



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: October 6, 2011

TO: Planning Commission

APPLICANT: James Ashford of 1534 McCadden, LLC
5126 Clareton Drive
Agoura Hills, CA 91301

CASE NO.: 05-CUP-001 Amendment #2

LOCATION: 29020 Agoura Road, Suite A-14
(A.P.Ns. 2061-031-023 & 024)

REQUEST: Request to approve an amendment to a
Conditional Use Permit for Live Entertainment
in a restaurant.

ENVIRONMENTAL
DETERMINATION: Categorical Exemption Section 15301 (Class 1)

RECOMMENDATION: Staff recommends approval of Conditional Use
Permit Amendment Case No. 05-CUP-001
Amendment #2, subject to the conditions based
on the findings of the attached Resolution.

ZONING DESIGNATION: SP (Agoura Village Specific Plan)

GENERAL PLAN DESIGNATION: PD (Planned Development)

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, James Ashford, representing The Sunset Room, is requesting a Conditional Use Permit Amendment for live entertainment as an ancillary use to a proposed restaurant/supper club. The restaurant is located at 29020 Agoura Road within the Agoura Village Shopping Center and is one of seven tenants in the shopping center. The restaurant is also located in the Agoura Village Specific Plan area which allows the use at this location. A Conditional Use Permit for live entertainment was originally approved by the Planning Commission for the previous restaurant, Chapter 8, in July of 2006 for the same tenant space and the Conditional Use Permit amended in September of 2007. The original Conditional Use Permit allowed dancing to recorded music on Fridays and Saturdays. The amended Conditional Use Permit allowed a 3-man band to play ambiance music during the dinner-serving hours every day in the early hours of

dining. The new restaurant operator for The Sunset Room proposes to open the facility as a supper club with a different type of entertainment and hours.

The Zoning Ordinance requires the submittal of a Conditional Use Permit for any proposed live entertainment to be considered by the Planning Commission to ensure compatibility with neighboring uses and to apply appropriate conditions of approval. In order to achieve these purposes, the Planning Commission may grant or deny a Conditional Use Permit application and impose reasonable conditions, subject to the right of appeal to the City Council. In this case, since a CUP for live entertainment has already been approved for a prior user and remains applicable to the tenant space, an amendment is required to revise the scope of the previously approved entertainment. The applicant would continue operating with a Department of Alcoholic Beverage Control License Type 47, for on-sale of beer, wine, and distilled spirits sales. The applicant is not considering upgrading or adding any other types of alcohol licenses and is not subject to obtaining a separate Conditional Use Permit from the Planning Commission for the alcohol license. The applicant is agreeable, though, to the draft conditions of approval for the live entertainment, and the Department of Alcohol Beverage Control withholding the issuance of the liquor license for the restaurant until the City takes final action on the Conditional Use Permit amendment for the proposed live entertainment.

The shopping center is located at the southwest corner of Agoura Road and Cornell Road. The parcel is bordered by the Medea Creek flood control channel to the west, Cornell Road and vacant hillside property to the east, vacant open space land to the south, and the Regency Theater Center to the north. Padri Restaurant is not part of this shopping center and is under separate ownership.

There are currently 97 parking spaces in the parking lot which is served by a 2-way driveway off of Agoura Road and a one-way (ingress only) driveway off of Cornell Road. The Sunset Room will share the parking lot with other tenants including Isabella Italian Restaurant, Teague Pilates, and Let's Face It (permanent make-up treatments). The remaining tenant spaces are vacant.

The following two tables summarize the requested floor plan changes to accommodate the new restaurant and live entertainment (Table 1), and the types of entertainment proposed during the week (Table 2). Attached are copies of the proposed floor plan for the Sunset Room and previous floor plan (Chapter 8).

TABLE 1

	Total Tenant Space	Previous Dining Area (Chap 8)	Proposed Dining Area (Sunset Room)	Previous Entertainment Area (Chapter 8)	Proposed Entertainment Area (Sunset Room)
Indoor	6,531 sq.ft.	3,500 sq.ft.	1,944 sq.ft.	1,080 sq.ft.	1,080 sq.ft.
Outdoor	1,000 sq.ft.	1,000 sq.ft.	1,000 sq.ft.	None	None
Total:	7,563 sq.ft.	4,500 sq.ft.	2,944 sq.ft.	1,080 sq.ft.	1,080 sq.ft.

TABLE 2

Days	Type	Hours
Monday	Sports night	4:00 p.m. to 1:30 a.m.
Tuesday:	Jazz-Blues-Comedy-Similar Entertainment	4:00 p.m. to 1:30 a.m.
Wednesday:	Low Key Live Entertainment	5:00 p.m. to 8:00 p.m.
	Karaoke	8:00 p.m. to 1:30 a.m.
Thursday:	DJ, Live Band with singer	4:00 p.m. to 1:30 a.m.
Friday:	DJ, Live Band with singer	4:00 p.m. to 1:30 a.m.
Saturday:	DJ, Live Band with singer	4:00 p.m. to 1:30 a.m.
Sunday:	Live Entertainment (Easy Rock/Latin Jazz)	12:00 p.m. to 1:30 a.m.

II. STAFF ANALYSIS

Staff has reviewed the proposed request for the Conditional Use Permit Amendment and has the following comments regarding live entertainment, traffic/parking and security.

Live Entertainment

The previously approved Conditional Use Permit for Chapter 8 was limited to dancing to recorded music between the hours of 10:00 p.m. and 2:00 a.m. on Fridays and Saturdays, and a live 3-piece band on Tuesday through Friday, from 5:00 p.m. to 10:00 p.m. for dining ambiance. The live entertainment was required to be provided completely inside the restaurant. Fridays were the only days when the two types of entertainment were allowed from 5:00 p.m. to 2:00 a.m.

The current applicant is asking to change the scope, frequency, and hours of the entertainment, as well as the interior layout of the tenant space. The existing CUP for Chapter 8 allowed for up to 1,080 square feet of dance area on the right side of the entrance to the restaurant adjacent to the outdoor dining area. The live entertainment for Chapter 8 was created by relocating tables in the dining area. The Sunset Room, however, will not make the dining area and live entertainment area interchangeable. Although the applicant is proposing to keep 1,080 square feet of dancing area as the previous facility, the dance floor is proposed to be relocated to the left side of the entrance to the restaurant, which the applicant has stated, is more conducive to accommodating live bands, a DJ station, and other types of stand-up entertainment. Likewise, it may be more conducive to a higher occupancy. The restaurant's operating hours are expected to be on Monday through Sunday from 11:00 a.m. to 2:00 a.m. The restaurant would offer dancing every night, except possibly of stand-up comedy performances and sports nights. The previous dance floor area would be converted to a dining area, and the mezzanine that was approved for a DJ and dancers above the areas would be reduced in size and specifically designed to support a sound system.

All proposed entertainment as stated by the applicant is listed in Table 2 in Section I of this report. While some of the listed entertainment during the week, as proposed by the applicant, is somewhat open-ended in specific details, what is apparent is that the applicant is proposing: 1/ band performances with singers (i.e. rock, jazz, Latin jazz, blues music); 2/ karaoke singing; 3/ DJ recorded music; and 4/ comedy performances.

Since these are the only, specific types of live entertainment given by the applicant, staff recommends that the conditions of approval limiting the allowable entertainment to only these types. If the applicant desires to change the types of live entertainment in the future to something other than what has been approved by the Planning Commission, the applicant would be required to obtain approval of new Conditional Use Permit amendment. The Planning Commission may also elect, instead, to defer requests for minor changes to live entertainment to the Director with the option of the Director to refer the matter to the Planning Commission for a CUP amendment. Staff is, however, recommending a condition that specific forms of live entertainment, including wet-T-shirt contests, pole dancing, lingerie show, bikini dancing, or taxi dancing or the like be strictly prohibited.

Staff remains unclear as to what live entertainment, if any, is associated with the "sports night." Of the allowable types of entertainment, staff does not see the need to distinguish which day of the week a particular type of performance is held, as the owners may want the flexibility to choose and change the appropriate days of the entertainment. Staff does, however, support specifying the allowable hours of live entertainment for each day of the week. Although a full dinner menu is conditioned to be provided until 1:00 a.m., staff is concerned that the combination of reduced dining areas within the restaurant, and the allowable hours of entertainment, may be conducive for the supper club to be more akin to a night club during the later evening hours. Thus, the entertainment could become the primary use of the supper club during certain hours and not necessarily cater primarily to diners. The conditions of approval are intended to help ensure dining remains a primary use for this restaurant, and any other future eating/drinking establishment that may occupy the tenant space. Also, if deemed appropriate by the Planning Commission, staff would also request the Planning Commission conditions, since the applicant has not, the maximum number of band members allowed to perform. Staff would note that all entertainers would be required to be located within the designated dance floor area, and/or adjacent equipment area.

The applicant has communicated to staff that this type of facility would not be intended to attract a young crowd but rather the 21 year-old and above age range of customers. A condition of approval is included that minors must be accompanied by an adult whenever there is dancing or live entertainment. Minors must also be accompanied by an adult during the dining hours and beyond. No customers under the drinking age will be allowed in the facility unless accompanied by an adult. Additionally, their personnel are responsible for monitoring the maximum occupancy determined by the Fire Department. As such, the personnel will be using hand-held counters at all times. The applicant has indicated that he is expecting to be approved for the same occupancy approved while under the previous ownership.

With respect to noise impacts, the use is subject to the requirements of the Noise Ordinance which establishes maximum decibel levels. The area of the restaurant that will be providing the entertainment is away from the outdoor dining area and surrounded by walls on at least 3 sides. The DJ station is turned away from the front door and the facility has been insulated to minimize noise impacts to other tenants. The shopping center is surrounded by open space to the south and is not in proximity to residential neighborhoods. Outdoor entertainment in the patio is not allowed and no outdoor

speakers are allowed as well. Staff is aware of one dwelling unit that is located in the storage facility across the street used by a site manager.

Staff would note that other Conditional Use Permits for live entertainment have been issued in the area, including for the Fettuccini Bar, the predecessor of the Padri Restaurant located at 29008 Agoura Road adjacent to the site, and the Canyon Club at Whizin's Market Place. Immediately following the Fettuccini Bar change in ownership, another Conditional Use Permit for live entertainment was issued in 2002 at the same site currently occupied by Padri Restaurant. Both aforementioned Conditional Use Permits are currently active.

As previously stated, live entertainment is a permitted use in the SP zone, with the approval of a Conditional Use Permit as being ancillary-to-dining. The Conditional Use Permit process allows the Planning Commission to impose conditions of approval to minimize impacts on adjacent properties. The previous restaurant within this tenant space required extensive calls for Sheriff's Department services while the business was in operation. The calls for service were attributed to the live entertainment crowds, alcohol consumption, lack of proper security or insufficient security, and the conflicts experienced at the close of business during wait time for valet service. The sections below regarding parking and security address these potential impacts. It is staff's desire to address these concerns through appropriate conditions of approval, which have been agreed to by the applicant. Staff would also note that the restaurant ownership could change in the future. As the Conditional Use Permit "runs with the land", it is important to impose conditions that are clearly written to avoid any ambiguity for future successor users of the restaurant as to what is allowed and what is not.

Parking

This 19,688 square-foot shopping center currently has 97 parking spaces. It is presently occupied by an eating establishment, exercise facility and facial care business. The remainder of the space is vacant but is expected to be occupied by retail uses. The current land use profile of the center is provided below:

TABLE 3

	Current Tenant Space Space	Current Parking Req'mt.	Parking Supply	Previous Req'mt
Vacancy ¹	5,189 sq.ft.	20.75		²
Retail	975 sq.ft.	3.90		³
Exercise	5,073 sq.ft.	21.05		⁴
Food Use:				
Isabella	2,200 sq.ft.	10		10
Sunset Room (Proposed)	6,531 sq.ft.	44.16 ⁵		67.83 (Chapter 8)
Total	19,688 sq.ft.	100-sp.	97⁶ sp.	116 spaces

As shown above, technically the parking requirement per code for all the uses is for 100 spaces once the Sunset Room is in operation. Because Chapter 8 previously received approval for the outdoor dining patio which increased the parking requirement, a Variance was approved to allow for a 19 space reduction (116 spaces required), per Case No 05-VAR-005. The technical parking requirement for the new restaurant calls for fewer spaces to 100 spaces, so the previous Variance approval could still apply to The Sunset Room.

The applicant is proposing to reduce the overall size of the dining area resulting in a lower parking requirement per Code. However, typically staff has found, as with Chapter 8, that any new entertainment component would tend to increase the actual demand for parking beyond what is required as it is intended to attract more people. Also, historically, during the first few months of operation, new establishments will experience a high parking demand. When combining dining and entertainment components with the novelty of the business, the parking demand will exceed the capacity of the site.

As requested by staff, the applicant has contracted the services of Overland Traffic Consultants, Inc., which prepared a parking study to evaluate the potential parking demand of the new supper club, accounting for existing conditions in the shopping center and surrounding properties. Currently, there are 97 spaces in the parking lot. Based on the current occupancy of the center, the study notes that, the peak demand of the shopping center (both for customers and employees) will reach 213 spaces at 9:00 p.m. on a week night. On weekend nights a peak demand of 226 spaces will start beginning at 9:00 p.m. Additionally, the study finds that the demand will exceed the supply during a week day and weekend starting at 4:00 p.m., therefore, additional parking needs to be available starting at 4:00 p.m. to accommodate all uses. The proposed use will compete

¹ The parking demand was calculated for retail uses.

² Parking requirement of the uses changed over a 5-year period.

³ Same as above

⁴ Same as above

⁵ The parking requirement was based on the dining areas which is less than the previous restaurant.

⁶ Over the years, some of the parking spaces were eliminated for handicap accessible spaces which take more space than a regular space.

with the other tenants parking demand until 9:00 p.m. during the week, and until 10:00 p.m. on weekends. The Code required number of parking spaces is, for the other tenants, 56 parking spaces and the study estimates the peak demand at 66. The Code required number of parking spaces for Sunset Room is 44 and the study anticipates, at its worst case scenario, 190 spaces for the Sunset Room. The solution proposed in the study to accommodate the increased demand is to park off-site through valet parking.

