

**CONDITIONAL USE PERMIT-ALCOHOL (CUB)(CUX)  
ADDITIONAL INFORMATION/FINDINGS  
LIVE ENTERTAINMENT AND DANCING  
1828 OAK STREET**

**INTRODUCTION**

**BACKGROUND**

The subject site consisting of 18,600 square feet is developed with a three-story 79,648 square foot Historic commercial use masonry structure built in 1924 (Lot 1 and the E'ly 3.6' of Lot 2, Block 4, Los Angeles Homestead Tract (MR 3-256-257). The property, on the northeast corner of E. Washington Boulevard and Oak Street, is a level, rectangular-shaped parcel of land consisting of two lots of approximately 18,600 gross square feet in size, having a frontage of approximately 175 feet along the east side of Oak Street and a depth of approximately a frontage of 100 feet on the north side of Washington Boulevard. The structure was designed to be used as a center for entertainment and meetings with large floor spaces for weddings, banquets, special events, live entertainment, dancing, expos, etc. Due to the historic nature of the building no parking is provided or required on-site.

The property is located within the boundaries of the South Los Angeles Community Plan Area. The Community Plan designates the subject property for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, C5, CR, CW, ADP, LAED and WC Zones and Height District No. 1VL. The project site is zoned C2-1VL-O-HPOZ and is thus consistent with the existing land use designation. The site is designated as a Historic Cultural Monument (HCM-LA #300) within the University Park Historic Preservation Overlay District.

The applicant, Odd Fellows Temple, LLC, is desirous of expanding on its previous land use entitlement granted to Casa Vertigo as per ZA-2018-2692-CUB-CUX (expired). The existing venue has a basement, three levels of interior space and three mezzanines for weddings, banquets, live entertainment, dancing, convention expos, filming, luncheons, etc.

The existing 74,376 sf Historic Convention Hall/Ballrooms/Banquet/Event Hall Facility that currently accommodates 2,050 seats with full entitlements and is now proposing a 17,808 sf Rooftop Lounge & Bar with 274 seats for a grand total of 83,080 sf and 2,324 seats with full line alcohol for on-site consumption featuring live entertainment and patron dancing as accessory uses. The existing Convention Hall/Ballrooms/Banquet/Event Hall Facility will remain as a 24/7 operation. The proposed Restaurant/Rooftop Lounge Live Entertainment/Dancing hours will range from 6:00 am- 4:00 am daily.

**SURROUNDING PROPERTIES**

Surrounding properties are within the C2-1VL-O-HPOZ-CPIO and PF-1-O Zones and characterized by level topography and improved streets, developed with a variety of commercial and residential uses.

Adjacent properties to the north is zoned PF-1-O and developed with a distribution warehouse and the Santa Monica Freeway (I-10). Adjoining property to the east is zoned C2-1VL-O-HPOZ-CPIO developed with light industrial, surface parking and storage.

Adjacent property to the west, across Oak Street, is zoned C2-1VL-O-HPOZ-CPIO and developed with a church. Adjacent properties to the south, across Washington Boulevard, is zoned C2-1VL-O-HPOZ-CPIO and developed with light industrial and commercial uses.

**CIRCULATION**

Washington Boulevard, adjoining subject property to the south, is a designated Major Highway, currently dedicated to a right-of-way width of approximately 99 feet along the project's street frontage and improved with curb, gutter, and sidewalk.

Oak Street, adjoining the subject property to the west, is a Standard Local Street, and is currently dedicated to a right-of-way width of approximately 60 feet along the project's street frontage and improved with curb, gutter, and sidewalk.

## **FINDINGS**

### **1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The area surrounding the project site is heavily urbanized and has relatively level topography. The subject site is located within the South Los Angeles Plan District within a few miles of Downtown LA. The subject site is a part of a long-developed area consisting primarily of a variety of service-oriented commercial and light industrial uses.

The project site is located on the northeast corner of Oak Street and Washington Boulevard. Washington Boulevard is lined on both sides of the street with a variety of retail commercial, light industrial and service oriented uses. Immediately adjacent to the project site is a one-story light industrial building and surface parking lot to the east that is zoned C2-1VL-O-HPOZ-CPIO; a two-story building housing a glass company to the south across Washington Boulevard and zoned C2-1VL-O-HPOZ-CPIO; across Oak Street to the west is a place of worship zoned C2-1VL-O-HPOZ-CPIO; and immediately adjacent to the north is a distribution warehouse and the Santa Monica 10 Freeway.

