

TAB 3

Thompson Hotel Staff Report

Part 1: Staff Report and Attachments A-C

Part 2: Attachments D and E

ATTACHMENT D
APPLICANT-PREPARED NOISE MITIGATION DOCUMENTATION

Begins on following page.

Law Offices of
DAWSON TILEM & GOLE

MITCHELL J. DAWSON
JOSEPH N. TILEM
GARY M. GOLE

9454 Wilshire Boulevard, Penthouse
Beverly Hills, California 90212
Telephone: (310) 285-0880
Facsimile: (310) 285-0807

June 12, 2012

Ms. Cindy Gordon
Department of Community Development
City of Beverly Hills

Re: Thompson Beverly Hills Application for CUP Amendment for Additional Hours and Increased Occupancy

Cindy:

The following is a litany of actions that have been taken under consideration and implemented to further improve operations at Thompson Beverly Hills and to also reach out to the neighborhood and mitigate sound.

I will forward by separate email documentation of the items discussed below.

1. A great deal of the mechanisms noted have been put into place by new general manager, Ms. Dene Nui, who will speak at the hearing, along with the new valet parking company, LAZ Parking.

2. As performed from time to time, our acoustical engineer, Dr. Hooshang Khosrovani of Veneklasen & Associates, and his staff, have been to the premises to check and calibrate the sound system. The sound system on the rooftop is under lockbox and is the only system allowed to be used. The results of such testing, studies and resolution includes numerous local addresses tested, including but not limited to 132 South Canon Drive.

3. Dr. Khosrovani has taken readings within the neighborhood, as well as onsite, to assure the appropriate sound levels. It need be noted that Dr. Khosrovani and Veneklasen have been utilized on numerous occasions by the City of Beverly Hills and are very well-respected.

4. There are no "disc jockeys" as they were defined in past times. There is no individual with a stand that is playing records and with a microphone announcing the songs. "DJ," if at all, is an individual that has been given music of the party's choice and simply uses his or her computer sitting at one of the cabanas to play such music only through the TBH sound system.

5. As opposed to last year and a different operator of the rooftop, there has been elimination of the Sunday afternoon promotional parties, even though there is a negative financial impact, but nonetheless alleviates people using the premises inappropriately.

Ms. Cindy Gordon
Re: Thompson Beverly Hills Application
June 12, 2012
Page 2

6. The market mix and the demographics have changed and the type of parties that are planned have contracts that require the use only of our sound system and an acknowledgment of that contract. Further, those contracts require acknowledgment of the time limitation, the use of the TBH sound system, noise and "DJ."

7. We will provide you with a list of events that have taken place or are about to take place to illustrate the type of event demographics. Among those are the following:

- a. Torrey Pines Bank (Beverly Hills).
- b. Beverly Hills Cancer Center/Optima Diagnostic Imaging.
- c. Beverly Hills Bar Association/Barristers/Debbie Fontaine/Travel + Leisure/Departures/Justin Littman/St. Michelle Wine Estates.
- d. Hotel Concierge rooftop VIP dining and cocktails (Concierges from Avalon, Peninsula, Montage, Bel Air, SLS, Chateau Marmont).

8. Thompson Beverly Hills does not operate a public pool. The hotel guest list is checked as to who is at the pool and only those people authorized will be allowed such usage.

9. You will be provided a letter sent to the neighborhood by Caulfields, the hotel restaurant and operator of the roof deck, which received a very positive response.

10. You will be provided copies of signs that ask patrons to adhere to noise restraints and and to be considerate of neighbors.

11. Drapes (fire treated per code) have been moved from the front of the driveway entrance area to the exit area for exit after 10:00 p.m. This curtails sound which does travel through the driveway. The testing reflects that decibel level is reduced by use of the drapes.

12. Standard operating procedures are in effect which set forth the requirements between TBH and LAZ Parking, the acknowledgment of LAZ Parking and LAZ Parking's SOP statement to its employees.

13. Delivery companies are precluded from any delivery before 8:00 a.m. One company was terminated for unwillingness to comply.

14. A TBH/LAZ document explains how the concierge staff maintains the patrons in the lobby and provides complimentary water until their car is available. Parking tickets are collected by the concierge and then given to the parking company. This should eliminate much conversation and sound in the driveway area.

15. As a standard operating procedure, whenever possible, the patrons will be moved to the northern end of the roof, Wilshire Boulevard, away from the residential area.

16. The General Manager and staff at Thompson Beverly Hills has had lengthy meetings with the valet staff, the doormen, concierge and front office staff, as well, to coordinate proper patron controls. Those discussions have included after 10:00 p.m. exit of cars to Wilshire Boulevard; drapes to buffer noise drawn in the evening after 10:00 p.m.; valet reminding guests waiting for cars to respect our neighbors by keeping conversations politely quiet; valet reminders to perform service in a professional manner by keeping voices low and conversation at a minimum; valet signage reminding all to respect our neighbors; retraining of posting, car retrieval, traffic control and driveway.

17. As to event parking, events will be coordinated with hotel staff at all times, concierge to handle all departure tickets, valet to pickup tickets from concierge, guests retained in hotel lobby and offered bottle of water by concierge, guests who desire to smoke in driveway reminded by valet and doormen to respect our neighbors and event host available in lobby for guest issues.

18. As an example of the need for later hours and occupancy, do note that the Thompson Hotel has been attempting to book a special event for Thursday, August 19, 2012, which encompasses the following:

- a. A pre-wedding party on August 19, 2012, hopefully until 2:00 a.m., for 150 guests.
- b. 70 rooms for three nights (a total of 210 rooms) preceding the party and including the night of the party.
- c. The party itself, the 210 rooms to be booked and food and beverage and associated expenditures exceed \$100,000 for TBH and Caulfield's. This is one of the reasons why special events from time to time are so critical to this hotel, and any hotel for that matter. The increased occupancy is critical on a full-time basis.

- d. In addition, recently Caulfield's has had to turn away significant business because of the limited number of guests allowed on the roof:
- | | | |
|-----|--|--------------|
| (1) | NBC - cocktails and hors d'oeuvres,
8-11 p.m., 175 guests | \$ 19,312.00 |
| (2) | Bosana Foundation - fundraiser,
150 guests | 6,300.00 |
| (3) | Private client - wedding reception,
175 guests | 35,000.00 |

19. SIGNIFICANT IMPROVEMENT IN BHPD CALLS FOR SERVICE, including but not limited to February, March, April and May 2012:

- a. There was only one call of record for the month of May 2012 (May 19, 2012), which is explained in an attachment to the following email with regard to an isolated incident at 10:30 p.m.
- b. April 2012 calls for service includes only two incident reports (see report forwarded by Flora Flowers, Record/Jail Manager) and such incidents are not for noise but assistance in removing an unruly guest and an intoxicated female in the drive area.
- c. For the month of March 2012 (April 4, 2012, report of Flora Flowers), the calls for service include something to do with telephone static, etc.; a "parking call"; transient complaint (3); and a "white truck parked in the alley making deliveries in the early morning hours."
- d. February 2012, a malfunction of the sound system set off by a system malfunction and corrected. Issues of noise complaint of such date and two others are explained in detail in a document attached to the following email entitled "Issues of Noise Complaint."

Ms. Cindy Gordon
Re: Thompson Beverly Hills Application
June 12, 2012
Page 5

20. As an aside, no system is perfect nor will it ever be for any property located on Wilshire Boulevard or Olympic Boulevard that abuts residential property. That was evident in the Lexus hearing of last December when Vice Mayor John Mirisch indicated in similar words that "... other than being in the triangle, business or commercial properties on Wilshire or Olympic Boulevards abut residential -- therefore, there need be a balance between the residential and the commercial -- it can't be all one way." Mr. Mirisch made that comment in support of the approval of the Lexus project, which abuts residential.

The General Manager Dene Nui will be available to speak at the hearing, along with Mr. Ron Marino, operator of Caulfield's and, schedule permitting, Jason Pomeranc, owner of Thompson Beverly Hills.

It is submitted on behalf of Thompson Beverly Hills and Caulfield's that there has been significant improvement and strong evidence of good neighbor policy.

Thompson Beverly Hills considers its request for limited increased hours and overall increase in occupancy so that it can function in a positive economic fashion and remain a good neighbor.

Respectfully submitted,


MITCHELL J. DAWSON

MJD:js



Veneklasen Associates
Consultants in Acoustics | AV | IT | Environmental Noise

June 5, 2012

Dawson Tilem & Gole
9454 Wilshire Blvd., Penthouse
Beverly Hills, CA 90212

Attention: Mr. Mitchell J. Dawson

Subject: **Thompson Hotel, Beverly Hills, CA**
Noise Survey Results
VA Project No. 4580-002

Dear Mr. Dawson:

We have performed a series of noise measurements at a number of locations around Thompson Hotel and the results are included in the attached Table 1. Section 24 of the Conditional Use Permit (Resolution Number 1581) requires noise measurements between the hours of 10:00 PM and 2:00 AM, on a Thursday, Friday and Saturday.

Prior to our survey, we inspected the rooftop sound system and confirmed the sound levels were in conformance with previously determined levels. The operations of the sound system at these limiting levels will have no impacts at any location around the hotel. During the operation of the system we visited locations shown in the table to observe if the produced sounds by the sound system are audible with adverse impacts. None was detected. The sound system was operational at the preset levels during these surveys. Another neighborhood function was heard (Table 1) and it is possible that such sounds/noises could be identified as emanating from Thompson Hotel.

We also examined the effectiveness of the sound control drapes provided at the south garage entrance way to the hotel. The results are shown in Table 2. The noise levels due to garage operations are reduced by three decibels when the noise control drapes are deployed.

As has been previously related, in order to assure that there will be no impacts from any roof top activities, portable sound systems should not be allowed to operate at any time on the roof area.

If you have any questions concerning the information contained in this report please do not hesitate to contact me

Sincerely,

Veneklasen Associates, Inc.

