



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: November 15, 2012

TO: Planning Commission

APPLICANT: Gina Marcione for Acqua E Farina Inc.
-doing business as: Blue Table
28912 Roadside Drive, Suite 100
Agoura Hills, CA 91301

CASE NO.: 12-CUP-005

LOCATION: 29812 Roadside Drive, Suite 100 (A.P.N. 2061-007-041)
(Whizin Market Square)

REQUEST: Request for a Conditional Use Permit to allow for an Alcoholic Beverage Control license type 41 (on-sale for beer and wine) and type 20 (off-sale of beer and wine) for an existing café (Blue Table).

ENVIRONMENTAL ANALYSIS: Exempt from CEQA per Section 15301 of the CEQA Guidelines (Existing Facilities)

RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 12-CUP-005, subject to conditions.

ZONING DESIGNATION: PD (Planned Development - Agoura Village Specific Plan)

GENERAL PLAN DESIGNATION: PD (Planned Development District)

I. PROJECT DESCRIPTION AND BACKGROUND

On July 8, 2009, the City Council adopted an ordinance that 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 Alcoholic Beverage Control (ABC) licenses.

Gina Marciano from Acqua E Farina, Inc., doing business as Blue Table, has applied for a Conditional Use Permit to serve alcohol in their cafe. The cafe is located at 28912 Roadside Drive, Suite 100, in the Whizin Market Square. Blue Table has been operating since 2009 without serving alcohol. The owners are now looking to expand the 1,100 square-foot establishment to the adjacent 500 square-foot suite to serve wine and cheese. While the tenant improvement plans for the expansion are being processed administratively, the sale of alcoholic beverages requires a new alcoholic beverage license and therefore the approval of a Conditional Use Permit.

The applicant currently seeks a Conditional Use Permit to become both an on-sale and off-sale alcoholic beverage establishment. The Agoura Hills Municipal Code 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 license type 40, 41, 42, 47, 48, 51, 52, 61, 63, and/or 75." (AHMC 9120.1-A.H.2.)

An "off-sale alcoholic beverage establishment" is defined as:

" any establishment wherein alcoholic beverages are sold, served, or given, or given away to be consumed off the premises, including, but not limited to, any establishment that has obtained or intends to obtain an Alcoholic Beverage Control License type 20 or 21." (AHMC 9120.1-AH.1.)

The applicant intends to obtain two licenses from the California Alcoholic Beverage Control Department (ABC), including a Type 41 license (on-sale for beer and wine) and a Type 20 license (off-sale for beer and wine), which cannot be issued by ABC until the Conditional Use Permit request is approved by the City.

The Type 41 license will allow the consumption of beer and wine only, on the premises, as long as the owners maintain the premises as a restaurant or cafe. In the event that tables are placed outside the tenant space, the business will be subject to ABC's operational and design restrictions. Typically, ABC requires that the tables be separated from the pedestrian walkway to distinguish the restaurant space from the public space. In this case, the applicant will be keeping only two or three tables outside of the tenant space, which is below the threshold of requiring an Outdoor Dining Permit under the City's regulations.

The Type 20 license will allow the applicant to sell wine and beer to his customers to go. The off-sale of alcoholic beverage is allowed in the Agoura Village Specific Plan area, subject to a Conditional Use Permit. Liquor stores are prohibited but an off-sale alcoholic beverage establishment would be allowed in in this instance because the café has a retail component in which gourmet foods are sold.

II. STAFF ANALYSIS

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 new Ordinance also requires the Planning Commission to make additional findings relative to alcohol beverage sales and service.

Blue Table currently occupies a 1,100 square-foot tenant space adjacent to the Canyon Club, in the Whizin Market Square. The cafe is not visible from the freeway, Roadside Drive or Agoura Road, as it is surrounded by buildings on the north and south sides of the tenant space. The entrance to the cafe currently faces eastward toward the eastern parking lot. The vacant adjacent suite that the applicant is looking to expand into is a 500 square-foot corner unit that would be accessed from the atrium. The atrium allows for public access between parking lots on each side of the center and provides access to the interior tenant spaces on the first and second floor. The atrium closes at approximately 11:00 p.m. The proposed floor plan of the existing space indicates minor changes to the layout. The expanded area, which will be accessed through an opening, will include a counter with stools in the center of the room with either a preparation counter or display counter on three sides of the room. The existing French door at the atrium will be replaced with a bi-fold door that retracts to allow for a wider opening.

