



**Best Western
Marina Pacific Hotel & Suites LLC**

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ACOUSTICAL ANALYSIS

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08/143



GORDON BRICKEN & ASSOCIATES

ACOUSTICAL and ENERGY ENGINEERS

April 15, 2008

A C O U S T I C A L A N A L Y S I S

M A R I N A P A C I F I C H O T E L

R O O F T O P D E C K A C T I V I T I E S

C I T Y O F L O S A N G E L E S

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S U M M A R Y

This analysis has been completed to determine the exterior noise exposure and the necessary mitigation measures for the proposed rooftop deck activities at the Marina Pacific Hotel.

The study found that the project will comply with the limits of the City's Noise Ordinance.

There are some steps that should be taken to avoid conditions that might alter the assumptions about patron circumstances, which are as follows:

1. The occupancy of the deck shall not exceed 98 persons.
2. There shall be no television screens or television equipment.
3. There shall be no paging system.
4. Low volume music (60 dBA at 3 feet or less) is permissible provided speakers are positioned opposite, or within each module.
5. Live band performances are not permitted. Single performers using non-amplified instruments are exempted.

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1.0 INTRODUCTION

This report presents the results of a noise impact study of the proposed rooftop deck activities at the Marina Pacific Hotel in the Venice section of the City of Los Angeles. The report contains a discussion of the expected exterior community noise environment and the recommendations for control of noise are included.

A vicinity map showing the general location of the construction site is presented on Exhibit 1 -- Site Location Map. Exhibit 2 shows the plan for the use of the rooftop space. The proposal is to construct a series of booths on the north and south sides of the building on the west half of the roof. The maximum patron occupancy would be 98 divided into eight seating modules.

The area around the project is a mix of residential and commercial uses with the exception of the west side. The project is bordered on the north by Windward Court (basically an alley), on the east by Pacific Avenue, on the south by 17th Avenue, and on the west by Speedway (another alley). Beyond Windward Court to the north exists various commercial and retail businesses plus a few residential uses such as apartments and hostels. Beyond Pacific Avenue to the east is Venice Way, a short frontage road with parking, a commercial use with parking and residential uses further east. A parking lot, commercial buildings and apartments are beyond 17th Avenue to the south. A parking lot and commercial retail buildings are beyond Speedway to the west.

2.0 APPLICABLE NOISE CRITERIA

The project is subject to the provisions of the Municipal Code, Chapter XI, Noise Regulation. The operative section is Table I, which lists the minimum ambient noise level also called the Presumed Ambient Noise Level. The criteria are given in Table 1 on the following page.

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TABLE 1
CITY NOISE ORDINANCE LIMITS (1)

<u>ZONE</u>	<u>TIME OF DAY</u>	<u>15 MINUTE AVERAGE SOUND LEVEL</u>
1. A1, A2, RA, RE, RS, RW1, RW2, R1, R2, R3 R4, and R5.	7 A.M. to 10 P.M.	50
	10 P.M. to 7 A.M.	40
2. P, PB, CR, C1, C1.5, C2, C4, C5 and CM	7 A.M. to 10 P.M.	60
	10 P.M. to 7 A.M.	55
3. M1, MR1, and MR2	7 A.M. to 10 P.M.	65
	10 P.M. to 7 A.M.	65
4. M2 and -M3	Anytime	70

- (1) a. If the actual ambient is less than the values listed in Table 1, the values shall be deemed to be the minimum ambient noise level.
- b. If the ambient exceeds the applicable noise limit above, the allowable noise limit shall be the ambient level.
- c. The sound limit at the boundary of two zoning districts is the arithmetic mean of the respective limits for the two districts.

The nearby area is a mix of commercial uses, professional uses, hotels and some residences. This mix of uses means that either the commercial use noise limits or the arithmetic mean of the commercial and residential noise limits will apply to the project under study.

The Noise Regulations add a provision that allows for higher noise limits when the noise source durations are less than 15 minutes. However, this study will assume that all noise source durations will be at least 15 minutes.

