Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 10, 2012

DAVID R. BILFORD
LAW OFFICES OF DAVID R. BILFORD
6030 NEVADA AVENUE, SUITE 16
WOODLAND HILLS, CA 91367

CERTIFIED MAIL – RETURN RECIEPT REQUESTED

REGARDING: PROJECT NUMBER R2008-02179-(2)
CONDTIONAL USE PERMIT NO. 201000038
4542 W. SLAUSON AVENUE, LOS ANGELES, CA 90043
VIEW PARK ZONED DISTRICT

Dear Applicant:

The Honorable Board of Supervisors, by its action of April 10, 2012, **APPROVED** the above described project and entitlement. The attached documents contain the Board of Supervisors findings and conditions relating to the approval. Please carefully review each condition. Condition No. 7 requires that the permittee file an affidavit accepting the conditions before the grant becomes effective.

The applicant or/and other interested person may not appeal the Board of Supervisors decision.

Within 90 days upon final approval, please 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.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Rob Glaser of my staff at (213) 974-6443 or email at rglaser@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. Bruckner
Director

Susan M. Tae, AICP
Supervising Regional Planner
Zoning Permits North Section

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

c: BOS; DPW (Building and Safety); Zoning Enforcement,

RJB:SMT:rg

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 2010-00038-(2)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 2010-00038-(2) ("CUP") on November 22, 2011. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP on June 23, 2010.

2. The permittee, Jet Inn Motor Motel ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing, three-story motel containing 40 guest rooms and one manager's unit ("Project"), which was built in 1959, pursuant to the then-applicable requirements.

3. The CUP is required pursuant to section 22.28.160 of the Los Angeles County Code ("County Code") to authorize the operation and maintenance of a motel in the C-2 (Neighborhood Business) zone. The motel was legally established in 1959, at which time such uses were permitted in the C-2 zone. The County Code was amended in 1964 to require that motels obtain a conditional use permit to operate in the C-2 zone. After expiration of the amortization period for the motel pursuant to section 22.56.1540 of the County Code, the permittee was required to obtain the CUP to continue the operation and maintenance of the motel in the C-2 zone.

4. The Project site is located at 4542 West Slauson Avenue, between La Brea Avenue and Overhill Drive, in the View Park Zoned District in the unincorporated community of Ladera Heights.

5. Vehicular access to the Project site is via two entry/exit driveways along the northern boundary of the site, connecting to West Slauson Avenue. One driveway is located on the northeastern portion of the site and is 28 feet wide. The other driveway is located on the northwestern portion of the site and is 20 feet wide. West Slauson Avenue, a designated major highway, is a fully-improved roadway with a 100-foot-wide right-of-way improved with sidewalks, street trees, and street lights.

6. The Project site is zoned C-2, which was established by Ordinance No. 5144 on April 27, 1948.

7. Surrounding zoning consists of:

North:	C-2 and R-1-5,000 (Single-Family Residence-5,000 Square Foot Minimum Lot Size Required);
South:	R-1 (Single-Family Residence) and R-3 (Limited Multiple-Family Residence);
East:	C-2; and
West:	C-2.

8. Surrounding land uses consist of:

North:	A church, a CVS pharmacy, a vacant car wash, vacant lots, and single-family residences;
South:	Single-family residences and multi-family residences;
East:	A parking lot, a health food market, restaurants, and a retail shopping center; and
West:	A private school, an accounting office, a psychic service establishment, single-family residences, and multi-family residences.

9. The Project site is currently developed with the existing motel, a swimming pool, and an on-site parking lot. No previous zoning cases have been approved for the site. When the County Code was amended in 1964 to require a CUP for a motel located in the C-2 zone, the motel became a non-conforming use. Pursuant to the non-conforming provisions of the County Code, the motel was subject to a 40-year amortization period from the date of its construction. Therefore, in 1999, at the end of the amortization period, the motel was required to comply with the County Code, either by ceasing operation or obtaining a conditional use permit. The CUP application was filed on November 12, 2008, as a result of a Notice of Violation ("NOV") issued to the motel on July 28, 2008, for operating a motel in the C-2 zone without a conditional use permit and for outdoor storage of junk and salvage materials in violation of section 22.28.170.E of the County Code. The NOV was subsequently abated after the motel submitted an application for the CUP and removed the junk and salvage from the subject property.