Hooshang Khosrovani, Ph.D., P.E.
Associate principal

G: \dawson\tilemgoal\thompsonhotel\occupancy increase\12hk002

Table 1

Thompson Hotel

Beverly Hills, CA

Results of Noise Measurements

Location	Thursday May 31, 2012	Friday June 1, 2012	Saturday June 2, 2012
In the alley behind the hotel	54.0 dBA	55.0 dBA	53.0 dBA
140 South Crescent	51.0 dBA	47.0 dBA	55.0 dBA
151 South Crescent	50.0 dBA	43.0 dBA	44.0 dBA
157 South Cannon	52.0 dBA	57.0 dBA	56.0 dBA (See note below)
145 South Cannon	55.0 dBA	54.0 dBA	50.0 dBA
132 South Canon	53.0 dBA	46.0 dBA	47.0 dBA
132 South Canon (in the alley behind the building)	47.0 dBA	46.0 dBA	47.0 dBA

Note:

Sound levels due a celebratory function at 212 South Cannon were audible during this measurement period.

Table 2

Results of Noise Reduction Tests for the
Garage Noise Control Drapes

Condition	Measured Noise Levels In the Alley During Garage Operations
Drapes Up	59.0 dBA
Drapes Down(Deployed for Noise Reduction)	56.0 dBA



LAZ

STANDARD OPERATING PROCEDURE

Subject:	Evening and Event Parking	SOP Number	1.0
Procedure:	Follow new self-imposed guidelines to reduce noise and comply with city ordinances.	Effective Date	6/6/12
Applies To:	Valet and Hotel Staff	Last Revised:	6/7/12

PURPOSE

Create a standard operating procedure in order to reduce noise to the neighboring properties of the Thompson Beverly Hills. Also, create a procedure that is in accordance with Beverly Hills city ordinances for evening and event parking at the property.

STANDARD PROCEDURE FOR EVENING PARKING

- 1.) After 10:00pm, all exiting cars from Thompson valet will be directed to the North end of the property on Wilshire Boulevard.
- 2.) Noise buffering curtains to be drawn at 10:00pm every night.
- 3.) Valet to remind guests waiting for cars to respect our neighbors by keeping unnecessary noise and conversations to a minimum.
- 4.) Valet and Bell staff to keep noise to a minimum. (honking horns, yelling directions, screeching of tires, etc...)
- 5.) New valet signage to remind all patrons to respect our standard operating procedures and help accommodate our neighbors.
- 6.) Valet staff to follow new procedures regarding posting up. Having them post closer to Wilshire to prevent cars from driving further into the motor-court.
- 7.) Car retrieval using radio's to prevent valet's from running through the alleyway and to the exterior lot.

STANDARD PROCEDURE FOR EVENT PARKING

- 1.) Events are to be coordinated with the hotel staff in order to insure proper planning and scheduling.
- 2.) Concierge staff to handle all departing valet tickets and then relay to the valet shift lead via radio. This will prevent people from congregating in the motor-court; rather they will wait in the hotel lobby for their car.
- 3.) Valet to pick up tickets from concierge staff to insure proper ticket exit.
- 4.) Hotel and event guests to be offered water in the lobby by concierge staff in order to make them comfortable while they wait for their car.
- 5.) If guests wish to smoke in the motor-court, it must be in the designated area on the north end of the motor-court, and they will be reminded by our valets and doormen to please respect our neighbors and keep noise levels to an absolute minimum.



LAZ
STANDARD OPERATING PROCEDURE

- 6.) There will also be a visible event host available in the lobby for any guest issues regarding parking or hotel departure.

COMMUNICATING WITH HOTEL AND EVENT STAFF

MOVING FORWARD THERE WILL BE INCREASED COMMUNICATION BETWEEN THE VALET STAFF AND THE HOTEL EVENT STAFF. THIS WILL INSURE THAT WE HAVE THE PROPER AMOUNT OF STAFF SCHEDULED TO HELP ADHERE TO THE POLICIES STATED ABOVE. THIS WILL ALSO ALLOW US TO PLAN AHEAD FOR HIGH INFLUX OF PATRONS. WE ARE COMMITTED TO FOLLOWING THESE PROCEDURES ON A CONSISTENT BASIS IN ORDER TO MAKE SURE THAT THE THOMPSON BEVERLY HILLS IS FOLLOWING CITY ORDINANCES TO UTMOST DEGREE.



Standard Operating Procedures – Thompson Beverly Hills

Updated:5/11/12

TO: All Front Office Employees of Thompson Beverly Hills

From: Front Office Management

Re: Elevator Access Procedures

To ensure the security of our guests, please refer to the below guidelines in regard to hotel guest elevator access:

Guest Visitor: Anyone, hotel guest or non hotel guest who requests access to another guest's room (or for non hotel guests into the guest elevator) must be properly announced to the requested hotel guest. Direct all inquiries to the Front Desk so they may call the guest room or cell number on file in order to gain approval for elevator or room access. Please note that this policy is effective even if a family member or friend or work colleague, etc... makes this request.

ABH Bar: ABH bar is accessible to the public and anyone inquiring during ABH operating hours may be keyed into the elevator by a bellman and Rooftop level button pressed for guest. If a non guest is inquiring about the bar, however he or she is in swimwear, please advise guest that the pool is only accessible to hotel guests.

Pool: TBH pool is accessible to hotel guests only. Each hotel guest may bring one accompanying non hotel guest. Outside pool guests are only able to access pool if they have reserved a Cabana with F&B, and in such case the Concierge will have the guest's name. Please direct all Cabana inquiries to the Concierge.

Organized Pool Parties and Pool Private Events: The only exception to the above Pool guideline is if F&B organizes a pool party or if there is a private event. In such case a Guest List will be provided to the Front Desk and Concierge with guest names and whether they may invite a guest. Send all inquiries to the Concierge to gain approval for elevator access.

Private Events: If there is a private event at any location at TBH the Concierge and Front Desk will have a guest list and location detail. Inquiring guests may have access to the specific event location only. Send all inquiries to the Concierge to gain approval for elevator access.

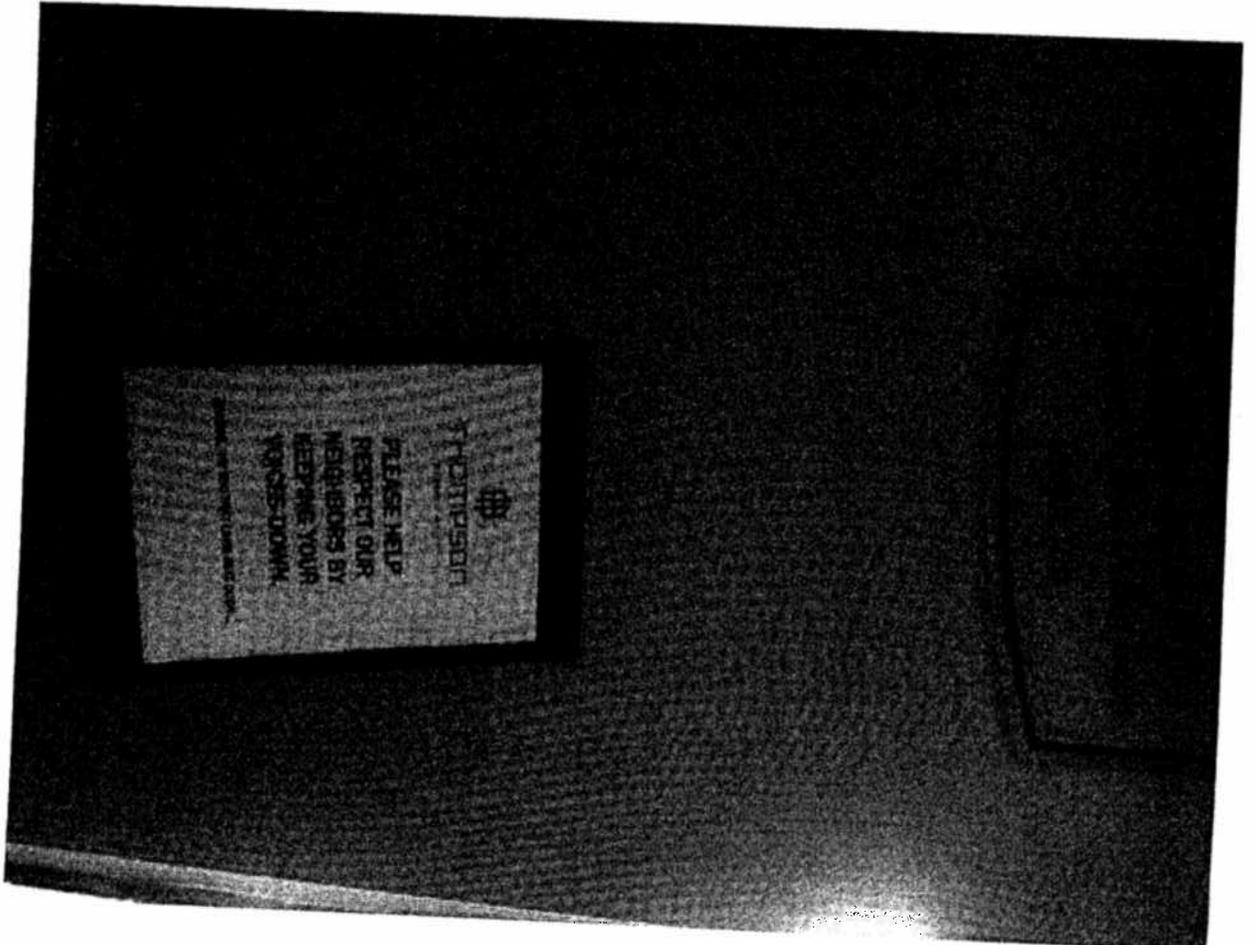
After you have read this memo please sign below acknowledging your receipt and understanding.