The existing three-story 74,376 square foot building situated at the northeast corner of Washington Blvd and Oak Street was built in 1924. The masonry structure is a designated Historic Cultural Monument HCM-#300) built for the Odd Fellows Organization. The site now houses Casa Vertigo, an approximate 79,648 sq ft indoor space constructed with a basement, three levels and three mezzanines. The building was designed with the idea of having large group gatherings.

The historic Convention Hall currently accommodates a total of 2,050 interior seats. At present the space is utilized for many types of large gatherings. The venue features weddings, proms, banquets, convention expos and filming. Live entertainment and dancing are also provided. The applicant proposes to convert the rooftop deck into an open air restaurant, bar and lounge able to accommodate 274 outdoors seats. The proposed overall seating capacity for the site is 2,324 seats.

Due to the historic nature of the building no parking is provided or required on-site. In an effort to remedy the lack of on-site parking the applicant owns a surface parking lot to the east of the building and also leases two lots to accommodate patron parking needs. Surface parking is also available under the freeway ramp to the north of the subject site.

The applicant, Odd Fellows Temple, LLC, has been operating the event hall since 2012. They have been a good neighbor to the community without any problems to the surrounding area. The subject site is within the C2-1VL-O-HPOZ-CPIO zone and is a part of the South Los Angeles Community Plan. Events Halls are permitted uses within the underlying C2-1VL-O-HPOZ-CPIO Neighborhood Commercial zone and are in conformance with the type of development normally permitted in a Highway Oriented and Commercial Corridor.

The proposed Conditional Use will continue to significantly contribute to the revitalization of the area and aid the economic welfare of the surrounding community by providing several jobs as well as increasing tax revenues. The location is proper in relation to adjacent uses or the development of the community in that the subject site is within an area of considerable planning efforts.

### **2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The subject property is located on the corner of Oak Street and Washington Boulevard. The 19,310 sf lot is developed with a three-story 74,376 sq ft masonry structure dating back to 1924. The historic building includes a basement, three interior levels and three mezzanines. The subject property is zoned C2-1VL-O-HPOZ-CPIO is aesthetically pleasing and conforms in design to nearby structures. Its location, size and height are compatible with other buildings in the surrounding area.

The subject site is within the South Los Angeles Community in the Neighborhood Commercial zone. The area is characterized by commercial and light industrial uses. Residential uses are located approximately a block south of Washington Boulevard. The use of the building is utilized within an enclosed structure that does not disrupt other uses in the surrounding neighborhood. There is no parking provided at the venue. It is not required due to the historic nature of the building. The applicant/owner provides secured off-site parking nearby that is also under the same ownership. In addition, there are several leased parking spaces near the site.

Surrounding properties are within the C2-1VL-O-HPOZ-CPIO and PF-1-O Zones characterized by level topography and improved streets, developed with a variety of light industrial, commercial and residential uses. Adjacent properties to the north is zoned PF-1-O and developed with a distribution warehouse and the Santa Monica Freeway (I-10). Adjoining property to the east is zoned C2-1VL-O-HPOZ-CPIO developed with light industrial, surface parking and storage. Adjacent property to the west, across Oak Street, is zoned C2-1VL-O-HPOZ-CPIO and developed with a church. Adjacent properties to the south, across Washington Boulevard, is zoned C2-1VL-O-HPOZ-CPIO and developed with light industrial and commercial uses.

The proposed Conditional Use is to allow live entertainment and dancing along with the continued sale of full line of alcoholic beverages for on-site consumption in conjunction. Also included will be the proposed rooftop restaurant, lounge and bar. Event Halls are permitted uses within the underlying C2-1VL-O-HPOZ-CPIO. This type of use is in conformance within the Neighborhood Commercial General Plan Designation.

**3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any applicable Specific Plan.**

The Zoning Administrator imposes conditions related to the sale and dispensing of alcoholic beverages which are standard conditions typically recommended by the Los Angeles Police Department, as required by the Department of Alcoholic Beverage Control, and/or as routinely imposed through discretionary actions for such uses, and if volunteered by the applicant.