10. Exhibit "A" for the Project depicts the following: (a) a 24,584-square-foot lot; (b) a three-story, 15,606-square-foot building with 40 guest rooms, one manager's unit, a lobby, an office, and storage rooms, with a portion of the motel building extending over the parking lot area; (c) approximately 3,542 square feet of landscaping located throughout the parking lot; (d) an on-site parking lot containing 36 parking spaces consisting of 29 standard parking spaces, six compact parking spaces, and one disabled parking space; (e) a swimming pool located on the southeast corner of the lot; (f) two driveways, 20 and 28 feet wide, respectively, providing both ingress and egress to and from the site from West Slauson Avenue; and (g) two existing pole signs identifying and advertising the motel, one approximately 28 square feet in size and 16 feet tall, the other approximately 86 square feet in size and 47 feet tall, and both located along West Slauson Avenue. No additions to, or expansion of, the existing structure is proposed as part of the Project.

11. The Project provides on-site parking for 36 vehicles. The motel was built in 1959 pursuant to the then-applicable standards for parking, which, according to County Zoning Ordinance No. 1494, section 41(d), required parking space sufficient in the area to accommodate the vehicles of operators and patrons for such commercial use. Therefore, the 36 spaces provided at the time the motel

was established satisfied applicable County Code requirements. The current parking standards would require a total of one parking space per guest room and a total of two parking spaces for the manager's unit, for a total of 42 parking spaces for the Project, with two of the spaces designated for disabled parking. However, according to section 22.56.1510 of the County Code, because no alterations or additions to the existing motel are being proposed, no additional parking spaces beyond the existing 36 spaces are required.

12. Each of the 40 guest rooms consists of a single bedroom and a bathroom. The manager's unit contains a kitchen, a bathroom, a living room, an office, and two bedrooms. There is access to all floors through stairwells located on the west, east, and in the center of the building. Additional access to all floors is also provided by an elevator located in the center of the building and accessible from the ground floor lobby. The elevator is not currently in working order, but will be restored to and maintained in working order pursuant to the conditions of approval for the Project.

13. The hours of operation for the motel are 24 hours a day, Monday through Sunday. At night, the entrance to the lobby is locked and secured. Therefore, a person wishing to stay and arriving during the late evening and overnight hours would have to ring a bell to enter the lobby. There is at least one manager on duty at all times, and the primary manager of the motel also lives on site. In addition to the primary manager, the motel also employs one night-time interim manager, two part-time interim managers as needed, one part-time maintenance worker, and three housekeeping staff members.

14. The subject property is designated as C (Major Commercial) in the Los Angeles Countywide General Plan ("General Plan"). Properties with this designation are suitable for central business parks, regional office complexes, major shopping malls and centers, and a range of retail store and service uses. As a use that provides services to the surrounding area and supports other nearby commercial and retail uses, the Project is consistent with the General Plan land use designation.

15. Prior to the Commission hearing, the County Department of Regional Planning ("Regional Planning") staff determined that the Project was categorically exempt under the California Environmental Quality Act ("CEQA") pursuant to a Class 1 - Existing Facilities, categorical exemption. The Project allows for the continued operation and maintenance of the existing motel and will not require the addition to, or the significant alteration or expansion of, the use.

16. Prior to the Commission's public hearing, notice of the public hearing was published in *La Opinion* and *The Los Angeles Sentinel* newspapers. Additionally, notices were mailed to property owners within a 500-foot radius of the Project site as well as to those individuals and organizations on Regional Planning's courtesy mailing lists. Public hearing signs were timely posted on the site. Project materials, including the staff report, a factual sheet, the existing land use

map, and Exhibit "A" were provided for public review at the View Park County Library. Original Project materials are available at Regional Planning, 320 West Temple Street, 13th Floor, Los Angeles, California 90012. Project materials were also posted on Regional Planning's website, http://planning.lacounty.gov/case.htm.