In order to manage the parking demand, the applicant plans on hiring a valet parking company to store the vehicles, to direct traffic, and reserve some of the spaces in the shopping center for the tenants that would still be open. The valet parking operator proposes to start at 5:00 p.m. and end at the close of business. The operator plans to employ a managed parking system and expects to use 20 valet parking attendants, 2 managers, 3 directors and one additional attendant in an electrically-powered cart to monitor the sites. The valet parking plan shows that some of the parking spaces to be reserved for access to the other tenants of the center. Staff expects that self-parkers will be using Cornell Road as well which is permitted in some sections of the road. Staff suggests that the valet parking/security team monitor where clients park to avoid impacts on adjacent properties. A valet parking circulation plan has been included in the Parking Study (Exhibit D). The valet parking company would allow patrons to enter from Agoura Road and continue to the front door to drop off their vehicles or continue around the parking lot to self-park. Patrons could retrieve their vehicles near the entrance and then exit the parking lot on Agoura Road. The valet parking staff would use the same route to park and retrieve the vehicles. The City Traffic Engineer has expressed some concern with the potential traffic volumes and queuing associated with valet parking circulation and impacts on Agoura Road. A condition is included requiring that the applicant design a valet circulation plan to the satisfaction of the City Traffic Engineer.

The applicant/valet parking operator has contracted with the Adobe Cantina, a restaurant located 160 feet to the west on Agoura Road, to use their parking lot for valet parking services and estimates that the facility could potentially provide an additional 130 stacked parking spaces (34 paved and remainder unpaved). The Adobe Cantina needs to maintain a minimum of 32 spaces for its business until 9:30 p.m. and the remainder of the parcel could be used for additional parking. The applicant will also lease parking at the Canyon Tile and Stone located near the Whizin Market Place that could provide an additional 25 spaces. When combining the 97 existing parking spaces in the Agoura Village Shopping Center with the off-site valet parking lots at Adobe Cantina (130 parking spaces) and Canyon Tile and Stone (25 parking spaces), there will be a total of 252 parking spaces available to accommodate the Sunset Room. The Parking Study concludes that since the shared peak weekend demand was for 226 parking spaces, the combination of on-site parking and off-site valet parking will be sufficient.

Both sites that could be used by the applicant's valet parking staff are developed and paved with the exception of the rear portion of the Adobe Cantina parking lot. That portion has been left unpaved over the years and is not required for the Adobe Cantina restaurant. Parking must typically be provided on a finished surface. Public Works staff has also expressed concern with parking on unpaved surfaces due to dust generation and possible runoff, especially into the floor control channel. Also an unfinished parking surface is subject to mud during and after wet conditions which could potentially render

the lot unusable. Given the amount of use that this unpaved area behind Adobe Cantina is expected to experience, staff recommends that this area be provided with a finished surface to the satisfaction of the City. A condition to this effect is included. A condition of approval is also included requiring submittal of parking agreements with Adobe Cantina and with Canyon Tile and Stone for the use of the parking lots for valet parking to ensure that these off-site valet parking lots are available at all times.

The Parking Study also mentions a possible valet parking lot location at the Westlake Lutheran Church located on the north side of Agoura Road, west of Kanan Road, at 29295 Agoura Road for an additional 75 parking spaces. Given the distance, staff does not support including this location as part of the valet parking plan.

Staff visited the site on multiple occasions since the closure of the previous restaurant and noted that the parking lot is usually not fully occupied on any night. Two of the five existing tenants in the shopping center, Isabella Restaurant (formerly Fabrocini) and Pilates Fitness, would continue to operate during the hours the live entertainment would be operating (8:00 p.m. and 10:00 p.m); other stores would be closed. The hours of operation of all the tenants have not changed since the last review. In order to avoid Sunset Room customers from occupying the entire parking lot, the Sunset Room proposes to use the services of a valet parking company to monitor traffic and direct all the customers to the appropriate designated parking spaces. Some of the spaces will be reserved for self-parkers and other will valet park. The existing tenants could continue to park on-site.

Security

A security plan has been provided for the Planning Commission's review and has been reviewed by City staff. The Sheriff's Department has provided extensive input on the development of the security plan and has approved the plan. In the Security Plan, are listed a number of precautionary measures intended to control crowds and avoid conflicts both inside and outside the establishment and as well as all adjacent areas where customers may be. These measures consist of providing trained personnel, security equipment and implementing policies regarding handling customers. The personnel would consist of one security guard for every 40 guests. However, the applicant is expecting increased security by having between 13 and 15 trained security guards on Friday and Saturday nights. Security staff will have specific responsibilities. Some of the security personnel are intended to monitor parking lots, some to verify IDs and sobriety of the customers coming in and leaving the establishment, some to resolve customer complaints, and others to protect the overall safety of the establishment and dissipate the crowds outside until everyone has left the premises. Each security guard is expected to be stationed in a specific location. The ratio of guards to be inside or outside would depend on the type of entertainment and the time of the day or night. The staff would be dressed in recognizable garments; those monitoring the parking lots would be dressed with safety jackets carrying flash lights. One supervisor would be equipped with portable video recording capabilities and available whenever needed. Past experience has shown that substantial control and monitoring of the parking lot is necessary at the end of the day as patrons exit the site. Measures are included in the security plan calling for increased security personnel to be relocated to the outside and remain in the parking lot

until the parking lot is clear after close of business. The intent is to encourage and assist patrons to leave the premises in an expedient, orderly, and safe fashion. In order to avoid the last minute rush to order alcohol and immediate closing of the establishment, the project is conditioned to stop serving alcohol earlier to allow for a "cool down" period. Specifically, Condition #13 specifies that the "last call" shall be made at 1:00 a.m. Monday through Friday and 1:15 a.m. Saturday and Sunday and that no alcohol shall be served after 1:30 a.m. Condition #29 requires that all live entertainment cease by 1:30 a.m.

The security staff will also coordinate with the valet parking staff to provide expedient service in retrieving the vehicles in order to avoid traffic congestion in and around the shopping center and any potential for conflicts. The security staff is equipped with communication devices to alert of the management of potential issues. In addition, security cameras will be used during the hours of operation of the business. Additional cameras will be installed inside and some outside to monitor the outdoor dining area and the front door and other areas and the coverage has been reviewed and approved by the Sheriff's Department. Conditions of approval include a condition to archive the recordings of the activities during business hours for future use if necessary. The applicant does not intend to lease the facility to third-party promoters to host special events such as those intended for younger-age groups. No after hours use is proposed. The CUP is conditioned to accordingly.

Other Comments

The applicant is finishing the final stages of remodeling work that has been permitted by the Building and Safety Department. Tenant improvements permit were required of the new restaurant operator to upgrade the facility to current Building Code standards. From an architectural design standpoint, the exterior appearance will remain the same with the exception of new light fixtures that are painted silver that are painted to match the sign and a new wrought iron gate which was required by the Alcohol Beverage Control Agency. The applicant has communicated his interest to add, in the future, a cover over the outdoor dining area. The request can be approved by the Director of Planning and will require a separate application for a Building Permit.

The above staff analysis of the issues have been based on past experience with live entertainment, particularly when combined with on-sale of alcohol, at this location, as well as at other locations in the City. The scope of the live entertainment, traffic and parking, and security have been issues that have arisen in the past and staff has worked with the applicant in addressing these issues to avoid potential conflicts. Many of the proposed conditions in the draft resolution have been volunteered by the applicant. However, it is not possible to foresee all potential impacts and to properly address those issues beforehand. Therefore, a condition has also been included that staff prepare a monitoring report for review by the Planning Commission no later than 6 months after the initial start of operation and anytime thereafter as deemed necessary. Upon review of the monitoring report, the Planning Commission can schedule a public hearing for the purpose of considering adjustment to the conditions of approval to address issues. Also, if at any time, there are excessive calls for service by the Sheriff's Department, the applicant is required to take action to address those issues immediately.

Staff is recommending approval of this CUP amendment, subject to conditions of approval. However, if the Planning Commission has other issues that they feel need to be addressed prior to acting on this CUP amendment, staff would request that the Commission give direction to the applicant and/or staff regarding those specific issues and to continue this item.

III. ENVIRONMENTAL REVIEW

The project consists of providing additional services in an existing eating establishment without expansion of space and is therefore exempt from the California Environmental Quality Act, as defined in Section 15301 (Class 1) and does not require the adoption of an environmental impact report or negative declaration.

IV. RECOMMENDATION

Based on the above analysis, staff recommends approval of Amendment #2 to Conditional Use Permit Case No. 05-CUP-001, subject to the findings and conditions in the attached Resolution.

V. ATTACHMENTS

- Draft Resolution and Conditions of Approval for the Conditional-Use Permit
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Proposed Architectural Plans
- Exhibit C: Previously Architectural Plans (Chapter 8)
- Exhibit D: Parking Study/Valet Parking Plan
- Exhibit E: Security Plan/Diagram
- Exhibit F: Photographs of the Site

CASE PLANNER: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING AMENDMENT #2 TO CONDITIONAL USE PERMIT
CASE NO. 05-CUP-001

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

Section 1. An application was duly filed by James Ashford of The Sunset Room, with respect to the real property located at 29020 Agoura Road, Assessor's Parcel Numbers 2061-031-023 and 024, requesting approval of an amendment to an approved Conditional Use Permit for live entertainment in conjunction with an existing restaurant. A public hearing was duly held on October 6, 2011 at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the aforesaid Public Hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

- A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located in that live entertainment is permitted in the Agoura Village Specific Plan, subject to approval of a Conditional Use Permit.
- B. The proposed use, as conditioned, is compatible with the surrounding area in that there are no residential uses in the immediate surrounding area and live entertainment is currently permitted in neighboring restaurants within the Agoura Village Overlay District.
- C. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety, or welfare in that the entertainment will be contained indoors. The entertainment will consist of dancing to live bands, recorded music, performing acts and specialty nights. A security plan for the project has been submitted by the applicant, with input by the Sheriff's Department, containing security measures to address potential security issues.
- D. The proposed use as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance in that the entertainment will be located in a delineated area which is approximately 1,080 square feet located inside the restaurant with no entertainment proposed outdoors. The entertainment is to remain ancillary to the dining and a menu is available until closing. The excess

parking demand is mitigated as described by the Parking Study by the use of a valet parking services which will be storing vehicles off-site.

- E. The distance from other similar and like uses is sufficient to maintain the diversity in the area as the other live entertainment uses in the area and in other parts of the city offer different types of live entertainment and are regulated under separate Conditional Use Permits.
- F. The proposed use, as conditioned, is consistent with the goals, objectives, and policies of the General Plan in that the live entertainment offers a land use which serves the diverse need of the Agoura Hills residents, as called for in the Land Use Element of the City's General Plan.

Section 4. The Planning Commission finds that the proposed amendment to be categorically exempt from the requirements of the California Environmental Quality Act, per Section 15303, in that the project involves live entertainment inside an existing insulated structure.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Amendment #2 to Conditional Use Permit Case No. 05-CUP-001, with respect to the property described in Section 1.

PASSED, APPROVED and ADOPTED this 6th day of October, 2011 by the following vote to wit:

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

Steve Rishoff, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL
(Case No. 05-CUP-001 Amendment #2)

STANDARD CONDITIONS

1. This action shall not be effective for any purpose until the applicants have agreed in writing that the applicants are aware of, and accept 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.
2. 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.
3. 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.
4. 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 applicants have been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
5. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Conditional Use Permit and Conditional Use Permit Amendments.
6. Unless this permit is used within two (2) years from the date of City approval, Case No. 05-CUP-001 Amendment will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

SPECIAL CONDITIONS

7. The applicants shall comply with all requirements of the State Department of Alcohol Beverage Control.
8. In accordance with Zoning Ordinance Section 9710, a new Conditional Use Permit by the City 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% or more in the floor area.
 - C. The alcoholic beverage license has either been revoked or suspended for any period by ABC.

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9. All employees involved in direct sales to customers shall enroll annually in ABC-approved alcoholic service training.
10. A full dinner menu shall be available until 1:00 a.m.
11. There shall be no minimum number of drinks required to be consumed during the operation of the eating establishment.
12. There shall be no service of alcoholic beverages on the dance floor.
13. "Last call" for alcoholic beverages will occur at 1:00 a.m. Monday through Friday and 1:15 a.m. Friday through Saturday. No alcohol shall be served after 1:30 a.m. All patrons must exit the premises by 2:00 a.m.
14. "Bottle service" shall only be allowed at times when a full dinner menu is available.
15. The applicant shall comply with all the provisions in the Security Plan, marked Exhibit E and is made a condition of the Conditional Use Permit-Amendment #2.
16. Security/monitoring staff will be designated to patrol the parking lot and adjacent areas during the evening hours until the close of business and until all of the patrons have left the premises.
17. The telephone number of a responsible party shall be available upon request from the Lost Hills Sheriff Station staff.
18. Minors must be accompanied by an adult whenever there is dancing or live entertainment.
19. On-site security cameras shall be maintained. The recording shall be archived a minimum of 14 calendar days.
20. There shall be no pool tables or electronic gaming machines.
21. There shall be no leasing of the facility or subletting the facility for outside events.
22. There shall be no "after hours" use of the facility. Closing time shall be no later than 2:00 a.m.
23. The dance floor shall not exceed 1,080 square feet.
24. There shall be no outdoor entertainment or dancing.
25. Live entertainment is limited to only what is approved by the Planning Commission under this Conditional Use Permit. There shall be no wet tee-shirt contests, pole-dancing, lingerie shows, bikini dancing or taxi dancing, or the like.

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26. Any changes to the Floor Plan shall be subject to review and approval by the Director of Planning and Community Development and/or the Planning Commission.
27. The facility shall be responsible for removing all trash and debris from the site and adjacent sites every day after closing.
28. There shall be no noise audible over 50 dB beyond the property line per the Zoning Ordinance.
29. All live entertainment shall cease no later than 1:30 a.m.
30. All graffiti on the site shall be removed or painted over within 24 hours of each occurrence.
31. Prior to issuance of occupancy, the applicant shall meet with the City Traffic Engineer and shall submit a valet parking circulation plan to the satisfaction of the City Traffic Engineer.
32. Any changes to the valet parking shall be subject to review and approval by the Director of Planning and Community Development and/or the Planning Commission prior to implementation.
33. Prior to issuance of occupancy, the applicant shall enter into parking agreements with Adobe Cantina and with Canyon Tile and Stone, acceptable to the City, for use as off-site valet parking lots of The Sunset Room patrons' vehicles, as per the Parking Study.
34. Prior to occupancy, the Adobe Cantina parking lot's unpaved areas to be used for parking per the Parking Study, shall be provide with a finished surfaced and improved to the satisfaction of the City Engineer and the Director of Planning and Community Development.
35. A copy of these conditions will be maintained on the premises and all managers shall be made aware of these conditions.
36. The applicant shall allow inspection of premises by City Staff during normal business hours. A monitoring report on the applicant's compliance with the conditions of approval shall be prepared by the City Staff to the Planning Commission no later than 6 months after initial operation and at anytime thereafter as deemed necessary by the City. If at any time there are excessive calls for service by the Sheriff's Department, the applicant shall take action to address those issues immediately, including increasing security personnel and paying the City of Agoura Hills to offset the costs for the increases in calls for services attributed to the Sunset Room.

