



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

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TO: Curt Pedersen, Chair  
David W. Louie, Vice Chair  
Esther L. Valadez, Commissioner  
Harold V. Helsley, Commissioner  
Pat Modugno, Commissioner

FROM: Tyler Montgomery *TM*  
Zoning Permits West Section

SUBJECT: **PROJECT NO. 99104-(2)**  
**CONDITIONAL USE PERMIT NO. 201100003**  
**May 2, 2012 Continued Public Hearing**  
**Agenda Item No. 6**

Agenda Item No. 6 is Conditional Use Permit No. 201100003. The applicants, Wassim and Faten Zaky, request a conditional use permit ("CUP") to continue the operation and maintenance of an 18-room motel (Tiki Motel) in the C-3-CRS (Unlimited Commercial—Commercial-Residential) zone and an adjacent 19-unit apartment complex in the C-3-CRS zone and the R-2 (Two Family Residence) zone. The motel provides 18 on-site parking spaces, and the apartment building provides 43 parking spaces, 29 of which are located across a public alley to the west.

This item was continued from the February 29, 2012 public hearing in order to give the applicant and Regional Planning staff additional time to respond to comments from the Los Angeles County Sheriff's Department. The comments, which were provided the day before the public hearing, stated that the existing motel had been the site of numerous drug and prostitution related crimes over the past several years, and the department did not support its continued operation.

Since the previous hearing date, the applicants have proposed to change the scope of the project. Instead of continuing the operation of the motel, they would instead convert it into apartments, possibly with some units reserved for affordable housing. The other apartment complex would remain a part of the CUP and would not be altered.

Because the scope of the project has substantially changed, the applicants will need to submit revised site plans, burdens of proof, and other documents, and the project will need to be re-noticed. Therefore, staff recommends that the project be taken off calendar until such time that it is ready to return to the Commission.

RS:TM