

Findings Justification

Situs Address: 10016 COMMERCE AVE LOS ANGELES CA 91042-2304&

This project involves a change of use, repair and interior tenant improvements to convert an existing retail space into a restaurant. The work includes installing new commercial kitchen equipment, as shown on the plans and equipment list.

While the front façade wall will remain exactly as it is all interior walls will be removed and rebuilt as needed,. The existing roof structure will be replaced to meet current building code requirements.

There is no increase in floor area or building height, and the project does not include any changes to parking, landscaping, or site improvements. Overall, the project keeps the same building footprint and height and fits within the existing development on the site.