



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 11, 2011

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Naik Prakash and Kerki Prakash
4541 Whittier Blvd
Los Angeles, CA 90022

**REGARDING: PROJECT NUMBER R2007-03110 – (1)
CONDITIONAL USE PERMIT 200700209
4541 Whittier Blvd, East Los Angeles**

Dear Applicant:

The Regional Planning Commission, by its action of April 6, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on April 20, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Please note the final step in this process requires to notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously. We will record the approval package at the County Recorder's Office. Standard recordation fees would be applied.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Jeantine Nazar at (213) 974-6435 or e-mail at jnazar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Brucker
Director


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement, Fire Department, Public Health, Agent

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2007-03110 – (1)
CONDITIONAL USE PERMIT 200700209**

REQUEST:

The applicant is requesting a conditional use permit ("CUP") pursuant to Los Angeles County Code section 22.28.210 for the conversion of an existing two-story hotel into a boarding house to allow stays of longer than 30 days, the legalization of 5 of the 22 previously constructed rooms, which were constructed without necessary permits from the Regional Planning Department, and the conversion of a retail store to a manager's residence.

REGIONAL PLANNING COMMISSION HEARING DATE: APRIL 6, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held on April 6, 2011 before the Regional Planning Commission. Commissioners Valadez, Bellamy, Helsley, Modugno were present. Commissioner Pederson was absent. The Commissioners asked questions regarding the trash removal, available room-clean-up services, the number and type of occupants, meal preparations, any potential nuisances, and the management rules.

The applicant's representative, Anthony Grossman, testified in favor of the project and indicated that the facility serves mostly low-income transients and guests visiting families in the area and that the size of the rooms limits the number of occupants. Further, the applicant's representative explained that the facility provides daily clean-up service to the short-term residents and if requested, a clean-up service is available for long-term residents and also that the management rules prevent any potential nuisances and allows Sheriff's intervention to evict tenants. In addition, Mr. Grossman, inquired about the existing shed on the premises and presented two options for the façade design on Whittier Blvd.

It was determined that the existing shed on the premises is not considered outside storage. Commissioner Valadez, indicated that the proposed signage shall comply with the code requirements and that the applicant shall present the proposed façade improvements on Whittier Blvd to the Deputy-in-Charge at the East Los Angeles, Board of Supervisors Office for approval.

Findings

1. The subject property is located at 4541 Whittier Boulevard in unincorporated East Los Angeles and the Eastside Unit number 4 Zoned District. Pedestrian access to the property is via Whittier Boulevard, and parking lot access is from Duncan Avenue.

2. The zoning on the subject property is C-3 (Unlimited Commercial). A rooming and boarding house is an allowed use in the C-3 zone pursuant to Code Section 22.28.210 subject to approval of a conditional use permit. The project is also located within the East Los Angeles Community Standards District (“CSD”).
3. Surrounding Zoning consist of R-3 to the north and C-3 to the east, west and south.
4. The subject property is developed with an hotel containing 22 rooms, 5 of which were constructed without necessary permits, a manager’s unit located in a ground floor retail space, and a beauty salon located on the ground floor of the two-story structure fronting on Whittier Boulevard.
5. Surrounding properties are developed with residences to the north and retail and office uses to the east, west and south.
6. The proposed project is for the conversion of an existing hotel, known as the *Garden Hotel*, into a boarding house to allow stays of longer than 30 days, the legalization of 5 of the 22 existing rooms that were constructed without the necessary permits, and the conversion of ground floor retail space into a manager’s residence for the boarding house. The project would provide 12 parking spaces on an adjacent lot.
7. The hotel and two retail shops were established at this location in 1930 when hotel uses were permitted by right on the subject property, and did not require a CUP. Stores or shops for the conduct of retail or wholesale business were also permitted by right at that time (Ordinance 1648, 1929). The prior owners owned and operated the property as a hotel with 17 rooms and two ground floor retail stores from 1952 until 2000. In 1993, five additional rooms were added without the necessary Regional Planning permits to the north end of the first floor, but could not be rented as no parking was available at the time.
8. The current owner purchased the subject property in 2000, and the adjacent parking lot property in 2005. One of the retail shops were then converted to a manager’s residence and all five additional rooms (room numbers 9, 12, 14, 15 and 19) were rented without the approval the Department of Regional Planning. In August 2007 Zoning Enforcement issued a Notice of Violation on the property for converting the retail space to a manager’s apartment and increasing the number of rental rooms. In the process of investigating and processing this matter, Regional Planning staff also learned that the rooms were being rented for long-term stays, generally in excess of 30 days.
9. The existing hotel provides daily, weekly, and long-term rentals. Most of the clientele consists of low-income persons who tend to stay long-term and do not have vehicles but use public transportation available along Whittier Blvd. Many work in downtown Los Angeles or within the immediate area surrounding the hotel.