17. On January 20, 2010, the County Sheriff's Department ("Sheriff"), as part of the standard procedure during the CUP application process, provided a dispatch report ("Dispatch Report") listing calls for service to the Project site covering the period from January 1, 2005, through December 31, 2009. The Dispatch Report identified 152 calls for service to the site, including calls regarding stolen vehicles, domestic violence disputes, narcotic issues, armed robberies, and multiple fights.

18. On March 18, 2010, prior to the Commission's public hearing, the permittee presented the Project to the Ladera Heights Civic Association ("Ladera Heights Association"), and two community meetings were held in the Ladera Heights neighborhood to address residents' concerns regarding the Project.

19. On May 10, 2010, and prior to the Commission's public hearing, Regional Planning staff, a representative from the Sheriff's Department, and a representative from the Office of the Second Supervisorial District met with the Windsor Knolls Block Club ("Windsor Knolls") to provide an overview of the Project, the public hearing process, and zoning enforcement procedures. On May 20, 2010, the same staff met with Ladera Heights Association to provide an overview of the public hearing process, zoning enforcement procedures, and to answer questions from the association members.

20. On June 23, 2010, the Commission conducted a public hearing for the Project and staff from Regional Planning presented the Project to the Commission as allowing the continued operation and maintenance of an existing motel.

21. Approximately 20 people, including a representative from the permittee and members of the community, attended the public hearing. The Commission heard testimony from the permittee's representative and one resident in favor of the Project, and from two residents who expressed concerns. None of the other people in attendance testified regarding the Project. Correspondence was provided to the Commission at the public hearing as well.

22. During the public hearing, a representative from the United Homeowners Association ("United Homeowners") raised concerns regarding the following:

    A. The deteriorated condition of the motel and the overall appearance of the building exterior.

    B. The inoperable elevator and the lack of compliance with the Americans with Disability Act ("ADA") at the Project site.

C. The 16-foot-tall business pole sign overhanging the sidewalk on West Slauson Avenue creating a potential hazard.

D. Potential hazards associated with the unsecured swimming pool.

23. During the public hearing, a representative from the Windsor Hills Community Association ("Windsor Hills Association") raised concerns regarding the safety issues associated with disturbances taking place at the motel, the numerous disruptions to the adjacent community caused by those disturbances, the lack of building maintenance, and the overall appearance of the building exterior.

24. During the public hearing, one member of the community testified in support of the request to allow the continued operation of the motel.

25. During the public hearing, the permittee's representative responded to issues raised in the Dispatch Report. The permittee's representative responded that a number of the calls for service were associated with disturbances in the area, rather than directly related to the motel. For example, the permittee's representative noted that there is an abandoned car wash across the street that is a potential source of disturbances in the area, and he explained that calls for service related to that site might be logged under the address for the motel even though such calls were not the result of any issues at the motel.

26. During the public hearing, the permittee's representative requested that the Commission modify Regional Planning staff's proposed conditions of approval to:

A. Extend the maximum term of the CUP from 10 years to 20 years.

B. Eliminate or reduce the hours required for an on-site security guard.

C. Reduce the number of zoning enforcement inspections.

27. During the public hearing, the Commission discussed various issues associated with the motel and the merits of the permittee's requested modifications to staff's proposed conditions of approval.

28. At the conclusion of the public hearing, after considering the entirety of the record, the Commission closed the public hearing, determined that the Project was exempt from CEQA pursuant to a Class 1 - Existing Facilities categorical exemption, and approved the CUP, subject to the following modifications and additional conditions to staff's proposed conditions:

A. Extend the grant term to a total of 20 years, with an initial term of 10 years and the potential for two, five-year extensions subject to the permittee's full compliance with the conditions of approval.

