



DATE: AUGUST 3, 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)

On June 1, 2006, the Planning Commission reviewed a monitoring report that was prepared by staff 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).

During the discussion of the monitoring report, the applicant requested that the restaurant/lounge be permitted to reintroduce a valet parking service as supported by surrounding property owners and nearby tenants. The applicant presented a detailed Valet Parking Service Plan to the Planning Commission at the meeting. Upon further discussion and consideration of the options presented by staff, the Commission allowed the applicant to implement a new valet parking service for a 30-day trial period and directed staff to report back on the July 6, 2006 meeting with a progress report on the implementation of the new service.

The Valet Parking Service Plan was submitted to the City Traffic Engineer for review after it was implemented. The City Traffic Engineer recommended minor changes to the proposed on-site signage but was generally agreeable to allow the plan on a trial basis. Since the implementation of the plan did not occur until June 8, 2006, staff requested additional time to monitor the new valet parking service in order to report to the Planning Commission with sufficient data. On July 6, 2006, the Planning Commission continued the discussion to August 3, 2006 to allow additional time to monitor the new valet parking and give an opportunity to the applicant to resolve any outstanding issues.

This report is one of three reports that have analyzed the impacts of the new restaurant/lounge since its opening day, on July 9, 2005. The result of several parking studies, operational changes and numerous meetings between staff and the applicant have been incorporated in the analyses over a year's time in an attempt to maximize the public health and safety and minimize cost to the City.

Since the reinstatement of the valet parking, the applicant reports improvements on the parking of vehicles and circulation in and out of the site with no incident. The new valet parking service provider has implemented a valet parking plan that incorporates two patterns of circulation during the evening, additional off-site storage, additional signage, additional valet parking staff, and continued use of security staff inside and outside of the restaurant.

Staff observed the valet parking operation on two occasions (on a Thursday night and a Friday night) and found that the service seemed to respond to the customers demand efficiently and the dispersal of the cars in the late hours occurred very quickly and without stacking on Agoura or Cornell Roads. Nonetheless, staff solicited comments from the Sheriff's Department to evaluate if a Valet Parking Service would have a direct impact on the public safety and/or would require an increase for calls for service. The Sheriff's Department reported the frequency of calls for service over the course of one year since the opening of the business and more recently over a period of one month during which the new valet parking service was implemented. The summary of incidents is as follows:

- Since July 9, 2005, there have been approximately 61 calls for service (5 calls per month).
- During the period in which Chapter 8 did not have valet service, there were approximately 4 calls for service (2 calls per month).
- Once the valet was reinitiated, Chapter 8 received approximately 7 calls for service (7 calls per month). The calls consisted of incidents regarding lost property, fights, and alcohol related issues.

It appeared that during the first year of operation, the inefficient management of the on-site parking was the cause of most of the calls to the Sheriff Department. The minority of calls dealt with damage to property or intoxication. Additional parking studies, the implementation of a new valet parking service and additional off-site parking storage seemed to have reversed the pattern of calls thus far. The Sheriff Department however, is requesting, in a letter attached to this report, that a longer period of time be considered before reporting on the efficacy of the new Valet Parking Service. The period of the summer was suggested. Based on the Sheriff's recommendation, staff supports extending the monitoring period to the end of the summer and working with the applicant to reduce the amount of intervention calls.

RECOMMENDATION:

It is recommended that the Planning Commission give direction to staff to continue monitoring and return with an updated report in late September or early October.

Attachments

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