



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

ACTION DATE: November 6, 2008

TO: Planning Commission

APPLICANT: Tucker Investment Group, LLC
5010 N. Parkway Calabasas, Suite 105
Calabasas, CA 91302

CASE NO.: 08-SPR-009

LOCATION: 28914 Roadside Drive

REQUEST: Request for approval of plans for the interior remodel of public portions of the Whizin Shopping Center Arcade/atrium area associated with a Site Plan/Architectural Review.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301

RECOMMENDATION: Staff recommends that the Planning Commission adopt the draft Resolution and conditions, approving the interior Arcade/atrium renderings associated with Site Plan/ Architectural Review Case No. 08-SPR-009.

ZONING DESIGNATION: CRS-FC-OA (Commercial Retail Service -Freeway Corridor Overlay – Old Agoura Design Overlay)

GENERAL PLAN DESIGNATION: CG (Commercial-Retail/Service)

I. PROJECT BACKGROUND AND DESCRIPTION

On October 2, 2008, the Planning Commission approved a Site Plan/Architectural Review request to construct to remodel exterior portions of the Whizin Shopping Center Arcade/atrium area, including pedestrian access improvements, and the addition of 592 square feet of new patio dining area and 228 square feet of new kitchen area for a

restaurant tenant. Included in the approval was a condition requiring the applicant to submit revised plans for the Planning Commission's review and approval for the proposed interior remodel of the public areas within the Arcade/atrium. The Planning Commission requested the public areas be more in keeping with the architectural character of the building's exterior.

To address the Planning Commission's concerns, the applicant has submitted a revised rendering of the proposed atrium remodel. According to the applicant's attached summary, the proposed improvements include the following:

1. The entrances will be upgraded with new gates utilizing complimenting wood headers and decorative accent features, and will be designed to enhance the gateway's aesthetics and security.
2. The skylights will be increased in number, re-glazed and expanded in order to capture more natural light and create a brighter environment for the atrium.
3. The storefront window boxes will be retained and upgraded with new wood stains and glazing where necessary. New doors will be installed in each tenant space and window display lighting will be enhanced on a tenant specific basis in order to create a more attractive storefront appearance.
4. Refinished, distressed, whitewashed wood integrating large sheets with horizontal wood siding will be used on the storefront walls.
5. Banisters and posts will remain wood while the pickets in the balustrade section of the railings are replaced with a textured taut cable. The cable is inserted in an angular fashion, and interlaced to produce a woven quality.
6. The water feature will be reconfigured to create a more natural contemporary feel. Dimensions of the water elements will be narrowed while still preserving the tranquil environment it creates with both sound and sight. The fencing will be removed to create a more open and inviting experience. We are also proposing a waterfall element which will originate from the 200 square foot raised dining area.
7. Lighting will be upgraded with architecturally compatible fixtures, including one iconic central chandelier.

II. STAFF ANALYSIS

Staff finds the proposed concept for the atrium area of the Whizin Shopping Center to be in keeping with architectural style of the building. If the Planning Commission approves the concept rendering, the applicant will be required to obtain a building permit prior to construction within the atrium area. At that time, staff would review design details provided with construction plans to ensure compatibility with the concept rendering. The Director of Planning and Community Development would have the discretion of requiring the detail plans to be reviewed by the Planning Commission if he determines the plans to not be in keeping with the Planning Commission's approval.

III. RECOMMENDATION

Staff recommends that the Planning Commission adopt the draft Resolution and conditions, approving the interior Arcade/atrium renderings associated with Site Plan/ Architectural Review Case No. 08-SPR-009.

IV. ATTACHMENTS

- Draft Resolution of Approval and Conditions
- Applicant's Atrium Design Summary
- Reduced Copies of the Current Rendering of the Atrium Area
- Reduced Copy of the Previous Rendering of the Atrium Area

CASE PLANNER: Doug Hooper, Assistant Director of Community Development

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS APPROVING
SITE PLAN/ ARCHITECTURAL REVIEW CASE NO. 08-SPR-009

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

Section I. An application was duly filed by Tucker Investment Group, LLC, with respect to real property located at 28914 Roadside Drive (A.P.N. 2061-007-041), requesting approval of a Site Plan/ Architectural Review to remodel exterior and interior portions of the Whizin Shopping Center Arcade/atrium area, including pedestrian access improvements, the addition of 592 square feet of new patio dining area and a 228 kitchen addition for a restaurant tenant. A public meeting was duly held for the proposed request on October 2, 2008, at 6:30 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid public meeting was duly given. At that meeting, the Planning Commission approved the request with a condition that the applicant submit revised plans for the proposed interior improvements in the Arcade/atrium.