Thank You,

Management

Signature / Date






UNIVERSITY OF THE PHILIPPINES
PLEASE HELP
RESPECT OUR
NEIGHBORS BY
KEEPING YOUR
NOISES DOWN.
Approved for printing by the Office of the President



 <p>11128 WILSON AVENUE NORTH HOLLAND, CA 91341 P: 818.308.1044 F: 818.308.1049</p>	
Design Firm	
Project	Thompson Hotel
Company	L&Z Parking
Work Order	Drawn by GV
Date	Phase 08-31-12 Proof
Revision	By
No.	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
<p>This is an original unapproved design created by Sign Exchange, Inc. It is not to be placed or published in any form without prior written consent of Sign Exchange, Inc. All rights reserved. Any use of this design is subject to copyright laws and subject to legal action.</p>	
Sign Type Description	
Noise Level	
Sign Type Code	A
Sheet No.	1

QUANTITY	MATERIALS	COLOURS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL
1	.063 Anodized Aluminum	Anodized Black - Vinyl	Gil Sans MT	On Column	



Private Event Conduct: It is understood and agreed that nothing in this agreement shall grant you any rights as tenant or license or permit holder of the Thompson Beverly Hills premises and that Thompson Beverly Hills shall retain all of its rights, statutory or otherwise, as tenant, license and permit holder, manager and operator of the Thompson Beverly Hills Premises. Neither this agreement nor the relationship between the parties hereby created constitutes a partnership, agency or joint venture. You and all of your guests agree to conduct the Private Event and otherwise behave in an orderly manner and in full compliance with applicable laws, rules and regulations promulgated by Thompson Beverly Hills. Thompson Beverly Hills reserves the right to refuse service to or eject any loud disruptive guests of the client's party. You assume full responsibility for the conduct of all persons in the attendance at the Private Event, including your guests, employees or third parties hired by you. All guests, employees or third parties are confined to the space that has been hired; there is strictly no access to other parts of the Thompson Beverly Hills premises. You shall be responsible for any damage done to the Thompson Beverly Hills premises and any personal property located therein or otherwise located within the building where Thompson Beverly Hills is located.

Deliveries + Storage: Upon Thompson Beverly Hills's prior consent, Thompson Beverly Hills may accept packages only on the day of the Private Event. There is a \$5 portage fee per package delivered. Thompson Beverly Hills assumes no liability for any such items, unless such loss is attributed to the gross negligence of Thompson Beverly Hills or its employees. Required access to loading dock and freight elevator must be prearranged with Thompson Beverly Hills. Thompson Beverly Hills cannot store or take responsibility of any personal property, equipment, gifts or products that may be used in conjunction with a Private Event without written consent prior.

Rentals and Special Purchases: All outside vendors, including florists, rentals, décor, sound, lighting, staging and entertainment shall be coordinated thru the Hotel Event Planner. Any outside vendors must be approved in advance by Thompson Beverly Hills. Thompson Beverly Hills is not responsible for your displeasure with any services provided by outside vendors.

Display, Decorations and Personal Property: All displays and/or decorations proposed to be used by you will be subject to the prior written approval of Thompson Beverly Hills. Any personal property brought on to Thompson Beverly Hills premises and left thereon, either prior to or following the Event, will be at your own risk. Thompson Beverly Hills will not be responsible for any loss or damage to any such personal property for any reason whatsoever. You acknowledge and agree that Thompson Beverly Hills does not maintain insurance covering any personal property other than Thompson Beverly Hills's own and that it your sole responsibility to obtain property damage and liability insurance covering such losses if you deem it necessary.



Music/DJ's/Amplified Sound:

In accordance with the City of Beverly Hills and our venue's conditional use permit we are NOT permitted DJs, Live Music, or amplified sound of any kind outside of the built in sounds system at the ABH Rooftop. We have in house music playing over the sound system or the client is welcome to provide an iPod with the music selections of their choice which we can plug directly into the house sound.

Photography, Recording Devices: Unless pre-approved in writing by Thompson Beverly Hills, cameras and recording equipment will not be allowed on the Thompson Beverly Hills premises.

Trademarks and Service Marks: You and your clients, employees, agents, affiliates, contractors or sub-contractors, shall not use the names, logos, colors, trademarks, service marks, photographs, trade dress, or other identifying features of Thompson Beverly Hills (the "Thompson Beverly Hills Marks") without obtaining the specific prior written approval of Thompson Beverly Hills as to the specific use. You hereby expressly recognize that the Thompson Beverly Hills Marks are the valid, unique and exclusive property of Thompson Beverly Hills, its parent, affiliates and/or subsidiaries. You may not produce or create, or authorize others to produce or create, any marketing, advertising or other promotional materials (including but not limited to brochures, flyers, invitations, e-mail messages, etc.) that utilize the Thompson Beverly Hills Marks without Thompson Beverly Hills's prior written consent.

Promotional, Printed Materials, and Invitations: There shall be no marketing or advertising to the general public of the Event. The use of any Thompson Beverly Hills Marks in any printed or promotional materials must be pre-approved in writing by Thompson Beverly Hills. You further agree to submit a copy of any printed materials (i.e. - guest invitations) for approval to Thompson Beverly Hills prior to using Thompson Beverly Hills Marks for any purpose whatsoever.

Valet: Thompson Beverly Hills offers Valet Parking for all events at a rate of \$8 per vehicle, gratuity not included. If you wish to provide hosted valet for your guests, we are happy to arrange that for you. All Valet charges will be paid directly to the Valet Company at the conclusion of your event.



February 2, 2012

Dear Neighbor,

We invite you to experience our new restaurant "Caulfield's" located down the street at Thompson Beverly Hills on the corner of Wilshire & Crescent.

Open Breakfast, Lunch & Dinner – 7 days a Week | 365 Days a Year

Simply present this card and enjoy a friendly **20% Neighborhood discount** on your first visit.

We have also just started a wonderful Brunch serving all day on Saturday & Sunday 11 am – 4 pm.

For further information or to view our menu, please visit our website at www.CaulfieldsBeverlyHills.com

We hope to see you soon!

Jenny Bayly
General Manager

Caulfield's
9360 Wilshire Blvd., Beverly Hills
Reservations (310) 388.6860

Read all about it:

Caulfield's -- A Literary and Culinary Triumph! – *Huffington Post Los Angeles December 2012*

"This is basic American cooking at its highest level. Open for breakfast and lunch as well as dinner, the dining room features bourbon maple syrup on their early morning brioche French toast as well as rosemary-smoked salmon and a hefty, juicy burger (\$15) for lunch and dinner. There's a surprising Charcuterie Plate (\$21) and Toad in a Hole (\$15), which is smoked trout, with cornichons and horseradish crème. We scarfed up the Magnolia Mac 'n Cheese (\$12) and remarked on its sweet goodness, then moved on to some pan-seared Crab Cakes (\$19) served on planks of corn. Yes, this was superb food"

Best of the City" Haute Hotel Dining - *Angeleno Magazine January 2012*

"Hotel Dining just got a lot more exciting this year. Chef Cody Diegel brings classic fare and handcrafted cocktails to Beverly Hills. This place has just the right vibe"

What to Eat at Caulfield's for Brunch – *Grub Street Los Angeles January 2012*

"Caulfield's chef Cody Diegel has just unleashed weekend brunch on this restaurant of familiar North American influences. To get the important stuff out of the way, there will be booze, found in gin fizzes and bourbon milkshakes that possibly may play a part in a nutritious breakfast. For teetotalers, breakfast smoothies employ almond milk and local fruit. Diegel is invigorating morning classics like brioche French toast with an apple compote, making his own banana bread and buttermilk biscuits, and making a benedict more indulgent with jumbo crab meat and brioche, while toad-in-the-hole is made with ubiquitous-ingredient-of-the-day, smoked trout (not that we're complaining)."

ISSUES OF NOISE COMPLAINT

Saturday, February 4 – Sunday, February 5, 2012

Complaint: The hotel received a noise complaint approximately 3am that music was coming from the roof.

The rooftop was **closed** at that time, the last drink was sold at 12:46 am. Please see documentation attached showing the last of the computer entries for that day/time. Our Management and staff were gone by 1:40am.

Music for the hotel's common areas including the spa and pool-deck are set on timers to come on at 9am. The system malfunctioned on this day and music came on automatically without our knowledge. The hotel engineer looked at it immediately and was able to reset the timer. This issue has not occurred since.

Saturday, May 12, 2012

We were hosting a "mother's day celebration event" on the pool-deck from 1-4pm. The event was an afternoon of complimentary treats to celebrate moms i.e.; complimentary hors d'oeuvres and juices, bloody marys, beauty treatments, manicures, massages, makeup, and cupcakes. Approximately 50 women ages 30-50 attended this event.

Complaint: We received a phone call on the roof in the middle of a Saturday afternoon approximately 2pm from someone identifying themselves as a "neighbor", saying it was loud on the roof.

We immediately checked the volume levels of the sound-system, which were all set at the appropriate settings. We lowered the volume even further to perhaps encourage all of the moms to speak more softly.

At least this illustrates that the letters we have sent to the neighborhood providing a direct number for issues works.

Saturday, May 19, 2012

We were hosting a birthday party for actor Danny Huston +100 guests from 9pm-midnight. One of the guests sent a mariachi band to sing happy birthday to the host, when the band stepped out of the elevators they were already singing and we felt it was incredibly awkward to stop in the middle of the performance. They left immediately afterwards.

Complaint: The police were called to due to a noise complaint around 10:30pm.

Upon the officer's arrival and tour of the property they seemed dumfounded to what the noise complaint could have been as the event was mellow. We assume that it was the singing of happy birthday that might have caused the complaint. Subsequently the officers inquired about possibly having their own event up there for 100 ppl. John Visconti director of sales was to be in contact with the officers.