Conditions of Approval (Case No. 05-CUP-001 Amendment #2)

Page 4 of 4

37. In the event that the applicant seeks to install a cover over the outdoor dining area, the design of the cover is subject to the review and approval of the Director of Planning and Community Development Department and the Building Official.
38. The Sunset Room Restaurant and Lounge will not open for business until the Conditional Use process for live entertainment is completed and all required permits are issued.

END

Exhibit A

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Vicinity/Zoning Map



Exhibit B

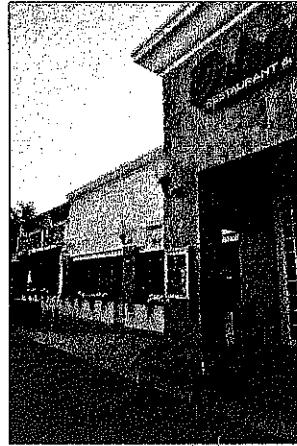
CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

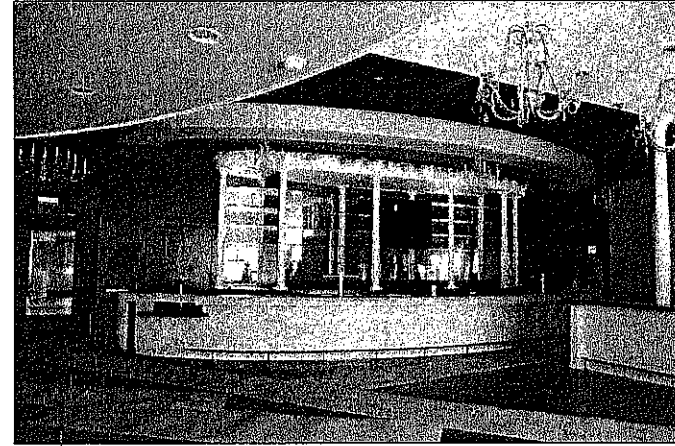
Proposed Architectural Plans



RESTAURANT STORE FRONT FROM PARKING LOT, SOUTH PERSPECTIVE



RESTAURANT STORE FRONT SOUTH SOUTH-EAST PERSPECTIVE



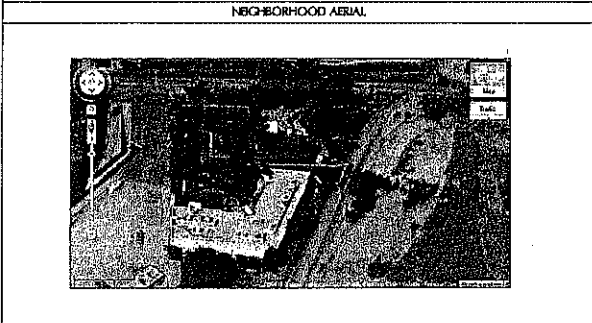
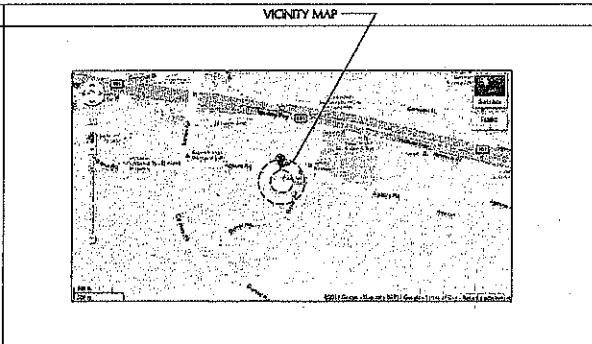
MAIN BAR AND DANCE AREA IN FOREGROUND SOUTH SOUTH-WEST PERSPECTIVE

DATE/2011		
REV	REVISION	DATE

C:\Drawn\Conrad\2011\Agoura Hill
 SUNSET ROOM\2011\Agoura Hill.dwg

SUNSET ROOM
 29020 AGOURA RD.
 AGOURA HILLS, CA. 91301

ABBREVIATIONS	
ADJ	ADJUTANT GENERAL'S OFFICE
AGS	AGOURA HILLS
AIR	AIRPORT
ALL	ALLIANCE
ALP	ALPINE
AM	AMERICAN
ANC	ANCIENT
ANR	ANIMAL
ANU	ANNUAL
AO	AGOURA HILLS OFFICIALS
AP	AGOURA HILLS PLANNING
APC	AGOURA HILLS PLANNING COMMISSION
APD	AGOURA HILLS POLICE DEPARTMENT
APP	AGOURA HILLS PLANNING
APR	AGOURA HILLS PLANNING
AS	AGOURA HILLS
ASB	AGOURA HILLS BUSINESS
ASH	AGOURA HILLS HEALTH
ASL	AGOURA HILLS LAND
ASO	AGOURA HILLS OFFICIALS
AST	AGOURA HILLS TECHNICAL
AT	AGOURA HILLS
ATC	AGOURA HILLS TECHNICAL
ATD	AGOURA HILLS TECHNICAL
ATL	AGOURA HILLS TECHNICAL
ATM	AGOURA HILLS TECHNICAL
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ATQ	AGOURA HILLS TECHNICAL
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ATT	AGOURA HILLS TECHNICAL
ATU	AGOURA HILLS TECHNICAL
ATV	AGOURA HILLS TECHNICAL
ATW	AGOURA HILLS TECHNICAL
ATX	AGOURA HILLS TECHNICAL
ATY	AGOURA HILLS TECHNICAL
ATZ	AGOURA HILLS TECHNICAL
AU	AGOURA HILLS
AUC	AGOURA HILLS BUSINESS
AUD	AGOURA HILLS HEALTH
AUE	AGOURA HILLS LAND
AUF	AGOURA HILLS OFFICIALS
AUG	AGOURA HILLS PLANNING
AUH	AGOURA HILLS PLANNING COMMISSION
AUI	AGOURA HILLS POLICE DEPARTMENT
AUJ	AGOURA HILLS PLANNING
AUK	AGOURA HILLS PLANNING
AUL	AGOURA HILLS
AUM	AGOURA HILLS BUSINESS
AUN	AGOURA HILLS HEALTH
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AUR	AGOURA HILLS PLANNING COMMISSION
AUS	AGOURA HILLS POLICE DEPARTMENT
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AUU	AGOURA HILLS PLANNING
AUV	AGOURA HILLS
AUW	AGOURA HILLS BUSINESS
AUX	AGOURA HILLS HEALTH
AUY	AGOURA HILLS LAND
AUZ	AGOURA HILLS OFFICIALS
AV	AGOURA HILLS
AVC	AGOURA HILLS BUSINESS
AVD	AGOURA HILLS HEALTH
AVE	AGOURA HILLS LAND
AVF	AGOURA HILLS OFFICIALS
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AVH	AGOURA HILLS PLANNING COMMISSION
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AW	AGOURA HILLS
AWC	AGOURA HILLS BUSINESS
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AXC	AGOURA HILLS BUSINESS
AXD	AGOURA HILLS HEALTH
AXE	AGOURA HILLS LAND
AXF	AGOURA HILLS OFFICIALS
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AXI	AGOURA HILLS POLICE DEPARTMENT
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AXK	AGOURA HILLS PLANNING
AXL	AGOURA HILLS
AXM	AGOURA HILLS BUSINESS
AXN	AGOURA HILLS HEALTH
AXO	AGOURA HILLS LAND
AXP	AGOURA HILLS OFFICIALS
AXQ	AGOURA HILLS PLANNING
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AXS	AGOURA HILLS POLICE DEPARTMENT
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AXW	AGOURA HILLS BUSINESS
AXX	AGOURA HILLS HEALTH
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AZT	AGOURA HILLS PLANNING
AZU	AGOURA HILLS PLANNING
AZV	AGOURA HILLS
AZW	AGOURA HILLS BUSINESS
AZX	AGOURA HILLS HEALTH
AZY	AGOURA HILLS LAND
AZZ	AGOURA HILLS OFFICIALS



SCOPE OF PROJECT

EXISTING RESTAURANT
 CONVERT EXISTING UNDER WATERLOO INTO A MEN'S AND WOMEN'S BATHROOM AND REPLACE EXISTING DISHWASHER & WATER HEATER WITH UNDER-SINK. WILL EXPAND BATHROOM TO COMPLY WITH LA COUNTY HEALTH CODES.

PROJECT DATA

ADDRESS: 29020 Agoura Rd.
 Agoura Hills CA 91301

BUILDING AUTHORITY: City of Agoura Hills
 BUILDING CODE: California Building Code, 2010

LEGAL DESCRIPTION

LOT NUMBER: 10,000 20' (Owner's Office)
 TRACTOR PARCEL No: 1943-01-022
 TRACT: TR-4195
 MAP REFERENCE: 10,000
 DISTRICT MAP: 1044
 LOT GRAPHS: 1044
 ZONING: COMMERCIAL INDUSTRIAL (GENERAL)
 OCCUPANCY: A-3
 BUILDING TYPE: RESTAURANT WITH BAR
 BUILDING CODE: RESTAURANT WITH BAR
 COUNCIL DISTRICT: -
 OVERLAY: -

PROJECT TEAM

CLIENT: Mr. John Ashford & Chris Reed
 Robert Reed
 29020 Agoura Hill, CA 91301
 355-46-0377

CALCULATIONS

SDS
 RESTROOM: 1000 sq ft
 LOT AREA: 10,000 sq ft
 SOILS: -

REQUIREMENTS

TOTAL BATHROOM: 1000 sq ft
 DISHWASHER: 1000 sq ft
 OUTDOOR BATHING: 1000 sq ft
 DANCE AREA: 1000 sq ft
 OUTDOOR & BAR: 1000 sq ft
 TYPE: -
 DATE: -

SHEET INDEX

ARCHITECTURAL

- A-0.0 COVER SHEET/LEGAL DESCRIPTION
- A-1.0 VICINITY AND SITE PLAN
- A-2.0 INDOOR FLOOR PLAN
- A-3.0 OUTDOOR FLOOR PLAN
- A-4.0 RESTROOM W/ ELEVATIONS WALL FINISHES
- A-5.0 RESTROOM FURNITURE PLAN
- A-6.0 KITCHEN & BAR PLAN
- A-7.0 FLOOR FINISHES
- A-8.0 RESTROOM FURNITURE SPEC
- A-9.0 RESTROOM FURNITURE & WATER HEATER SPEC

STRUCTURAL NA

SOILS NA

MECHANICAL NA

KEY PLAN

TJ DESIGN

ARCHITECTURAL DOCUMENTS

PROJECT TITLE:
SUNSET ROOM

SHEET TITLE:
COVER SHEET

DATE:
 11-04-2011

SHEET NO.
A-0.0

REV	REVISION	DATE

01/26/11 Carter/2010 Agoura Rd
SUSAN F. HARRIS, Agoura Hill

SUNSET ROOM
29020 AGOURA RD.
AGOURA HILLS, CA. 91301

TWD DESIGN
DESIGN & CONSTRUCTION
DOCUMENTS
info@twddesign.com
CAL 818-736-2247

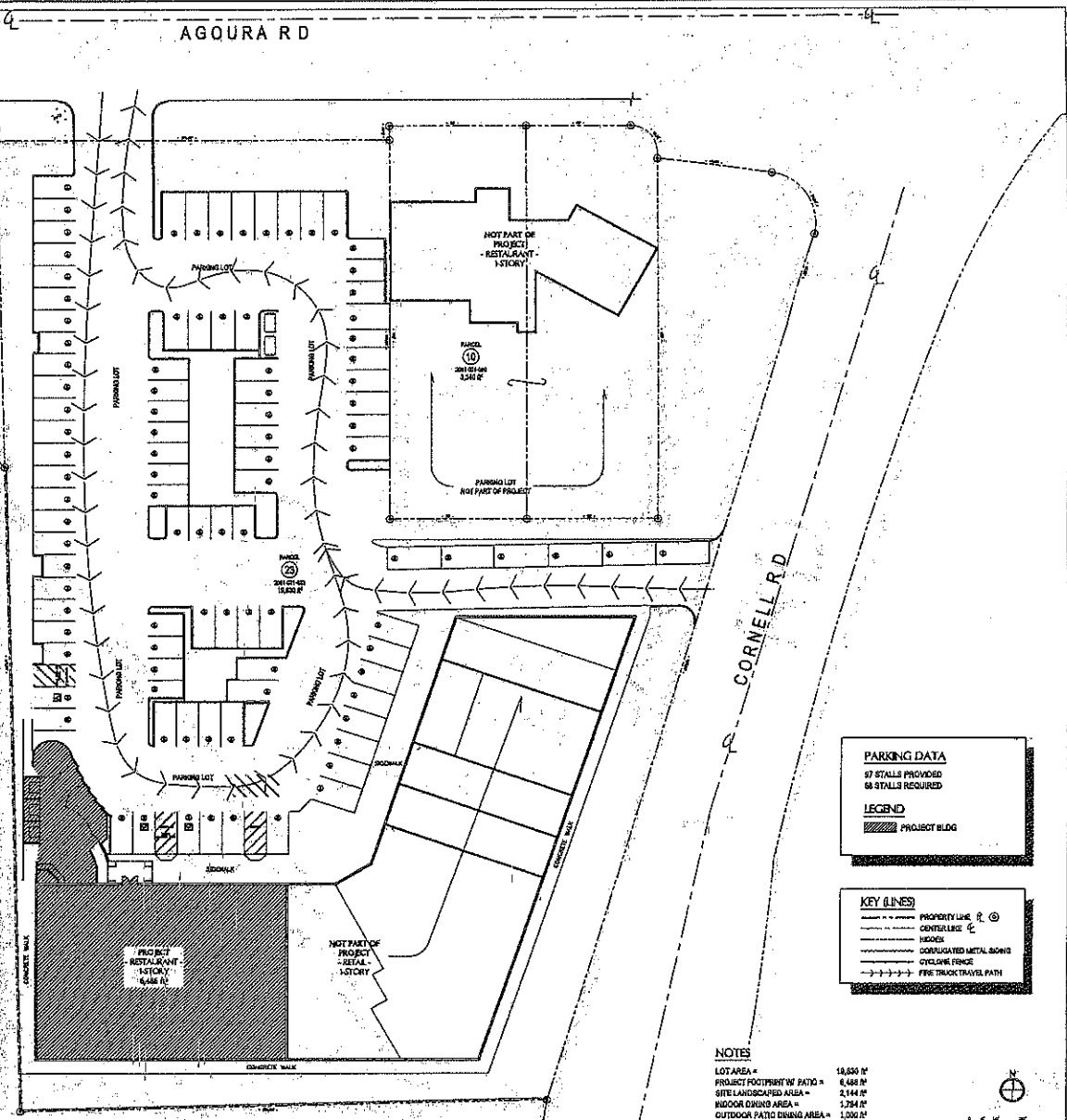
PROJECT TITLE
SUNSET ROOM

SHEET TITLE
SITE PLAN

RP

JOB No. 11-0428 DATE 8/28/2011

SHEET No. **A-10**



PARKING DATA
57 STALLS PROVIDED
68 STALLS REQUIRED

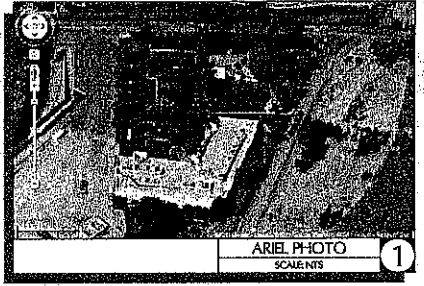
LEGEND
PROJECT BLDG

KEY LINES

- PROPERTY LINE (---)
- CENTERLINE (---)
- BOUNDARY (---)
- CONCRETE METAL BOND (---)
- CYCLONE FENCE (---)
- FIRE TRUCK TRAVEL PATH (---)

