

RECOMMENDATIONS OF COUNCIL DISTRICT 10

AMEND the Conditions of Approval to **add** three conditions to incorporate comprehensive, binding operational standards for passenger loading, off-site parking, and shuttle services as detailed:

Condition 1: All passenger loading, unloading, and valet drop-off/pick-up operations shall be restricted to the front of the subject property along Kenmore Avenue utilizing existing designated passenger loading zones, as well as an authorized on-property driveway option. Alternatively, 3rd Street may be utilized for passenger loading and valet drop-off/pick-up operations, subject to the approval of the Los Angeles Department of Transportation (LADOT). Valet operators, drivers, and patrons are strictly prohibited from utilizing local residential streets (including surrounding residential blocks) for vehicle queuing, standing, drop-off, pick-up, or parking at any time. Management shall prominently post clear directional signage at the venue entrance instructing patrons and rideshare drivers (such as Uber/Lyft) to utilize designated loading areas on Kenmore Avenue or 3rd Street.

Condition 2: To support overflow parking demands during peak event hours, the operator shall maintain active agreements with designated off-site parking facilities within reasonable proximity to the subject site (as identified in the approved parking management plan). On-site parking within the subterranean garage (providing 18 standard spaces, expandable to 25 spaces under a managed valet-assist configuration) shall be maximized prior to routing vehicles to off-site locations. A valid valet and off-site parking contract, detailing the specific off-site lots and operating hours, shall be kept on file and made immediately available to the Department of City Planning and city officials upon request.

Condition 3: For any scheduled event with an anticipated attendance exceeding 100 people, the applicant/operator shall provide a complimentary or organized optional shuttle service connecting the primary off-site parking facilities directly to the venue drop-off zone on Kenmore Avenue or 3rd Street. Shuttle vehicles utilized for off-site parking transit must comply with all applicable Department of Transportation (LADOT) regulations and shall not stage or idle on local residential streets. Shuttle availability, routes, and off-site parking locations must be clearly published on the venue's official website, social media event pages, and provided to event hosts during the initial booking phase.

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 Deputy: W