3.0 AMBIENT NOISE LEVELS

Ambient noise measurements were conducted for a period of 24 hours on the project site. The measurement meters were positioned on the edge of the hotel rooftop near the middle of the north and south sides of the building exterior. The measurements were conducted using Larson-Davis, Model 700, Sound Level Meters set at 15 minute intervals. The measurements were conducted from 4:00 P.M. on Thursday, March 13, 2008 to 4:00 P.M. Friday, March 14, 2008. The printouts of these measurements are contained in Appendices 1 and 2. The printout provides a summary at each 15 minute interval of the average noise level. Therefore,

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using that data, it is possible to construct graphs showing the average noise levels. These graphs are shown on Exhibits 3 and 4.

The graphs indicate that the ambient levels tend to be higher than the Residential Zone noise limits of Table 1 most of the time, and higher than the Commercial Zone noise limits a large portion of the 24 hour period. The measurement results show that the nearby residential uses are already impacted by high ambient noise levels.

A different presentation is shown on Exhibits 5 and 6. These were measurements taken with a Ono Sokki, Model LA1250, Sound Level Meter and a Bruel and Kjaer, Model 2217, Portable Strip Chart recorder. Exhibit 5 is the measurement taken on the north side. It shows a fairly constant sound level in the 55 dBA to 60 dBA range with an average of 58.5 dBA. Exhibit 6 is the measurement taken on the south side. It shows a somewhat greater noise level variation with an average of 62.2 dBA.

4.0 POTENTIAL PROJECT NOISE LEVELS

The project plans depict four table groups with seating for 24 or 25 patrons. Total occupancy is 98.

Some of the potential noise sources likely to occur from the project will be patron voices, amplified music and service oriented sounds such as clinking dishes and glasses. Of these, amplified music is the easiest to control by simply setting the volume below that of the more dominant noise sources. The clinking of dishes and glasses would be intermittent and not likely to affect the overall average noise level. If such service oriented noise ever became continuous over the 15 minute compliance duration, patrons would become highly annoyed and simply leave. Field measurements of other similar establishments have clearly shown that the dominant noise source will be patron voices.

There are several ways to approach the determination of the noise produced by the people on the deck. One way is to assume that all 98 chairs are occupied. Half of the people are considered to be talking to the other half and the speakers are all male. When that is occurring, a single male person will produce a level of 59 dBA at three feet which would be the distance to the listener. On the deck, a person will tend to hear the noise of the five closest persons as well as the person speaking from across the table. While the seating modules are distributed along the north and south edges of the deck, at a distance of over 250 feet from the deck, they would be perceived as being one source. The effective total noise of 25 people talking would be equivalent to a level of 73 dBA at three feet. The level at any distance from the deck would be determined in this instance by the following formula:

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$$NL = 73 - 20 \times \log D1/3 \quad (1)$$

where D1 is the distance from the deck.

A noise model was established that combines the levels of all four modules. Since the modules will be set back from the actual edge of the roof and the deck is well above the ground, the edges of the deck will provide some noise reduction to the exterior areas of the nearby uses at ground level. The results of the noise model are plotted in a set of noise contours on Exhibit 7.

