

**PROPOSED CONDITIONS OF APPROVAL**

**BEST WESTERN MARINA PACIFIC HOTEL**  
**1697 Pacific Avenue**  
**Venice**

1. The use and development of the property shall be in substantial conformance with the plot plan and seating plans submitted with the application and marked Exhibit "A," except as may be revised as a result of this action. The location of the fixed planters and dividers to maintain four separate seating areas as shown on Exhibit "A" shall be maintained at all times
2. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, including the nearby residential area, and the right is reserved to the City Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupancy of adjacent properties.
3. The applicant will provide a community liaison with a phone number to be answered during all operating hours to address any neighbor concerns. The community liaison will keep a log of all complaints received from an individual willing to leave their name and address, including the nature of the complaint and the response to and resolution of the complaint.
4. No amplified live entertainment shall be permitted on the roof deck. Non amplified entertainment may be permitted, provided that, after 8 p.m. seven days a week, live entertainment on the roof deck shall be limited to a single non-amplified performer with a single non-amplified instrument. No piano shall be permitted on the roof deck.
5. Amplified music on the roof deck or outdoor patios is limited to low level background music with a maximum volume of 60 dBA at 3 feet or less. Speakers shall be installed as recommended by the applicant's acoustical consultant to minimize off site noise impacts.
6. There shall be no paging system on the roof deck or outdoor patio area.
7. There shall be no television screens, television equipment or monitors on the roof deck.
8. No dancing shall be permitted on the roof deck or outdoor patios.
9. No juke box, video games or arcade games shall be permitted on the roof deck or outdoor patios.

10. Total occupancy on the roof deck shall not exceed 98 persons. Seating in the ground floor café shall not exceed 35 persons and seating on the ground floor patios shall not exceed 40 persons.
11. Hours of operation and alcohol service shall not exceed the following:
  - a. Café: 6 a.m. to 1 a.m., Sunday through Thursday; 6 a.m. to 1:30 a.m. Friday and Saturday.
  - b. Roof deck: Winter Hours (October-April):  
7 a.m. to 11:30 p.m. Sunday through Thursday; 7 a.m. to 12:30 a.m. Friday and Saturday;  
Summer Hours (May- September)  
7 a.m. to 12 midnight Sunday through Thursday; 7 a.m. to 1 a.m. Friday and Saturday.
  - c. Meeting room: 6 a.m. to 1 a.m., Sunday through Thursday (intermittent); 6 a.m. to 1:30 a.m. Friday and Saturday (intermittent).
  - d. Room service and mini bars: 24 hours or as permitted by state license.
12. Within nine months of the effective date of this action, all employees involved with the sale of alcoholic beverages who have not received such training within the past year, shall enroll in the Los Angeles Police Dept. "Standardized Training for Alcohol Retailers (STAR)". Upon completion of such training, the applicant shall request the Police Dept. to issue a letter identifying which employees completed the training and shall transmit a copy of the letter to the Planning Dept. as evidence of compliance. All new staff shall be required to complete this training within three months of hire date.
13. There shall be no exterior advertising of any kind or type, including advertising directly to the exterior of the hotel from within, promoting or indicating the availability of alcoholic beverages.
14. No "Happy Hour" or reduced price drinks shall be permitted.
15. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licenses shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensee's business. Said records shall be kept on a quarterly basis and shall be made available to the City upon demand.
16. No off-site sales of alcohol shall be permitted. Patrons shall not be permitted to consume alcohol on any adjacent property under the control of the applicant, including the driveway and sidewalk areas adjoining the hotel.

17. The hotel kitchen shall be open and a food menu shall be available for purchase at all times that alcohol is served.
18. Valet attendant parking shall be provided during all operating hours.
19. Recycling Program: The hotel shall operate and maintain a recycling program for all food and beverage containers. The hotel shall minimize the use of disposable containers for food and beverage items.
20. Plan Approval Review: This approval shall be subject to review as follows:
  - a. One year from the start of food and beverage service on the roof deck the applicant shall file a complete application for a "Plan Approval" with the City of Los Angeles, accompanied by the payment of appropriate fees and submission of 500 foot owner/occupant notification materials at the Planning Department public counter.
  - b. The Plan Approval review shall focus on the adequacy of the parking being provided, the adequacy of valet service, and neighborhood impacts from food and alcohol service on the roof deck including noise and traffic impacts.
  - c. Based on the Plan Approval application and other input received from the community, the Zoning Administrator shall have the right to hold an additional public hearing on the Plan Approval and to impose additional corrective conditions, including further restrictions on the occupancy of the roof deck or the hours of food and beverage service, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupancy of adjacent properties.
  - d. Prior to the submission of the plan approval application with the City, the applicant shall:
    - i. Hold one neighborhood open house noticed to owners/occupants within 500 feet of the property and the Venice Neighborhood Council Land Use and Planning Committee representative at which operations of the roof deck can be reviewed and noise, parking and traffic complaints can be heard and resolved; and
    - ii. Provide minutes and summaries of such neighborhood meeting to the City as part of the applicant's Plan Approval application.
  - e. This plan approval requirement shall supersede the plan approval required for the property pursuant to APC 2001-5955 SPE, ZV, CU, CDP, SPP effective November 13, 2002.

21. Bicycle parking: The hotel shall provide a validated bicycle check service for all hotel guests and café patrons.