly filed by Moez Megji with respect to the real property located at 30105 Agoura Road, Assessor's Parcel Number 2061-005-058, requesting approval of a Site Plan/Architectural Review Case No. 11-SPR-003 to construct a new outdoor patio, approval of an Oak Tree Permit Case No. 11-OTP-013 to encroach within the protected zone of one on-site oak tree for the proposed construction, and approval of a Modification to decrease the required front yard setback for the new outdoor patio. A public hearing was duly held on July 7, 2011, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the aforesaid public hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed outdoor dining patio serves an existing restaurant, which is a permitted use in the BP-M-FC zone.

B. The proposed outdoor dining patio, as conditioned, will not be detrimental to the public health, safety or welfare. The outdoor patio will be constructed to comply with the most recent Building Code requirements. The placement and design of the outdoor patio would preserve the light, air, and privacy to adjacent parcels.

C. The proposed outdoor dining patio, as conditioned, will not conflict with the character and design of the buildings in the surrounding area in that the colors textures and materials of the outdoor patio will match the existing buildings in the shopping center and will be compatible with the surrounding properties.

D. The proposed outdoor dining patio, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance, except for approved Modification. The project complies with the maximum height requirement, the lot coverage, rear and side yard setbacks, and on-site parking.

E. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed outdoor dining patio to the existing restaurant serves an understandable and efficient relationship between its purpose and the restaurant land use which it serves, and is compatible with the surrounding community in regard to the exterior colors, textures, and materials, as called for in the Land Use and Community Form Element of the General Plan.

F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed outdoor patio will consist of materials and colors that are consistent with architecture of the surrounding area. The proposed new patio is a logical expansion to the existing restaurant and will be constructed in accordance with the development standards of the BP-M-FC zone, with the exception of the required front yard setback.

G. As conditioned, encroachment into the protected zone of one oak tree is necessary for construction of the proposed outdoor patio. The patio is appropriately located on the site and, as conditioned, the health of the surrounding oak trees can be retained without negative impact due to the proposed construction.

Section 4. Pursuant to Section 9676.2.E of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

A. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. The property is an unusually shaped parcel, sloped downward east to west, and has constraints with existing oak trees in the front and to the southeast of the tenant space. The existing tenant space has a patio and parking in back (east), parking in the front (west), and a landscaped slope to the southeast of the tenant space. This is the flattest area. The location of the existing restaurant on the site leaves no other options to provide for an adequate location for an outdoor dining patio.

B. That the granting of the Modification will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. All the other outdoor dining patios in the City have wide walkways to accommodate an outdoor dining patio. The location of the restaurant and oak trees on the site leaves no other space within the front yard setback for an outdoor dining patio.

C. That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The outdoor dining patio would be located 11.25 feet from the front property line on the flattest area, and would retain ample landscaping. To provide a 20-foot front yard setback from the property line to the patio, without causing further impacts to oak trees and the existing topography, would be a physical hardship to the applicant. The encroachment proposed into the front yard setback area is the most logical place for an outdoor patio. A narrower patio would not be functional.

D. That the granting of the Modification will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The proposed outdoor patio will be screened and would not be detrimental or injurious to other properties or tenants as it would not impact views or result in privacy issues for the adjacent neighbors. On-site oak trees will be retained. The proposed front yard setback does not interfere with access to the Agoura Town Center from the street, or parking of vehicles in the parking lot serving the restaurant, or encroach into the parking lot travel lane.

E. That the granting of the Modification will be consistent with the character of the surrounding area. The proposed outdoor patio adds to the aesthetic quality and character of the restaurant. The new patio is consistent with the architecture, color and materials of the rest of the building and the shopping center within which it is located. An existing outdoor patio currently serves the restaurant.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 11-SPR-003, Oak Tree Permit Case No. 11-OTP-013, and Modification Case No. 11-MOD-001, subject to the attached conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 7<sup>th</sup> day of July, 2011, by the following vote to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Steve Rishoff, Chairperson

ATTEST:

\_\_\_\_\_  
Mike Kamino, Secretary

**CONDITIONS OF APPROVAL**  
**(Case Nos. 11-SPR-003, 11-OTP-013, and 11-MOD-001)**

STANDARD CONDITIONS

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 action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of these Permits with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan, Elevation Plan, Floor Plans, and Roof Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. 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.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved architectural plans.
8. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
9. Unless this permit is used within two (2) years from the date of City approval, Case Nos. 11-SPR-003, 11-OTP-013 and 11-MOD-001 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
10. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
11. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.



12. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$0.47 per square foot of new floor area.
13. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.9296 per square foot of new floor area.
14. 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.

#### SOLID WASTE MANAGEMENT STANDARD CONDITIONS

15. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
16. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
17. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

#### OAK TREE CONDITIONS

18. The protected zones of Oak Trees Number 1, 3, and 4 on the Tree Location Map shall be amended to show one continuous line representing the protected zone of each oak tree. This line shall be indicated five feet (5') beyond the dripline of the tree except where the

dripline extends less than ten feet (10') from the trunk. In those locations the protected zone shall be indicated fifteen feet (15') from the trunk.

