

REPORT TO CITY COUNCIL

DATE: APRIL 22, 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: PUBLIC HEARING AND INTRODUCTION OF ORDINANCE NO. 09-360, AMENDING ZONING ORDINANCE SECTION 9312.2 (COMMERCIAL USE TABLE) TO ALLOW CERTIFIED FARMERS' MARKETS IN THE COMMERCIAL SHOPPING CENTER (CS) ZONE, SUBJECT TO THE ISSUANCE OF A CONDITIONAL USE PERMIT (CASE NO. 09-ZOA-004)

At the March 25, 2009, meeting, the City Council conducted a Pre-Screen Review, and directed staff to prepare a Zoning Ordinance Amendment relative to certified farmers' markets in the Commercial-Shopping Center (CS) zone, subject to the issuance of a Conditional Use Permit (CUP). The City Council generally supported moving forward with the Zoning Ordinance Amendment. Accordingly, the amendment was presented to the Planning Commission at their April 2, 2009 meeting. The Commission recommended, on a 4-0 vote (Commissioner Zacuto absent), that the City Council adopt the Zoning Ordinance Amendment relative to farmers' markets. A copy of the Planning Commission Resolution, Draft Ordinance, staff report, exhibits, letters, and meeting minutes are attached.

The Zoning Ordinance currently allows certified farmers' markets only in the Commercial-Retail Service (CRS) zone and in the Agoura Village Specific Plan (AV) with a CUP. The proposed amendment to the Zoning Ordinance would expand that entitlement to all properties within the CS zone with a CUP. The attached aerial map shows the locations of the CRS, CS and AV zones in the City.

By definition, certified farmers' markets are sponsored by a non-profit, and the products sold at farmers' markets must be grown in California and sold directly by the grower to the consumers. Certified farmers' markets typically provide fresh produce, also referred to as certifiable products, such as fruits, nuts, vegetables, eggs, and honey, and derivative products 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, and impacts associated with the use should be appropriately addressed.

Currently, the Zoning Ordinance allows farmers' markets only in the CRS zone with the issuance of a Conditional Use Permit. The Planning Commission found that the proposal to allow farmers' markets in the CS zone means that they could be allowed in closer proximity to residential areas of the City, providing greater convenience to residents. 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 of operation, frequency, site clean-up, and signage.

In adopting the Resolution recommending approval of the proposed Zoning Ordinance Amendment, the Planning Commission also made the findings that the Amendment was exempt from the California Environmental Quality Act under Section 15061(B)(3).

