THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 5, 2025 REPORT NO. HO-25-009

HEARING DATE: March 26, 2025

SUBJECT: MARGARITAVILLE LIVE ENTERTAINMENT. Process Three Decision

PROJECT NUMBER: PRJ-1115941

OWNER/APPLICANT: Souldriver, LP / Heather Roberts of Rossi Architects

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow live entertainment indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck ("Project") of Margaritaville Hotel located at 435 Sixth Avenue within the Downtown Community Planning Area?

Proposed Actions: APPROVE CUP No. PMT-3292541

Fiscal Considerations: No fiscal impact. The Project is privately owned and funded.

Code Enforcement Impact: There are two active code enforcement cases on the property: 1) CE-0524693 for unpermitted signage and 2) CE-0531268 for unpermitted live entertainment.

Housing Impact Statement: No housing impact. The Project proposes live entertainment within an existing hotel restaurant and bar. There are no residential units on the site.

Community Planning Group Recommendation: On December 18, 2024, the Downtown Community Planning Council voted 14-0-0 to recommend approval of the Project (Attachment 10).

Environmental Impact: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. On November 22, 2024, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively);

(2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595).

The Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the DCP area and CAP FEIR are available on the City website.

BACKGROUND

The Project site, which consists of an existing ten-story hotel with a ground-floor restaurant and fourth-floor pool deck, is located on the northeast corner of Sixth Avenue and J Street (Attachment 1) within the boundaries of the Centre City Planned District and the East Village neighborhood of the DCP area. The site is surrounded by a mixture of uses including retail, restaurants, hotels, and other live entertainment venues.

Live entertainment is defined in the Centre City Planned District Ordinance (CCPDO) of the San Diego Municipal Code (SDMC) as "live performances by musicians, singers, dancers, disc jockeys, or similar entertainers, and may include dancing by customers of an establishment." Pursuant to SDMC Section 156.0315(c)(2) and (4), any establishment offering non-acoustic live entertainment within or outside of an enclosed building shall obtain a CUP. Although the establishment is not located upon or adjacent to a premise containing residential land uses, the SDMC requires establishments offering live entertainment outside of an enclosed building to provide a noise impact analysis prepared by a qualified acoustical engineer and to evaluate noise and vibration impacts to the surrounding neighborhood (SDMC Section 156.0315(c)(4)(A)).

A decision on an application for a CUP shall be made by the City Hearing Officer in accordance with Process Three and is appealable to the Planning Commission in accordance with SDMC Section 112.0506. According to SDMC Section 126.0305, an application for a CUP may be approved or conditionally approved only if the decision maker makes the following findings:

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed development will not be detrimental to the public health, safety, and welfare;
3. The proposed development will comply with the regulations of the SDMC Land Development Code; and
4. The proposed development is appropriate at the proposed location.

DISCUSSION

Project Description:

The Applicant is seeking to allow live entertainment indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck of Margaritaville Hotel located at 435 Sixth Avenue. The live entertainment is intended for patrons of the hotel restaurant and bar and will be comprised of acoustic and non-acoustic (amplified) music with no dedicated audience seating or dance floors. Small performance stages with lighting are proposed within the ground-floor restaurant interior to the space and facing south and outdoors on the fourth-floor pool deck at the southwest corner under an existing rotunda structure. The speaker systems of the indoor and outdoor spaces are proposed to be inward facing. Both spaces also propose to include a noise monitoring system to monitor and automatically reduce speaker volumes so as to not exceed noise limits. In addition, fifty percent of all doors and operable windows will remain closed during indoor live entertainment within the ground-floor restaurant.

The ground floor restaurant and bar is open from 7:00 a.m. to 10:00 p.m. Sunday through Thursday and to 11:00 p.m. on Friday and Saturday. Within that time, indoor live entertainment is proposed from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and to 11:00 p.m. Friday and Saturday (and Sunday when the following Monday is a recognized City holiday). The restaurant and bar located on the fourth-floor pool deck is open from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and to 11:00 p.m. on Friday and Saturday. Outdoor live entertainment hours are proposed to be consistent to the hours of the restaurant and bar.

Neighborhood Context:

The Project site is located on the northeast corner of Sixth Avenue and J Street within the boundaries of the Centre City Planned District and the Ballpark sub-district of the East Village neighborhood of the DCP area, which is envisioned as a downtown-wide entertainment and cultural attraction as well as a residential and commercial district with supporting amenities. Directly across Sixth Avenue to the west is Gaslamp Quarter, which is San Diego's prime entertainment and celebration destination with a mixture of restaurants, cafes, nightclubs, and bars that draw tourists and residents alike.

The Project site is zoned Ballpark Mixed-Use (Attachment 2), which supports mixed-use developments including major sporting venues and visitor attractions like restaurants, hotels,

offices, and residential. While residential uses are permitted within this district, there are no residential properties on or immediately adjacent to the Project site. The Project site is surrounded by similar mixture of uses including retail, restaurants, hotels, and other live entertainment venues, including outdoor live entertainment at Lumi Restaurant, Pendry Hotel, and NovaSD.

There are several existing venues within the vicinity (500 feet radius) of the Project site that have been granted CUPs for live entertainments, as referenced in the table below and Attachment 8.

Table 1 – NEARBY ESTABLISHMENTS WITH LIVE ENTERTAINMENT			
Business Name	**Address**	**Hours of Operation**	
Margaritaville (PROPOSED PROJECT)	435 Sixth Avenue	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	
Pendry Hotel	550 J Street	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	Mon – Sun: 11:00 a.m. – 1:30 a.m.
		Basement	Mon – Sun: 11:00 a.m. – 2:00 a.m.
Lumi Restaurant	437 J Street	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	Mon – Sun: 11:00 a.m. – 1:30 a.m.
Nova SD	454 Sixth Avenue	Outdoor	Thurs & Sun: No later than 1:00 a.m. Fri – Sat: No later than 1:30 a.m.
		Indoor	Mon – Sun: 11:00 a.m. – 2:00 a.m.
Zama	465 Fifth Avenue	Indoor	Mon – Sun: No later than 1:30 a.m.
Moonshine Flats	338 Seventh Avenue	Indoor	Sun-Thurs: 10:00 a.m. – 12:00 a.m. Fri – Sat: 10:00 a.m. – 2:00 a.m.
Happy Does Bar	340 Fifth Avenue	Indoor	Mon – Sun: 8:00 p.m. – 1:00 a.m.

Please note that there are live entertainment venues that do not possess a CUP as the businesses are previously conforming. These venues were established in compliance with applicable regulations at the time of their original establishment (no CUP was required) and, although they may no longer comply with current regulations requiring a CUP, may continue to operate under City regulations.

Noise Impact Analysis:

Indoor Live Entertainment

A noise impact analysis is required for indoor live entertainment if the establishment is located upon or adjacent to a premises containing residential land uses. Although there are no residential uses directly abutting or across the streets from the Project site, the Applicant provided a noise impact analysis by Helix Environmental Planning dated October 14, 2024 (“Analysis”) that evaluated potential noise and vibration impacts of the proposed live entertainment to the surrounding neighborhood (Attachment 9).

The Analysis found that indoor live music noise levels at 20 feet from the first-floor stage would be approximately 87 and 85 decibels during the day and evening, respectively. This would result in

noise levels of 60.9 decibel and 59.5 decibels during the day and evening along the western property boundary and 61.5 and 53.9 decibels during the day and evening along the southern property boundary, which does not exceed the 65-decibel noise limits for daytime and 60-decibel noise limit for nighttime for mixed-use/commercial districts as specified in the Noise Ordinance of SDMC Section 59.5.0401.

Table 2 - AMPLIFIED MUSIC NOISE LEVELS AT PROPERTY BOUNDARIES			
Location	**Noise Receiver Elevation (feet)**	**Daytime (7:00 a.m.-7:00 p.m.) Exterior Noise Level (dBA L_{EQ})[1]**	**Nighttime (7:00 p.m.-7:00 a.m.) Exterior Noise Level (dBA L_{EQ})[2]**
Western Property Boundary	5	60.9	59.5
Southern Property Boundary	5	61.5	53.9

Outdoor Live Entertainment

Live entertainment located outside of an enclosed building requires a noise impact analysis whether or not the establishment is located upon or adjacent to a premises containing residential land uses. The Applicant is proposing live entertainment outdoors on the fourth-floor pool deck, which the Analysis by Helix Environmental Planning also evaluated for potential noise and vibration impacts to the surrounding neighborhood.

The Analysis found that outdoor live music noise levels at 20 feet from the rooftop stage would be approximately 89 and 85 decibels during the day and evening, respectively. This would result in noise levels of 61.7 decibel and 55.8 decibels during the day and evening above the existing seven-foot tall glass wall surrounding the rooftop area along the western property boundary and 63.9 decibel and 58.3 decibel during the day and evening along the southern property boundary. To understand how sound emanates above the glass wall, noise level readings at the sixth floor (55 feet above the proposed fourth floor stage) were conducted, as shown in Table 3 below. Based on these readings, the noise levels do not exceed the 65-decibel noise limits for daytime and 60-decibel noise limit for nighttime for mixed-use/commercial districts as specified in the SDMC Noise Ordinance.

Table 3 - AMPLIFIED MUSIC NOISE LEVELS AT PROPERTY BOUNDARIES			
Location	**Noise Receiver Elevation (feet)**	**Daytime (7:00 a.m.-7:00 p.m.) Exterior Noise Level (dBA L_{EQ})[1]**	**Nighttime (7:00 p.m.-7:00 a.m.) Exterior Noise Level (dBA L_{EQ})[2]**
Western Property Boundary	45	61.7	55.8
	55	62.0	55.7
Southern Property Boundary	45	63.9	58.3
	55	64.5	59.2

The Analysis acknowledges that the maximum volume setting for most speaker systems could result in exterior noise levels exceeding City requirements along the property line; therefore, a noise monitoring system is proposed to be installed to monitor noise levels during live entertainment events. As conditioned and shown on the plans (Attachment 7), a monitor shall be installed indoors within the first-floor restaurant and outdoors above the height of the glass wall surrounding the rooftop area for monitoring and volume control. The measured noise level shall be monitored remotely from the control board and a volume level control system will automatically reduce speaker volumes when noise levels exceed the set limits. Furthermore, the Owner shall ensure that the seven-foot tall solid barrier on the rooftop area has a minimum Sound Transmission Class (STC) rating of 27, consistent with the modeling assumptions used for the existing barrier in the Analysis.

In addition, the study acknowledges that the existing outdoor ambient noise beyond the property line already exceeds the limits of the Noise Ordinance (73.3 to 76.9 decibels on the ground floor and 62 to 74.2 decibels 12 feet above the fourth floor deck); however, the SDMC requires that an establishment should maintain and control the noise limits within property boundaries. As such, the Analysis demonstrates that the Project would not generate noise levels exceeding the noise limits of the SDMC at the property line. Compliance with the Analysis will ensure the proposed live entertainment remains within the limits of the SDMC Noise Ordinance.

Permits Required:

A CUP per SDMC Section 156.0315(c)(2) and (4) for an establishment offering non-acoustic live entertainment both inside and outside of an enclosed building.

Community Plan Analysis:

The Project site is located in the East Village neighborhood of the DCP which is envisioned as a thriving residential and mixed-use community with entertainment, tourism, and employment expected to flourish alongside new residents around the ballpark. More specifically, the site is within the Ballpark sub-district of the East Village neighborhood—a sub-district envisioned as a downtown-wide entertainment and cultural attraction as well as a residential and commercial district with supporting amenities. The Project site is one block from Petco Park which attracts both visitors and tourists. The hotel and its amenities, including the proposed live entertainment, serve as an attraction to the neighborhood, thus helping to sustain Petco Park's prominence. By providing ancillary amenities to the hotel restaurant and bar, the Project is consistent with the following Goals and Policies:

- 3.1-G-2 - Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.
- 3.5-G-2 - Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 3.5-P-2 - Emphasize neighborhood character in each district to promote diversity & complexity.
- 6.5-G-1 - Guide Ballpark's evolution into a multi-use district, including the new Main Library and Park-to-Bay Link, with a regional entertainment and cultural focus.
- 6.5-G-2 - Maintain the prominence of Petco Park while reinforcing the evolving high-intensity Market Street corridor.

Project-Related Issues:

The Project was forwarded to the San Diego Police Department (SDPD) and the Downtown Community Planning Council (DCPC) for review. The SDPD reviewed the application with no comments and stated a new police permit will be required. On December 18, 2024, the DCPC voted 14-0-0 to recommend approval of the Project provided that Margaritaville, "fosters a collaborative relationship with the local residents to address any issues that may arise" (Attachment 10).
Over the years, requests for outdoor live entertainment have been closely assessed by the City due to the rapidly growing residential population, which creates ever changing circumstances within Downtown neighborhoods. However, enforcement of violations of the Noise Ordinance has not been consistent, as the City's Building and Land Use Enforcement (BLUE) personnel typically do not work late in the evenings when the entertainment occurs and SDPD does not have the capacity to always respond to complaints when other priorities are occurring. After the initial submittal of this CUP application, City Staff received notice that unpermitted live entertainment was occurring on the property. As a result of this violation, on September 20, 2024, a code enforcement case was opened by BLUE for the operation of live entertainment without a CUP (CE-0531268). There have been no reports of unpermitted live entertainment on the premises since the code enforcement case was opened. Approval and recordation of this CUP will resolve this code enforcement action.

No significant issues or major concerns were identified during the review of the Project by City staff. To address any potential adverse impacts of the proposed live entertainment, standard operational conditions of approval are included in the draft permit to ensure that the use is not detrimental to the neighborhood. Additionally, the proposed outdoor live entertainment hours align with those of nearby venues, such as the Pendry Hotel and Lumi Restaurant, as outlined in Table 1 above. Moreover, installation of noise-limiting equipment, also similar to both Pendry Hotel and Lumi Restaurant, is required. The proposed conditions of approval detailed in Attachment 4 and summarized below ensure that the use is not detrimental to the neighborhood.

- The primary use of the site shall be a hotel restaurant and bar. The live entertainment shall be accessory to the primary use and located indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck only.
- Indoor and outdoor live entertainment shall be limited to Sunday through Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday (and Sunday when the following Monday is a recognized City holiday) from 11:00 a.m. to 11:00 p.m.
- At least 50% of all doors and operable windows of the ground floor restaurant shall remain closed whenever indoor live entertainment is occurring .
- Indoor and outdoor live entertainment will consist of live performances by musicians, singers, dancers, disc jockeys, or similar entertainers with each individual vocalist and instrument shall be connected into the required sound system with noise limiting equipment. There will be no audience seating or dance floors dedicated to the live entertainment.
- Implementation of all noise abatement measures as outlined in the Noise Impact Analysis by Helix Environmental Planning dated October 14, 2024, including installation of noise-limiting equipment, placement of speakers, no supplemental speakers, and maintaining a seven-foot solid barrier.

Conclusion:

Staff has reviewed the Applicant's proposal and considered the potential impacts resulting from the proposed use. Based on the draft findings (Attachment 3), Staff recommends that the City Hearing Officer approve CUP No. 3292541 to allow indoor and outdoor live entertainment at 435 Sixth Avenue, subject to the conditions in the draft permit (Attachment 4).

ALTERNATIVES

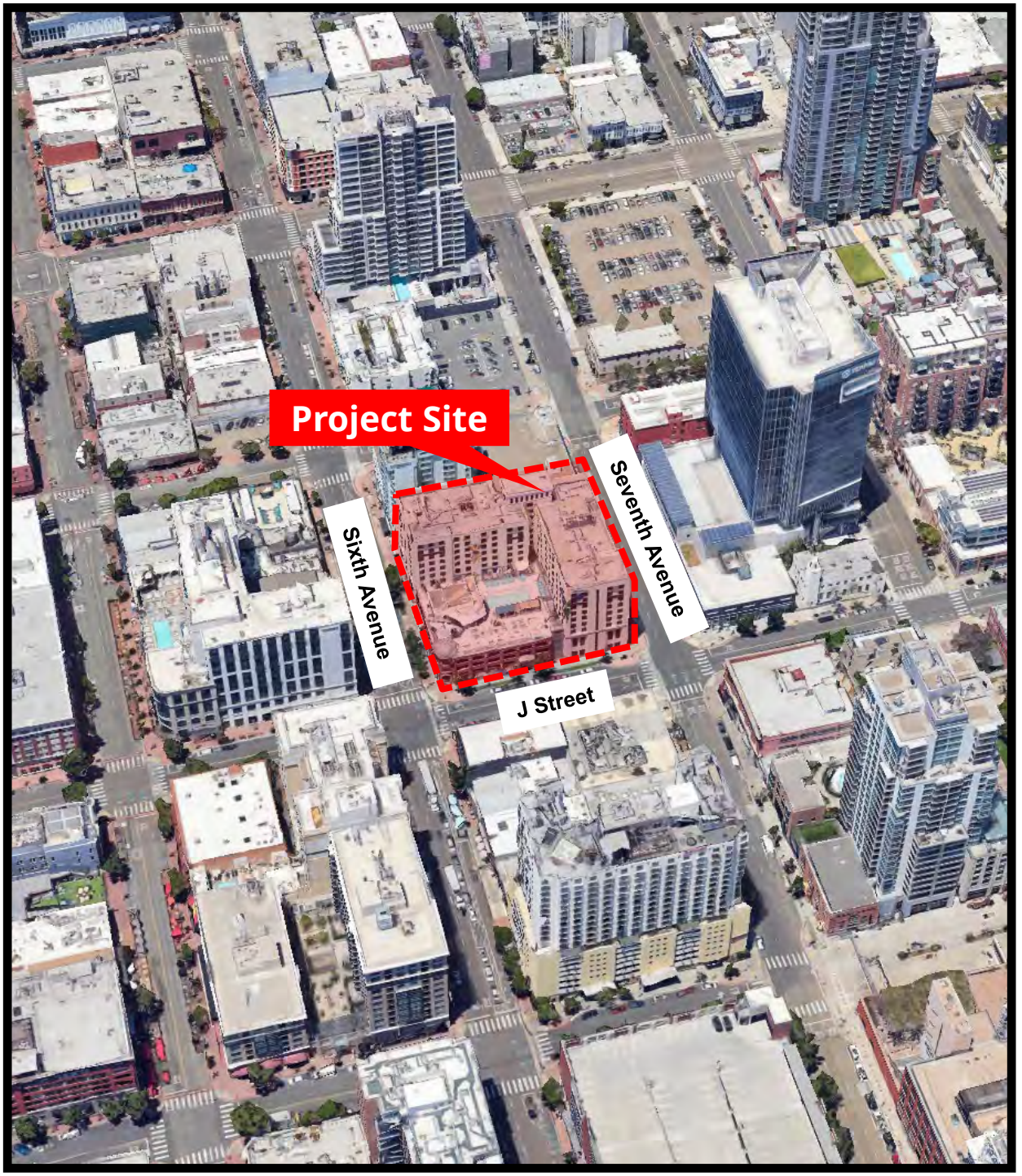
1. Approve CUP No. 3292541, with modifications.
2. Deny CUP No. 3292541, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,

Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services Department

Attachments:

1. Project Location
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Ownership Disclosure Statement
6. Project Narrative
7. Project Plans
8. Live Entertainment Vicinity Map
9. Noise Impact Analysis
10. Community Planning Group Recommendation

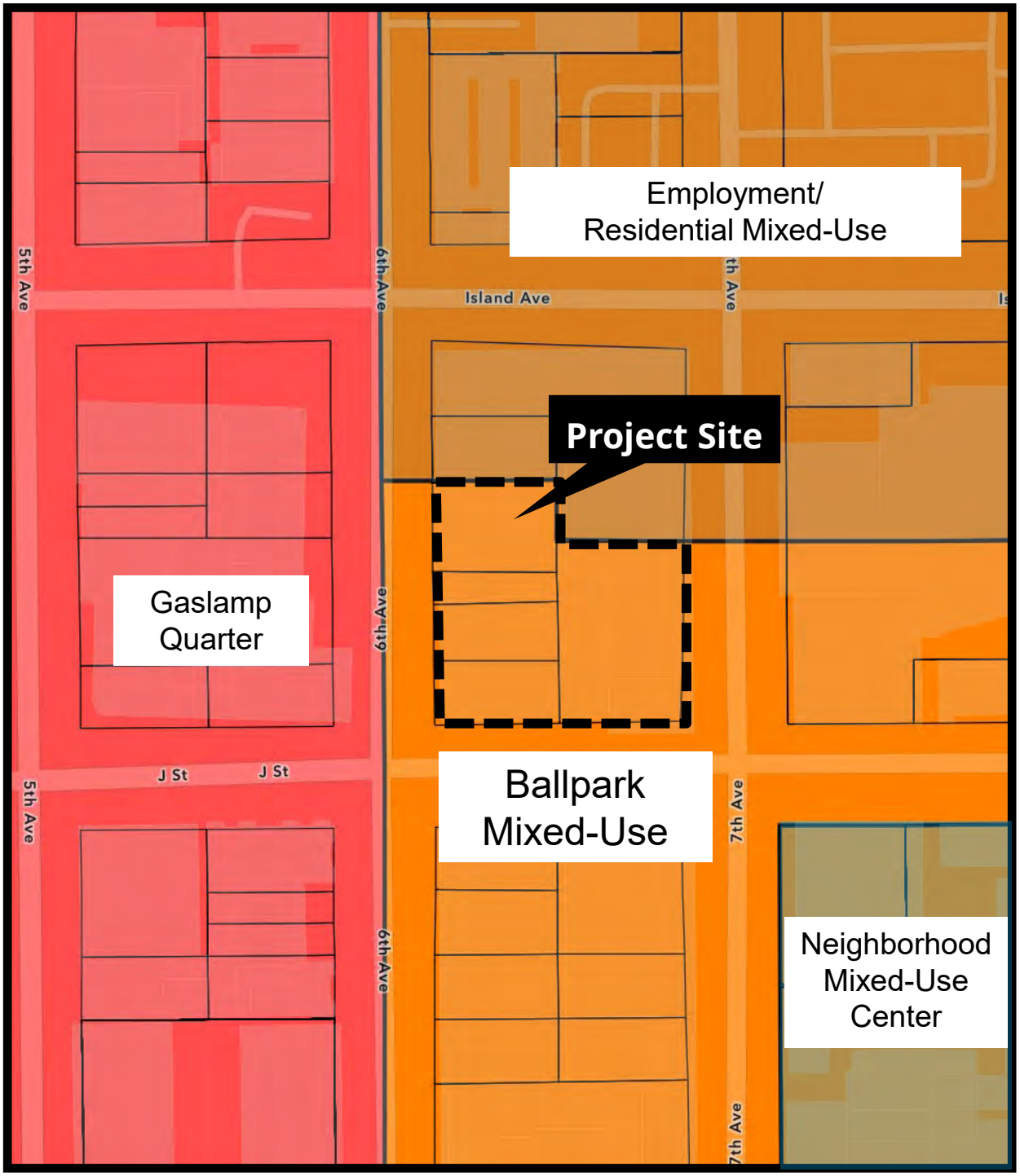


The City of SAN DIEGO

Project Location

435 Sixth Avenue
Project No. 1115941
Margaritaville Live Entertainment

North



The City of SAN DIEGO

Land Use Map

435 Sixth Avenue
Project No. 1115941
Margaritaville Live Entertainment

North

HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3292541
MARGARITAVILLE LIVE ENTERTAINMENT - PROJECT NO. 1115941

WHEREAS, Souldriver, LP, Owner/Permittee, filed an application with the City of San Diego ("City") for a Conditional Use Permit (CUP) to allow live entertainment indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck of Margaritaville Hotel ("Project") (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3292541), on portions of a 35,109-square-foot site;

WHEREAS, the Project site is located at 435 Sixth Avenue, within the Ballpark Mixed-use land use district of the Centre City Planned District, in the East Village neighborhood of the Downtown Community Plan (DCP) area ("Downtown");

WHEREAS, the Project site is legally described as Lots C, D, E, F, G, H and I of Block 112, Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to a map thereof made by L.L. Lockling, on file in the Office of the County Recorder of San Diego County, California;

WHEREAS, on November 22, 2024, the City, as Lead Agency, through the Development Services Department, determined that the Project is consistent with the previously certified Downtown Final Environmental Impact Report (Downtown FEIR) (SCH# 2003041001);

WHEREAS, development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) subsequent addenda to the FEIR certified by the Former

Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolutions R-30614), February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561);

WHEREAS, development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City's Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA.

WHEREAS, on March 26, 2025, the City Development Services Department considered CUP No. 3292541 pursuant to the Land Development Code (LDC); and

BE IT RESOLVED by the City Hearing Officer, that it adopts the following findings with respect to CUP No. 3292541:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permit:

a. The proposed development will not adversely affect the applicable land use plan.

The proposed live entertainment, within the ground-floor restaurant and outdoors on the fourth-floor pool deck of Margaritaville Hotel, is comprised of acoustic and non-acoustic music with no dedicated audience seating or dance floors. The Project site located at 435 Sixth Avenue on the northeast corner of Sixth Avenue and J Street within the Ballpark Mixed-Use Land Use District of the Centre City Planned District and the East Village neighborhood of the DCP area.

The Ballpark Mixed-Use Land Use District accommodates major sporting facilities and visitor attractions and contains a broad array of other uses, including eating and drinking establishments, hotels, offices, research and development facilities, cultural and residential uses, live/work use, and parking. Live entertainment is permitted in the Ballpark Mixed-Use Land Use District with the approval of a CUP pursuant to San Diego Municipal Code (SDMC) Section 156.0315(c)(2) and (4). In order to address any potential noise impacts of the proposed live entertainment, conditions of approval have been incorporated into the permit that restrict the hours of live entertainment to Sunday through Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday (and Sunday when the following Monday is a recognized City holiday) from 11:00 a.m. to 11:00 p.m., require increased security, and the installation of noise abatement measures such as a noise monitoring system wherein a volume level control system automatically reduce speaker volumes when noise levels exceed the set limits. These measures will ensure that the Project complies with the provisions of the SDMC, including the CCPDO and Noise Ordinance, and does not create a nuisance for neighbors.

Per the DCP, the East Village neighborhood is intended as a thriving residential and mixed-use community with entertainment, tourism, and employment expected to flourish alongside new residents around the ballpark. The Project site is in the Ballpark sub-district of the East Village neighborhood, which is envisioned as a Downtown-wide entertainment and cultural attraction as well as a residential and commercial district with supporting amenities. Within a 500-foot radius of the Project site, six establishments have been granted CUPs for live entertainment, three of which include outdoor live entertainment. By offering a supporting amenity and attraction like live entertainment to the hotel restaurant and bar, the Project aligns with DCP Goal 6.5-G-1 to advance the transformation of the Ballpark sub-district into a multi-use district focused on regional entertainment and cultural attractions. Additionally, the Project site is one block from Petco Park which attracts both visitors and tourists. The hotel restaurant and bar and its amenities support this influx thus helping to sustain Petco Park's prominence (DCP Goal 6.5-G.2).

Live entertainment indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck of Margaritaville Hotel increases the entertainment experiences available for hotel restaurant and bar patrons of the Ballpark sub-district and Downtown as a whole. This is consistent with DCP Goals 3.1-G-2, which aims to achieve a balanced

mix of uses—employment, residential, cultural, government, and destination—as well as a comprehensive array of amenities and services, and advances DCP Goal 3.5-G-2, to promote a diverse mix of uses across neighborhoods, while allowing variations in emphasis to distinguish them. The addition of live entertainment will enhance this mix by introducing an ancillary entertainment component to the hotel restaurant and bar.

The Project is also consistent with DCP Policy 3.5-P-2 to emphasize neighborhood character in each district to promote diversity & complexity. The Project site is in the Ballpark sub-district of East Village and directly adjacent to the eastern boundary of the Gaslamp Quarter, which the DCP describes as San Diego's prime entertainment and celebration destination with a mixture of restaurants, cafes, nightclubs, and bars. The Project site's unique location allows the hotel to offer entertainment for restaurant patrons that supplement the activity in the Gaslamp Quarter, while also providing accommodations with entertainment for visitors to both neighborhoods. Therefore, the Project will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed live entertainment will not be detrimental to the public health, safety, and welfare because conditions of approval will be implemented to ensure that the live entertainment indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck will not become a nuisance to the community. These conditions are consistent with other nearby CUPs for live entertainment and include limiting the hours that live entertainment can occur, specifying what kinds of live entertainment are allowed on the premise, describing where the live entertainment can occur within the premise, and providing adequate security to monitor patron behavior. Additionally, measures to mitigate the noise impact of live entertainment on the surrounding area will be required, such as the installation of noise monitoring systems to track sound levels during events. Specifically, a monitor will be placed indoors within the ground-floor restaurant and outdoors above the wall of the fourth-floor pool deck to track noise and control volume. The monitored noise levels will be accessible remotely from a control board, and an automatic volume control system will reduce speaker volume if noise exceeds preset limits. Further, the Owner/Permittee will be required to maintain a seven-foot solid barrier on the fourth-floor outdoor pool deck with a minimum Sound Transmission Class (STC) rating of 27, in line with the existing barrier's specifications, which is comprised of a mix of half-inch thick glass and bricks.

A Noise Impact Analysis by Helix Environmental Planning dated October 14, 2024 ("Analysis") was conducted for both indoor and outdoor live entertainment. The Analysis found that indoor live music noise levels at 20 feet from the first-floor stage would be approximately 87 and 85 decibels (simulating noise levels typical of similarly sized restaurants) during the day and evening, respectively. This would result in noise levels of 60.9 decibel and 59.5 decibels during the day and evening along the western property boundary and 61.5 and 53.9 decibels during the day and evening along the southern property boundary as shown in Table 2 below.

Table 2 - AMPLIFIED MUSIC NOISE LEVELS AT PROPERTY BOUNDARIES			
Location	**Noise Receiver Elevation (feet)**	**Daytime (7:00 a.m.-7:00 p.m.) Exterior Noise Level (dBA L_{EQ})[1]**	**Nighttime (7:00 p.m.-7:00 a.m.) Exterior Noise Level (dBA L_{EQ})[2]**
Western Property Boundary	5	60.9	59.5
Southern Property Boundary	5	61.5	53.9

Regarding the outdoor live entertainment on the pool deck, the Analysis showed that outdoor live music noise levels at 20 feet from the rooftop stage would be approximately 89 and 85 decibels during the day and evening, respectively. This would result in noise levels of 61.7 decibel and 55.8 decibels during the day and evening above the existing seven-foot wall surrounding the rooftop area along the western property boundary and 63.9 decibel and 58.3 decibel during the day and evening along the southern property boundary. To understand how sound emanates above the wall, noise level readings at the sixth floor (55 feet) further above the proposed fourth-floor stage were conducted as shown in Table 3 below. Based on the Analysis, the noise levels do not exceed the 65-decibel noise limits for daytime and 60-decibel noise limit for nighttime for mixed-use/commercial districts as specified in the Noise Ordinance of SDMC Section 59.5.0401.

