

ATTACHMENT B
ST. JOSEPH CENTER

REQUEST

St. Joseph Center requests a Plan Approval pursuant to Section 12.24.M of the Los Angeles Municipal Code ("LAMC") in connection with its existing Conditional Use Permit ("CUP"). Condition No. 8 of Case No. CF 04-0676, APCW 2003-3304 (CU)(CDP)(ZAD)(SPP) requires that St. Joseph Center file a Plan Approval application one year after the issuance of a certificate of occupancy for the 204 Hampton Drive facility, located in Venice, California. The requested Plan Approval would allow St. Joseph Center to continue to offer social services and programs to low-income men, women, and children at the 204 Hampton Drive facility.

In addition, St. Joseph Center requests revisions to Conditions of Approval 11, 12, 21, 28 and 34 to permit extended event hours, further utilization of existing facilities for staff, limited administrative and facility rentals and clarification of conditions due to changed circumstances. See Attachment G for existing, proposed and redlined conditions.

FINDINGS

1. The Project will be desirable to the public convenience and welfare.

St. Joseph Center is a non-profit, social service agency that has been serving people of all religions and ethnic backgrounds in the Venice area and surrounding communities for 32 years. St. Joseph Center continues to benefit the public convenience and welfare through administration of programs that assist low-income men, women, and children – including working families – to become stable, productive and, whenever possible, self-supporting.

The 204 Hampton Drive facility is located on property owned by the Roman Catholic Archdiocese of Los Angeles. St. Joseph Center shares this property with St. Clement Church. Together, St. Joseph Center and/or St. Clement Church have been offering counseling, childcare, education and religious services on the property for approximately 20 years. In 2004, St. Joseph Center sought and obtained approval to replace its existing, outdated structure with a new facility and to significantly improve the overall property. The location had already proven convenient to St. Joseph Center's clients and the existing facility operated for many years in a manner that was compatible with the surrounding neighborhood. The new facility continues to house those social services previously offered on the property, as well as a culinary training program and an affordable housing placement program, both operated by St. Joseph Center.

Providing services to low-income persons and families is an inherently beneficial use to our society. Through the years, the social services and programs offered at this location have been clearly desirable to the public convenience and welfare, as measured by the continued success of St. Joseph Center and its ability to continue to help those in need. Conditions of approval were imposed and have been effectively implemented to mitigate any adverse impacts the new facility might have on the surrounding community. Since it

opened, the new facility and the programs offered therein have received strong support from the community, the Council office, and the Mayor's office.

The proposed changes to operating conditions will be further desirable to the public convenience and welfare as they will permit St. Joseph Center to maximize the use of the facility to provide services to low-income persons and families.

2. The Project will be proper in relation to adjacent uses of the development in the community.

The 204 Hampton Drive facility, and the social services and programs offered therein by St. Joseph Center and St. Clement Church, are proper in relation to adjacent uses and development in the area. Such uses are permitted by right or by conditional use permit in residential zones; there are similar properties throughout Los Angeles used as child care facilities, church and church-related uses; and the environmental mitigation measures and conditions of approval imposed in connection with the 2004 approval have ensured compatibility of the new facility with its surroundings.

The St. Joseph Center facility is located within a church site at the end of a multiple family residential block. St. Joseph Center has been located on this property for approximately 20 years. The new facility continues to house many of St. Joseph Center's historic uses and also provides additional uses that have maintained the Center's compatibility with neighboring properties. Parking is onsite, is shared with the church use, and is more than adequate to meet all parking demands for the entire property.

The proposed changes to conditions will continue St. Joseph Center's compatibility with the surrounding community and, though they present a slight expansion of services, do not constitute a change of the type of services and programs historically offered at the site, nor a significant growth or intensification of the site's current uses.

Therefore, the location of the new facility is and will continue to be proper in relation to adjacent uses and the development of the community.

