

**REVISED
May 20, 2008**

**Best Western Marina Pacific Hotel
1697 Pacific Avenue
Venice**

Application for Conditional Use/Alcohol (CUB); Specific Plan Exception; Coastal Development Permit; Zone Variance; and Project Permit

Project Description:

Upgrading of alcohol license at existing 122-room hotel and ground floor café with patio dining from beer and wine to full line alcoholic beverages; addition of alcohol service areas in existing guest rooms (room service and mini bars), meeting room, and 1,700 square foot roof deck. No new construction or expansion of existing building will occur.

Actions Requested:

- 1) Conditional Use Permit/Beverage to allow upgrading of existing beer and wine license to a full line of alcoholic beverages for an existing 122 room hotel with ground floor café and outdoor dining in the C2-1 Zone in the Venice Specific Plan Area, and to allow addition of alcohol service areas in existing guest rooms (room service and minibars), meeting room, and on 1,700 square foot roof deck. Hours of operation from 6:00 a.m. to 1:00 a.m., Sunday through Thursday and 7 a.m. to 1:30 a.m. Friday and Saturday.
- 2) Exception from Section 13.D, Ordinance #175,963 (Venice Specific Plan) to allow a 1,700 square foot food and beverage service area on the roof deck of the hotel to provide zero (0) additional parking spaces in lieu of the required seventeen (17) parking spaces, said roof deck area to utilize hotel's existing 92 required spaces and 16 valet-assisted aisle spaces.
- 3) Project Permit Compliance Review for the proposed upgrading of alcohol service and additional service areas.
- 4) Coastal Development Permit for the proposed upgrading of alcohol service and additional service areas.
- 5) Zone Variance from the requirements of LAMC Section 12.14.A.1.(a)10 and 12.14.A.1.(b)(3) to use the existing roof top deck and portions of existing patio dining areas in the hotel's front yard to serve full line alcoholic beverages and food to hotel guests and visitors.