

Findings for Upholding the Appeal

Case No.: CPC -2015-2119-CU

CEQA: ENV-2015-2120 - CE

1. Conditional Use Findings

- a. **The project will not enhance the built environment in the surrounding neighborhood nor perform a function to provide a service that is essential or beneficial to the community, city or region.**

The project is located along the south side of Vernon Avenue west of Western Avenue. The subject site is located in a commercial corridor in the South Los Angeles Community Plan. The Map Plan designated the property as a Community Commercial with a corresponding zone of C2-1 and is therefore encouraged to be part of a network of boulevards that balance community needs and economic objectives with transportation functions and complement adjacent residential neighborhoods. The proposed use of transition prison is not consistent with the intent of Goal 3I of the General Plan which provides for the seamless development of uses that enhance and support the needs of the residents. Additionally, the proposed project which the council recommended to overrule is not consistent with Objective 3.13 of the General Plan in that it does not provide opportunities for the development of mixed-use boulevards where existing or planned major transit facilities are located, and which are characterized by low-intensity or marginally viable commercial uses with commercial development and structures that integrate commercial, housing, and/or public service uses.

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

The proposed conditional use as recommended for approval by the Planning Department will likely contribute to the degrading of the surrounding neighborhood for it does not promote a strong and compatible commercial sector which best serves the needs of the community through maximum use and economic opportunity. "The South Los Angeles Community Plan is a component of the City's General Plan Land Use Element. It outlines a vision for the long term physical developments, economic revitalization, and community enhancements of South Los Angeles along its commercial corridors, and sets forth actions to achieve the community's vision. Of the 13 major east-west corridors and the 19 north-south corridors, both the Vernon and Western corridors have undergone transition in recent decades due to factors such as poor economic conditions and civil unrest and as a result many businesses have moved out of the

area. The proposed project will further contribute to the blight condition and a transient prison population, while rehabilitating would be exposed to current illegal activities such as prostitution and drug use as well as a range of certain nuisance uses, including liquor stores, check cashing facilities, recycling centers, and drive through fast food establishments” (*South Los Angeles Community Plan - October 2014*). All these uses contribute to the degradation of the built environment and are not compatible with the overall built environment in the South Los Angeles Plan Area.

c. The project does not substantially confirm with the purpose, intent and provisions of the General Plan, the applicable Community plan, and any applicable Specific Plan.

The proposed project is not consistent with Policy 13.1, which provides for: “protect commercially planned and zoned Neighborhood Commercial areas from excessive encroachment by low intensity noncommercial uses; and limit incompatible uses; maintain the neighborhood feel of areas designated Neighborhood Commercial by limiting uses that impact the built environment, reduce walkability and contain incompatible operations that spill over into the residential neighborhoods.” A private prison with 140-inmates in an area whose land use plan calls for enhanced transit oriented development, walkable streets and land use that is compatible is inconsistent with the area’s explicit policies.

Moreover, the proposed project violates the following policies of the South Los Angeles community Plan:

- Goal 2-1.4: Ensure the viability of existing neighborhood stores (i.e., mom and pop), which support the needs of local residents and are compatible with the neighborhood.
- Goal 2-1.5: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.
- Objective 2-3: To attract uses which strengthen the economic base and expand market opportunities.
- Objectives 2-4: Enhance the identity of distinctive commercial districts and to identify Pedestrian Oriented Areas (POA’s).
- 2-4.3: Ensure that commercial infill projects achieve harmony with the best of existing development.
- 2-4.10 Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas.

Locating transient inmate population in South Los Angeles along Vernon near Western Avenue is not compatible with the goals and objectives of the community plans policies that seek to restrict or eliminate overconcentration of blight-contributing uses such as the proposed project.

The Planning and Land Use Management Committee recommends that the City Council uphold the appeal and overturn the recommendation of the Planning Department.

Site Map

