



**PLANNING DIVISION**

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DATE: December 3, 2020

TO: Planning Commission

APPLICANT: Michael Mahan  
Searchlight Media, Inc.  
7 Carob Drive  
Newbury Park, CA 91320

CASE NO.: CUP-01834-2020

LOCATION: 5649 Kanan Road – Agoura Meadows Shopping Center

REQUEST: Request for a Conditional Use Permit to allow an alcoholic beverage control license type 41 (on-sale beer and wine – eating place) for a new sit-down restaurant in an existing vacant tenant space in the Agoura Meadows Shopping Center; and to make a finding of exemption under the California Environmental Quality Act.

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit, Case No. CUP-01834-2020, subject to conditions, based on the findings of the attached draft resolution.

ZONING DESIGNATION: Commercial Shopping Center – Mixed Use (CS-MU)

GENERAL PLAN DESIGNATION: Commercial Shopping Center – Mixed Use (CS-MU)

## I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, Michael Mahan, has submitted a Conditional Use Permit (CUP) application, Case No. CUP-01834-2020, to serve alcohol on the premises of a new pizzeria restaurant proposed at 5649 Kanan Road, a vacant suite in the Agoura Meadows Shopping Center (See Vicinity Map, Attachment 2). The applicant has applied to the California Department of Alcoholic Beverage Control (ABC) for License Type 41 On-Sale Beer and Wine – Eating Place as defined by ABC to allow for the consumption of beer and wine in a restaurant. The approval of the CUP by the City is required prior to the applicant obtaining any licenses from ABC. The 1,500 square-foot tenant space is located between two major tenants of the shopping center: the CVS drugstore and the Vons supermarket. The property is located in the Commercial Shopping Center-Mixed Use (CS-MU) zone, which allows restaurants, including those serving alcohol. The shopping center is adjacent to a residential neighborhood on its west and south sides, but separated by a flood control channel. Across from Thousand Oaks Boulevard, which borders the center to its north, is the Twin Oaks Shopping Center. Across from Kanan Road, which borders the center to its east, is a residential development. Access into the center is through multiple driveways both from Kanan Road and Thousand Oaks Boulevard.

The Agoura Hills Zoning Ordinance (Section 9120.1.H.2) defines on-site alcoholic beverage establishments (“on-sale”) as follows:

“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, and/or 75. References to an on-site 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 purpose of the City Alcoholic Beverage Ordinance (AHMC Section 9396.1), which requires a CUP for all on-site licenses, is to regulate potential nuisance issues related to alcoholic beverage establishments, such as noise, particularly for establishments in proximity to residential areas, as well as overall safety issues, and any impacts related to the concentration of such businesses. The Planning Commission may incorporate conditions on a case-by-case basis, following a public hearing, to ensure the intent of the Ordinance is met. The purpose of the Ordinance is stated in AHMC Section 9396.1 as follows: “[P]rotect adjacent neighborhoods from the harmful effects attributable to the sale of alcoholic beverages, to ensure that businesses selling alcoholic beverages are not the source of undue public nuisances in the community, and to minimize the adverse impacts of incompatible uses.” In addition to the findings currently

required for approval of a CUP, the Ordinance also requires the Planning Commission to make additional findings relative to alcohol beverage sales and service.

## II. STAFF ANALYSIS

### A. Site Plan, Building and Use

The shopping center is approximately 122,000 square feet and houses 36 tenants, including four (4) restaurants, a deli store, a supermarket and other retail spaces. Two freestanding buildings in the same shopping center house office and retail spaces. The Agoura Meadows Shopping Center's management company reports six (6) vacant tenant spaces at the moment, which represents a 17 percent vacancy rate. The restaurant would occupy a 1,500 square-foot vacant suite and would be open between the hours of 11:00 a.m. and 9:00 p.m. Monday through Thursday, and Friday and Saturday from 11:00 a.m. to 11:00 p.m. The restaurant would be closed on Sunday.

