



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
November 15, 2012**

**CALL TO ORDER:**

Chair O'Meara called the meeting to order at 6:30 p.m.

**FLAG SALUTE:**

Commissioner Curtis Zacuto

**ROLL CALL:**

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

Also present were Director of Planning and Community Development Mike Kamino, Associate Planner Valerie Darbouze, Associate Planner Renee Madrigal, City's Oak Tree and Landscape Consultant Ann Burroughs and Recording Secretary Sheila Keckhut.

Chair O'Meara stated that staff had received notification of Vice Chair Justice's and Commissioner Northrup's requests for absence prior to the meeting. There were no objections to excusing the absences.

**APPROVAL OF AGENDA:**

On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve the November 15, 2012 Agenda. Motion carried 3-0-2. Vice Chair Justice and Commissioner Northrup were absent.

**PUBLIC COMMENTS:**

There were no public comments.

**APPROVAL OF MINUTES:**

1. Minutes – October 18, 2012 Planning Commission Meeting

On a motion by Commissioner Zacuto, seconded by Chair O’Meara, the Planning Commission moved to approve Minutes of the October 18, 2012 Planning Commission Meeting. Motion carried 2-0-3. Vice Chair Justice and Commissioner Northrup were absent. Commissioner Rishoff abstained.

**NEW PUBLIC HEARINGS:**

2. REQUEST: Request for a Conditional Use Permit to allow for an Alcoholic Beverage Control license type 41 (on-sale of 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: 28912 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 recommended that the Planning Commission approve Conditional Use Permit Case No. 12-CUP-005, subject to conditions.

PUBLIC COMMENTS: Chair O’Meara opened the public hearing.

The following person spoke on this project.

Gina Marcione, Applicant

Chair O’Meara closed the public hearing.

- ACTION:** On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1078, approving Conditional Use Permit Case No. 12-CUP-005, subject to conditions. Motion carried 3-0-2. Vice Chair Justice and Commissioner Northrup were absent.
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 recommended 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 draft Resolution.
- PUBLIC COMMENTS:** Chair O'Meara opened the public hearing.
- The following persons spoke on this project:
- Steven Dahl, Applicant
- Dan Motta, Resident
- REBUTTAL:** Mike Dukes, the Applicants representative, gave rebuttal regarding the project and answered additional questions of the Planning Commission.
- Chair O'Meara closed the public hearing.

**ACTION:**

On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1079, approving Variance Case No. 12-VAR-004, subject to conditions. Motion carried 3-0-2. Vice Chair Justice and Commissioner Northrup were absent.

On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1080, approving Site Plan/Architectural Review Case No. 12-SPR-006, subject to conditions. Motion carried 3-0-2. Vice Chair Justice and Commissioner Northrup were absent.

**PLANNING COMMISSION/STAFF COMMENTS**

None

**ADJOURNMENT**

At 7:24 p.m., on a motion by Commissioner Zacuto, seconded by Commissioner Rishoff, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, December 6, 2012 at 6:30 p.m. Motion carried 3-0-2. Vice Chair Justice and Commissioner Northrup were absent.