Currently, Blue Table is open from 10:00 a.m. to 8:00 pm from Monday to Wednesday, 10:00 a.m. to 9:00 p.m. from Thursday to Saturday and 11:00 a.m. to 5:00 p.m. on Sundays. The applicant expects to continue to be open no later than 9:00 p.m. However, the expanded space will be closed on Sundays.

Blue Table is located in a commercial corridor on the south side of Roadside Drive within the Planned Development (PD) zone in the Agoura Village Specific Plan (AVSP) area. The AVSP allows for restaurants, retail, and professional office uses. The Whizin Market Square is surrounded by commercial uses to the east and west, vacant lots to the south and Roadside Drive and the 101 freeway located to the north. One office building and one single-family residence occupy parcels to the south of the center. Currently, the Whizin Market Square includes tenants with valid ABC on-sale licenses, specifically the Canyon Club, the Latigo Kid, Wood Ranch BBQ and Grill, Numero Uno, all which received their ABC licenses prior to the City Conditional Use Permit requirement, and Hugo's Restaurant whose Conditional Use Permit for type 47 license was approved by the City in 2011 for a License Type 47. One other tenant, Crystal Gallery, sells alcoholic beverages in a gift basket in the center.

With the approval of the License Type 20 (off-sale), Blue Table would sell high quality wine and beer (with an emphasis on wine) displayed in display cases that would occupy approximately 40 square feet of the 500 square foot expanded area (8% of the floor area). With the Type 41 license, Blue Table proposes to serve beer and wine on-site.

The City has issued seven Conditional Use Permits since the Ordinance was adopted in 2009. Six of the seven were for eating establishments and one was for an off-sale retail establishment (Trader Joe's). The proposed CUP would be located in a Census Tract where 16 establishments have alcoholic beverage control licenses with 13 being eating establishments and 3 retail stores. A map of the existing facilities in the City with ABC issued licenses and City-issued Conditional Use Permits is attached to this report for the Commission's review.

Blue Table would be the sixth tenant at the Whizin Market Square to serve alcohol. One single-family residence and one office building are located on the south side of Agoura Road, across from the center. Residentially zoned properties on Vejar Drive are located 1,000 feet east of the center's driveway on Agoura Road. Each residential parcel takes its access from a secondary street (Vejar Drive). Staff is not aware of any complaints originating from neighboring residents regarding activity occurring at the Whizin Market Square. In addition, there are no schools or parks located within 500 feet of Blue Table, which is one of the criteria used by the City and ABC in considering applications for alcoholic beverage licenses. The nearest school, Agoura High School, or park, Chumash Park, is located at a driving distance of 1.5 miles from the cafe, north of the freeway corridor.

According to the Los Angeles County Sheriff Department, specifically the Lost Hills Crime Analysis Unit, a total of 9 incidents were reported in the Whizin Market Square between January and December of 2011, and a total of 3 incidents were reported since January 2012, most of which were unrelated to the consumption of alcoholic beverages. No incidents concerning Blue Table have been reported since the café opened. Generally, staff has not experienced problems with ancillary beer and wine sales at restaurants in the past. Based on the above analysis, staff finds the proposed request for the two ABC licenses will not negatively impact surrounding tenant properties, or neighborhoods.

Staff finds the proposed Conditional Use Permit application to be categorically exempt from the requirements of the California Environmental Quality Act as an existing facility, per CEQA Guidelines Section 15301, in that the proposal includes an upgrade to an existing restaurant, and includes a minor expansion of the tenant space.