The proposed uses will not be materially detrimental to the character of the development in the immediate area. The expected conditions of approval will ensure that the proposed live entertainment and dancing along with the dispensing of alcoholic beverages will not have a detrimental impact. Conditions related to the sale of alcoholic beverages reduce the potential for crime and nuisance activities and imposed to ensure the establishment does not require additional resources of Los Angeles Police Department to monitor and enforce the conditions of approval.

The South Los Angeles Community Plan designates the property for Neighborhood Commercial land uses within corresponding zones C1, C1.5, C2, C4, C5, CR, CW, and ADP zones and Height District No. 1. The primary objective of the Plan is to rehabilitate and strengthen the area and to return it to its rightful place as the Community's civic, economic and social center. The Plan recognizes the need for commercial viability and neighborhood businesses that serve the local community. Renewal approval of the existing accessory event hall uses will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan.

The overall goal of the Community Plan is to promote an arrangement of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the plan area and to guide the development of the district to meet existing and anticipated needs and conditions. The South Los Angeles Community Plan emphasizes the need to re-establish the area. The proposed business will bring tax dollars to the city and create new jobs. The proposed ancillary uses will not be detrimental to the immediate neighborhood and is in harmony with the General Plan.

**SUPPLEMENTAL FINDINGS**

**1. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

No. The proposed use will actually bring clientele into the area thereby patronizing nearby businesses. The approval of the Conditional Use will benefit the community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles South Los Angeles Community.

The existing Event Hall with its accessory uses will provide the local community with a neighborhood service that is located within an existing commercial building along an established commercial corridor. Given that the subject property is zoned commercially and a recent CUB grant existed without detriment to the area the proposed request for live entertainment and dancing, in conjunction with an Event Hall within a Historic Building with multi- purpose uses will not adversely affect the welfare on the community.

Public benefits are increased tax revenues from sales and business license fees. The proposed authorization for live entertainment and dancing will aid in the success of the applicant's business. The establishment of the Event Hall with its accessory use can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community.

- 2. Explain how the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the State's Department of Alcoholic Beverage Control licensing criteria, there are three on-site licenses allowed within Census Tract No. 2241.10. Currently, there are five active licenses within the Census Tract.

The applicant will continue operating the Event Hall facility with the proposed rooftop restaurant, bar and lounge. There has been a history of previously issued ABC licenses for on-sale full line alcohol at the site. The concentration of licenses based solely on the population of the particular census tract is in fact biased since the labor force and visitors in the area are much larger than the residential population. If the day/evening working and visiting population were taken into account the demand and number of allowed licenses would be much higher.

The census tract is located within a commercial area with a high concentration of offices, retail, and entertainment uses. Therefore, as such, the population is very low which affects the statistic. This is not unusual for such a densely populated urban area and commercial core. In fact, the subject site is not unlike other venues which draw from populations throughout the area and beyond.

The high concentration of establishments that sell alcoholic beverages does not always directly correlate to adverse affects for the area. In this instance, the sale of alcoholic beverages helps fulfill a community need for more conveniently located special event hall with entertainment options within the area.

Nevertheless, the authorization would not result in an "undue concentration" since conditions of approval are appropriate safe guards to reduce the potential of the subject project becoming a nuisance. Approval of the instant request will result in a net gain of alcoholic beverage licenses in an area capable of attracting patronage from areas beyond the immediate and neighboring Census Tracts.

Self-policing and enforcement by the property owner and management are important, if the use is to operate without significant adverse impacts to the community. Alcoholic beverages and live entertainment, as a component of the operation, could encourage crime and public nuisances. However, the conditions of approval reduce the potential for such impacts.

- 3. Explain how the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

This area of Los Angeles contains a high intensity of varied and eclectic urban activities in a compact built environment including commercial, residential, cultural, and recreational land uses. This area on Oak Street and Washington Boulevard is continuously being revitalized through the conversion and re-adaption of vacant buildings into a variety of specialized restaurants, coffee shop, event halls and boutiques. It is the focal point of the area and residents, guests and visitors enjoy having these types of higher quality venues in the community. The applicant continues to offer a vibrant concept for the community.

Casa Vertigo is a venue that represents the value of the community it serves. Special events are held within the building's Historic walls. The building's large meeting rooms and mezzanines hold weddings, proms, celebratory dinners, coming of age parties, concerts, dancing, expos and filming. There are no residential units bounding the subject site.

The conditions previously established are protective measures for residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site. Many of the conditions are operational and will continue to protect the community only if the current or future owner/operator acts responsibly to issues that adversely impact the community.