(25)

fine last drink was sold on Feb 4th (5th AM)

Untitled

Chk 2138	BYBK	Gst 0
101 Trexler		PCWS14
CE: 101 CC:	0 TC:	0
Trn 8810	Feb05'12	12:39AM

RoofBar		
12:39AM Total Due		0.00

Chk 2138	BYBK	Gst 0
101 Trexler		PCWS14
CE: 101 CC:	0 TC:	0
Trn 8811	Feb05'12	12:39AM

RoofBar		
CASH		0.00

101 Trexler		PCWS14
Trn 8812	Feb05'12	12:41AM

No Sale

101 Trexler		PCWS14
Trn 8813	Feb05'12	12:44AM

101 Trexler, Anthony		
5 Out Sun Feb05	12:44AM	
101		6.38/19.71

12

events@caulfieldsbeverlyhills.com

From: Ron Marino [ronmarino@mac.com]
Sent: Monday, June 11, 2012 4:34 PM
To: events@caulfieldsbeverlyhills.com
Subject: Fwd: Sunrise Produce

Ronmarino@mac.com

Begin forwarded message:

From: Cody Diegel <codydiegel@gmail.com>
Date: June 11, 2012 3:47:30 PM PDT
To: ronmarino@mac.com
Subject: Sunrise Produce

One of our vendors, Sunrise Produce, was immediately let go after they delivered before 8 am. The following is the exact conversation that took place.

Sent to Sunrise Produce representative Max Daily on April 13th at 12:33 pm:

"Hey Max. Once again, we cannot receive deliveries before 8am. This is very very important. The neighbors complain about the noise and the obstruction of the alleyway.

April 13 1:35 pm:

"Kevin said he called the office and explained that we cannot except before 8 and is now furious and wants me to stop ordering from Sunrise".
Sunrise Produce was never used again.

In addition, the cook on duty who excepted the early delivery was disciplined and eventually fired.

Cody Diegel
Executive Chef
Caulfield's Beverly Hills

(12)

Caulfield's Employee Corrective Action Form

Employee Information

Employee Name: Rolando Martinez Position Cook

Incident Information

Date/Time: 4-18-12 Verbal Warning Written Warning

Description of incident / behavior: Accepted delivery before 8 AM

Employee's explanation of incident / behavior: _____

Action Taken

Desired behavior: Please do not accept deliveries before 8 AM

Has this incident / behavior been explained to the employee: Yes No

Plan to resolve this incident / behavior: _____

Consequences of failure to resolve incident / behavior: 2nd write up

Manager's Signature: [Signature] Date 4-18-12

Employee's Signature: [Signature] Date 4-18-12

Witness' Signature: _____ Date _____

Filing Instructions: Place original in employee's personnel file. If written warning, provide copy to employee.

(15)

Jessica Schnyder

To: Jessica Schnyder
Subject: RE: FW: Daily Log 3/13

From: Nate Johnson (TBH) [mailto:njohnson@thompsonhotels.com]
Sent: Wednesday, March 14, 2012 4:14 AM
To: Nate Johnson (TBH); Will Tsang (TBH); ThompsonBeverlyHills; makahoshi@lazparking.com; ronmarino@mac.com; lauriemulstay@mac.com; felkerk36@gmail.com; j_bayly@caulfieldsbeverlyhills.com; Dene Nui
Subject: Daily Log 3/13

Error! Filename not specified.

Daily Events Log

Tuesday March 13, 2012			
	Arr.	Dep.	Occ.
Today	39	29	100%
Tomorrow	50	52	99%

Shift 1: Kristine Richards/Tiffany Perry

- No Issues.

Shift 2: Ivan Hern/Kandace Scarlett

- Ms. Demerse (Rm 601, 5 nights @ 314.00) called the front desk complaining about noise coming from room 602. The MOD went to inspect the floor and asked 602 to kindly turn down their television. There have been no more complaints.

Shift 3: Nate Johnson/ Roger Zarate

- Mr. Patay 3 nights @ 306.90 was walked to Mr. C for 1 night he will return on the 14th in the afternoon. Mr. Patay was very pleasant and said that he was looking forward to coming back and staying with us for the remainder of his stay in Beverly Hills.

(15)

Jessica Schnyder

To: Jessica Schnyder
Subject: RE: FW: Daily Log 3/14

From: Nate Johnson (TBH) [mailto:njohnson@thompsonhotels.com]
Sent: Thursday, March 15, 2012 6:14 AM
To: Nate Johnson (TBH); Will Tsang (TBH); ThompsonBeverlyHills; makahoshi@lazparking.com; ronmarino@mac.com; lauriemulstay@mac.com; felkerk36@gmail.com; j.bayly@caulfieldsbeverlyhills.com; Dene Nui
Subject: Daily Log 3/14

Daily Events Log

Wednesday March 14, 2012			
	Arr.	Dep.	Occ.
Today	52	51	100%
Tomorrow	34	47	88%

Shift 1: Beth Outlaw / Jennifer Lee / Nerelda Tirado

- 401/Cordero, JC (BAR \$439 2 nts C/O 3/15) Guest called FD to let us know that he would be checking out of room 401 a day early. He said that his suite was really cold last night and even after the Engineer went to the room. Guest was comp upgraded to the Thompson Suite for the last night of his stay. Was happy about the upgrade and there have been no further complaints

Shift 2: Ivan Herr/Amelia Brantley

- Mr. Edgar, Julian (619, 1nt) came to the F/D to mention that he requested an iron and board to iron a dress shirt and the iron had stained his shirt. I sent the guest shirt to the montage laundry department to try to fix the problem, but unfortunately the stain was not able to come out. Sincere apologies were given to Mr. Edgar and a miscellaneous allowance was made for \$60 dollars for his shirt as recovery. The guest was thankful for the gesture and appreciated our concern.

Shift 3: Nate Johnson/ Roger Zarate

- Sarah Schneider (516, 5 nights @ 269.00) called the front desk @ 1:25 am about noise coming from room 515. Ms. Bassaly was kindly asked to quiet down for the night. No more noise complaints have occurred since.
- 1 no show
 - Denai Thompson 1 night booked through Hotwire @ 144.00

15

Jessica Schnyder

To: Jessica Schnyder
Subject: RE: FW: Daily Log 4/3

From: Nate Johnson (TBH) [mailto:njohnson@thompsonhotels.com]
Sent: Thursday, April 05, 2012 6:17 AM
To: Nate Johnson (TBH); Will Tsang (TBH); ThompsonBeverlyHills; makahoshi@lazparking.com; ronmarino@mac.com; lauriemulstay@mac.com; felkerk36@gmail.com; Dene Nui (TBH); Sarah K. Blatsiotis (TBH)
Subject: Daily Log 4/3



Daily Events Log

Wednesday April 4, 2012			
	Arr.	Dep.	%Occ.
Today	59	60	100%
Tomorrow	35	49	87%

Shift 1: Sarah Blatsiotis/Tiffany Perry

- No issues reported

Shift 2: Ivan Hern / Amelia Brantley

- Mr. Moritz, Bernard (606, 1nt) called the F/D at around 8pm to complain about his neighbor in room 605 Ms. Seonhyeon Jeon. The guest mentioned that his neighbor was playing loud music and speaking very loud. I walked the floor and spoke to the guest in 605. Mr. Moritz (606) was informed that we had addressed the problem and to contact us if the problem continue. No further complaints were made.

Shift 3: Nate Johnson/Roger Zarate

- Mr. Moritz, Bernard (606, 1nt) called the front desk repeatedly when he returned to the hotel stating that 605 was making too much noise for them to sleep. Ms. Jeon (rm 605) was talked to twice and was told to keep the noise to a minimum. Mr. Moritz came to the front desk demanding his room be comped for the disturbance. Will follow up with guest in the AM. No complaints after 12:30am.

--

(12)

Jessica Schnyder

To: Jessica Schnyder
Subject: RE: FW: delivery times

From: Kevin Felker [mailto:felkerk36@gmail.com]
Sent: Wednesday, May 23, 2012 10:10 AM
To: NeshYarich@southernwine.com
Cc: 'Ramos, Alexander'
Subject: delivery times

Hey Nesh,

Our invoice states our delivery window is from 6am to noon. This is needs to be changed asap. As I've stated several times in the past we cannot accept deliveries before 8:30am due to restrictions because of our neighbors. Your driver arrived today at 6:30am. This cannot happen again. Can you please look into this and make the necessary changes.

Kevin Felker

Director of Operations

Red Letter Management

6266 ½ Sunset Blvd

Los Angeles, CA 90028

917-882-5084

Felkerk36@gmail.com

To: Kevin Burger
Subject: thompson hotel

1 of 2

Officer Burger

This email is written to you to confirm our conversation of this evening.

Through the Chief of BHPD, you called me to discuss a call you responded to at the Thompson Hotel on October 20, 2011, incident # 112930219.

I wish you to confirm, deny, modify or amplify the following as I wish to present this email and your response to the Planning Commission at the CUP renewal hearing on 12/19/2011.

1. I advised you that I represented the Thompson Hotel.
2. I related to you that it had been represented to me by the operator of the restaurant and roof top operation that on 10/20/11 you spoke with her at the site. you had been called out to the hotel based upon a "loud music " complaint.
3. the inquiry response states "no violation".
4. you related to the rooftop operator, Laurie Mulstay, that you had determined that you were unable to hear any noise from the site or roof top, that there was no violation and after no more than 5 minutes at the site you left, and gave her your card. you also stated to me that they lowered the music although it was not too loud but as a courtesy to your response to a complaint.
5. you also advised me that you had responded to prior calls at this site and had never been able to detect noise or music sound from any surrounding area on the street level
6. you added that you had previously lived at 151 S. Crescent Dr(5-6 buildings south of the hotel - within the last 2.5 years) and never heard any sounds from the hotel even though your apartment had "pretty thin walls".
7. you kindly agreed to respond to this email if you were unable to attend the hearing due to your child care requirements but would welcome the introduction of this email and your response if you were unavailable to appear.

PLEASE RESPOND BY CONFIRMING THE CONTENTS OF MY EMAIL; DENYING THE CONTENTS; MODIFYING ITS CONTENTS OR OTHERWISE - AS YOU WISH.

