



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Jon Sanabria  
Acting Director of Planning

December 29, 2009

TO: Wayne Rew, Chair  
Pat Modugno, Vice-Chair  
Harold V. Helsley, Commissioner  
Leslie G. Bellamy, Commissioner  
Esther Valadez, Commissioner

FROM: Jeantine Nazar  
Regional Planning Assistant II,  
Zoning Permits Section II

SUBJECT: **Project No. R2006-03828-(2)**  
**Non Conforming Review No. 200600009**  
**Parking Permit No. 200700001**  
**January 13, 2010**  
**Agenda Item No. 8**

The above item was heard by the Commission on November 23, 2009 in order to authorize a non conforming use in the M-1 zone. All Commissioners were present. The project consists of the continued operation and maintenance of a 47-unit two-story motel in conjunction with 40 parking spaces, established in 1959. The case was continued to January 13, 2010 so that the Sheriff's Department could provide comments as well as for the applicant to submit a complete set of plans. The subject property is located at 14605 Crenshaw Blvd. in the Gardena Valley Zoned District.

Staff worked with Lieutenant Charles Antuna at the Lennox Sheriff's Station and would like to add the following conditions (text in bold as suggested by Sheriff's Department):

- (58.) The owner or the operator of the motel operation shall forward to the Director of Planning within 365 days of the approval, and thereafter **annual compliance reports that identifies and describes all of the following points and their respective status (ex: completed, in compliance, not completed for the following reason, etc.):**
- a. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and in Spanish.

- b. **The permittee shall not enter into any contract or agreement to rent or lease rooms to known sex offenders or known active parolee guests for any length of time.**
- c. **Room rentals shall be based on customary/average industry guest stays, except under strict contract. Long term stays (exceeding 29 days) shall only be permitted if the guest agrees to terms, included in a contract, indicating adherence to rules that customarily apply to room stays, and expresses that any violation of local ordinances, state or federal laws, or commits an action that negatively effects the quality of life of the surrounding community, shall be grounds for immediate termination of contract, service, and guest stay.**
- d. **The permittee shall provide written permission and authorize/make available to the Sheriff's Department: all access points and public areas of the site, 24 hours – 7 days a week. The permittee shall also, upon request by the County, make the site available for inspection by the Department of Regional Planning, Department of Public Works and the County Compliance Monitor.**
- e. **The permittee shall initiate and maintain regular communication with local citizen organizations, the neighborhood watch program, as well as the local law enforcement, and participate/assist with addressing quality of life concerns, particularly any issues with respect to the conduct of the business site.**
- f. Notice is hereby given that The Regional Planning Commission may, after conducting a public hearing, revoke or modify this grant, if the Commission finds that the compliance report or the terms of this grant are in violation, therefore, detrimental to the public's health or safety or so to be a nuisance.

In addition, staff is suggesting the addition of draft Condition No. 23 as follows:

- (23.) The applicant shall show the location of the trash containers on the site plan. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, gate, berms, compatible structures or a combination of these.

The following are suggested draft findings to be added to the previously distributed draft findings:

- 1. The Commission finds that since the establishment of the motel in 1959, the motel has been used for both long and short term stays. The customer base that the owner is intending to serve may occasionally require instances of longer than customary stays. Due to concerns raised by the Sheriff's Department the Commission finds that it is appropriate to restrict long term stays to a maximum of six months, and to require such guests to sign a formal contract.
- 2. Short term stays are defined as no longer than 29 days. Long term stays are defined as 30 days or more, but not to exceed six (6) months.

The applicant has provided a complete set of plans, including a site plan, front elevation showing proposed signs, a lighting plan, landscaping/planting plan, irrigation plan, and a security plan. Staff also received architectural renderings showing the front elevation with access clear to sky to meet the Fire Department's requirement. The plans are included as an attachment to this memorandum, as is a copy of the amended draft conditions.

Should you have any questions regarding this case prior to the public hearing, please contact Jeantine Nazar at (213) 974-6435 or by e-mail at: [jnazar@planning.lacounty.gov](mailto:jnazar@planning.lacounty.gov)

**SUGGESTED MOTION:**

"I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND APPROVE PROJECT NUMBER R2006-03828-(2), NON CONFORMING REVIEW 200600009, AND PARKING PERMIT NUMBER 200700001."

**Attachments:**

- Plans and rendering
- Draft revised conditions
- Letter from Sheriff's Department dated November 15, 2009

MM: JN

1. This grant authorizes the use of the subject property for a two-story, 47-unit motel subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No 10 Notwithstanding the foregoing, this condition (No.3), and Condition Nos. 4 , and condition number 5 , and 6 shall be effective immediately upon final approval of this grant by the County.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A single, one-year time extension may be requested, in writing and with the appropriate fee, prior to the expiration date.
7. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. This grant authorizes the use of the subject property for motel purposes as described above for a total period of 30 years, with an initial term of 20 years and the potential for an extension of 10 additional years upon approval by the Director. This grant shall terminate on **November 23, 2029**, unless the permittee submits a written request no less than six (6) months prior to November 23, 2029, for an extension for a period not to exceed ten (10) years, as provided herein below. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, or (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied.