Table 3 - AMPLIFIED MUSIC NOISE LEVELS AT PROPERTY BOUNDARIES			
Location	**Noise Receiver Elevation (feet)**	**Daytime (7:00 a.m.-7:00 p.m.) Exterior Noise Level (dBA L_{EQ})[1]**	**Nighttime (7:00 p.m.-7:00 a.m.) Exterior Noise Level (dBA L_{EQ})[2]**
Western Property Boundary	45	61.7	55.8
	55	62.0	55.7
Southern Property Boundary	45	63.9	58.3
	55	64.5	59.2

The Analysis demonstrates that the noise abatement measures reduce adverse impacts of potential noise to the neighborhood and comply with the SDMC Noise Ordinance. The proposed conditions of approval require these noise abatement measures to be implemented. When operated in compliance with the conditions of approval, the live entertainment will not be a nuisance to the surrounding neighborhood and therefore will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.

The Project complies with the LDC because the proposed live entertainment is allowed in the SDMC with approval of a CUP (SDMC Section 156.0315(c)(2) and (4). No deviations

from LDC requirements are proposed as part of the Project. Moreover, when operated in compliance with the conditions of approval, the use will be consistent with all applicable regulations. The proposed use will also be required to obtain any other applicable government approvals and comply with the applicable requirements of the California Department of Alcoholic Beverage Control (ABC) and the San Diego Police Department (SDPD). By obtaining a CUP and complying with the conditions of approval with no deviation, the proposed live entertainment will be compliant with LDC regulations.

d. The proposed use is appropriate at the proposed location.

Live entertainment is appropriate at the proposed location because the Project is located within the East Village neighborhood, which is intended as a thriving residential and mixed-use community with entertainment, tourism, and employment expected to flourish alongside new residents around the ballpark, and within the Ballpark sub-district, which is envisioned as a Downtown-wide entertainment and cultural attraction as well as a residential and commercial district with supporting amenities. By offering a supporting amenity and attraction to the hotel restaurant and bar, the Project aligns with DCP Goal 6.5-G-1 to advance the transformation of the Ballpark sub-district into a multi-use district focused on regional entertainment and cultural attractions. Additionally, the Project site is one block from Petco Park which attracts both visitors and tourists. The hotel restaurant and bar and its amenities support this influx thus helping to sustain Petco Park's prominence (DCP Goal 6.5-G.2).

Furthermore, the live entertainment is appropriate for the location because the Project site is uniquely situated directly adjacent to the eastern boundary of the Gaslamp Quarter, which the DCP describes as San Diego's prime entertainment and celebration destination with a mixture of restaurants, cafes, nightclubs, and bars. The surrounding area, including the Gaslamp Quarter, contain many similar venues with live entertainment that already co-exist with the neighborhoods' existing mix of uses. Within a 500-foot radius of the Project site, six establishments have been granted CUPs for live entertainment, three of which have outdoor live entertainment as shown in Table 1:

Table 1 – NEARBY ESTABLISHMENTS WITH LIVE ENTERTAINMENT

Business Name	Address	Hours of Operation	
Margaritaville (PROPOSED PROJECT)	435 Sixth Avenue	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	
Pendry Hotel	550 J Street	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	Mon – Sun: 11:00 a.m. – 1:30 a.m.
		Basement	Mon – Sun: 11:00 a.m. – 2:00 a.m.
Lumi Restaurant	437 J Street	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	Mon – Sun: 11:00 a.m. – 1:30 a.m.
Nova SD	454 Sixth Avenue	Outdoor	Thurs & Sun: No later than 1:00 a.m. Fri – Sat: No later than 1:30 a.m.
		Indoor	Mon – Sun: 11:00 a.m. – 2:00 a.m.

Zama	465 Fifth Avenue	Indoor	Mon – Sun: No later than 1:30 a.m.
Moonshine Flats	338 Seventh Avenue	Indoor	Sun-Thurs: 10:00 a.m. – 12:00 a.m. Fri – Sat: 10:00 a.m. – 2:00 a.m.
Happy Does Bar	340 Fifth Avenue	Indoor	Mon – Sun: 8:00 p.m. – 1:00 a.m.

The proposed conditions of approval regulating the hours of live entertainment for the Project will be consistent with the existing, CUP-approved live entertainment establishments surrounding the Project site. Additionally, security and noise monitoring and abatement measures that have successfully controlled noise at the other three outdoor live entertainment venues surrounding the Project site will be required to be installed as conditions of approval for the Project.

Therefore, as a permitted use in the land use district that advances the goals and policies of the DCP for the neighborhood, when operated in compliance with the conditions of approval, the proposed live entertainment is appropriate for the location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 3292541is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 3292541, a copy of which is attached hereto and made a part hereof.

Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services

Adopted on: March 26, 2025
IO#: 24009924

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009924 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3292541
MARGARITAVILLE LIVE ENTERTAINMENT PROJECT NO. 1115941
HEARING OFFICER

This Conditional Use Permit No. 3292541 is granted by the Hearing Officer of the City of San Diego ("City") to Souldriver, LP (Owner/Permittee), pursuant to San Diego Municipal Code (SDMC) Section 126.0305 to allow live entertainment indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck of Margaritaville Hotel ("Project") on the 35,109-square-foot site located at 435 Sixth Avenue, within the Ballpark Mixed-use land use district of the Centre City Planned District and the East Village neighborhood of the Downtown Community Plan area. The Project site is legally described as: Lots C, D, E, F, G, H and I of Block 112, Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to a map thereof made by L.L. Lockling, on file in the Office of the County Recorder of San Diego County, California.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to allow the uses as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated March 26, 2025, on file in the Development Services Department (DSD).

The Project shall include:

a. Live entertainment indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck of the Margaritaville Hotel located at 435 Sixth Avenue;

b. Public and private accessory improvements determined by DSD to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6,

Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 10, 2028.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the DSD; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right,

by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LIVE ENTERTAINMENT REQUIREMENTS:

12. The primary use of the site shall be a hotel restaurant and bar. The live entertainment shall be accessory to the primary use and located indoors within the ground-floor restaurant and outdoors on the fourth-floor pool deck only. The intended uses shall be in conformance with permitted uses as outlined in SDMC Section 156.0315(c)(2) and (4) and all other relevant regulations in the SDMC. The City shall review any proposed change in use.

13. Indoor and outdoor live entertainment shall consist of live performances by musicians, singers, dancers, disc jockeys, or similar entertainers. There shall be no audience seating or dance floors dedicated to the live entertainment. The City shall review any additional live entertainment.

14. At least 50% of all doors and operable windows of the ground floor restaurant shall remain closed whenever indoor live entertainment is occurring.

15. The hours of both indoor and outdoor live entertainment are Sunday through Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday (and Sunday when the following Monday is a recognized City holiday) from 11:00 a.m. to 11:00 p.m.

16. The Owner/Permittee shall implement all noise abatement measures as outlined in the noise impact analysis by Helix Environmental Planning dated October 14, 2024 and described below:

a. The sound system of the interior of the restaurant and outdoor pool deck shall include noise limiting equipment and shall be operated at all times in conformance with the recommended settings and speaker placement. The speakers shall be small, equally distributed, and pointed inward as to not become a nuisance to any adjacent uses.

b. No supplemental speakers or amplification equipment shall be used at any time without prior approval by the City. Each individual vocalist and instrument shall be connected into the required sound system with noise limiting equipment. Any proposed modifications to the sound system shall be submitted to DSD for approval prior to installation and an acoustical study will be required at that time to analyze the noise impacts on surrounding sensitive receptors and compliance with the SDMC.

c. Maintain a seven-foot solid barrier (half-inch thick glass or other combination of solid materials) along the west and south edges of the four-floor outdoor pool deck. The barrier shall have a minimum Sound Transmission Class (STC) rating of 27 in conformance with the modeling assumptions used for the existing barrier.

17. Sound and amplification equipment shall be monitored during business hours to ensure that noise levels are in conformance with the noise abatement standards of the SDMC and the City's Noise Ordinance (SDMC Section 59.5.0401). In the event that a noise or vibration complaint is filed, the appropriate decision maker shall evaluate the complaints and if it is determined that the business is violating any of the conditions herein, a duly noticed hearing shall be scheduled. After receiving public testimony, the City Hearing Officer may revoke or modify the permit.

18. During the hours of live entertainment, the Owner/Permittee shall employ one security officer for every fifty (50) patrons of the live entertainment venue(s). The security officers shall wear clothing that identifies them as security officers and shall be on duty from the time live entertainment and dancing begins until one-half hour after the live entertainment ceases. Their primary duty shall be to patrol the interior and the exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of law that occur on or about the licensed premises.

19. Any queuing of patrons outside of the establishment shall be maintained in an orderly manner and shall be so situated as to allow a clear pedestrian path of at least eight (8) feet on all sidewalk areas. Any queuing may not obstruct access to any other business.

20. Patrons awaiting entrance as well as those leaving the establishment shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent business or by being publicly inebriated, noisy, or rowdy.

21. A point of contact shall be kept on file with the City in case any complaints arise. Complaints shall be responded to by the Owner/Permittee within 24 hours.

22. This Permit may be revoked by the City of San Diego if there is a material breach or default in any of the conditions of this permit. If the business creates a nuisance to the surrounding

neighborhood and is found to be in violation of the conditions herein, as determined by the City of San Diego, this Permit may be modified revoked after the holding of a duly noticed public hearing.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 26, 2025 and Resolution No. HO-.

Permit Type/PTS Approval No.: PMT-3292541
Date of Approval: March 26, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services Department

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Souldriver, LP
Owner/Permittee

By _____
Signature

PRINT NAME:
TITLE:

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

ATTACHMENT – Resolution No. _____

SD	**City of San Diego** **Development Services** 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	**Ownership Disclosure Statement**

FORM

DS-318

October 2017

Approval Type: *Check appropriate box for type of approval(s) requested:* ☐ Neighborhood Use Permit ☐ Coastal Development Permit ☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☒ Conditional Use Permit ☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ **Other** ______

Project Title: MargaritaVille Hotel San Diego, CA Gaslamp Quarter - CUP **Project No. *For City Use Only*:** ______

Project Address: 435 6th Avenue, San Diego, CA 92101

Specify Form of Ownership/Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General – What State? DE Corporate Identification No. 20-5851118

☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of ~~Individual~~ Entity: Soulriver, LP ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4747 Bethesda Avenue, Suite 1100

City: Bethesda State: MD Zip: 20814

Phone No.: 240-507-1300 Fax No.: ______ Email: [redacted]

Signature: Digitally signed by Sarah [illegible] Date: 04-29-2024

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Heather Roberts Owner Agent ~~☐ Owner~~ ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3952 Clairemont Mesa Blvd, Suite D-384

City: San Diego State: CA Zip: 92117

Phone No.: 619-291-8272 Fax No.: ______ Email: hroberts@rostiarchitecture.com

Signature: [signature] Date: 04-29-2024

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Miguel Lopez Manager ~~☐ Owner~~ ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 435 6th Avenue

City: San Diego State: CA Zip: 92101

Phone No.: (619) 819-9551 Fax No.: ______ Email: Mlopez@margaritavillehotelsandiego.com

Signature: [signature] Date: 2/18/25

Additional pages Attached: ☐ Yes ☒ No

MARGARITAVILLE Hotel
SAN DIEGO, CA
GASLAMP QUARTER

October 14, 2024

Johnwilly Aglupos
Development Project Manager
City of San Diego Development Services Department
1222 1st Avenue
San Diego, CA 92101

Subject: **Letter of Request for the Margaritaville Outdoor Live Entertainment Project Conditional Use Permit (Project No. 1115941)**

Dear Mr. Aglupos,

Thank you for processing our Conditional Use Permit (CUP) application for live music at Margaritaville Hotel in Downtown San Diego. At Margaritaville, entertainment isn't just music—it's a way of life, deeply rooted in the laid-back spirit of Jimmy Buffett himself. For Jimmy, music has always been about bringing people together, creating moments of joy, and celebrating the simple pleasures. Our planned entertainment at the first urban Margaritaville on the West Coast reflects that ethos by showcasing local, up-and-coming musicians who embody that same island-inspired freedom. It's all about relaxing, enjoying great tunes, and savoring the moment—not turning up the volume for a wild party, but keeping it mellow enough for you to chat with friends while you soak in the good vibes. At Margaritaville, it's not just about the music—it's about creating a community where everyone can unwind, connect, and let the rhythm of life carry them away, one easygoing tune at a time.

As we understand it, live entertainment is permitted in the site's Ball Park Mixed Use (BP) District with approval of a CUP from the City. Unlike the Residential Emphasis District, this portion of downtown is directly adjacent to the Gaslamp District and, combined with the Ball Park Mixed Use District, forms the heart of the City's entertainment district where such uses are encouraged in order to activate the commercial uses. The Downtown Community Plan describes the Ballpark Mixed Use District as follows: "Mixed uses in the Ballpark District will accommodate major sporting facilities *and visitor attractions*. The classification contains a broad array of other uses, *including eating and drinking*

establishments, hotels, offices, research and development facilities, cultural and residential uses, live/work use, and parking." (DCP at p. 3-7; emphasis added.) It further provides that "Ballpark is envisioned as a *downtown-wide entertainment and cultural attraction* as well as a residential and commercial district with supporting amenities." (DCP at p. 6-23; emphasis added.) The Downtown Community Plan's stated goal is to "Guide Ballpark's evolution into a multi-use district, including the new Main Library and Park-to-Bay Link, *with a regional entertainment and cultural focus*." (DCP Ballpark 6.5-G-1; emphasis added.)

Regarding specifics of our live entertainment operations plan, the project proposes the installation of speaker systems and the use of a stage for acoustical and non-acoustical live entertainment events at two of the Margaritaville dining venues – the first-floor restaurant and the fourth-floor pool deck with its associated bar/restaurant.

The existing capacity for the first-floor restaurant is 157 occupants and for the rooftop deck area is 554 occupants. Aside from constructing the sound stages with lighting and hosting live entertainment events in the existing first-floor and fourth-floor rooftop bar and pool area, no changes to the current land use or operations are proposed. The project does not include adding new rooms, increasing floor area, or expanding the operational capacity of the existing development. In fact, the square footage and capacity of the existing pool deck space would be slightly reduced by the new structures. Consistent with the hotel's brand, the proposed live entertainment events are intended to improve the experience of dining at existing Margaritaville restaurant venues and would not expand the capacity of these venues. Hotel and restaurant patrons would enjoy the proposed live entertainment events while accessing the two restaurant venues; there would not be separately ticketed events or audience seating areas specific to the proposed stage locations. Existing seating and bar areas throughout the existing restaurant would remain in place (except where they would be removed in the location of the rooftop stage) with the proposed live entertainment events. No dedicated audience seating or dance areas would be constructed.

Live entertainment events are proposed to take place in both venues during the restaurants' existing hours of operation: from 11:00 a.m. to 10:00 p.m. on Sundays through Thursdays (except when the following Monday is a City holiday), and from 11:00 a.m. to 11:00 p.m. on Fridays, Saturdays, and Sundays when the following Monday is a City holiday. The first-floor restaurant is also open for breakfast service between 7:00 a.m. and 11:00 a.m. but no live entertainment events are proposed during this time.

The first-floor stage would be in the northwest corner of the restaurant, facing south. Two speakers and a subwoofer are installed at the stage location and smaller in-ceiling speakers and subwoofers occur throughout the restaurant ceiling. Operable windows

occur around the first-floor restaurant on the west and south facades. A volume-level monitoring and controlling system would monitor and, if necessary, adjust the music levels.

The fourth-floor rooftop stage would be built in the existing rotunda at the southwest corner of the deck, facing northeast, and would feature a permanently installed linear-array sound system. A volume-level monitoring and controlling system would monitor and, if necessary, adjust the music levels. The stage setup would include two 4- or 5-stack linear arrays positioned along the rotunda posts, with a subwoofer installed on the northern side of the stage area. Each array would be housed in a three-sided containment box to direct sound within the pool deck area. The pool area already has a seven-foot-tall glass wall along the west and south edges, providing noise shielding, which will remain unchanged. Stage lighting would be directed exclusively at the stage and would comply with City Municipal Code Section 142.0740, which regulates outdoor lighting to prevent light trespass.

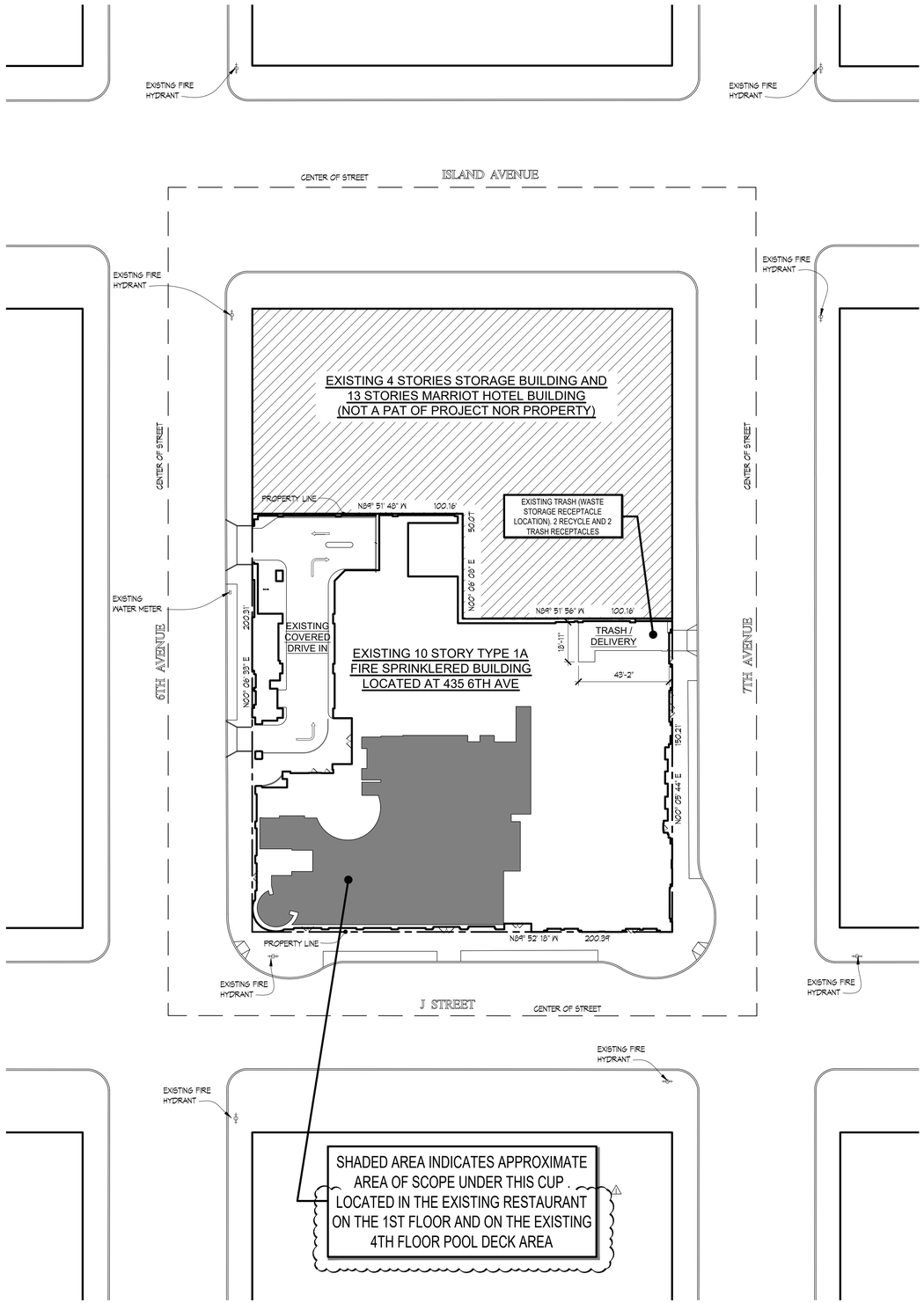
According to the Downtown Community Plan, "In addition to the transportation-related noise, downtown's mixed-use character and increasing intensities result in the juxtaposition of residents and more active, noisy uses. One example of this will be higher noise levels in active mixed-use Neighborhood Centers—due to foot traffic, restaurant and bar activity, and delivery trucks—that will infiltrate housing and offices. While limiting high-energy entertainment uses to certain areas and raising construction insulation standards will limit this problem to some extent, new residents will also need to accept higher noise levels in general as part of urban living." (DCP at p. 13-7.) Notwithstanding the Downtown Community Plan's acknowledgement of the nature of urban noise levels in a mixed use district such as Ballpark, as will be discussed in more detail in the project's acoustical technical study, the proposed live entertainment events will comply with the property line noise limits established in City Municipal Code Section 59.5.0401 and will be monitored while events are in progress to enhance compatibility with surrounding land uses.

Thank you for your time and consideration in bringing this vision of relaxed, community-focused entertainment to life. We look forward to working with you as the application process continues.

Sincerely,

Brandon Walton
Director of Sales/Marketing/Events
Margaritaville Hotel San Diego
435 6th Avenue
San Diego, CA 92101

SITE PLAN



EXISTING SITE PLAN

1" = 30'-0"

MARGARITAVILLE Hotel SAN DIEGO, CA GASLAMP QUARTER

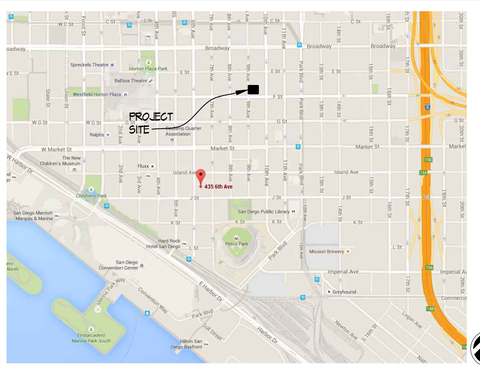
435 6TH AVENUE, SAN DIEGO, CA 92101

CONDITIONAL USE PERMIT

GENERAL PROJECT INFORMATION

PROJECT NAME:	MARGARITAVILLE SAN DIEGO HOTEL - CONDITIONAL USE PERMIT
PROJECT ADDRESS:	435 6TH AVENUE SAN DIEGO, CA 92101
OWNER:	SOULDRIVER, LP 4747 BETHESDA AVENUE, SUITE 1100 BETHESDA, MD 20814 240.507.1300
APN:	535-116-0600
LEGAL DESCRIPTION:	LOTS G, D, E, F, G, H AND I BLOCK 112, HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO A MAP THEREOF MADE BY LL. LOCKING, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CA.
YEAR PROJECT BUILT:	2005
SITE AREA:	.806 ACRES (35,109 S.F.)
EXISTING 4TH FLOOR POOL DECK AREA:	7,816 S.F.
LAND USE INFORMATION / ZONE:	CENTER CITY PLANNED DISTRICT AREA "H"; CCPD-H HISTORICAL RESOURCE SENSITIVITY BALLPARK PROTECTION OVERLAY ZONE EARTHQUAKE FAULT BUFFER ZONE
CODE INFORMATION APPLICABLE:	2022 CALIFORNIA BUILDING CODE (BASED ON 2021 IBC) WITH LOCAL AMENDMENTS 2022 CALIFORNIA FIRE CODE (BASED ON 2021 IFC) 2022 CALIFORNIA ELECTRICAL CODE (BASED ON 2020 NEC) 2022 CALIFORNIA PLUMBING CODE (BASED ON 2021 UPC BY IAPMO) 2022 CALIFORNIA MECHANICAL CODE (BASED ON 2021 UMC BY IAPMO) 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE CITY OF SAN DIEGO MUNICIPAL CODE
EXISTING OCCUPANCY:	FIRST FLOOR: A2, A3, B, S2 — HOTEL LOBBY, MEETING, RESTAURANT / BAR, KITCHEN, OFFICES & STORAGE SECOND FLOOR: S2 — PARKING FOURTH FLOOR: A2, B, R1, S2 — HOTEL POOL / POOL DECK, BAR, KITCHEN, HOTEL GUESTROOMS & STORAGE FIFTH-TENTH FLOORS: R1 — HOTEL GUESTROOMS
OCCUPANCY UNDER THIS PROJECT SCOPE:	FOURTH FLOOR: A2 — HOTEL POOL / POOL DECK
NUMBER OF STORIES:	EXISTING 10 STORIES SCOPE OF WORK UNDER THIS PERMIT ON FLOOR 1 AND FLOOR 4.
TYPE OF CONSTRUCTION:	TYPE 1A FIRE SPRINKLERED (NO CHANGE)
GEOLOGICAL HAZARD:	13

VICINITY MAP



NOT TO SCALE

PROJECT TEAM

OWNER:	SOULDRIVER, LP 4747 BETHESDA AVENUE, SUITE 1100 BETHESDA, MD 20814 (240) 507-1300	ARCHITECT:	ROSSI ARCHITECTURE CONTACT: STEVE ROSSI 3952 CLAIREMONT MESA BLVD SUITE D-384, SAN DIEGO CA 92117 619.291.8272
PROJECT MANAGER & OWNER'S REPRESENTATIVE:	BKG SERVICE CORPORATION CONTACT: BRYAN MULDOWNEY 5944 LUTHER LANE, SUITE 720 DALLAS, TX 75225 214.696.6945	ACOUSTIC PLANNER:	HELIX ENVIRONMENTAL PLANNING, INC. CONTACT: CHARLES TERRY 7578 EL CAJON BLVD LA MESA, CA 91942 619.462.1515

SHEET INDEX

NO.	DESCRIPTION
	ARCHITECTURAL
COV	COVER SHEET & PROJECT INFORMATION
A0.00	OVERALL PLANS
A1.00	1ST FLOOR PLAN
A1.01	4TH FLOOR PLAN
A2.00	EXTERIOR ELEVATIONS
A2.01	BUILDING SECTION AND ENLARGED FLOOR PLANS

SCOPE OF WORK

SCOPE OF WORK AS FOLLOWS:

1. TO OBTAIN A CONDITIONAL USE PERMIT AS REQUIRED PER SECTION 156.0315(c)(4) OF THE SAN DIEGO MUNICIPAL CODE FOR AN INDOOR LIVE MUSIC VENUE IN THE EXISTING 1ST FLOOR INDOOR RESTAURANT AND OUTDOOR LIVE MUSIC VENUE AT THE EXISTING 4TH FLOOR POOL DECK.

rossi ARCHITECTURE
A CALIFORNIA CORPORATION
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MT LIC. # 3326 WA LIC. #8610

MVO082

MARGARITAVILLE Hotel SAN DIEGO, CA GASLAMP QUARTER
435 6TH AVENUE,
SAN DIEGO, CALIFORNIA 92101

CONDITIONAL USE PERMIT

CITY RESUBMITTAL ⚠ :	10-16-2024
CITY SUBMITTAL:	04-30-2024

STAMP:

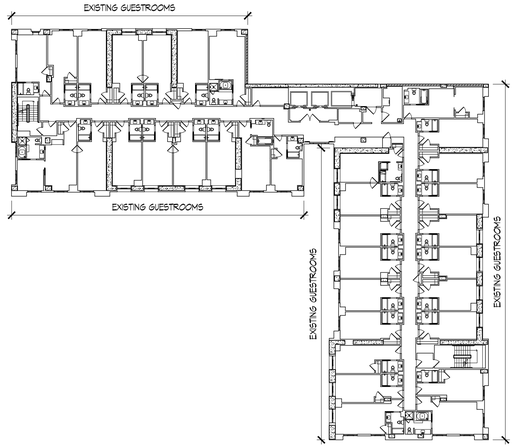
LICENSED ARCHITECT STEVEN R. ROSSI No. C018176 EXP. 03/31/25 STATE OF CALIFORNIA

SHEET TITLE:

COVER SHEET, PROJECT INFORMATION & SITE PLAN

SHEET NUMBER:

COV



OVERALL TENTH FLOOR PLAN

FOR REFERENCE ONLY

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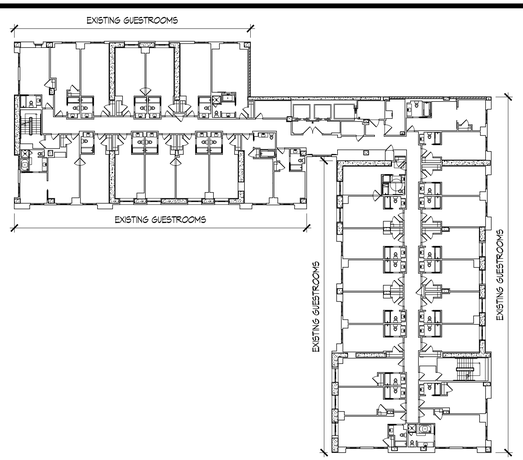

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FOR REFERENCE ONLY

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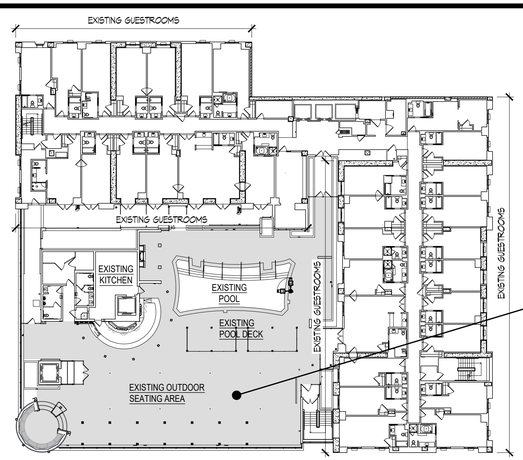

SHADED AREA INDICATES LIVE MUSIC VENUE ON EXISTING 4TH FLOOR POOL DECK. SEE SHEET A1.01 FOR ADDITIONAL INFORMATION

OVERALL FOURTH FLOOR PLAN

FOR REFERENCE ONLY

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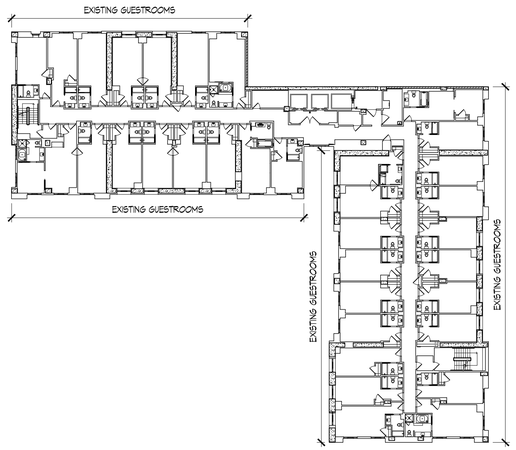

