

January 17, 2006

Ms. Deirdre Wallace
The Ambrose Group
1255 20th Street
Santa Monica, California 90404

Reference: Proposed Hotel at Abbot Kinney Avenue and Brooks Avenue in Venice, California

Please be advised that the Grass Roots Venice Neighborhood Council's Board of Officers approves your proposed project with the following conditions:

1. Allow a maximum 45' Maximum Height to cover no more than 48% of the site.
2. Retain a 1-story building for 52% of the site as the Street Frontage.
3. Require an Public Art Component, utilizing a Venice Artist, whose installation will be submitted to the Land Use Planning Committee and approved by the Grass Roots Venice Neighborhood Council Board of Officers.
4. Require a Mitigation Monitor to oversee the project, these conditions and LEED Approval Process.
5. Require the corner radius of Brooks Ave and Abbot Kinney Boulevard be reduced radius to slow traffic.
6. Require a Traffic & Parking Study
7. Require that some of site electric power be from a solar energy cell source.

8. Require the Design team to bring the final design development to the Land Use Planning Committee for review prior to any final City Planning Approvals.

Thank you very much for bringing your project forward for review. We are looking forward to working with you.

Sincerely,

DeDe Audet, President
Grass Roots Venice Neighborhood Council