III. RECOMMENDATION

Based on the above mentioned findings, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 12-CUP-005, subject to conditions.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- CUP Burden of Proof
- Vicinity/Zoning Map
- Reduced Plans
- Businesses with Approved Alcohol Beverage Licenses Map
- Photographs

CASE PLANNER: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA APPROVING CONDITIONAL USE PERMIT CASE NO. 12-CUP-005 FOR THE ON-SITE AND OFF-SITE SALE OF ALCOHOL AT A CAFE LOCATED AT 29812 ROADSIDE DRIVE, SUITE 100

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 Acqua E Farina, LLC, with respect to the property located at 28912 Roadside Drive, Suite 100 (Assessor's Parcel No. 2061-007-041), requesting the approval of a Conditional Use Permit (Case No. 12-CUP-005) to allow the on-site and off-site sale of alcoholic beverages, specifically beer and wine, at an existing cafe. A public hearing was duly held on November 15, 2012, 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 and published as required by state law.

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

Section 3. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Municipal Code Sections 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 sale of alcoholic beverages will occur on-site at an existing permitted cafe, within a retail center located in the Agoura Village Specific Plan area. The AVSP allows for restaurant uses, and the on-site sale of alcoholic beverages is allowed pursuant to the approval of this Conditional Use Permit. The café use and the off-site sale of alcoholic beverages also are allowed in the AVSP with a Conditional Use Permit.

B. The proposed use, as conditioned, is compatible with the surrounding properties, and with the other uses in the retail center. The cafe shares tenant spaces with other retail, office and restaurant uses in the center. Sufficient separation exists with potential sensitive uses in the vicinity of the site, including the residential and office uses south of the retail center.

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. Pursuant to this Conditional Use Permit, alcoholic beverages are to be consumed indoors and in a permitted patio area adjacent to the tenant space. The alcohol use will occur in conjunction with the

cafe use, which will reduce potential public safety hazards related to the consumption of alcohol on-site. In addition, beer and wine will be sold in gift baskets. The retail sales of alcoholic beverages will be an ancillary use to the primary use, which is a sit-down cafe.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. This permit allows for the on-site and off-site sale of alcoholic beverages at that location. The cafe use is a permitted use in the AVSP zone, and the on-site and off-site sale of alcohol is allowed pursuant to this Conditional Use Permit and AVSP zone. No Variance request is considered as part of this application. Thus, the proposed use will comply with the Zoning Code.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The proposed on-sale and off-sale of alcoholic beverages at an existing café increases the diversity of uses in the community. The request is subject to the Department of Alcoholic Beverage Control's final determination for concentration of licenses.

F. The proposed use is consistent with the goals, objectives and policies of the General Plan. The proposal helps in diversifying the economic base and enhancing sales tax revenues.

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 because these types of uses are located 1.5 miles away driving distance north of the freeway.

H. The requested use, as conditioned, at the proposed location is sufficiently buffered by private improvements from residentially zoned areas within the immediate vicinity so as not to adversely affect said areas. The entrance of the restaurant is 1,000 feet from the nearest single-family residential unit which is separated from the retail center by Agoura Road and on-site retail buildings. The café will close by 9:00 p.m., thereby minimizing noise impacts to surrounding tenants and properties.

I. The alcoholic beverages sales will occur within an existing building which will remain compatible with the City's Architectural and Design Standards and Guidelines and within a delineated outdoor dining area. As the external appearance will not change, the proposed use will not cause blight or property deterioration nor affect property values in the surrounding neighborhood.

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. Only interior changes are proposed with this application. No consumption of alcohol within areas outside the establishment, or its approved patio space, is approved with this permit. The on-site consumption of alcohol will not affect the use of abutting properties because the use is located 1,000 feet away from the nearest residential lot. The cafe use will be held to the same operational standards as the remaining commercial establishments in the center, and subject to the City's nuisance laws.

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-site and off-site sale of alcoholic beverages in the café will not extend beyond 9:00 p.m. at the latest and, thus, will not interfere with the neighbors quiet enjoyment of property.

L. The requested use will not contribute to an undue concentration of alcoholic beverage establishments in the area. The number of reported incidents in the Whizin Market Square remains low, and only one other establishment in the retail center sells wine in gift baskets. Approval of this requested use will not create an undue concentration of alcohol beverage establishments.