B. Reduce the number of zoning enforcement inspections from the proposed 40 inspections to a total of 27 inspections for the initial term, and annual inspections for any extended term.

C. Reduce the hours for the required on-site security guard from the proposed dawn until dusk requirement, to the hours of 10:00 p.m. to 2:00 a.m. for the first year of the term, and after the first year, require the permittee to have regular evening patrols during the dusk until dawn hours and also to have on-call availability of a security guard at all times.

D. Remove the swimming pool from use by fencing the swimming pool area to prevent access, installing a locking mechanism on the gate of the fence that complies with all applicable standards and regulations, filling in the pool, and landscaping the former pool area.

E. Remove the 16-foot-high business pole sign that overhangs the West Slauson Avenue right-of-way or relocate it to an alternate location on the Project site that does not encroach into the right-of-way or otherwise pose safety issues.

F. Repair all damaged security cameras within 24 hours of the cameras being damaged instead of within 48 hours.

G. Repair and maintain, or abandon and secure, the elevator, and if abandoned, provide ADA-compliant alternative accessibility, such as a motorized chair up one of the stairways.

H. Provide a maintenance plan for enhancements and improvements to the motel.

29. On July 7, 2010, United Homeowners appealed the Commission's CUP approval to the Board. As reasons for its appeal, United Homeowners cited what it believed would be environmental impacts to the community as a result of continued use of the motel, and asserted that the Commission's determination that a categorical exemption was appropriate for the Project was incorrect. United Homeowners requested that the motel be closed down.

30. From approximately December 2010 through June 2011, the permittee met with representatives of Windsor Knolls, Windsor Hills Association, United Homeowners, Ladera Heights Association, Regional Planning, and a representative from the Office of the Second Supervisorial District to discuss the community's concerns regarding the Project. The permittee also participated in follow-up discussions and working groups to develop additional solutions to address the community's concerns. The permittee agreed to undertake improvements and enhancements to the motel including undertaking interior and exterior renovations to improve its aesthetics, installing new business signs, repairing the block wall along West Slauson Avenue, installing improvements to address safety concerns, as well as repairing the motel's inoperable elevator,

and filling the swimming pool. The permittee, together with an architect hired by the permittee for the renovations, also began creating a plan to implement these improvements and to install additional landscaping.

31. On November 22, 2011, the Board conducted a duly-noticed public hearing on the Project. Regional Planning staff presented a report that described the Project and provided information regarding the community meetings held from December 2010 through June 2011.

32. During the public hearing, representatives of the community testified regarding continued concerns the community had with the Project.

33. During the public hearing, a representative of United Homeowners, who also serves as president of Windsor Knolls, testified that over the years, the appearance of the motel has deteriorated. The representative expressed concern that criminal activity on the motel property was impacting the residents' peaceful enjoyment of the community. The representative stated that the motel did not currently serve the community or attract clientele consistent with the character of the surrounding community. However, the representative testified that, as a result of the community meetings held in 2010 and 2011, the potential existed for the motel to enhance the community. To ensure that, the representative requested that the motel be repainted every 8 to 10 years, that the permittee make improvements to the motel rooms, and that the motel be required to conform to the revitalization strategies of the Slauson Avenue corridor.

34. During the public hearing, a resident and member of Windsor Knolls expressed support for the Project, provided the additional conditions discussed during the 2010-2011 community meetings were met and enforced.

35. During the public hearing, the permittee's representative requested additional changes to the conditions of approval for the Project, including a total grant term of 40 years (30 years plus two, five-year extensions) in order to obtain financing for improvements and a reduction in the number of zoning enforcement inspections to one every other year. The representative also indicated concern that the improvements and enhancements would take longer than the proposed time frame of six to eight months to complete. Additionally, the permittee's representative stated that there have not been any security problems at the motel, including no issues related to criminal activity such as prostitution, which is often associated with motel uses.

