

RESPONSE TO PLANNING BOARD COMMENTS-6747 COLLINS AVE		
Comment Number	Comment	Response
LUB - PLANNING DEPARTMENT REVIEW COMMENTS - REVIEWER ALEJANDRO GARAVITO		
14	A 1.02PB – Level 2: this plan differs from the HPB approval, the exterior terrace on the SE corner is different, please contact and provide HPB staff confirmation that the project can move forward with these changes.	See Sheet A 1.20PB. Design within scope of HPB approval. Final design consistency to be reviewed during permitting.
13	Alternative parking plan: move this set at the end of the plan set, provide the zoning data related this plan.	See sheet A 2.01PB, A 2.11EPB, A 2.11WPB, A 2.12PB, A 2.13PB, A 2.14PB, A 2.21PB, A 2.22PB
5	Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney. Provide this document.	Noted.
7	LOI/Plans: venue names shall coordinate in all documents and plans, provide venue name and provide level/floor venue location.	See revised LOI.
3	LOI: provide hotel name; Add request for: Neighborhood Impact Establishment (NIE) that includes, an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit (the swimming pool deck is considered the top floor on the pedestal)	See revised LOI.
10	Plans: A0.01PB: Separate the zoning data, parking requirements, seating and occupancy chart on a different page, the occupancy load chart shall provide the information for each venue with subtotal and project totals. Enlarge charts, they are not legible.	See revised charts.
12	Plans: plan set shall be organized following the same sequence of the checklist item 11 a-q; The plan set can be divided indifferent each file cannot exceed 25 MB. Revise.	Noted.
8	Plans: print one set at 11X17 and check for legibility. Currently, text, dimensions, tables and plans are hard to read, enlarge tables, plans, text accordingly.	Noted.
6	LOI/Plans: if the project requested variances at HPB provide variance description/s	No variances.
17	Operational Plan: Simplify this document, 46 pages with unnecessary images are not required. If the applicant wants to submit a marketing brochure as a separate document, please do. For the OP, Provide a table of content at the beginning with page location for each item; after the parking plan item, provide each venue information as a list/bullet points with: Venue name and location. - Proposed hours of operations - Proposed entertainment Yes – No (description of entertainment, DJ, dancers, musician etc.) - If there is entertainment clarify the volume proposed; is it background sound levels that does not interfere normal conversation? or is going to exceed this. - Provide days and hours of entertainment. - Number of interiors, exterior seats, subtotals, totals. Occupancy load information for interior, exterior subtotals and totals. - Clarify if the venue is open to the public or hotel guest only. - Provide square footage – interior/exterior The OP information shall coordinate with other documents. Provide mechanical lifts/system specifications. Describe emergency procedures in case of power outage. Provide hours for Deliveries and sanitation. trash room location, loading spaces location, if a CMB loading zone is being used provide location.	Simplified Operational Plan provided.
16	Restaurants-venues plans: A 0.03PB, separate each restaurant on a different page; enlarge floor plan, provide a key plan showing the location of the restaurant in the general floor plan; make sure all text, seat numbering is legible. highlight the seat and occupancy information in the chart for the reference	Noted. See revised restaurant floor plans.
4	LOI: Mechanical parking review criteria, provide code section that you are addressing. Mechanical parking shall respond to 5.2.11.b.3.A.1 to 2 and 5.2.11.e.1 to 7. and 5.2.11.f.1 to 7. Provide questions and answers.	See revised LOI.
2	Provide the signed and sealed check list.	Checklist not provided.
9	Plans: zoning data: include board file number, provide pedestal required rear setback	See revised zoning data legend.
15	Plans: A 1.01PB, to A 1.04PB, provide a light background color for each venue/restaurant, enlarge labels and provide the restaurant venue number and name, provide interior and exterior SF areas.	Individual floor plans provided with requested data.
11	Survey: provide a recent signed and sealed survey; the survey shall state the lot area, without this the application	See updated survey.