The hotel provides a low-cost lodging alternative to families and some individuals who would otherwise be homeless who work in the area.

10. The hotel occupancy is 40 to 60 percent throughout the year, with no specific peak times. The hotel operates 24 hours a day, 7 days a week. All rooms have a refrigerator and microwave, but the rooms do not have kitchens. There is no central kitchen, and no food is served on-site. A laundry room is available to the lodgers.
11. The applicant filed an application for a CUP on December 4, 2007, requesting approval of the current uses on the subject property.
12. CUP 98-144-(1) was approved by the Hearing Officer on May 12, 1999. This grant permitted the continued operation of a 17-room hotel (6 rooms on the first floor and 11 rooms on the second floor) with two ground floor retail establishments. No parking was provided because no parking spaces were required when this structure was originally established and permitted.
13. ZCR 200600296 approved the signs for the beauty salon on May 3, 2006.
14. Most lodgers at *Garden Hotel* are long-term, low-income, or homeless families. The length of time that lodgers stay at the hotel varies, and ranges from short-term of under 30 days, to long-term stays of 30 days or more.
15. Based on the County Code definition of hotels, the Department of Regional Planning considers hotel occupancy to be "temporary" and "transient," and therefore hotel stays are less than 30 days in duration. Section 22.08.180 of the Code defines "Rooming House" or "Boarding House" as a "lodging house, or other building or structure maintained, advertised on held out to the public as a place where sleeping or rooming accommodations are furnished to the whole or any part of the public, whether with or without meals."
16. Based on the characteristics of the hotel and the applicant's request to continue to provide short-term and long-term stay options to the community, the Commission finds that allowing for long-term stays is appropriate at this location. Therefore, in order to allow for stays of 30 days or more, the existing hotel will be converted to a boarding house.
17. The proposed site plan, marked Exhibit "A", depicts two adjacent rectangular shaped parcels of 5,670 square-feet (lot # 36) and 5,737 square feet in size (lot # 18) for a total of 11,407 square feet. Lot number 36 contains the parking lot for the boarding house. The parking lot is surrounded by a 5'6" block wall on the north side, and a 7-foot chain link fence bounds the property on the south, east and west sides. There are a total of 12 parking spaces, including one handicap accessible space. Lot number 18 includes a two-story structure, developed with a 22-room boarding house, including a manager's apartment and a ground floor beauty salon with

pedestrian access from Whittier Blvd. Approximately 7 percent of the site is landscaped.

18. The site was developed in the 1930s prior to any zoning regulations, and therefore the project cannot meet all of today's development standards.
19. The applicant has made recent improvements to the landscaping in the parking area and along the west side of the building; however, the landscaping does not comprise 10 percent of the net area. The landscaping is nonconforming due to the establishment of the structure in 1930 when there were no landscaping requirements. The owner stated that they could not meet the landscaping standards over the entire site due to the space limitation. Lot coverage does not exceed 90 percent.
20. The hotel was developed prior to code requirements for automobile parking, and has been operating as a conforming use in a building nonconforming due to parking, pursuant to code section 22.56.1510 E. The nonconforming use provisions in the Code state that if a new use proposed for a building nonconforming due to parking has a greater parking requirement than the existing use, a sufficient number of additional parking spaces have to be developed to accommodate the increased amount of space required by the new use.
21. The project includes the addition of 5 rooms that were previously constructed without permits along with the conversion of the existing hotel in a boarding house. Pursuant to Code section 22.52.1130, hotels are required to provide one parking space for each two guestrooms. However, a boarding house requires one parking space for each guestroom. Therefore, the conversion of the hotel to a boarding house, along with the addition of 5 guest rooms, resulted in an increase in parking over the existing use.
22. The hotel was legally established with 17 rooms and 2,000 square feet of retail space. According to then-applicable Code requirements, no parking spaces were required. A similar use would now require nine parking spaces for the 17 hotel rooms, and eight spaces for the 2,000 square feet of retail space for a total of 17 spaces that would be attributable to the existing use.

