

**MINI-SHOPPING CENTER/COMMERCIAL CORNER DEVELOPMENT
ADDITIONAL FINDINGS
1828 OAK STREET**

SPECIALIZED QUESTIONS:

5. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

A security guard company is hired on an as needed basis for any special events. Typically there is one security guard patrolling the premise and the surrounding area during these special events in addition to manning any entry/exit doors. Any additional security guards are provided on a 1/75 person ratio. There is a guard posted at the front entry door one-half hour prior to the special event and at least 30 minutes after closing. A digitized camera surveillance system is also utilized in addition to management supervision.

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 new overall seating capacity for the site will be 2,324.

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 the continued sale of full line of alcoholic beverages for on-site consumption in conjunction with live entertainment and dancing. 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 sale and 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. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

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.

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.

The subject site consisting of 18,600 square feet is developed with a three-story 79,648 square foot Historic retail commercial use masonry structure built in 1924 (Lots 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 2 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 proposed project merely seeks to continue a previously approved land use authorization with a conversion the existing roof top to a restaurant, lounge and bar. The lease space is legally permitted Event Hall venue. The project does not involve any new construction or additions to the existing building. There are no changes proposed for the existing infrastructure which includes streets and driveways, sidewalks, curbs and gutters.

Therefore, there will be no creation of any transportation issues related to ingress and egress, traffic hazards or congestion or any disruption of vehicular circulation to any adjacent streets.

2. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.

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. Its location, size and height are compatible with other buildings in the surrounding area. No additional detrimental concentration will be exacerbated.