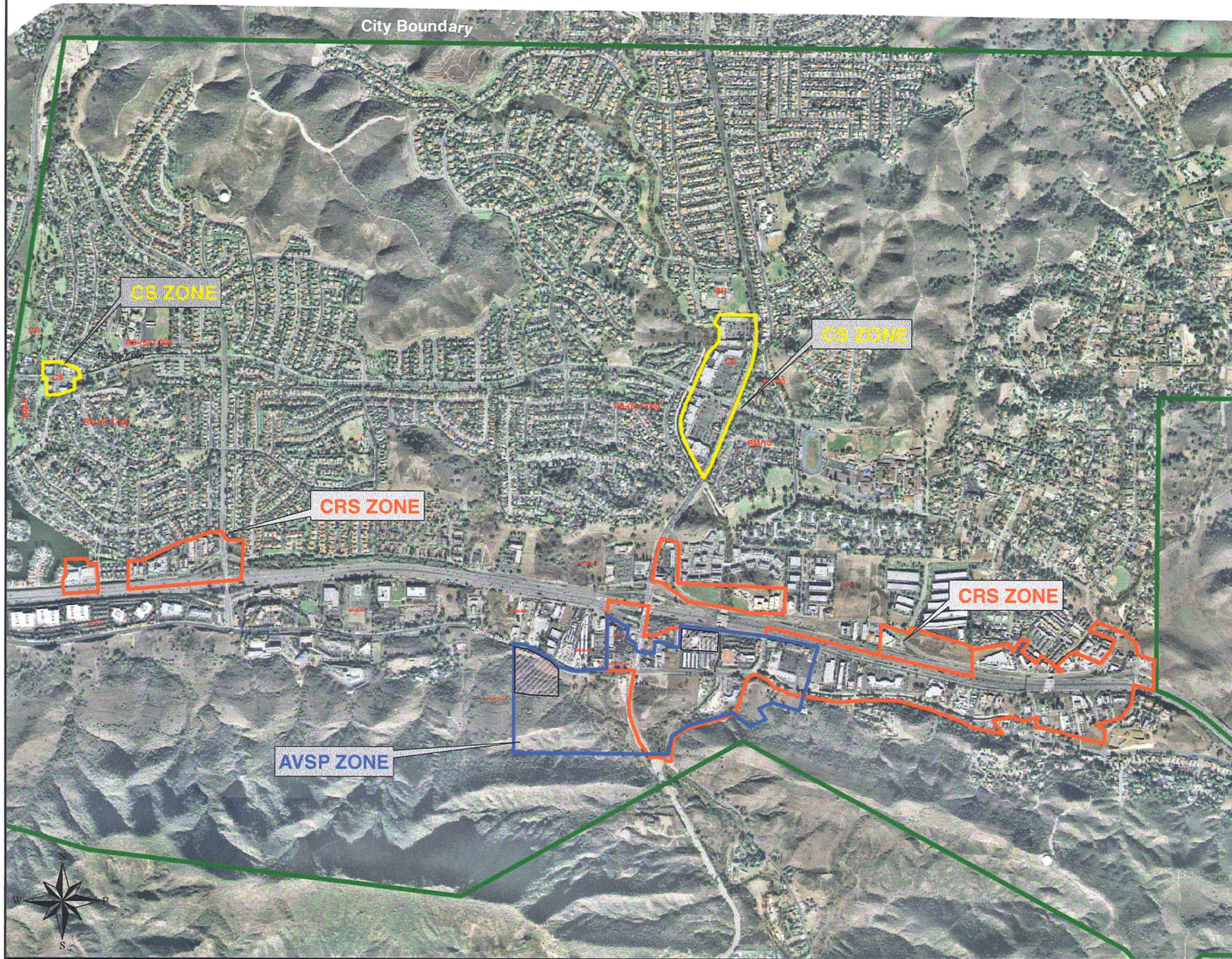
RECOMMENDATION

The Planning Commission recommends the City Council conduct a public hearing, read by title only, and waive further reading of Ordinance No. 09-360, relative to the amendment of the Zoning Ordinance to allow certified farmers' markets in the CS zone with a Conditional Use Permit.

Attachments: Map of Parcels zoned CS, CRS and AVSP
 Ordinance No. 09-360
 Planning Commission Resolution No. 964
 Draft April 2, 2009 Planning Commission Meeting Minutes
 April 2, 2009, Planning Commission Meeting Staff Report
 Letters from Residents (2)

ZONING ORDINANCE AMENDMENT- CASE NO. 09-ZOA-004

Proposed Zoning Amendment



ORDINANCE NO. 09-360

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING ZONING ORDINANCE SECTION 9312.2 - COMMERCIAL LAND USE TABLE (CASE NO. 09-ZOA-004)

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 9312.2, Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9312.2. Commercial use table I.

Commercial use table I. should be amended as follows (new text underlined):

	USE,SERVICE OR FACILITY	COMMERCIAL			BUSINESS PARK	
		<i>CS</i>	<i>CRS</i>	<i>CR</i>	<i>BP-OR</i>	<i>BP-M</i>
	Unless otherwise indicated, listings denote retail sales operations					
C.						
5.	Certified Farmers Market	<u>K</u>	K			

*K. Permitted subject to the issuance of a Conditional Use Permit by the Planning Commission.

Section 2. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this Ordinance are declared to be severable. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

Section 3. The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and said Ordinance shall become effective 30 days after its passage.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2009,
by the following vote to wit:

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

BY:

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

Craig A. Steele, City Attorney

Notice of Exemption

To: [] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

From: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

[] County Clerk
County of Los Angeles
Los Angeles County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 905690

Project Title: Zoning Ordinance Amendment to allow a certified farmers' market in the Commercial Shopping Center zone, subject to the issuance of a Conditional Use Permit.