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FOR REFERENCE ONLY

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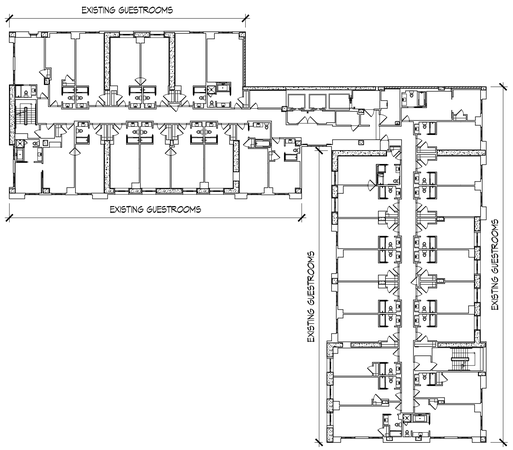

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FOR REFERENCE ONLY

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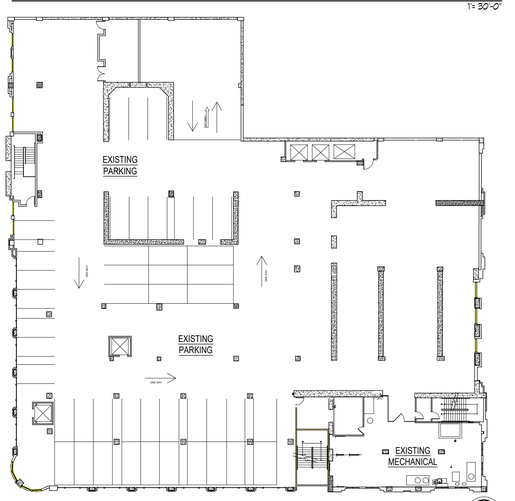
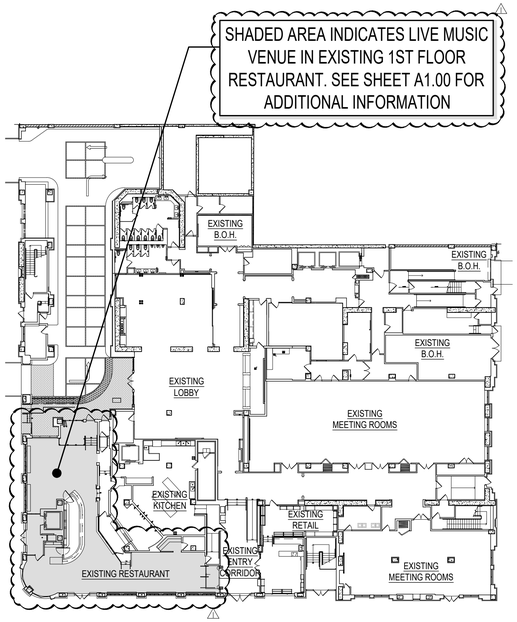


OVERALL THIRD FLOOR PLAN

FOR REFERENCE ONLY

1" = 30'-0"

SHADED AREA INDICATES LIVE MUSIC VENUE IN EXISTING 1ST FLOOR RESTAURANT. SEE SHEET A1.00 FOR ADDITIONAL INFORMATION



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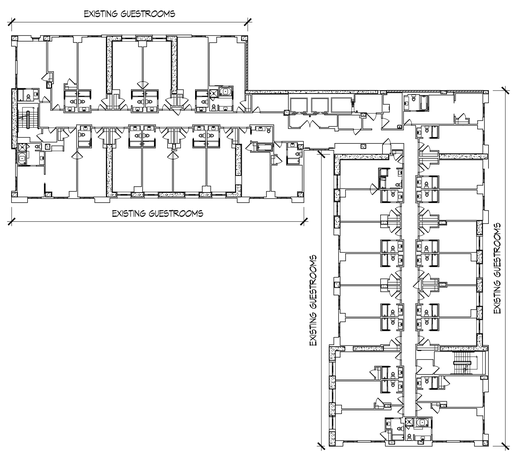

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FOR REFERENCE ONLY

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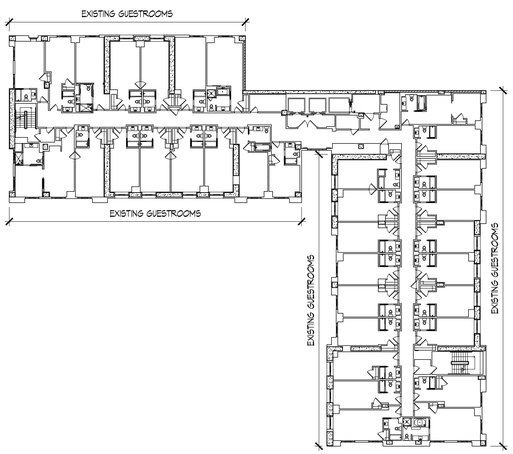

OVERALL FIFTH FLOOR PLAN

FOR REFERENCE ONLY

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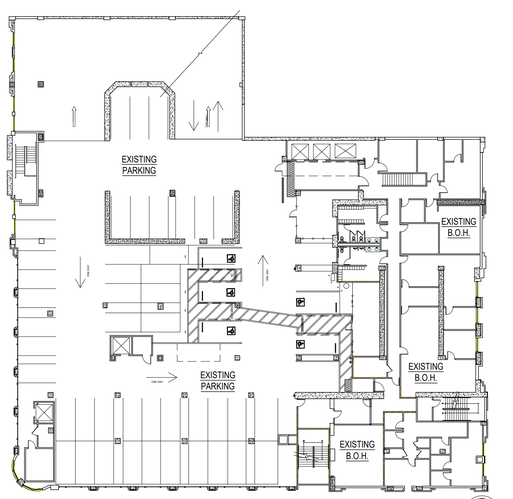

OVERALL SECOND FLOOR PLAN

FOR REFERENCE ONLY

1" = 30'-0"

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MV0082

MARGARITAVILLE Hotel SAN DIEGO, CA GASLAMP QUARTER

435 6TH AVENUE,
SAN DIEGO, CALIFORNIA 92101

CONDITIONAL USE PERMIT

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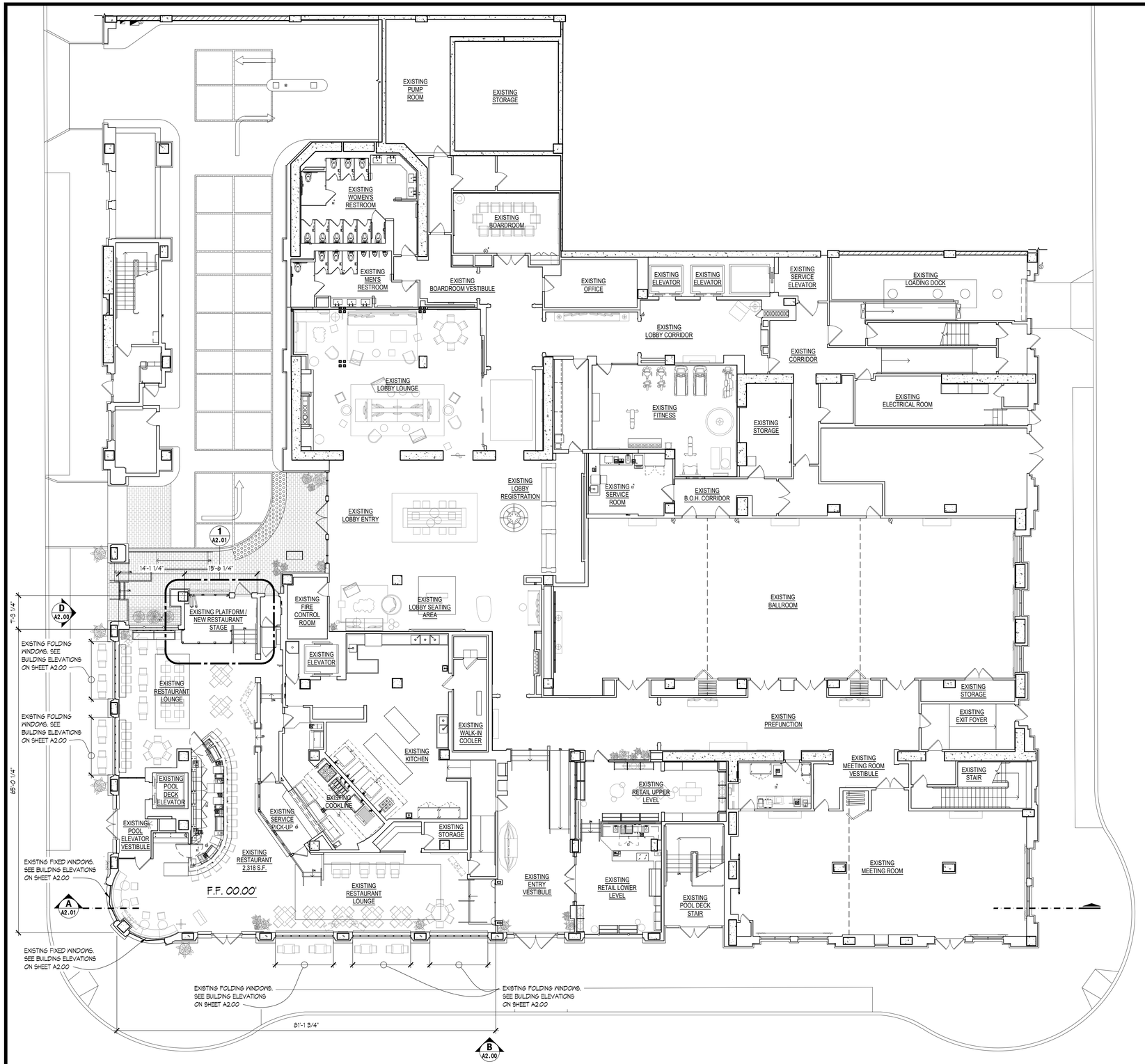
LICENSED ARCHITECT
STEVEN R. ROSSI
No. C018176
EXP. 03/31/25
STATE OF CALIFORNIA

SHEET TITLE:

OVERALL PLANS

SHEET NUMBER:

A0.00



EXISTING 1ST FLOOR PLAN

3/32" = 1'-0"

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MVOOBE

MARGARITAVILLE Hotel
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GASLAMP QUARTER

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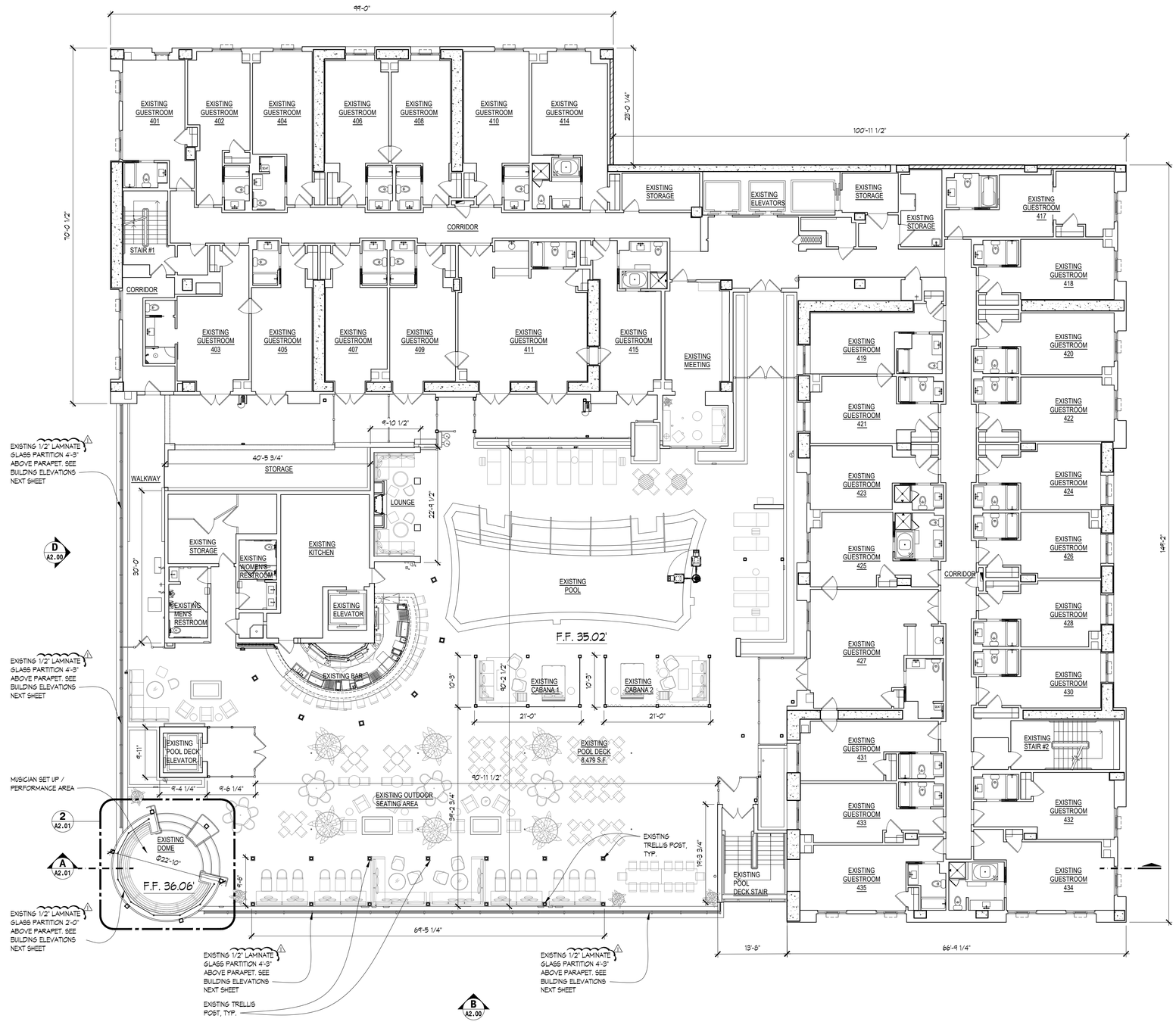
EXP. 03/31/25
STATE OF CALIFORNIA

SHEET TITLE:
1ST FLOOR PLAN

SHEET NUMBER:
A1.00



EXISTING 4TH FLOOR PLAN

3/32" = 1'-0"

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MARGARITAVILLE Hotel
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GASLAMP QUARTER
435 6TH AVENUE,
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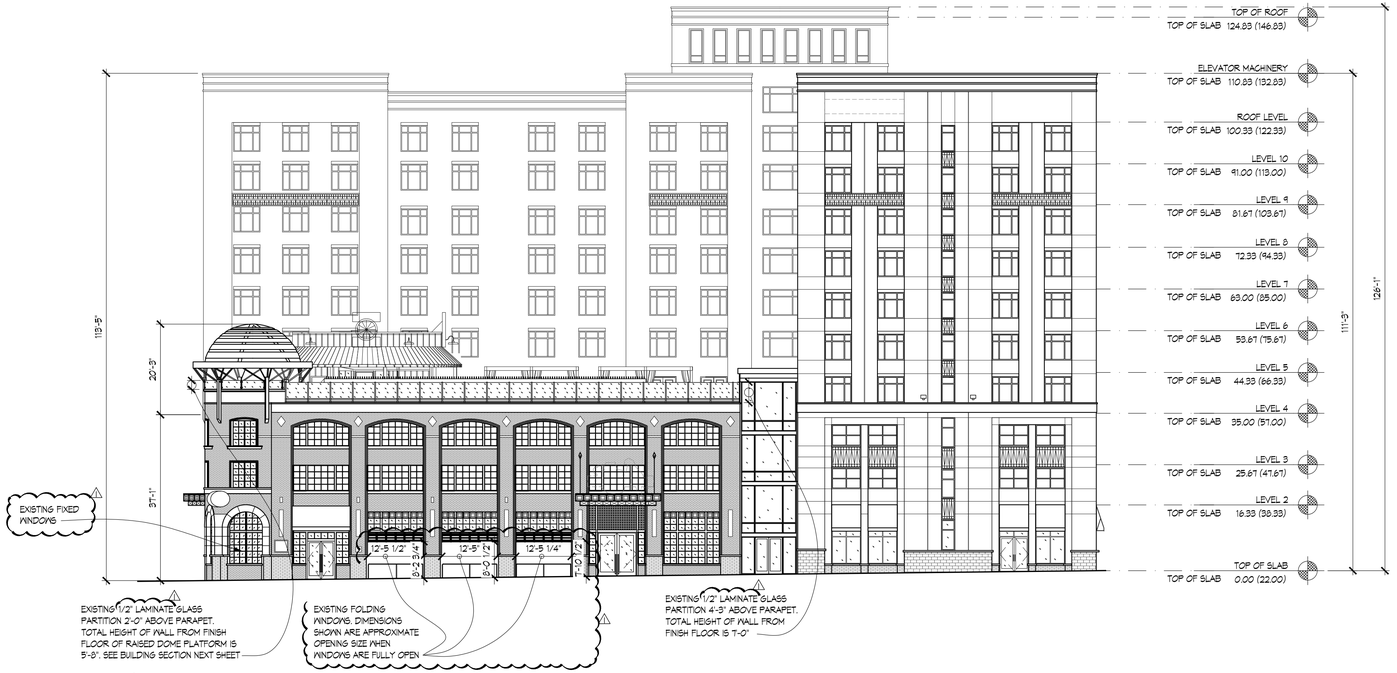
No. C018176
EXP. 03/31/25
STATE OF CALIFORNIA

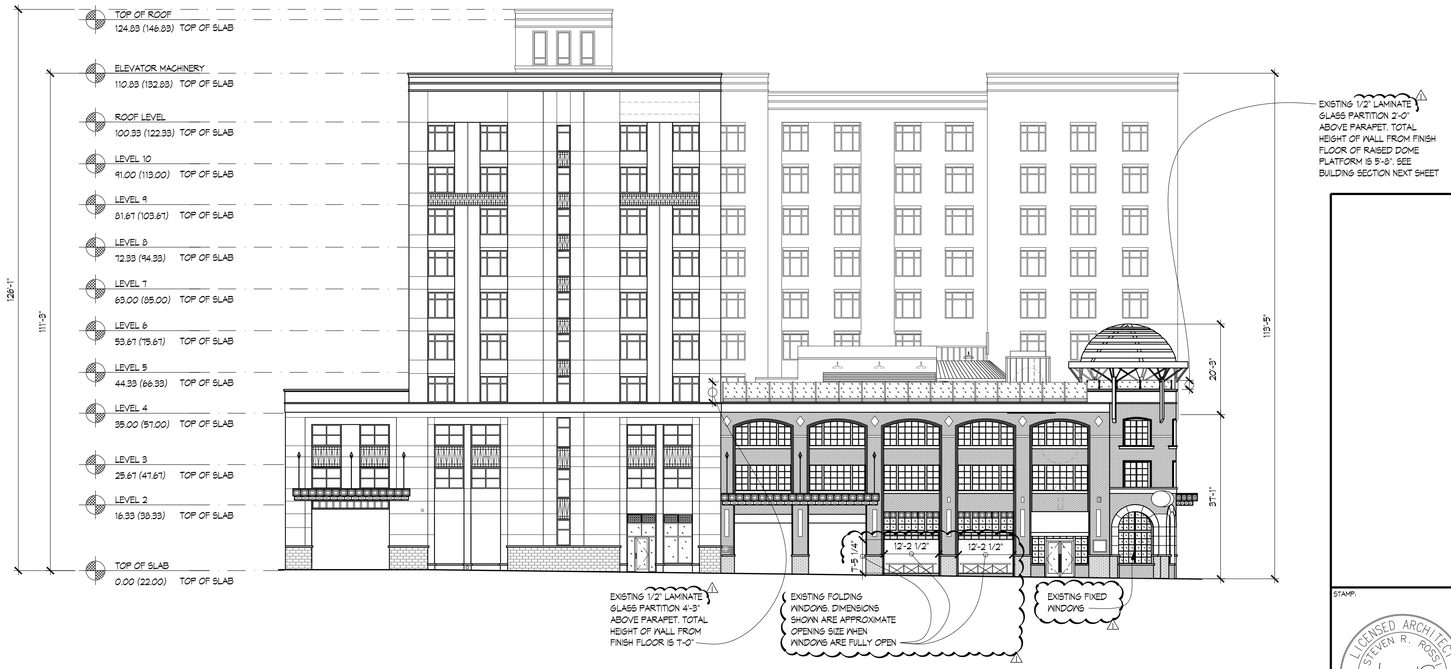
SHEET TITLE:
4TH FLOOR PLAN

SHEET NUMBER:
A1.01 ⚠



B EXISTING SOUTH ELEVATION

1/16" = 1'-0"



D EXISTING WEST ELEVATION

1/16" = 1'-0"

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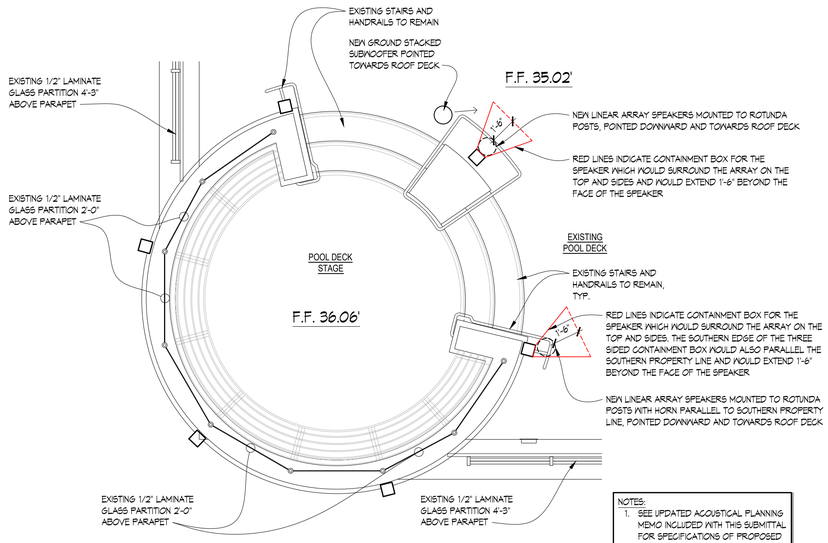
STEVEN R. ROSSI
No. C018176
EXP. 03/31/25
STATE OF CALIFORNIA

SHEET TITLE:
EXTERIOR ELEVATIONS

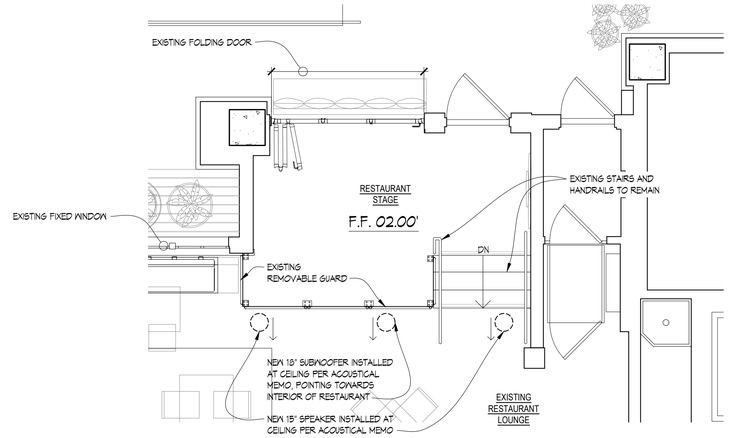
SHEET NUMBER:
A2.00



NOTES:
1. SEE UPDATED ACOUSTICAL PLANNING MEMO INCLUDED WITH THIS SUBMITTAL FOR SPECIFICATIONS OF PROPOSED SPEAKERS AND SUBWOOFER.

2 4TH FLOOR STAGE - EXISTING POOL DECK

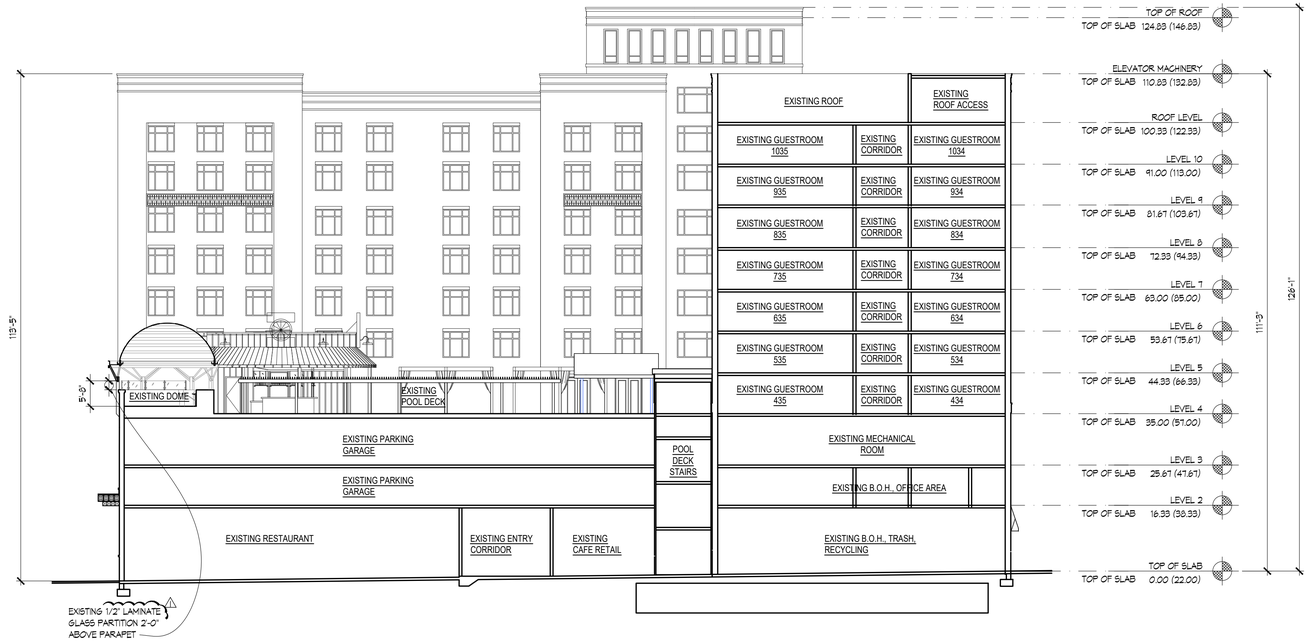
1/4" = 1'-0"



NOTES:
1. SEE UPDATED ACOUSTICAL PLANNING MEMO INCLUDED WITH THIS SUBMITTAL FOR SPECIFICATIONS OF PROPOSED SPEAKERS AND SUBWOOFER, AS WELL AS EXISTING N CEILING SPEAKER LOCATIONS.
2. SEE UPDATED ACOUSTICAL PLANNING MEMO INCLUDED WITH THIS SUBMITTAL FOR ADDITIONAL CEILING MOUNTED SPEAKERS AND SUBWOOFERS THROUGHOUT THE RESTAURANT SPACE AS WELL AS THEIR SPECIFICATIONS.

1 1ST FLOOR STAGE - EXISTING RESTAURANT

1/4" = 1'-0"



A EXISTING BUILDING SECTION

1/16" = 1'-0"

rossi ARCHITECTURE
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MV00082

MARGARITAVILLE Hotel SAN DIEGO, CA GASLAMP QUARTER
435 6TH AVENUE,
SAN DIEGO, CALIFORNIA 92101

CONDITIONAL USE PERMIT

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No. C018176
EXP. 03/31/25
STATE OF CALIFORNIA

SHEET TITLE:
BUILDING SECTION AND ENLARGED FLOOR PLANS ⚠

SHEET NUMBER:
A2.01

ATTACHMENT 8

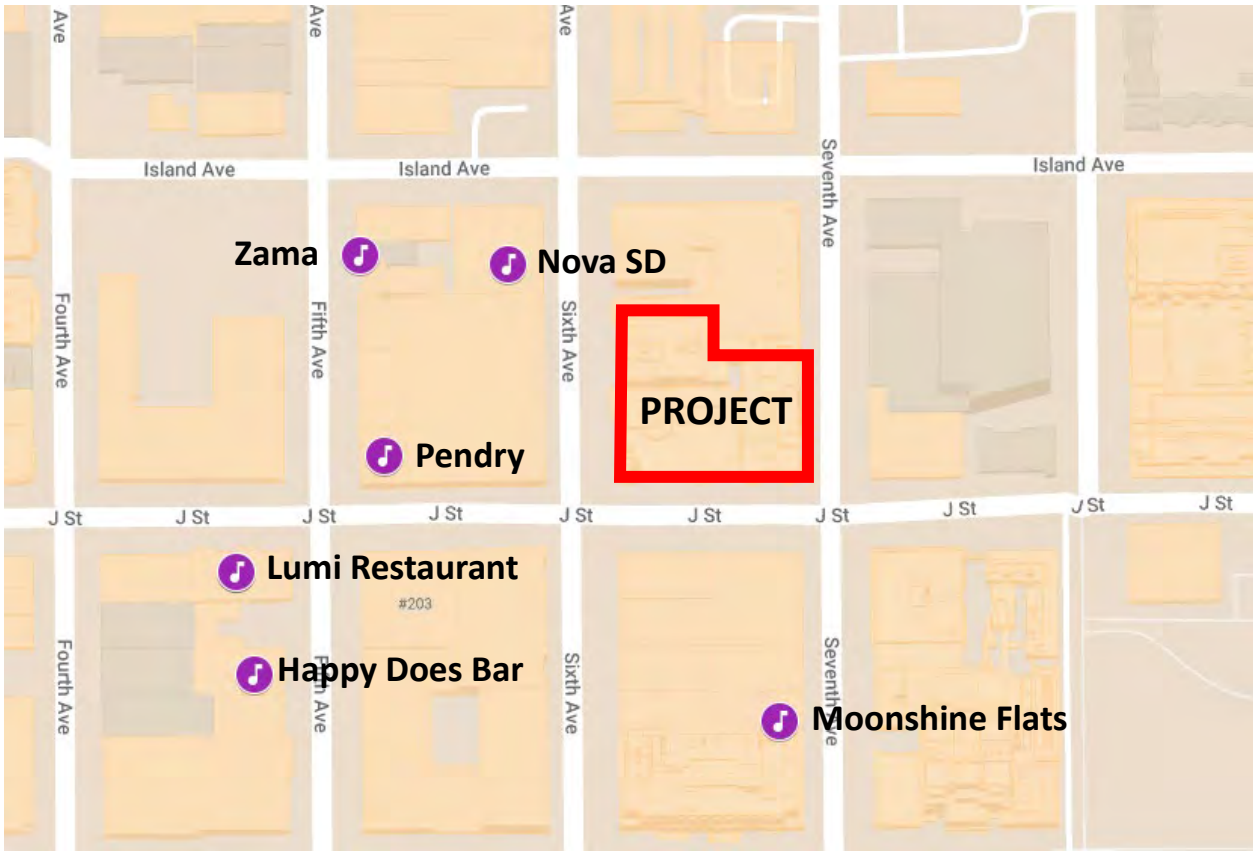


Table 1 – NEARBY ESTABLISHMENTS WITH LIVE ENTERTAINMENT			
Business Name	**Address**	**Hours of Operation**	
Margaritaville (PROPOSED PROJECT)	435 Sixth Avenue	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	
Pendry Hotel	550 J Street	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	Mon – Sun: 11:00 a.m. – 1:30 a.m.
		Basement	Mon – Sun: 11:00 a.m. – 2:00 a.m.
Lumi Restaurant	437 J Street	Outdoor	Sun – Thurs: 11:00 a.m. – 10:00 p.m. Fri – Sat: 11:00 a.m. – 11:00 p.m.
		Indoor	Mon – Sun: 11:00 a.m. – 1:30 a.m.
Nova SD	454 Sixth Avenue	Outdoor	Thurs & Sun: No later than 1:00 a.m. Fri – Sat: No later than 1:30 a.m.
		Indoor	Mon – Sun: 11:00 a.m. – 2:00 a.m.
Zama	465 Fifth Avenue	Indoor	Mon – Sun: No later than 1:30 a.m.
Moonshine Flats	338 Seventh Avenue	Indoor	Sun-Thurs: 10:00 a.m. – 12:00 a.m. Fri – Sat: 10:00 a.m. – 2:00 a.m.
Happy Does Bar	340 Fifth Avenue	Indoor	Mon – Sun: 8:00 p.m. – 1:00 a.m.