Section II. Pursuant to the Planning Commission of October 2, 2008, as referenced above, the applicant submitted a revised rendering of the interior Arcade/atrium which was reviewed by the Planning Commission at a public meeting held in the Agoura Hills City Council Chambers on November 6, 2008, at 6:30 p.m. Notice of the time, date, place and purpose of the aforesaid public meeting was duly given.

Section III. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section IV. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds as follows:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the land use district in which the use is located. The retail shopping center is permitted in the Commercial Retail Service and Freeway Corridor Overlay Zones.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed retail use is allowed within the Commercial Retail Service zone and is consistent with retail uses the east and west of the site. The interior improvements within the public portions of the atrium will have no significant visual or aesthetic impacts to adjoining properties.

C. The overall development of property, its design, proposed use, and the manner in which it will be operated or maintained, as conditioned, will not be detrimental to the public health, safety, or welfare. Sufficient on-site and off-site parking and circulation will be provided for the proposed use. The project is required to comply with all requirements of the Uniform Building Code and the Agoura Hills Building and Safety Department.

D. The proposed use, as conditioned, will not conflict with the character and design of the buildings and open space in the surrounding area. The design and materials to be used within the public portion of the atrium, as conditioned, will be compatible with the Old Agoura Design Overlay zone, and will upgrade the surrounding commercial neighborhood.

E. The proposed uses, as conditioned, will comply with each of the applicable provisions of this Zoning Ordinance. The project complies with the provisions of the Commercial Retail Service zone in regard to use.

F. That the proposed uses, as conditioned, is consistent with the General Plan and City Architectural Design Standards and Guidelines. The retail use of the property will provide for employment for a strong fiscal base as called for in Policy 1.2 of Goal No. 1 of the General Plan Land Use Element.

G. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed development will enhance the appearance of the public areas of the atrium upgraded storefronts and pedestrian amenities.

H. The design of the proposed development, as conditioned, will provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors. The proposed building materials and colors within the atrium are compatible with the existing materials and architectural style of the center, and are compatible with the City Architectural Design Standards and Guidelines.

Section V. The Planning Commission finds the proposed retail and restaurant uses within the atrium area to be categorically exempt from the requirements of the California Environmental Quality Act, per Section 15301 in that the project involves exterior modifications to an existing retail center and does not include an increase in building size or the use of a significant amount of hazardous materials.

Draft Resolution No. ____
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Section VI. Based upon the aforementioned findings, the Planning Commission hereby approves Site Plan/ Architectural Review Case No. 08-SPR-009, with respect to property described in Section 1 hereof, subject to the attached Conditions of Approval.

PASSED, APPROVED and ADOPTED this 6th day of November, 2008, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Case No. 08-SPR-009)

STANDARD CONDITIONS

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 appropriate forms and related fees.
2. This action 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 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.
3. 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: Rendering of the Atrium.
4. 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.
5. 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 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 of the property must be complied with unless set forth in the Conditional Use Permit.
7. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
8. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
9. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
10. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

11. Unless Site Plan/Architectural Review Case No. 08-SPR-009 is used within two (2) years from the date of City approval, the permit will expire. A written request for a one-year extension may be considered prior to the expiration date.

PLANNING DEPARTMENT/SPECIAL CONDITIONS

12. Any proposed exterior lighting shall be subject to review and approval by the Director of Planning and Community Development.
13. The applicant shall comply with all building materials and colors shown on the rendering approved by the Planning Commission. Improvements within the public portion of the atrium area shall be subject to review and approval by the Planning Department and Building and Safety Department upon submittal of tenant improvement permit applications. If the tenant improvement plans substantially deviate from the project rendering approved by the Planning Commission, as determined by the Director of Planning and Community Development, the tenant improvement plans will require review and approval by the Planning Commission.
14. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval, or submittal of a Grading or Building Permit, whichever occurs first.

END



WHIZIN MARKET SQUARE ATRIUM DESIGN SUMMARY

The interior renovation of the Whizin Market Square “Atrium” space is intended to pay homage to the past while bringing the center into the 21st Century.

The design objective for renovation of the Atrium space (formerly known as the “Arcade”) is to create a warm and intimate setting, within a bright, airy and vibrant environment. The existing character and personality of the Atrium will guide the choice of architectural elements as well as the application of surface treatments, materials and fixtures. The continued use of wood and other natural materials will be integrated to reflect the past with a more contemporary flair. Great care is being taken to preserve significant architectural features, while updating elements to carry the new Whizin Market Square into our current day.

Proposed improvements to the interior Atrium space include:

Entrances: Upgraded with new gates utilizing complimenting wood headers and decorative accent features; they will be designed to enhance the gateway’s aesthetics and security.

Skylights: Increased in number, re-glazed and expanded in order to capture more natural light and create a brighter environment for the Atrium.