Project Location-Specific: Citywide

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The Zoning Ordinance Amendment merely expands the use to another zone, the Commercial Shopping Center zone in addition to the Commercial Retail Services zone which would be identified in the Zoning Ordinance Commercial Land Use Table. There is a request to provide a certified farmers market in the City of Agoura Hills, a use that is limited to one zone. The request is to locate the use in a Commercial Shopping Center zone, a zone used for retail sales. The operation does not require any new construction or special services. The applicant is looking to occupy an existing parking lot. The business is opened not only to the community residents but to a community at large. This notice of exemption is submitted for the purpose of the legislative action not the entitlement required to review the use.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Exempt Status: (Check One)

- [] Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.);
- [] No Possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3));
- [] Ministerial (14 Cal Code of Regs. Sec. 15268);
- [] Declared Emergency (14 Cal Code of Regs. Sec. 15269(a);
- [] Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e));
- [] Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15301 (e) (2)

Notice of Exemption

Dog Day Care

Page 2 of 2

Reasons why project is exempt: It is determined that the Zoning Ordinance Amendment has no likelihood of causing a significant effect on the environment, nor would its effects from adoption. The use is considered to cause no significant impact as well as this request to amend the Code. The project is exempt from the application of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3) of the State CEQA Guidelines, which state as follows: "A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." This finding is premised on the fact that the adoption of the Ordinance will maintain the current environmental conditions arising from the current land use regulatory structure as adopted by the City without change or alteration.

Lead Agency Contact Person: Valerie Darbouze, Associate Planner

Area Code/Telephone/Extension: (818) 597-7328

Signature: _____ *Date:* _____ *Title:* _____

RESOLUTION NO. 964

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
RECOMMENDING APPROVAL OF A ZONING ORDINANCE AMENDMENT
ALLOWING CERTIFIED FARMERS' MARKETS IN THE CS ZONE
(CASE NO. 09-ZOA-004)**

**THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY
RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:**

WHEREAS, the Planning Commission has considered an amendment to the Zoning Ordinance to add Article IX, Chapter 3, Part 2, Section 9312.2, of the Agoura Hills Municipal Code to allow a certified farmers' market in the CS zone. A public hearing was duly held on April 2, 2009, in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of public hearing was duly given;

WHEREAS, the request complies with the General Plan Land Use Element Goal by providing addressing the community's interest and expanding the availability of goods and services within the City and promote a healthy lifestyle;

WHEREAS, the proposed Ordinance has no likelihood of causing a significant negative effect on the environment and the effects derivative from the adoption of the Ordinance are found to be exempt from the application of the California Environmental Quality Act of 1970, as amended, pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Title 14 CCR. 15061(b)(3).) This finding is premised on the fact that the adoption of this Ordinance will maintain the current environmental conditions arising from the current land use regulatory structure as adopted by the City without change or alteration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Agoura Hills recommends the City Council adopt the attached amendment (addition) to Article IX, Chapter 3, Part 2, Section 9312.2 of the Agoura Hills Municipal Code to allow a certified farmers' market in the CS zone.

PASSED, APPROVED, and ADOPTED this 2nd day of April, 2009, by the following vote to wit:

AYES: (4) O'Meara, Rishoff, Buckley Weber, Nouzille
NOES: (0)
ABSENT: (1) Zacuto
ABSTAIN: (0)

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
April 2, 2009**

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

FLAG SALUTE: Commissioner Rishoff

ROLL CALL: Chair John O'Meara, Commissioners Illece Buckley Weber, Cyrena Nouzille, and Steve Rishoff.

Also, present were Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, Assistant Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

Chair O'Meara stated that the Commissioners had received notification of Vice Chair Zacuto's request for an excused absence from the meeting due to scheduling conflicts. There were no objections to excusing the absence.

APPROVAL OF MINUTES

1. Minutes – March 19, 2009 Planning Commission Meeting

On a motion by Commissioner Buckley Weber, seconded by Commissioner Rishoff, the Planning Commission moved to approve the Minutes of the March 19, 2009 Planning Commission Meeting. Motion carried 4-0. Vice Chair Zacuto was absent.