36. At the conclusion of the public hearing, the Board closed the public hearing and determined that the Project was exempt from CEQA pursuant to a Class 1 - Existing Facilities categorical exemption because the Project includes only minor alterations to, and no expansion or intensification of, the existing motel structure. The Board indicated its intent to deny the appeal and to modify the Commission's approval of the CUP to include the following requirements: (a) that the motel's required exterior improvements, including painting the façade, installing new

street signage, and installing new landscaping, be initiated within two months after the date of final approval of the CUP and completed within six months thereafter; (b) that the façade be repainted every 8 to 10 years; (c) that interior improvements, including updated carpeting and updated lobby and room interiors, be initiated within three months after the date of final approval of the CUP and completed within five months thereafter; (d) that the exterior and interior improvements be summarized in a detailed action plan that includes a timetable for implementation and provided to Regional Planning within two months after the date of final approval of the CUP; (e) that the elevator be restored to working condition and the block wall repaired within 60 days after the date of final approval of the CUP; and (f) that the permittee attend the regularly scheduled meetings of the surrounding community groups on an annual basis to address any potential impacts the motel may have on the community. Additionally, the Board stated that should the improvements not be completed as required, Regional Planning would undertake timely and thorough enforcement actions, which could include any and all remedies, from fines to revocation of the CUP.

37. The Board finds that over the course of multiple meetings during 2010-2011, the community worked with the permittee to develop plans for improvements to the facility. The Board finds that, as of the Board's November 22, 2011 public hearing, the permittee had already made notable improvements to address the safety concerns, including installing security cameras and lighting in the parking lot, filling the swimming pool, and removing hazardous signage.

38. The Board finds that the residential community surrounding Slauson Avenue is participating in an on-going effort with the Office of the Second Supervisorial District, the County Department of Public Works, and the County Community Development Commission to develop a comprehensive revitalization strategy for the Slauson Avenue corridor. The proposed renovations and transformation of the existing motel provides an opportunity to develop a quality visitor-serving amenity that is compatible with this larger revitalization effort.

39. The Board finds that the Project, as conditioned, is compatible with surrounding land uses. It is located within an established commercial corridor along West Slauson Avenue and blends in with the community character of this corridor. The motel has been operating at this site since 1959 and has a design that is indicative of many of the existing buildings along the corridor. It provides affordable accommodations for visitors to the Ladera Heights community and surrounding areas. It is approximately six miles away from the Los Angeles International Airport and has access to public transportation. Additionally, along with the hillside on which it was constructed, the motel serves as a buffer between the adjacent single-family neighborhood to the south and the commercial uses located along West Slauson Avenue, a designated major highway with a 100-foot right-of-way.

40. The Board finds that to ensure the continued compatibility of the motel with the surrounding land uses, it is necessary to limit the term of this grant to a maximum of 20 years after its final approval, consisting of an initial 10-year term, followed by two, five-year terms upon approval by the Director of Regional Planning subject to the permittee's full compliance with the conditions of approval.

41. The Board finds that the Project is consistent with the applicable policies and goals of the General Plan. The following policies and goals of the General Plan support the continued operation of the motel on the subject property:

A. Land Use Policy No. 9 – "Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location control."

The Project is located within an established commercial corridor and offers a convenient and affordable option for visitors seeking lodging in the surrounding area. The design of the motel is consistent with and complimentary to the surrounding community as the building was constructed in 1959 and has a design that is indicative of the many existing buildings along the Slauson Avenue corridor. With the proposed conditions, the Project will provide services to the Ladera Heights community and complement the surrounding commercial and residential areas.

B. Land Use Policy No. 28 – "Ensure continuing opportunity for citizen involvement in the land use decision-making process."

The permittee participated in numerous community meetings and worked with local neighborhood groups to ensure that the community's concerns would be addressed through the entitlement process. As a condition of approval, the permittee will continue to attend annual meetings of the various community groups in the neighborhood to ensure an on-going opportunity for community members to have their concerns addressed.

