

FINDINGS

PROJECT ADDRESS: 14626 RAYMER STREET

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

2. FINDINGS

a. General Conditional Use

- i. **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.**

No change. The sale of alcoholic beverages for onsite consumption is in the existing adult cabaret. There was no additional floor area created for the sale of alcohol. The existing use has continued with alcohol sales without incident.

- ii. **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.**

No change. The existing adult cabaret, size, height and operations has not changed with the sale of alcohol for onsite consumption as approved. The sale of alcohol has not adversely affected or degraded the industrial properties which surround the subject property. There are no residential zoned parcels within 500 feet of the subject property. There have been no know negative incidents since the issuance of the CUB.

- iii. **That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

No change. The use of the M zoned property conforms to the purpose, intent and provisions of the General Plan and the Van Nuys— North Sherman Oaks Community Plan. The existing use is permitted in the M zoned property, provides employment opportunities, is compatible with adjacent developments with no residential zoned properties within 500 feet of the subject property.

b. Additional Findings

- i. **Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

No change. Existing use will be maintained without any additional floor area or exterior changes. There are no residential zoned properties within 500 feet of the subject property. The existing use is being maintained with more than adequate parking. The premises are well lit with exterior lighting at the front, side and rear parking lot. There have been no know negative incidents since the issuance of the CUB.

- ii. **Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

No change. Smart & Final located at 7815 Van Nuys Boulevard is the only establishment within 1000 feet of the subject property selling alcohol.

- iii. **Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

No change. The approval of the sale of alcohol for onsite consumption in the existing adult cabaret has not detrimentally affected nearby residential zones. There are no residential zoned properties within 500 feet of the subject property. The existing use is being maintained with more than adequate parking. The premises are well lit with exterior lighting at the front, side and rear parking lot.