PUBLIC COMMENTS: None

THE PLANNING COMMISSION AGREED TO MOVE PUBLIC HEARING ITEM 3 TO THE END OF AGENDA AFTER ITEM 6

PUBLIC HEARING

2. REQUEST: Request to amend an existing Conditional Use Permit to expand the live entertainment floor area in the Senor Carlos Grill and Tequila Lounge; to extend the live entertainment hours on Sunday to 4:00 p.m. through 1:30 a.m.; and to provide dance lessons from 9:00 p.m. to 11:00 p.m. on Thursdays through Sundays. The Planning Commission will also be reconsidering the existing Conditional Use Permit for live entertainment.

APPLICANT: Carlos Orozco
19629 Victory Boulevard
Reseda, CA 91335

CASE NO.: 06-CUP-012 Amendment

LOCATION: 30315 Canwood Street
(A.P.N. 2054-020-040)

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301.

RECOMMENDATION: Staff recommended the Planning Commission provide direction for approval or denial of the request for Conditional Use Permit Case No. 06-CUP-012 Amendment.

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved, at the applicant's request, to continue Conditional Use Permit No. 06-CUP-012 Amendment to the May 7, 2009 Planning Commission meeting. Motion carried 4-0. Vice Chair Zacuto was absent.

PUBLIC HEARING ITEM 3 WAS MOVED TO THE END OF AGENDA AFTER ITEM 6.

3. REQUEST: Request for the Planning Commission to conduct a public hearing for a recommendation to the City Council to amend Zoning Ordinance Section 9312.2 (Commercial Use Table) to allow daytime dog care, including ancillary overnight care in the Business Park Manufacturing zone (BP-M), subject to the issuance of a Conditional Use Permit.

- APPLICANT: Paul Berkovitz
24400 Highlander Road
West Hills, CA 91307
- CASE NO.: 09-ZOA-003
- LOCATION: Citywide
- ENVIRONMENTAL DETERMINATION: Exempt from CEQA under Section 15061.B.3
- RECOMMENDATION: Staff recommended that the Public Hearing for Zoning Ordinance Amendment Case No. 09-ZOA-003 be re-scheduled to the April 16, 2009 Planning Commission meeting.
- PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing
- The following person spoke on this agenda item:
- Gary Klein, representing the applicant
- Chair O'Meara closed the Public Hearing.
- ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to re-schedule Zoning Ordinance Amendment Case No. 09-ZOA-003 to the April 16, 2009 Planning Commission meeting. Motion carried 4-0. Vice Chair Zacuto was absent.
4. REQUEST: Request for the Planning Commission to provide a recommendation to the City Council to amend Zoning Ordinance Section 9312.2 (Commercial Use Table) to allow a certified farmers' market in the Commercial Shopping Center (CS) zone, subject to the issuance of a Conditional Use Permit.
- APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
- CASE NO.: 09-ZOA-004
- LOCATION: Citywide

- ENVIRONMENTAL DETERMINATION: Exempt from CEQA under Section 15061.B.3
- RECOMMENDATION: Staff recommended that the Planning Commission adopt a motion to approve a Resolution recommending that the City Council adopt the Draft Ordinance (Case No. 09-ZOA-004), amending the Zoning Ordinance relative to a farmers' market.
- PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing
- The following person spoke on this agenda item:
- Monty Morton – General Partner, Kanan Group, Owner Agoura Hills City Mall
- Chair O'Meara closed the Public Hearing.
- ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve a Resolution recommending that the City Council adopt the Draft Ordinance (Case No. 09-ZOA-004), amending the Zoning Ordinance relative to a farmers' market. Motion carried 4-0. Vice Chair Zacuto was absent.

CHAIR O'MEARA RECUSED HIMSELF FROM ITEM NO. 5 OF THE AGENDA DUE TO A CONFLICT OF INTEREST. COMMISSIONER RISHOFF WAS SELECTED TO CHAIR THE DISCUSSION.