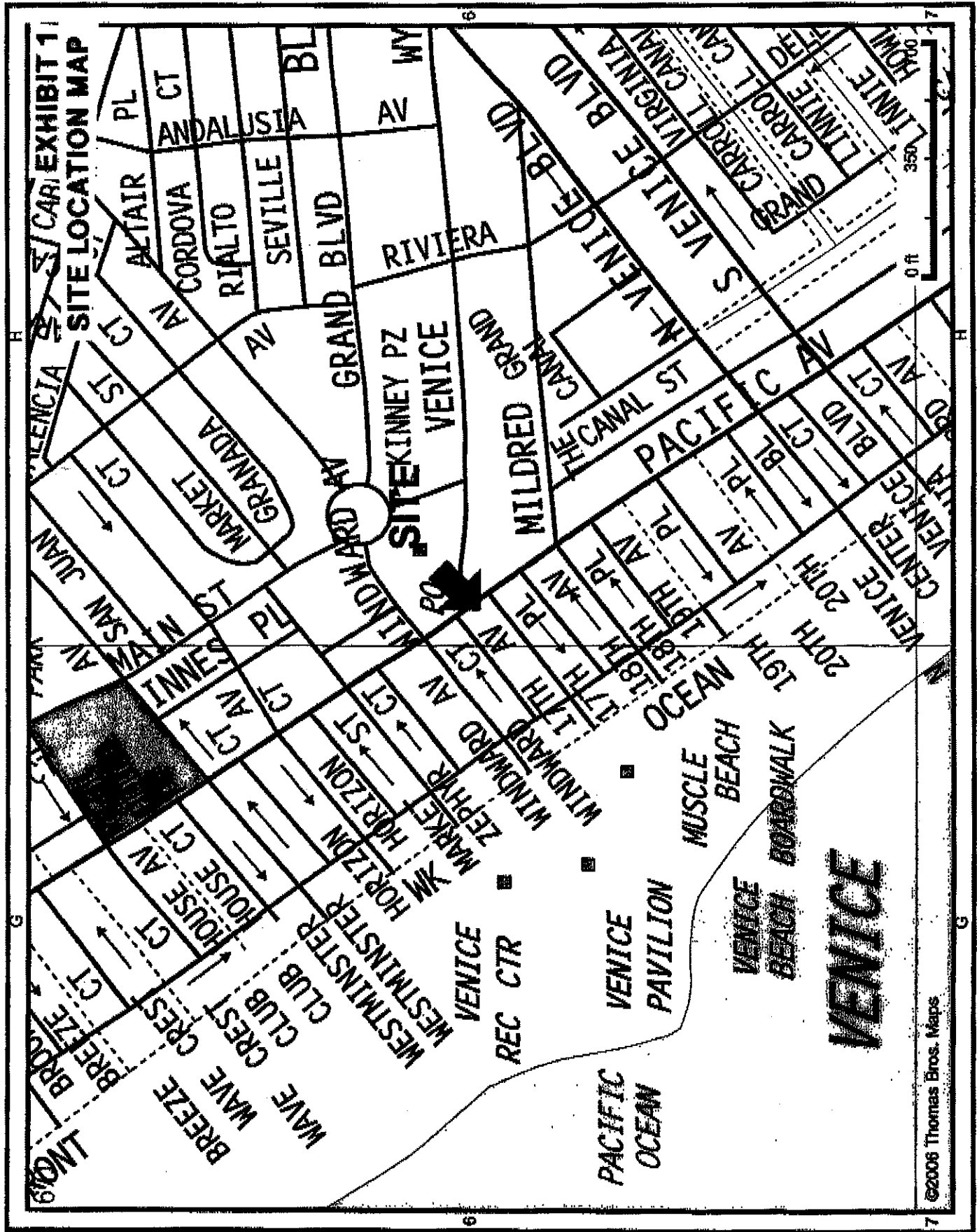
5.0 IMPACT ANALYSIS

The noise level contours are shown on Exhibit 7. The project's noise levels will range from an average 40 dBA to an average 45 dBA. The contours show that the project's noise levels will not exceed the allowed commercial or residential noise limits in the day or night periods, nor will they exceed the existing ambient noise levels. Thus, the project's noise will not impact the surrounding land uses.

6.0 MITIGATION REQUIREMENTS

There are some steps that should be taken to avoid conditions that might alter the assumptions about patron circumstances, which are as follows:

1. The occupancy of the deck shall not exceed 98 people.
2. There shall be no television screens or television equipment.
3. There shall be no paging system.
4. Low volume music (60 dBA at 3 feet or less) is permissible provided the speakers are positioned opposite, or within each module.
5. Live band performances are not permitted. Single performers using non-amplified instruments are exempted.