ON BEHALF OF MYSELF, THOMPSON HOTEL, AND THE PLANNING COMMISSION, I THANK YOU FOR YOUR CANDOR AND RESPONSE.

Mitchell Dawson, representative of Thompson Hotel

Mitchell J. Dawson

Dawson Tilem & Gole
9454 Wilshire Blvd., Penthouse
Beverly Hills, CA 90212
310.285.0880 Office
310.285.0807 Facsimile
mdawsonlaw@aol.com<<mailto:mdawsonlaw@aol.com>>

From: Kevin Burger <kburger@beverlyhills.org>
Date: Fri, 16 Dec 2011 02:47:39 -0800
To: Mitchell Dawson <mdawsonlaw@aol.com>
Subject: RE: thompson hotel

20F2

Dear Mr. Dawson,

I confirm the below email in regards to our conversation that we had today (12/15/11) at approx 1830 hours. However, there is only one correction that I would like to point out. In paragraph #4, you write, "that you had determined that you were unable to hear any noise from the site or roof top". However, I want it to be known that I heard no noise (or music) from the outside of the hotel in the rear alley and near the front of the hotel. However, once I got up to the top floor, I heard music and notified the bar manager. I told her that I was unable to hear any music on the ground, thus there was no violation. The manager was still kind enough to turn down the music even though there was no violation at this time. The manager told me that the hotel had installed sound proof glass which was absorbing the sound.

Thank You,

Officer Kevin Burger #433
Beverly Hills Police Department, Patrol Division

From: Mitchell Dawson [<mailto:mdawsonlaw@aol.com>]
Sent: Thursday, December 15, 2011 8:56 PM

<http://mail.aol.com/35810-111/aol-6/en-us/mail/PrintMessage.aspx>

3/22/2012



Mitch Dawson
Dawson Tilem & Gole
9454 Wilshire Blvd., Penthouse
Beverly Hills, CA 90212

Cc: Ron Marino, Owner Caulfield's
Jason Pomeranc, Owner Thompson Hotels

June 8, 2012

Good Afternoon Mitch,

I would like to make you aware of three parties we have lost this week due to our Existing CUP; the issue is capacity and hours.

1. Client: NBC
Type: cocktails & hors d'oeuvres
Date: Sept. 2012
Hours: 8pm – 11pm
Guests: 175
Reason: **Over Capacity**
Lost Revenue: **\$19312**

2. Client: Bosana Foundation
Type: Fundraiser
Date: Thursday June 7
Hours: 10pm – 2am
Guests: 150
Reason: **We close at midnight on Thursdays**
Lost Revenue: **\$6300**

3. Client: Private Client
Type: Wedding Reception
Date: September 1, 2012
Hours: 4pm – 10pm
Guests: 175
Reason: **Over Capacity**
Lost Revenue: **\$35,000**

In addition, I would like to note that when we took over the food and beverage of the hotel in May 2011, there was already a weekly pool party contracted for Sundays throughout the summer. Although these parties were during the day we still incurred a few noise complaints throughout last summer. This year we have forgone the Sunday pool party model, which generally brought in between 14-18k every Sunday. This was our highest grossing day of the week last summer and I am estimating a loss of revenue around \$250,000 this summer.

The restaurant operation in a hotel of this size is a break even at best. In other words, we are still offering around the clock services to hotel guest but with only 107 rooms our revenue from these services is limited. The rooftop of this property is our only real chance to produce profits. I am afraid that with these limitations on the roof, that our overall operations at this location will ultimately fail.

Laurie Mulstay
Caulfield's | Thompson Beverly Hills

Beverly Hills Bar Association

80
Lead. Advocate. Serve.

Officers

Lawrence H. Jacobson
President
John K. Rubiner
President-Elect
Diane L. Karpman
First Vice-President
Linda E. Spiegel
Second Vice-President
Howard S. Friedman
Secretary/Treasurer

Executive Director
Marc R. Staenberg

Board of Governors

Robert C. Aronoff
Linda M. Blank
Nancy L. Boxwell
Linda B. Bulmash
Debra S. Frank
Jonathan Franklin
Neville L. Johnson
Richard D. Kaplan
LaVonne Lawson
Leigh Leshner
Steven M. Mayer
Elizabeth Anne Moreno
Sean D. O'Brien
Susan Rabin
Irena Raskin
Caroline A. Rauff
Autumn Ronda
Francis S. Ryu
Brian T. Smith
Evan T. Sussman
Cynthia E. Tobbsman
Robert M. Weinstock

Judicial Ex-Officio

Hon. Lawrence W. Crispo (Ret.)
Hon. Bruce J. Elnhorn (Ret.)
Hon. Alan J. Goodman
Hon. Richard Stone

Ex-Officio

Jalson T. Benjamin
Stephen L. Raucher
Jeanine Percival Wright
Daniel G. McIntosh
ABA Delegate
Victor J. Gold
Dean-Loyola Law School
Uzzi O. Reanan
President BHBF

General Counsel
Valensi Rose, PLC

Past Presidents 2011-1960

Stephen L. Raucher
Marc J. Postor
Nancy Knupfer
Marc L. Sallus
Lawrence R. Goldman
Cynthia F. Pasternak
Kenneth G. Petrucci
Marc R. Staenberg
Stephen F. Rohde
Christopher T. Bradford
David R. Evans
Emily Shappeil Edelman
Nicholas R. Atris
Linda Wight Mazur
John W. Patton, Jr.
Barry E. Shanley
Daniel G. McIntosh
J. Anthony Vitai
Dee Mier Siegel
Anthony H. Barsch
David M. Shacter
Michael H. White
Kathryn A. BalSun
Lawrence E. May
Leonard J. Mayberg, Jr.
James R. Andrews
Judith A. Gilbert
Peter M. Appleton
Adley M. Shurman
Sol Rosenthal
Herman S. Palaz
Sidney R. Rose
Dixon O. Dem
Bert Z. Tigerman
Richard J. Kamins*
Harry J. Usher*
Norma G. Zarky*
Edwin M. Rosendahl*
Orlan S. Friedman*
Walter L. M. Lorimer*
Martin Gendel*
Edward Rubin*
Martin H. Webster*
Lawrence E. Iralfi*

*Deceased

June 7, 2012

Dear Denise:

We would like to express our sincere thanks and appreciation for allowing our organization to partner with your venue for the past year and a half. The Beverly Hills Bar Association just proudly celebrated its 80th Anniversary and the Barristers Rooftop Happy Hour has been one of our most successful monthly events. Our members and their guests enjoy the networking opportunities that the event provides.

We advertise the mixer at the Thompson Beverly Hills Hotel's Rooftop Bar to over 6,000 of our members every month and we hope that the promotion has likewise been beneficial for you. Additionally, the mixer is promoted in our monthly newsletter, on our website, on the Barristers Happy Hour Facebook page, and of course, by word of mouth.

A big part of the appeal of our mixer is having it on a rooftop with a great view such as the one at your hotel. Many of our guests who are stuck inside an office all day love the idea of being outside for a drink and some socializing after work; even more so during the warmer months.

We appreciate your offer to allow us to use Caulfield's for our event this month and we are sure it will be lovely. Nevertheless, this event has consistently been on a rooftop every month for a year and a half and in the interest of not losing the outdoor aspect of the event, we hope you will be able to accommodate us on the rooftop next month.

We value our professional relationship with you and we thank you for always being so accommodating and providing us with great service.

Now that we moved just down the street to the Rolex Building, we are looking forward to doing more things with the Thompson Beverly Hills Hotel.

Sincerely,



Pamela Weston

Director of Programs and Events

9420 Wilshire Boulevard, 2nd Floor, Beverly Hills, California 90212
phone: 310.601.2422 • fax: 310.601.2423 • www.bhba.org

Serving the Los Angeles Region since 1931



June 7, 2012

To the City of Beverly Hills:

I would like to inform you of our recent experiences with the Thompson Beverly Hills and Caulfield's. They are located directly across the street from our bank where we recently opened a new office. They have become a valued and trusted neighbor and business partner to us. We recently held a Grand Opening celebration for our new office for our most valued clients and contacts. The event began at our office and culminated with a beautiful party on the rooftop at the Thompson. Caulfield's and the Thompson were exceptional with their handling of every detail of the event from the planning stages to the execution on the day of and the evening. Our guests were our high-end prospects, clients and friends of the bank's and their compliments on the event are still coming in to us.

The Thompson and Caulfield's have become a valuable resource to us in this neighborhood. We return each week for multiple meals with our clients and prospects and also for drinks and appetizers on the rooftop. We will hold additional events there in the future as well. Their service has always been great. And their desire to be a good business partner to us is invaluable.

We are glad to have them as a resource and outlet for our client/prospect meals and events. We also use the hotel for our out-of-town executives and all have been very pleased with their service and accommodations.

Thank you for your time. Please do not hesitate to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Chapman".

Kathleen Chapman
Beverly Hills Regional Manager
Torrey Pines Bank
9355 Wilshire Boulevard, Suite 101
Beverly Hills, CA 90210



Beverly Hills Cancer Center

State of the Art Medicine - State of Mind Healing

June 12, 2012

Thompson Beverly Hills

9360 Wilshire Boulevard
Beverly Hills, California 90212

Attention: John Visconti

Dear Mr. Visconti,

On behalf of the Beverly Hills Cancer Center, I would like to thank the Thompson Hotel for providing an exceptional gathering place for our physicians and colleagues. Our Physicians and Executives thoroughly enjoyed your beautiful roof top lounge. The food and cocktails were excellent, the views were exceptional, your staff was friendly and attentive, and the environment was perfect for our group to talk, relax and enjoy.

Our event held at your hotel was very well received by our staff and Physicians at Beverly Hills Cancer. Thompson's rooftop is exactly the kind of lounge we like to frequent, with its relaxing atmosphere and music. We are pleased to have such a classy near-by place in our community that reflects the quality environment our Physicians, Staff, and Colleagues can enjoy.