DISCUSSION

5. REQUEST: Request for approval to amend the existing sign program at the Agoura Design Center to include one (1) additional wall sign for "Video & Audio Center".
- APPLICANT: Wilson Sign Art for Video & Audio Center
15024 Moorpark, Suite 7
Sherman Oaks, CA 91403
- CASE NO.: 06-SP-044 Amendment
- LOCATION: 28501, 28505-28509 Canwood Street
(A.P.N. 2048-012-017, 018, and 2055-003-064)
- ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15311 (a)

RECOMMENDATION: If it was the Planning Commission's decision to approve Sign Permit Case No. 06-SP-044 Amendment, staff recommended adoption of the Resolution and Conditions of Approval.

PUBLIC COMMENTS: Commissioner Rishoff opened the public comments.

The following persons spoke on this agenda item:

Michael Adler, Adler Realty representing the applicant

Joseph Akhatarzad, applicant

Commissioner Rishoff closed the Public Hearing.

ACTION: On a motion by Commissioner Buckley Weber, seconded by Commissioner Nouzille, the Planning Commission moved to approve Sign Permit Case No. 06-SP-044 Amendment. 3-0. Chair O'Meara recused. Vice Chair Zacuto was absent.

CHAIR O'MEARA RETURNED AS CHAIR FOR THE REMAINDER OF THE MEETING.

6. Staff requested the Planning Commission initiate a Zoning Ordinance Amendment as the Municipal Code provides authority to both the City Council and the Planning Commission to initiate such requests. An applicant is requesting to amend the Zoning Ordinance to allow daytime and overnight dog care in the Business Park – Manufacturing (BP-M) zone.

The Planning Commission was asked to approve by motion, to initiate the amendment and hold a public hearing at a subsequent scheduled meeting to receive public testimony on the actual Zoning Ordinance Amendment.

PUBLIC COMMENTS: Chair O'Meara opened the public comments.

The following person spoke on this agenda item:

Gary Kelin, representing the applicant

Paul Berkovit, applicant

Chair O'Meara closed the public comments.

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to initiate the ordinance and hold a public hearing to receive public testimony on the actual Zoning Ordinance Amendment. Motion carried 4-0. Vice Chair Zacuto was absent.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

None

ADJOURNMENT

At 7:45 p.m., on a motion by Commissioner Nouzille, seconded by Commissioner Buckley Weber, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on Thursday, April 16, 2009, at 6:30 p.m. Motion carried 4-0. Vice Chair Zacuto was absent.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: April 2, 2009

TO: Planning Commission

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NO.: 09-ZOA-004

LOCATION: Citywide

REQUEST: Request for the Planning Commission to provide a recommendation to the City Council to amend Zoning Ordinance Section 9312.2 (Commercial Use Table) to allow a certified farmers' market in the Commercial Shopping Center (CS) zone, subject to the issuance of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA under Section 15061.B.3

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to approve a Resolution recommending that the City Council adopt the Draft Ordinance (Case No. 09-ZOA-004) amending the Zoning Ordinance relative to certified farmers' market.

I. BACKGROUND

At the March 25, 2009 meeting, the City Council conducted a Pre-Screen Review, and directed staff to prepare a Zoning Ordinance Amendment relative to certified farmers' markets in the Commercial-Shopping Center (CS) zone subject to the issuance of a Conditional Use Permit (CUP). The City Council generally supported moving forward with the Zoning Ordinance Amendment but expressed concern about specific issues associated with a potential farmers' market such as parking, safety, and noise. The Planning Commission is being asked to provide a recommendation to the City Council on the proposed Ordinance. There is currently interest from a property owner to operate a certified farmers' market at the Agoura Hills City Mall, in the CS zone.

The Zoning Ordinance currently allows certified farmers’ markets only in the Commercial-Retail Service (CRS) and the Agoura Village Overlay District (AV) zone with a CUP. The proposed amendment to the zoning ordinance would expand that entitlement to all properties within the CS zone with a CUP. The attached exhibit shows the locations of the CRS, CS and AV zones in the City.