©2006 Thomas Bros. Maps

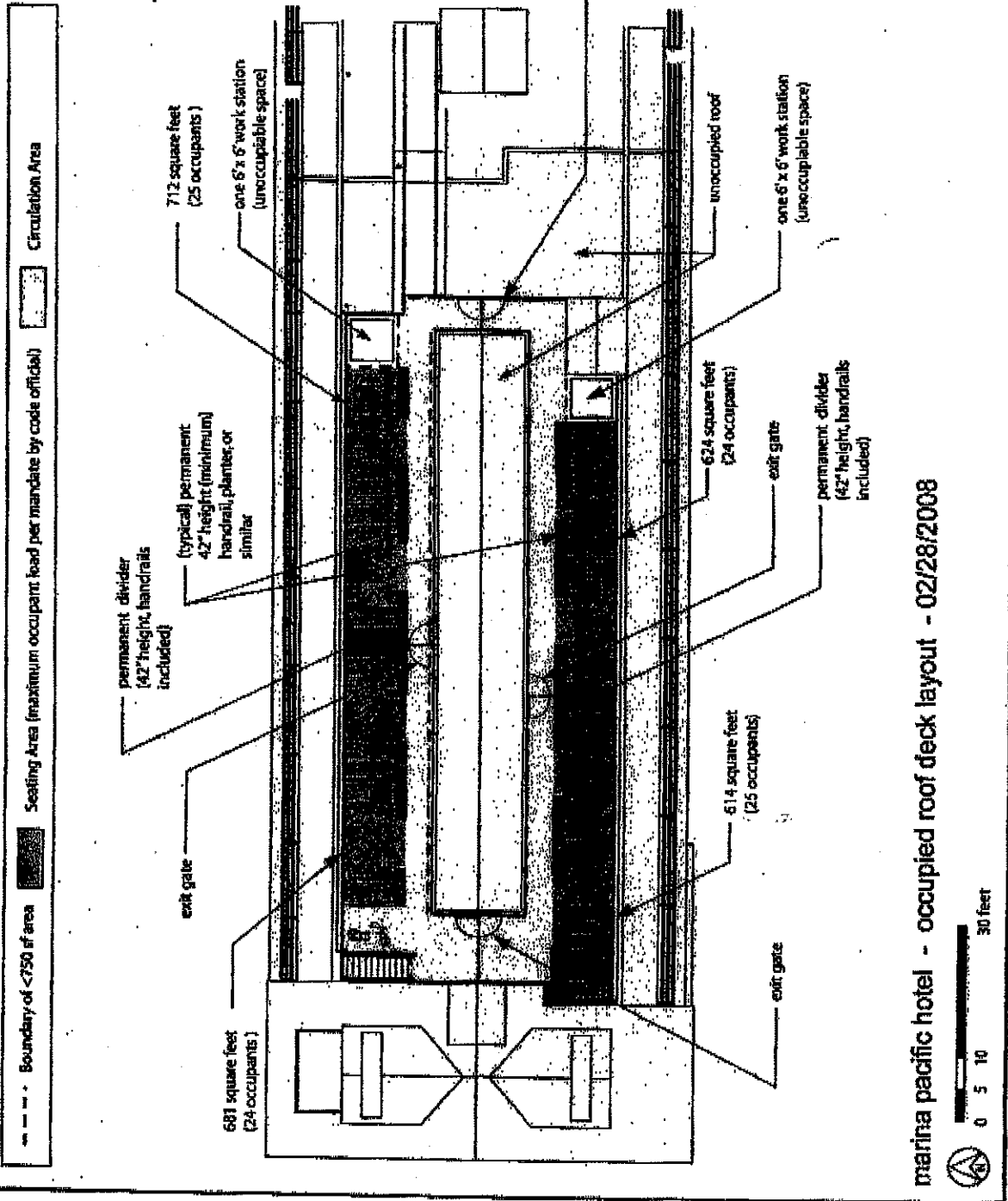
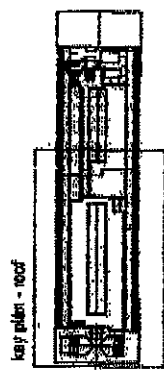
SITE: 1697 Pacific Av, Los Angeles, CA 90291, 671 - H6

EXHIBIT 2 LAYOUT PLAN

1. The layout of movable furniture (including chairs, tables and deck chairs) within the seating areas is speculative. These movable elements will not be arranged in such a way that they interfere with egress or the division strategy for the roof deck.
2. The layout of planters, exit gates, permanent dividers and 6' x 6' work stations is fixed.
3. Where indicated exit gates will create a clear physical boundary to separate the deck into areas of less than 750 sqft. Exit gates will meet requirements for inclusion in a required means of egress and swing open in both directions.