We look forward to growing our relationship and becoming regulars at the hotel and specifically the rooftop lounge. Please keep us posted on the various promotions held on the Roof top so we can share them with our group.

We look forward to many future events at the Thompson Beverly Hills.

Sincerely,

Heather Grant

Event Coordinator,

Beverly Hills Cancer Center

323.307.6921

events@caulfieldsbeverlyhills.com

From: John Visconti (TBH) [jvisconti@thompsonhotels.com]
Sent: Thursday, June 07, 2012 10:21 AM
To: Dene Nui (TBH); Laurie Mulstay; Denise Lepow | Caulfield's - Thompson
Subject: FW: Thank you for a lovely evening!

FYI...the Beverly Hills Cancer Center Group had a wonderful experience last night.....I would like to share Heather's note below with you.

Thank you,
John V

From: Heather Grant [mailto:HGrant@BHCancerCenter.com]
Sent: Thursday, June 07, 2012 9:41 AM
To: John Visconti (TBH); Laurie Navarro; Claudia Scrase (TBH)
Subject: Thank you for a lovely evening!

Dear John, Laurie, Claudia and Team,

What a lovely evening! Thank you all so much for hosting us at your beautiful hotel, we enjoyed the food, drinks, gorgeous views, and most of all, your wonderful company. It was such a pleasure to get to know each of you better, and to learn more about the Thompson Hotel.

We were very impressed, and feel we certainly possess similar philosophies on a beautiful boutique setting combined with superior customer service and the highest level of excellence. We look forward to the beginning of a lasting and mutually beneficial relationship between the Beverly Hills Cancer Center and The Thompson Hotel Group.

Sincerely,

Heather and The BHCC Team

Heather Grant
Heather N. Grant
Practice Coordinator
Beverly Hills Cancer Center/ OPTIMA DIAGNOSTIC IMAGING
8900 Wilshire Boulevard
Beverly Hills, California 90211
Cell: 323.307.6921
Office 310.432.8999
Fax: 310.432.8995
www.BHCancerCenter.com / www.OptimaDI.com

 Beverly Hills Cancer Center



This email may contain material that is confidential, privileged and/or protected work product for the sole use of the intended recipient addressee(s). If you are not the intended recipient, you are strictly prohibited from using it for any purpose--please

events@caulfieldsbeverlyhills.com

From: Jessica A Schwartz [Jessica.A.Schwartz@aexp.com]
Sent: Wednesday, May 23, 2012 10:21 AM
To: denise@caulfieldsbeverlyhills.com
Subject: T+L Event

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Denise,

Many thanks for all your help in putting together a fabulous event for Travel + Leisure last night. It was great to meet you. We look forward to working with you again soon.

Best regards,
Jessica



2011 ADWEEK HOT LIST WINNER

**TRAVEL+
LEISURE**
TravelandLeisure.com

JESSICA SCHWARTZ SALES ASSISTANT
1766 WILSHIRE BLVD, 17TH FL LOS ANGELES, CA 90025
310.268.7492 phone 310.268.7604 fax
@TRAVANDLEISURE 617TRAVANDLEISURE

Jessica Schwartz
Sales Assistant

Jessica.a.schwartz@aexp.com
P. 310.268.7492

DEPARTURES

• 2011 Adweek Hot List Winner
• 2011 Recipient of a Gold Nomination -
Society of Publication Designers

American Express made the following annotations on Wed May 23 2012 10:20:51

"This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-mail and immediately and permanently delete this message and any attachments. Thank you."

American Express a ajouté le commentaire suivant le Wed May 23 2012 10:20:51

Ce courrier et toute pièce jointe qu'il contient sont réservés au seul destinataire indiqué et peuvent renfermer des renseignements confidentiels et privilégiés. Si vous n'êtes pas le destinataire prévu, toute divulgation, duplication, utilisation ou distribution du courrier ou de toute pièce jointe est interdite. Si vous avez reçu cette communication par erreur, veuillez nous en aviser par courrier et détruire immédiatement le courrier et les pièces jointes. Merci.

events@caulfieldsbeverlyhills.com

From: Denise Lepow | Caulfield's - Thompson [denise@caulfieldsbeverlyhills.com]
Sent: Tuesday, April 24, 2012 9:45 AM
To: 'Laurie Mulstay'
Subject: FW: Following up

Event in
Caulfield's

-----Original Message-----

From: Grace.Doyle@smwe.com [<mailto:Grace.Doyle@smwe.com>]
Sent: Tuesday, April 24, 2012 7:18 AM
To: Denise Lepow | Caulfield's - Thompson
Subject: Re: Following up

Hi Denise,

Thank you for your note. I have been meaning to circle back and thank you for doing such a great job on our event last week. Laura and Marcus were very happy with how organized and detail-oriented you and your staff were, and thought the room was beautiful. We had a good turnout and are hoping that the success of the seminar will lead to increased attention for Col Solare in Los Angeles!

Thank you again for all of your help and attention in planning and executing our tasting - I hope we can work together again in the not-too-distant future!

Best,
Gracie

Grace Doyle | Communications Manager | Ste. Michelle Wine Estates | (Ph. 425.415.3359, 206.661.0758 cell | * grace.doyle@smwe.com | WSET Certified (Advanced)

From: "Denise Lepow | Caulfield's - Thompson"
<denise@caulfieldsbeverlyhills.com>
To: <Grace.Doyle@smwe.com>
Date: 04/23/2012 01:48 PM
Subject: Following up

Hi Grace,

I hope all is well, and you are off to a great start to your week. I wanted to circle back, and see if you have received any feedback from Laura in regards to the event.

I hope it went well for Col Solare and your guests.

Looking forward to hearing your thoughts, and working with you on another event in the near future.

Best,

From: Laurie Mulstay <lauriemulstay@mac.com>
Subject: Fwd: WHERE Private Event at Caulfield's at The Thompson Beverly Hills
Date: June 8, 2012 5:57:48 PM PDT
To: Mitch Dawson <Mdawsonlaw@aol.com>, Ronnie Marino <ronmarino@mac.com>
▶ 16 Attachments, 1.8 MB



Begin forwarded message:

From: Christine Noriega <christine.noriega@wherela.com>
Date: June 8, 2012 12:04:58 PM PDT
To: Christine Noriega <christine.noriega@wherela.com>
Subject: WHERE Private Event at Caulfield's at The Thompson Beverly Hills

Hi All,

Making their mark on Beverly Hills, restaurateurs Laurie Mulstay and Ron Marino, of Magnolia, The Bar and Bar Chloe, launched Caulfield's Beverly Hills late last year and invited a select group of concierges in for a VIP night of handcrafted cocktails and classic American cuisine. This exclusive affair kicked off on The Thompson's rooftop on Wednesday, June 6 in a private cabana at sunset where concierges representing the Four Seasons Los Angeles, Hotel Bel-Air, Montage Beverly Hills, SLS Hotel at Beverly Hills, The Peninsula Beverly Hills,

Chateau Marmont and a few other luxury properties sipped on champagne, lemon basil martinis and watermelon margaritas and nibbled on avocado crostini, tuna on cucumber rounds and short rib grilled cheese sandwiches. Angelica Gleason of Vivienne Westwood came out to mix and mingle with guests and gifted each concierge with a goody bag that included a Vivienne Westwood T-shirt and keychain. Caulfield's restaurant manager Rob Scarasia welcomed everyone before guests moved into a private dining room where he showcased some of the menu's best offerings including Kumumoto oysters, burrata and peppers on toast, sliced bar steak, whole grilled branzino,

baby beet salad, Brussels sprouts with bacon, and key lime pie and chocolate flourless cakes for dessert. Each guest took home a package of Caulfield's homemade caramels.

Enjoy some photo highlights!

on



From: Sara Kemp <sara.kemp@wherela.com>
Subject: Thank you!
Date: June 7, 2012 10:51:31 AM PDT
To: Laurie Mulstay <lauriemulstay@mac.com>
▶ 1 Attachment, 11.6 KB

Hi Laurie and Team,

Thank you all very much for a wonderful event last night at Caulfield's. The concierge were very impressed with the food, service, cocktails, ambiance and overall experience. We really appreciate all your efforts, and please let the rest of your team know that we are very appreciative.

Looking forward to a great summer together!

Thanks very much,

Sara

Sara Kemp | Account Manager
WHERE Magazine | WHERE GuestBook | Performances Magazine
3679 Motor Avenue, Suite 300
Los Angeles 90034
P 310 280 2880
F 310 280 2890
W SoCalMedia.com

SOUTHERN CALIFORNIA
mediagroup

Visit us at WhereLA.com

Be Social!

