

CONDITIONS OF APPROVAL (Case No. 06-CUP-002)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformance to the approved labeled exhibits: Site Plan and Floor Plan as reviewed and approved by the Planning Commission on May 18, 2006.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. 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.
6. 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 applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. 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 Permit or on the approved Site Plan.
8. No occupancy shall be granted for any building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless this permit is used within two (2) years from the date of City approval, Case No. 06-CUP-002 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

SPECIAL CONDITIONS

10. The live entertainment area is limited to 600 square feet area inside the cafe as delineated in the Floor Plan submitted to the Planning Commission on May 18, 2006.

11. The live entertainment shall be limited to poetry reading, acoustic guitar, art show and other gatherings not requiring music. Live entertainment is allowed during the following hours: 8:00 p.m. to 10:00 p.m. on Wednesday nights and from 8:30 p.m. to 11:00 p.m. on Friday nights and Saturday nights and on Saturday mornings from 10:00 a.m. to 1:00 p.m. on Saturday mornings and 8:30 p.m. to 11:00 p.m. on Saturday nights.
12. No additional exterior lighting or exterior amplified music is permitted as part of this application.
13. No signage is approved as part of this application.
14. Outdoor entertainment is prohibited under this application.
15. Pool/billiard tables are prohibited under this application.
16. The applicant shall clean the area outside of the tenant space every night upon the close of business.
17. The entry and rear doors shall be closed during the time of live entertainment.
18. The applicant shall obtain an Entertainment Permit from the Los Angeles County Business License Commission, and shall obtain approval of the performance location within the restaurant from the Los Angeles County Fire District. Proof of approval shall be submitted to the Department of Planning and Community Development prior to the start of live entertainment.
19. The applicant shall update his annual City of Agoura Hills Business Registration and provide a description of all activities conducted in the tenant space.
20. If complaints are received regarding excessive noise, loitering and parking/traffic safety issues and the like associated with the live entertainment use, the Planning Commission may initiate a public hearing to reconsider the Conditional Use Permit.
21. A monitoring report on the applicant's compliance with the conditions of approval shall be reviewed by the Planning Commission six (6) months after (or shortly thereafter) the business is operational. Upon review of the report, the Planning Commission may require a public hearing be held to reconsider the entitlement. Based on the criteria established by the Agoura Hills Municipal Code, the Planning Commission may also consider revocation, or new or revised conditions of approval may be placed if deemed necessary by the Commission.

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