The request to serve alcohol does not modify the size of the existing space nor does it require special accommodation inside the space. The restaurant would require a building permit, however, to convert the retail space into a restaurant space. Out of a total of 1,500 square feet of floor area, 500 square feet would be dedicated to the waiting/eating area, upon which the parking count is based. The Zoning Ordinance allows the restaurant to expand its service outdoors with a maximum of three (3) tables without the approval of an outdoor dining permit. No outdoor dining permit is being requested. However, during the COVID-19 pandemic, temporary outdoor dining may be permitted pursuant to the City and ABC's rules.

The parking demand for the restaurant use would be 7.5 parking spaces. The demand represents a small percentage of the total 530 parking spaces provided on the site, and can be accommodated in the existing lot.

Four (4) sit-down restaurants currently operate in the shopping center, two (2) with an ABC License Type 41 ("On-sale Beer and Wine – Eating Place") and one (1) with a License Type 47 ("On-Sale General – Eating Place"). The fourth one does not serve alcoholic beverages. Both the supermarket and drugstore operate with a License Type 21 ("Off-Sale General"), and the other smaller market with a License Type 20 ("Off-Sale Beer and Wine"). A map of existing facilities in the City with an ABC issued license and City issued CUPs is attached to this report for the Commission's reference. (Attachment 3).

The proposal for alcohol service was submitted to the Los Angeles County Sheriff's Department for comments. The Sheriff's Department states that no recent incidents in the vicinity related to the consumption of alcoholic beverages were reported, and that the use would not impact the community nor would the use require additional police protection resources.

There is no school or park immediately located within 500 feet of the site. The nearest public school is Agoura High School located approximately 1,000 feet east of the property at the terminus of Thousand Oaks Boulevard. The nearest park or playground is Chumash Park at a walking distance of 1,000 feet and driving distance of 1,600 feet. Both are considered at a sufficient distance from the site.

B. Conditional Use Permit

The on-site consumption of alcoholic beverages at a new restaurant is permitted in the CS-MU zone with the issuance of a CUP. In order to approve the CUP, the Commission would need to make each of the findings listed in Section V of the Draft Resolution (Attachment 1). The use is compatible with various surrounding uses, in that it will not conflict with the operation of existing adjacent retail and office uses in the shopping center and beyond, but rather provide a destination for City residents and employees, and those of outlying communities. There are no sensitive uses, including schools, playground, and park within a 500-foot radius of the site. The use is not expected to be detrimental to the public health, safety or welfare because the use is contained within a building at approximately 140 feet across the drainage channel from the residential neighborhood to the west, and 400 and 475 feet from the street frontages along the eastern and northern property lines, respectively. Pedestrian and vehicular access are provided from Thousand Oaks Boulevard and Kanan Road only, and from the parking on the interior side of the shopping center. The request does not modify the exterior of the structure, and the interior changes to convert the retail space into a restaurant space are subject to a building permit. The proposed restaurant would be over 350 feet away from two other eating establishments with alcohol licenses, providing sufficient separation.

C. Alcoholic Beverage Sales

In order to approve the project, the Commission would need to make each of the specific findings under Section 9396.3 of the Zoning Ordinance regarding alcoholic beverage sales, as listed in Section VI of the Draft Resolution (Attachment 1).

The Project would not adversely impact schools, parks and other similar playgrounds within a 500-foot radius because the nearest such use is over 1,000 feet away. The portion of the building where the restaurant is proposed is separated from the residential neighborhoods by a flood control channel and/or an arterial street. The alcohol would be consumed as part of a permitted use within a building, and would not require any exterior modification of the building facades. The restaurant would operate with similar and permitted hours as the other eating establishments in the center. All the center restaurants where alcohol is served are sit-down, family-style restaurants without live entertainment

and where eating, not drinking, is the primary use of the establishment. The restaurant would close one (1) hour later on weekends than that of the existing late night restaurants in the center.

D. General Plan Consistency

Staff finds the Project will be consistent with the following applicable General Plan goals and policies:

*Goal LU-2: City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.*

- Policy LU-2.2. Retail Services. Provide for and encourage the development of broad range of uses in Agoura Hills' commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending.
- Policy LU-2.3 Employment Opportunities. Provide for a variety of commercial uses that offer job opportunities for Agoura Hills' residents, including retail, office, light industrial, and research and development.

