

1629 Griffith Park Boulevard
Draft Volunteered Conditions
May 7th, 2013

Volunteered Conditions *red Text denotes new or altered condition

Standard City Conditions

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied within in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the 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 occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
5. The premises shall maintain a bona-fide eating place, in conformance with section 23038 of the California Business and Professions Code, with an operational kitchen, which complies with the definition in Section 91.0403 of the Los Angeles Municipal Code, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.
6. Any music, sound or noise emitted under the control of the applicant shall not constitute a violation of Section 116.01 of the LAMC. Amplified music and/or live entertainment shall not be audible beyond that part of the structure which is under the control of the applicant. All outside personnel associated with music performances both amplified and acoustical shall be apprised of the City's noise regulations and required to comply. The applicant shall implement the Sound Mitigation Plan submitted with the application by VSA and Associates, Inc. As detailed in the Plan, doors shall be provided with sound seals, vestibules shall be provided with sound absorptive ceilings, ceilings of the main lounge and restaurant shall be provided with sound / acoustic material and sound absorption material shall be placed on the walls of the main lounge. A copy of a sound transmission mitigation report shall be given to the Department of City Planning's Construction Services Center for their sign off on conditions as well as to the Department of Building and Safety for their approval of the building permit.
7. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Valet service(s) used by Petitioner(s).
8. The grant shall have a term of five years after which the grant entitlement shall become null and void and the applicant shall file for, and win approval of a new grant from the office of Zoning Administration for all entitlements contained herein.
9. If at any time during the period of this grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighborhood properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the

conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

10. Any future operator of the subject establishment must file a new Plan Approval in conformance with LAMC 12.24-W,1 to allow the appropriate governing bodies to review the “mode and Character” of the usage.

Operations

11. **The main lobby shall only be open from 5:00am to 12:00am daily.**
12. The hotel shall operate and provide support 24 hours per day, 7 days per week for all hotel guests.
13. Hours of Operation
 - a. **The Restaurant/Lounge** will operate and have food and alcohol sales from 8:00am-11:00pm (Sunday-Wednesday) and 8:00am-1:00am (Thursday-Saturday).
 - b. **The Outdoor Pool** will operate from 8:00am-10:00pm daily. Pool areas will be limited to guests only.
 - c. The **Rooftop Patio** will open 8:00am-10:00pm daily. There will be **no** fixed bar. Rooftop patio areas will be limited to guests only.
14. Occupancy of areas open to non-hotel guests shall be limited to:
 - a. **Main Restaurant / Lounge** shall not offer more than 99 seats nor host more than 125 people
 - b. **Choir Lounge** shall not offer more than 35 seats nor host more than 35 people.
15. Delivery, trash pickups and disposal of restaurant waste, including the disposal of bottles, shall occur only between the hours of 8 a.m. and 10 p.m. Monday through Friday, and between the hours of 9 a.m. and 10 p.m. Saturday and Sunday.
16. There shall be no exterior advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages, except that the restaurant may post a menu.
17. A sign shall be posted on site containing a telephone number and the name of a person to be contacted in the event that the operation of the establishment is causing concerns or problems in the neighborhood resulting from the subject use. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the center, including any of its establishments, or violations of the permit. A logging of such complaints will be secured by management. Complaints will be available (upon written request) to local community members for review.
18. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.
19. No pay phone will be maintained on the exterior of the premise.
20. Vicinity business maps shall be provided by the operator to promote the use of local businesses.
21. In order to reduce car trips and encourage patronizing local business guests of the hotel shall be provided complimentary access to bicycles for the duration of their stay at the hotel.
22. The operator shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived from patrons exiting and crowd control during entry and exiting.

23. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premise, not shall the licensee provide, permit or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.
24. The business operator shall provide a monthly advance calendar of events to the Los Angeles Police Department, Northeast Community Vice unit identifying the contract number of patrons indicated for special events, the hours the facility is to be used, and the person or entity hosting the event as well as the deployment of security for the event.
25. All guest and operators shall comply with smoking regulations set forth by the state of California and City of Los Angeles
26. In the event of an emergency or natural disaster, the applicant will provide neighbors safe refuge within the cathedral to assist in disaster relief efforts.
27. Front of house staff will be available to remind patrons of the lounge that the entrance is located on Lucille Ave.
28. The applicant shall hire agents or professionals to propose and facilitate the approval process of preferential parking in the adjacent community. Approval of preferential parking will not be guaranteed by the applicant. Reports of progress shall be presented to neighborhood associations by written request.
29. The hotel will provide multiple management internships to students currently enrolled in local colleges and universities whom have an interest in the hospitality field. The program will encompass studies in Food & Beverage, Human Resources, Event Coordination, Business Operations, Marketing, Management and Customer Service.
30. The applicant shall allow the main cathedral area of the hotel for public meetings, Neighborhood Council meetings, school functions, senior center and or community organization events a minimum up to 2 times a month and at applicants discretion.

Alcohol

31. The sale of alcoholic beverages for off-site consumption is prohibited.
32. The applicant shall fully comply with all Department of Alcoholic Beverage Control regulations governing the sale of alcoholic beverages for the restaurant and bar areas, room service, and the controlled access liquor cabinets in the 25 guest rooms.
33. There will be no "happy hour" in which beverages will be offered at a discounted price within the public areas of the hotel or restaurant.
34. The subject alcoholic beverage license shall not be exchanged for a public premise license without the approval of a Zoning Administrator.
35. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program is recognized by the State Department of Alcoholic Beverage Control for the responsible service of alcohol. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.

36. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee 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 no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand.

Security

37. The Applicant shall install and maintain security cameras that cover all common areas of the business, entrances or exits. The videotapes shall be made available to police upon request.
38. All security personnel and hotel staff shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. Personnel shall, to the reasonable extent possible, encourage patrons to exit quietly, and patrol all areas designated as hotel means of egress.
39. A Security Plan shall be submitted to the LAPD for approval prior to the utilization of this grant. The security plan shall be formulated by the operator and a bonafide security consultant or agency capable of evaluating and making recommendations on security deployment, enforcement and proper pre-emptive tactics and techniques meant to discourage over-consumption of alcohol as well as control of hostile or combative patrons. This evaluator shall meet with concerned LAPD personnel in order to help draft proper security plans and to seek approval. At a minimum the considerations shall be addressed within the Security Plan, the selection criteria of qualified and experienced security personnel, the type of guard uniform and identification, location and deployment of security guards, criteria for the hiring of a security guard supervisor, the training required for security guards and additional hours of security patrol as requested by the LAPD, the drug awareness policy to follow when drug use is detected and patrons are detained, effective and non-disruptive manner to move patrons out from the establishment and disperse them without blocking streets or loitering next to the facility before and after closing, development of a management plan to preclude public drinking by patrons waiting to enter and development of a plan with the review and approval of the LAPD, depicting where patrons will line up to enter the premises, how patrons will be kept in an orderly line and how many security guards will be assigned to monitor the patrons. A copy of said security plan shall be submitted to the Zoning Administrator for attachment to the file and signed by the LAPD prior to the opening of the venue.
40. Security will enforce a no smoking and no loitering policy around the perimeter of the hotel.
41. At least one security guard will be onsite at all times and provide periodic patrols of the property.
42. During special events security guard will be provided to satisfy a ratio of one guard per 75 patrons.
43. Security staff will be present at the Lucille Ave entrance after 9 pm until closing during operation of the cathedral dining lounge.

Parking

44. Any valet company utilized by the establishment will maintain a written contract describing rules under which the valet will take steps to keep the noise related to pick up and drop off of vehicles to a minimal level. Rules required of the valets shall include, but need not be limited to: no excessive slamming of car doors, no excessive loud revving of engines, no use of radios or other amplified music, no whistling or yelling to each other in the performance of their duties, and good faith efforts shall be made to avoid the setting off of car alarms.
45. The subject facility, including any associated parking shall be maintained and be kept free of trash and debris.

46. Valet services are provided at no cost to hotel guests 24 hours per day.
47. All staff shall be provide, free of charge, with monthly Metro passes to encourage the use of mass transit to get to and from work.
48. Applicant shall provide at least 65 stalls (meeting municipal code requirements) off-site by lease.
49. Applicant shall work with a “Flex Car” service such as Zip Car to provide an on-demand hourly rental vehicle available to both hotel guests as well as the general public.

Design

50. Exterior lighting shall be directed onto the property and shielded such that the light source does not disturb adjacent properties.
51. Lighting in the roof deck area shall be arranged to prevent glare to adjacent buildings.
52. Landscaping of the rooftop shall include the use of planter boxes and / or permanent vegetation and shall be in conformance with a landscaping plan.
53. Additional street trees shall be installed on sidewalks to provide more shade and landscape for the community.
54. Improvements shall be made to adjacent sidewalks and streets to the satisfaction of the Bureau of Engineering.

Live Entertainment

55. There shall be no adult or topless entertainment of any type pursuant to Section 12.70 of the Los Angeles Municipal Code. There shall be no karaoke within the restaurant or the associated lounges of the hotel.
56. Any use of the property for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public shall be subject to the same provisions and hours of operation unless further restricted by the LAPD.
57. Entertainment shall only be available in the main restaurant lounge between the hours of:
 - 7:00pm-10:00pm (Mon-Thurs)
 - 6:00pm-11:30pm (Fri-Sat)
 - 1:00pm-10:00pm (Sun)
58. Special events shall be limited to four (4) times per month. The applicant will keep records for verification of compliance for any governing agencies.
59. With the exception of choir vocalists and a cappella groups, live entertainment will be limited to five (5) non-amplified musicians at any one time.

Construction

60. During the construction/demolition, the site shall be maintained in a safe manner so as not to threaten the public health, safety, or general welfare.

61. Construction staff will utilize offsite parking at 1606 Cliffs Edge.
62. Construction shall only take place Monday through Friday during the hours of 8:00 am and 6:00 pm.
63. Construction shall not take place on major holidays.
64. A laminated copy of the conditions of approval shall be posted on-site during the construction phase
65. Demolition debris are to be hauled away only by a hauler permitted to operate in the City of Los Angeles
66. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
67. In the event of an emergency or disaster, the applicant, or any of the project contractors or subcontractors, shall allow the City of Los Angeles to use any heavy equipment associated with the project for the purpose of assisting in emergency
68. Prior to the issuance of any Demolition permit for the subject project, the applicant shall submit to the satisfaction of the city engineer a plan for replacement of dumpsters, bins, stockpiles, construction equipment or any other items which will impact the public right of away.
69. Sidewalks shall be kept clean and passable during all phases of construction to the satisfaction of the city engineer.
70. There will be an on-site construction manager present at all times