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 CEQA Guidelines Section 15301 (Class 1) and does not require the adoption of an environmental impact report or negative declaration. The project consists of providing additional services in an existing establishment without the expansion of space.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Case No. 12-CUP-005, subject to the Conditions of Approval, which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 6. 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 15th day of November 2012, by the following vote to wit:

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

John O'Meara, Chairperson

Mike Kamino, Secretary

Exhibit A

CONDITIONS OF APPROVAL (Case No. 12-CUP-005)

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 designation 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. 12-CUP-005 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 California Department of Alcoholic Beverage Control.
8. This permit shall be valid strictly for license type 41 and 20 as defined by the California Department of Alcoholic Beverage Control.
9. No additional signage is made part of this approval.
10. Consumption of alcoholic beverages (license type 41) is allowed in the restaurant. Consumption of alcoholic beverages in other public areas outside the tenant space is prohibited unless approved by the California Department of Alcoholic Beverage Control and is subject to review by the Director of Planning and Community

Development Department who may require a Conditional Use Permit Amendment depending on the scope of the change.

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 Department of Alcoholic 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

CONDITIONAL USE PERMIT
BURDEN OF PROOF FORM

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts;

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because;

BLUE TABLE IS LOCATED IN THE MIDDLE OF THE WHIZIN CENTER. THERE IS NO PRIVATE HOUSING IN THE IMMEDIATE AREA TO OUR SPACE WE WILL NOT BE OPEN LATE AND INTEND TO KEEP SIMILAR HOURS TO OUR RESTAURANT, WHICH CURRENTLY CLOSES AT 9PM ON TUESDAY THROUGH SATURDAY AND 8PM MONDAY TO WEDNESDAY. SUNDAY WE CLOSE AT 5PM. AS A WINE AND CHEESE BAR, OUR PROPOSED EXPANSION WILL NOT BE OF ANY DANGER OR NEGATIVE AFFECT TO THE SURROUNDING AREA WE WILL BE CREATING A CASUAL AND COMFORTABLE PLACE TO MEET FOR LUNCH BREAKS, AFTER WORK, FOR MEETINGS, OR JUST TO UNWIND. IT WILL BE A PERFECT SPOT FOR A DATE OR MEETING FRIENDS BEFORE A MOVIE.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area because:

OUR PROPOSED EXPANSION IS FOR AN ADJOINING
550 SQ FT SPACE LOCATED IN THE ATRIUM OF
THE WHIZIN CENTER. OUR FLOOR PLANS COMPLY
WITH THE ZONING ORDINANCES OF THE CITY OF AGORA
HILLS. OUR PROJECT IS FOR A SMALL SPACE AND
THE WHIZIN CENTER OFFERS AMPLE PARKING TO
ACCOMMODATE OUR CUSTOMERS. LOCATED BETWEEN
THE CANYON CLUB AND LATIGO RD, OUR PROPOSED
WINE AND CHEESE BAR WILL OFFER THE
COMMUNITY AN EXTENSION OF WHAT OUR
CURRENT RESTAURANT DOES, PRESENTING A
EUROPEAN STYLE CAFE IN AN ECLECTIC
ATMOSPHERE. ADD TO THAT A PRIME SELECTION
OF FINE WINE & CHEESE, AND IT WILL COMPLIMENT
THE NEW FACE OF THE WHIZIN CENTER
MAKEOVER AND THE SURROUNDING COMMUNITY.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required because:

OUR LOCATION IN THE WHIZIN CENTER, WHILE OFFERING AMPLE PARKING, IS ALSO LOCATED RIGHT NEXT TO THE 101 FREEWAY. AS WE WILL BE A SMALL ADDITION TO THE ATRIUM, WE WILL NOT IMPACT LOCAL TRAFFIC, NOR WILL IT INCREASE PUBLIC SERVICE DEMANDS. OUR BUSINESS TRAFFIC WILL BE SMALL AND EASILY CONTROLLED. WE WILL NOT BE A BURDEN TO THE SHERIFF, FIRE OR WATER DEPARTMENTS.

