

**Report on a proposed events hall at N. 233 Harbor Blvd.
prepared for July 8, 2014 Central San Pedro Neighborhood Council**

On June 11, 2014, the Central San Pedro Neighborhood Council Land Use Committee met with Ramon Baguio, RBCAS INC, 4273 Canoga Ave, Woodland Hills, CA 91364, Rbplandesign@gmail.com, a representative of the owner of the building at 233 N. Harbor Blvd, San Pedro.

The subject property consists of two buildings at the northwest corner of Harbor Blvd and Santa Cruz St., with 53 shared parking spaces. The property zoning is RAS4 Residential/Accessory Services. The building addressed as 201 N. Harbor Blvd is occupied as a sporting goods store. The building addressed as 233 N. Harbor Blvd currently has tenants in four of the units in the building (a liquor store, an insurance office and two salons), with the 5th unit vacant. The building owner proposes to establish a general rental hall in this vacant unit for all types of events and entertainment (except adult entertainment), to be known as the "Harbor View Events Hall".

This vacant unit has a small storefront entrance directly on Harbor Blvd that connects with a larger area in the center of the building. There is an exit (but not a storefront) from this suite onto the parking lot. The total area is approximately 2850 square feet. The maximum occupancy for this unit is 300 persons (per Fire Dept regulations). Fixed seating will be provided for 100 people. No kitchen is proposed and all food and beverages, potentially including a full line of alcohol, will be catered.

Hours of operation are limited to midnight (no opening hour specified). Live music but no dancing is proposed. As the building walls are masonry with no storefront entrance except on Harbor Blvd, noise is not expected to affect nearby residents. The nearest residential property is the "New Economics for Women" Building at 201 N. Beacon St, approximately 130 feet west of the events hall exit onto the parking lot. The owner plans to make only minor cosmetic changes to the building exterior.

The committee recommended neighborhood council support for this project, in order to support commercial activity in a vacant unit that is not expected to have any negative impact on its neighbors.
SC/July 8, 2014