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, the Permittee shall file a new application at least six (6) months prior to the expiration of this permit with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten biennial (every other year) inspections**. The inspections shall be unannounced.

If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The on-site motel manager shall have duplicate room keys available at all times for emergency service personnel.
19. A copy of these conditions shall be kept in the motel office and shall be made available to all enforcement personnel upon demand.
20. Prices for accommodations shall be posted in the office of the motel.
21. Motel rooms shall not be rented for more than the number of persons designated by the motel management based upon the type and number of beds in each room and the number of occupants indicated on the registry card.
22. Rooms shall not be rented for a lesser period than the equivalent of one night's stay, and rent for each room shall not be collected more frequently than once daily. There shall be no hourly rentals.
23. The applicant shall show the location of the trash containers on the site plan. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, gate, berms, compatible structures or a combination of these.
24. Outside storage or display shall not be permitted on the subject property.
25. At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the motel, additionally, a photo copy of the identification shall be made at check in; and a vehicle description shall be taken at check in.
26. The permittee shall install an ID Card scanner, a property management system, to assist in guest registration.
27. The consumption of alcoholic beverages shall be prohibited in public areas of the motel.
28. No loitering shall be permitted on-site.

29. The permittee shall maintain the subject property in a neat and orderly fashion and shall ensure that all areas of the premises over which the permittee has control are maintained free of litter at all times.
30. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated July 24, 2007, and to provide right of way and road improvements or as otherwise required by said Department:
  - a. The permittee shall reconstruct the driveway along Crenshaw Boulevard to meet American with Disabilities Act requirements.
  - b. Plant street trees within the parkway to the satisfaction of Public Works.
31. There shall be no access from the alley to the motel. Main access shall remain from Crenshaw Boulevard.
32. Installation of permanent irrigation shall be required for all to the existing and proposed landscaped areas of the site. Said irrigation shall be in working condition at all times for the life of this grant.
33. The permittee shall provide and continuously have on file with the Department of Regional Planning a contact name and phone number for the current owner of the property in the event that communication by the Department is warranted relative to these conditions.
34. Permittee shall have a valid business license.
35. The applicant to provide a sign plan showing the existing and proposed signs and elevations.
36. There shall be no neon accent lighting permitted on the exterior of the motel structures.
37. The permittee shall install a video camera and display monitor in the motel office that records and displays the activities at the registration desk and at the entrance to the motel. There shall be additional cameras in the parking area. The tapes shall be kept for at least a one-month period and shall be surrendered to the Sheriff if requested.
38. The permittee shall comply with all conditions listed in the attached Fire Department letter dated January 2, 2008 and comply with Regulation 5.
39. A total of 40 parking spaces must be provided on the property. Two of these spaces shall be handicapped accessible.

40. The use of amplified sound equipment audible outside the building is prohibited.
41. The resident manager or other responsible person, shall be available 24 hours a day, 7 days a week to respond to any problems on the site.
42. The permittee shall post a current telephone number for the resident manager or other responsible person on a sign at the front office so that neighbors, residents or other interested persons may inform the manager or other responsible person of any complaints or if any activities of this facility are a disturbance to them. The sign shall also contain contact information for the Department's Zoning Enforcement Section.
43. Repair of vehicles is prohibited on the site.
44. No abandoned or inoperable vehicles shall be permitted on the premises.
45. Any pay telephones on the subject property shall be located inside the building where they can be readily monitored by the manager on duty.
46. Irrigation facilities shall consist of a water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
47. The permittee shall provide adequate lighting above the entrance of the premises, in the parking area and in the room entrance areas. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises.
48. Surveillance cameras shall be installed both inside the lobby and outside the premises within the parking area and the entrance.
49. Telephone numbers of local law enforcement shall be posted inside and outside the lobby area.
50. The subject property shall be developed and maintained in compliance with requirements of Title 11 (Health Code) of the Los Angeles County Code or Los Angeles County Department of Public Health.
51. Said facility, including any lighting, fences, signs, landscaping shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damages from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight.