The CUP would allow for the sale, service and consumption of alcoholic beverages in an approved establishment and would help broaden the choice of restaurants for City residents and the public at large. The sit-down restaurant would add to the variety of uses in the City and would provide a destination for the shopping center.

*Goal LU-27: Community-Serving Shopping Centers. Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighboring identity, activity, and socialization.*

The Project complies with Goal LU-27 by providing a sit-down restaurant that encourages socialization and helps create an active commercial center. The restaurant is within walking distance of residential neighborhoods and can serve an eat-in and/or take-out clientele.

E. Environmental Review

The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be exempt from CEQA per Section 15061(b)(3). The Project does not have the potential for causing any significant effect on the environment, because it consists of the allowance of the alcohol use on the premises of a restaurant within an existing shopping center. The use is contained within an approved building, and the use does not modify the exterior of an approved development or the physical environment. No exception to this

determination applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.

### **III. RECOMMENDATION**

Based on the foregoing analysis, staff recommends that the Planning Commission approve Conditional Use Permit Case No. CUP-01834-2020, subject to the conditions of approval attached to the draft resolution.

### **IV. ATTACHMENTS**

1. Draft Resolution with Exhibit A Conditions of Approval
2. Vicinity Map
3. License Issued Location Map
4. Project Plans
5. Photographs of the Agoura Meadows Shopping Center

Case Planner: Valerie Darbouze, Associate Planner

**ATTACHMENT 1**

**Draft Resolution with Exhibit A**

**Conditions of Approval**

RESOLUTION NO. 20-\_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01834-2020 TO ALLOW FOR THE ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 41 ABC LICENSE) FOR A NEW RESTAURANT LOCATED AT 5649 KANAN ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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

Section I. An application was duly filed by Michael S. Mahan from Searchlight Media, Inc. with respect to the real property located at 5649 Kanan Road, Assessor's Identification Number 2053-007-026, requesting approval of a Conditional Use Permit (CUP) (Case No. CUP-01834-2020) to allow on-site consumption of alcoholic beverages pursuant to a Type 41 Alcoholic Beverage Control (ABC) license at a new sit-down restaurant within an existing tenant space (the "Project" or "Proposed Use").

Section II. The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be exempt from CEQA per Section 15303(c). The Project does not have the potential for causing any significant effect on the environment, because it consists of the allowance of alcohol use on the premises of a restaurant. The use is contained within an approved building, and the use does not modify the approved development or physical environment. No exception to this determination applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission considered the application for a Conditional Use Permit (Case No. WIRE-01834-2020) at a public meeting held on December 3<sup>rd</sup>, 2020, at 6:30 p.m. The public hearing was held in accordance with the Governor's Executive Order N-29-20 on an electronic platform that allowed for the applicant and members of the public to present statements and provide materials to the Commission. Notice of the time, date and means of participation in, and purpose of the aforementioned hearing, was duly given and published as required by state law.

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

Section V. Conditional Use Permit. Pursuant to Section 9673.2.E of the Agoura Hills Municipal Code and based upon the evidence presented at the public hearing,



including the staff report and oral and written testimony, the Planning Commission finds, that:

1. The proposed use is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The on-site consumption of alcoholic beverages at a restaurant is permitted in the Commercial Shopping Center – Mixed-Use (CS-MU) zone with a Conditional Use Permit (CUP). The business establishment in which the Project will operate complies with the land uses permitted in that zone and the minimum parking requirement.

2. The proposed use is compatible with the surrounding properties. The new restaurant occupies one of the vacant tenant spaces of the Agoura Meadows Shopping Center and is one of four existing sit-down restaurants, three with alcoholic beverage licenses and one without. The shopping center is occupied by two major tenants, a supermarket and a drugstore, which sell alcohol for off-site consumption, which makes this center a frequently visited destination for the residents of the City and surrounding communities. Thousand Oaks Boulevard and Kanan Road provide access to the shopping center as well as one other shopping center to the north. A flood control channel borders the property on the south and west sides of the shopping center, which creates over 140 feet of separation between the building and the property lines of the residences. Furthermore, the entry to the restaurant tenant space faces east, away from that same residential development.