NOTES

- LOT AREA = 19,030 SF
- PROJECT FOOTPRINT W/ PATIO = 6,488 SF
- SITE LANDSCAPED AREA = 2,144 SF
- INDOOR DINING AREA = 1,794 SF
- OUTDOOR PATIO DINING AREA = 1,000 SF



BACKGROUND: COUNTY PLOT MAP

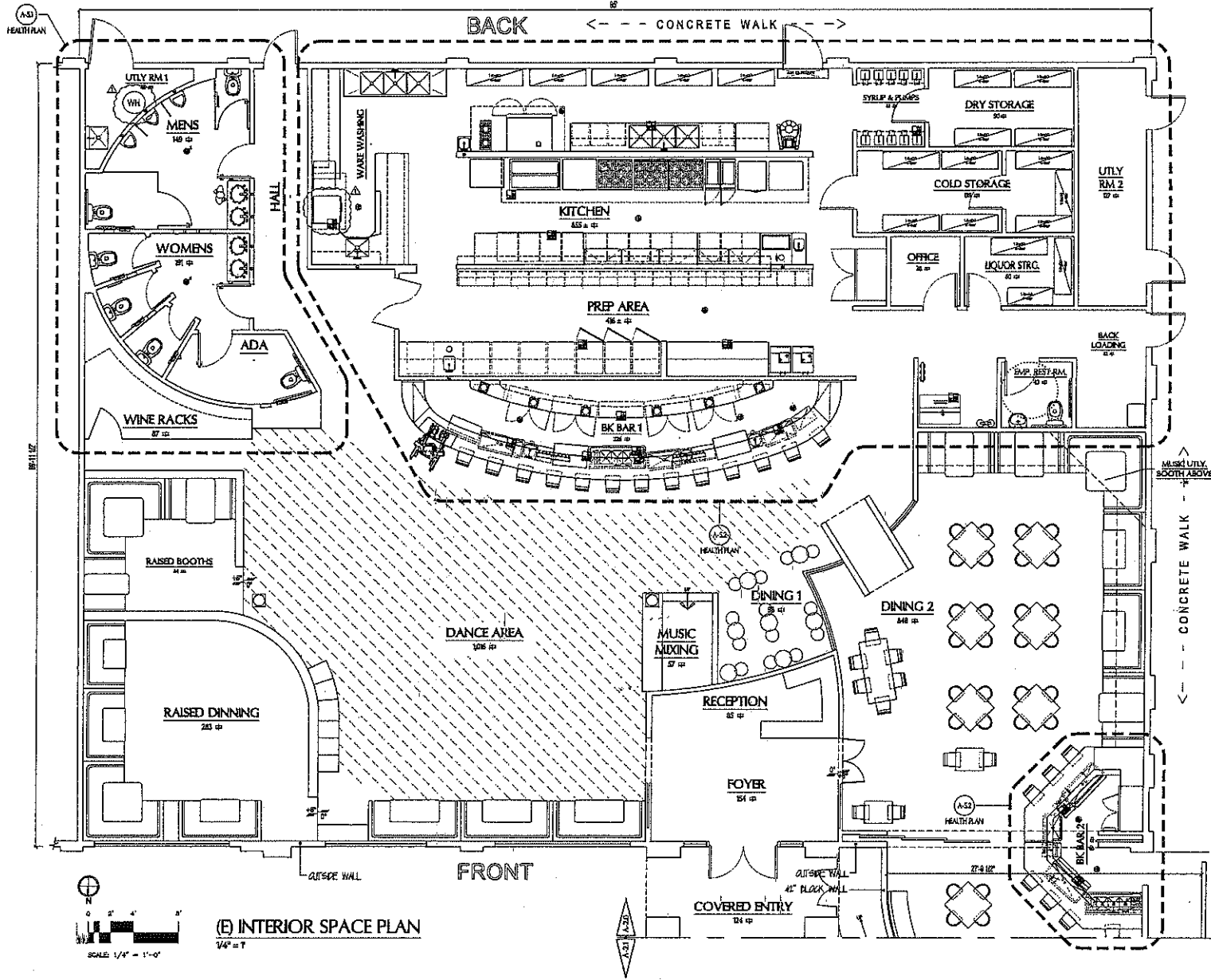
AREA DATA (sq)

INDOOR DINING: 1,794
 OUTDOOR DINING: 1,000
 DANCE AREA: 1,016
 BAR & WINE DRINKING: 152
 MUSIC MIXING: 57
 BAR & KITCHEN: 3,350
 SERVING & WARE DRUGS: 235
 ENTRY/FOYER: 238
 SEE SHEET A-24 FOR DETAILS

OCCUPANCY

INDOOR DINING: 174
 OUTDOOR DINING: 70
 DANCING: 282

OCCUPANCY WAS SET BY CITY OF LOS ANGELES FIRE DEPARTMENT PERMIT ISSUED SEPTEMBER 12, 2009



(E) INTERIOR SPACE PLAN

1/4" = 1'

04/28/2011

REV	REVISION	DATE
1	REVISIONS	02/22/11

510641 Carlaw Street, Agoura Rd
 SUNSET RM 2020 Agoura Hills, CA

SUNSET ROOM
 29020 AGOURA RD.
 AGOURA HILLS, CA. 91301



DESIGN & CONSTRUCTION DOCUMENTS
 mjdesign.com
 TEL 818-732-2647

PROJECT TITLE
SUNSET ROOM
 SHEET TITLE
FLOOR PLAN & SEATING PLAN

RP
 JOB No. 11-0428 DATE 02/22/11
 SHEET No.

A-2.0

04/20/2011

REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

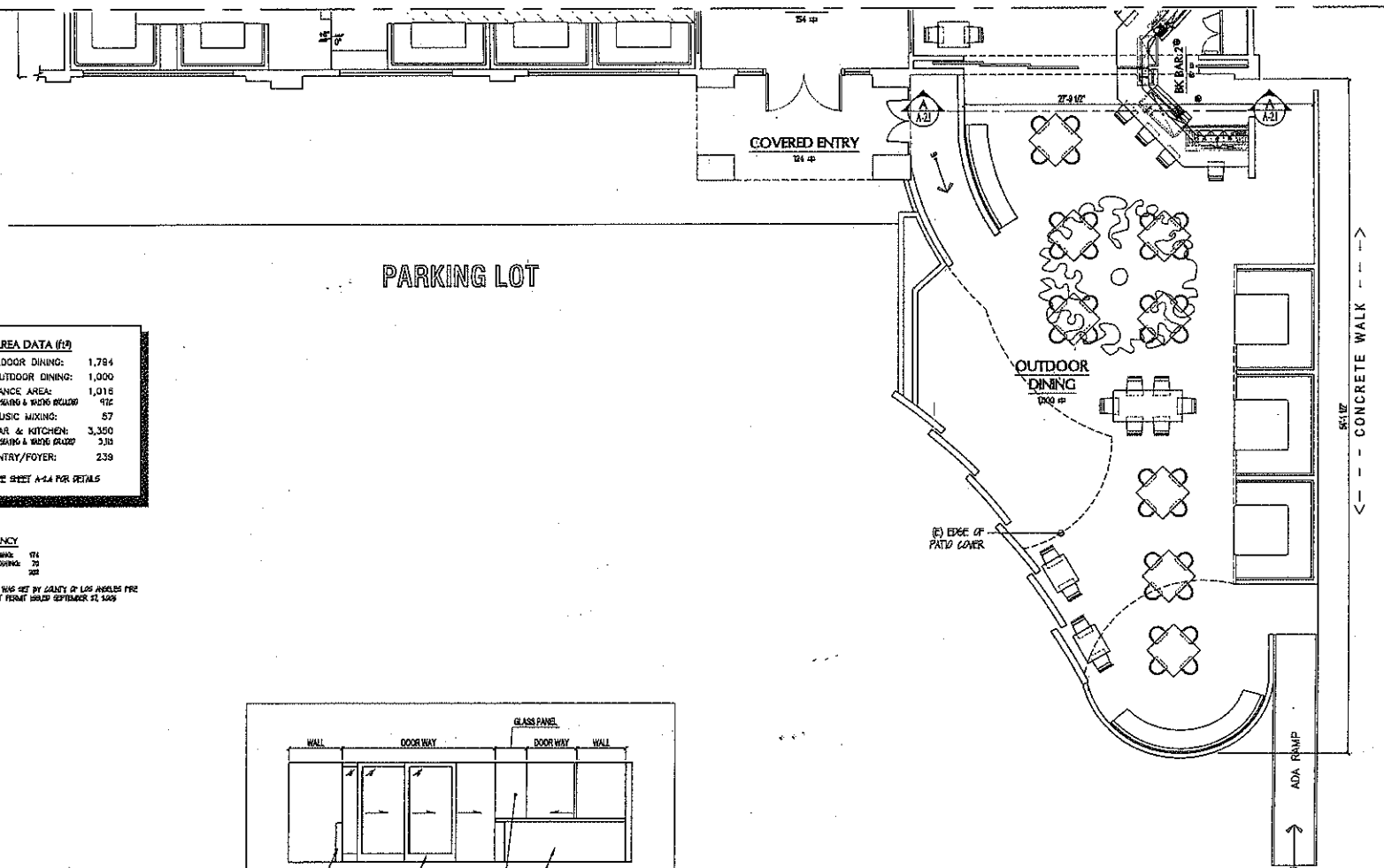
©2011 by The MJD Group, Inc. All Rights Reserved.
 SUNSET ROOM 29020 AGOURA RD. AGOURA HILLS, CA 91301

SUNSET ROOM
 29020 AGOURA RD.
 AGOURA HILLS, CA. 91301

MJD DESIGN

DESIGN & CONSTRUCTION
 DOCUMENTS
 13400 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90025
 Tel: 310-205-2647

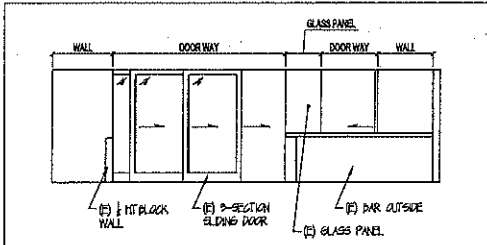
PROJECT TITLE	
SUNSET ROOM	
SHEET TITLE	
PATIO PLAN & SEATING PLAN	
RP	
JOB No.	DATE
11-0424	04/20/11
SHEET No.	
A-21	



AREA DATA (sq)	
INDOOR DINING:	1,784
OUTDOOR DINING:	1,000
DANCE AREA:	1,018
BAR & WINE ROOM:	412
MUSIC MIXING:	57
BAR & KITCHEN:	3,350
TRAIN & WINE STORAGE:	313
ENTRY/FOYER:	239
SEE SHEET A-14 FOR DETAILS	

OCCUPANCY	
INDOOR DINING:	174
OUTDOOR DINING:	70
DANCING:	202

OCCUPANCY WAS SET BY COUNTY OF LOS ANGELES FIRE
 DEPARTMENT PERMITS BUREAU SEPTEMBER 21, 2009



(E) ELEV. OUTDOOR BAR
 1/4" = 1'

(E) EXTERIOR SPACE PLAN
 1/4" = 1'

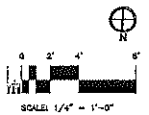


Exhibit C

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Previously Approved Architectural Plans

CHAPTER 8

29020 AGOURA RD.

AGOURA HILLS, CALIFORNIA 91301

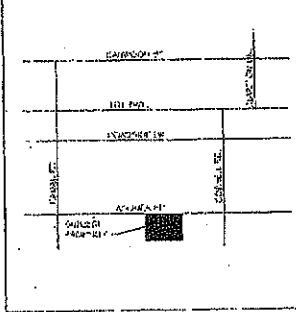
SHEET INDEX

1-1	SHEET INDEX
1-2	SECTION 1
1-3	SECTION 2
1-4	SECTION 3
1-5	SECTION 4
1-6	SECTION 5
1-7	SECTION 6
1-8	SECTION 7
1-9	SECTION 8
1-10	SECTION 9
1-11	SECTION 10
1-12	SECTION 11
1-13	SECTION 12
1-14	SECTION 13
1-15	SECTION 14