C. Land Use Policy No. 29 – "Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations."

As conditioned, the Project will be subject to close monitoring and on-going inspections to ensure compliance with the conditions of approval and applicable regulations. A total of 27 zoning enforcement inspections will be required for the initial term of the grant, including six inspections taking place within the first year of the grant term, four inspections per year for the next four years of the grant term, and annual inspections for the remaining five years of the grant. During any extensions of the term granted, annual inspections will be conducted. With close monitoring and strict adherence to the conditions of approval and the plans

for improvement and enhancement of the motel, the Project will be compatible with the surrounding community.

42. The Board finds that the continued operation of the existing motel is appropriate for the site, and the improvements to the Project site will ensure the protection of health, peace, comfort, and welfare of the surrounding community, and that the Project will not be materially detrimental to the surrounding neighborhood.

43. The Board finds that, although the existing motel was built in 1959, with the exception of parking, the Project complies with the current development standards for the C-2 zone set forth in section 22.28.170 of the County Code. The subject property has 3,543 square feet of existing landscaping, covering approximately 14 percent of the site, which exceeds the required 10 percent under that section. The existing motel is 31 feet, 3-inches tall, which is consistent with the 35-foot height limit in that section. Additionally, the Project does not propose any outside storage or display consistent with the development standards for the C-2 zone. Although the Project would be required to provide 42 parking spaces pursuant to current standards, it was developed in accordance with the regulations that were in effect at the time of its construction, and the 36 parking spaces provided on site satisfied the then-applicable requirements. Pursuant to section 22.56.1510.E of the County Code, because there is no expansion or change of use proposed, the permittee is not required to provide additional parking, and, therefore, the parking provided by the Project is consistent with applicable zoning requirements.

44. The Board finds that the permittee must initiate and complete the required enhancements of the Project site within a timely manner as set forth in the attached conditions of approval, and that failure to do so will result in timely and thorough enforcement actions.

45. The Board finds that the Project, as conditioned, will be compatible with the surrounding area and will not result in adverse impacts to, or otherwise overburden existing public services and facilities.

46. Approval of this Project is subject to the permittee's compliance with the attached conditions of approval.

47. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

A. That the proposed use is consistent with the adopted General Plan.

B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

C. 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 Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Determines that the Project is exempt from CEQA pursuant to a Class 1 - Existing Facilities categorical exemption; and indicates that, at the conclusion of the public hearing on the Project, it approved the categorical exemption; and

2. Approves Conditional Use Permit Number 2010-00038-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 2010-00038-(2)

1. This grant authorizes the continued operation and maintenance of an existing 15,606-square-foot, three-story motel with 40 guest rooms, one manager's unit, and 36 on-site parking spaces located at 4542 West Slauson Avenue, in the C-2 (Neighborhood Business) zone within the View Park Zoned District in the unincorporated community of Ladera Heights. This grant is subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, the owner of the subject property if other than the applicant, and any other person, corporation, or other entity making use of this grant.

3. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the grant becomes effective pursuant to section 22.60.260 of the Los Angeles County Code ("County Code").

4. This grant shall not be effective for any purpose and cannot be used unless and until the permittee, and the owner of the subject property if other than the permittee, have filed with the 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 have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 11. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 8, 9, and 10 shall be effective immediately upon final approval of this grant by the County.

5. 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.

6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of

the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

8. 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 grant, which action is brought within the applicable time period of section 65009 of the California Government Code 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. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

9. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of $5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel.

   If during the litigation process actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the initial amount of $5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   At the sole discretion of the permittee, the amount of the initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the County Code.

10. This grant shall expire unless used within 90 days from the date of final approval by the County. A single 30-day extension may be requested in writing and with payment of the applicable fee prior to the expiration date. For purposes of this provision, continued operation of the motel and satisfaction of Condition Nos. 7 and 11 shall be considered use of this grant.