19. The location of Oak Tree Number 2 on the final Architectural Site Plan shall be adjusted to agree with the location shown on the plans labeled 'Tree Location Map' dated June 9, 2011.
20. The applicant is permitted to encroach within the protected zone of Oak Tree Number 1 to complete the approved excavation and to install the wall and concrete patio as shown on the approved architectural plans. Construction is permitted to encroach no closer than nine and one-half feet (9-1/2') of the west side and seven feet (7') of the north side of the trunk.
21. Oak Trees Number 2, 3, and 4 shall be preserved in place with no direct impacts.
22. Prior to the start of any mobilization or construction activities on the site, Oak Tree Number 1 shall be fenced with temporary chain link fencing at the approved work limits and Oak Trees Number 2, 3, and 4 shall be fenced at the edge of the protected zones. Fencing shall be in strict accordance with Article IX, Appendix A, Section V.C.1.1 of the City of Agoura Hills Oak Tree Preservation and Protection Guidelines. The City Oak Tree Consultant shall approve the fencing location subsequent to installation and prior to the start of any mobilization or work on the site.
23. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. Pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning.
24. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start of any approved work within the protected zone of an oak tree.
25. No grading, scarifying or other soil disturbance shall be permitted within the portion of the protected zone of any oak tree not directly impacted by the project construction.
26. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work. All approved excavation performed within the protected zone of any oak tree shall be performed with hand tools under the direct observation of the applicant's oak tree consultant.
27. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
28. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
29. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a

final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.

30. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
31. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

#### ENGINEERING CONDITIONS

32. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
  - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

#### BUILDING AND SAFETY CONDITIONS

33. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC). The applicant shall identify the types of material being used.
34. As part of the permitting process and prior to permit issuance, two (2) full sets of construction plans including, Electrical, Plumbing, Mechanical, Title 24, Structural

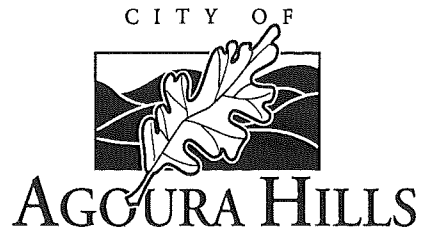
calculations shall be submitted to Building and Safety Department for plan review and approval.

35. The proposed unisex bathroom shall meet all accessibility requirements.
36. The applicant shall identify the valuation for the proposed work (material and labor) to identify the amount of accessibility work that would be required.
37. The applicant shall provide the manufacture's specifications for the proposed fire pit at the proposed patio.

SPECIAL CONDITIONS

38. No construction activity shall occur between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday. Construction activity is also prohibited on Sundays and holidays, per Municipal Code Section 4100.
39. No new signs are approved as part of this application.

END



**CONDITIONAL USE PERMIT CASE NO.  
11-CUP-001, SITE PLAN/ARCHITECTURAL  
REVIEW CASE 11-SPR-003, OAK TREE  
PERMIT CASE NO. 11-OTP-013, AND  
MODIFICATION CASE NO. 11-MOD-001**

**FOR THE PROPERTY LOCATED AT  
30105 AGOURA ROAD, AGOURA HILLS**

**EXHIBIT A**

**VICINITY MAP**

CONDITIONAL USE PERMIT CASE NO. 11-CUP-001,  
SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-003,  
OAK TREE PERMIT CASE NO. 11-OTP-013,  
& MODIFCATION CASE NO. 11-MOD-001  
(A.P.N. 2061-005-058)





**CONDITIONAL USE PERMIT CASE NO.  
11-CUP-001, SITE PLAN/ARCHITECTURAL  
REVIEW CASE 11-SPR-003, OAK TREE  
PERMIT CASE NO. 11-OTP-013, AND  
MODIFICATION CASE NO. 11-MOD-001**