The project is required to provide the number of additional spaces required by the new use, which is at total of 9 spaces (26 required for the project *less* the 17 that would previously have been required, for at total of 9 spaces). The applicant is providing 12 spaces in the parking lot adjacent to the lot on which the hotel is located. The applicant has also recorded a covenant to hold the two parcels as a single parcel so that the parking would be provided on-site. Therefore, the project satisfies the applicable parking requirements.

23. The East Los Angeles CSD was adopted in 1988. The subject hotel was originally established in 1930, well prior to the adoption of the CSD. Therefore, the CSD provisions do not apply to the existing hotel and retail space as established prior to the adoption of the CSD.
24. Bringing the existing site and structure into compliance with all of the current CSD requirements would create an undue hardship; nevertheless, the applicant currently complies or has agreed to comply with a number of the CSD standards.
25. A previous approval granted in 2006 (ZCR 200600296), approved the existing signage for the beauty salon, which is in conformance with CSD standards. CUP 98-144 approved the projecting sign and the wall sign on Whittier Blvd. The projecting sign and the wall sign are consistent with the CSD requirements.
26. The Commission finds that the existing freestanding directional sign complies with the current code standards and shall be approved with the final approval.
27. The property owner is sharing a trash bin with the next door neighbor. The trash bin is located on their property and is distant from adjacent residences and Whittier Boulevard. Direct access from the hotel patio area connects to the trash enclosure area. Staff has included a condition regarding the trash enclosure, stating that if the property owner terminates the agreement with the neighbor they shall provide a trash enclosure, as described above, on the premises.
28. The applicant will provide a decorative accent wall in lieu of the currently opaque painted windows facing Whittier Boulevard. The previous conversion of the store front to a manager's residential unit prevents the applicant from providing clear glass.
29. The subject property is within the East Los Angeles Community Plan ("Community Plan") and the land use designation is MC (Major Commercial). Major Commercial areas are designated toward the greater East Los Angeles areas containing mixtures of small and large businesses. The existing C-3 zoning is consistent with the land use designation, and the use of the subject property for a boarding house and retail space is consistent with the uses contemplated within the MC designation.
30. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) guidelines. The project does not include any new construction or intensification of use beyond that which existed at the time of the environmental determination.
31. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper,

property posting, library posting and Department of Regional Planning website posting.

32. The Los Angeles County Sheriff's Department has determined that the location is safe and has no objection to the continued operation on the subject property.
33. Staff received a letter from the Whittier Boulevard Merchant's Association. They are in favor of the project stating that the boarding house provides a needed service to the community with affordable prices.
34. No public comment was received on this project.
35. The application was reviewed by the necessary County departments, and comments from those departments have been incorporated into the draft project conditions presented to the Commission.
36. The applicant maintains the property in good condition, and the Sheriff's Department is in favor of the project. The applicant is proposing to improve the façade with pedestrian friendly features on Whittier Boulevard on the portion that has been converted to a manager's residence.
37. The Commission finds that this project would serve the community by providing affordable, long or short term safe stays and a pedestrian friendly environment to its occupants.
38. Short term stays are defined as no longer than 29 days. Long term stays are defined as 30 days or more.
39. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
40. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

The applicant shall substantiate the following facts presented for the burden of proof requirements identified by Section 22.56.040:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is otherwise required in order to integrate said use with the uses in surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200700209 is Approved subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE: 4-0

Concurring: Valadez, Bellamy, Helsley, Modugno

Dissenting:

Abstaining:

Absent: Pederson

Action Date: 4/6/2011

MM:JN

03/24/2011

1. This grant authorizes the conversion of an existing hotel into of a 22-room boarding house, the legalization of 5 of the 22 room, which were previously built without necessary Regional Planning permits, the conversion of a retail space into a manager's residence in connection with a boarding house, with a total of 12 parking spaces located on two separate, adjacent parcels, subject to all of the conditions of approval contained herein.
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 Los Angeles County ("County") Department of Regional Planning ("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. The recorded affidavit shall be filed and the required monies shall be paid by June 6, 2011. Notwithstanding the foregoing, this condition (No.3), and Condition Nos. 4 and condition number 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
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 shall expire unless used within two years from the date of final approval by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
7. If any material 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 permittee, or property owner if other than the permittee, shall record the terms and conditions of the grant in the office of the County Clerk/Registrar-Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or property owner if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant shall terminate on April 6, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to then-applicable regulations.
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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund that shall be used exclusively to compensate 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 (10) biennial (every other year) inspections**. 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 Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, 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 otherwise modified as set forth in the conditions or as shown on the approved plans.
14. The permittee shall comply with all applicable requirements of the County Department of Public Health, including but not limited to any ordinances, regulations, or other requirements applicable to rooming and boarding homes. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
15. All structures, walls, and fences open to public view shall remain free of graffiti or other 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. In the event such graffiti or other 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. A copy of these conditions shall be kept in the office and shall be made available to all enforcement personnel upon request.
17. 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. If the current shared trash container agreement with the neighbor terminates, a trash enclosure that meets the above stated standards shall be provided on the premises in compliance with all applicable Code requirements.

18. Outside storage or display shall not be permitted on the subject property.
19. 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.
20. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works. The permittee shall comply with all conditions set forth in the attached Los Angeles County Department of Public Works letter dated November 10, 2010, which is incorporated by this reference as if fully set forth herein.
21. The permittee shall sign and record a covenant against both of the parcels that comprise the subject property to hold APN 5247-013-036, which contains the adjacent parking lot and APN : 5247-013-018, which contains the boarding house, managers' residence, and retail space, as a single lot.
22. The permittee shall provide and continuously maintain on file with Regional Planning a contact name and phone number for the current owner of the property and operator of the boarding house in the event that communication by the County is warranted relative to these conditions.
23. The permittee shall have and maintain a valid business license for the proposed uses on the subject property.
24. There shall be no neon accent lighting permitted on the exterior of any structures.
25. The permittee shall maintain the existing eight video cameras as depicted on the plans. Surveillance cameras shall cover both inside the lobby and outside the premises within the parking area and the entrance. The monitoring portion of the system shall be placed at a convenient location in the front lobby of the hotel where the manager/operator can conveniently monitor activities on the premises. The tapes or discs shall be kept for at least a one-month period and shall be surrendered to the Sheriff if requested.
26. The permittee shall comply with all conditions listed in the attached Fire Department letter dated August 9, 2010, which is incorporated by this reference as if set forth fully herein.
27. A minimum of 12 parking spaces shall be provided on the property. One of these spaces shall be handicapped accessible.

28. The use of amplified sound equipment audible outside the building is prohibited.
29. A manager or other responsible person shall be available 24 hours a day, 7 days a week to respond to any problems on the site. The manager shall reside on the premises.
30. The permittee shall post a current telephone number for the resident manager or other responsible person on a sign in English and Spanish at the front office so that neighbors, residents, or other interested persons may contact the manager or other responsible person with any concerns about the project. The sign shall also contain contact information for the Department of Regional Planning's Zoning Enforcement Section.
31. Repair of vehicles shall be prohibited on the site.
32. No abandoned or inoperable vehicles shall be permitted on the premises.
33. 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.
34. Telephone numbers of local law enforcement shall be posted at the front office and shall be visible to the public.
35. The project, including all structures and any lighting, fences, signs, or landscaping shall be maintained by the permittee in good repair, free from trash, debris, litter, and graffiti, and/or 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.
36. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at a public hearing, three copies of a Revised Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of this grant.
37. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing, and replacement of plants when necessary.
38. This grant allows operation and maintenance of a 22-room boarding house subject to the following conditions:
 - a. Twenty-two rental units are permitted;

- b. Room rentals shall be provided for a minimum 24-hour basis only. No hourly rental rates shall be permitted;
- c. Any public telephones shall be within the interior of the boarding house site, no public telephones shall be allowed along the Whittier Boulevard frontage;
- d. The permittee shall post a sign on the premises prohibiting the consumption of alcoholic beverages within the public areas on site the possession of open containers of alcohol, and loitering on the subject property. The signage shall be in English and Spanish;
- e. The permittee shall contact the East Los Angeles Deputy-in-Charge at the Board of Supervisors Office and present the proposed façade improvement on Whittier Blvd to the Board Office for approval. The proposed signage shall comply with County Code requirements.

MM:JN
4/7/2011