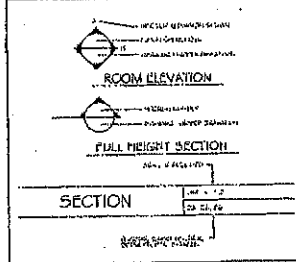
PROJECT INFORMATION

PROJECT ADDRESS	29020 AGOURA RD AGOURA HILLS, CA
TOWN	UNIVERSITY SANTA MONICA 29020 AGOURA RD AGOURA HILLS, CA
PROPERTY OWNER	AGOURA HILLS CENTER 2222 AGOURA RD AGOURA HILLS, CA
ARCHITECT	PERKINS+WILL ARCHITECTS 1300 N. KENT CHICAGO, IL
GENERAL CONTRACTOR	A. J. JENSEN 2418 WILSON BLVD SANTA MONICA, CA
PHOTOGRAPHY	DAVE GIBSON 10000 AGOURA RD AGOURA HILLS, CA
DATE OF DRAWING	10/12/11
DATE OF VISIT	10/12/11
DATE OF MEETING	10/12/11
DATE OF REVISION	10/12/11

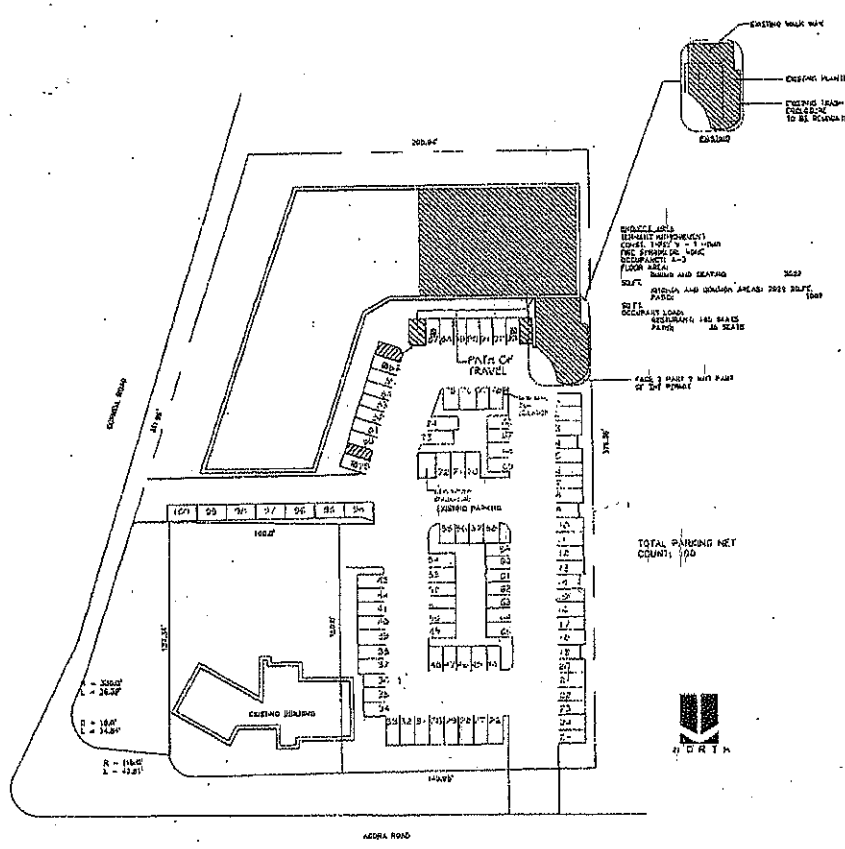
VICINITY MAP



LEGEND



PLOT PLAN



GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

FIRE PREVENTION NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ABBREVIATIONS

AC	ACROBAT CONNECT	CC	COMMON CORE
AD	ADAPTIVE DESIGN	CD	CONSTRUCTION DOCUMENTS
AE	ARCHITECTURAL ENGINEERING	CE	CONSTRUCTION EQUIPMENT
AF	ARCHITECTURAL FINISHES	CF	CONSTRUCTION FINISHES
AG	ARCHITECTURAL GRASS	CG	CONSTRUCTION GRASS
AH	ARCHITECTURAL HARDWARE	CH	CONSTRUCTION HARDWARE
AI	ARCHITECTURAL INTERIORS	CI	CONSTRUCTION INTERIORS
AJ	ARCHITECTURAL JOINERY	CJ	CONSTRUCTION JOINERY
AK	ARCHITECTURAL KITCHENS	CK	CONSTRUCTION KITCHENS
AL	ARCHITECTURAL LIGHTING	CL	CONSTRUCTION LIGHTING
AM	ARCHITECTURAL MATERIALS	CM	CONSTRUCTION MATERIALS
AN	ARCHITECTURAL NEIGHBORHOODS	CN	CONSTRUCTION NEIGHBORHOODS
AO	ARCHITECTURAL OFFICES	CO	CONSTRUCTION OFFICES
AP	ARCHITECTURAL PLANNING	CP	CONSTRUCTION PLANNING
AQ	ARCHITECTURAL QUALITY	CQ	CONSTRUCTION QUALITY
AR	ARCHITECTURAL REPAIRS	CR	CONSTRUCTION REPAIRS
AS	ARCHITECTURAL SERVICES	CS	CONSTRUCTION SERVICES
AT	ARCHITECTURAL TRENDS	CT	CONSTRUCTION TRENDS
AU	ARCHITECTURAL UTILITIES	CU	CONSTRUCTION UTILITIES
AV	ARCHITECTURAL VEHICLES	CV	CONSTRUCTION VEHICLES
AW	ARCHITECTURAL WALLS	CW	CONSTRUCTION WALLS
AX	ARCHITECTURAL WINDOWS	CX	CONSTRUCTION WINDOWS
AY	ARCHITECTURAL YARDSCAPES	CY	CONSTRUCTION YARDSCAPES
AZ	ARCHITECTURAL ZONING	CZ	CONSTRUCTION ZONING



TOTAL
CONCEPT
DESIGNS

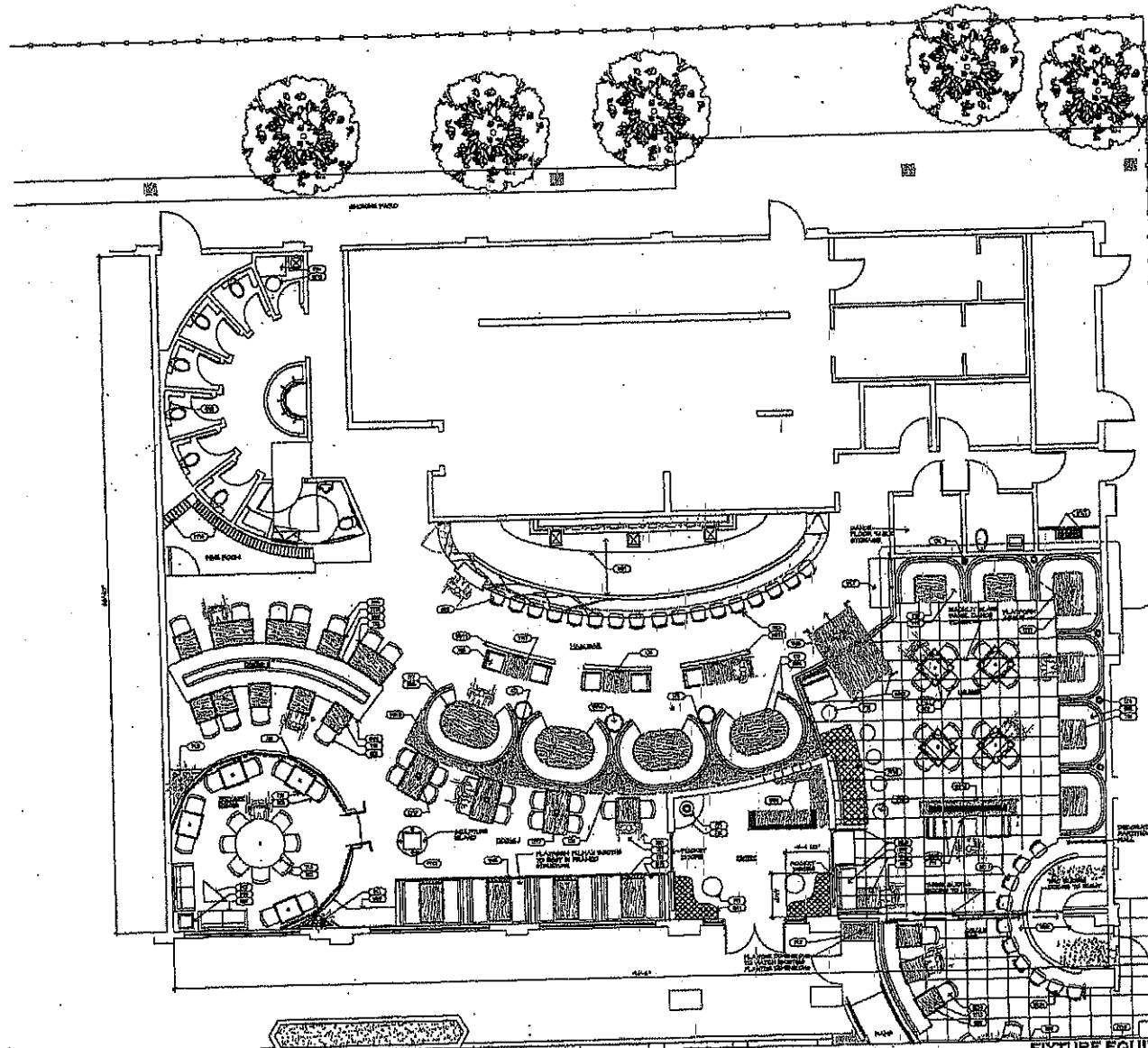
CHAPTER 8

29020 AGOURA RD. UNIT 4-14
AGOURA HILLS, CA.

DATE: MAY 12, 2005

1-1

John E. White



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- 10-B00 FURNITURE FLOOR PLAN

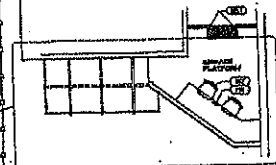


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TOTAL
 CONCEPT
 DESIGNS

CHAPTER 8
 28000 ACQUIRA RD, UNIT A-14
 ACQUIRA HILLS, CA.



SECOND FLOOR PLAN

FLOOR AREA

DRIVE AND EXTERIOR	2888
JOINTLY OWNED COMMON AREA	1440
NET	1440
TOTAL	2888

FIXTURE EQUIPMENT FLOOR PLAN SCALE: 1/8" = 1'-0"

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MAX 10, 2000
 CONSTRUCTION TEAM

ID-1.1

Exhibit D

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Parking Study/Valet Parking Plan

SHARED PARKING ANALYSIS FOR THE
AGOURA VILLAGE SHOPPING CENTER

Located at 29020 Agoura Road
In the City of Agoura Hills

-Prepared for:
1534 McCadden LLC

Prepared by:
Overland Traffic Consultants, Inc.
27201 Tourney Road #206
Santa Clarita, California 91355
(661) 799 – 8423

September 2011



EXECUTIVE SUMMARY

This report provides an evaluation of the existing parking demand for the Agoura Village Shopping Center and estimates the future parking demand with 100% occupancy, including the addition of The Sunset Room restaurant / supper club use.

Agoura Village Shopping Center

The Agoura Village Shopping Center is located at the southwest corner of Agoura Road and Cornell Street in the City of Agoura Hills, as shown in the following aerial photo.

The focus of this parking demand study is to document and evaluate the parking demand generated by the existing shopping center tenants and to estimate the potential parking demand with the proposed Sunset Room restaurant use during the extend hours of operation with 100% occupancy of the center.

The Agoura Village is an existing shopping center of approximately 19,711 square feet built in 1990 with 97 parking spaces (Resolution 231, April 27, 1989 which indicated a surplus of 5 spaces). Since the original approval, the center and parking lot have been modified and the code parking rates have changed with the most recent requirement of 119 parking spaces including 35 off-site employee parking spaces (05-ODP-001 and 05-VAR-001).

The center is occupied with a restaurant, retail businesses and pilates fitness studio. The current shopping center uses consists of a 4,240 square feet of retail (3 business: flower shop, day spa and skin care), 2,200 square feet of restaurant floor area, 2,537 square foot health and fitness use with the remaining 10,734 square feet vacant space. The proposed Sunset Room supper club will occupy 6,531 square feet formerly the Chapter 8 Restaurant. The center was also approved for 1,000 square feet of outdoor dining for the Chapter 8 restaurant in 2005. A total of 92 marked parking spaces currently exist at the shopping center site.



The Sunset Room

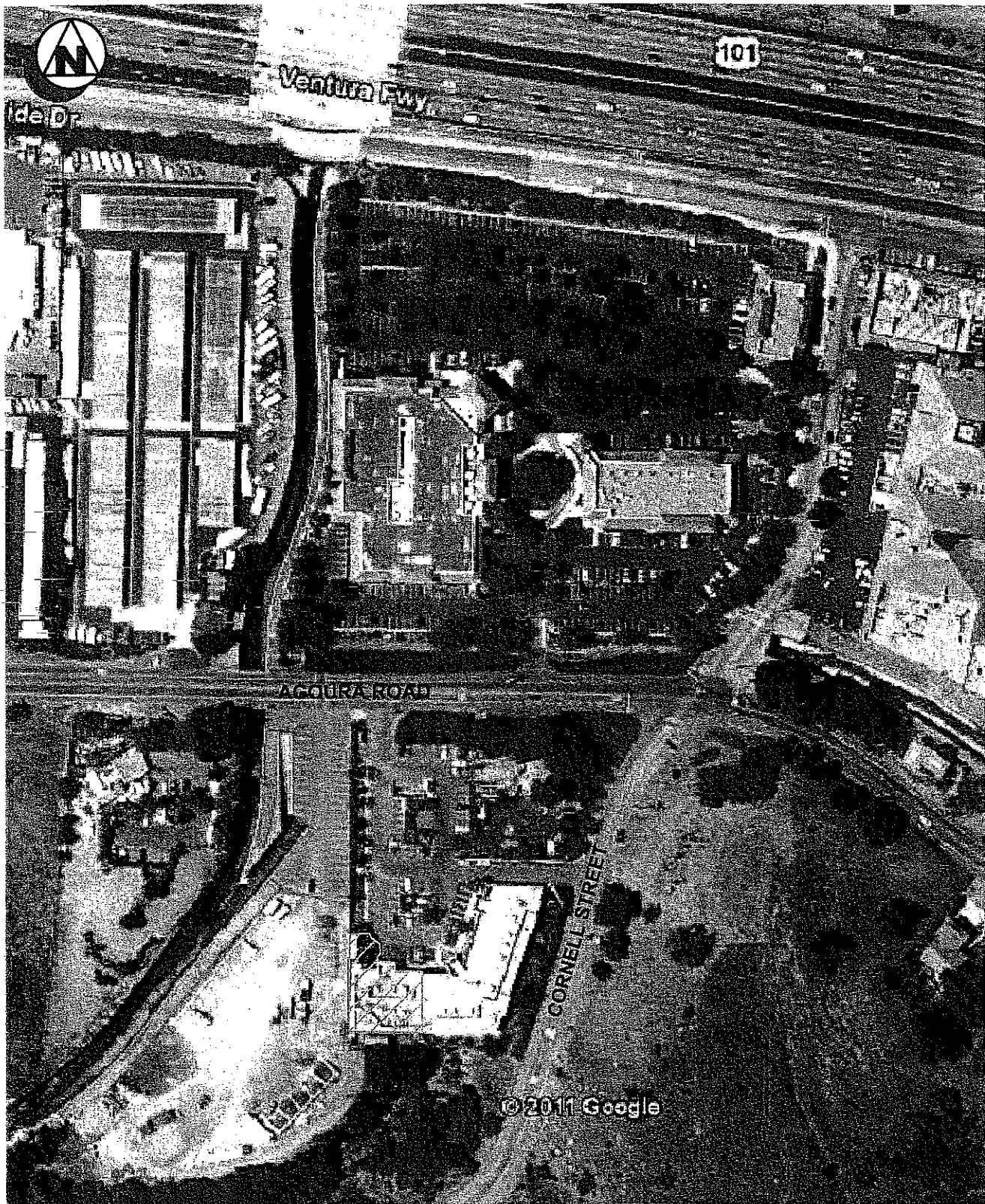
The current proposal is to occupy the vacant Chapter 8 interior and outdoor space with The Sunset Room restaurant use and extend the hours of operation with live music. The proposed Sunset Room restaurant will provide nightly valet parking from 5 pm until closing. Additional security and valet personnel will manage the on-site parking and service the leased off-site parking spaces.

