

REPORT TO CITY COUNCIL

DATE: MARCH 25, 2009

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: CONDUCT A PRE-SCREEN REVIEW FOR A PROPOSED ZONING ORDINANCE AMENDMENT TO ALLOW A FARMER'S MARKET IN THE COMMERCIAL-SHOPPING CENTER (CS) ZONE -- CASE NO. 06-PSR-003

Staff is requesting the City Council conduct a pre-screen review to determine the City Council's interest in processing a zoning ordinance amendment to allow certified farmers' markets in the Commercial-Shopping Center (CS) zone with a Conditional Use Permit (CUP). There is currently interest to operate a farmer's market at the Agoura Hills City Mall, which is on property zoned CS. Members of the Business Task Force, individual businesses, and property owners have asked the Council about the City initiating a zone ordinance amendment to effectuate the legislative amendment necessary to allow such use.

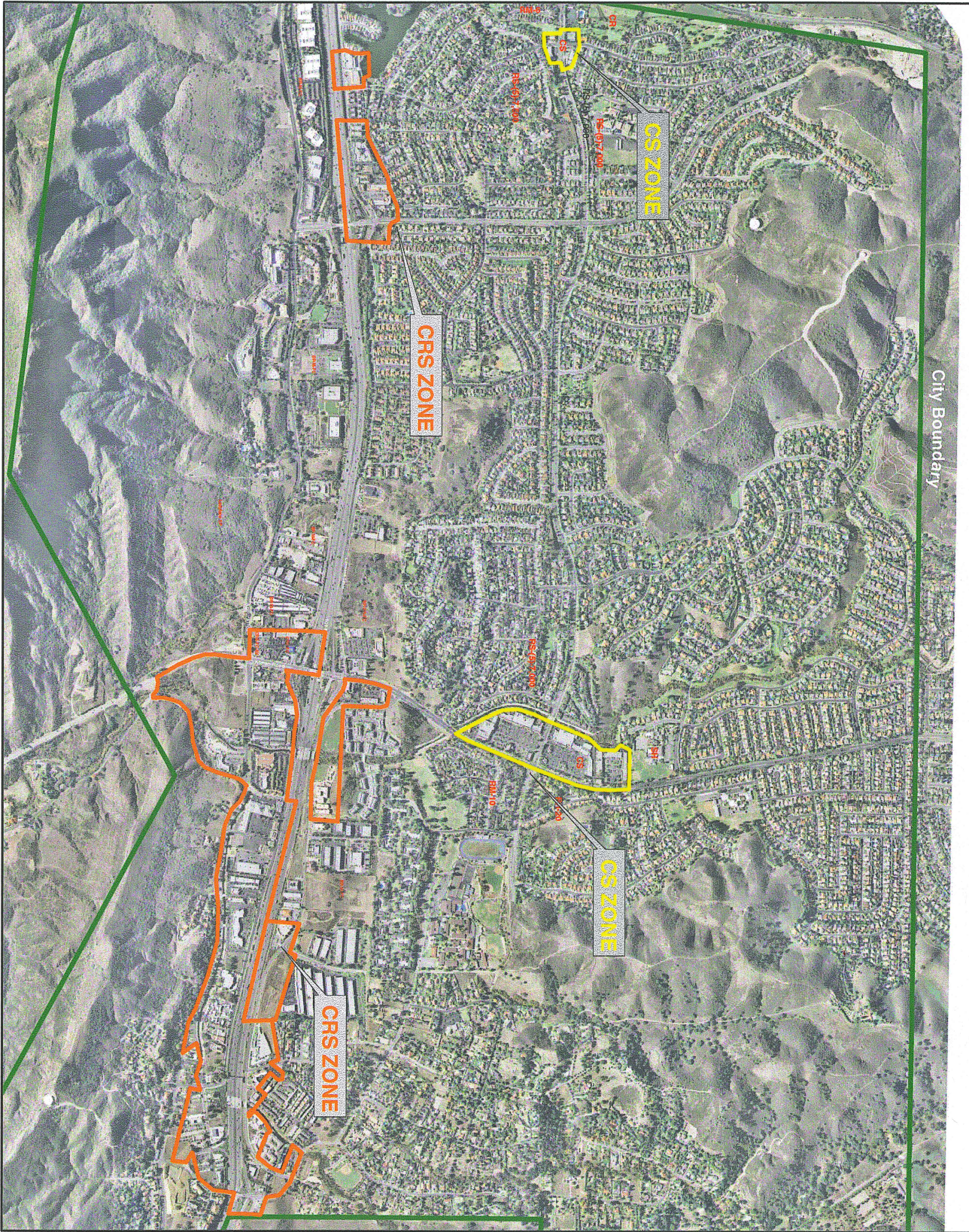
The Zoning Ordinance currently allows a certified farmer's market only in the Commercial-Retail Service (CRS) zone with a CUP. The proposed amendment to the zoning ordinance would expand that entitlement to the CS zone with a CUP. The attached exhibit shows the locations of the CRS and CS zones in the City.

Farmers' markets provide fresh produce for sale directly from the grower to the consumer in an open air environment. They are typically held in parking lots on certain days of the week and produce is sold at temporary stands and tents. A successful farmer's market attracts large turnout, both vendors and customers. For these reasons, as well as due to its itinerant nature, a CUP was found to be the appropriate entitlement process for a farmer's market in the CRS zone, and staff would also recommend the CUP requirement if the zoning ordinance is to be amended to allow farmers' markets in the CS zone. Through the CUP process, the Planning Commission can judge the merits of each application and assess business and neighborhood compatibility and craft appropriate conditions to address issues such as parking, circulation, hours, clean-up, lighting, and signage.

RECOMMENDATION

Staff recommends the City Council initiate, by minute motion, an amendment to the Zoning Ordinance to allow farmers' markets in the CS zone through a CUP. Such an amendment would first be reviewed by the Planning Commission at a public hearing for recommendation. The Commission's recommendation would then be forwarded to the City Council for review at another public hearing prior to adoption of the ordinance.

Attachment: Zoning Map



CRS Zone



CS Zone