Memorandum

ATTACHMENT 9

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515 **tel**
619.462.0552 **fax**
www.**helixepi**.com

Date: October 14, 2024

To: Philip Paule-Carres
Senior Project Manager
bkg Service Corporation
703.932.0839
philip@bkgservice.com

cc: Yara Fisher, Principal Planner, HELIX Environmental Planning, Inc.

From: Jafar Al-Khalaf, Senior Noise Specialist, HELIX Environmental Planning, Inc.

Subject: Acoustic Planning for Margaritaville Live Entertainment Events

Message:

The analysis within this memorandum provides acoustical planning for the proposed amplified speaker systems and associated live entertainment events within the first-floor restaurant and on the fourth-floor pool deck area of the Margaritaville Hotel.

PROPOSED PROJECT

The project proposes the addition of speaker systems and operation of live entertainment events within the existing Margaritaville Hotel located at 435 Sixth Avenue in the City of San Diego (City). Live entertainment events are proposed to occur between 11:00 a.m. and 10:00 p.m. on Sundays through Thursdays, except Sundays when Monday is a City holiday, and between 11:00 a.m. and 11:00 p.m. on Fridays, Saturdays, and Sundays when Monday is a City holiday, which are within the existing hours of operation for the restaurants.

Amplified music generation planning for the first-floor restaurant of the Margaritaville Hotel is based on site plans for the use of a stage location in the northwest corner of the restaurant, facing south (see Figure 1, *First-floor Site Plan with Stage Location*). Two speakers and a subwoofer are installed at the stage location and smaller in-ceiling speakers and subwoofers occur throughout the restaurant ceiling. Operable windows occur around the first-floor restaurant on the west and south façades. This music system would be permanently installed, owned, and operated by the hotel, and would incorporate a monitor and volume-level control system to adjust the music levels.

Planning for the amplified music generation on the Margaritaville pool deck is based on project plans to construct a standard stage location within the existing rotunda at the southwest corner of the deck (see Figure 2, *Fourth-floor Site Plan with Stage Location*). The stage would face northeast. The pool area includes an existing seven-foot wall constructed of brick and glass along the west and south edges,

which would provide noise shielding for the pool deck area; this wall would not be altered with the project. The outdoor fourth-floor music system would be a permanently installed linear array owned and operated by the hotel, including a volume-level monitoring and control system. Two 4- or 5- stack arrays enclosed within an additional directive three-sided enclosure are planned for the site to provide directional focus of the sound and reduce the emanations to the south. The two arrays would be positioned along the front posts of the rotunda with the maximum height of the top of the stack at eight feet. The southern array would be oriented such that the outside edge of the speaker horn is parallel to or angled north from the southern property line. The southern edge of the directional enclosure would also parallel the southern property line. A subwoofer would be installed at the northern side of the stage area. A conceptual drawing of the stage elevation without the proposed directional enclosure is shown in Figure 3, *Fourth-Floor Conceptual Stage Elevation*.

NOISE TERMINOLOGY

All noise level or sound level values presented herein are expressed in terms of decibels (dB), with A-weighting (dBA) to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the symbol L_{EQ}, with a one-hour duration unless otherwise specified.

REGULATORY FRAMEWORK

Applicable noise standards for the project are codified in Chapter 5, Article 9.5, Division 4 of the City of San Diego Municipal Code. Section 59.5.0401, Sound Level Limits, states that it shall be unlawful for any person to cause noise by any means to the extent that the one-hour average sound level exceeds the applicable limit given in the following table (Table 1, *Applicable Noise Limits*), at any location in the City on or beyond the boundaries of the property on which the noise is produced.

Table 1
APPLICABLE NOISE LIMITS

Land Use Zone	Time of Day	One-hour Average Sound Level (dBA)
Single Family Residential	7:00 a.m. to 7:00 p.m.	50
	7:00 p.m. to 10:00 p.m.	45
	10:00 p.m. to 7:00 a.m.	40
Multi-Family Residential (up to a maximum density of 1/2000)	7:00 a.m. to 7:00 p.m.	55
	7:00 p.m. to 10:00 p.m.	50
	10:00 p.m. to 7:00 a.m.	45
All other Residential	7:00 a.m. to 7:00 p.m.	60
	7:00 p.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	50
Commercial	7:00 a.m. to 7:00 p.m.	65
	7:00 p.m. to 10:00 p.m.	60
	10:00 p.m. to 7:00 a.m.	60
Industrial or Agricultural	Anytime	75

Source: City of San Diego Municipal Code, Chapter 5, Article 9.5, Division 4, §59.5.0401, Table K-4 Sound Level Limits

The project site is zoned CCPD-BP and accommodates mixed-use development surrounding Petco Park. Surrounding land uses include the Water Grill restaurant to the south, which is also zoned CCPD-BP, and the Pendry Hotel to the west, which is zoned GQPD-GASLAMP-QTR. Both zoning designations are considered Commercial land uses for the purposes of the noise ordinance limits. The commercial noise limits provide a daytime (7:00 a.m. to 7:00 p.m.) property line noise limit of 65 dBA L_{EQ} and during the remaining hours (evening and nighttime, 7:00 p.m. to 7:00 a.m.), a property line noise limit of 60 dBA L_{EQ}.

Land uses north and east of the Margaritaville Hotel are zoned CCPD-BP and CCPD-ER; however, the upper levels of the Margaritaville Hotel surround the fourth story rooftop deck where the outdoor stage is proposed. These upper levels of the hotel would shield land uses north and east of the property from noise generated by the proposed outdoor, rooftop speaker system. Similarly, openings in the building shell for the first-floor restaurant occur only on the south and west sides of the building. As such, noise planning contained in the remainder of this memorandum focuses on compliance with the property line noise limits at the southern and western property lines of the hotel.

METHODOLOGY

Ambient Noise Survey

A Soft dB Piccolo II Integrating Sound Level Meter was used to measure existing noise levels at the hotel property line. The sound level meter was calibrated immediately prior to the noise measurement to ensure accuracy. All sound level measurements conducted and presented in this report were made with a sound level meter that conforms to the American National Standards Institute specifications for sound level meters.

Noise Modeling Software

Modeling of the project noise sources was accomplished using Computer-Aided Noise Abatement (CadnaA) Version 2023, which allows the prediction of noise impacts for a variety of conditions. Specifically, the CadnaA model assists in the calculation, presentation, assessment, and mitigation of noise exposure, and includes the consideration of effects from a number of variables such as intervening structures, and topography in estimating sound levels at a particular location.

Amplified Music Planning Assumptions Consistent with the Proposed Project

A typical music spectrum is used within this analysis as a basis for consideration of music levels at the property boundaries. The octave spectrum data for music that results in a noise level of 65 dBA at 100 feet is provided in Table 2, *Sound Power Level Spectrum for Amplified Music Curve at 65 dBA*. Sound power level describes the acoustic energy generated by a noise source while sound pressure level is the resulting noise level measured at a distance from the source, which decreases with increased separation from the noise source. Uniform increases/decreases to this spectrum represent volume control on the proposed linear array speakers, which is necessary to achieve daytime and evening noise limits. Noise monitoring would occur during live entertainment events and a volume controller would be used to assure compliance with those limits. The specific speaker systems proposed for the two live entertainment event spaces are described in detail below.

Table 2
SOUND POWER LEVEL SPECTRUM FOR AMPLIFIED MUSIC CURVE AT 65 DBA

Octave Band Center Frequency (Hertz)							Summed Sound Power Level (dBA)
125	250	500	1,000	2,000	4,000	8,000	
74.6	82.0	82.2	82.3	77.4	61.1	73.7	85.6

dBA = A-weighted decibels

First-floor Restaurant Location

As shown in Figure 1, acoustical planning for the first-floor restaurant area assumes two speakers and one subwoofer at the location of the stage and sixteen speakers and four pendant subwoofers in the restaurant ceiling. Speaker specifications, including peak sound pressure levels, were utilized for each speaker model and type, alongside the sound power octave band spectrum shown in Table 2. Refer to Attachment A, *Proposed Speaker Specifications*, for additional speaker specifications. This information was used to simulate a listening environment of 87 dBA throughout the first-floor restaurant, reflecting the noise levels typically found in a similarly sized restaurant. During live entertainment events within the evening hours of 7:00 p.m. to 11:00 p.m., only the stage speakers and their accompanying subwoofer would be utilized.

This analysis assumes a standard cutoff of 125 Hertz (Hz), meaning frequencies at or below 125 Hz would emanate from the subwoofers while higher frequency noise would emanate from the speakers.

Fourth-floor Restaurant Location

As previously noted and shown in Figure 3, acoustical planning for the fourth-floor, outdoor venue assumes two 4- or 5- stack linear arrays would be installed along the rotunda posts and would be focused with a three-sided containment box to control noise within the Margaritaville pool deck area while providing minimum noise above and beyond the surrounding pool deck wall that is approximately seven feet in height. The southern array would be oriented such that the outside edge of the horn is parallel to or angled north from the southern property line. The southern edge of the three-sided containment box would also parallel the southern property line. The containment box would extend 1.5 feet beyond the face of the speaker.

This analysis assumes the linear array speaker stack is mounted to control the sound emanation in a cone from the linear array down into the deck area. In other words, the upper speaker in the linear array stack would be at a height of no more than eight feet and positioned parallel to the ground with all lower speakers facing downwards from that position so that the sound does not flow over the deck's surrounding wall. The linear array would be aimed in such a way as to produce the maximum noise level at 20 feet. Based on this arrangement, it is assumed that the system will provide a 5 dBA cutoff shadow from the top angle of the linear array.

A subwoofer would be installed at the northern side of the stage area. As described above, this analysis assumes a standard cutoff of 125 Hz.

ANALYSIS RESULTS

Ambient Noise Levels

To identify the allowable increase in noise levels based on the property line limits and ambient noise levels, two long-term measurements at the site were conducted. Graphs depicting the hourly noise levels measured at the site are provided in Attachment B, *Existing Ambient Noise Measurement Data and Proposed Project Operational Noise Levels*. The measurement locations were at the locations shown on Figure 4, *Noise Monitoring Locations*, and at the heights described below.

The first continuous noise measurement was conducted at the project site beginning at 10:15 a.m. on Thursday, December 14, 2023, and ending at 7:00 a.m. on Sunday, December 17, 2023. The sound level meter was secured within a street tree branch along the southern edge of the hotel property, with the microphone at a height of approximately 12 feet above the sidewalk to be representative of the existing noise environment at the southern property line of the hotel near the height of pedestrian activity. During the 69-hour measurement period, hourly noise levels ranged from 73.3 dBA L_{EQ} to 76.9 dBA L_{EQ}.

A second continuous noise measurement was conducted using a sound level meter positioned at approximately 12 feet above the fourth-floor deck at the southeast edge of the proposed rooftop stage area. The sound level meter was mounted on the glass portion of the existing wall with the microphone extended approximately five feet above the top of the wall. This sound level meter position represents the existing noise environment at the property line of the hotel above the fourth-floor rooftop deck. This 65-hour noise measurement began at 11:00 a.m. on Thursday, September 12, 2024, and ended at 4:00 a.m. on Sunday, September 15, 2024. During the second measurement period, hourly noise levels ranged from 62.0 dBA L_{EQ} to 74.2 dBA L_{EQ}.

Exterior Noise Levels at Project Site Property Line

The property line of the hotel abuts the structure along the western and southern edges of the hotel building. Use of the maximum volume setting for most speaker systems could result in noise levels exceeding 60 and 65 dBA L_{EQ} at these locations. It would be possible to meet the City standards if restrictions were placed on the operation of the amplified music system, in terms of volume and hourly limits.

The amplified music configurations described above were modeled in CadnaA and the noise levels were adjusted along the music spectrum to achieve the noise limits at the southern property line given the higher volume levels anticipated in that location. Modeling of the live music system assumed the following constraints:

- The volume of the speakers would be limited to a level of 65 dBA L_{EQ} at and beyond the hotel property line during the daytime (between the hours of 7:00 a.m. and 7:00 p.m.).

- The volume of the speakers would be limited to a level of 60 dBA L_{EQ} at and beyond the hotel property line during the evening (between the hours of 7:00 p.m. and 11:00 p.m.).

Under these conditions, on-site noise levels at a location 20 feet from the first-floor stage would be approximately 87 dBA L_{EQ} under the daytime scenario and 85 dBA L_{EQ} under the evening scenario. On-site noise levels at a location 20 feet from the rooftop stage would be approximately 89 dBA L_{EQ} under

the daytime scenario and 85 dBA L_{EQ} under the evening scenario. With these on-site noise levels, a pleasurable listening environment for hotel guests and patrons would be provided while complying with the City's property line noise limits. Table 3, *Amplified Music Noise Levels at Property Boundaries*, provides estimated noise levels generated by amplified music at the property boundary to the west, and at the property boundary to the south, at the locations shown on Figure 5, *Modeled Receiver Locations*. Receivers were placed on the property line of the hotel (which abuts the building) along the public sidewalk to provide the maximum noise level generated at or beyond the property line in accordance with the City's Municipal Code. The noise levels provided in Table 3 consider the existing seven-foot wall along the rooftop deck and consider both the first-floor and fourth-floor live entertainment venues to be operating simultaneously.

Table 3
AMPLIFIED MUSIC NOISE LEVELS AT PROPERTY BOUNDARIES

Location	Noise Receiver Elevation (feet)	Daytime (7:00 a.m. to 7:00 p.m.) Exterior Noise Level (dBA L_{EQ})[1]	Nighttime (7:00 p.m. to 7:00 a.m.) Exterior Noise Level (dBA L_{EQ})[2]
Western Property Boundary	5	60.9	59.5
	45	61.7	55.8
	55	62.0	55.7
Southern Property Boundary	5	61.5	53.9
	45	63.9	58.3
	55	64.5	59.2

[1] Exterior hourly noise limit for the surrounding land uses between 7:00 a.m. and 7:00 p.m is 65 dBA L_{EQ}.
[2] Exterior hourly noise limit for the surrounding land uses between 7:00 p.m. and 7:00 a.m is 60 dBA L_{EQ}.

As shown in Table 3, given the configuration provided in the assumptions listed above, volume control of speakers would result in compliance with City limits at the hotel's property boundaries. Further, Figures 6 through 14 show noise contours resulting from the daytime and evening scenarios described above, including a demonstration of the effect of the existing seven-foot wall surrounding the rooftop area. Figures 6 through 14 provide noise contours at various heights, demonstrating the anticipated noise propagation at the first floor (5 feet), above the height of the existing wall above the fourth-floor venue (45 feet), and at the sixth floor (55 feet) further above the proposed fourth-floor stage. These contours demonstrate that the project would not generate noise levels exceeding the property line limits.

It should be noted that compliance with the property line limit from hotel operations does not mean that noise levels at all locations beyond the project site property line will be exposed to a noise level at or below the applicable property line limit given the existing ambient environment surrounding the project site. As noted in the Downtown Community Plan, ambient sound levels in an urban entertainment district are typically higher than noise ordinance property line limits, but noise ordinance compliance by each property owner is the appropriate mechanism for addressing noise impacts. City policies do not require a property owner to make an existing noisy urban environment quieter, just that they do their part by complying with the City's noise ordinance at their property line. For the proposed Project, as shown below, the resulting increase would not be substantial.

At the first floor, outdoor monitoring location, the average recorded (existing) hourly noise level during the daytime hours when live entertainment is proposed was 74.0 dBA L_{EQ} and the average recorded

hourly noise level during the evening hours when live entertainment is proposed was 74.5 dBA L_{EQ}. Therefore, under existing ambient conditions, the addition of noise generated by live entertainment events generating a maximum noise level of 65 dBA L_{EQ} (between 7:00 a.m. and 7:00 p.m.) would result in projected noise levels of up to 74.5 dBA L_{EQ} at the monitoring location. When the maximum allowable noise level generated by the live entertainment events is 60 dBA L_{EQ} (between 7:00 p.m. and 11:00 p.m.), the maximum projected noise level would be 74.7 dBA L_{EQ} at the monitoring location.

For the fourth-floor monitoring location, the average recorded (existing) hourly noise level during the daytime hours when live entertainment is proposed was 70.2 dBA L_{EQ} and the average recorded (existing) hourly noise level during the evening hours when live entertainment is proposed was 70.6 dBA L_{EQ}. Therefore, under existing ambient conditions, the addition of noise generated by live entertainment events generating a maximum noise level of 65 dBA L_{EQ} (between 7:00 a.m. and 7:00 p.m.) would result in projected noise levels of up to 71.4 dBA L_{EQ} at the monitoring location. When the maximum allowable noise level generated by live entertainment events is 60 dBA L_{EQ} (between 7:00 p.m. and 11:00 p.m.), the projected noise level would be 71.0 dBA L_{EQ} at the monitoring location.

Therefore, the addition of live entertainment noise that is fully compliant with the City's noise ordinance requirements in the existing environment, where existing ambient noise levels exceed the property line limits for commercial uses, would not result in substantial increases in noise levels. As further shown in Attachment B, with the addition of the maximum permitted noise level emanating from the property, noise levels would not substantially increase above existing conditions.

RECOMMENDATIONS

The speakers must be installed as described throughout this report to achieve the reported noise levels. For the rooftop venue specifically, this includes the maximum height of the linear array at eight feet, the top of the array aimed parallel to the ground or downwards, and installation of a three-sided enclosure reducing emanations to the south. As shown above, the configuration of the proposed speaker systems for both live entertainment areas meet the City's exterior noise standards at the hotel property line provided volume control is maintained and monitored by a noise meter. Given the constraints of the rooftop size and the City's property line noise limits, there are no alternative stage or speaker configurations that are anticipated to result in substantially higher speaker volume allowance while still meeting the City limit.

Noise monitoring systems are proposed to be installed to monitor noise levels during live entertainment events. Microphones for the venue-provided volume monitoring system shall be provided along the southern property line or adjacent sidewalk area, one at the height of the first-floor restaurant (up to 15 feet above the sidewalk) and the other above the height of the wall surrounding the rooftop area and at least 30 feet east of the southwest corner of the building. A monitor shall also be installed within the first-floor restaurant for monitoring and volume control. The measured noise level shall be monitored remotely from the control board and a volume level control system shall be in place to automatically reduce speaker volumes when noise levels exceed the set limits. The microphones shall be attached to the building wall or awnings above the height of pedestrian/patron access via a suitable mount compliant with American Society for Testing and Materials requirements for noise monitoring. The allowable noise level generated by live entertainment events at these locations would be to the limit within the City property line ordinance (65 dBA L_{EQ} from 7:00 a.m. to 7:00 p.m. and 60 dBA L_{EQ} from 7:00 p.m. to 7:00 a.m.).

In addition to the limitations and configurations described above, the following conditions for the project's Conditional Use Permit are recommended for the proposed live entertainment use:

- No supplemental speakers or amplification equipment beyond those described in this "Acoustic Planning for Margaritaville Live Entertainment Events " memorandum (HELIX 2024) shall be used at any time without prior approval by the City. Any proposed modifications to the sound system shall be submitted to the City's Development Services Department for approval prior to installation and an acoustical study will be required at that time to analyze the noise impacts on surrounding sensitive receptors and compliance with City regulations.
- All live entertainment must be conducted in compliance with all applicable City regulations.
- Sound and amplification equipment shall be monitored during live entertainment events as described in the recommendations of the "Acoustic Planning for Margaritaville Live Entertainment Events" memorandum (HELIX 2024) to ensure that audible noise remains at acceptable levels. Noise levels shall be in conformance with the City's Noise Ordinance.
- The permittee shall maintain or construct a seven-foot solid barrier (glass or other combination of solid materials) along the west and south edges of the pool deck area. The barrier shall have a minimum Sound Transmission Class rating of 27 in conformance with the modeling assumptions used for the existing barrier, which is comprised of a mix of 0.5-inch glass and bricks.

Attachments:

Figure 1	First-floor Site Plan with Stage Location
Figure 2	Fourth-floor Site Plan with Stage Location
Figure 3	Fourth-floor Conceptual Stage Elevation
Figure 4	Noise Monitoring Locations
Figure 5	Modeled Receiver Locations
Figure 6	First Floor Noise Contours – Daytime with Wall
Figure 7	Fourth Floor Noise Contours – Daytime with Wall
Figure 8	Sixth Floor Noise Contours – Daytime with Wall
Figure 9	First Floor Noise Contours – Daytime without Wall
Figure 10	Fourth Floor Noise Contours – Daytime without Wall
Figure 11	Sixth Floor Noise Contours – Daytime without Wall
Figure 12	First Floor Noise Contours – Evening with Wall
Figure 13	Fourth Floor Noise Contours – Evening with Wall
Figure 14	Sixth Floor Noise Contours – Evening with Wall

Attachment A	Proposed Speaker Specifications
Attachment B	Existing Ambient Noise Monitoring Data and Proposed Project Operational Noise Levels

Figures

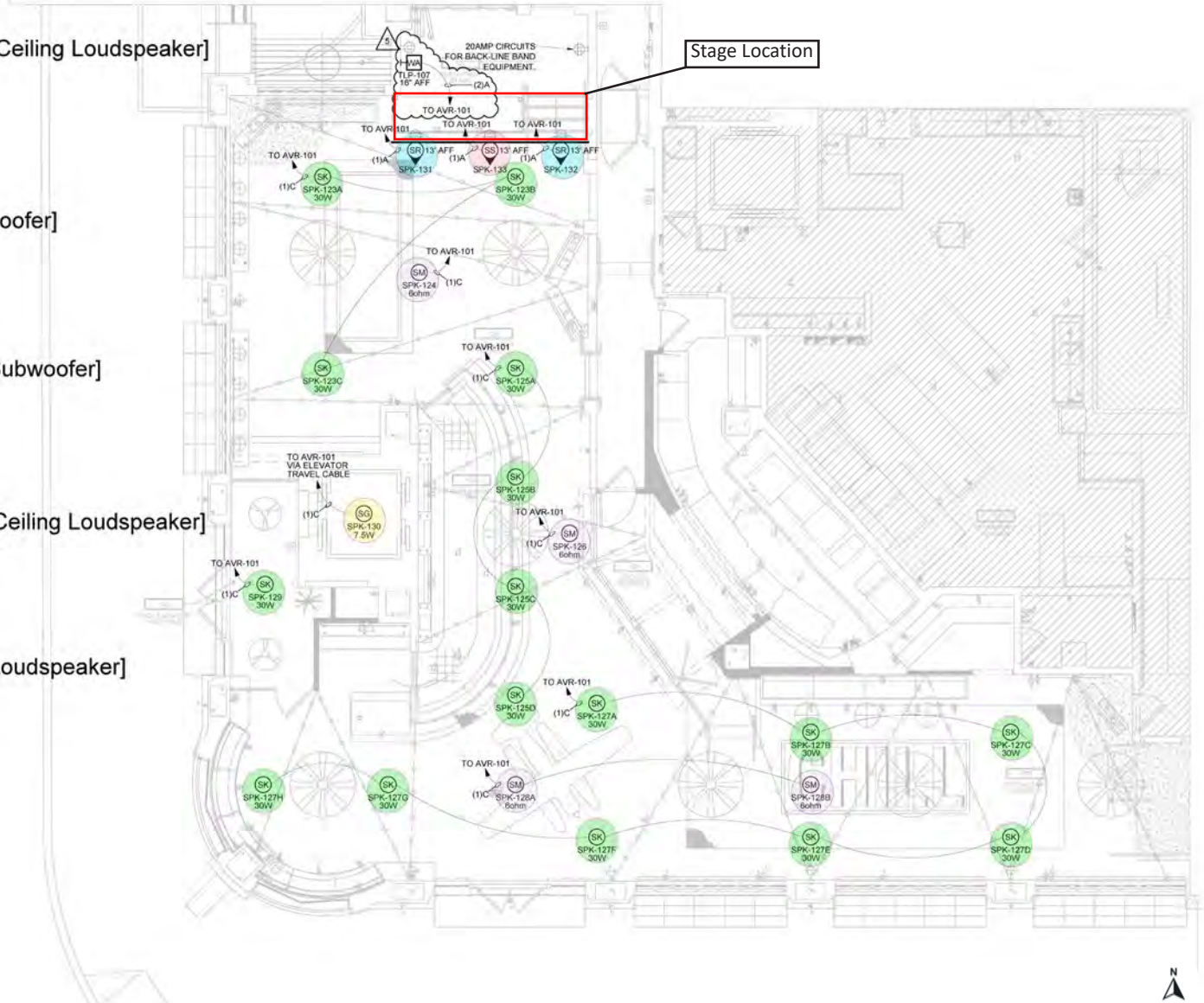
= Quantity (16)
Speaker Type: [6" Pendant In-Ceiling Loudspeaker]
Model #: Klipsch IC-650-T
Wattage: 80 Watts

= Quantity (4)
Speaker Type: [Pendant Subwoofer]
Model #: Klipsch IC-SW-8T2
Wattage: 150 Watts

= Quantity (1)
Speaker Type: [18" Powered Subwoofer]
Model #: QSC KLA181
Wattage: 1,000 Watts

= Quantity (1)
Speaker Type: [5" Shallow In-Ceiling Loudspeaker]
Model #: Klipsch IC-500-T-SC
Wattage: 50 Watts

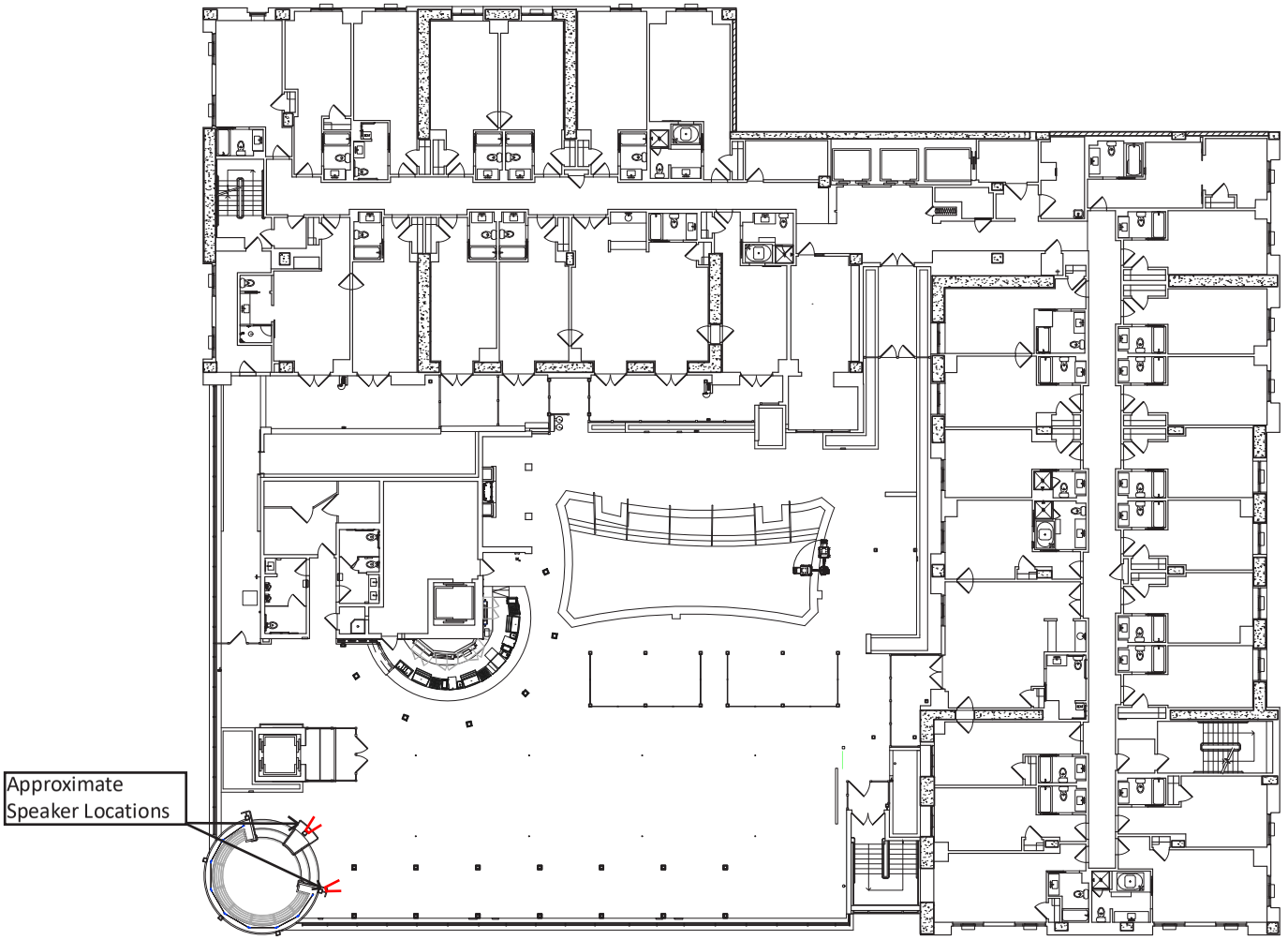
= Quantity (2)
Speaker Type: [15" Powered Loudspeaker]
Model #: QSC KW152
Wattage: 1,000 Watts