In lieu of the Regency Theater off-site parking, The Sunset Room has acquired additional off-site leased parking at the nearby Canyon Tile & Stone business located in the Whizins Shopping Center at 28826 Roadside Drive. Eighteen parking spaces plus 8 stacked vehicles for a total of 25 vehicles can be parked in this remote lot after 6 pm. The Canyon Tile and Stone parking lot will be serviced by valet. The lot will be available on a daily basis from 6:00 pm to closing and used for employee parking.

Additional leased off-site parking is also being provided at the Adobe Cantina restaurant (40 parking spaces with up to 130 parking spaces utilizing the unpaved portion of the property). The Adobe Cantina lot is located just west of the adjacent flood control channel. The off-site parking at the Adobe Cantina will be serviced by a secured valet parking service. The Adobe Cantina parking lot is available to service the early employee shift at 4 pm on the back dirt lot if necessary.

The total combined off-site leased parking available to The Sunset Room is 155 spaces (25+130 spaces). At peak evening hours the Sunset Room will have a combined parking supply of 247 parking spaces available from the 2 off-site lots and the on-site lot (92+25+130).

Additional off-site parking for special events on an as needed basis is being provided at the Westlake Lutheran Church located at 29295 Agoura Road parking (approximately 75 parking spaces). Valet service will shuttle the vehicles to and from this remote lot, if necessary.



7/2011

THE SUNSET ROOM LOCATION



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Hourly parking demand profiles for the existing plus future use provides the information necessary to identify the peak parking demand for a typical day. Weekdays and weekends have been evaluated separately to determine a peak parking demand using the Urban Land Institute (ULI) parking database.

The following summarizes the key findings of this parking demand study:

1. PARKING REQUIREMENTS FOR THE AGOURA VILLAGE CENTER

- a. The Agoura Village shopping center was constructed in 1990 before the City of Agoura Hills zoning code was established. The center was approved according to the County of Los Angeles parking standards for 97 parking spaces, a surplus of 5 parking spaces at the time. Currently, the site is considered a non-conforming use with regard to the City of Agoura Hills Zoning code parking requirements.
- b. Current Approvals - Based on a record search for the Agoura Village Shopping Center, the center's past parking requirement was to provide 119 parking spaces (67.83 spaces Chapter 8 and 51.49 spaces for others). In addition to the on-site parking, a parking agreement to provide 35 off-site parking spaces for employee parking at the Mann Theater Shopping Center (currently the Regency Theaters) was approved. (Case Nos. 04-SPR-024, 05-CUP-001, 05-ODP-001 & 05-VAR-001).
- c. The applicant intends to fully comply with the current approvals referenced above.

2. EXISTING PARKING DEMAND

- a. Pursuant to the proposed change of use permit to extend the hours for the live entertainment, the existing parking demand at the site and adjacent lots was surveyed on a Friday and Saturday evening (September 9th and 10th, 2011) from 6:30 pm and 12:30 pm. The results of the parking survey show that the existing Agoura Village shopping center parking lot is being used by neighboring businesses during the late after hours. This use of the Agoura Village parking lot



by others will not be allowed once The Sunset Room valet and security operation is in effect. At that time the entire on-site lot will be available for the proposed restaurant and Agoura Village shopping center tenants.

- b. The existing Adobe Cantina paved parking lot was nearly full up to 9:30 pm after which the entire lot was closed. This lot plus the unpaved lot is to be used for the off-site Sunset Room valet service and will provide up to 130 parking spaces (including dirt lot) as needed.

3. SHARED PARKING DEMAND FOR AGOURA VILLAGE

- a. Weekday Peak Parking Demand - The hourly weekday parking demand for the Agoura Village Shopping Center uses has been added together in a parking demand model to estimate the overall parking demand with The Sunset Room use and 100% occupancy. The results of the shared parking model shows a peak weekday parking demand of 213 parking spaces occurring at 9:00 pm.
- b. Weekend Peak Parking Demand - The hourly weekend parking demand for the Agoura Village shopping center has also been evaluated in the parking demand model. The results of the parking demand model shows a peak weekend parking demand of 226 parking spaces occurring after 9:00 pm.

4. SHARED PARKING DETERMINATION FOR THE AGOURA VILLAGE

The results of this study indicates that the use of a managed valet parking service and utilization of shared off-site parking spaces with businesses that do not need late hour parking will accommodate the increased peak parking demand created by proposed The Sunset Room patrons and employees.

The proposed extended hours of The Sunset Room will increase the parking demand during the late evening hours which can be accommodated with a shared use agreement with the adjacent Adobe Cantina restaurant and Canyon Tile and Stone parking lots that combined with the on-site parking lot provides 247 parking spaces, approximately 21 spaces above the estimated peak demand.



SECTION 1

INTRODUCTION

This report provides an evaluation of the existing parking demand for the Agoura Village Shopping Center and estimates the future parking demand with the addition of The Sunset Room use and 100% occupancy. The location of the Agoura Village shopping center site is shown in Figure 1.

The center is occupied with a restaurant, retail businesses and pilates fitness studio. The current shopping center uses consists of a 4,240 square feet of retail (3 business: flower shop, day spa and skin care), 2,200 square feet of restaurant floor area, 2,537 square foot health and fitness use with the remaining 10,734 square feet vacant space. The proposed Sunset Room supper club will occupy 6,531 square feet formerly the Chapter 8 Restaurant. The center was also approved for 1,000 square feet of outdoor dining for the Chapter-8 restaurant in 2005.

Table 1
Agoura Village Tenant List
Agoura Village Tenant List

Tenant	Unit	Sq. Ft.	USE
Vacant	A-1,2,3	4,203	vacant
Agoura Flowers	A-4	1,007	Retail, Flowers
Lets Face It	A-6	975	Retail, Skin Care
Apré's Teague	A-8	2,258	Retail, Day Spa
Isabella's Italian Kitchen	A-10	2,200	Restaurant
Teague Pilates	A-12	2,537	Health and Fitness
The Sunset Room	A-14	<u>6,531</u>	Restaurant
		19,711	

A total of 92 marked parking spaces exist at the shopping center site. The proposed Sunset Room restaurant will provide nightly valet parking from 5 pm until closing. The Sunset Room has provided for additional off-site parking at the nearby Adobe Cantina restaurant, Canyon Tile and Stone though a lease agreement and at the Westlake Lutheran Church on an as needed basis.



Overland Traffic Consultants, Inc.

The current proposal is to occupy approximately 6,531 square feet of the vacant floor area with The Sunset Room use and extend the hours of use to 2:00 am and add live music. No additional floor area is being added to the restaurant use. The new restaurant and supper club will, however, reduce the prior indoor dining area from 2,400 square feet to 1,900 square feet and enlarge the dance floor area. Figure 2 illustrates the Sunset Room floor plan.

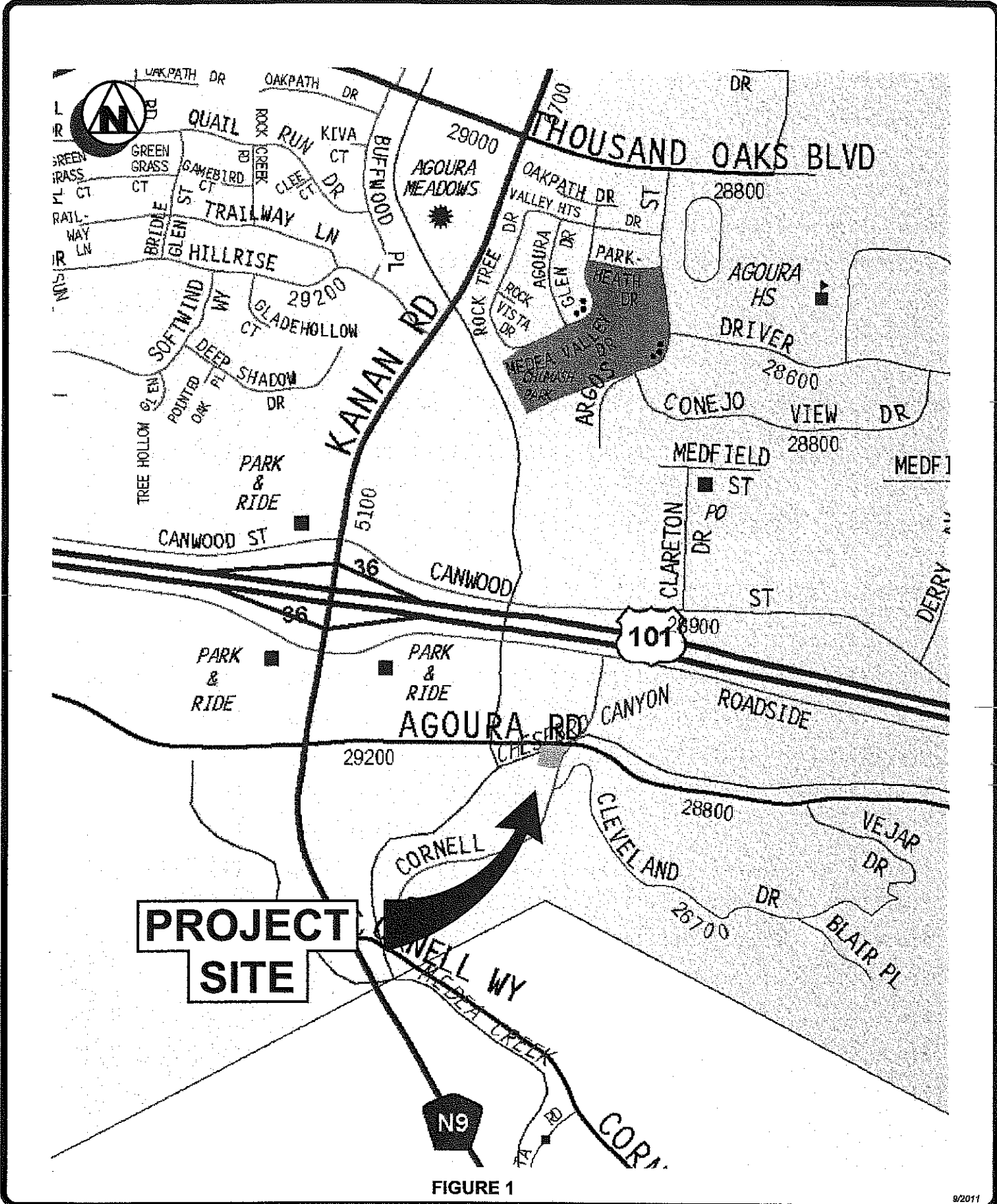
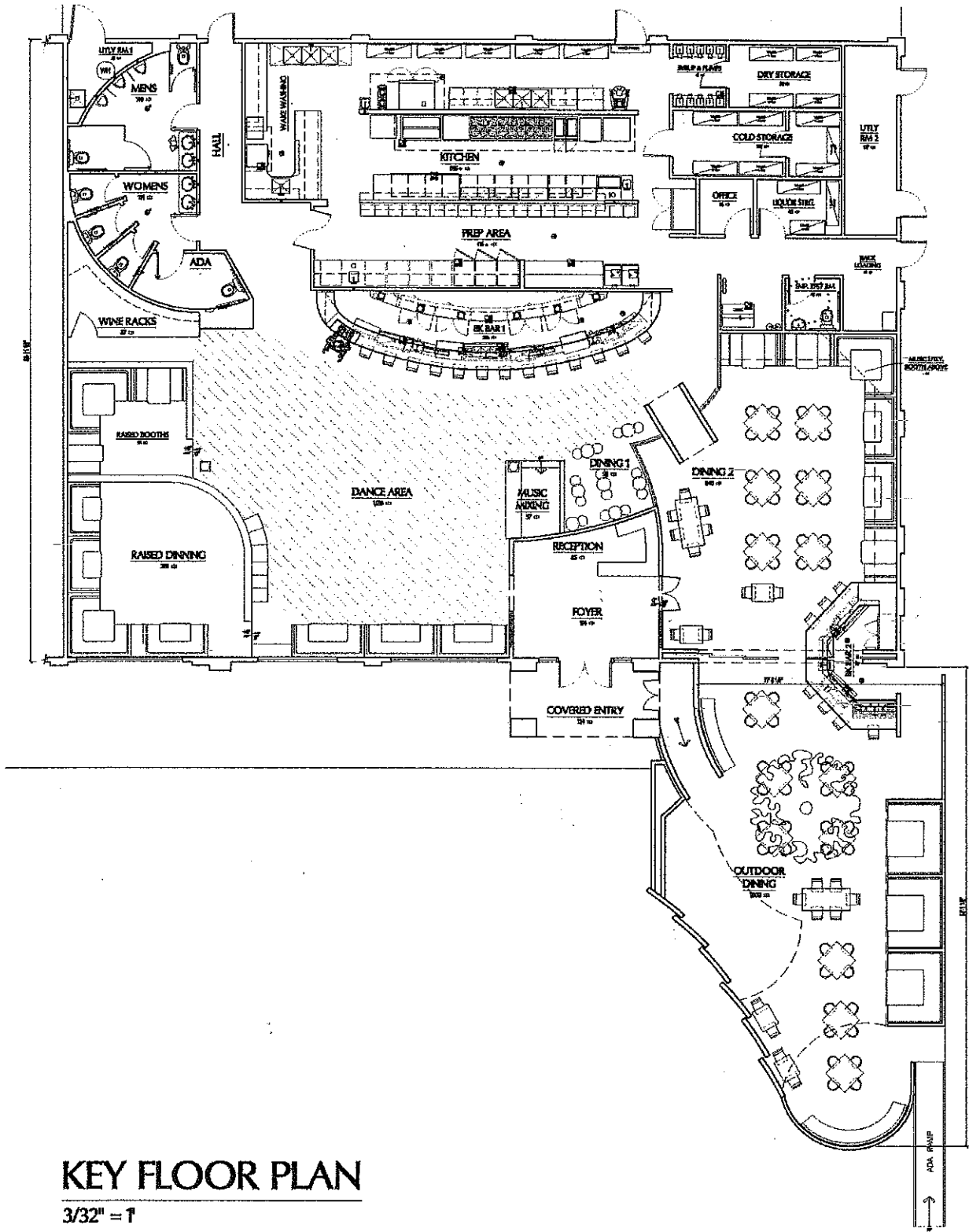


