



AGENDA

**REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, November 15, 2012 at 6:30 p.m.

In compliance with the Americans with Disabilities Act, individuals with a disability who plan to attend or otherwise participate in this meeting and who may require any accommodation should contact the Recording Secretary at least 48 hours before the meeting either in person at City Hall or by telephone at (818) 597-7316. Assisted Listening is available in the Council Chambers. Any individual wishing to use a personal listening device, please contact the Recording Secretary prior to the meeting.

Please turn off all cell phones and other electronic devices during the meeting.

Those who wish to speak on any agenda item must fill out a Speaker's Card at the desk by the door and submit it to the Recording Secretary prior to that item. All applicants must fill out a Speaker's Card.

TIME ALLOTTED FOR SPEAKERS: Applicant's Presentation, 15 minutes; Proponent (in favor), 3 minutes; Opponent (against), 3 minutes; Applicant's Rebuttal, 5 minutes. The orange light indicates 30 seconds remaining.

After the applicant's rebuttal, the Chairperson will close the public hearing, and the Planning Commission will deliberate on 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.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

Chair John O'Meara, Vice Chair Michael Justice, Commissioners Linda Northrup, Stephen Rishoff, and Curtis Zacuto

APPROVAL OF AGENDA

PUBLIC COMMENTS

*(This section is reserved for persons wishing to speak on items not listed on the Agenda. Please submit a "Speaker's Card" to the Recording Secretary and limit testimony to **3 minutes.**)*

APPROVAL OF MINUTES

1. Minutes – October 18, 2012 Planning Commission Meeting

NEW PUBLIC HEARINGS:

2. 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).

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)

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.
3. REQUEST: Request for approval of a Site Plan/Architectural Review to remodel an existing 5,267 square foot commercial building to accommodate medical/dental offices, and upgrade the existing parking lot and landscaping; and a request for a Variance from Zoning Ordinance Section 9654.6.B to reduce the required number of on-site parking spaces from 26 to 24.

APPLICANT: Steven P. Dahl
1134 El Centro Street
South Pasadena, CA 91030

CASE NOS.: 12-SPR-006 and 12-VAR-004

LOCATION: 5017 Lewis Road
(2061-009-028 and 2061-009-062)

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15301 of the CEQA
Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion
to approve Site Plan/Architectural Review Case No. 12-SPR-
006 and Variance Case No. 12-VAR-004, subject to
conditions, based on the findings of the attached draft
Resolution.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for December 6, 2012, at 6:30 p.m., in the Council Chambers of the Civic Center located at 30001 Ladyface Court, Agoura Hills, California.

Copies of reports or other written documentation relating to each item of business described above are available on the City's website at www.ci.agoura-hills.ca.us and are on file in the Department of Planning and Community Development, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, and are available for public inspection during normal business hours from 7:00 a.m. to 5:00 p.m., Monday through Thursday, and 7:00 a.m. to 4:00 p.m. on Friday. Any disclosable public records submitted to the Planning Commission after distribute on of the Agenda packet (less than 72 hours prior to the meeting), relating to a item of business described above, will be available for public inspection, during normal business hours, in the Department of Planning and Community Development. The City Hall telephone number is (818) 597-7300.

*The telecast of the November 15, 2012 Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers, beginning at 7:00 p.m. on Friday, November 16, 2012 and running daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows:
S-10 am; Su-3pm; M-7pm; T-10am; W-3pm; and Th-10 am*