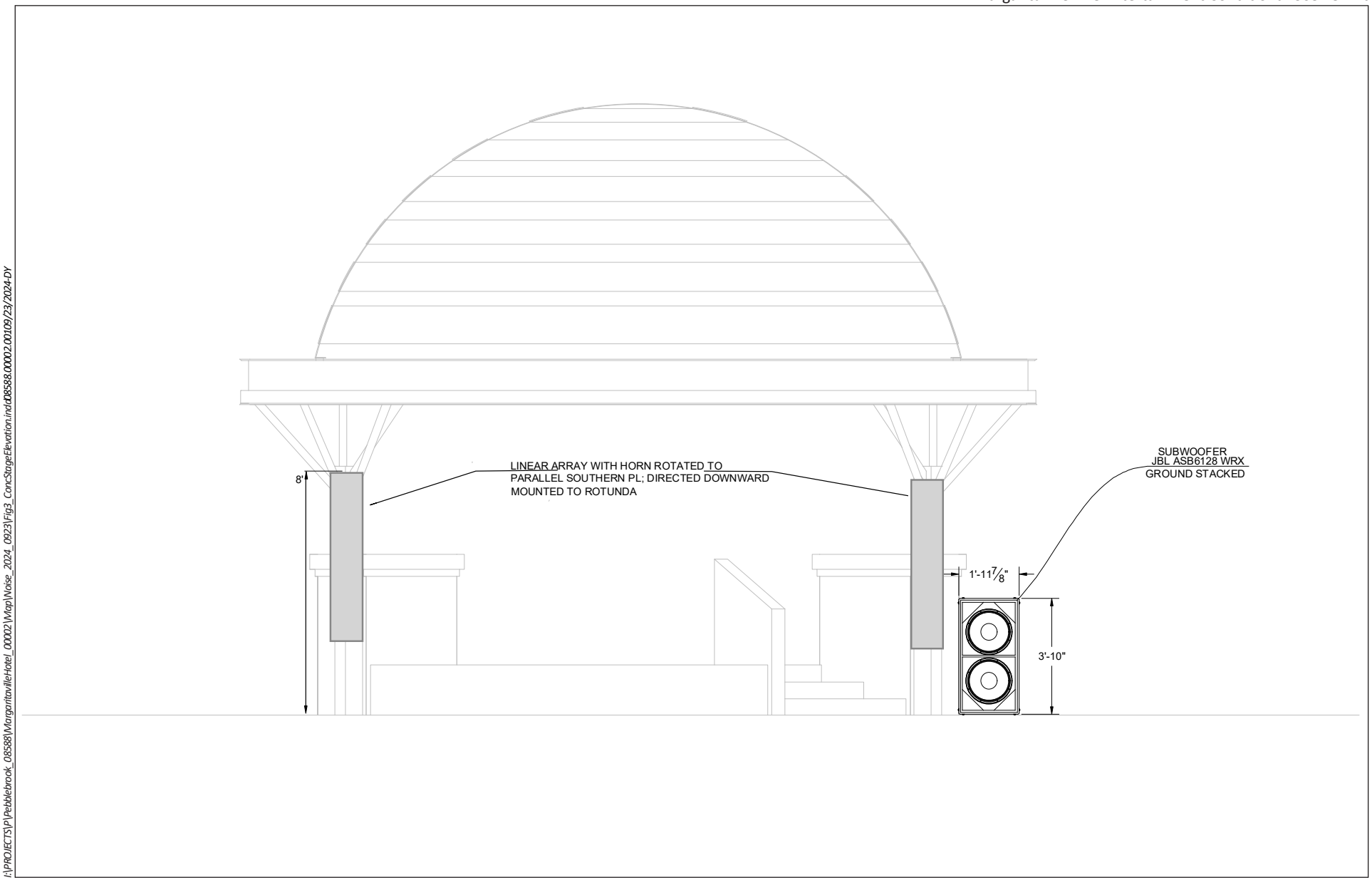
HELIX Environmental Planning

First-floor Site Plan with Stage Location

Figure 1



OVERALL FOURTH FLOOR PLAN

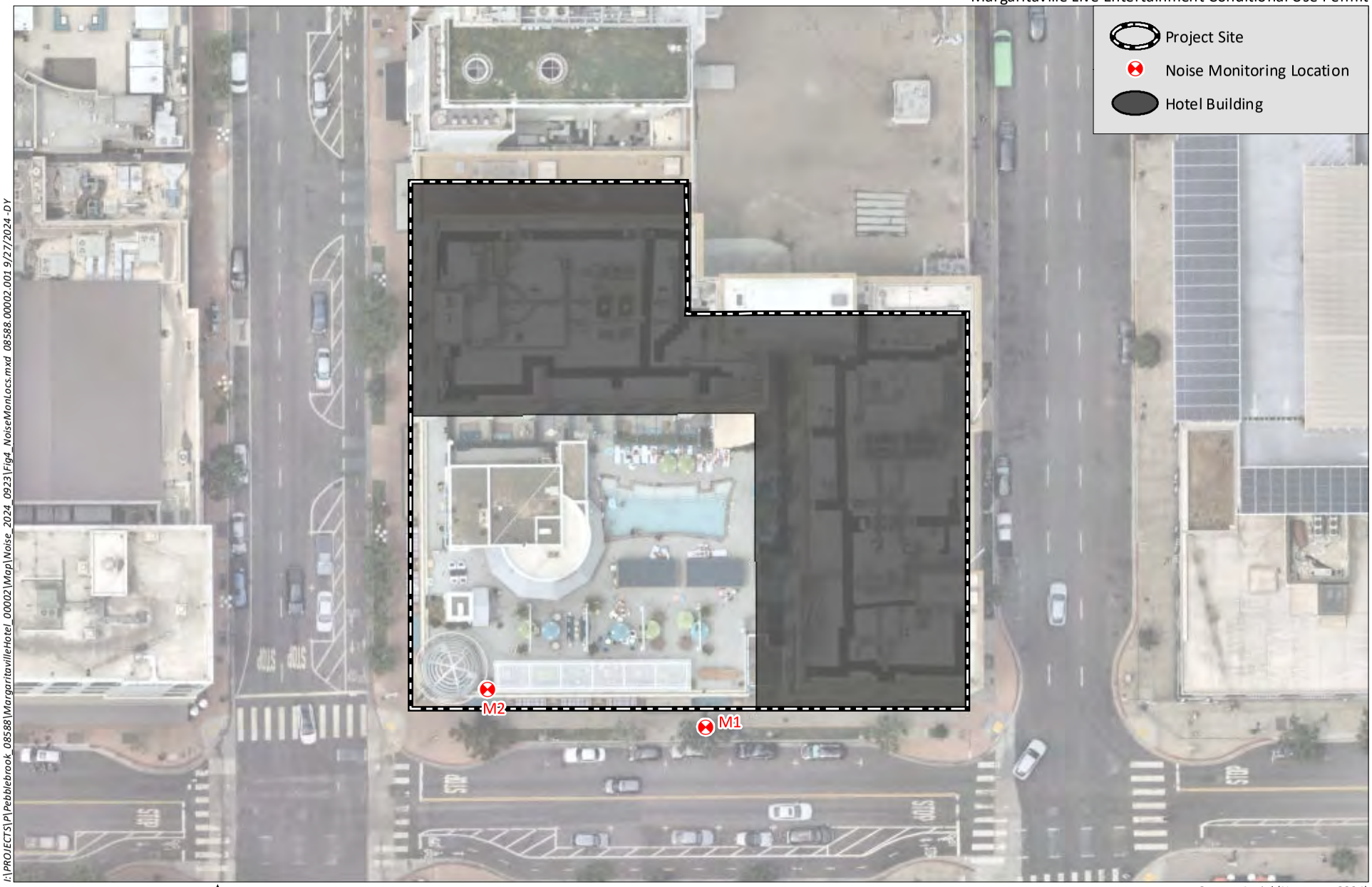


Source: AV System Design 2024

HELIX Environmental Planning

Fourth-floor Conceptual Stage Elevation

Figure 3



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Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

Noise Monitoring Locations

Figure 4

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Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

Modeled Receiver Locations

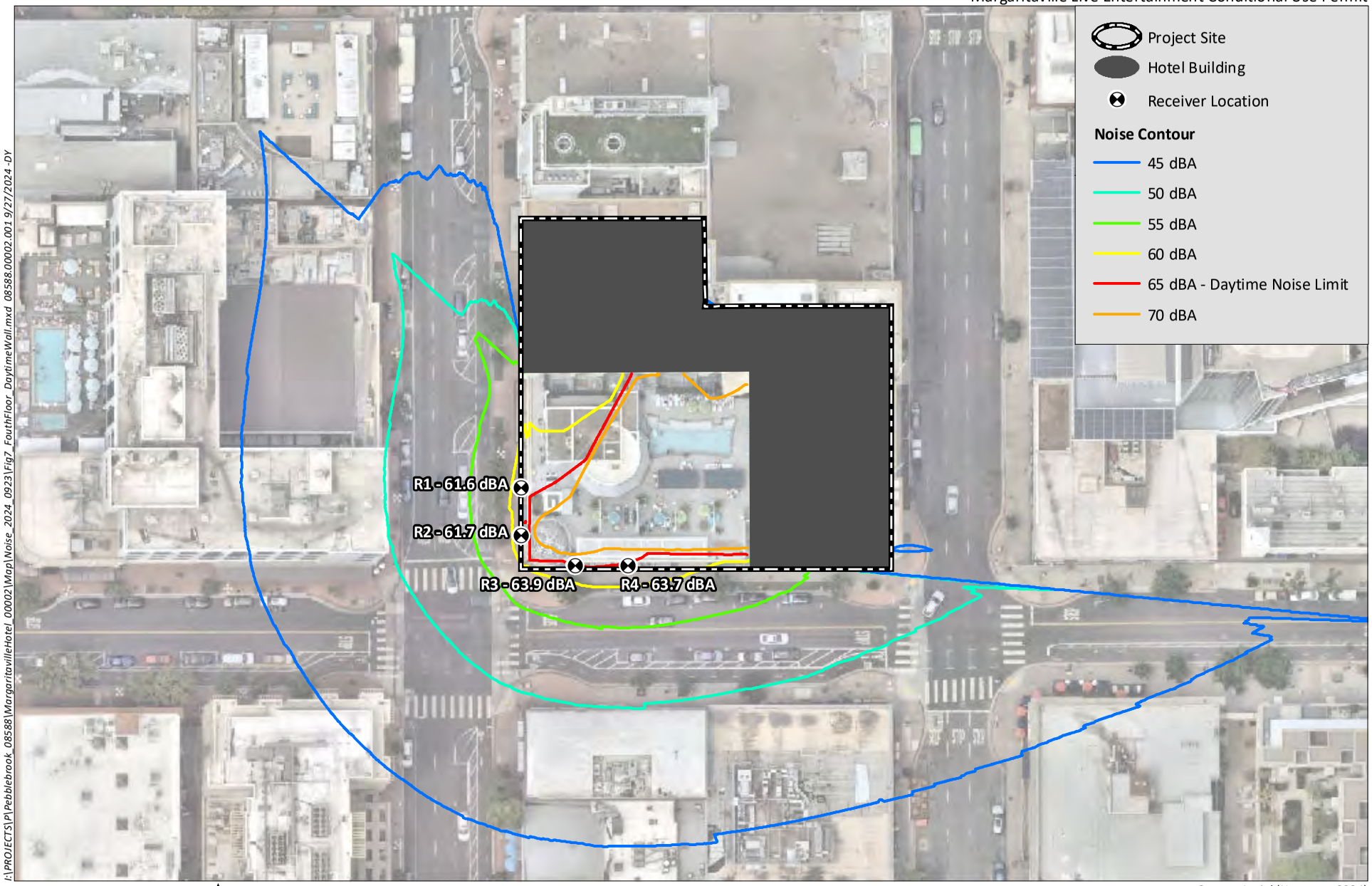
Figure 5

Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

First Floor Noise Contours – Daytime with Wall

Figure 6

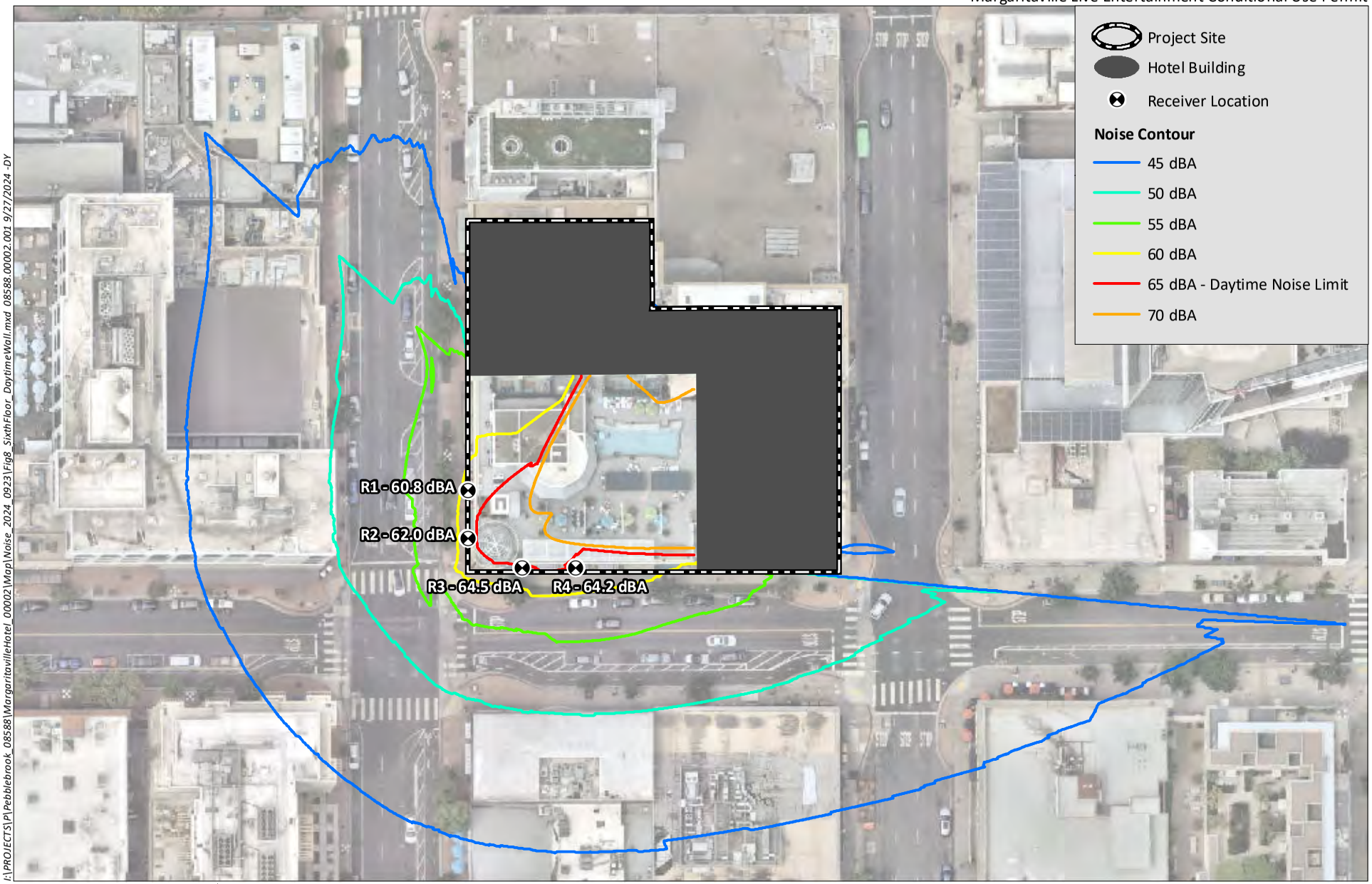


Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

Fourth Floor Noise Contours – Daytime with Wall

Figure 7



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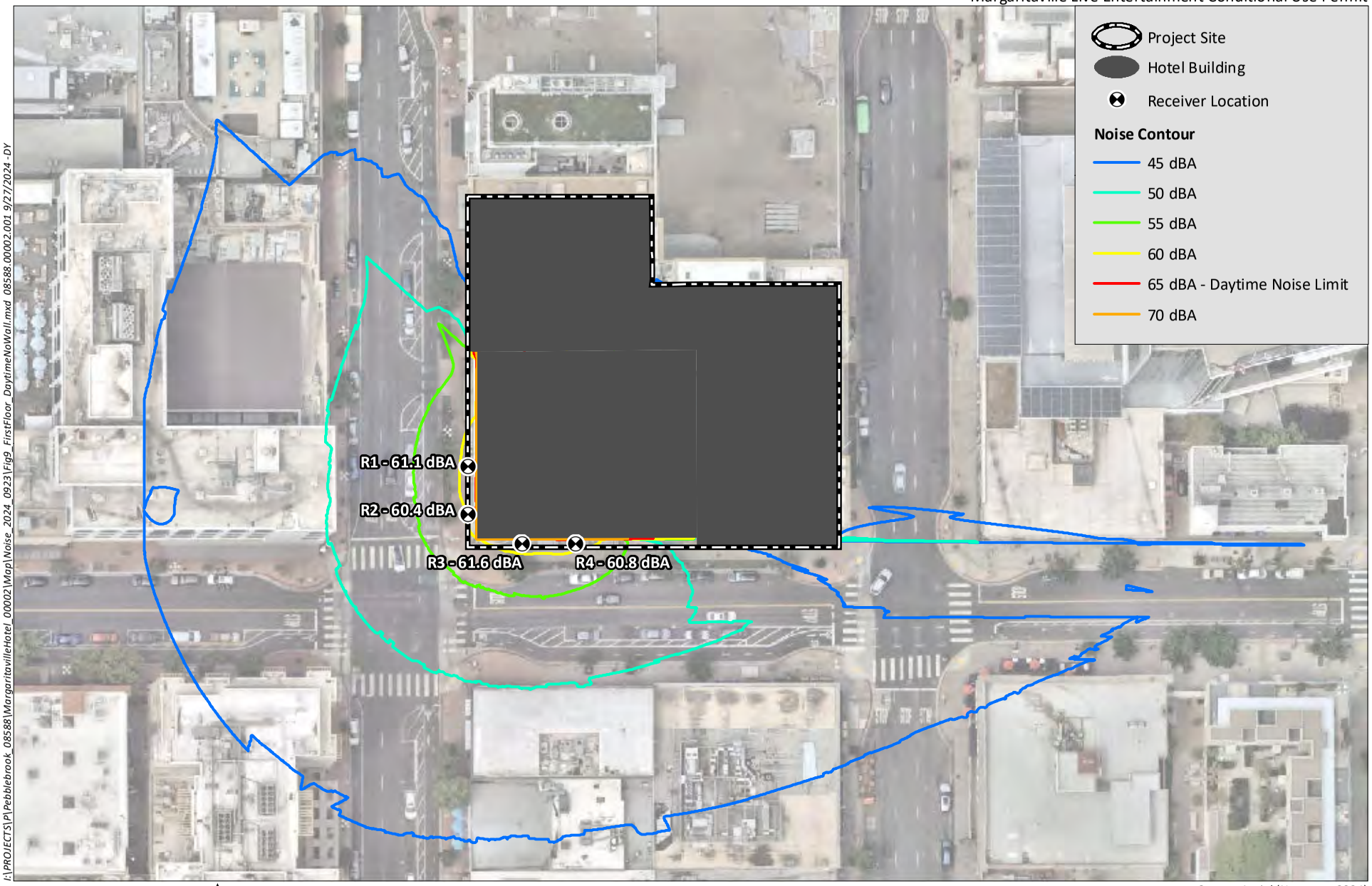
Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

Sixth Floor Noise Contours – Daytime with Wall

Figure 8

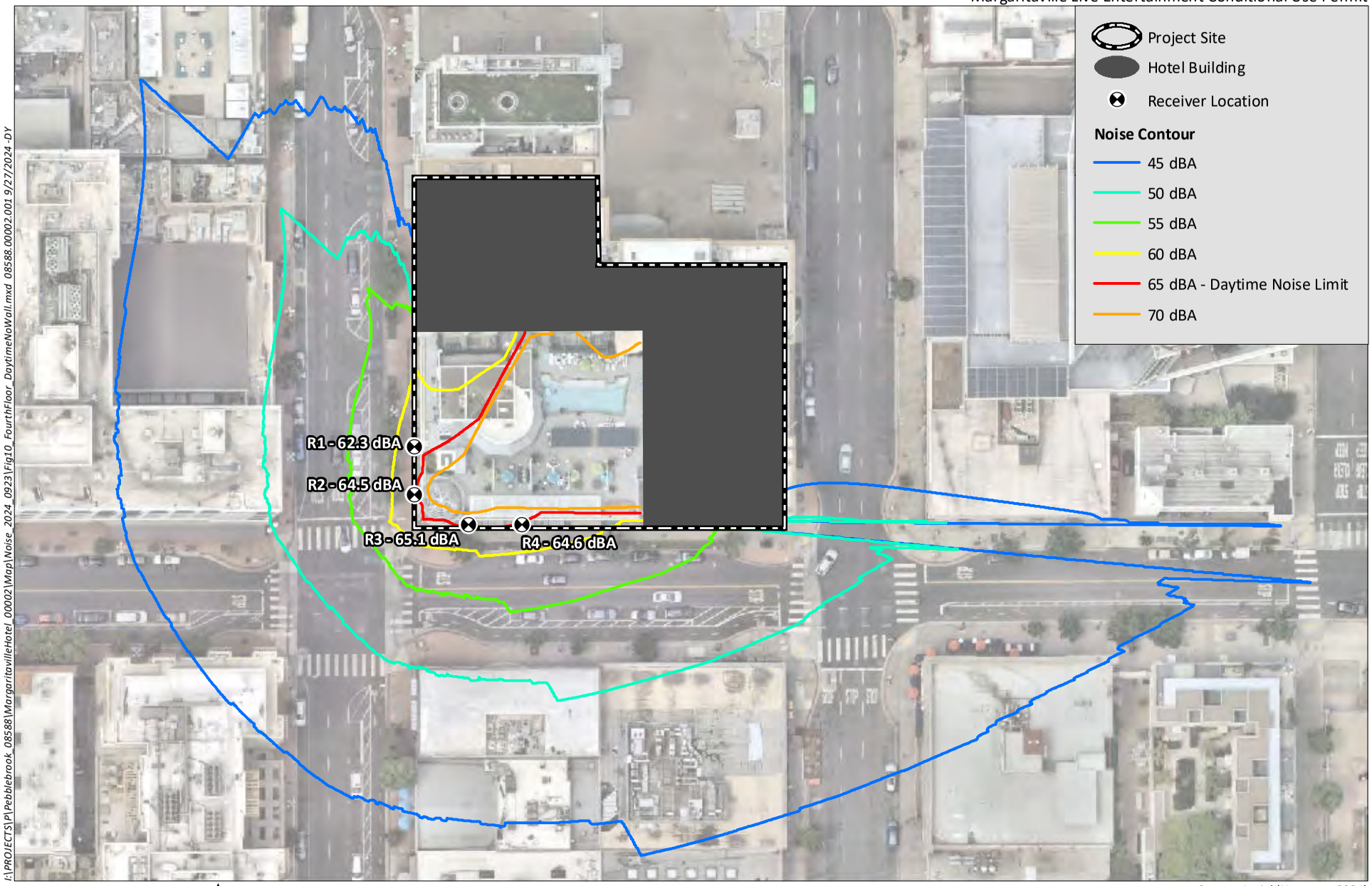


Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

First Floor Noise Contours – Daytime without Wall

Figure 9



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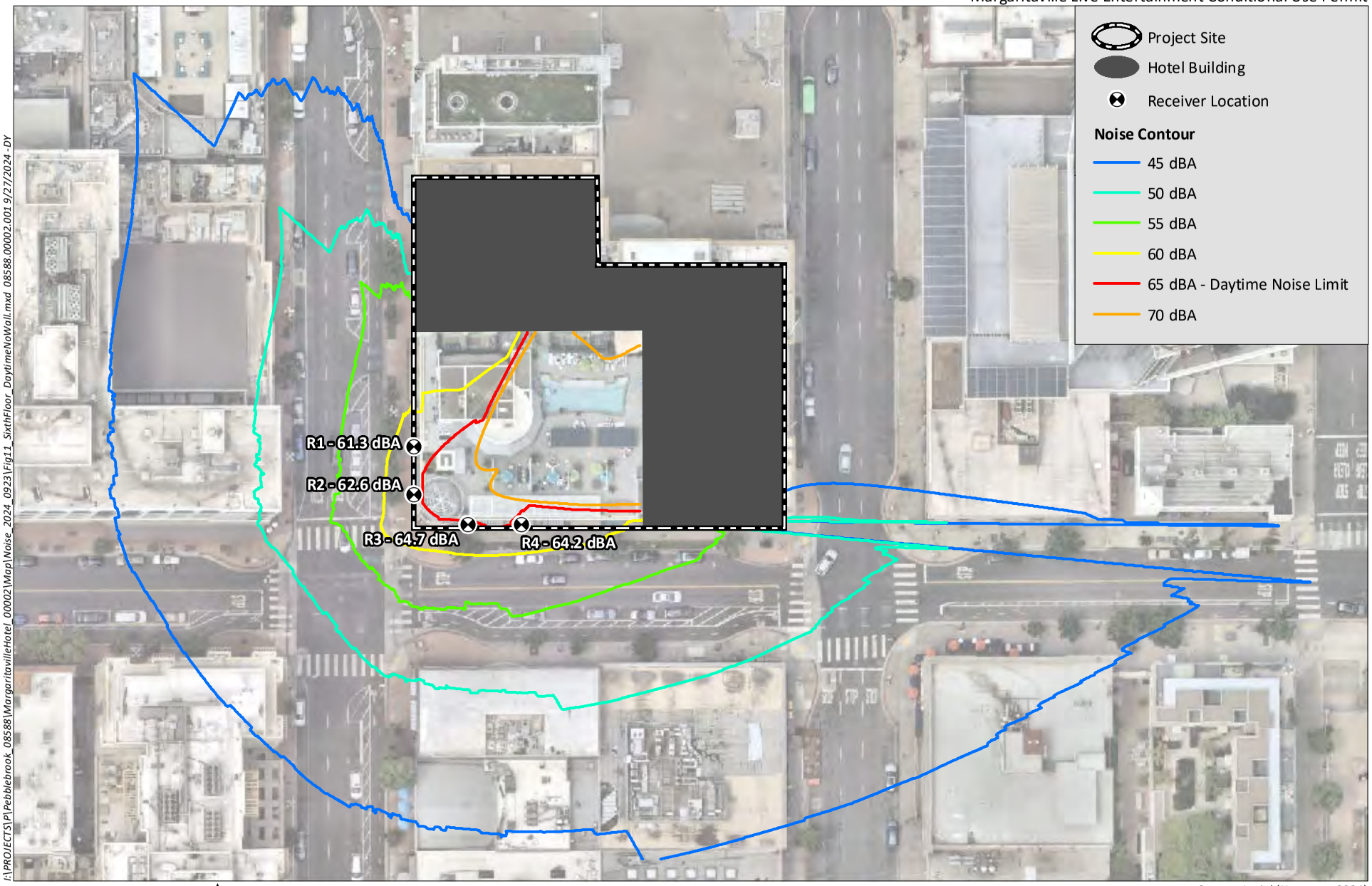
Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

Fourth Floor Noise Contours – Daytime without Wall

Figure 10



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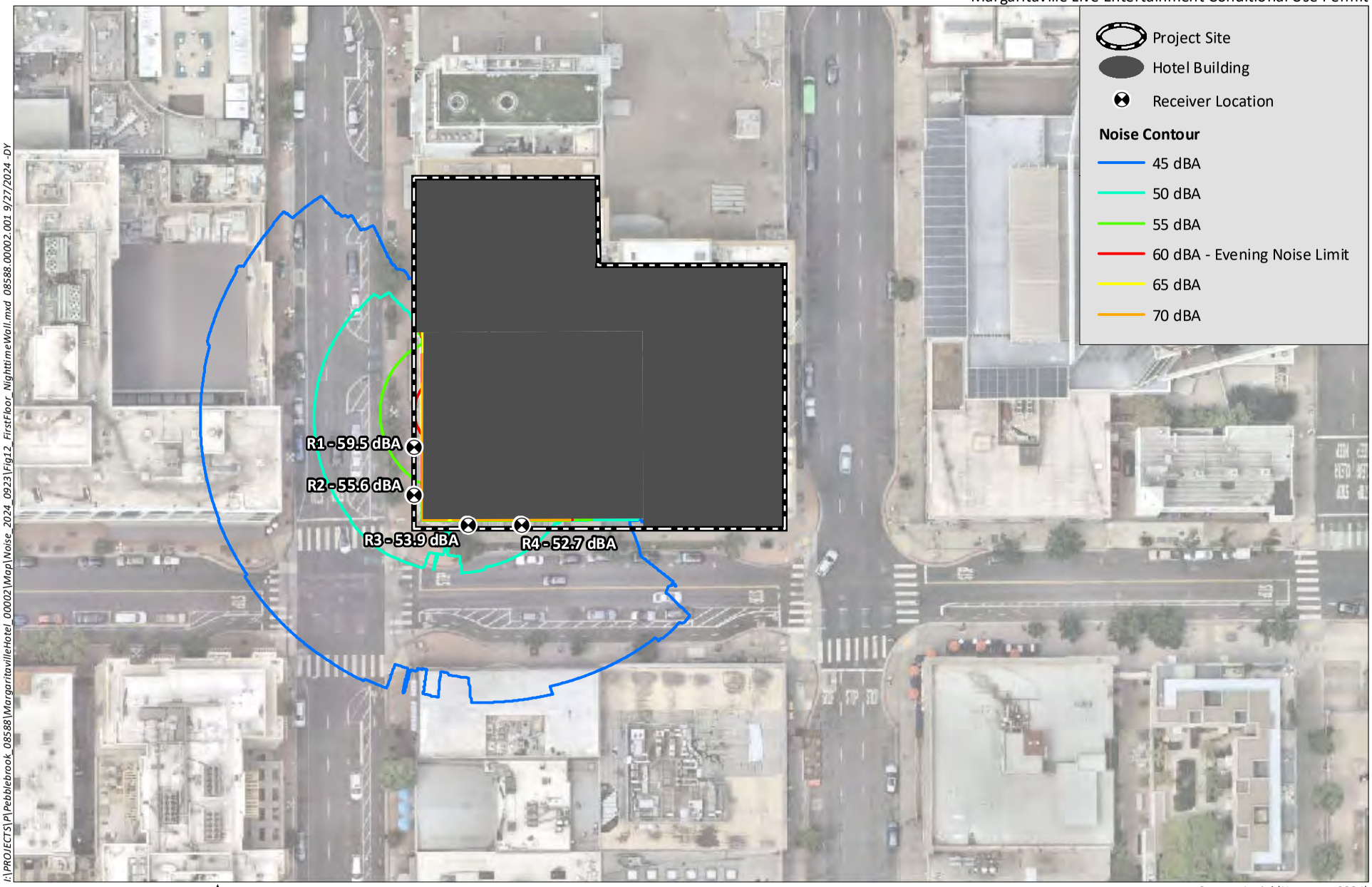
Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