<http://twitter.com/WhereLA>

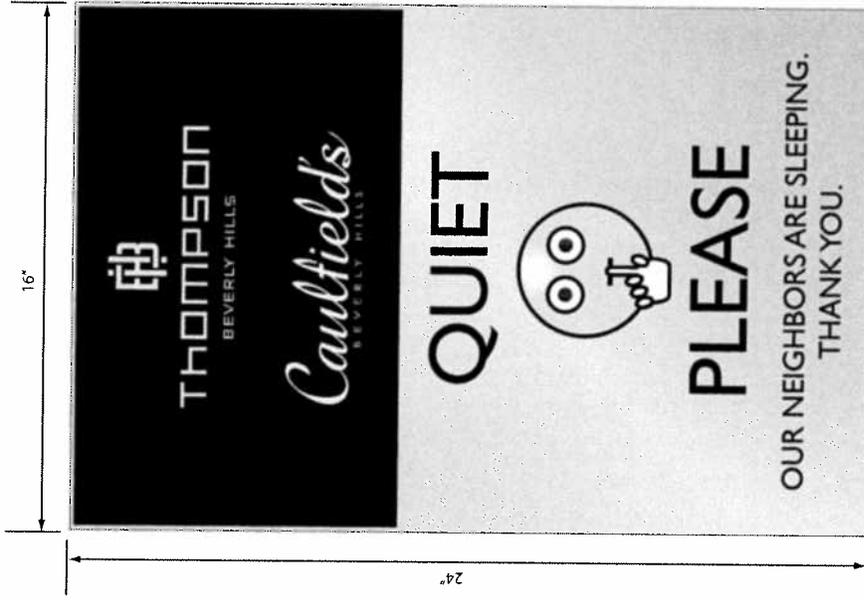
<http://www.facebook.com/WhereLA>

<http://twitter.com/WhereOC>

<http://facebook.com/WhereOC>

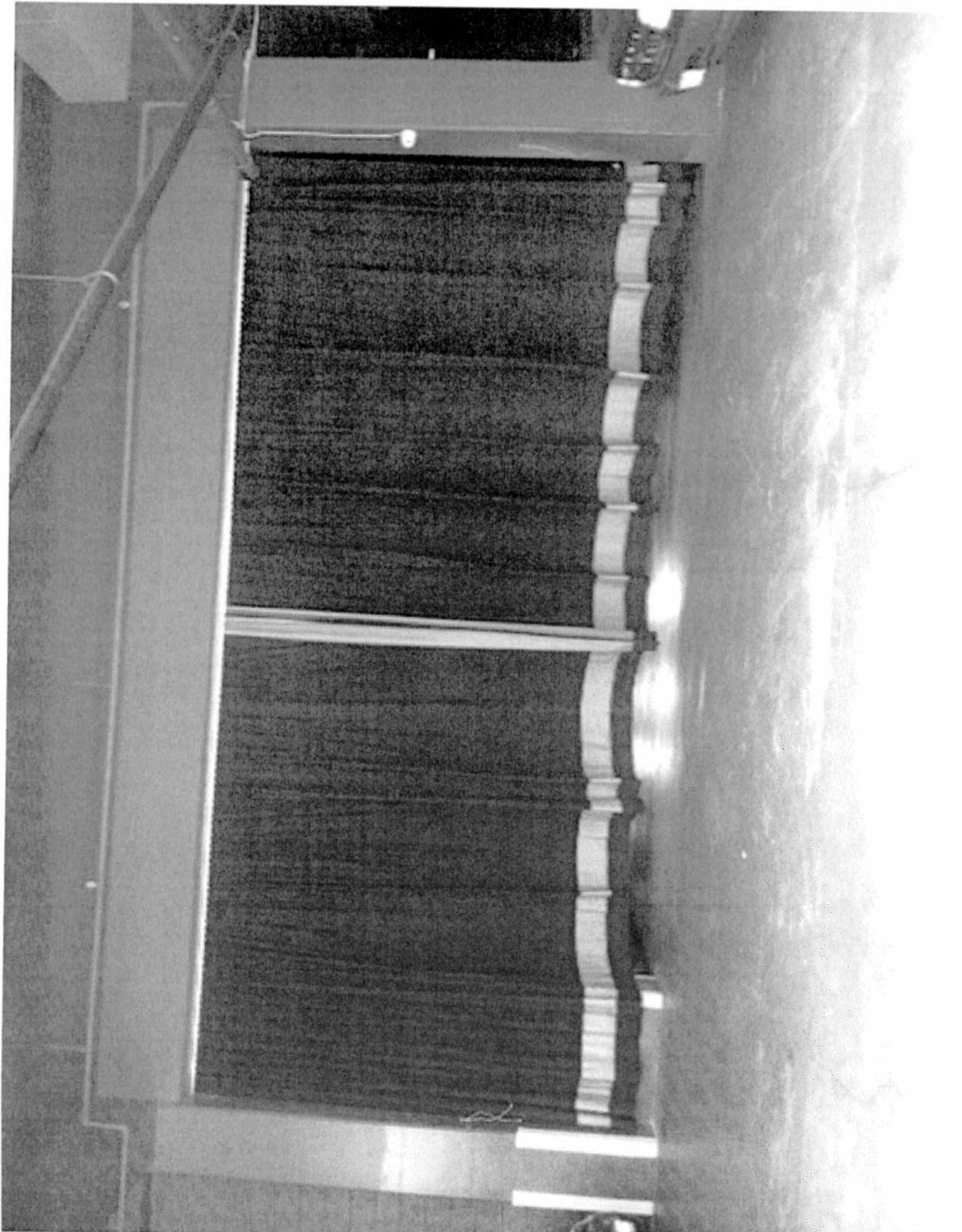
<http://twitter.com/WhereSanDiego>

<http://facebook.com/WhereSanDiego>



 <p>11129 VANDWEN STREET NORTH HOLLYWOOD CA 91605 P: 818.338.1044 F: 818.338.1049</p>	
Design Firm	
Project	Thompson Hotel
Company	LAZ Parking
Work Order	Checked By GV
Date	Phase 05-31-12 Proof
Revisions	By
1. 06-14-12 Proof	GV
2. 06-18-12 Proof	GV
3. 06-22-12 Proof	GV
<p>This is an unapproved design created by Sign Exchange, Inc. It is not to be shown or exhibited to anyone outside your organization. Reproduction or construction of displays based on this design is prohibited by law. (Sign Exchange, Inc. is not responsible for any legal action.)</p>	
Sign Type Description	Noise Level
Sign Type Code	A
Sheet No.	1

QUANTITY	MATERIALS	COLORS / FINISHES	TYPOFACES	INSTALLATION	PRODUCTION APPROVAL
1	.063 Anodized Aluminum	Anodized Black - Vinyl	Gil Sans MT	On Column	



**ATTACHMENT E
DRAFT APPROVAL RESOLUTION**

Begins on following page.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING MODIFICATION OF A CONDITIONAL USE PERMIT AND MODIFICATION OF AN EXTENDED HOURS PERMIT FOR ROOFTOP USES ON THE PROPERTY LOCATED AT 9360 WILSHIRE BOULEVARD.

The Planning Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Beverly Pavilion Associates, LLC, (the Property Owner), through its agent Mitch Dawson, has submitted an application to modify existing entitlements associated with rooftop activities (Conditional Use Permit and Extended Hours Permit). The proposal includes allowing six (6) special events permits to occur during extended hours and increased rooftop occupancy from 125 persons to 150 persons. These proposed changes result in the need for a modification to an existing Conditional Use Permit and modification to an existing Extended Hours Permit for the property located at 9360 Wilshire Boulevard (the "Project").

Section 2. The subject property was developed in the early 1960s, and has been continuously operated as a hotel since that time. The City Council approved development of the property pursuant to the issuance of a variance for increased height and floor area; this development included a restaurant and rooftop pool. In 2006, a Conditional Use Permit and Development Plan Review Permit, granted by the Planning Commission (Resolution No. 1418), allowed the expansion of rooftop uses, including a larger pool deck, a bar/lounge area, a rooftop gymnasium, and a rooftop food preparation room. At that time, conditions were included that

limited the rooftop occupancy to 92 persons, excluding hotel staff, and limited rooftop hours until 1:00 AM, seven days a week.

In 2010, the Planning Commission renewed the existing Conditional Use Permit and Development Plan Review Permit. Modifications to the hotel development and operation, granted by the Commission, included additional outdoor dining along Wilshire Boulevard, additional indoor dining at the first floor and mezzanine level of the hotel, a new stove within the existing rooftop food preparation room, extended hours on Friday and Saturday until 2:00 AM, and an increased rooftop occupancy to a maximum of 125 persons, excluding hotel staff (Resolution No. 1581).

In 2012, the Planning Commission renewed the existing Conditional Use Permit and Development Plan Review, denied the requested modification to the existing Conditional Use Permit, and modified the existing Extended Hours Permit. The Planning Commission denied the request for increased occupancy within the rooftop area and modified the Extended Hours Permit to reduce operating hours, Sunday through Thursday, until 12:00 AM.

Section 3. The subject site is located on the southwest corner of the intersection of Wilshire Boulevard and South Crescent Drive. The subject site is zoned C-3 (Commercial) and is located immediately outside of the City's Business Triangle. The site area consists of 16,440 square feet, and is developed with an eight-story hotel, of which three levels are used for vehicle parking. The hotel is approved for up to 114 guestrooms. Commercial properties surround the subject property along Wilshire Boulevard to the east and west; multi-family residential properties are located to the north and south of the property. The surrounding multi-family

properties to the south range in height between two and four stories, and are separated from the commercial uses on Wilshire Boulevard, and the Thompson Hotel, by a 15' alley.

Section 4. The Project includes the following requests:

1. Modification of the existing Conditional Use Permit to allow a limited number of special events to occur within the rooftop areas;
2. Modification of the existing Extended Hours Permit to allow special events located on the rooftop to operate until 2:00 AM; and
3. Modification of the existing Conditional Use Permit to increasing rooftop capacity from 125 persons to 150 persons; and

Section 5. The requests to modify restaurant and rooftop operations as outlined above result in the need for specific entitlements as follows:

1. Conditional Use Permit: Pursuant to Section 10-3-2862 of the Beverly Hills Municipal Code, a Conditional Use Permit is required whenever existing uses within a hotel are modified/expanded. As a result, the Applicant seeks to modify the existing Conditional Use Permit to allow increased capacity on the rooftop pool-deck and bar area.
2. Extended Hours Permit: Because the hotel is located outside the Business Triangle, an Extended Hours Permit is required whenever business operations take place outside the hours of 7:00 AM to 10:00 PM. The hotel currently provides service 24 hours per day; however, the rooftop pool-deck and bar area

are currently prohibited from operating beyond 12:00 AM, Sunday through Thursday, and beyond 2:00 AM, Friday and Saturday, pursuant to Condition 3 of Planning Commission Resolution No. 1628, in order to prevent impacts to the surrounding residential neighborhoods. The Applicant requests that the Extended Hours Permit be modified to allow special events to occur until 2:00 AM on certain days that are otherwise limited to 12:00 AM.