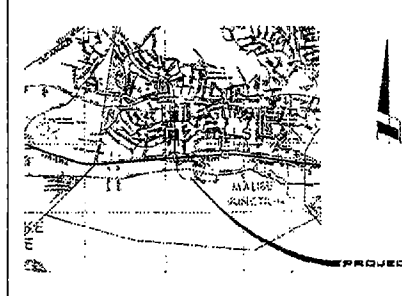
**FOR THE PROPERTY LOCATED AT  
30105 AGOURA ROAD, AGOURA HILLS**

**EXHIBIT B**

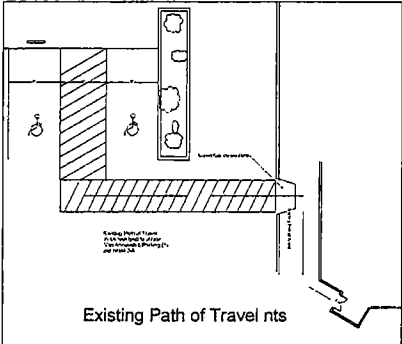
**REDUCED PHOTOCOPIES OF THE  
ARCHITECTURAL PLANS**

A.B.	Anchor Bolt	E.O.S.	Edge of Slab	H.P.	Horizontal	S.G. (P2/P3)	Square Foot
A.C.	Asphalt Concrete	D.S.T.	Drain	H.R.	Heavy	S.S. (S1/S2)	Stainless Steel
ACCT.	Account	D.S.T.A.	Drainage	H.S.C.	Heavy	S.T.	Steel
A.C.T.	Adjustable	E.V.T.	Exhaust	H.N.	Heavy	S.T.L.	Steel
A.C.L.	Asphalt Concrete	F.A.	Finish	H.P.	Horizontal	S.T.S.	Steel to Steel
A.D.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.E.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.F.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.G.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.H.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.I.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.J.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.K.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.L.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.M.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.N.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.O.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.P.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.Q.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.R.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.S.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.T.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.U.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.V.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.W.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.X.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.Y.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
A.Z.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
B.A.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
B.B.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
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B.P.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
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B.S.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
B.T.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
B.U.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
B.V.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
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B.Y.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel
B.Z.	Asphalt	F.A.B.	Finish	H.P.C.	Horizontal	S.T.S.	Steel to Steel

**ABBREVIATIONS**



VICINITY MAP



Existing Path of Travel n.t.s.

**CODE**

- 2010 California Building Code
- 2010 California Residential Code
- 2010 California Green Building Standards
- 2010 California Planning Code
- 2010 California Mechanical Code
- 2010 California Electrical Code
- 2010 California Fire Code
- 2000 International Property Maintenance Code
- 2010 California Energy Code

**BUILDING DATA**

Building Type	VA
Occupancy Group	A2
No. of Stories	1
Area of Floor Pl.	4818 sq ft
Area of Existing Patio	800 sq ft
Area of new Patio	700 sq ft
Area of Improvement	1500 sq ft
Site Area	5000 sq ft
Fire District	2

**TABLE OF CONTENTS**

- 1) Site Plan/Notes
- 2) New Patio
- 3) Notes
- 4) Existing Floor Plans/ New Floor Plan
- 5) Occupancy Load/Notes
- 6) Wall Details, Door into Restroom Details
- 7) Plumbing
- 8) Electrical
- 9) Structural for floor
- 10) Existing Restaurant Seating

**NOTES:**  
**GENERAL:**  
 1. An occupant load exceeding 48 for a room (50 sq ft of floor area per occupant) or 25 (100 sq ft of floor area per occupant) for an office area requires two exits. Exits shall be separated by one half the maximum diagonal of the area served, measured in a straight line. (IBC Table 1004 and Sec.1004.2.4)

**ELECTRICAL:**  
 1. Provide 120V single phase 20 amp receptacles in front of the under panelboard.  
 2. Panelboards are not to be located in closets or restrooms.  
 3. Circuit conductors on non-metallic panelboards are to be typed on a circuit directory card and mounted to the wall of the panelboard enclosure. The panelboard, meter and associated disconnect shall all have an identical mark as to the phase number or letter designation.  
 4. All circuits over 150 va shall be provided with double switching.  
 5. All conductors for T-bar ceiling area shall not be supported by T-bar ceiling wires unless they supply power to T-bar mounted equipment.  
 6. Provide one 12 ga. wire to opposite corners of all 2nd step in light fixtures in T-bar ceiling w/ 2 #10 TBC isolator in each opposite corner.  
 7. Provide 4 disconnect 20 amp receptacle for each 10 linear feet of show window.  
 8. Provide 4 disconnect panels, or where permitted, a cut-off and lock connection at all equipment rooms at greater than 10 sq foot per panel and located out of sight of the panelboards.  
 9. Provide four (4) HACR breaker overcurrent protection at all A/C and refrigeration equipment.  
 10. All equipment, meters and electrical components shall bear the mark from a nationally recognized testing laboratory. Used equipment is to be inspected and certified prior to installation.

**PLUMBING:**  
 1. Drainage waste and vent piping shall be cast iron, galvanized steel, copper or brass.  
 2. Water piping shall be type L copper.  
 3. Plumbing vents shall terminate not less than 10 ft high or at least 2 ft above any operable window, roof opening, or intake or vent shaft, not less than 2 ft in every direction from any lot line.  
 4. Water sewer lower level for public use shall be arranged in design and equipped with an open front seat.  
 5. The back valve for an automatic water closet shall be mounted on the waste side or the toilet compartment space no more than 48" above the floor.  
 6. Water fixtures shall be supported within the upper 1/3 and lower 1/3 of its vertical dimension. The lower strap shall also be a minimum of 4 inches above the counter.  
 7. An approved Backflow Gas Shutoff Valve shall be installed per ordinance 170,156.  
 8. Toilet rooms shall be provided with an exhaust fan with a vent directly to the exterior of the building.