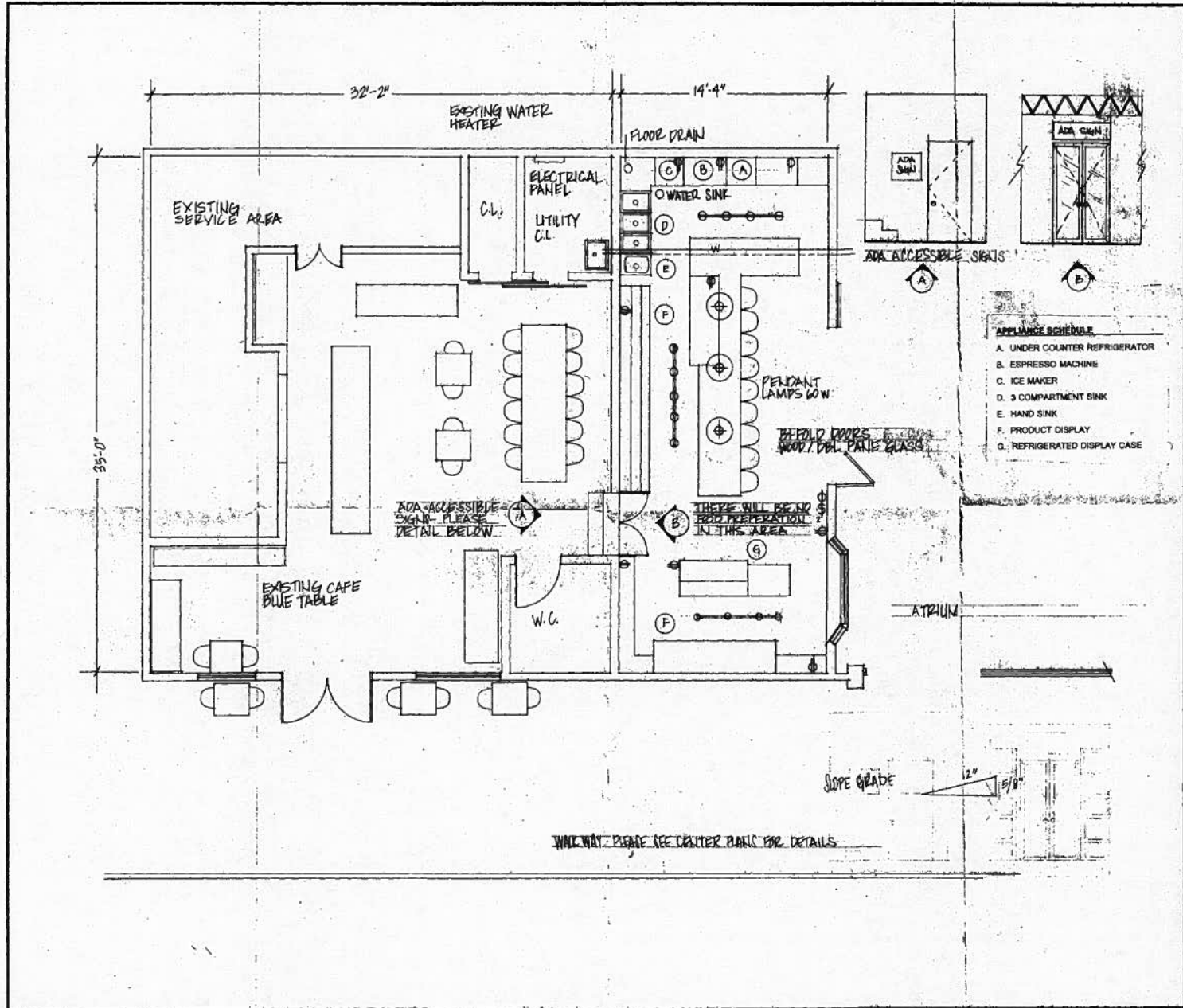
END

City of Agoura Hills

Vicinity/Zoning
Map

Conditional Use Permit - Case No. 12-CUP-005





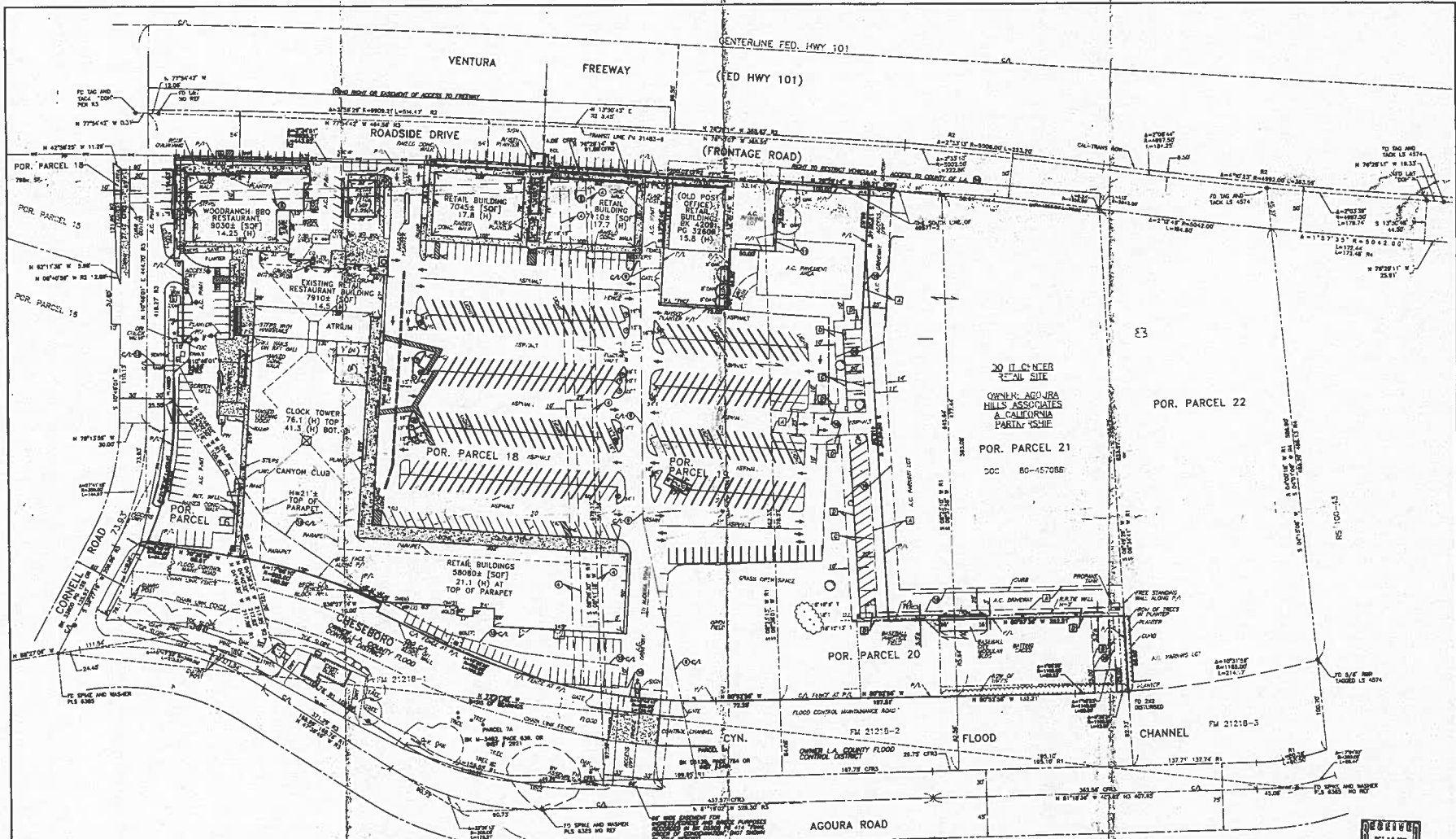
REVISIONS	BY

- APPLIANCE SCHEDULE**
- A. UNDER COUNTER REFRIGERATOR
 - B. ESPRESSO MACHINE
 - C. ICE MAKER
 - D. 3 COMPARTMENT SINK
 - E. HAND SINK
 - F. PRODUCT DISPLAY
 - G. REFRIGERATED DISPLAY CASE