Section 6. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City’s Local CEQA Guidelines (hereafter the “Guidelines”). Pursuant to the State CEQA Guidelines Section 15301, existing facilities, the Project qualifies for a Class 1(a) Categorical Exemption, and is not anticipated to have a significant environmental impact. The Class 1(a) exemption is applicable to operational changes within existing structures that would not result in a significant environmental impact.

Section 7. Notice of the Project and public hearing was posted in one newspaper of local circulation and was mailed on June 28, 2012 to all property owners and residential tenants within a 300-foot radius of the property. Written and oral comments were received during the public hearing and were made a part of the record.

Section 8. In considering the request for a Conditional Use Permit, the Planning Commission may approve the Conditional Use Permit if the Commission finds as follows:

1. The proposed location of any such use will not be detrimental to adjacent property or to the public welfare.

Section 9. Based on the foregoing, the Planning Commission hereby finds and determines as follows regarding the Conditional Use Permit:

The applicant has provided documentation of operational and physical changes to the hotel to reduce noise-related impacts to the surrounding residential neighborhoods. As a result, the number of noise-related complaints that have been registered with the Beverly Hills Police Department has decreased. As such, staff anticipates that allowing a limited number of special events to occur within the rooftop area will not be detrimental to the nearby residential neighborhoods or the public welfare. Additionally, in regard to the requested increase in rooftop occupancy to 150 persons, excluding hotel staff, it is not anticipated that such increase will have a substantial adverse impact to the surrounding area. The hotel has demonstrated efforts to reduce noise-related impacts and the 20% increase in rooftop occupancy is not anticipated to result in increased impacts. Furthermore, special conditions of approval are proposed to ensure that the limited number of special events throughout the year, and the increased occupancy, will not have substantial adverse impacts to the surrounding neighborhood.

Section 10. In considering the request for an Extended Hours Permit, the Planning Commission may approve the Extended Hours Permit if the Commission finds that issuance of said permit will not result in any of the following:

1. The accumulation of garbage, litter, or other waste, both on and off of the subject site.

2. Noise created by the extended hours operation or by employees or visitors entering or exiting the extended hours operation.
3. Light and glare.
4. Odors and noxious fumes.
5. Pedestrian queuing.
6. Crime or peril to personal safety and security.
7. Use of residential streets for parking which is likely to cause activity associated with the subject extended hours operation to intrude substantially into a residential area.
8. Effects on traffic volumes and congestion on local residential streets.
9. Cumulative impacts relating to the existing concentration of extended hours operations in the vicinity of the proposed extended hours operation.

Section 11. Based on the foregoing, the Planning Commission hereby finds and determines as follows regarding the Extended Hours Permit:

1. The request for Extended Hours is related to rooftop uses only. Collection of garbage, litter, and other waste is carried out by hotel staff during regular operation of the rooftop areas. An increase in operating hours during special events can be accommodated by existing resources and staff, and the proposal is not anticipated to result in the accumulation of garbage, litter, or other waste.
2. Noise complaints identified by staff related to late-night rooftop operations at the hotel have decreased since the last Planning Commission review in early 2012. Six noise-related complaints have been received by the City between the months

of December 2011 and May 2012; two-thirds of which were received in January and February. Recent months have seen a decrease in the number of complaints. The hotel has implemented operational and physical changes to the hotel property, including within the rooftop area and with valet services. Staff attributes the decrease in noise-related complaints to these changes. As such, it is not anticipated that allowing a limited number of special events throughout the year during extended hours, within the rooftop area, would result in substantial adverse impacts.

3. The Extended Hours Permit would not result in any added light and glare beyond what currently exists at the subject property, and the City has not received any complaints that would suggest that light and glare is impacting the surrounding neighborhood. Therefore, extending the rooftop hours of operation by two hours, on Thursdays and Sundays prior to a Monday holiday, during special events, is not anticipated to create any adverse impacts related to light and glare, as conditioned.

4. The Extended Hours Permit would not result in any added odors or noxious fumes beyond what currently exists at the subject property, and the City has not received any complaints that would suggest that odors and noxious fumes are impacting the surrounding neighborhood. Therefore, extending the rooftop hours of operation by two hours, on Thursdays and Sundays prior to a Monday holiday, during special events, is not anticipated to create any adverse impacts related odors and noxious fumes.

5. The Extended Hours Permit is related to rooftop uses only, and the request is for two additional hour beyond current operations, on Thursdays and Sundays prior to a Monday holiday, during special events. Because the request is related to rooftop

activities, rather than ground-floor activities, no adverse impacts related to pedestrian queuing are anticipated to occur as a result of the project, as conditioned.

6. The Extended Hours Permit is related to rooftop uses only, and the request is for two additional hours beyond current operations, on Thursdays and Sundays prior to a Monday holiday, during special events. The request is related to rooftop activities, rather than ground-floor activities, and patrons of the hotel typically utilize the hotel's valet parking operation or park within the Business Triangle, as parking on the residential streets is regulated by permits. Because patrons are typically contained within the subject property and the request is for a two hour increase, the proposal is not anticipated to result in added crime or peril to personal safety and security, as conditioned.

7. Parking on residential streets in the vicinity of the subject property is regulated by permits and a one-hour time restriction for vehicles without permits, which prevents patrons from parking in these areas. Because the subject property is immediately adjacent to the Business Triangle, it is more likely that patrons not utilizing the hotel's valet services would park on the City's commercial streets rather than residential streets. Therefore, the Project is not anticipated to result in adverse parking impacts and intrusion into residential areas.

8. The Extended Hours Permit does not modify existing hotel floor area or capacities. The Extended Hours Permit would provide for two additional hours of operation until 2:00 AM, on Thursdays and Sundays prior to a Monday holiday, during special events. This time period (early AM) typically has lower traffic volumes (as compared to peak hours). Therefore, an operational increase of two hours is not anticipated to adversely impact traffic volumes and congestion on local residential streets.

9. The location of the subject property is along the Wilshire Boulevard commercial corridor. The corridor is primarily comprised of office buildings and retail stores that generally do not operate beyond 10:00 PM. Therefore, the proposed project would not result in a concentration of extended hours operations within the vicinity of the subject property.

Section 12. Based on the foregoing, the Planning Commission hereby grants the modification of the Conditional Use Permit and the modification of the Extended Hours Permit, subject to the following conditions:

1. Unless specifically modified by this Resolution, all conditions of approval contained in City Council Resolution No. 3013 shall remain in full force and effect throughout the life of the project.

2. Unless specifically modified by this Resolution, all conditions of approval contained in Planning Commission Resolution Nos. 1418, 1581, and 1628 shall remain in full force and effect throughout the life of the project.

3. The hotel is permitted a maximum of six (6) special events permits in any one-year period for any special event that is proposed to operate beyond the hotel's currently permitted extended hours on a Thursday or a Sunday preceding a holiday. The frequency of such events shall not exceed more than two (2) events per month. In no event shall a special events permit be issued on a Sunday not preceding a holiday, Monday, Tuesday, or Wednesday that authorizes such event to operate beyond 12:00 AM. Nothing in this condition shall preclude the hotel from requesting a special events permit that is consistent with the hotel's approved extended hours.

4. Use of all unenclosed rooftop areas shall be prohibited between the hours of 12:00 AM and 5:00 AM, Monday through Friday, and between the hours of 2:00 AM and 5:00 AM, Saturday and Sunday. During City-approved special events that occur on a Thursday or on a Sunday preceding a Monday holiday, all unenclosed rooftop areas shall be prohibited between the hours of 2:00 AM and 5:00 AM on Friday and Monday, respectively.

5. The maximum occupancy of all rooftop areas, excluding hotel staff, shall be limited to 150 persons unless and until the Planning Commission modifies this restriction at a future hearing.

6. The Director of Community Development shall review requests for all special events at the rooftop area and impose conditions consistent with this permit to minimize community impacts and to protect the public safety and welfare.

7. For all special events, the hotel operator shall provide a Beverly Hills off-duty public safety officer, or other personnel approved by the Director of Community Development, to monitor noise, emanating from the special event, in the residential neighborhood to the south of the hotel. Noise generated by the event and determined by the public safety officer to be a nuisance or inappropriate shall be immediately reduced to an acceptable level. The applicant shall pay the cost of assigning the public safety officer.

8. The hotel operator shall pay for all costs related to police calls for service that occur as a result of a special event that results in a violation of the Special Events Permit, the Conditional Use Permit, the Extended Hours Permit, or any other public nuisance findings made by the public safety officer.

9. The Director of Community Services or their designee may impose conditions on any permit as the Director or designee deems appropriate to make the determinations set forth in Section 4-8-7 of the Beverly Hills Municipal Code or otherwise protect the public health, safety, or welfare. These conditions may include, but are not limited to, reimbursement to the city for the cost of assigning public safety or other personnel to ensure that the event is conducted without any adverse impact to the public safety and welfare. Any violation of the conditions of this permit shall be considered a violation of this code.

10. EXPIRATION AND RENEWAL. The Conditional Use Permit and Extended Hours Permit shall expire at the same time as the entitlements granted through Planning Commission Resolution No. 1628. Upon application by the Applicant at least 60 days prior to the expiration of such permits, the City may extend the Permits if the reviewing authority determines that the uses are operating in a manner approved by the Planning Commission, are abiding by the conditions imposed by the Planning Commission, and are not creating significant adverse impacts on the surrounding neighborhood. Permits shall remain valid until such a time as a decision is determined by the Planning Commission. The Applicant shall file all necessary applications and pay all applicable fees associated with said re-review.

11. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

12. RECORDATION. The resolution approving the renewal of the existing Conditional Use Permit and Extended Hours Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be null and void and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60 day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the Project.

13. VIOLATION OF CONDITIONS: A violation of these conditions of approval may result in a termination of the entitlements granted herein.

Section 13. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted:

Craig Corman
Chair of the Planning Commission of the
City of Beverly Hills, California

Attest:

Secretary

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Michele McGrath 
Acting City Planner