**MCHANICAL:**  
 1. Toilet rooms shall require separate point.

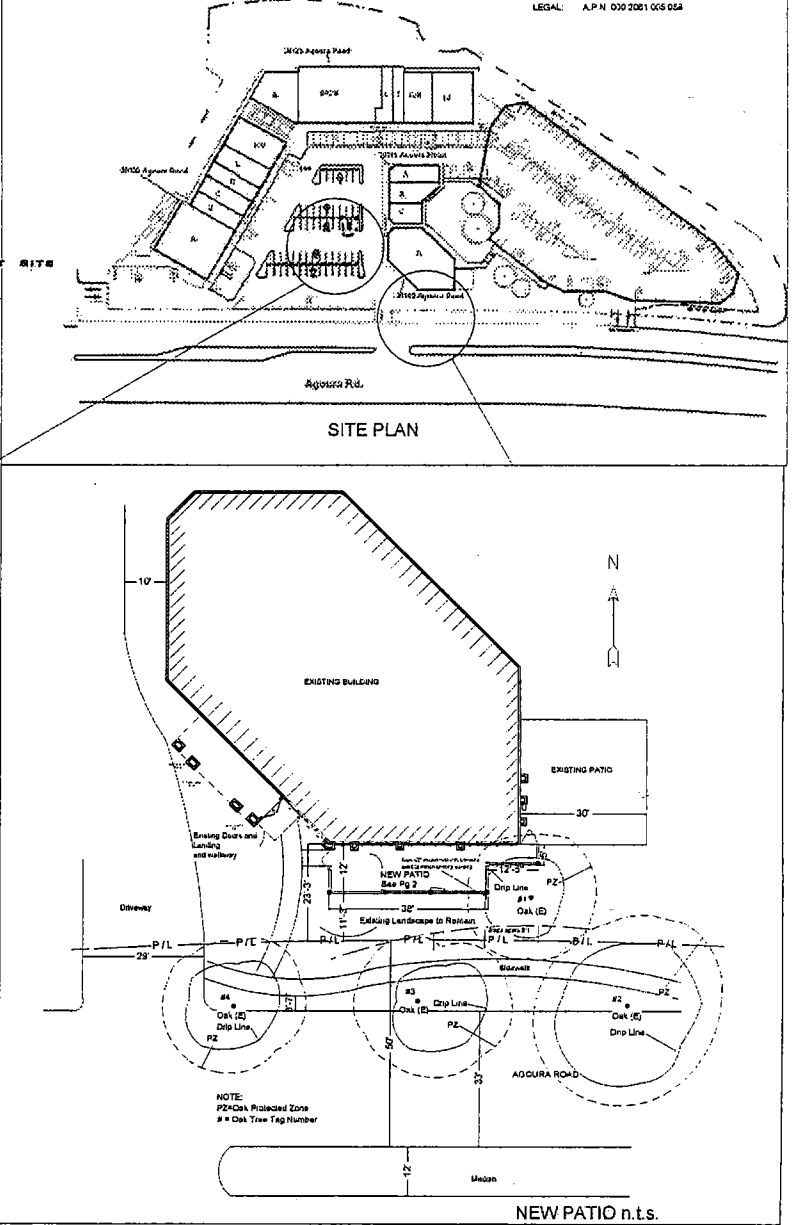
**NOTE:**  
 The construction shall not restrict a free-flow clear and unobstructed access to any water or power distribution facilities (Power poles, pull boxes, transformers, meter, junction boxes, surge protectors and/or to the location of the floor-up). The construction shall not be within ten feet of any power line whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

An approved Solenoid Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping (Per ordinance 170,156) (includes Commercial additions and T-works over \$10,000). Separate plumbing permits is required.

Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

**SCOPE OF WORK:**  
 Tenant improvement work to convert existing restaurant to restaurant and micro brewery.  
 Work includes addition of outdoor seating area, indoor stage, brewing area. There is no change in amount of seating due to previous seating areas being used for brewing and storage, and stage (Brewing, Storage and Stage 882 sq ft, new Patio 511 sq ft)

**HOURS OF OPERATION**  
 Sun to Thurs 11 am to 12 mid night  
 Fri/Sat 11 am to 2 am



SITE PLAN

NEW PATIO n.t.s.

LEGAL: A.P.N. 030 2081 005 004

Owner:  
 Agoura Hills Town Center  
 5743 Conra Ave #200  
 Westlake Village CA. 91362