BAKHE TABLE ALQUAZA HILLS EXPANSION
 2040 BRASSIDE DRIVE
 ALQUAZA HILLS, CA 91704

RECEIVED
 NOV 06 2012

Date 10-21-2012
 Scale 1/8" = 1'-0"
 Drawn [Signature]
 Job #
 Sheet
 Of 1



DO IT CENTER
CENTRAL SITE
OWNERS AGOURA
HILLS ASSOCIATES
A CALIFORNIA
PARTNERSHIP
POR. PARCEL 21
DOC 86-457086

POR. PARCEL 22

AGOURA ROAD

- SUBJECT MATTER**
1. POINTS AND DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
 3. DISTURBANCES AND/OR OTHER ENCUMBRANCES THAT AFFECT THIS PROPERTY MAY NOT BE SHOWN. SEE TITLE REPORT.
 4. DISTURBANCES REFER TO BOUNDARY DESCRIPTION IN TITLE REPORT.
 5. USES - COMMERCIAL/BUSINESS PARK, IN COMMERCIAL AND BUSINESS PARK DISTRICTS, PRODUCT IS TYPE 1 NON-CORPORATE USES OF BUILDINGS, AND ARE THOSE USES WHICH ARE NOT LISTED SPECIFICALLY AS PERMITTED USES BUT WHICH ARE OF THE SAME GENERAL TYPE OF USES PERMITTED IN SUCH DISTRICT AND ARE DETERMINED BY THE PLANNING COMMISSION NOT TO BE DETRIMENTAL TO SURROUNDING USES AND THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. SUCH USES MAY BE CONTINUED, ENLARGED, ALTERED OR ENLARGED SUBJECT TO THE PROVISIONS OF THE DISTRICT. SEE CITY ZONING CODE 9701-9706.
 6. PROJECT WAS CONSTRUCTED PRIOR TO CITY OF AGOURA HILLS INCORPORATION AND CONVEYANCE OF SITE AS SOLID WASTE DUMP, BUMP OR SANITARY LANDFILL.
 7. PROJECT ZONING RESTRICTIONS:
 - FRONT YARD - 20 FEET TO EXIST'PROP. FRONT OF WAY
 - SIDE - NONE EXCEPT STREET SIDE SHALL BE TREATED AS FRONT YARD
 - REAR YARD - EQUAL TO HEIGHT OF BUILDING
- * NOTE: PROJECT SITE ALSO IS GOVERNED UNDER THE AGOURA VILLAGE SPECIFIC PLAN. COPY ON FILE AT CITY OF AGOURA HILLS

- REMARKS AND RECOMMENDATIONS FOR RECORDATION**
1. THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY AND DOES NOT REPRESENT A RECONSTRUCTION OF THE ORIGINAL SURVEY.
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NOTE:
UPDATED 12/01/2006 ALTA SURVEY PER
TITLE REPORT DATED AUGUST 26, 2011.

BASIS OF BEARINGS

THE BEARING OF NORTH 77°37'30" WEST AS CALCULATED BETWEEN POINTS ADJACENT ALONG THE CENTERLINE OF AGOURA ROAD IS SHOWN ON PLAN 28812-3 RECORDED IN THE COUNTY OF LOS ANGELES IS THE BASIS OF BEARINGS FOR THIS SURVEY.

UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-327-2880

TWO WORKING DAYS BEFORE YOU DIG

REV	REVISION	DATE

PREPARED FOR:
TUDER INVESTMENT GROUP, INC.
507 N PARKWAY CA. ARLANDS
SATE, CA
CALIFORNIA, CA 91301
TEL: (818) 232-1204
ATtn: ANTHONY DELCAU