3. The Project will not be materially detrimental to the character of development in the immediate neighborhood.

The proposed Plan Approval would permit St. Joseph Center and St. Clement Church to continue to administer programs and related services that assist low-income men, women, and children, and to slightly expand these services to better implement St. Joseph Center's mission and to fill underutilized office space without impacting parking, noise, or other community concerns. Many of the programs and services provided by St. Joseph Center have been offered at this location for approximately 20 years.

When St. Joseph Center secured approval in 2004 to replace its existing, outdated facility and make certain improvements to the overall property, a Mitigated Negative Declaration (MND) was prepared and circulated. The MND concluded that the project would not result in any significant impacts after mitigation. As a result, environmental conditions,

recommended by the Los Angeles City Planning Department Environmental Unit, were incorporated into the conditions of approval to reduce all potential environmental impacts to a level of insignificance.

Additional conditions were imposed and volunteered by the Applicant to ensure that the project remained compatible with the surrounding uses. These conditions were also imposed and volunteered to address community concerns and to minimize the public resources needed to monitor the facility and enforce applicable laws. These conditions of approval provided for adequate parking and child care drop off areas, significant landscaping of the property, compatibility of property improvements with the residential appearance of the area and mitigation of play area noise. These conditions also provided for a complaint line and a community liaison for the community, very limited hours of operation and proper maintenance of the facility and property vicinity.

In order to ensure enforcement of the conditions, approval of the project was conditioned on the applicant/owner providing appropriate documentation to the City Planning Department to substantiate compliance with each of the conditions one year after the issuance of a certificate of occupancy for the new facility.

St. Joseph Center has complied with all of the conditions of approval. The facility was constructed, and has been operated, in full compliance with all those conditions imposed, as evidenced by the documentation submitted to the City Planning Department. The facility has been well received by clients and the surrounding community.

However, 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. Those revisions include a minimal and reasonable increase in hours of operation and number of attendees permitted at events/meetings, the inclusion of the personal money management program operated by St. Joseph Center, the ability to rent a limited amount of administrative office space to similar social service organizations, the ability for organizations and private individuals to rent the new facility's multi-purpose room or kitchen on a limited basis, an accurate representation of the number of parking spaces, clarification that the roof deck may be used as an outdoor lunch or break space by staff, and acknowledgement that St. Joseph Center has been relieved of the requirement to build a fence for the Mishkon Temple. There is sufficient parking to accommodate the proposed uses.

The revised conditions will continue to ensure that the facility, and the social services and programs offered therein, are compatible with the surrounding area and operated in harmony with other uses. The revised conditions will also allow St. Joseph Center to maximize the use of the facility to provide services to low-income persons and families. Accordingly, the incorporation of the revised conditions of approval will not be detrimental to the character of development in the surrounding neighborhood.

4. The Project will be in harmony with the various elements and objectives of the General Plan.

The Venice Community Plan (the "Community Plan") adopted by the City Council on September 29, 2000, designates the St. Joseph Center property Low Medium II Residential with corresponding zones of RD1.5, RD2, RW2 and RZ2.5. While the existing on-site conditional uses are not directly contemplated by the Community Plan, they are permitted conditional uses in the corresponding zones. Moreover, Community Plan policy stipulates that public services be provided to meet the current and future needs of the community. See page II-3 of the Community Plan. St. Joseph Center provides a community-based service, consistent with the Community Plan's objective to provide for the location and programming of public services. The Project has provided, and will continue to provide, an important public benefit to the Venice community.

The proposed revisions to existing conditions will continue and enhance the public benefits provided by St. Joseph Center. They will permit St. Joseph Center to better utilize its facility to provide services to low-income persons and families, and will thereby fulfill the goals and objectives of the General Plan.

The property is also subject to the Venice Coastal Zone Specific Plan, with which the Project was previously deemed consistent under Case CF 04-0676, APCW 2003-3304 (CU)(CDP)(ZAD)(SPP). In particular, the Project Permit approval and Coastal Development Permit approved in connection with these cases ensured that St. Joseph Center's facility and uses are harmonious with the objectives of the Venice Coastal Specific Plan as well as those of the General Plan.

Accordingly, the proposed Plan Approval will be in harmony with the various elements and objectives of the General Plan.