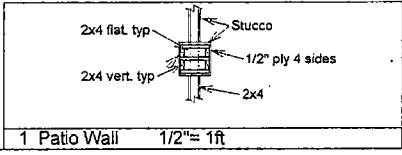
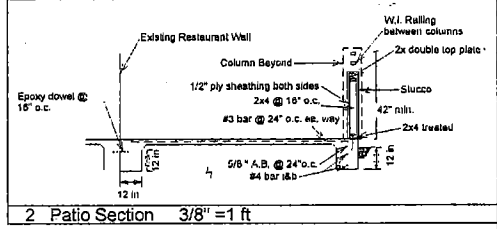
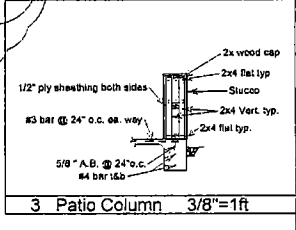
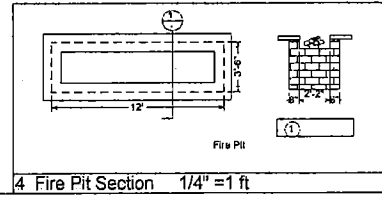
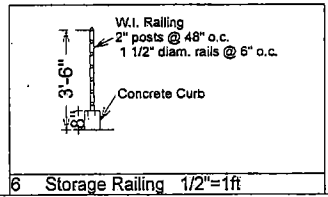
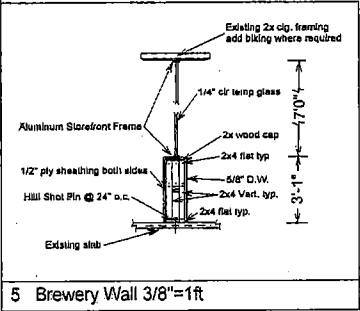
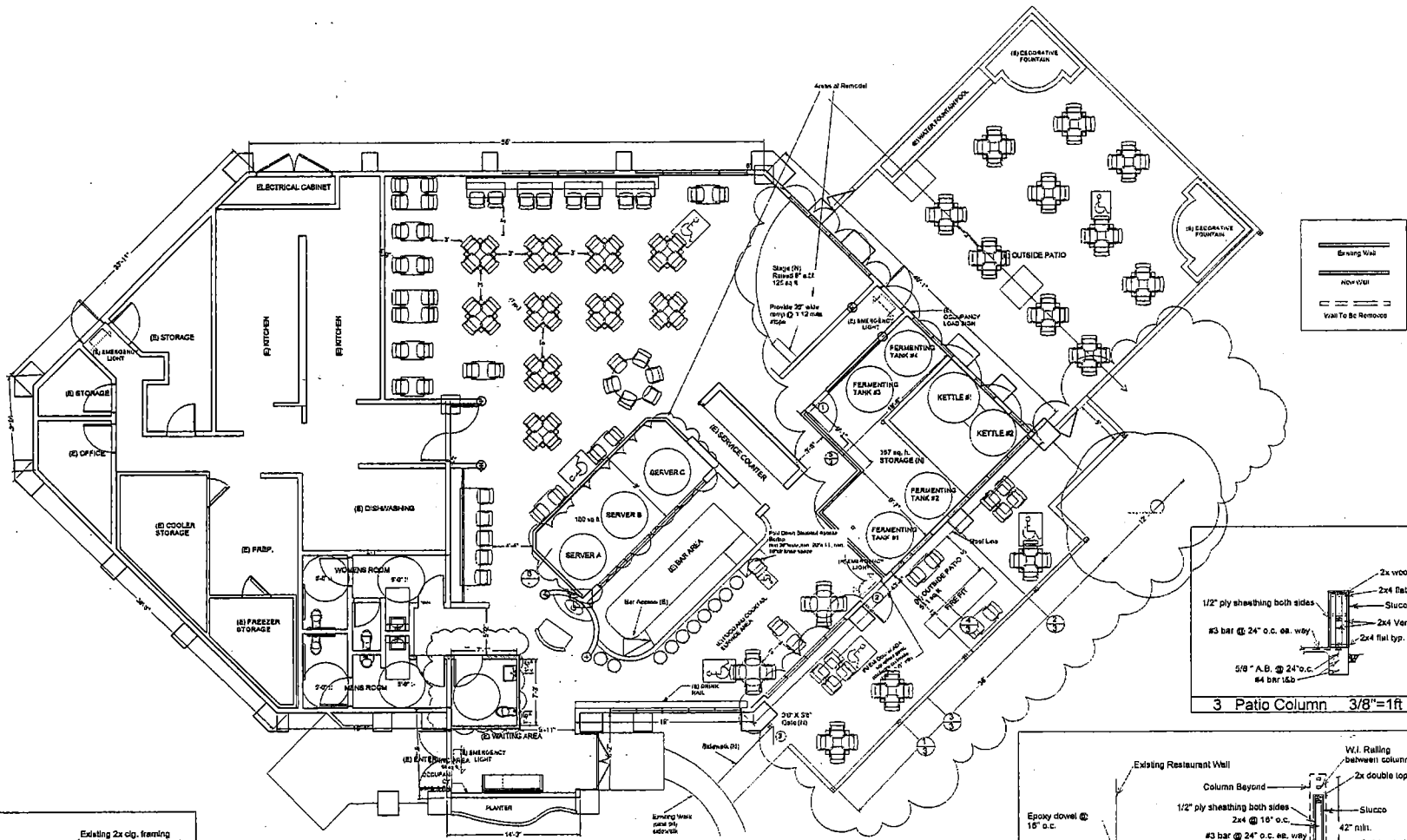
TENANT  
 L.A.B.  
 30105 Agoura Rd  
 Agoura Hills Ca.

