

ATTACHMENT A

ST. JOSEPH CENTER

204 Hampton Drive, Venice, California

PROJECT DESCRIPTION

St. Joseph Center is a non-profit social service agency, founded and sponsored by the Sisters of St. Joseph of Carondelet, that serves people of all religions and ethnic backgrounds. St. Joseph Center administers programs that assist low-income men, women and children – including working families – to become stable, productive and, whenever possible, self-supporting. St. Joseph Center has served Venice and the surrounding communities for over 32 years.

In 2004, St. Joseph Center secured approval to replace its existing 11,000 square foot outdated family services and administrative center, located at 204 Hampton Drive, Venice, California, with a new approximately 30,000 square foot structure, and to make certain improvements to the overall site (the “Project”). See Case No. CF 04-0676, APCW 2003-3304 (CU)(CDP)(ZAD)(SPP). The new structure was erected and the Project currently houses a number of programs offered by St. Joseph Center, including a family center and food pantry, an early learning center, senior services, an affordable housing program and a culinary training program, as well as administrative offices for the Center and related uses associated with St. Clement Church.

St. Joseph Center requests a Plan Approval pursuant to Section 12.24.M of the Los Angeles Municipal Code in connection with its existing Conditional Use Permit. St. Joseph Center is required to file a Plan Approval application one year after the issuance of a certificate of occupancy for the Project in order to evaluate the effectiveness of and compliance with the conditions of approval. See Condition No. 8 of Case No. CF 04-0676, APCW 2003-3304 (CU)(CDP)(ZAD)(SPP). A certificate of occupancy was issued for the Project on July 21, 2008.

St. Joseph Center has attached a Conditions of Approval Compliance Matrix, documenting their full compliance with the conditions of approval. See Attachment C. A Parking Monitoring Report, concluding that there is more than adequate parking to accommodate the site’s needs, is also attached. See Attachment D1.

In order to more adequately meet an identified community need and enhance its contributions to the community, St. Joseph Center is seeking to revise certain conditions of approval to allow St. Joseph Center to have greater flexibility in the use of the new facility to provide services to low-income persons and families and to provide opportunities to generate additional funds for ongoing operations. The revised conditions will continue to ensure that the Project, and the social services and programs offered therein, are compatible with the surrounding area. Proposed modifications to the conditions of approval are discussed below.

Condition 11

St. Joseph Center requests that the permitted hours for social service programs be extended from 6:00 p.m. to 9:00 p.m., Monday – Friday, the permitted hours for events/meetings be extended from 5:00 p.m. to 9:00 p.m. on Saturday and Sunday, and the permitted hours during which no more than 75 people may be in attendance for events/meetings and religious meetings be extended from 6:00 p.m. to 9:00 p.m. St. Joseph Center also requests permission to hold 1 event per month, but not more than 6 per year, of up to 150 people, with hours extended until 11:00 p.m.

The new family services and administrative center is a convenient and safe meeting location for both St. Joseph Center and St. Clement Church staff and their clients. The modification requested would permit St. Joseph Center to more fully realize the potential of its new facility, while ensuring the uses are compatible with the surrounding community.

The new facility has operated for approximately one year without incident and, as noted in the parking monitoring report submitted with this application, there is more than sufficient parking to accommodate both the current uses of the new facility and any activity associated with the requested modifications. See Attachment D2. The peak overall parking utilization during the week occurs on Monday, from 12:00 p.m.-1:00 p.m., during which approximately 58% of the parking spaces are occupied, and on the weekend on Sunday, from 1:00 p.m.-2:00 p.m., during which approximately 83% of the parking spaces are occupied.

Condition 12

St. Joseph Center requests that this condition be modified to permit the rental of approximately 900 square feet of administrative office space to social service organizations that offer similar programs and services to the community as those offered by St. Joseph Center. Rental of administrative office space to similar social service organizations would be strictly limited to office-related uses and no clients will be permitted at the Project site. The existing St. Joseph Center facility is currently significantly underutilized, with hundreds of square feet of empty office space floor area. Permitting other social service organizations to utilize this space would further the site's mission to provide public benefits to the surrounding community and would provide St. Joseph Center with an important source of income to further its important programs. As discussed above, there is more than sufficient parking to accommodate the limited rental of administrative office space; peak parking utilization during the week results in the use of approximately 58% of the parking spaces available on site.

St. Joseph Center also requests that of the 5 events and meetings permitted on average per month, no more than 3 events per month may be private rentals of the new facility's multi-purpose room and/or kitchen by organizations or private individuals; such events would comply with all hour and guest count restrictions applicable to the new facility and contained in Condition 11.

Condition 21

St. Joseph Center requests that this condition be modified to permit St. Joseph Center's personal money management program to be housed at the new facility. The personal money

management program is an existing program that provides money management and case management services to adults and older adults who receive social security income(s) due to a disability. Case managers typically meet with their clients on a weekly or bi-weekly basis to review financial needs, pay bills/rent, disburse funds, and connect those clients with other resources in the community. The program provides both office and field appointments for clients. Incorporating the personal money management program into the new facility would involve, on a weekday basis, approximately 9 staff, though 2-3 staff are tasked primarily with fieldwork and are frequently off-site, and approximately 10-12 clients, nearly all of whom use public transportation.

The incorporation of the program into the new facility would allow St. Joseph Center to maximize the use of the new facility to provide necessary services to its clients. Such a use is similar to and fully compatible with those uses already on site. An addendum to the parking monitoring report has been prepared, and attached to this application, which concludes that sufficient parking exists to accommodate the program. See Attachment D2.

St. Joseph Center also requests that this condition be clarified to allow the food prepared on site to be consumed by students and staff on premises, as well as in connection with those events and meetings permitted by Condition 11.

Condition 28

St. Joseph Center requests the deletion of this condition. St. Joseph Center was relieved of this requirement pursuant to a letter from Mishkon Temple, dated June 19, 2008. See Attachment E.

Condition 29

St. Joseph Center requests that this condition be modified to provide clarification that the roof deck may be used as a lunch or break space for Center staff and lessees. No clients or event guests will be permitted access to the roof deck.

Condition 34

St. Joseph center requests the revision of this condition to reflect the site's accurate parking count of 132 spaces. This parking count has been acknowledged by the City in an August 14, 2006 letter of clarification from Michael LoGrande. See Attachment F.

Conclusion

St. Joseph Center believes that these modifications are justified and appropriate for the reasons described above. With these changes, we are confident that St. Joseph Center can successfully continue to serve the surrounding community with its much needed services.