

CONDITIONAL USE PERMIT FINDINGS: TWO GUYS PLAZA SHOPPING CENTER

1133-1159 S. VERMONT AVE.

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.

The subject use is an existing two- story shopping center featuring many retail uses. The property features both a surface parking lot and a subterranean parking lot, as well as having access to an adjacent parking lot. The property owner is proposing an on-site outdoor swap meet / open-air market on the property in lieu of the surface parking lot. Upon request by the Police Department to have an open-air market to help contain the vendor situation and after joint meetings with other departments including Bureau of Street Services, City Attorney's Office, and the District Council Member's Office, for the past two years the property owner has been allowing a swap meet presence on her property that features various kiosk stalls offering a variety of food and sundry items. These individual stalls occupy the upstairs surface parking area. The landlord has also provided additional parking off-site that is immediately adjacent to her property in the adjacent parking lot, south of the shopping center and also offers valet service at this location to those wishing to park there.

By providing this on-site outdoor swap meet, the property owner has encouraged vendors operating throughout the neighborhood, to come to her property to create this shopping alternative for the immediate community. This service is both essential and beneficial to this community by allowing a place for vendors to go that is not operating on city sidewalks in front of other businesses or on residential sidewalks and corners so that it is contained within this area of commercial zoning. The shopping center operates from 7 AM until 11 PM, daily. The swap meet hours will be from 7 AM until 8 PM daily.

No changes to the location are proposed to the exterior of the building. The existing retail stores will remain in full operation and will benefit by having more pedestrian traffic come onto the property.

Many vendors have expressed their desire for the applicant to provide this outdoor area for their convenience and security at this location as well as having many necessary services provided to them which keep operations more sanitary and orderly, such as janitorial services, water usage, trash and grease pickup, restroom, insurance, etc.

Many vendors are harassed or worse while operating individually and on quiet street corners, many there had been many fights throughout the years as they don't have reserved spaces and are in constant dispute. This will allow patrons and vendors alike a safe and convenient location to sell, view, and enjoy the variety of purchases available.

Uniformed security is provided daily on the property. In addition to a security guard, the property features surveillance cameras throughout and is digitally recorded for future viewing. These hours are not uncommon to this neighborhood and other establishments on the property support these hours. This does not affect any residential uses whatsoever. None are in the vicinity. We are located along Vermont Ave., a major commercial corridor in this neighborhood

b) THAT THE PROJECTS 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 two-story commercial building and the parking lots are all existing. No improvements are contemplated to these areas. There are no sensitive uses nearby, and there is no direct access to any residential uses or adjacent commercial property.

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 request is within the boundaries and elements of the General Plan and the Specific Plan that allow a conditional use for this request. No deviations are requested. This is a strong commercial property surrounded by other commercial property with no access to

or adjacent to any residential properties. This fully developed two-story shopping center and parking are all existing in this strong commercial corridor. With the proper requests and entitlements in play; all aspects and elements to the specific plan will be met.

d) THAT BASED **ON DATA** PROVIDED BY THE CITY DEPT OF TRANSPORTATION OR BY A LICENSED TRAFFIC ENGINEER, THAT EGRESS TO AND FROM THE PROJECT WILL NOT CREATE A TRAFFIC HAZARD OR CAUSE SIGNIFICANT TRAFFIC CONJESTION OR DISRUPTION OF VEHICULAR CIRCULATION ON ADJACENT STREETS.

The projects location is within an existing commercial shopping center that features separate businesses. The building & shopping center is now operating with many retail tenants. The property is fully developed and all infrastructure has been previously approved.

e) THAT THE 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.

There is no effect to the original development and the retail uses on the property are all existing. This proposed use as an outdoor swap meet / open-air market does not affect any concentration of mini-shopping centers. The shopping center parking lots both above and below ground are existing. The two-story building is also existing. No new development or changes to the existing development are proposed. The proposed outdoor swap meet will take place on the upper surface parking lot.