52. The permittee shall initiate and maintain regular communication with local citizens' organizations, such as the church and the neighborhood watch as well as the local Sheriff's office and address any problems brought to his/her attention with respect to the conduct of the business. The permittee shall provide annual status reports that summarize the issues raised and actions taken to the Planning Director regarding these efforts for five years.
53. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Nonconforming Review.
54. The permittee shall provide landscaping plan to the satisfaction of the Planning Director.
55. The permittee shall not rent rooms to known sex offenders and active parolee guests.
56. The permittee shall sign an affidavit indicating that they will provide the improvements proposed in the letter dated July 25, 2009 within 24 months of the approval date of this permit.
57. The permittee shall obtain a lighting program approval from Department of Public Works as well as approve a lighting plan to the satisfaction of Public Works.
58. The owner or the operator of the motel operation shall forward to the Director of Planning within 365 days of the approval, and thereafter, annual compliance reports that identifies and describes all of the following points and their respective status (ex: completed, incompliance, not completed for the following reason, etc)
  - a. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and in Spanish.
  - b. The permittee shall not enter into any contract or agreement to rent or lease rooms to known sex offenders or known active parolee guests for any length of time.
  - c. Room rentals shall be based on customary/average industry guest stays, except under strict contract. Long term stays (exceeding 29 days) shall only be permitted if the guest agrees to terms, included in a contract, indicating adherence to rules that customarily apply to room stays, and expresses that any violation of local ordinances, state or federal laws, or commits an action

that negatively effects the quality of life of the surrounding community, shall be grounds for immediate termination of contract, service, and guest stay.

- d. The permittee shall provide written permission and authorize/make available to the Sheriff's Department: all access points and public areas of the site, 24 hours – 7 days a week. The permittee shall also, upon request by the County, make the site available for inspection by the Department of Regional Planning, Department of Public Works and the County Compliance Monitor.
- e. The permittee shall initiate and maintain regular communication with local citizen organizations, the neighborhood watch program, as well as the local law enforcement, and participate/assist with addressing quality of life concerns, particularly any issues with respect to the conduct of the business site.
- f. Notice is hereby given that The Regional Planning Commission may, after conducting a public hearing, revoke or modify this grant, if the Commission finds that the compliance report or the terms of this grant are in violation, therefore, detrimental to the public's health or safety or so to be a nuisance.

MM:JN  
12/29/09



Leroy D. Baca, Sheriff

*County of Los Angeles*  
**Sheriff's Department Headquarters**

*4700 Ramona Boulevard  
Monterey Park, California 91754-2169*



PLEASE REFER  
TO FILE NO. \_\_\_\_\_

November 15, 2009

Ms. Jeantine Nazar  
Regional Planning Assistant II  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Dear Ms. Nazar:

In response to your request, received November 19, 2009, an assessment, review and disposition were initiated and completed. Attached, you will find internal correspondence which summarizes our concerns and recommendations.

I concur with the findings and look forward to welcoming our new community stakeholder. Business partnerships are an essential element towards quality of life investments and safe neighborhood goals.

For additional assistance or any questions, please contact my Operations Lieutenant Chuck Antuna at (310) 680-5714.

Sincerely,

LEROY D. BACA, SHERIFF

Matt Dendo, Captain  
Lennox Sheriff's Station

MD:ca

COUNTY OF LOS ANGELES  
**SHERIFF'S DEPARTMENT**  
"A Tradition of Service"

Date: December 10, 2009  
File No.

OFFICE CORRESPONDENCE

FROM: SPECIAL PROJECTS TO: MATT DENDO, CAPTAIN  
LENNOX STATION LENNOX STATION

SUBJECT: **RESPONSE TO PROPOSED CONDITIONAL USE PERMIT AT  
14605 CRENSHAW BOULEVARD, REPORTING DISTRICT 0387**

A summary review of the district was initiated, in particular, the area near and about the proposed site. The Station's review, as of late, depicts a pattern of high narcotics activity indicative of possession, possession for sales and sales. Stats indicate a concentration of criminal activity at or near the location of 14605 Crenshaw Boulevard, a current motel and proposed business site. Reported criminal activity is most notable during PM hours, however, all hours have been subjected to calls for service/arrests.

**Without improvements**, the proposed business appears to have no particular benefit to the area's overall quality of life status. Consistent with trends, there exists a strong propensity for calls for service and observation contacts to increase, posing a potential burden on current law enforcement resources.

- Unchanged, it is apparent that such demands may require an increase in law enforcement resources for the general area of service to ensure average response times, address any additional observation contacts and arrests, and to maintain current quality of life standards.

A review of the sent copy regarding the "improvement strategy" for the proposed business was initiated. At face value, the strategy with points numbering 1 through 57 reflects a positive effort to change current conditions. **If implemented in its entirety, the new stakeholder's proposal would assist community assets in deterring crime and improving/addressing local quality of life issues.** In addition to all 57 points, the following amendments should be included:

- Visible signs noting "no loitering" and "no unauthorized parking"
- A limitation on known sexual registrants and active parolee guests
- No long term guest use (based of customary/average business stays)
- Providing continuous written permission to conduct "patrol checks" of location
- Joining/remaining active in community partnerships, both civic and law enforcement
- Within 365 days, submit proof of compliance with agreed upon points (in lieu of # 52)

Data that documents activity for the area near and about the proposed site of 14605 Crenshaw Boulevard is available upon request. The data notes calls for service and criminal activity between January 2007 to present, as found via LASD-MIS data base.

If there are any questions, please contact Operations Lieutenant Chuck Antuna, at (310) 680-5714.

MD:ca