APPROVED
LOS ANGELES FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
BY: [Signature]
2/19/08

1. AREAS SHALL NOT EXCEED 750 SF ALC EACH DEFINED SPACE.
2. EXIT REQUIREMENTS SHALL BE MAINTAINED UNOCCUPIED.
3. MAXIMUM ALLOWED OCCUPANT LOADS ARE AS INDICATED ON PLANS.



marina pacific hotel - occupied roof deck layout - 02/28/2008

EXHIBIT 3

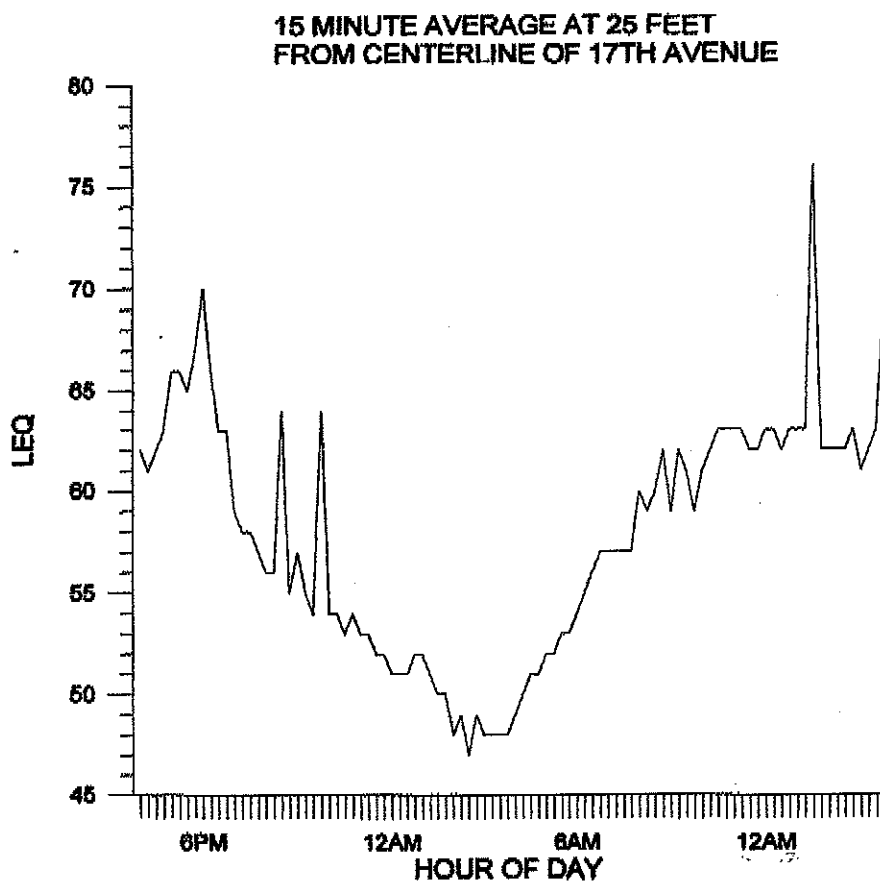


EXHIBIT 4

15 MINUTE AVERAGE AT 25 FEET
FROM CENTERLINE OF WINDWARD COURT

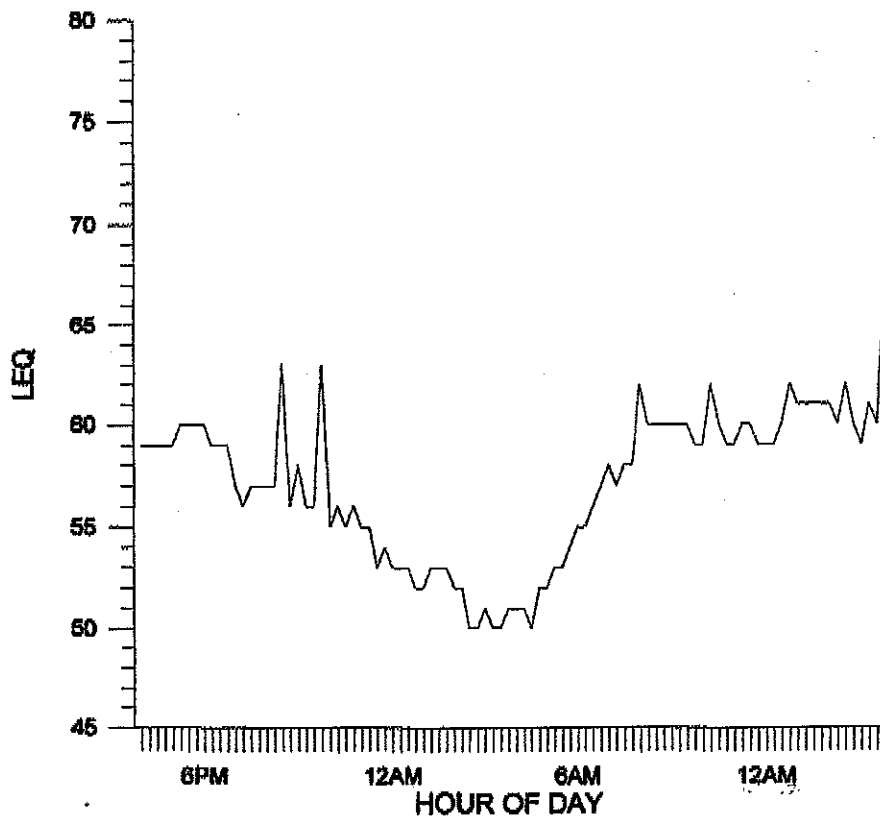


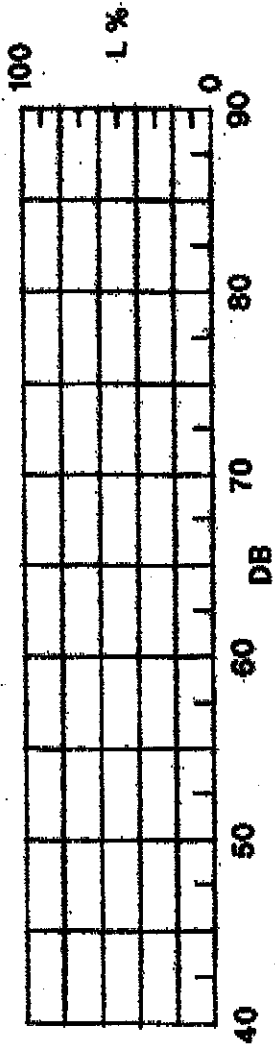
EXHIBIT 5

DATE 3/14/08

CHART SPEED .3mm