Sixth Floor Noise Contours – Daytime without Wall

Figure 11



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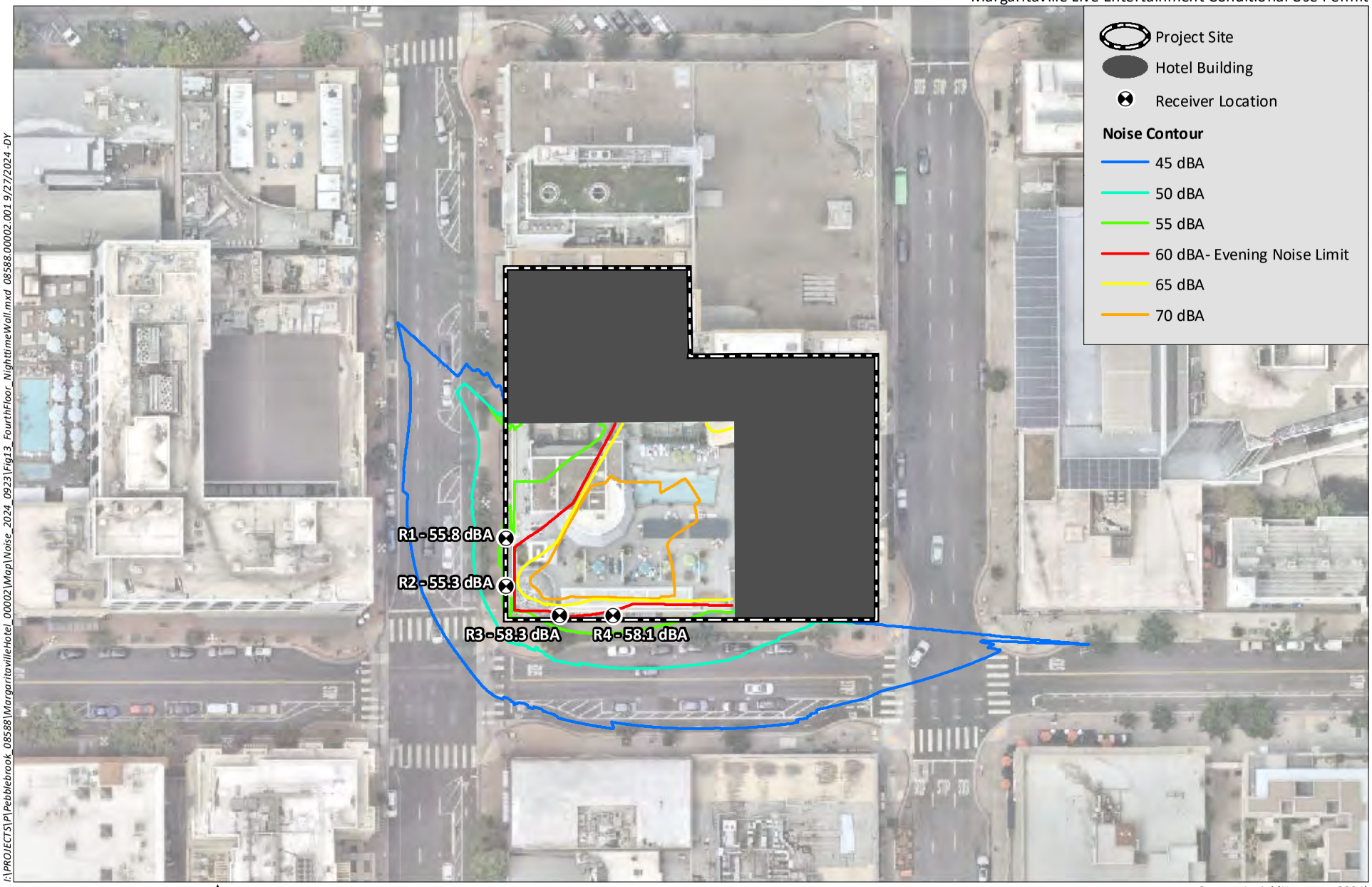
Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

First Floor Noise Contours – Evening with Wall

Figure 12



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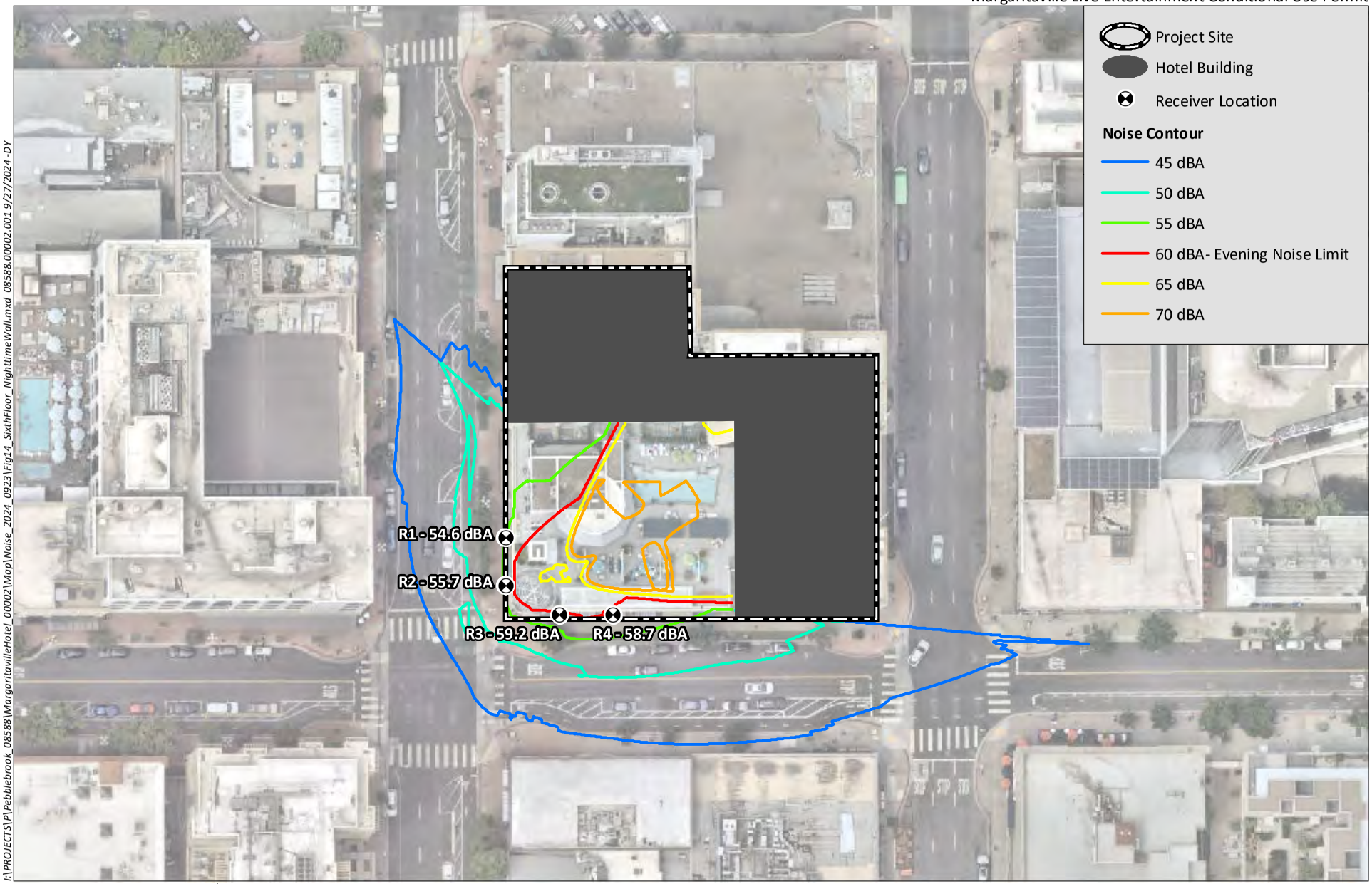
Source: Aerial (Nearmap, 2024)

HELIX Environmental Planning

Fourth Floor Noise Contours – Evening with Wall

Figure 13



HELIX Environmental Planning

Sixth Floor Noise Contours – Evening with Wall

Figure 14

Attachment A

Proposed Speaker Specifications

In-Ceiling Loudspeaker

IC-650-T

- Wider, shorter design to fit low ceilings; multi-tap transformer
- 70-volt, 100-volt, or 8-ohm operation selectable via front baffle switch
- Tractrix® Port design for deep bass with less compression
- Wide dispersion Tractrix® Horn tweeter with XT technology for clear sound in any location
- Designed to mix and match with Klipsch CA-T speakers

The IC-650-T packs proven materials and wide dispersion horn technology into an installer-friendly, UL-2043 and 1480 certified loudspeaker with an integrated back can and multi-tap transformer. IC-T Series speakers have been included in a number of major installations nationally, from Bloomingdale's in New York City to the Ron Jon Surf Shop in Orlando.

The two-way IC-650-T features a 6.5-inch woofer, and 1-inch titanium diaphragm compression driver on a 3.5-inch round modified XT Tractrix® Horn for smooth response with constant directivity. A Tractrix port design helps to provide deeper, fuller bass with less compression and distortion. A new, more compact design simplifies low ceiling mounting.

For distributed line applications, the IC-650-T features a 70/100 volt multi-tap transformer. A single rotary switch for the 4-ohm bypass and multi-tap setting is conveniently located under the speaker grille. The IC-650-T is shipped complete with a tile bridge for installation in a suspended ceiling or wherever additional reinforcement of the ceiling material is required.

SPECIFICATIONS

Frequency response	50-20k Hz +/- 4 dB
Power handling	80 watts (18.8V) cont.
Sensitivity	90dB 2.83 V/1M
Nominal impedance	8 ohms, min 4.4 ohms when switch is set to 8 ohm position
Transformer taps	70V: 60W, 30W, 15W, 7.5W 100V: 60W, 30W, 15W
Maximum acoustic output	106 dB @ 1M
Coverage Angle	105 degrees
Transducers	6.5" woofer and 1" titanium diaphragm compression driver on a 3.5" round XT modified Tractrix Horn
Enclosure tuning	Vented via a Tractrix port
Input connections	Terminal Strip
Thru hole width	10" diameter
Overall width	10.75" diameter
Overall depth	10.938"
Mounting depth	10.625"
Cutout dimensions	10.125" diameter
Weight	11.25 lbs.
Finishes	Black and White

www.klipsch.com
1-800-KLIPSCH

IC-SW-8T2 **IN-CEILING SUBWOOFER** Klipsch®

OWNER'S MANUAL AND WARRANTY

IC-SW-8T2

Thank you for purchasing your Klipsch IC-SW-8T2 in-ceiling subwoofer.

The IC-SW-8T2 in-ceiling speaker is designed for music reinforcement applications. Unobtrusive, these loudspeakers are engineered for easy, versatile installation.

The IC-SW-8T2 features a transformer-less design for 70.7V/100V distributed-line systems. Some of the benefits of this design are: Elimintation of transformer saturation at high output levels, elimination of transformer insertion losses, improved bandwidth (particularly at low frequencies), and improves power transfer to the loudspeaker at low frequencies. For applications where 4 ohm mono or 8 ohm stereo operation is required, the mode of operation can be selected by using an optional connection located on the back input terminal and by properly setting the rotary switch located under the grill.

Before installing your speakers take a moment to check the contents of the cartons and make sure nothing has been damaged in transit.

Contents Description	QUANTITY
Speaker Module	1
Grille	1
Reinforcement Ring	1
Rails	2
Cardboard Cutout Template and Paint Mask	1
Screws (Attach Rails to Reinforcement Ring)	2

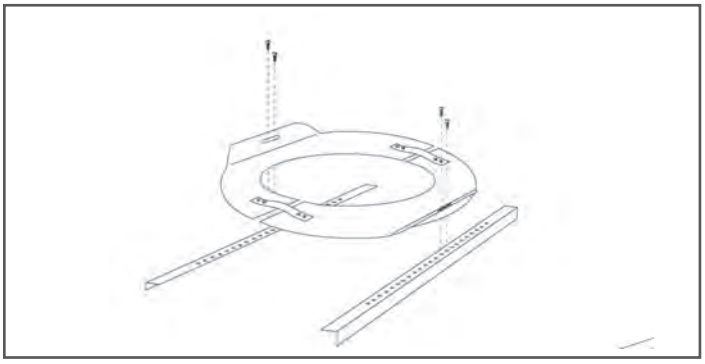
Installation Guidelines

The IC-SW-8T2 includes a tilebridge for use when installing the loudspeaker into suspended ceilings or wherever additional reinforcement of the ceiling material is required. The tilebridge and loudspeaker are designed such that installation may be accomplished where access above the ceiling is not possible or may be difficult.

Installation

1. The tilebridge is composed of three parts—a reinforcement ring and two rails. The two rails should be attached to the reinforcement ring using the two included screws as shown below.

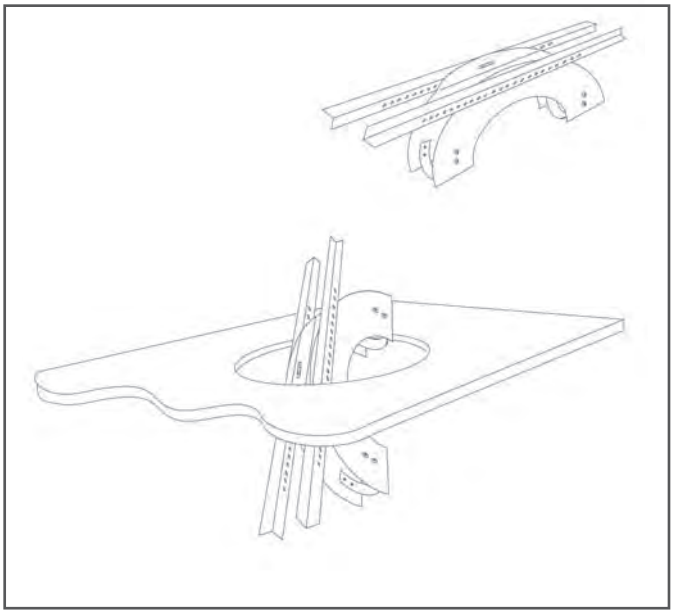
Caution: Be sure to comply with any and all building codes in your area.



2. To install your IC-SW-8T2 cut out a hole in the ceiling using either the cardboard cutout template provided with your speakers or consult the measurements below. Pull wiring through hole.

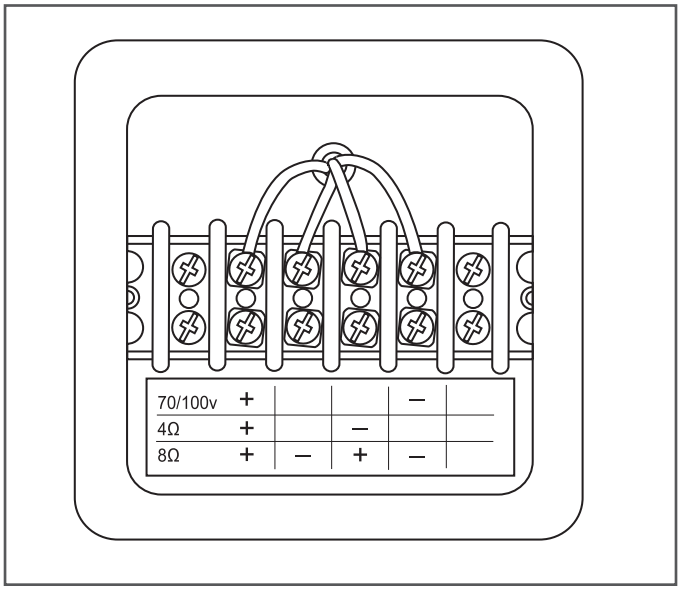
IC-SW-8T2	12.5"Round

3. To install the tilebridge, fold the rail side of the ring back upon itself using the spring tensioner on the reinforcement ring to allow insertion into the cutout hole. Once it is inserted into the cutout hole, release the reinforcement ring such that it unfolds back to its normal position. Position tilebridge over cutout hole.

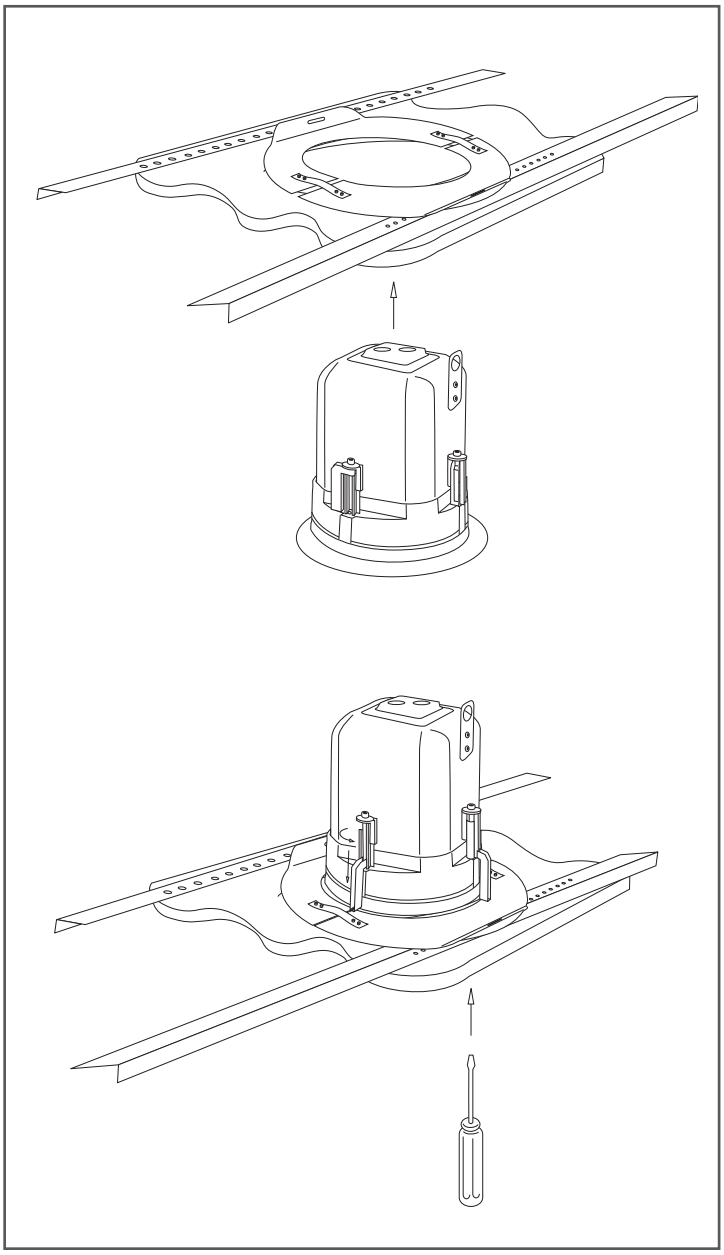


4. The wiring compartment is intended as a termination point for the audio circuit. Access to this compartment is gained by removing the terminal cover located on the back of the speaker. The terminal cover will accept the appropriate conduit/wire adapter. Feed wires through conduit/wire adapter and connect to the input terminal according to the desired operation mode. Be sure to observe proper polarity. Replace the terminal cover and tighten the conduit/wire adapter to secure the wire.

Caution: When connecting 70V or 100V distributed line systems, take care to ensure proper terminal connection. Connection to the low impedance terminal could result in speaker damage, amplifier damage, or both.



5. Insert the speaker into the cutout hole. With a #2 Phillips screwdriver, tighten the four dog clamps until they are seated securely against the ceiling surface. Do not overtighten.

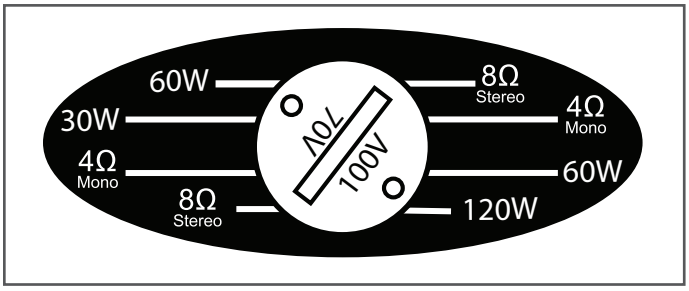


6. For installations using 70v/100v input connection, set the switch on the front panel to "70V/100V".

For low impedance, stereo applications, the switch should be set to 8 ohms stereo.

For low impedance, mono applications, the switch should be set to 4 ohm mono.

In all cases, please make sure the speaker wires are connected to the appropriate terminal on the back.



IC-SW-8T2 tap selectable

7. Using the flat of your hand, insert grille into speaker frame making sure it is securely seated and flush.

Seismic Tab

A seismic tab, located on the back of the speaker, is used as a secondary security point. Some construction codes may require its use. To utilize the seismic tab, run a support wire from a secure point in the ceiling and attach it to the tab. Be sure to consult the construction codes in your area. Klipsch recommends the use of this tab in all installations as a secondary means of support.

IC-SW-8T2 SPECIFICATIONS

IC-SW-8T2

FREQUENCY RESPONSE	50-130 Hz +/- 4 dB
CONT. POWER HAND.	150 watts (27 V)
CALC MAX CONT. OUTPUT @ 1M	111 dB
SENSITIVITY 2.83 V/1M	92 dB
COVERAGE	N/A
DI	N/A
Q	N/A
NOMINAL IMPEDANCE	6 ohms, min 4.9 ohms, switch set to mono or stereo position
DIAMETER	14.125"
CUTOUT DIAMETER	14.25"
OVERALL DEPTH	13.625"
MOUNTING DEPTH	13.313"
WEIGHT	23 lbs.
INPUT CONNECTORS	Terminal Strip
TRANSFORMER TAPS	70V: 60W, 30W 100V: 120W, 60W
FINISHES	White
TRANSDUCERS	8" Woofer AND 8' Drone
ENCLOSURE TUNING	Bandpass via an 8" Drone

KLA181

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Powered 18-inch Flying Subwoofer

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KLA181

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Buy Online Rent / Buy Local

- High acoustic output (135 dB SPL peak)
- Frequency range down to 33 Hz (-10 dB)
- Extensive DSP further enhances and protects performance
- powerCON® Input and Thru connections
- Threaded pole receptacle for free-standing applications (black models only)
- Suspension made possible via M10 fittings or KLA12AF Array Frame
- Integrated threaded pole mount supports up to two KLA12 enclosures (black models only)

Specifications

Model	KLA181
Configuration	18-inch subwoofer
Transducers High Frequency Low Frequency	 18-inch cone transducer

KLA181

Nominal Coverage	
Maximum SPL (1 meter)	135 dB peak
Amplifiers	
Power Output	1000 W Class D continuous
Input Impedance	XLR: 40 kΩ balanced / 20 kΩ unbalanced
Controls	Power, Attenuation, LF Mode (Normal/DEEP™), Polarity (Normal/Reverse), Front LED (Pwr/Limit/Off)
Indicators	Power, Signal, Standby, Limit
Connectors	Balanced female XLR line level input, Balanced male XLR full range line level out, Remote attenuation control, Locking powerCON power connector AC In, Locking powerCON® power connector AC Out
Cooling	On demand, 50 mm variable speed fan
Amplifier Protection	Thermal limiting, output overcurrent, overtemperature muting, GuardRail™
Transducer Protection	Thermal limiting, excursion limiting

KLA181

	~~200 VAC, 1.10 A~~
Enclosure	
Material	Painted birch plywood
Finish	Black or white textured paint
Grille	Black or white powder coated 16 gauge steel
Dimensions (HWD) inches	30 x 28 x 24
Dimensions (HWD) mm	760 x 710 x 610
Net Weight	47.2 kg / 104 lb
Shipping Weight	54.4 kg / 119.9 lb

All specifications are subject to change without notice.

PowerCON is a trademark of Neutrik. All other trademarks are QSC LLC.

Due to unprecedented demand, this product may currently be out of stock at some retailers. We continue to replenish supply regularly and are working to fulfill all orders as rapidly as possible. Please check with your dealer for the latest delivery updates.

IC-500-T-SC

SHALLOW DEPTH 5" 2-WAY IN-CEILING LOUDSPEAKER

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LISTED

UL-1480
UL-2043

PRODUCT OVERVIEW

At just over 4" deep, the all-new IC-500-T-SC packs proven materials and wide dispersion horn technology into an installer-friendly, UL-2043 and UL-1480 certified in-ceiling loudspeaker with an integrated backcan and multi-tap transformer.

The two-way IC-500-T-SC features a 5" woofer, and a 1"titanium diaphragm compression driver on a 2" round Tractrix® horn for smooth response with constant directivity. A Tractrix port design helps to provide deeper, fuller bass with less compression and distortion.

For distributed line application, the IC-500-T-SC features a 15 watt, 70/100 volt multi-tap transformer. A single rotary switch for the 8-ohm bypass and multi-tap setting is conveniently located under the speaker grille. The IC-500-T-SC is shipped complete with a tile-bridge for installation in a suspended ceiling or wherever additional reinforcement of the ceiling material is required.

FEATURES

- Shallow 4.125" depth
- Includes 15 watt 70/100 volt multi-tap transformer
- 70V, 100V, or 8 ohm operation selectable via front baffle switch.
- Tractrix port design for deep bass with less compression
- Tractrix horn tweeter for smooth on and off axis performance
- Designed to mix and match with Klipsch CA speakers
- Includes grille, backcan, tile-bridge, and cut-out template for easy installation

APPLICATIONS

- Restaurants
- Retail Stores
- Offices
- Airports
- Schools
- Health Clubs

SPECIFICATIONS

FREQUENCY RESPONSE[1] (+/- 4 dB)	95 Hz - 20 kHz
POWER HANDLING[2]	50 watts (14.5V) 200 watts peak
MAXIMUM SPL[3]	101 dB Continuous 107 dB Peak
SENSITIVITY[4]	87 dB
COVERAGE ANGLE	80º
DIRECTIVITY INDEX (DI)	8 dB
DIRECTIVITY FACTOR (Q)	6.3
NOMINAL IMPEDANCE (IN 8 OHM BYPASS MODE)	8 ohms 4.2 ohm minimum
COMPONENTS	One 5" (12.7cm) woofer 1" (2.54cm) Titanium diaphragm compression driver
INPUT CONNECTION	Terminal Strip
TAP SETTINGS	70V: 15w, 7.5w, 3.8w, 1.9w 100V: 15w, 7.5w, 3.8w
ENCLOSURE TYPE	Bass-reflex via Tractrix port
SAFETY AGENCY RATING	UL-1480, UL-2043
WIRE GAUGE ACCOMMODATED	14 AWG
CUTOUT DIMENSIONS	9.125" (23.2cm) diameter
MOUNTING DEPTH	4.125" (10.5cm)
OVERALL DEPTH	4.375" (11.1cm)
OVERALL WIDTH	10.75" (27.3cm) diameter
THRU HOLE WIDTH	9" (22.8cm)
WEIGHT	5.5 lbs. (2.5kg)
FINISHES	White/Paintable
ACCESSORIES	Mud Ring Kit (PN: 1010413)

ALSO AVAILABLE
MUD RING KIT

1 3M, Half-spaced anechoic
2 AES standard, continuous pink noise 50 Hz - 10 kHz, 6dB peaks
3 Calculated at 1M at power handling power input, 8 ohm mode
4 SPL at 1M, Half-spaced anechoic with 2.83V input

KW152

Powered 15-inch 2-way

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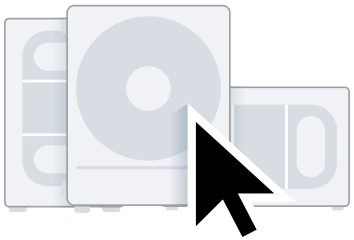


- 60° conical DMT™ coverage
- Maximum SPL 133 dB peak
- 1000 watt Class D power modules in all models (2 x 500 W continuous)
- Onboard mixer with two combo XLR and ¼-inch inputs, and stereo RCA inputs, (three audio input sources); two direct channel outputs and single summed balanced output
- Extensive DSP featuring DEEP™ and Intrinsic Correction™ enhances system performance
- Directivity Matched Transition® (DMT) ensures uniform coverage across the entire sound field
- Rugged, texture-painted birch enclosures
- Four-position Mic/Line gain (full-range models)
- Tour-grade 16 gauge steel grilles
- Comfortable ergonomic handles
- 35 mm pole sockets with Tilt-Direct™
- M10 rigging points for suspended installation

Standard KW Series Features

Model	KW152
Configuration	15-inch 2-way trapezoidal
Transducers Low-frequency Mid-frequency High-frequency	15-inch cone transducer - 1.75-inch diaphragm compression driver
Frequency Response (-6 dB)	47 Hz to 18 kHz
Frequency Range (-10 dB)	44 Hz to 20 kHz
Nominal Coverage (-6 dB)	60° axisymmetric
Maximum SPL[1]	133 dB peak
Amplifier	
Power Output[2]	1000 W Class D (500 W LF + 500 W HF) continuous 2000 W peak
Input Impedance	Channel A XLR / ¼-inch:

Mic gain setting	Balanced	Unbalanced
0 dB	38 kΩ	19 kΩ

	+36 dB | 680Ω | 330Ω Channel B XLR / ¼-inch: 38 kΩ balanced / 19 kΩ unbalanced Channel B RCA: 10 kΩ
Controls	Power, Gain A, Gain B, Channel A Input Gain (0 dB / 12 dB / 24 dB / 36 dB), LF Mode (Ext Sub/Norm/DEEP™), HF Mode (Flat/Vocal Boost), Front LED (On/Off/Limit)
Indicators	Power, Signal A, Signal B, Standby, Limit, Mic (24 dB and 36 dB settings)
Connectors	Balanced female XLR/¼-inch line/mic level input, Balanced female XLR/¼-inch line level input, Dual Balanced male XLR full range line level out , Balanced male XLR "mix" out, Stereo RCA line level input, Remote gain control, Locking IEC power connector
Cooling	On demand, 50 mm variable speed fan
Amplifier Protection	Thermal limiting, output overcurrent, overtemperature muting, GuardRail™
Transducer Protection	Thermal limiting, excursion limiting
AC Power Input	Universal power supply 100–240 VAC, 50 to 60 Hz
AC Power Consumption	100 VAC, 2.3 A 120 VAC, 2.01 A

Material	15 mm painted birch plywood
Finish	Black textured paint
Grille	Black powder coated 16 gauge steel
Speaker Dimensions (H×W×D)	816 × 445 × 386 mm 32.1 × 17.5 × 15.2
Carton Dimensions (H×W×D)	580 × 530 × 890 mm 22.8 × 20.9 × 35 in
Net Weight	29 kg / 64 lb
Shipping Weight	35.8 kg / 78.9 lb
Available Accessories	KW152 cover, KW M10 kit

[1] For comparison purposes and in accordance with common industry practice, maximum peak SPL specifications are theoretical calculations based upon transducer sensitivity and peak available amplifier power.
[2] Independent of limiters and driver protection circuits.