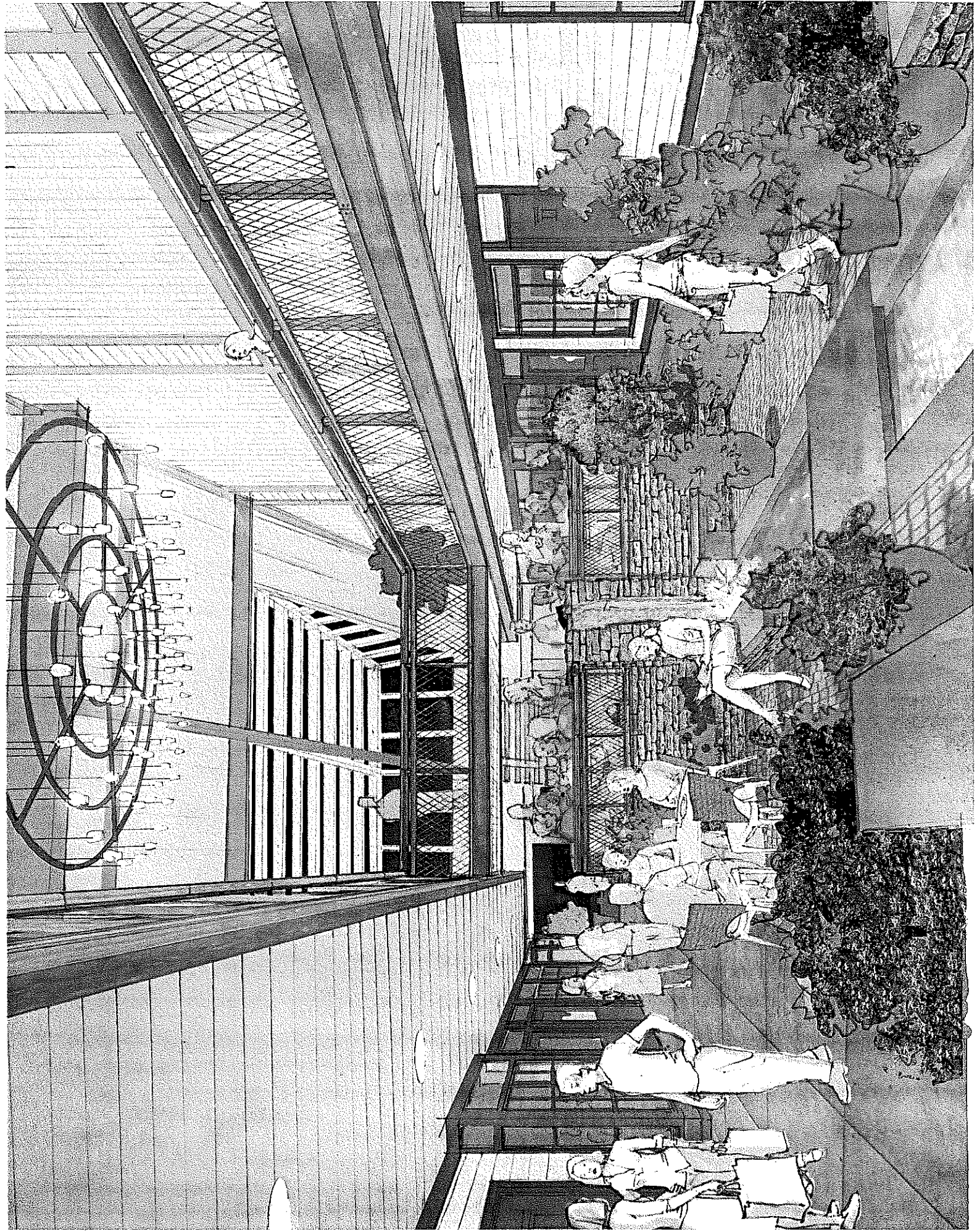
Storefronts: Existing window boxes will be retained and upgraded with new wood stains and glazing where necessary. New doors will be installed in each tenant space and window display lighting enhanced on a tenant specific basis in order to create a more attractive storefront appearance.

Railings: Banisters and posts will remain wood while the pickets in the balustrade section of the railings are replaced with a textured taut cable. The cable is inserted in an angular fashion, and interlaced to produce an interesting woven quality.

Water Feature: Will be reconfigured to create a more natural contemporary feel. Dimensions of the water elements will be narrowed while still preserving the tranquil environment it creates with both sound and sight. The fencing will be removed to create a more open and inviting experience. We are also proposing a waterfall element which will originate from the 200 square foot raised dining area.

Lighting: Will be upgraded with architecturally compatible fixtures including one iconic central chandelier.

Wood Surfaces: Includes the use of refinished distressed whitewashed wood integrating large sheets with horizontal wood siding on the walls.





2009 ESTABLISHED

WHIZIN MARKET SQUARE

ARCHITECT: [unreadable]
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