FIGURE 1

9/2011

Agoura Hills Study Area


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KEY FLOOR PLAN

3/32" = 1'

FIGURE 2

9/2011

SUNSET ROOM FLOOR PLAN



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27201 Tournay Road #206, Santa Clarita, CA 91355
 (661)799-8423 v, (661)799-8456 f, OTC@overlandtraffic.com



SECTION 2

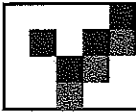
SHARED PARKING DEMAND ANALYSIS

The shared parking concept recognizes that combining compatible land uses in a single development may result in less parking demand than would be required for separate freestanding developments of similar size. The recently adopted Agoura Village Specific Plan recognizes the shared parking concept as a means to ensure that efficient and adequate public parking is available in the plan area. One of the principles of the plan is to encourage shared parking between adjacent businesses and developments.

Shared parking is defined as a parking space that can be used to provide parking for more than one land use. Since hourly demand differs between uses, the opportunity may exist for several uses to share a parking space during different hours of the day. Different hours of operation, variation in the parking turnover (i.e., length of stay) and diverse parking characteristics allows for dual use of parking spaces. This variation in the peak accumulation of parking demand by different hours of the day for different uses allows the implementation of shared parking.

The hourly parking demand for the existing and future uses are combined in the shared parking model to estimate the total parking demand. The parking accumulation profiles show the variation in the parking demand during different hours of the day.

Using the shared parking concept, a parking demand model for the Agoura Village Shopping Center was developed. Parking demand data from the existing shopping center, data from The Sunset Room operator and data from the Urban Land Institute Shared Parking Report have been added together to estimate the Agoura Village Shopping Center's peak parking demand requirements.



The future parking demand for the shopping center floor area has been estimated using the ULI peak parking requirements and applying the hourly parking demand profiles provided by the Urban Land Institute (ULI) database.

Hourly adjustments were made to account for the hours of operation for the existing restaurant and fitness uses. Employee adjustments were increased for the health & fitness use and the Sunset Room to account for added security and valet service personnel.

The results of the weekly parking demand analysis are shown in Tables 1 for the weekday and weekend. Table 2 contains the adjusted hourly use factors applied to the land use categories.

Weekday Peak Parking Demand - The hourly weekday parking demand for the Agoura Village Shopping Center uses has been added together in a parking demand model to estimate the overall parking demand with The Sunset Room use. The results of the shared parking model indicate a peak weekday parking demand of 213 parking spaces occurring at 9:00 pm.

Weekend Peak Parking Demand - The hourly weekend parking demand for the Agoura Village shopping center has also been evaluated in the parking demand model. The results of the parking demand model indicates a peak weekend parking demand of 226 parking spaces occurring after 9:00 pm.

The results of this study indicates that the continued use of managed valet parking service and utilization of shared off-site parking spaces with businesses that do not need late hour parking will accommodate the increased peak parking demand created by proposed The Sunset Room use. The proposed extended hours of The Sunset Room will increase the parking demand during the late evening hours which can be accommodated with a shared use agreement with the adjacent Adobe Cantina restaurant and the Westlake Lutheran Church, on an as needed basis.



Appendix A
Shared Parking Data and Assumptions

1. Peak Parking Demand Rates

As recommended by staff, the base parking rates are per code with adjustments as described below to address employee parking levels:

- Retail is per city code (1 spaces / 250 s.f.) with customer and employee ratios per ULI
- Isabella's is per city code (15 spaces / 1000 s.f.) with customer and employee ratios per ULI.
- The Sunset Room is per ULI for nightclub use with higher weekend rates. Employee parking demand is the sum of club employee (2 shifts at 15 per shift with 9:00 pm overlap plus valet and security parking demand (assumed 15 spaces for valet and security parking starting at 5 pm). Maximum Sunset Room employee related parking demand is 45 spaces at 9:00 pm.
- Pilates is per retail code (1 spaces / 250 s.f.) assumed 2.0 parking rate for employees (compared to 0.4 ULI health club rate), assumes peak of 5 employees (reception, group fitness leader, trainer, manager, and support staff).

See Table A1 below for the base parking demand rates.

- Table A1
- Base Parking Demand Rates

Recommended Parking Ratios					
Spaces required per unit land use					
Land Use	Weekday		Weekend		Unit
	Visitor	Employee	Visitor	Employee	
Retail	3.20	0.80	3.20	0.80	/ksf GLA
Isabella's	12.00	3.00	12.00	3.00	/ksf GLA
The Sunset Room	15.25	0.00	17.50	0.00	/ksf GLA
Pilates	3.20	2.00	3.20	2.00	/ksf GLA

Note: The Sunset Room employee parking based on 30 employees (2 shifts)
+ valet and security starting at 4:00pm.



2. Hourly Parking Demand Profile

Hourly parking demand profiles are based on the ULI Share parking Report, Second Edition, as adjusted below:

- Isabella's assumes a ULI restaurant parking demand profile according to their operating hours: customer parking from 11 am to 10 pm weekdays and 4 pm to 10 pm weekends with employees arriving 1 hour before opening and departing 1 hour after closing.
- The Sunset Room is per ULI for nightclub use with higher weekend rates. Supper club opening hours of 4 pm daily.
- Teague Pilates assumes ULI parking profile and 8 am to 8 pm daily hours. Hours assume full daily usage and maximum class schedule.

See Table A2 for the hourly weekday and weekend parking demand profiles for the Agoura Village. Table 3 provides the hourly parking demand for the patrons and employees of the Agoura Village uses (existing and future).



Table A2
 ULI Time - of - Day Parking Demand Percentages
 Agoura Village Specific Hours

		Time-of-Day Factors for Weekday Demand																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
Isabella's	Customer	0%	0%	0%	0%	0%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	0%	0%	0%
	Employee	0%	0%	0%	0%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	0%
The Sunset Room	Customer											25%	25%	25%	50%	75%	100%	100%	100%	100%
	Employee				5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Pilates	Customer	0%	0%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	0%	0%	0%	
	Employee	0%	0%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	0%	0%	

		Time-of-Day Factors for Weekend Demand																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	Customer	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Isabella's	Customer	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	45%	60%	90%	95%	100%	90%	0%	0%	0%
	Employee	0%	0%	0%	0%	0%	0%	0%	0%	0%	75%	75%	100%	100%	100%	100%	100%	100%	85%	0%
The Sunset Room	Customer											25%	25%	25%	50%	75%	100%	100%	100%	100%
	Employee				5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Pilates	Customer	0%	0%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	0%	0%	0%	
	Employee	0%	0%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	0%	0%	



Table A3
 ULI Time - of - Day Parking Demand Per User
 With The Sunset Room

December																			
Weekday Estimated Peak-Hour Parking Demand																			
	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	-	1	4	8	15	20	24	27	27	27	26	23	22	20	18	14	8	3	-
Employee	1	1	3	5	6	6	7	7	7	7	7	6	6	6	6	5	3	1	-
Isabella's	-	-	-	-	-	10	20	20	17	10	13	20	25	26	26	26	-	-	-
Employee	-	-	-	-	6	6	6	6	6	5	5	7	7	7	7	7	7	6	-
The Sunset Room	-	-	-	-	-	-	-	-	-	-	29	29	29	58	86	115	115	115	115
Employee+valet+security	-	-	-	-	-	-	-	-	-	-	15	30	30	30	45	45	30	30	30
Pilates	-	-	3	5	5	6	4	5	5	5	6	6	7	6	6	-	-	-	-
Employee	-	-	4	4	4	4	4	4	4	4	4	5	5	4	3	1	-	-	-
Customer	-	1	7	13	20	36	48	52	49	42	74	78	83	110	136	155	123	118	115
Employee	1	1	7	9	16	16	17	17	17	16	31	48	48	47	61	58	40	37	30
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Demand	1	2	14	22	36	52	65	69	66	58	105	126	131	157	197	213	163	155	145

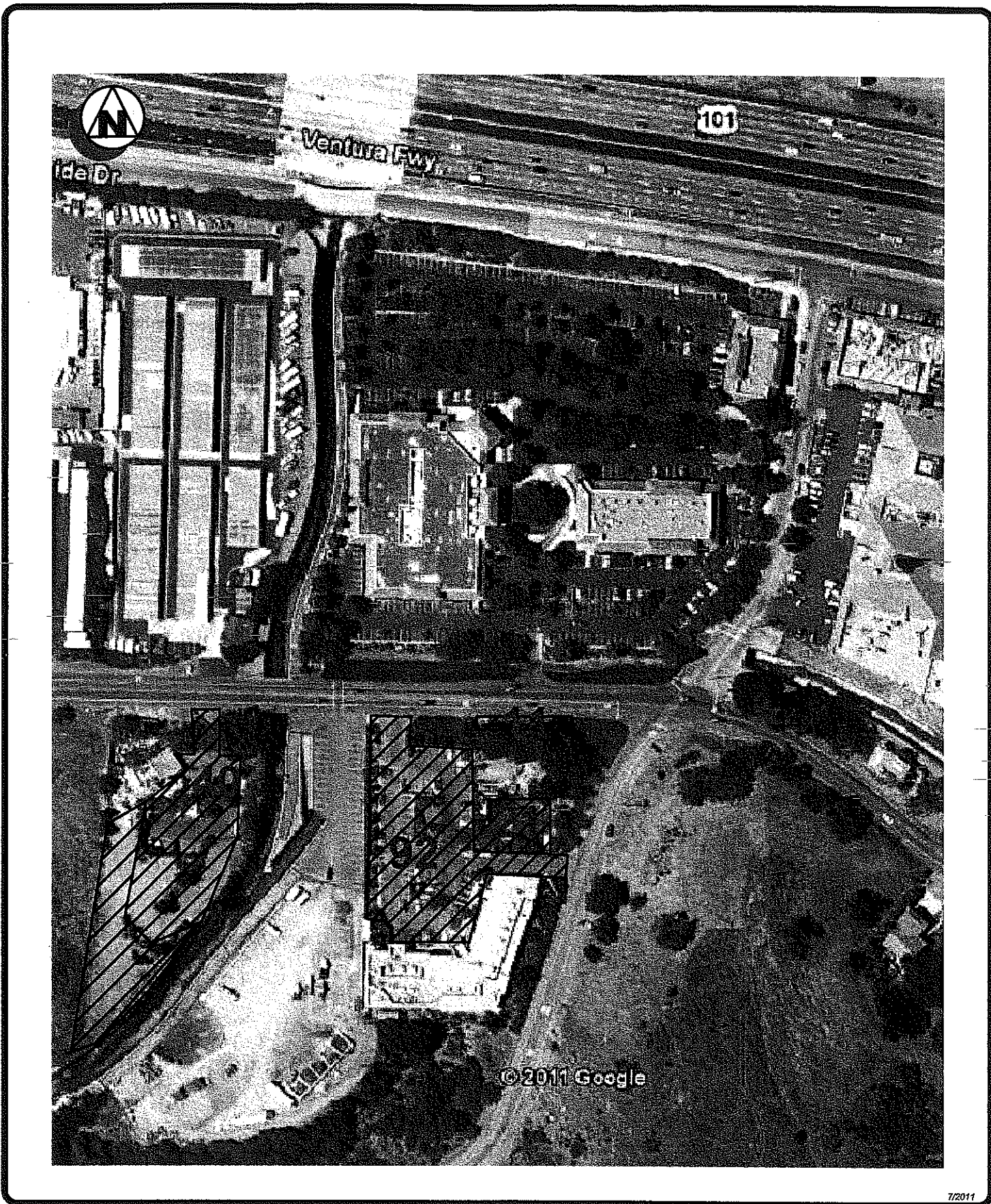
December																			
Weekend Estimated Peak-Hour Parking Demand																			
	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail	-	1	3	9	16	19	23	26	27	27	26	24	22	20	18	14	-	-	-
Employee	1	1	3	5	6	6	7	7	7	7	7	6	6	5	5	4	3	1	-
Isabella's	-	-	-	-	-	-	-	-	-	-	12	16	23	25	26	23	-	-	-
Employee	-	-	-	-	-	-	-	-	-	5	5	7	7	7	7	7	7	6	-
The Sunset Room	-	-	-	-	-	-	-	-	-	-	33	33	33	66	99	132	132	132	132
Employee+valet+security	-	-	-	-	-	-	-	-	-	-	15	30	30	30	45	45	30	30	30
Pilates	-	-	3	4	3	4	4	2	2	2	4	7	7	4	2	-	-	-	-
Employee	-	-	3	3	3	3	3	3	3	3	4	5	5	4	3	1	-	-	-
Customer	-	1	6	13	19	23	27	28	29	29	75	80	85	115	145	169	132	132	132
Employee	1	1	6	8	9	9	10	10	10	15	31	48	48	46	60	57	40	37	30
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Demand	1	2	12	21	28	32	37	38	39	44	106	128	133	161	205	226	172	169	162



Overland Traffic Consultants, Inc.