The Planning Commission approved a Conditional Use Permit application in August of 1995 to operate an outdoor certified farmers’ market at the Whizin Shopping Center on Tuesdays between the hours of 3:00 and 8:00 p.m. The market ceased operating seven years ago.

By definition, certified farmers’ markets must be sponsored by a non-profit and the products sold at farmers’ markets must be grown in California and sold directly by the grower to the consumers. Certified farmers’ markets typically provide fresh produce also referred to as certifiable products, such as fruits, nuts, vegetables, eggs, and honey and derivative products for sale directly from the grower to the consumer in an open air environment. Growers from all over the State of California can sell at farmers’ markets. 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 farmer’s 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 of operation, frequency, site clean-up, and signage.

II. STAFF ANALYSIS

Currently the Zoning Ordinance allows farmers’ markets only in the CRS zone with the issuance of a Conditional Use Permit. The CRS zone is located further away from residentially-zoned areas of the City. The proposal to allow farmers’ markets in the CS zone means that they could be allowed to be closer to residential areas which has its advantages in that it is closer and more accessible to pedestrians but could also add to the noise and traffic in the area. The review of a Conditional Use Permit would allow the Planning Commission to address these concerns by way of conditions of approval when reviewing the application.

Staff proposes that the Commercial Land Use table (Section 9312.2. of the Zoning Ordinance) be amended as follows:

	Use, Service or Facility	Commercial			Business Park	
A.		CS	CRS	CR	BP-OR	BP-M
5.	Certified Farmers Market	<u>K*</u>	K*			

*K. Permitted subject to the issuance of a Conditional Use Permit by the Planning Commission.

The Conditional Use Permit would insure compliance with the City's General Plan Goal I which encourages the expansion of services that would directly serve this community. Furthermore, the City Council is also looking to develop policies to encourage a healthy lifestyle. The manner in which the business would be operated would be conditioned to address all the standards currently in the Zoning Code such as hours of operation, signage, parking, noise and property maintenance.

Staff reviewed the draft Ordinance and determined that it has no likelihood of causing a significant effect on the environment, nor would its effects from adoption. Staff concludes that the proposed Ordinance is exempt from the application of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the State CEQA Guidelines, which state as follows: "A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." This finding is premised on the fact that the adoption of the Ordinance will maintain the current environmental conditions arising from the current land use regulatory structure as adopted by the City without change or alteration.

The Planning Commission is asked to make a recommendation to the City Council on the draft Ordinance. Final action on the Ordinance will be taken by the City Council at a public hearing. If the Ordinance is approved by the City Council, the applicant may then apply for a Conditional Use Permit for his proposed use which would be considered by the Planning Commission at a separate public hearing.

III. RECOMMENDATION

Based on the foregoing review and analysis, it is recommended that the Planning Commission adopt the attached Resolution, recommending the City Council approve Zoning Ordinance Amendment Case No. 09-ZOA-004.

IV. ATTACHMENTS

Draft Resolution
Draft Ordinance
Notice of CEQA Exemption
Exhibit A: Current Code Section
Exhibit B: Map of Parcels zoned CS, CRS & AVSP

Case Planner: Valerie Darbouze, Associate Planner

Mike Kamino

From: pat macgregor [ampmmac@roadrunner.com]
Sent: Thursday, April 02, 2009 11:34 AM
To: Mike Kamino
Subject: farmers market

PLANNING COMMISSIONERS

A FARMERS MARKET IN AGOURA HILLS WOULD BE A WONDERFUL ADDITION TO OUR COMMUNITY.
PLEASE DO WHAT EVER YOU CAN TO MAKE THAT HAPPEN.

SORRY I CANNOT BE AT THE MEETING TO TESTIFY, BUT I WILL BE AT CITY COUNCIL IF ALL GOES
WELL.

PAT MACGREGOR
28909 HOLLOWBROOK AVE
AGOURA HILLS

818 889-7748

4/2/09

Mike,

CITY OF AGOURA HILLS

2009 APR -6 PM 3: 27

CITY CLERK

Sorry I was unable
to attend the meeting.

I will totally support a
farmers market in Agoura.

Please please make it
happen!!
o o

Thanks for considering
this wonderful event
once a week...

Allison Bausocchini