DESIGNER:  
 KAVANAGH CONSTRUCTION  
 P.O. BOX 4760  
 WEST HILLS CA. 91307  
 818 281 5664









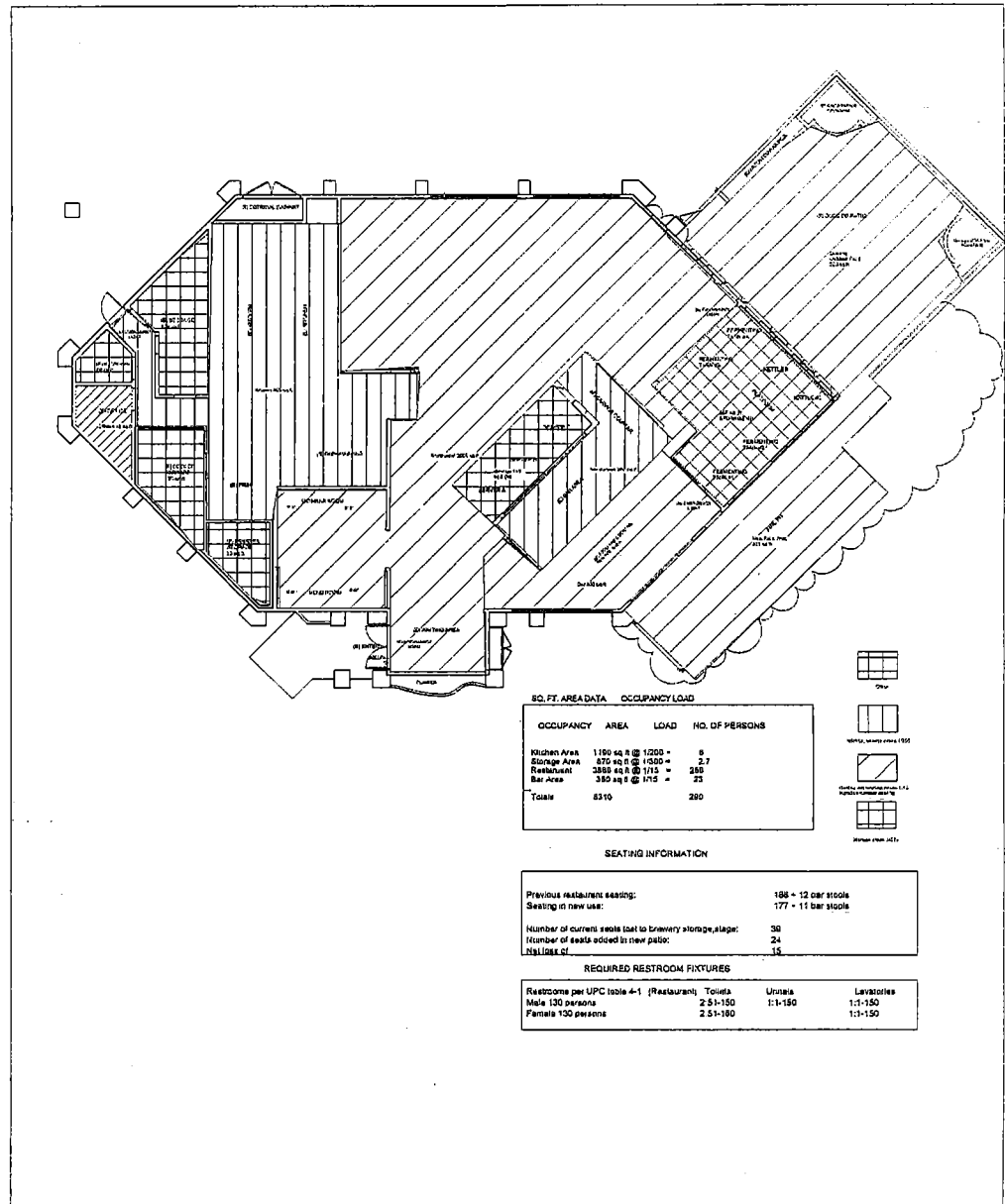
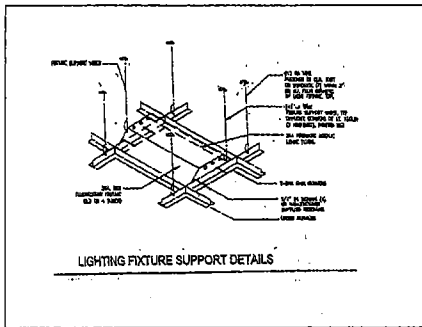
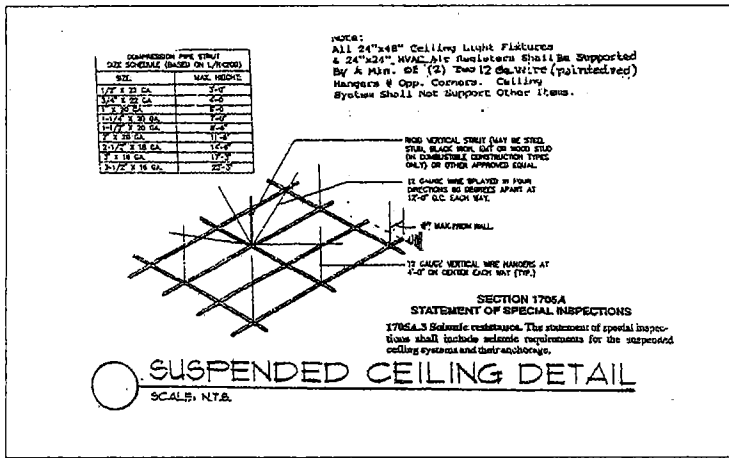
PROPOSED FLOOR LAYOUT 3/16"= 1 FT

Owner:  
 Agoura Hills Town Center  
 5743 Corsa Ave #200  
 Westlake Village CA. 91362

TENANT  
 L.A.B.  
 30105 Agoura Rd  
 Agoura Hills Ca.