Existing Parking Lot Usage

Agoura Village Shopping Center
(29020 Agoura Road, Agoura Hills)



7/2011

Agoura Hills Study Area



Overland Traffic Consultants, Inc.

27201 Tourney Road #206, Santa Clarita, CA 91355
(661)799-8423 v, (661)799-8456 f, OTC@overlandtraffic.com

PARKING OCCUPANCY STUDY - RESULTS

CLIENT: OVERLAND TRAFFIC CONSULTANTS, INC.
 PROJECT: AGOURA HILLS
 DATE: FRIDAY, SEPTEMBER 09, 2011
 PERIOD: 06:30 PM TO 11:30 PM

FILE: 1-PARK-FRI

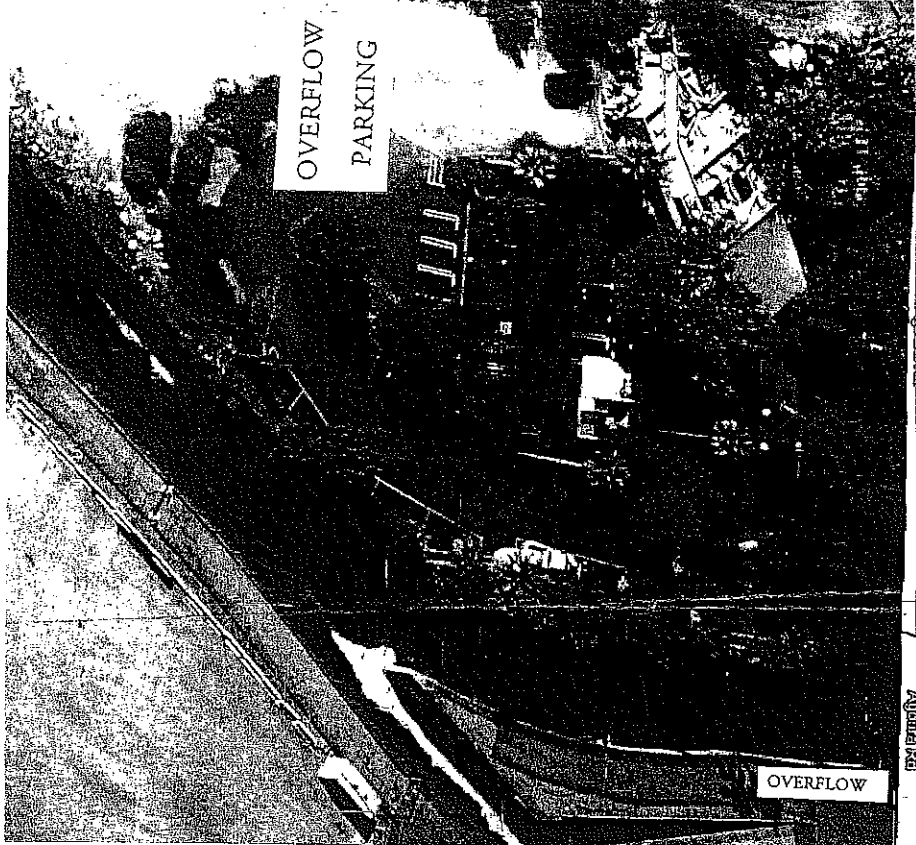
PERIOD:	LOT 92	LOT 21	LOT 30		ON-STREET
	92 SPACES	21 SPACES	30 MARKED SP	10 UNMARKED SP	11 SPACES
06:30-07:30	70	15	7	5	7
07:30-08:30	74	16	12	6	7
08:30-09:30	64	15	15	7	6
09:30-10:30	58	14	20	7	5
10:30-11:30	62	15	CLOSED		4
11:30-12:30	54	14	CLOSED		4

PARKING OCCUPANCY STUDY - RESULTS

CLIENT: OVERLAND TRAFFIC CONSULTANTS, INC.
 PROJECT: AGOURA HILLS
 DATE: SATURDAY, SEPTEMBER 10, 2011
 PERIOD: 06:30 PM TO 11:30 PM

FILE: 1-PARK-SAT

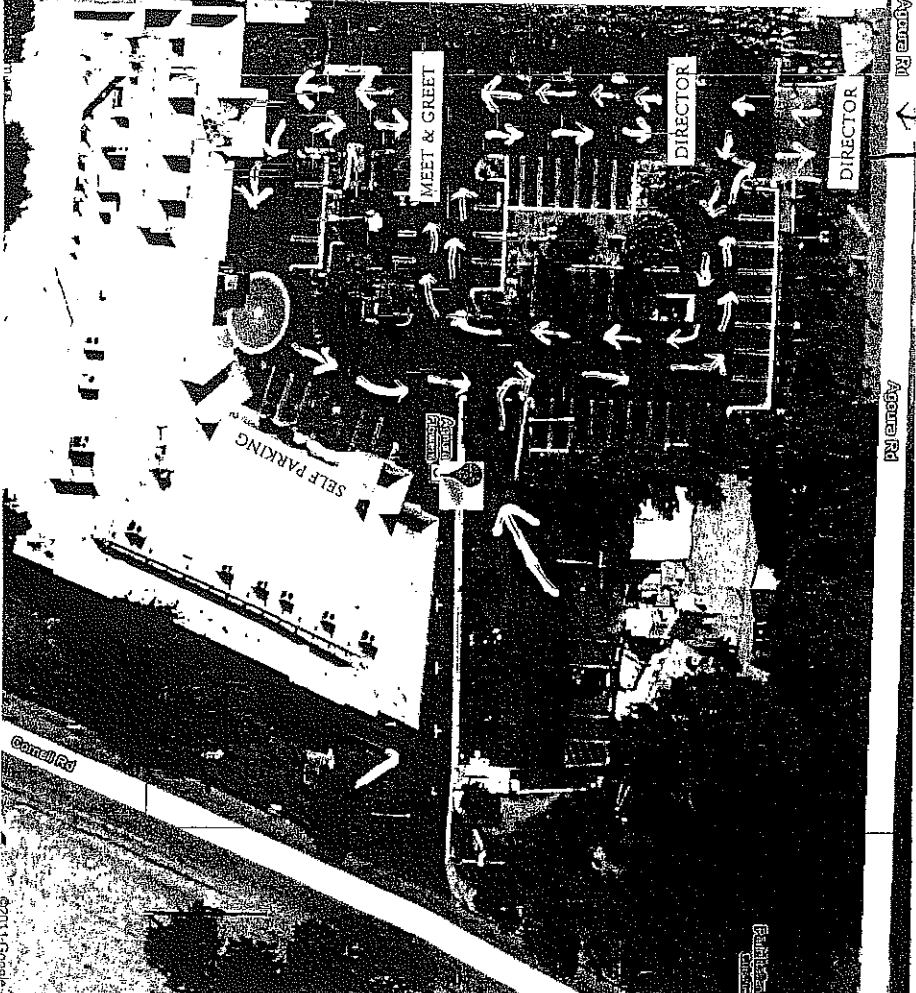
PERIOD:	LOT 92	LOT 21	LOT 30		ON-STREET
	92 SPACES	21 SPACES	30 MARKED SP	10 UNMARKED SP	11 SPACES
06:30-07:30	23	17	15	7	5
07:30-08:30	34	15	22	8	5
08:30-09:30	50	20	20	8	4
09:30-10:30	53	20	CLOSED		4
10:30-11:30	58	20	CLOSED		4
11:30-12:30	57	20	CLOSED		4



OVERFLOW
PARKING

OVERFLOW

PRIVATE PROPERTY



SELF PARKING

MEET & GREET

DIRECTOR

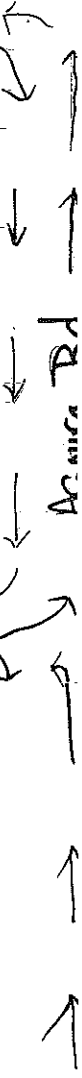
DIRECTOR

Agency

Agency

Agency

Marina Lot



Acacia Rd

Exhibit E

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Security Plan

The Sunset Room Security Outline

I. Number/Utilization of Security Personnel

- For each night *The Sunset Room* is open, we will have on duty 1 security staff member for every 40 patrons.
- We plan to staff 13-15 guards on Friday & Saturday nights.
- All security personnel shall be attired in a manner to readily identify them as such (black suit, radio and head-set with a company lapel pin).
- At the time of last call, one-half of all the security personnel shall be stationed outside the premises to assist and encourage patrons to leave in a safe, calm manner.
- Accordingly-as the-venue continues to empty, more of the security-staff shall filter into the parking lot until all staff is stationed outside and assisting guest's departure.
- Security staff will be positioned throughout the venue indoors and outdoors (see diagram) in a manner as to be able to observe all aspects of the premises.
- Hand-held-counters shall be used by the staff at the entrance at all times to monitor the number of patron's in the building while the venue is open.
- ID-scanners are provided to the staff at all times.
- The designated security staff will be available 30 minutes prior to the agreed-upon shift for de-briefing.
- The security staff is to be in constant communication with a supervisor who will be equipped with video recording capabilities.

II. Control & Clearance of Parking Lot

- Video cameras are mounted to cover the entrance, exits and the entire premises. Camera position has been reviewed by A.S.C. and adjusted as such to cover all areas of both the interior and exterior of the venue and its property. The security video system shall be reviewed and approved by the Los Angeles County Sheriff's Department. Recordings shall be archived for a least 14 calendar days for access by the Sheriff's Department (which is solely in the hands of and controlled by, The Sunset Room Management and its staff).
- Security staff (3 guards) will be designated to patrol the parking lot and adjacent areas during the evening hours until the close of business and until all of the patrons have left the premises.

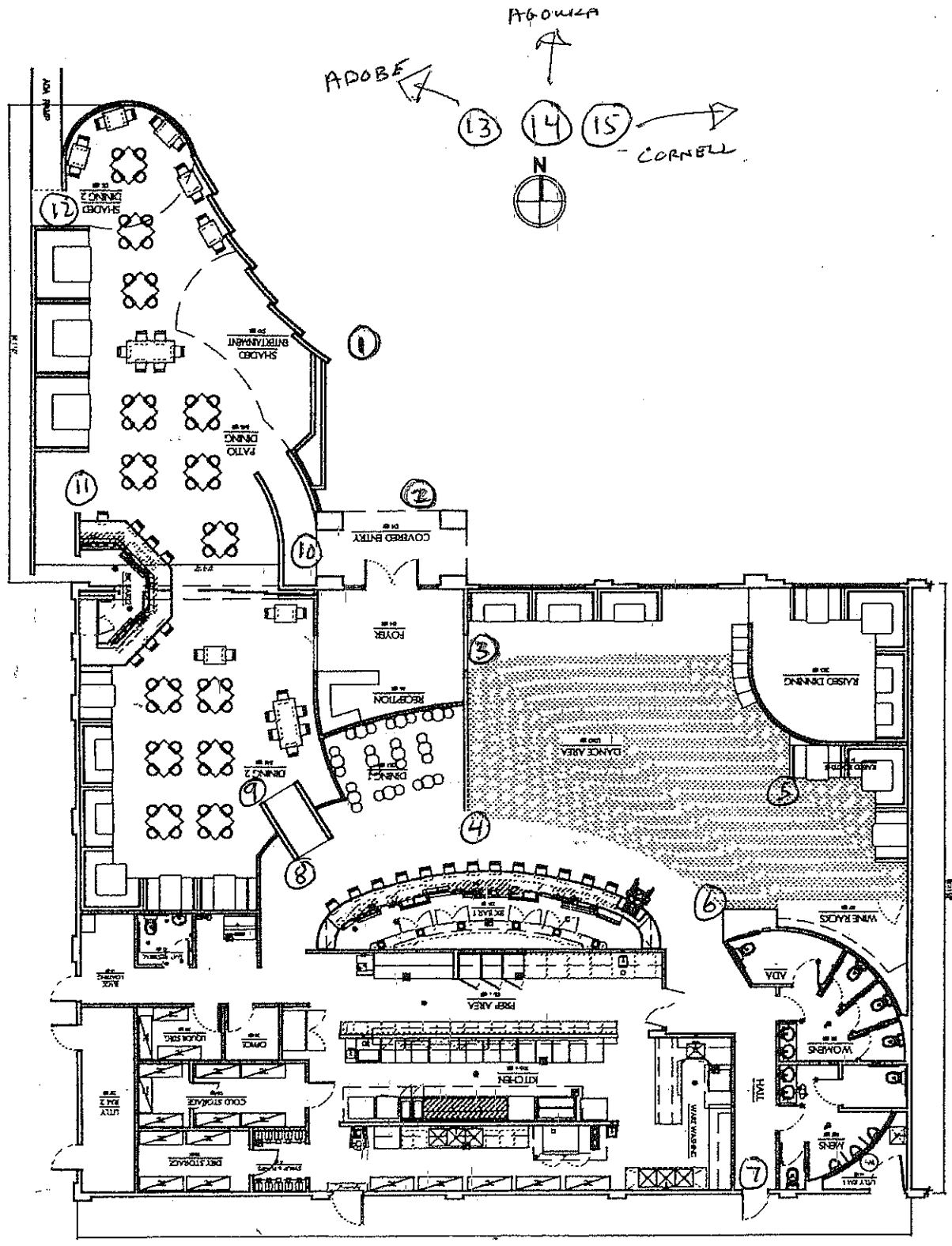
III. The Clientele

- The target/age range for patrons of *The Sunset Room* will be from 25-45 years of age. We will NOT be promoting or sponsoring 21 and under nights as did the previous venue.

- All identification cards used to prove age must be valid (i.e., may not be expired), and must be government-issued. All employees are encouraged to ask purchasers questions relating to their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police.

IV. Control/Supervision of Patrons under 21 (Restaurant)

- During dinner hours minors (under 21) will be allowed in the dining area accompanied by a chaperone. The minors (under 21) will not be welcomed to stay in the venue after they have finished eating.
- Licensee will request proof of age from any customer who appears to be 30 years of age or younger, and will refuse service of alcohol to any customer who cannot produce adequate ID.



ADOBE

AGOWIZA

13 14 15

CORNELL



Exhibit F

CASE NO. 05-CUP-001 Amendment #2

**For the project located at 29020 Agoura Road
Agoura Hills**

Photographs of the Site

CONDITIONAL USE PERMIT AMENDMENT #2
—CASE NO. 05-CUP-001 AMENDT. #2

