



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, March 21, 2013 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 Michael Justice, Vice Chair John O'Meara, 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 – March 7, 2013 Planning Commission Meeting

## **NEW PUBLIC HEARINGS**

2. REQUEST: Request for a Conditional Use Permit to obtain an Alcoholic Beverage Control license type 41 (beer and wine) for consumption on the premises of an existing restaurant.  
  
APPLICANT: Shahnám Ebrahimi  
Maral Cuisine  
5843 Kanan Road  
Agoura Hills, CA 91301  
  
CASE NO.: 13-CUP-001  
  
LOCATION: 5843 Kanan Road  
(Maral Cuisine in the Agoura Hills City Mall)  
  
ENVIRONMENTAL ANALYSIS: Categorically Exempt per Section 15301 (Existing Facilities) of the CEQA Guidelines  
  
RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 13-CUP-001, subject to the findings in the draft resolution and conditions of approval.

## **ARCHITECTURAL/SITE PLAN REVIEW:**

3. REQUEST: Request for approval of a Site Plan/Architectural Review to remodel the exterior of an existing Burger King Restaurant; and a Sign Permit to amend the sign program.

APPLICANT: Steven R. Mongeau  
1301 W. Glenoaks Boulevard  
Glendale, CA 91201

CASE NOS.: 12-SPR-008 and 12-SP-062

LOCATION: 29136 Roadside Drive  
(A.P.N. 2061-006-039)

ENVIRONMENTAL  
DETERMINATION: Exempt from CEQA per Sections 15301 and 15311 of the  
CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt a  
motion to approve Site Plan/Architectural Review Case No.  
12-SPR-008 and Sign Permit Case No. 12-SP-062, subject  
to conditions, based on the findings of the draft  
Resolutions.

### **PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURN** To the next Regular Meeting of the Planning Commission scheduled for April 4, 2013, 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](http://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 distribution 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 March 21, 2013 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, March 22, 2013 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*