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DATE: OCTOBER 5, 2006

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: MONITORING REPORT FOR SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 04-SPR-024, CONDITIONAL USE PERMIT CASE NO. 05-CUP-001, OUTDOOR DINING PERMIT CASE NO. 05-ODP-001 AND VARIANCE REQUEST CASE NO. 05-VAR-001 (CHAPTER 8)

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The Planning Commission, on June 1, and August 3, 2006, reviewed a monitoring report for a new restaurant and dance lounge, Chapter 8, located at 29020 Agoura Road in the Agoura Village Shopping Center. The monitoring report was required as a condition of approval that permitted the restaurant's Live Entertainment Permit (Conditional Use Permit Case No. 05-CUP-001). The approval of any future valet parking service was a condition of the Outdoor Dining Permit Case No. 05-ODP-001.

The history of the operation was discussed in detail in previous staff reports that are attached to this memorandum as a reference. At the June 1, 2006 meeting, the Planning Commission generally indicated that it was in favor of allowing the continued operation of this business. At the June 1, 2006 meeting, the applicant also requested formal reinstatement of the valet parking and the Planning Commission allowed this on a trial basis. At the last meeting, on August 3, 2006, staff presented a monitoring report which included a summary of all incidents reported to the Los Angeles County Sheriff's Department up to that date. The Sheriff's Department also requested that the review period be extended to the end of the summer months in order to provide enough data to report on both the operation of the business and the valet parking.

Based on the Sheriff's Department request, the Planning Commission continued this item to October 5, 2006. Attached to this memorandum is a letter from the Sheriff's Department dated September 20, 2006 with a summary of incidents which occurred between July 2005 and September 2006 for Planning Commission's consideration. A representative of the Sheriff's Department will be in attendance at the October 5, 2006 meeting.

**RECOMMENDATION:**

If the Planning Commission wishes to allow the valet parking to continue, it is recommended that the Planning Commission adopt a motion to approve the valet parking service as proposed for a period of 12 months. In the event that substantive complaints are received by the City during that period, an account of the complaints can be brought back before the Planning Commission for further consideration. A draft resolution is attached for the Planning Commission's review and approval along with the amended ODP Conditions of Approval. The newly approved condition to allow valet parking will supersede Condition #29 attached to Resolution #813.

Attachments

- Draft Resolution and Amended ODP Conditions of Approval
- Exhibit A: Sheriff's Department Letter
- Exhibit B: August 3, 2006 Staff Report
- Exhibit C: August 3, 2006 Approved Minutes
- Exhibit D: June 1, 2006 Staff Report
- Exhibit E: June 1, 2006 Approved Minutes
- Exhibit F: May 19, 2005 Resolutions and Conditions of Approval
- Exhibit G: New Valet Parking Plan