3. 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 restaurant proposes to operate Monday through Thursday between the hours of 11:00 a.m. and 10:00 p.m., and Friday and Saturday until 11:00 p.m., which is generally consistent with the other restaurants in the center. During normal circumstances, the Project is allowed to operate indoors with a maximum of three (3) tables outdoors immediately adjacent to the tenant space. Additional temporary outdoor dining may be permitted during the COVID-19 pandemic while the City's rules for temporary outdoor dining are in place. The property is maintained by one common property management business, which regularly maintains the common areas. The tenant improvements will be completed per the Building Code.

4. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications. The Zoning Ordinance permits the on-site consumption of alcoholic beverages with a CUP at a sit-down restaurant in the CS-MU zone. The shopping center including the tenant space are existing structures that operate within the confines of the current zoning code and the request will not require any modification or variance to the building or the site.

5. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Various types of alcohol licenses have been issued to tenants in the shopping center and shopping centers nearby. There are only three other sit-down restaurants with a similar on-sale alcohol license in the center.

6. The proposed use is consistent with the general plan. The Project is consistent with the Goals LU-2 and LU-27 entitled "City of Diverse Uses" and "Community-Serving Shopping Centers," respectively. The use is contained within an existing vacant tenant space that will serve the community with additional dining options, and provides employment opportunities.

Section VI. Alcoholic Beverage Sales. Pursuant to Section 9396.3 of the Agoura Hills Municipal Code, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds that:

A. 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. The shopping center and restaurant are located within a commercial zone and are not within a 500-foot radius of these uses. The nearest school, park, playground or similar use is over 1,000 feet from the Project site. The tenant space is separated from the residential neighborhoods by either a flood control channel and/or a major arterial, and the shopping center does not have any direct access into these neighborhoods.

B. The requested use 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 flood control channel separates the shopping center from residentially zoned areas on the west and south sides of the center and a major arterial road from residentially zoned areas on the east side of the center. No direct access is provided to the residential areas.

C. The exterior appearance of the structure will not be inconsistent with the external appearance of commercial structures already constructed or under construction within the immediate neighborhood to cause blight or property deterioration, or to substantially diminish or impair property values within the neighborhood. The new restaurant where the alcoholic beverage license will be issued occupies an existing vacant tenant space in a shopping center. The tenant improvements will be confined to the interior of the tenant space and will minimally change the interior of the space to accommodate the necessary equipment to operate the restaurant. The exterior of the building will remain as is, consistent with the overall shopping center in appearance.

D. 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. The restaurant has normal restaurant operating hours, and serves alcohol with meals. Other restaurants operate the same way in the shopping center. Pedestrian and vehicular access to the restaurant is provided from the interior parking lot of the shopping center, and will not disturb the residential neighborhoods across Kanan Road, or those across the flood control channel in the rear of the shopping center.

E. The sale of alcohol beverages may be restricted to certain hours of each day of the week as necessary to ensure that activities related to the project are compatible

with the quiet enjoyment of the neighborhood. The restaurant will operate within the permitted hours of 11:00 a.m. and 10:00 p.m. Monday through Thursday and until 11:00 p.m. on Friday and Saturday, which ensures that activities related to the Project are compatible with the quiet enjoyment of the neighborhood including the residential uses. The tenant space faces the interior of the shopping center, and not any nearby residential uses.

F. If an off-sale alcohol beverage establishment, the requested use is not located in the freeway overlay land use district, unless it is a supermarket/food store larger than ten thousand (10,000) square feet of the floor area. The Project is not an off-sale license, and, therefore is not required to abide by the type, location and size limitation imposed by the finding.