SCALE A

LOCATION 17TH AVE S/O HOTEL

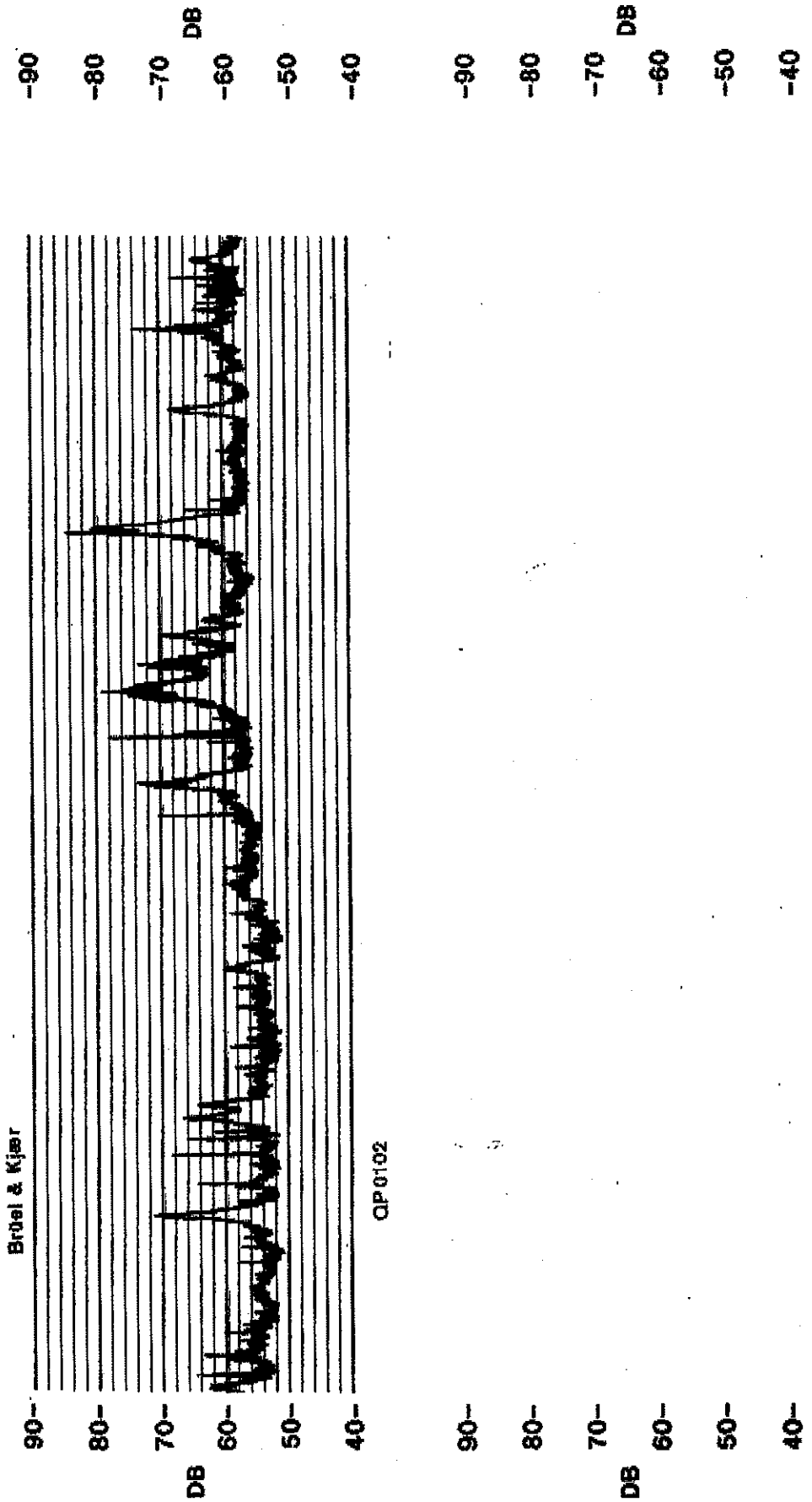
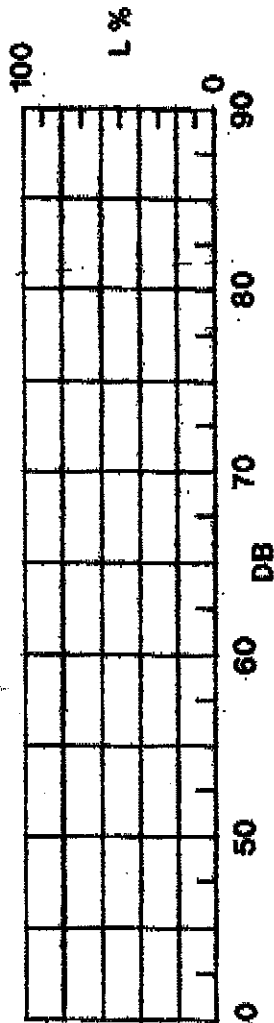


Brüel & Kjær



EXHIBIT 6

DATE 3/14/08
 CHART SPEED .3mm
 SCALE A
 LOCATION WINDWARD AVE N/O HOTEL



**EXHIBIT 7
NOISE CONTOURS**



APPROXIMATE SCALE: 1" = 120'