DESIGNER:  
 KAVANAGH CONSTRUCTION  
 P.O. BOX 4760  
 WEST HILLS CA. 91307  
 818 261 5664

6-28-2011  
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 4 of 10



Occupancy Loads

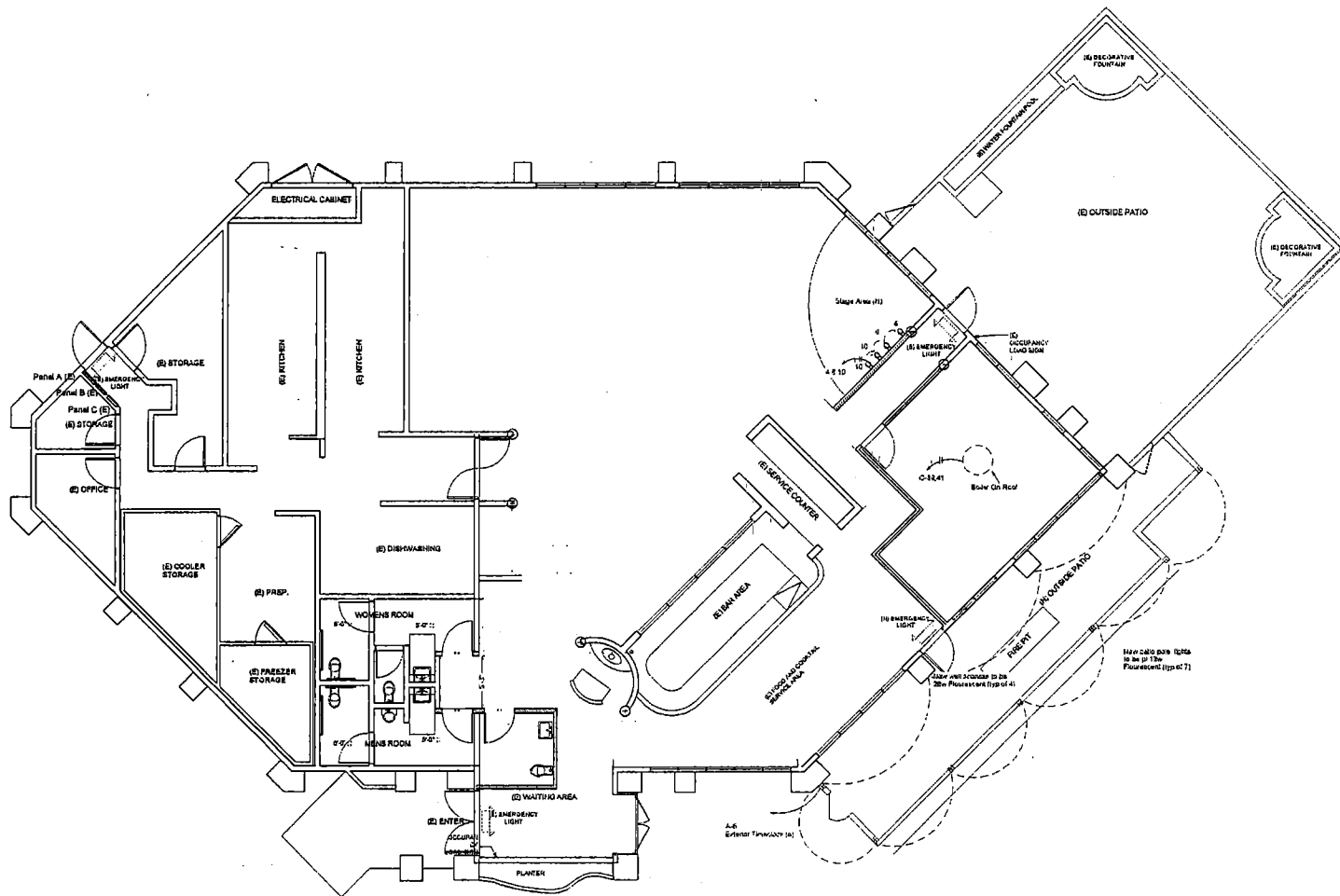
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Westlake Village CA. 91362

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Agoura Hills Ca.

DESIGNER:  
KAVANAGH CONSTRUCTION  
P.O. BOX 4760  
WEST HILLS CA. 91307  
818 261 5664







NEW POWER AND LIGHTING  
 3/16"=1 FT

Owner:  
 Agoura Hills Town Center  
 5743 Corsa Ave #200  
 Westlake Village CA. 91362