G. The requested use will not contribute to an undue concentration of alcoholic beverage establishments in the area. Various types of alcoholic beverage licenses have been issued to businesses in the shopping center, including three sit-down restaurants, and three retail establishments that have not resulted in a nuisance to the adjacent residential neighborhoods and/or caused undue burden on City staff and enforcement agencies in order to preserve the public peace.

H. The requested use is not located in what has been determined to be a high-crime area, or where a disproportionate number of police calls occur. The Los Angeles County Sheriff's Department has confirmed that the requested use is not located in a high-crime area, or where a disproportionate number of police calls occur. The Sheriff's Department does not anticipate increases in service calls because of the requested license.

I. If the sale of alcohol is proposed at an establishment that also offers live entertainment, said conditional use permit request shall be reviewed in conjunction with the conditional use permit for live entertainment. The restaurant owners are not requesting, and will not be providing, live entertainment to the patrons as part of this Project. Therefore, the request for live entertainment is not being reviewed in conjunction with the CUP for the on-site consumption of alcohol.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-1834-2020, subject to the conditions of approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VIII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 3<sup>rd</sup> day of December 2020, by the following vote to wit:

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

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John Asuncion, Chairperson

ATTEST:

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Ramiro S. Adeva, III, Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**  
**(Case No. CUP-01834-2020)**

PLANNING DIVISION

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 required forms and related fees with the City.
2. The approval of this permit 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 this Permit with the Planning Division.
3. Except as modified herein, the approval of this action is limited to, and requires complete conformation to the approved labeled exhibits: Site and Floor Plans.
4. If any provision of these permits is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.
5. 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.
6. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in this permit.
7. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01834-2020 will expire.
8. Operation of the use shall not be granted until all Conditions of Approval have been complied with as determined by the Planning Director.
9. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall

- reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the Applicant of any obligation under this condition.
10. The Applicant shall comply with all requirements of the California Department of Alcohol Beverage Control.
  11. The CUP shall be valid strictly for license type 41 as defined by the California Department of Alcohol Beverage Control. The City will cause the conditions of approval of this permit to be made a part of the ABC issued license.
  12. The approved hours of operation for the restaurant are from 11:00 a.m. to 10:00 p.m. Monday through Thursday and from 11:00 a.m. to 11:00 p.m. on Friday and Saturday.
  13. This Conditional Use Permit only authorizes consumption on site. No retail sale of alcohol for off-site consumption is allowed.
  14. Live entertainment is not permitted as part of this approval.
  15. The Planning Director is authorized to prepare and execute a letter of Public Convenience or Necessity for this approval, if required by the California Department of Alcohol Beverage Control.
  16. In accordance with Zoning Ordinance Section 9710, reconsideration of the Conditional Use Permit 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 percent or more in the floor area devoted to alcohol sales.
    - C. The off-site or on-site alcoholic beverage establishment expands a customer service area primarily devoted to the sale or service of any alcoholic beverages and/or increases the number of customer seats primarily devoted to the sale or service of any alcoholic beverages.
    - D. The alcoholic beverage license has either been revoked or suspended for any period by ABC.

