

COMMERCIAL CORNER DEVELOPMENTS AND MINI SHOPPING CENTER FINDINGS

a. 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.

Approval of this request for hours of operation beyond what is permitted in the Mini-Shopping Center Commercial Corner in conjunction with the proposed Firestone Walker Brewpub/Restaurant will allow the restaurant to remain viable and serve the greater Venice community during extended hours of the evening. Due to the close proximity to a major intersection and located along a main boulevard, extended hours of operation at this location will provide a beneficial and essential service to the surrounding neighborhood by providing a hospitable, respectable venue for patrons to frequent beyond 11pm.

The property is wholly contained within existing buildings and there will be no outdoor seating, thus, there will not be detrimental noise impacts on adjacent residential uses. With the extensive operating experience of Firestone Walker, the restaurant will be run in a conscientious manner, focusing on patron safety and security and benefiting the surrounding community by re-introducing a restaurant to this property with the added amenity of beer service and tastings. The request for extended hours of operation is as a result of suggestions from community members, to provide a venue with operating hours that meet the needs and lifestyles of the community. The proposed hours conform with hours at similar surrounding establishments and therefore will not negatively impact the neighborhood.

b. 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 proposed project is contained within two existing buildings on one lot. As a result of tenant improvements there will be a height increase that will conform with the standards of the Venice Coastal Specific Plan as well as the Oxford Triangle Specific Plan. The addition of this restaurant and office/retail use at the space will positively impact the surrounding neighborhood by activating the site that has been vacant for years, contributing to a safer and more aesthetically pleasing corner of Washington Boulevard. The re-introduction of a restaurant and office/retail use at this space will benefit the surrounding community and adjacent properties by establishing a cleaner, safer lot that is serving the community rather than remaining vacant.

Allowing hours of operation beyond 7am-11pm will enhance public safety by encouraging positive pedestrian activity along Washington Boulevard into the later nighttime hours and putting eyes on the street throughout the evening. The operators do not anticipate that continued hours of operation beyond 7am-11pm will adversely impact the surrounding community. Further, with conditions put in place by the Zoning

Administrator, the LAPD and the Department of Alcoholic Beverage Control, the predictable impacts of the requested use can be mitigated.

c. 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 General Plan designates the subject property as General Commercial with a corresponding zone of C2-1. Policy 2-1.1 of the Community Plan outlines that “New commercial uses shall be located in existing established commercial areas or shopping centers.” This property is an existing, vacant and underutilized established commercial area, and this project will add a viable use to the property.

Additionally, the subject property lies within the Venice Coastal Zone Specific Plan which favors community commercial development with neighborhood storefronts. As the neighborhood and commercial area have grown, so has the need for this particular type of use. This project directly contributes towards the objective of the Venice Specific Plan by helping to maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment (*Venice Specific Plan 3*), by providing an essential service in great demand by the neighborhood.

The proposed project substantially conforms with the goals established in the Oxford Triangle Specific Plan by creating a viable commercial property that respects the residential zones yet draws economic growth into the commercial corridor. No adverse impacts or changes will be felt by the surrounding residential uses.

Furthermore, the proposed project conforms with the goals established in the Coastal Transportation Corridor Specific Plan. Approval of this request will not significantly increase the number of trips in the area.

Additionally, the proposed project substantially conforms with the Venice Community Plan. The project encourages pedestrian activity by re-activating a vacant lot that is at a critical intersection in a commercial area. The project complies with the goals of the Community Plan to “invigorate commercial areas” and to increase their viability. The proposed restaurant/brewpub facility will in fact greatly contribute to economic growth and stability in the area and provide a high-quality, diverse menu of food and quality beers that will encourage residents from nearby commercial areas to visit by foot and by bicycle.

d. 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.

The subject site and proposed project will be utilizing the existing parking lot that

functioned at a similar capacity when the property was previously utilized as a restaurant and office/retail space and will maintain similar ingress and egress.

e. 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 site is in an existing commercial corner building and thus will not be adding to a concentration of mini-shopping centers or commercial corner developments. The change of use from office to retail will not change the commercial corner nature of the existing property.

f. Are you going to develop any of the following?

3) A business open any time between 11 p.m. and 7 a.m. – Yes

The extended hours of operation beyond 7am-11pm will allow for increased pedestrian traffic during a greater part of the day and a positive presence on the street during the later evening hours. Increasing pedestrian traffic can ultimately increase public safety by putting more eyes on the street and energizing the area throughout a greater part of the day and later into the night. Energizing the area with hours of operation beyond 11pm will be beneficial for the surrounding community as well as beneficial to the local economy providing more taxable revenue. Allowing this restaurant and office/retail site to operate beyond 7am-11pm will be highly beneficial to the community as it will keep the streetscape active during later hours.

g. How many parking spaces are being provided?

71 on-site parking spaces are being provided.

h. What is the Height and number of stories of the Project?

The project consists of two existing building, one one story building with a height of 20' and a proposed 30' tower over the entrance, and one existing two-story 24 ft. building.

i. List All the uses to be included in the development, their hours of operation, square footage and the percentage of the total development to be occupied by each

The total site area is 22,940 sq. ft. The existing restaurant building is 8,401 sq. ft., or 37% of the site. The two-story building renovation is 4,380 sq. ft., or 19% of the site area. 11% of the site is landscaping and 33% of the site area is parking. Proposed hours of operation from 7am-2am daily.

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

There will be security cameras on site and a staff member occasionally monitoring the outdoor area.

3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain.

“(i) a use not otherwise subject to conditional use approval which operates between the hours of 11p.m. and 7 a.m.”

The applicant is requesting hours of operation beyond 7am-11pm in order to maintain existing hours of operation and to comply with the requested one hour extension. The operator would like to increase hours of operation to remain viable among the numerous other restaurants and bars that are currently in operation in the Venice community.