All specifications are subject to change without notice.

CBT 1000E

Purpose-Designed Extension for CBT 1000 Line Array Column Speaker

CBT SERIES
CONSTANT BEAMWIDTH TECHNOLOGY™

Key Features:

CBT 1000E:

- Components: Six (6) 165 mm (6.5 in) high-excursion LF drivers
- 1500 Watt RMS power handling
- Built-in purpose-designed crossover network for combining with CBT 1000
- Coupler plate included
- Doubles power handling and extends pattern control

CBT 1000 + 1000E ARRAY SYSTEM:

- Components: Twenty-four (24) 25 mm (1 in) extra-high-power soft dome tweeters and twelve (12) 165 mm (6.5 in) high-excursion LF drivers
- Very high sound levels up to 131 dB (137 dB peaks) depending on the settings
- 3000 Watt RMS power handling
- Extended pattern control (to 300 Hz for +/- 20 degree control, to 200 Hz for substantial off-axis cancellation)
- Extended bass response to 38 Hz
- Patent-pending Constant Beamwidth Technology™ provides constant directivity and reduces out-of-coverage lobing
- Vertical pattern coverage is individually adjustable through a range of four (4) "Pattern Up" angles and four (4) "Pattern Down" coverage angles for a total of sixteen (16) different coverage combinations, all without the use of external DSP processing
- Patent-pending Tapered Horizontal Waveguide provides a continuously varying horizontal dispersion (very wide for short-throw, narrower for long-throw) delivering superior coverage in both the front and rear corners of a room
- Switchable voicing provides flat response in music mode or mid-range presence peak in speech mode
- 2-piece swivel (pan)/tilt wall bracket and coupler plate included (rear insert-point pattern fits standard third-party brackets)

Overview:

CBT 1000E

The CBT 1000E cabinet contains six low frequency drivers and a crossover network purposely designed for use in the CBT 1000 + 1000E system, in a tough fiberglass-reinforced ABS enclosure. The 1500W power handling and high sensitivity delivers powerful low frequency output.

The drivers have neodymium magnet motors with 50 mm (2 in) diameter voice coils. The magnet system provides maximum flux in a compact package. The magnetic structure is magnetically shielded and the copper pole tips reduce flux modulation and minimize distortion. The 16 mm (0.62 mm) long coil provides higher linear drive and high power handling in a compact driver. The drivers feature damped blended surrounds and coated sealed paper cones found in high performance large format drivers. Drivers feature coated diaphragm materials to provide moisture, UV and salt resistance for outdoor capability. The thick heavy-duty aluminum grille allows for rust-free installation outdoors.

CBT 1000 + 1000E ARRAY SYSTEM

When connected to a CBT 1000 line array column speaker, the CBT 1000E Extension provides extended bass response, extended pattern control, and increased sound output levels. The combined array system provides Constant Beamwidth Technology™, which represents a breakthrough in pattern control consistency, utilizing complex analog beam-forming to accomplish superior, consistent vertical coverage without the narrow vertical beaming and out-of-coverage lobing that are typical of passive column speakers.

The CBT 1000E attaches to the bottom of the CBT 1000 utilizing the included coupler plate, or to the top of the CBT 1000 (when adding the optional MTC-CBT-OSB3 off-set bracket to align the front grilles), resulting in a very well controlled progressive line array with asymmetrical vertical coverage capability. When in one of the asymmetrical settings, the speaker system produces a higher concentration of sound with a tighter pattern projecting toward the far areas of the listening space. This results in more even front-to-back SPL levels than would be the case from a traditional speaker or column that projects symmetrically.

The CBT 1000 + 1000E System provides a wide 38 Hz – 20 kHz bandwidth, and the slim footprint fits well into virtually any architectural décor. The 2040 mm (80.4 in) tall line array height provides consistent pattern control throughout the intelligibility band, making the System work well for difficult acoustic environments.

CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

Applications

Combining superior sound quality, excellent pattern control, asymmetrical vertical coverage, continuously tapered horizontal dispersion, and compact design makes the CBT 1000+1000E System ideal for applications such as performance auditoriums, houses of worship, lecture halls, classrooms, cinema main speakers or very high-output surrounds, multipurpose spaces, A /V, transit centers, sports facilities, racetracks, theme parks, outdoor locations, and high-level fill applications among many others.

Adjustable Coverage to Fit the Application

Innovative vertical pattern coverage adjustability allows the installer to switch through a range of four (4) "Pattern Up" coverage angles and four (4) "Pattern Down" coverage angles for a total of sixteen (16) different coverage combinations, all without the use of external DSP processing. Additionally, the use of a patent-pending Tapered Horizontal Waveguide provides a continuously varying horizontal dispersion (very wide for short-throw, narrower for long-throw) delivering superior coverage in both the front and rear corners of a room. These unique features allow the user to match the coverage and throw requirements of the application, and the coverage selection can be easily switched in-venue with the speaker already installed. These innovations allow a single loudspeaker model to excel in an extremely wide variety of project types.

User Variable Voicing

The voicing can be set to match the application through a Music/Speech switch. The Music setting provides flat frequency response, while the Speech setting produces a mid-range presence boost to provide clear, intelligible speech even at the longest throw distances, along with increased midrange sensitivities for higher midrange maximum output capability.

Drivers

The low frequency drivers feature lightweight neodymium motors with 50 mm (2.0 in) diameter voice coils. The magnet system provides maximum flux in a compact package. The magnet structure is magnetically shielded and the drivers have a copper cap on the pole to minimize flux modulation and linearize inductance, resulting in lower distortion and improved frequency response. The 16 mm (0.63 in) long coil provides high linear drive and high power handling in a compact driver. The LF drivers feature damped blended textile surrounds and coated sealed paper cones found in high performance large format drivers.

The high frequency drivers include neodymium structure for maximum sensitivity, and feature high power handling, long excursion and large back enclosures for additional frequency range and output. The tweeter is encased for weather resistance.

Both drivers feature coated diaphragm materials to provide moisture, UV and salt resistance for outdoor capability.

SonicGuard™

Dynamic SonicGuard™ protection on the high frequency section minimizes distortion at high drive levels by limiting driver excursion dynamically. This maximizes music clarity and speech intelligibility at high drive levels while protecting the drivers from damage due to occasional overpowering.

Bracketry

A two-part swivel (pan) / tilt wall-mount bracket is included. Fourteen (14) M8 brass inserts are located on the back panel in a spacing pattern that fits common third-party mounting brackets. In addition, four insert points each are located on the top and bottom end-caps. These insert points can be utilized to suspend the speaker using forged shoulder steel eyebolts or swivel mounting rings, providing installation versatility. Optional brackets include MTC-CBT-FM3 (in MTC-CBT1K-ACC1 kit) for flush-mounting the back of the speaker to a wall, and MTC-CBT-SUS3 CBT Series suspension bracket kit.

Outdoor Capability

CBT 1000 can be installed either indoors or outdoors. The drivers are weather-treated, the fiberglass reinforced ABS cabinet is excellent for outdoor applications, and the paint is UV resistant. External screws are stainless steel and the powder coated 1050 aluminum grille resists rust in the harshest of conditions.

Color

Available in black (RAL9004) or White (-WH) (RAL9016).

CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

Specifications:

CBT 1000E EXTENSION LOUDSPEAKER	
Components:	Six (6) 165 mm (6.5 in) LF drivers
Frequency Range (-10 dB)[1]:	38 Hz – 650 Hz
Sensitivity (2.83V@ 1m)[1,2]:	92 dB full space, 98 dB half-space (65 Hz – 300 Hz)
Nominal Impedance:	8 ohms
Power Capacity[3]:	1500 W (6000 W peak), 2 hrs 1000 W (4000 W peak), 100 hrs
Maximum Input Voltage:	100 Volts RMS (2 hrs), 200 Volts Peak (when powered separately, not in parallel with CBT 1000)
Max SPL[4]:	124 dB full space, 130 dB half-space (65 Hz – 300 Hz)
Net Weight:	20 kg (44 lbs)
Shipping Weight:	30 kg (66 lbs)

CBT 1000 + 1000E SYSTEM (connected-to-end, driven in parallel)	
Components:	Twelve (12) 165 mm (6.5 in) LF drivers Twenty-four (24) 25 mm (1 in) HF drivers
Frequency Range (-10 dB)[1]:	38 Hz – 20 kHz
Coverage:	Vertical (selectable via switch)
Sensitivity (2.83V@ 1m)[1,2]:	102 dB (at highest sensitivity setting: “Point” pattern up, “Point” pattern down, “Speech” voicing, in free space) 95 dB (at lowest sensitivity setting: “Medium” pattern up, “Downfill” pattern down, “Music” voicing in free space)
Nominal Impedance:	4 ohms
Power Capacity[3]:	3000 W (12000 W peak), 2 hrs 2000 W (8000 W peak), 100 hrs
Maximum Input Voltage:	65.0 Volts RMS (2 hrs), 130.0 Volts Peak when CBT 1000 and CBT 1000E are connected in parallel
Max SPL[4]:	Highest directivity setting: (“Point” pattern up, “Point” pattern down) with “Speech” voicing: 131 dB continuous average pink noise 134 dB continuous program 137 dB Peak Highest directivity setting: (“Point” pattern up, “Point” pattern down) with “Music” voicing: 127 dB continuous average pink noise 130 dB continuous program 133 dB peak Lowest directivity setting: (“Medium” pattern up, “Downfill” pattern down) with “Speech” voicing: 128 dB continuous average pink noise 131 dB continuous program 134 dB peak Lowest directivity setting: (“Medium” pattern up, “Downfill” pattern down) with “Music” voicing: 124 dB continuous average pink noise 127 dB continuous program 130 dB peak
Vertical Coverage Settings:	Coverage is effective (frequency response similar) beyond the traditional -6 dB coverage angles. This is especially useful in compensating for differences in listening distances. Figures show both the -6 dB and -12 dB coverage angles (at 3 kHz). Angles are in reference to cabinet aiming axis. Pattern UP Settings: “Point”: -6dB @ +7°, -12 dB @ +12° “Tight”: -6dB @ +9°, -12 dB @ +15° “Narrow”: -6dB @ +10°, -12 dB @ +20° “Medium”: -6dB @ +13°, -12 dB @ +24° Pattern DOWN Settings: “Point”: -6dB @ -7°, -12 dB @ -12° “Narrow”: -6dB @ -10°, -12 dB @ -20° “Broad”: -6dB @ -17°, -12 dB @ -28° “Downfill”: -6dB @ -20°, -12 dB @ -35°

CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

Horizontal Coverage:	Patent-pending Tapered Horizontal Waveguide continuously variable. Long-throw (top) section: 100° Middle section: 130° Short-throw (bottom) section: 160°
Recommended High-Pass:	35Hz, 24 dB/oct or greater

Transducers:

Low Frequency Drivers:	12 pcs, 165 mm (6.5 in) drivers, neodymium, 50 mm (2 in) voice coil, damped blended textile surround, coated diaphragm for moisture, UV, and salt resistance.
High Frequency Drivers:	24 pcs, 25 mm (1 in) drivers, neodymium, encased magnet and coated diaphragm for moisture, UV, and salt resistance.

Enclosure:

Enclosure:	Fiberglass reinforced ABS cabinet, powder coated 1050 aluminum grille
Outdoor Capability:	IP-55 rated, per IEC529, when installed with optional MTC-PC2 panel cover. Exceeds Mil Spec 810 for humidity, temperature & UV, ASTM G85 for acid-air/salt-spray (200 hrs).
Colors:	Black (RAL9004) or White (-WH) (RAL9016)
Insert Points:	Coupler plate utilizes the bottom two rows of the top speaker and the top two rows of the bottom speaker, leaving available: 20 individual M8 inserts on back panel (20 mm deep) for use with swivel (pan)/tilt bracket(s), plus 4 individual M8 inserts on top and 4 on bottom of cabinet end-caps.
Mounting:	Included two-part swivel (pan)/tilt wall bracket provides continuously variable +/- 45 degree left-right swivel aiming (at no up/down tilt – see Bracket Guide for maximum swivel range at various up/down tilt angles), continuously variable +/- 5.25 degree tilt, in the following increments: 5.25°, 5.0°, 4.5°, 4°, 3.75°, 3.5°, 3.0°, 2.75°, 2.5°, 2.0°, 1.75°, and 1.25°. Twenty (20) available threaded mounting points located on back panel of cabinet conform to industry standard rectangular 127 x 70 mm (5.0 x 2.75 in) pattern for legacy OmniMount® and other compatible third–party brackets. Four (4) threaded mount points on the top end-cap and four (4) on the bottom end-cap. Threaded mounting points can be utilized for suspension. (Always use multiple mounting points.)
Dimensions (H x W x D):	2040 mm x 250 mm x 345 mm (80.4 x 9.9 x 13.6 in)
Net Weight (cabinet):	47.2 kg (104 lbs)
Included Accessories:	Two-piece swivel (pan)/tilt wall bracket Coupler Plate
Optional Accessories:	MTC-PC2 terminal panel cover CBT1K-ACC1 Accessory kit includes: 2 pcs MTC-CBT-FM3 flush-mount brackets 1 pc MTC-CBT-OS3 offset bracket (for CBT 1000+1000E array – works in conjunction with CBT 1000E's included Coupler Plate for locating CBT 1000E extension cabinet above CBT 1000 instead of below it) MTC-CBT-SUS3 CBT Series suspension bracket kit (2 pcs included to provide top and bottom attachment points)

[1]Full space

[2]2.83V @ 1 meter, averaged 2 kHz to 6 kHz; same sensitivity in this range for CBT 1000 alone and CBT 1000+CBT 1000E (for more information see notes in FAQ); Subtract 3 dB for 2.00V @ 1 meter sensitivity.)

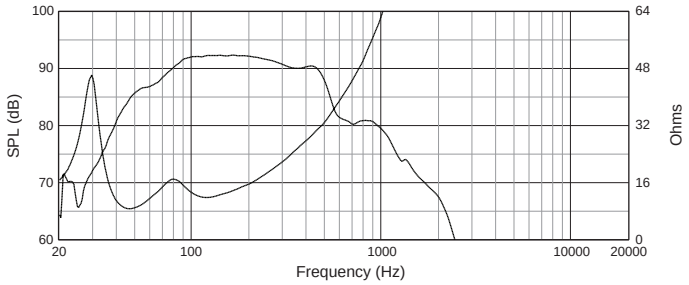
[3]IEC standard, full bandwidth pink noise with 6 dB crest factor.

[4]2 kHz - 6 kHz, calculated based on power rating and measured sensitivity, exclusive of power compression.

JBL continually engages in research related to product improvement.
Changes introduced into existing products without notice are an expression of that philosophy.

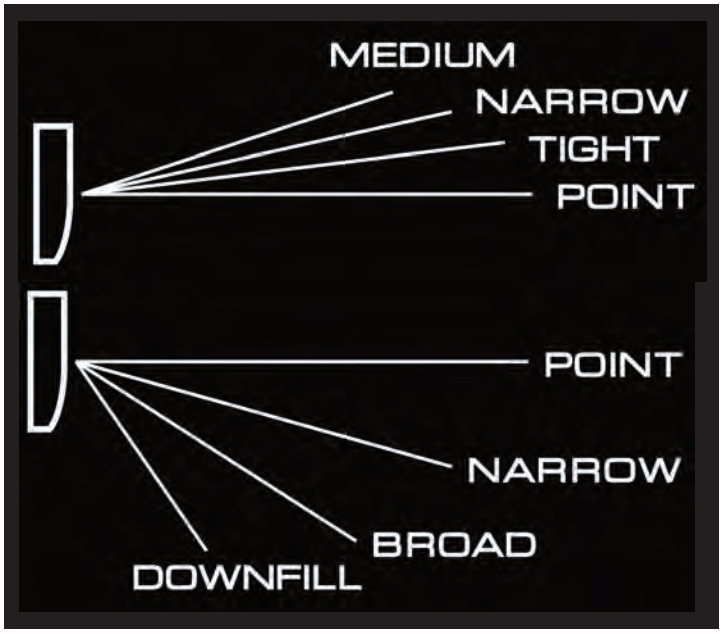
CBT1000E

Frequency Response (full-space, 4π) and Impedance



CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

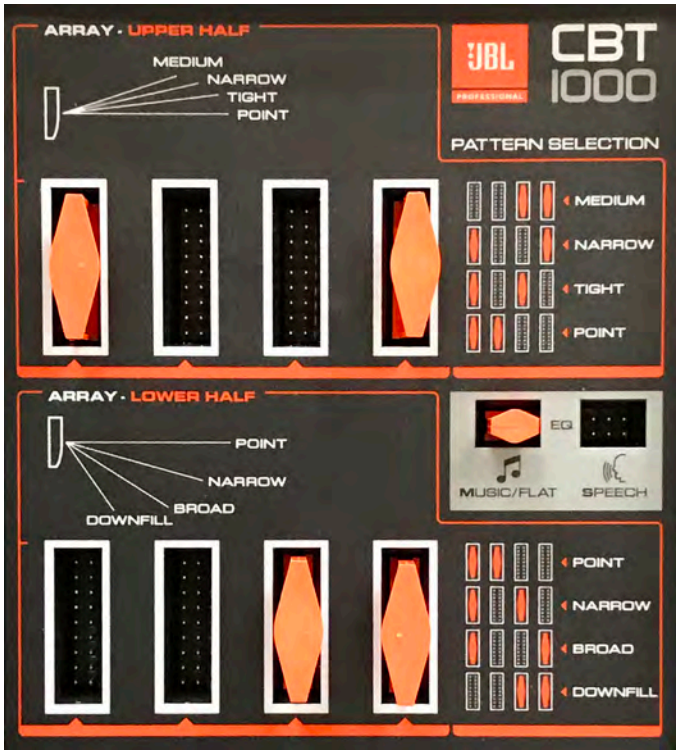
Array's Upper-Half Coverage Pattern Selections



Array's Lower-Half Coverage Pattern Selections

Coverage Pattern Selection Panel

Located on side of cabinet; covered by plate. Must remove screws using #1 Phillips head screwdriver, not included.
Position the orange headers to select the coverage patterns and Music/Speech voicing.
(Header positions shown below: Array Upper Half NARROW pattern setting, Array Lower Half DOWNFILL pattern setting, and MUSIC/FLAT EQ [Voicing] setting.)



CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

CBT 1000 + 1000E System

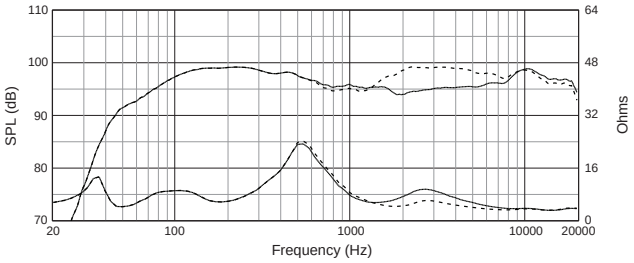
Pattern: Up “Medium”;Down “Downfill”

(widest vertical setting; asymmetrical)

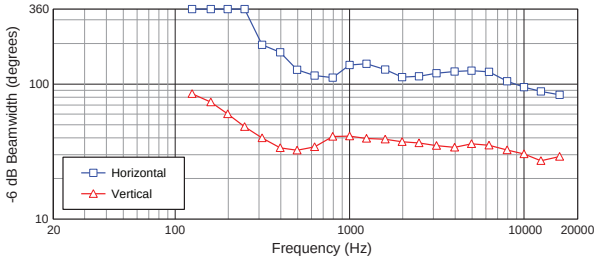
Frequency Response & Impedance:

Sensitivity 2.83V @ 1m, and Impedance

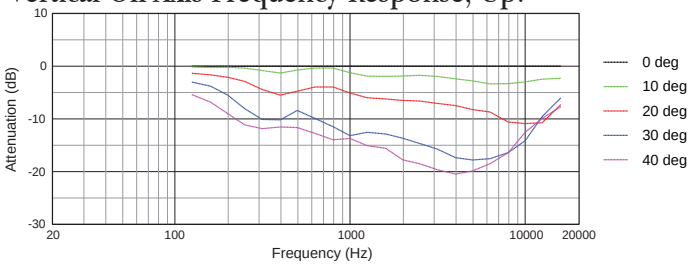
“Music” mode (solid) “Speech” Mode (dotted)



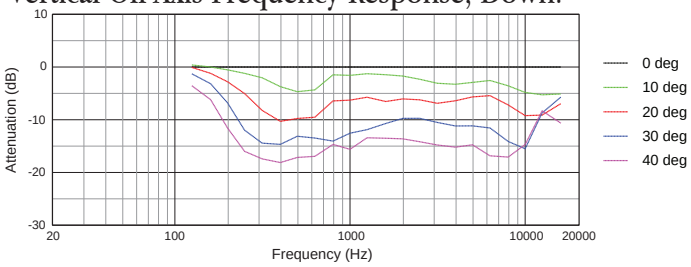
Beamwidth:



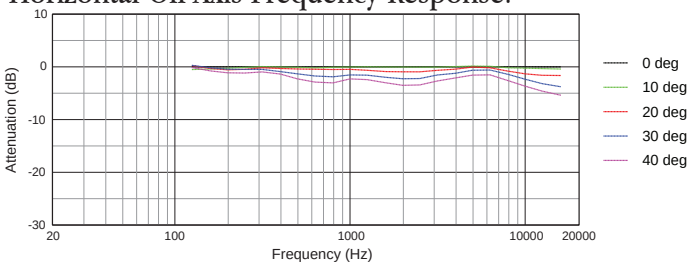
Vertical Off-Axis Frequency Response, Up:



Vertical Off-Axis Frequency Response, Down:



Horizontal Off-Axis Frequency Response:



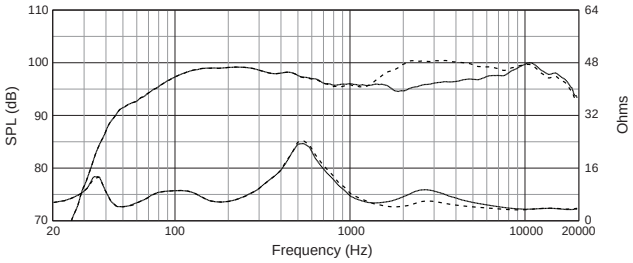
Pattern: Up “Narrow”;Down “Broad”

(medium vertical setting; asymmetrical)

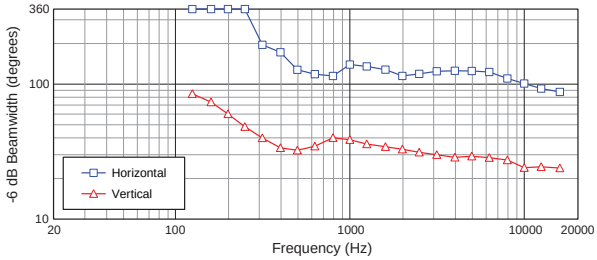
Frequency Response & Impedance:

Sensitivity 2.83V @ 1m, and Impedance

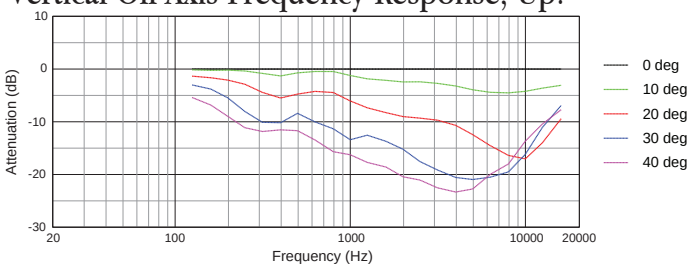
“Music” mode (solid) “Speech” Mode (dotted)



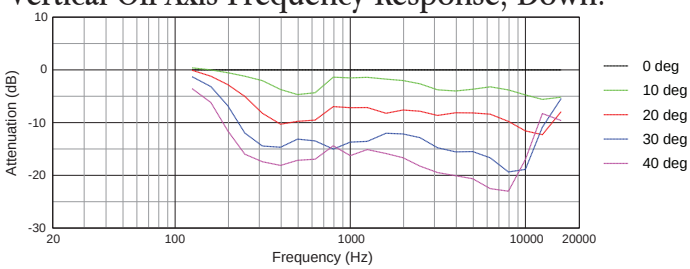
Beamwidth:



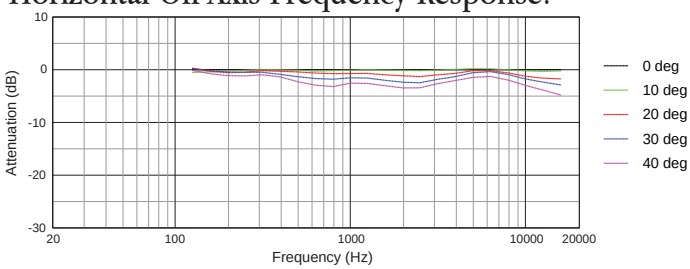
Vertical Off-Axis Frequency Response, Up:



Vertical Off-Axis Frequency Response, Down:



Horizontal Off-Axis Frequency Response:



CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

CBT 1000 + 1000E System

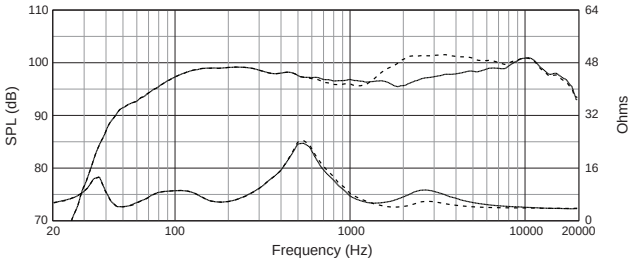
Pattern: Up “Tight”;Down “Narrow”

(tight vertical setting; asymmetrical)

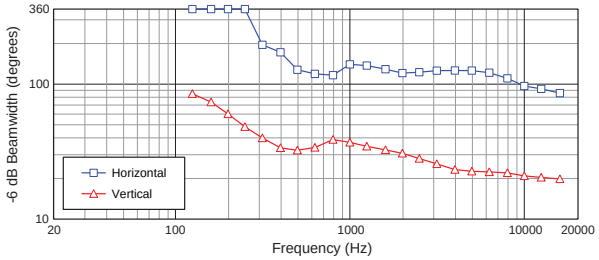
Frequency Response & Impedance:

Sensitivity 2.83V @ 1m, and Impedance

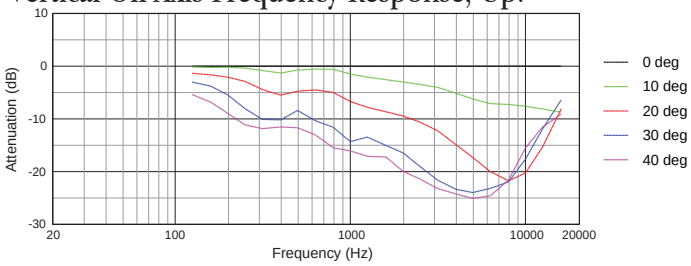
“Music” mode (solid) “Speech” Mode (dotted)



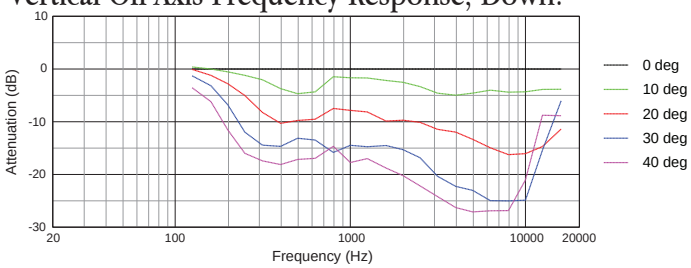
Beamwidth:



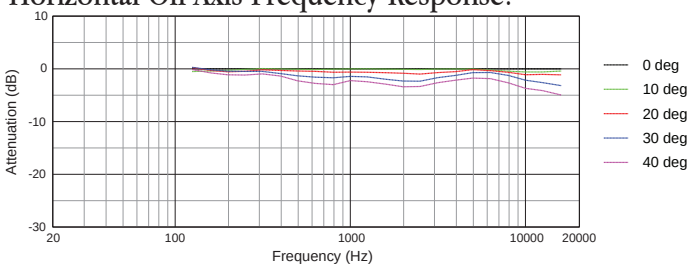
Vertical Off-Axis Frequency Response, Up:



Vertical Off-Axis Frequency Response, Down:



Horizontal Off-Axis Frequency Response:



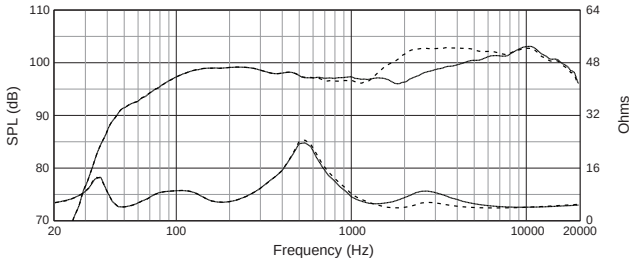
Pattern: Up “Point”;Down “Point”

(tightest vertical setting; symmetrical)

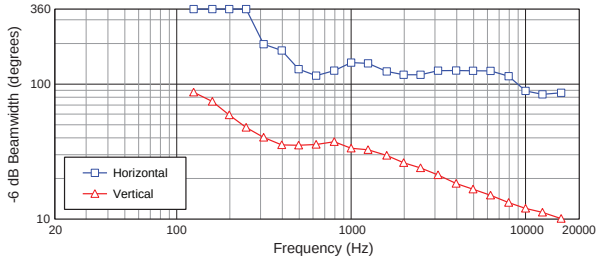
Frequency Response & Impedance:

Sensitivity 2.83V @ 1m, and Impedance

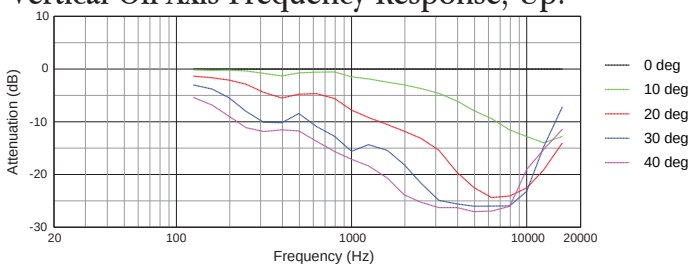
“Music” mode (solid) “Speech” Mode (dotted)



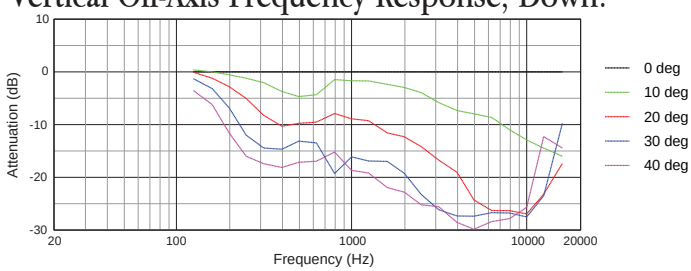
Beamwidth:



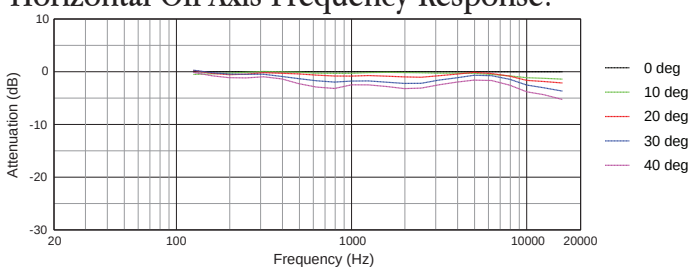
Vertical Off-Axis Frequency Response, Up:



Vertical Off-Axis Frequency Response, Down:



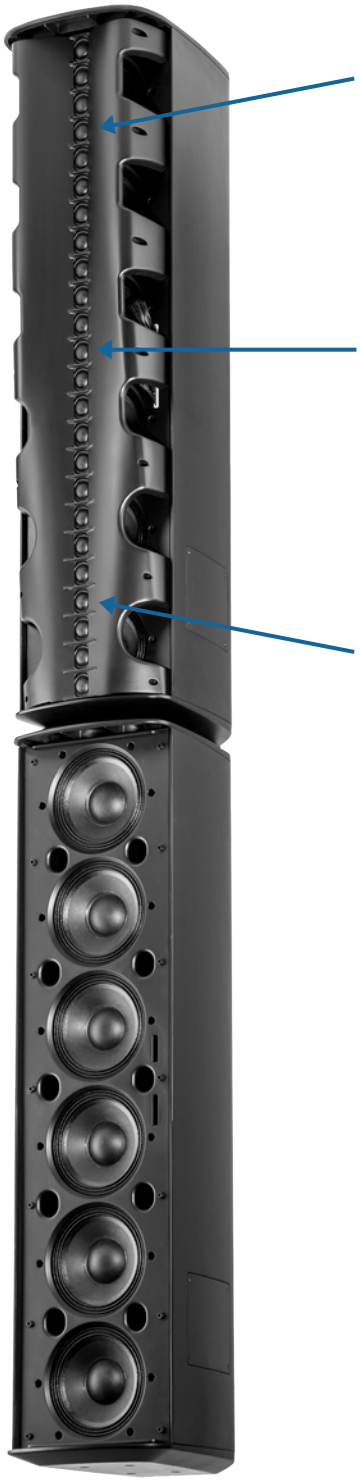
Horizontal Off-Axis Frequency Response:

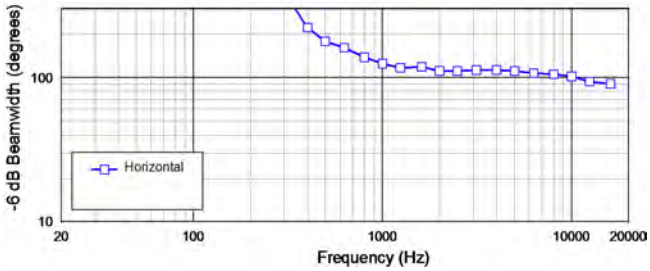


CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

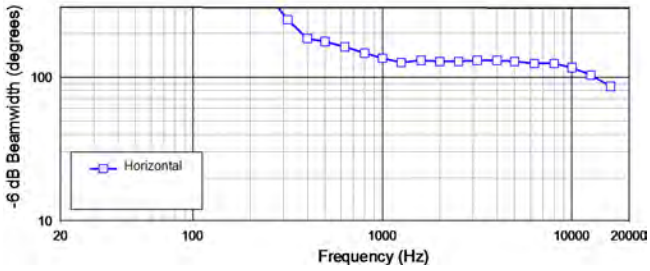
Horizontal Beamwidth

Curves below show beamwidth of tweeter 4th from the top of the array, 12th from the top of the array, from the middle of the array, and 4th from the bottom of the array respectively.

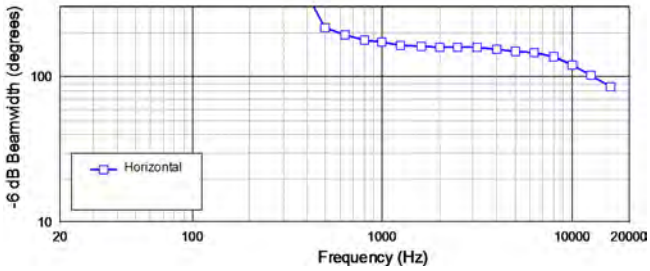




100 Degrees



130 Degrees



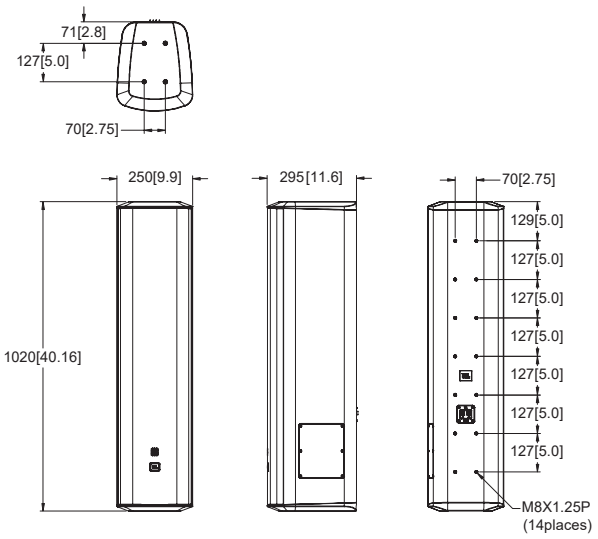
160 Degrees

CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

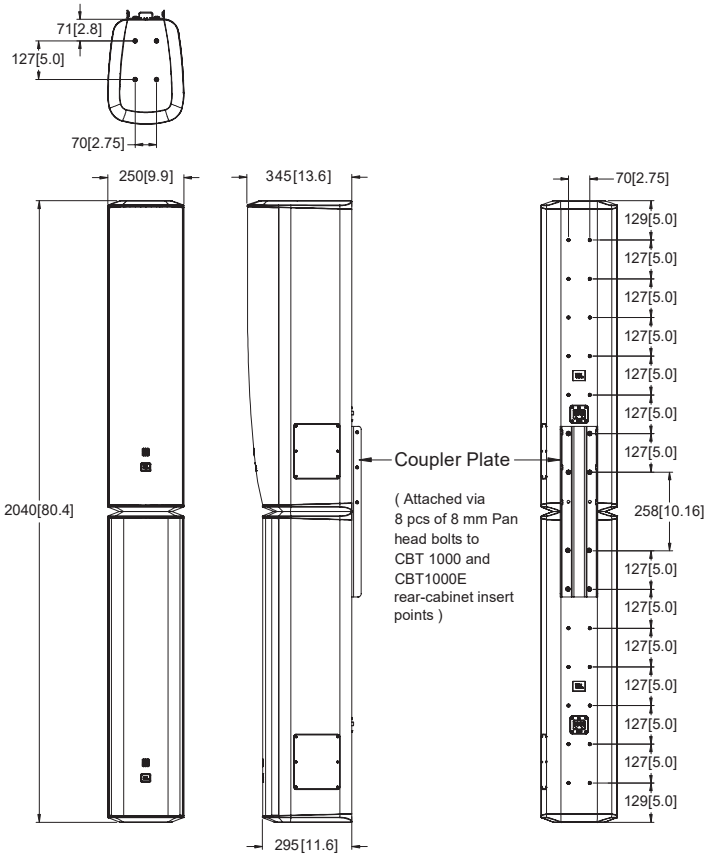
Dimensions

Dimensions in mm [in]

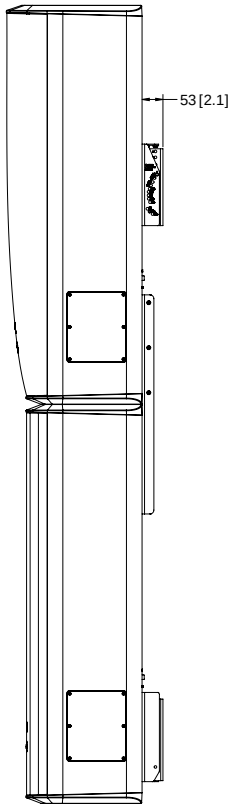
CBT 1000E



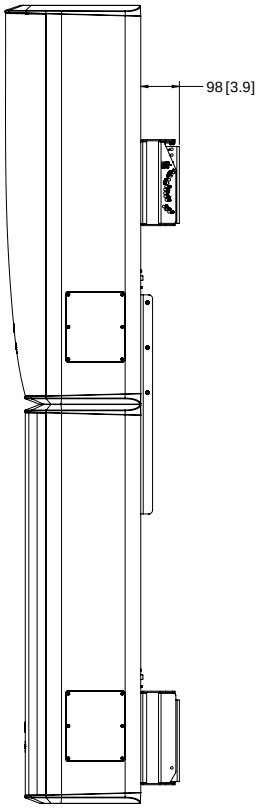
CBT 1000 + 1000E System



With Included Two-Piece Wall-Mount Bracket



Shown Without Included Swivel Part
(no horizontal panning)

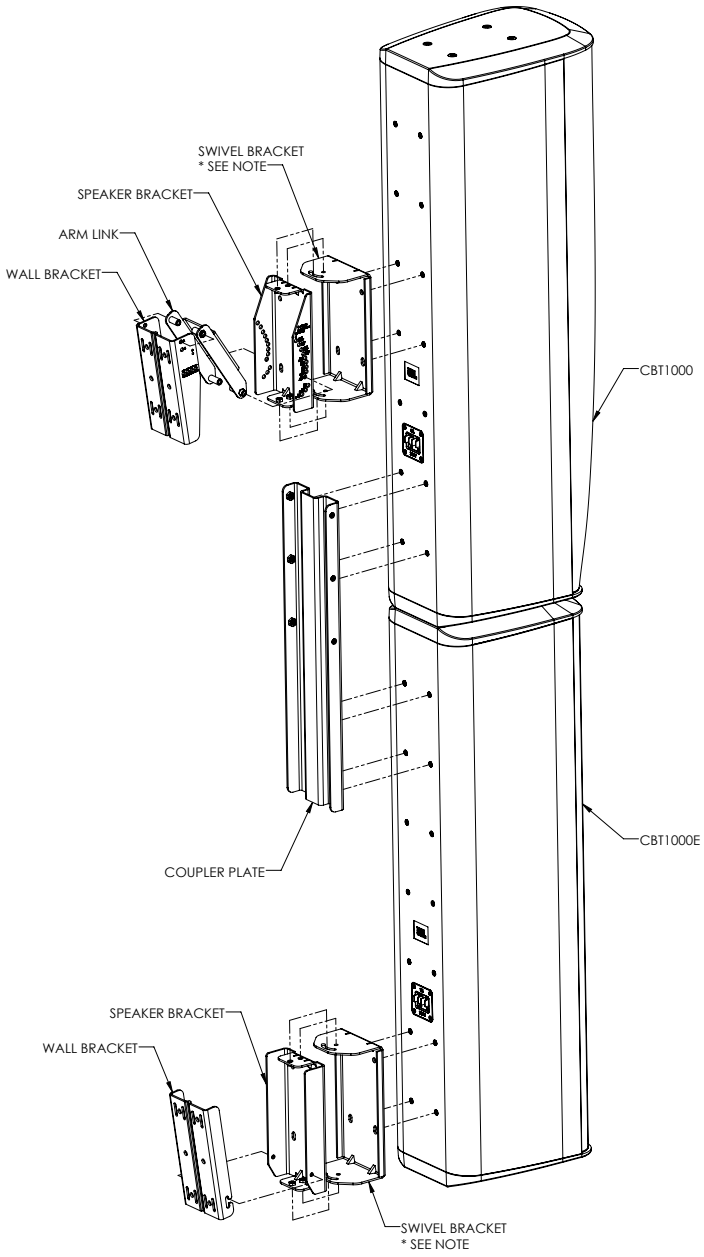


Shown With Included Swivel Part
(for +/- 45 degree horizontal panning)

CBT 1000E Purpose-Designed Extension for CBT1000 Line Array Column Speaker

Exploded View Diagram of Included Swivel (Pan) / Tilt Bracket

(Diagram is example only. Consult JBL CBT 1000 Bracket Installation Guide for detailed installation instructions)



* NOTE: Use SWIVEL BRACKETS when panning is needed for aiming speaker horizontally. When panning is not needed, leave SWIVEL BRACKETS out, and mount SPEAKER BRACKET directly to CBT 1000 cabinet. Diagram is example only. Consult JBL CBT 1000 Bracket Installation Guide for detailed installation instructions.

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Northridge, California 91329 U.S.A. ©

www.jblpro.com

SS CBT1K+E REV A
01/20

ASB6128

High Power
Dual 18” Subwoofer

Key Features:

- 2 x 18” 2242H SVG™ Driver.
- Large vent area for high output with low distortion.
- Parallel/Discrete Switchable input mode.
- Arrays with various AE Series models (see AE Series Array Guide).

Applications:

- Performing arts facilities
- Theatrical sound design
- Auditoriums
- Houses of worship
- Live clubs
- Dance-clubs/discotheques
- Sport facilities
- Themed entertainment venues

ASB6128 is a high power subwoofer system comprised of two 460 mm (18 in) SVG Super Vented Gap low frequency drivers in a front-loaded, vented configuration. The deep cabinet allows for extended low frequency bandwidth with minimum frontal profile. The rectangular cabinet is fitted with M10 threaded suspension points. Pre-engineered array bracketry is available.

ASB6128 is part of JBL’s AE Application Engineered Series, a versatile family of loudspeakers for a wide variety of applications.

Specifications:

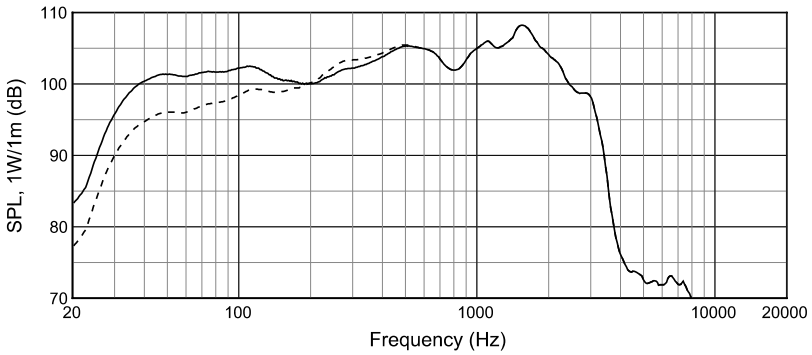
System:	
Frequency Range (-10 dB):	28 Hz – 1 kHz
Frequency Response (±3 dB):	35 Hz – 1 kHz
Input Modes:	Drivers Parallel / Drivers Discrete
Transducer Power Rating (AES)[1]:	2400 W (9600 W peak), 2 hrs
Long-Term System Power Rating[2]:	1600 W (6400 W peak), 100 hrs
Maximum SPL[3]:	30 Hz – 100 Hz: 136 dB-SPL cont avg (142 dB peak) 100 Hz – 500 Hz: 136 dB-SPL cont avg (142 dB peak)
System Sensitivity (dB-SPL, 1W @ 1m)[4]:	30 Hz – 100 Hz: 102 dB 100 Hz – 500 Hz: 102 dB
Nominal Impedance:	4 ohms in parallel-drive mode 2 x 8 ohms in discrete-drive mode
Transducers:	
Low Frequency Driver:	2 x JBL 2242H 460 mm (18 in) SVG™ drivers with 100 mm (4 in) voice coil
Physical:	
Enclosure:	Rectangular cabinet, 16 mm (5/8 in) exterior grade 11-ply Finnish birch plywood
Suspension Attachment:	12 points (3 top, 3 bottom, 2 each side, 2 rear), M10 threaded hardware
Finish:	Black DuraFlex™ finish. White available upon request.
Grille:	Powder coated 14 gauge perforated steel, with acoustically transparent black foam backing.
Input Connector:	NL4 Neutrik Speakon® and CE-compliant covered barrier strip terminals. Barrier terminals accept up to 5.2 sq mm (10 AWG) wire or max width 9 mm (.375 in) spade lugs. Speakon in parallel with barrier strip for loop-through.
Environmental Specifications:	Mil-Std 810; IP-x3 per IEC529.
Dimensions (H x W x D in vertical cabinet orientation):	1094 x 561 x 816 mm (43.1 x 22.1 x 32.2 in)
Net Weight:	73.0 kg (161 lb)
Optional Accessories:	M10 x 35 mm forged shoulder eyebolts with washers. Optional planar array frame kit. See AE Series Bracket Guide

[1]AES standard, one decade pink noise with 6 dB crest factor within device’s operational band, free air. Standard AES 2 hr rating plus long-term 100 hr rating are specified for low-frequency transducers.
[2]AES standard, one decade pink noise with 6 dB crest factor, in cabinet, long-term 100 hr rating.
[3]Calculated based on power rating and half-space (2π) sensitivity, exclusive of power compression.
[4]Half-space (2π) loading, averaged in specified frequency band.

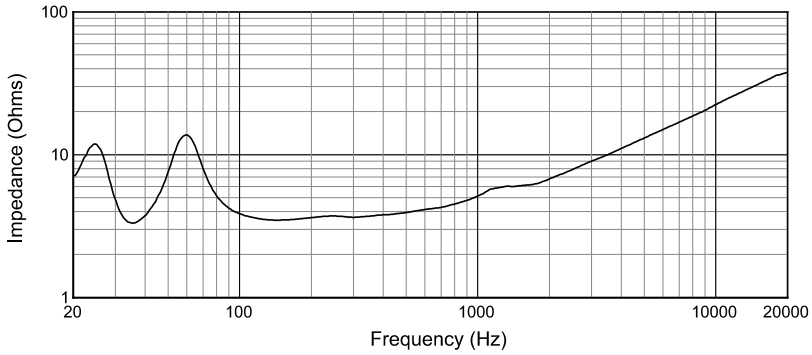
JBL continually engages in research related to product improvement. Changes introduced into existing products without notice are an expression of that philosophy.

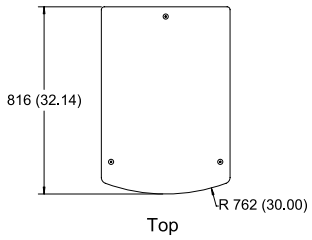
ASB6128 High Power Dual 18” Subwoofer

Frequency response is measured on-axis at a distance referenced to 1 m @ 1 watt (2.0 Vrms) input, shown as half-space (2π, solid line) and full-space (4π, dotted line) environment.



Electrical Input Impedance (parallel mode)

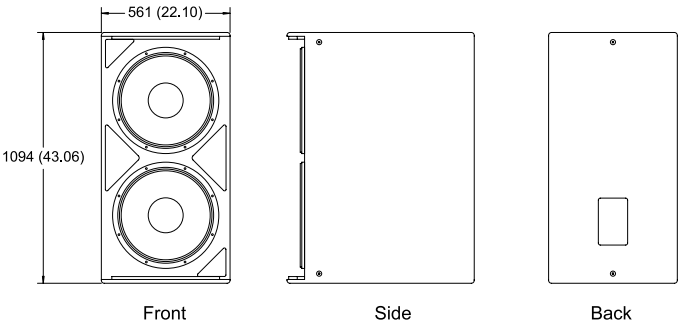




Dimensions in mm (in).

For more detailed dimensional information, refer to Application Data Sheet.

For AE & AE Compact Series WRC and WRX versions please visit the JBL Pro website at http://www.jblpro.com/www/products/installed-sound/ae-series#.V63kVfkrLIV to download Drawings.



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Northridge, California 91329 U.S.A.

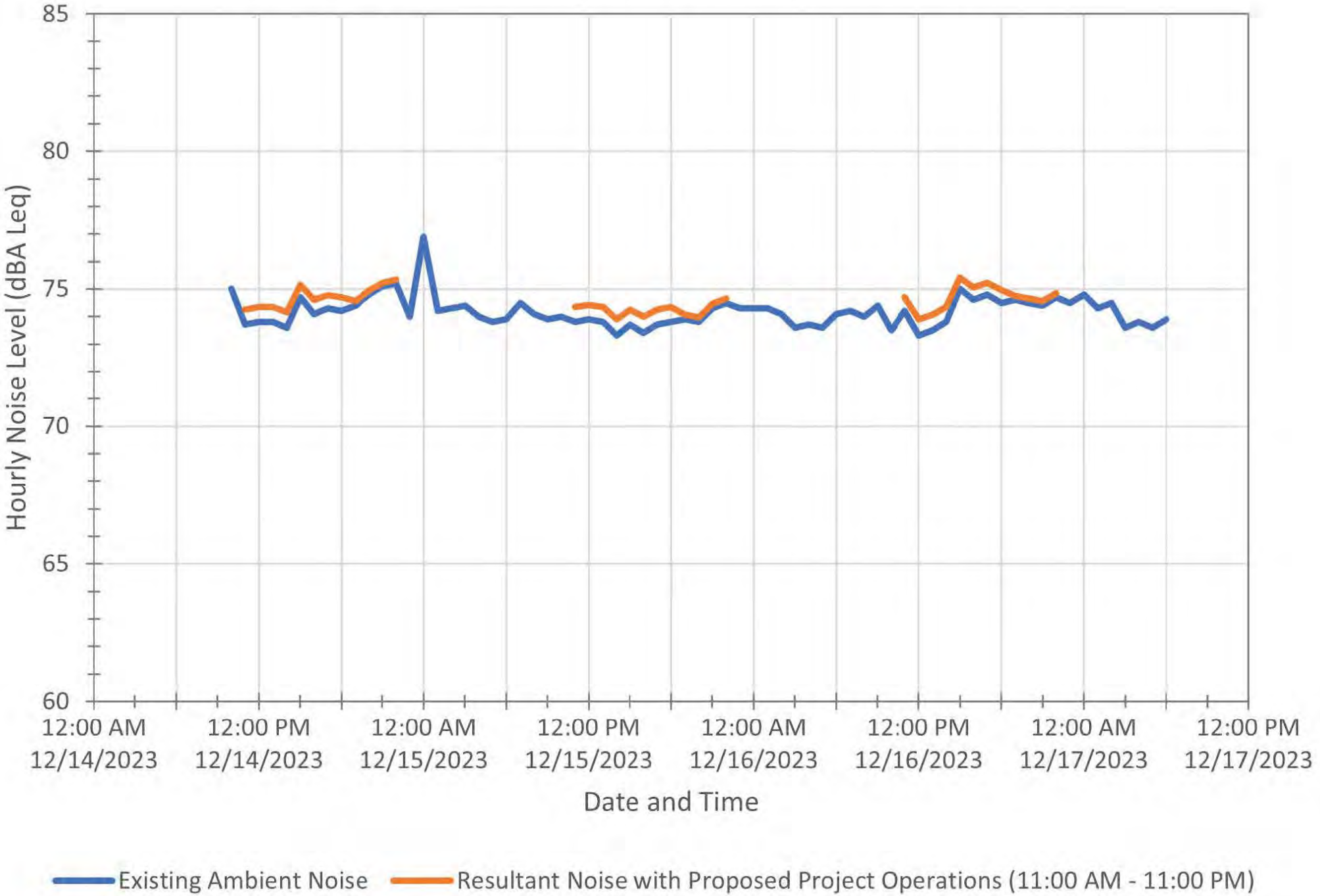
A Harman International Company

SS ASB6128
CRP 10M
8/16

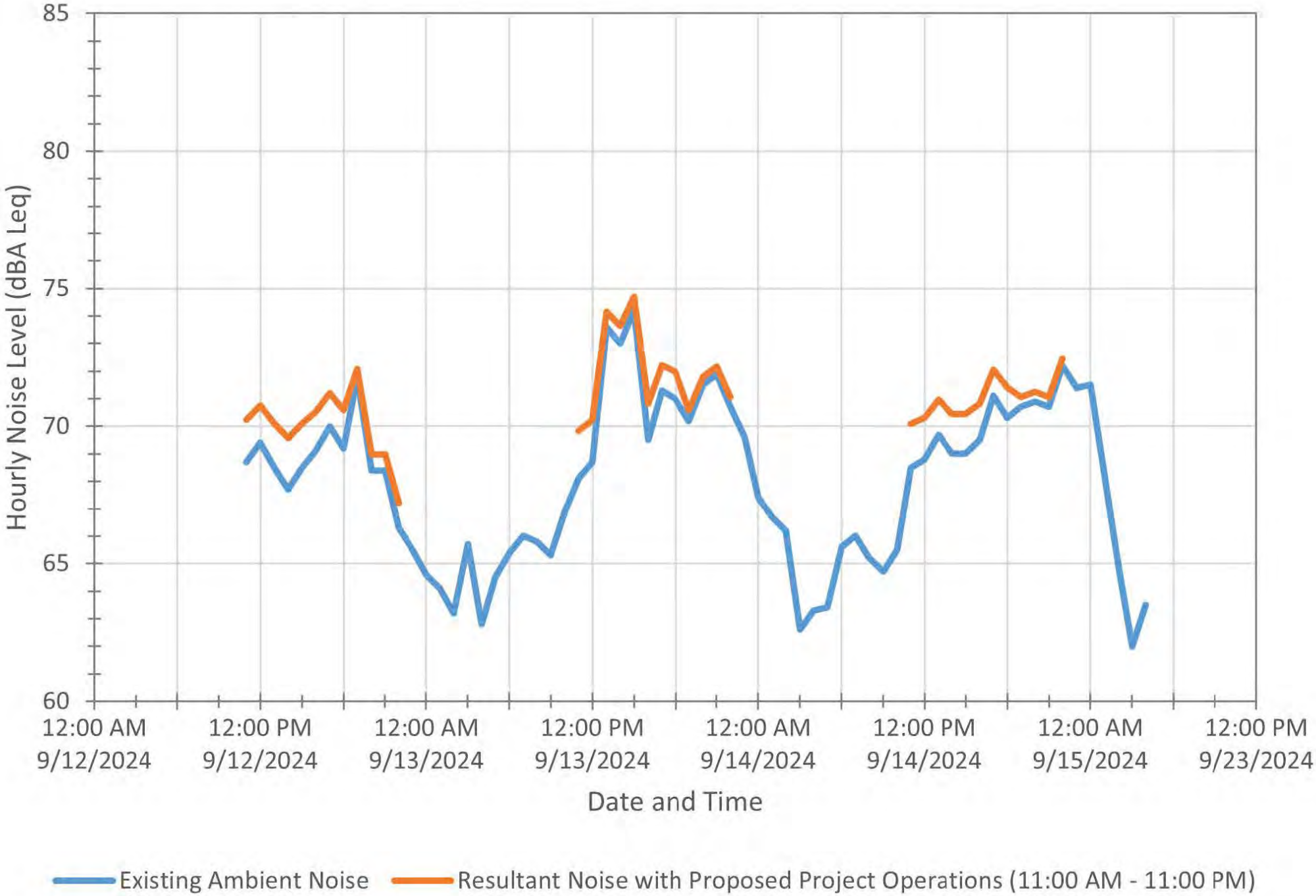
Attachment B

Existing Ambient Noise Monitoring Data and Proposed Project Operational Noise Levels

Existing Ambient Noise Measurement Data and Proposed Project Operational Noise Levels - First Floor (M1)



Existing Ambient Noise Measurement Data and Proposed Project Operational Noise Levels - Fourth Floor (M2)



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name:	Project Number:
Margaritaville Live Entertainment	PRJ-1115941

Community: Downtown

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ❒ Vote to Approve
- ❒ Vote to Approve with Conditions Listed Below
- ● Vote to Approve with Non-Binding Recommendations Listed Below
- ❒ Vote to Deny

Date of Vote: December 18,

# of Members Yes	# of Members No	# of Members Abstain
14	0	0

Conditions or Recommendations:
Margaritaville should have a collaborative relationship with the nearby residents to solve issues. The manager expressed a willingness to have this relationship during the hearing.

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Manny Rodriguez

TITLE: Chair, Downtown Community Planning Council

DATE: December 30, 2024