END

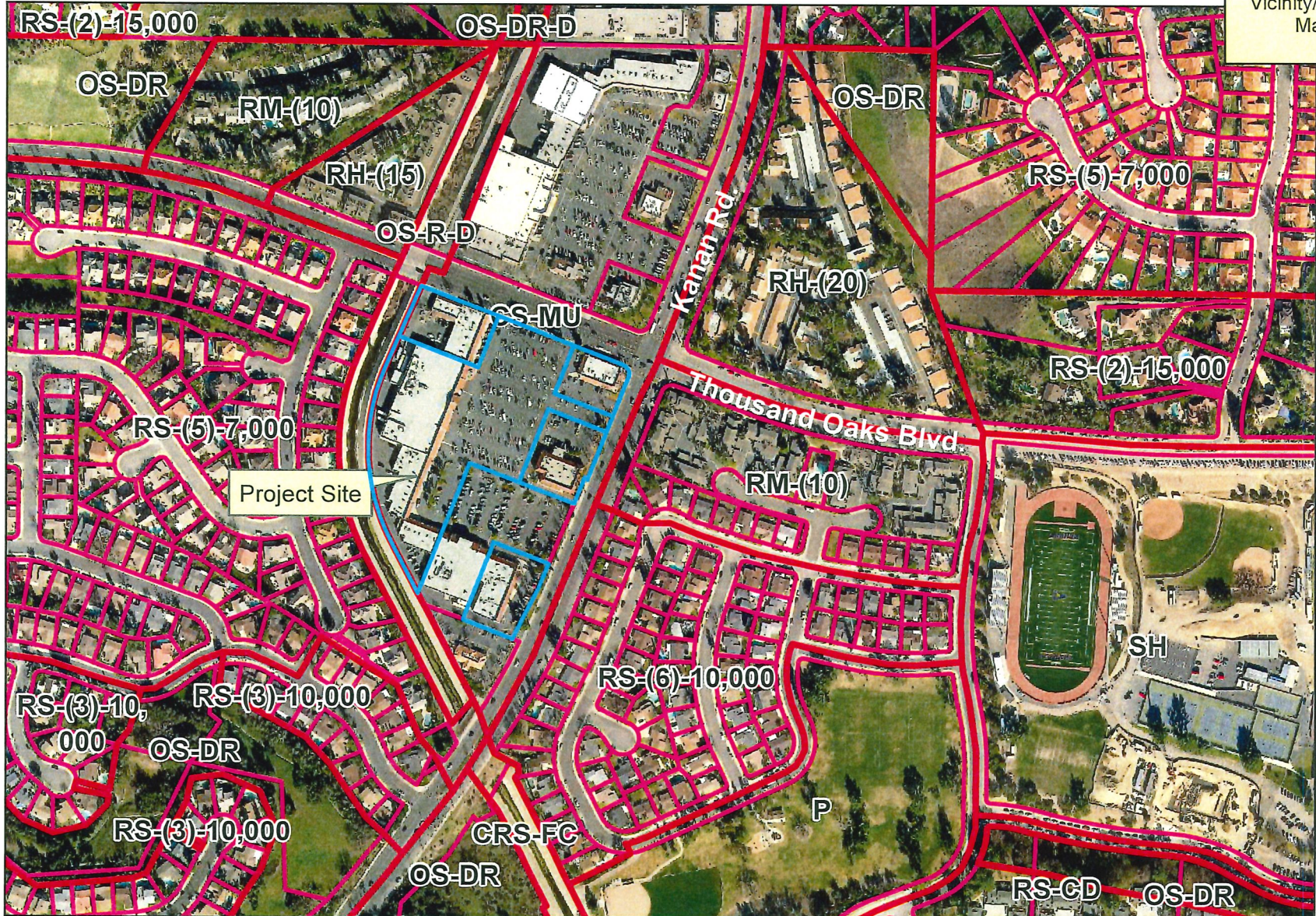
## **ATTACHMENT 2**

### **Vicinity Map**

# City of Agoura Hills

Conditional Use Permit Case No. CUP-01834-2020

Vicinity/Zoning Map

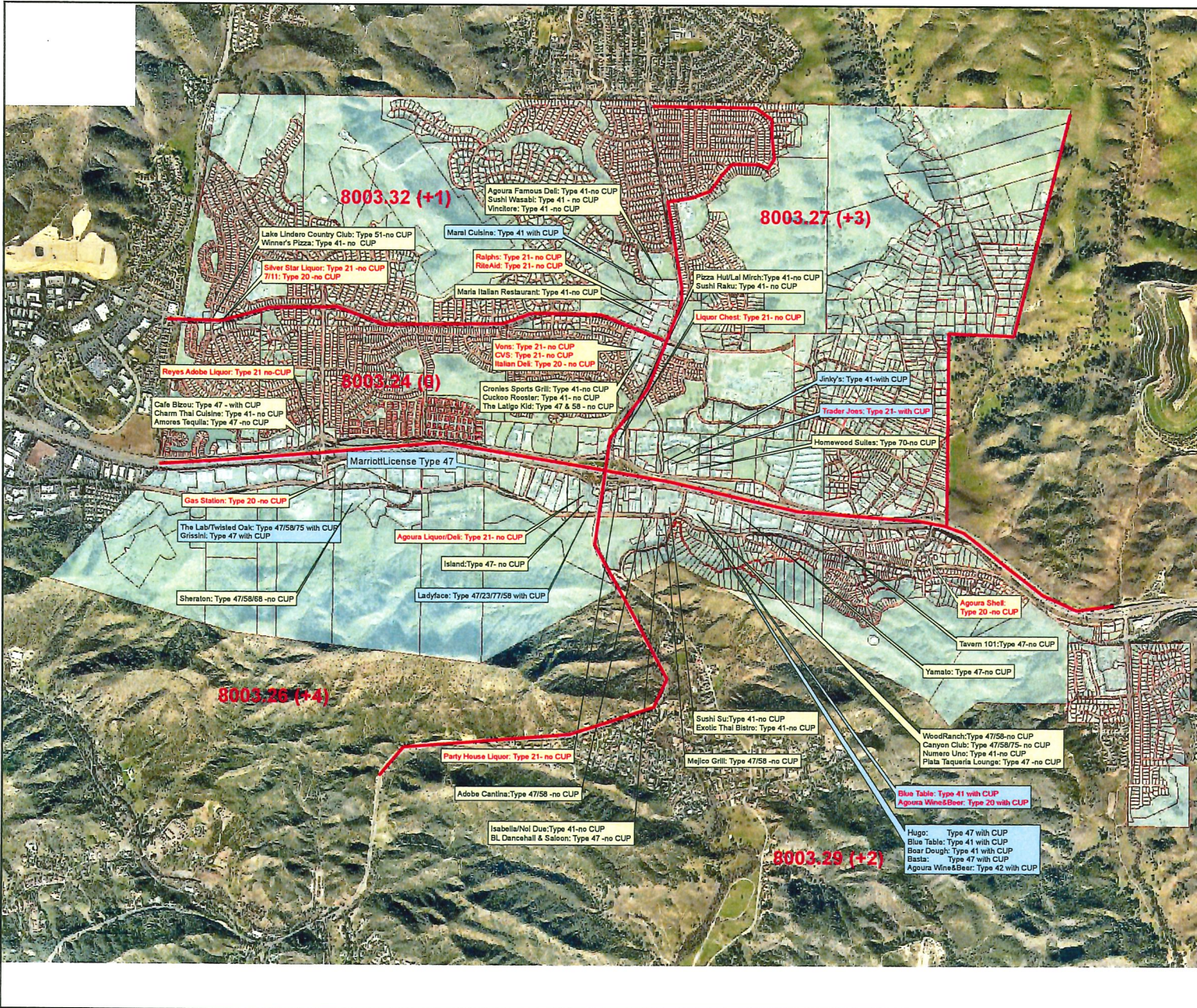




## **ATTACHMENT 3**

### **License Issued Location Map**

# City of Agoura Hills ABC Issued Licenses City Issued CUPs as of October 2020 (Per 7/09 Ordinance)



## City Issued CUPs post 07/09 Ordinance

- 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
- Maral Cuisine: 13-CUP-001
- Boar Dough: 13-CUP-008
- Basta: CUP-01426-2017
- Agoura Wine & Beer: CUP-01480-2018