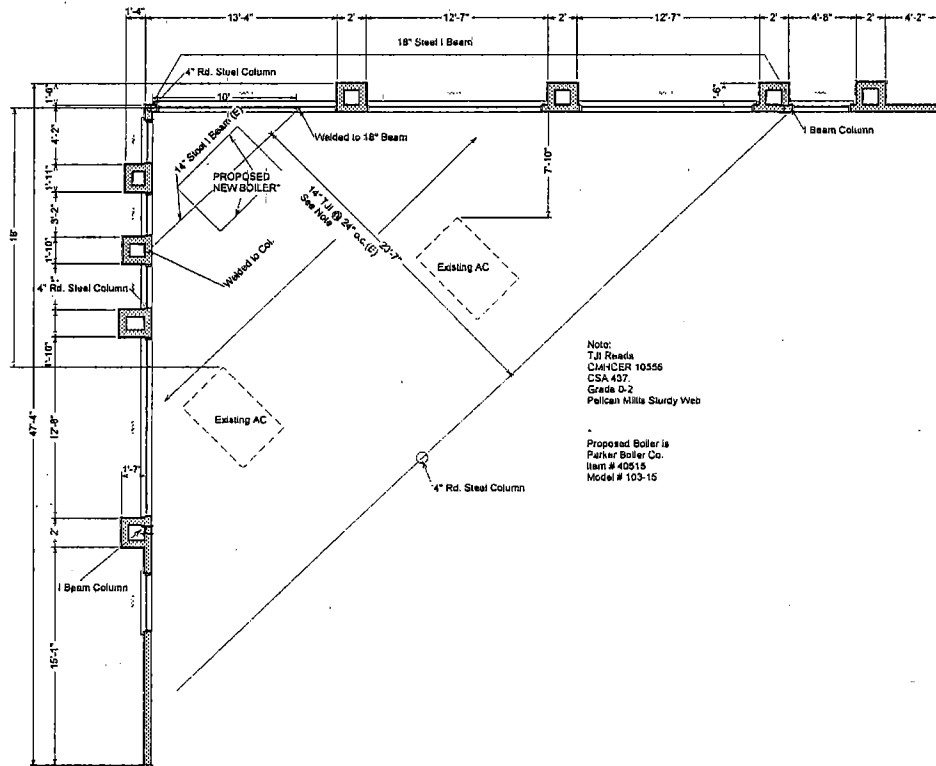
TENANT  
 L.A.B.  
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 Agoura Hills Ca.

DESIGNER:  
 KAVANAGH CONSTRUCTION  
 P.O. BOX 4760  
 WEST HILLS CA. 91307  
 818 261 9664

6-28-2011

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Note:  
 T.J. Reads  
 CHAIRER 10355  
 CSA 437  
 Grade 0-2  
 Pelican Hills Sturdy Web

Proposed Boiler is  
 Parker Boiler Co.  
 Item # 40515  
 Model # 103-15

Existin Roof Plan at New Boiler Location 1/4"=1ft

DESIGNER:  
 KAVANAGH CONSTRUCTION  
 P.O. BOX 4760  
 WEST HILLS CA. 91307  
 818 261 5664

TENANT  
 L.A.B.  
 30105 Agoura Rd  
 Agoura Hills Ca.

Owner:  
 Agoura Hills Town Center  
 5743 Corsa Ave #200  
 Westlake Village CA. 91362





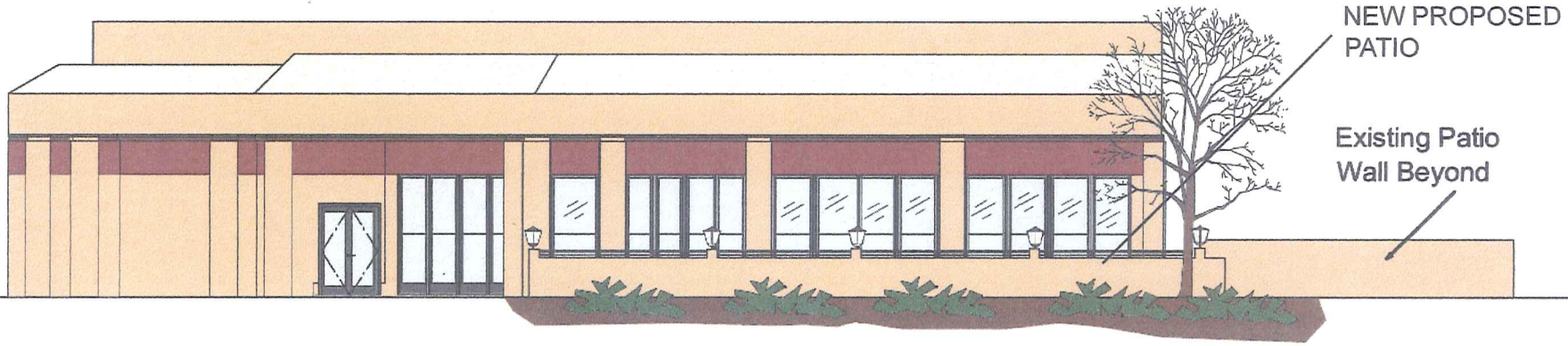


**CONDITIONAL USE PERMIT CASE NO.  
11-CUP-001, SITE PLAN/ARCHITECTURAL  
REVIEW CASE 11-SPR-003, OAK TREE  
PERMIT CASE NO. 11-OTP-013, AND  
MODIFICATION CASE NO. 11-MOD-001**

**FOR THE PROPERTY LOCATED AT  
30105 AGOURA ROAD, AGOURA HILLS**

**EXHIBIT C**

**RENDERING OF THE OUTDOOR DINING  
PATIO**



**30105 AGOURA ROAD-NEW PATIO EXTERIOR ELEVATION**