PROJECT NO. 80386 (SOT)
444
11
8.586 ACRES
CASP

WESTLAND CIVIL

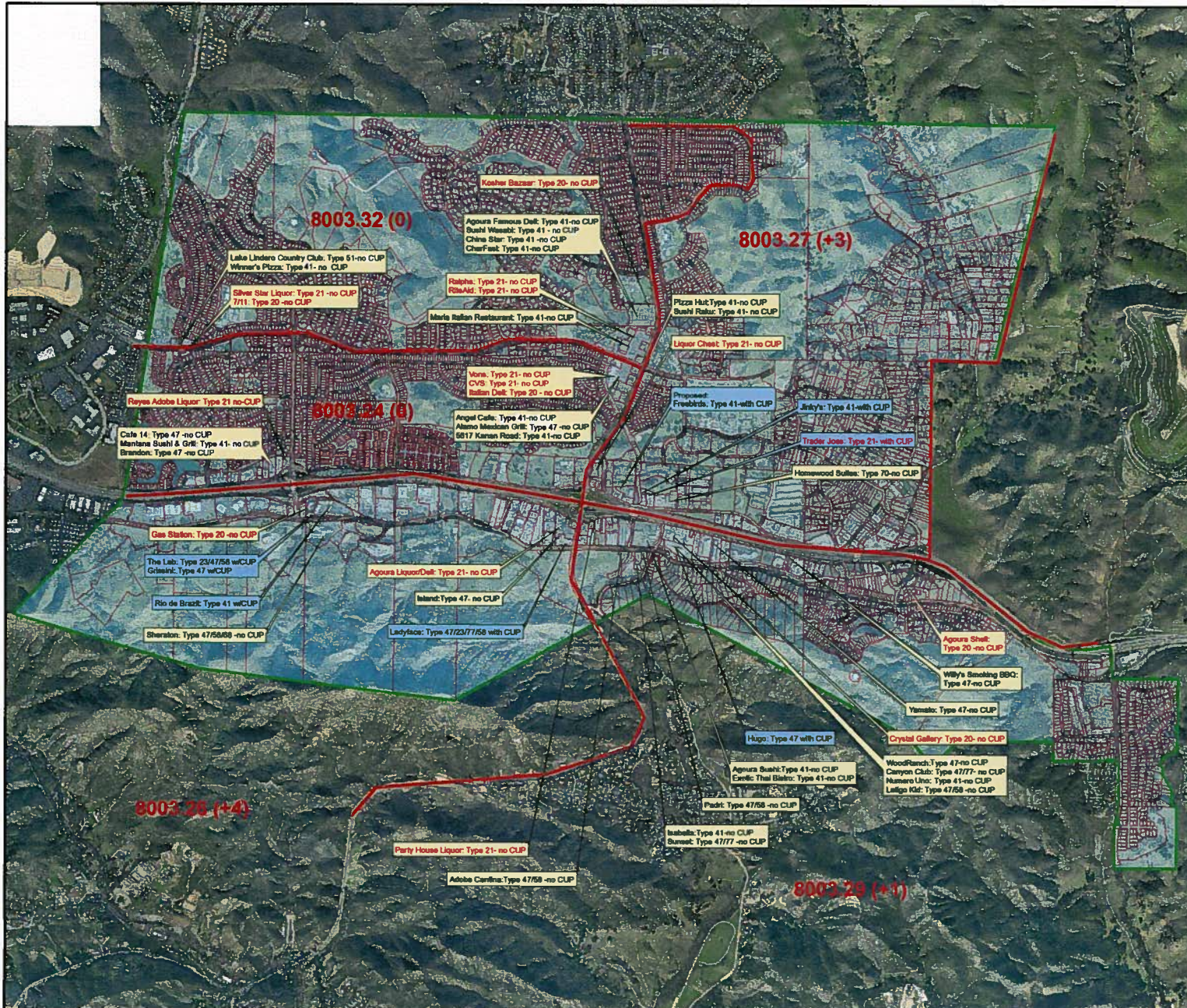
REGISTERED PROFESSIONAL ENGINEER
NO. 47744
CALIFORNIA

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
WHIZIN SHOPPING CENTER
28912 ROADSIDE DR.
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. 28812-3

10-28-2011

City of Agoura Hills ABC Issued Licenses City Issued CUPs as of Octobert 2012 (Per 7/09 Ordinance)



City Issued CUPs:

Trader Joes:	09-CUP-006
Ladyface Ale:	09-CUP-008
Grissini:	09-CUP-009
Hugo:	10-CUP-005
Jinky's:	10-CUP-007
The Lab:	11-CUP-001
Freebirds:	12-CUP-003
Rio de Brazil:	12-CUP-004
Blue Table:	12-CUP-005

Census Tract Number/Boundary

WITH CUPs

- On-Sale Licenses
- Off-Sale Licenses

WITHOUT CUPs

- On-Sale Licenses
- Off-Sale Licenses





**Conditional Use Permit—
Case No. 12-CUP-005**