## Census Tract Number/Boundary

### WITH CUPs

On-Sale Licenses

Off-Sale Licenses

### WITHOUT CUPs

On-Sale Licenses

Off-Sale Licenses

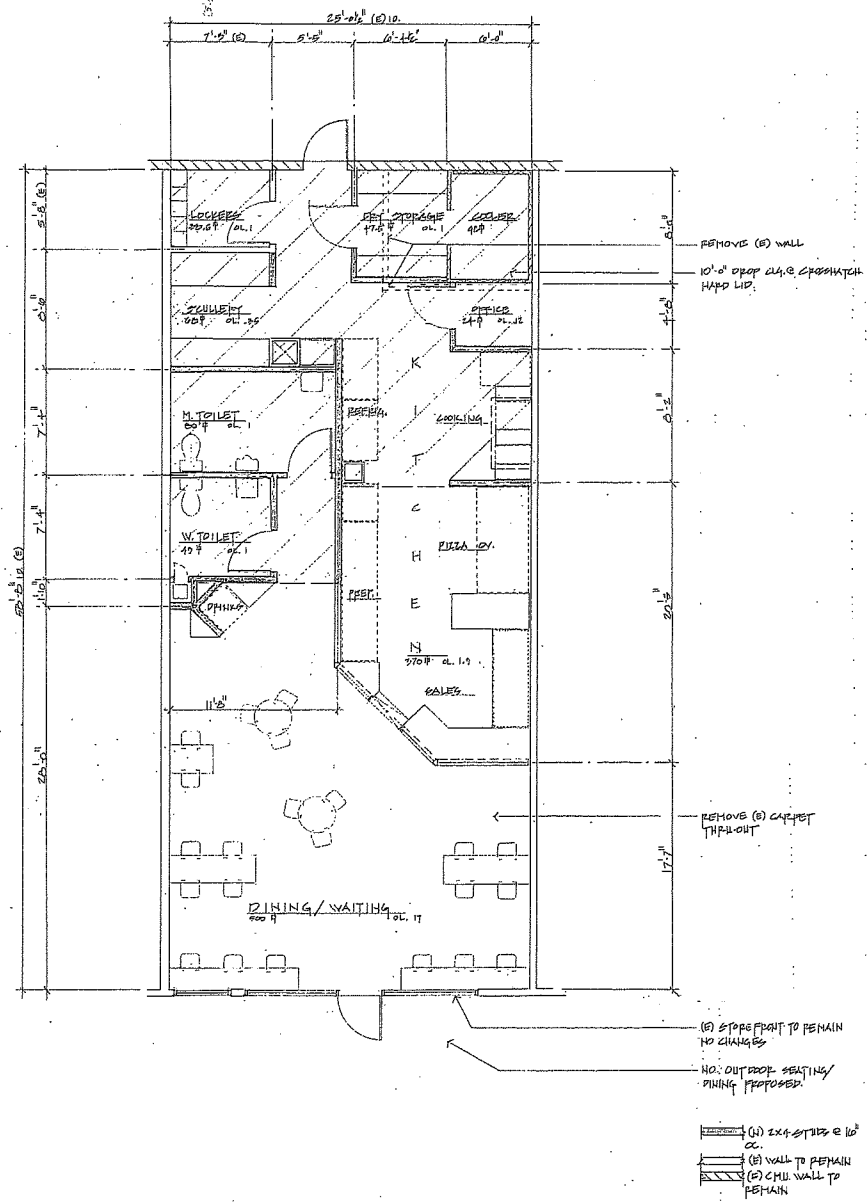


# **ATTACHMENT 4**

## **Project Plans**



SHEPHERD CONSULTING LLC



**REVISIONS**

NO.	DESCRIPTION	DATE

**JEFF THOMAS ARCHITECT**  
 844 TIBLANCA RD. #624  
 JEFFTHOMAS@GMAIL.COM 86324  
 JEFFTHOMASARCH.COM 803-459-3308  
 C-14652

**Parma Pizzeria Napolitana**

**APPLICANT**  
 SHEPHERD MEDIA, INC.  
 2000 W. UNIVERSITY BLVD., SUITE 100  
 NEWPORT NEWS, VA 23602

**JOB**  
 8638 KANAW ROAD  
 ACCORD, MASSACHUSETTS 01901

**BRANN**

CHECKED	DATE	SCALE	JOB NO.	SHEET

**A2**

**SHEET**

**ATTACHMENT 5**

**Photographs of the Agoura Meadows**

**Shopping Center**

# Conditional Use Permit Case No. CUP-01834-2020

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## Proposed Location of Restaurant



Front Views



Rear Views