11. 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. Within 30 days of the date of final approval of this grant, the permittee shall deposit with the County the sum of $5,400. The deposit shall be placed in a performance fund, which 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 and the approved site plan on file. The fund provides for 27 inspections. Due to public health and safety concerns that have been identified with the subject property, six zoning enforcement inspections shall be required for the first year, four zoning inspections shall be required per year for the next four years, and annual inspections shall be required for the remaining five years of this grant. All inspections shall be unannounced. In the event that the grant term is extended pursuant to the provisions of Condition No. 13, annual inspections shall be conducted during any extension period. The permittee shall deposit additional funds to provide for five annual inspections for each approved extension period, which shall be deposited at the time the extension period is granted. The amount charged for such additional inspections shall be $200 per inspection or the recovery cost in effect at the time such extension is approved.

12. 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 for 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 per inspection, or the current recovery cost at the time of payment.

13. This grant shall be for a maximum term of 20 years from the date of final approval. Said term shall consist of an initial term of 10 years from the date of final approval, with two, five-year extensions upon approval by the Director subject to the permittee's full compliance with the conditions of approval. In no case shall the term of this grant be extended beyond 20 years. Upon expiration of this grant, 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, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new CUP application with Regional Planning or shall otherwise comply with the applicable regulations at that time. Such application shall be filed at least six months prior to the expiration date of this grant, as may be extended, and shall be accompanied by the required fees. In the event the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of the subject property may require additional or different permits and would be subject to the then-applicable regulations.

14. All development shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or as shown on the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

15. All structures on the subject property shall comply with all applicable requirements of the County Department of Public Works ("Public Works") Building and Safety Division.

16. The permittee shall comply with all requirements set forth in the County Department of Public Health's letter dated January 27, 2009, attached hereto and incorporated fully by reference, to the satisfaction of said department.

17. The permittee shall comply with all requirements set forth in the County Fire Department's letter dated February 2, 2009, attached hereto and incorporated fully by reference, to the satisfaction of said department.

18. Upon the date of final approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be met to the satisfaction of and within the time frame specified by said department.

19. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, 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.

20. The subject property shall be developed and maintained in substantial compliance with the approved site plan and any other plans kept on file at Regional Planning, collectively marked "Exhibit A." In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.

21. The permittee shall keep and maintain all areas of the subject property in a neat and orderly fashion, free of litter and debris.

22. The permittee shall provide adequate lighting for the motel's parking lot areas to ensure that such areas are at all times sufficiently illuminated to easily discern the appearance and conduct of all persons on or about the parking areas. The permittee shall ensure that all exterior lighting at the site is designed and/or

installed to direct illumination onto the subject property and minimize glare and/or light spillover onto adjoining properties.

23. The permittee shall be prohibited from using amplified sound equipment, music, or a public address system that is intended to be audible outside of the motel building.

24. The permittee shall ensure that the motel manager is aware of and provided with a copy of these conditions of approval, and that said manager agrees to implement these conditions as needed and/or required. The manager shall have duplicate room keys available at all times for law enforcement or emergency service personnel.

25. The permittee shall require that a copy of these conditions of approval be kept in the motel's office at all times, and shall make a copy available to law enforcement and County code enforcement personnel upon request.

26. The consumption of alcoholic beverages shall be prohibited in all public areas of the motel at all times. Public areas include, but are not limited to, the parking areas, driveways, pool area, and other exterior areas of the subject property, as well as the lobby, office, and the hallway corridors of each floor.

27. No abandoned or inoperable vehicles shall be permitted on the subject property.

28. All pay telephones on the subject property shall be located inside the lobby of the motel where the users can be easily monitored by the motel manager and security cameras.

29. The use authorized by this grant shall be conducted at all times with due regard to the character of the surrounding neighborhood, and the County reserves the right to impose additional conditions to this grant, subject to appropriate notice and procedural requirements under the County Code, if it is determined that such additional conditions are necessary to protect the motel's neighboring residents.

30. All guests shall be required to show valid picture identification upon check-in at the motel.

31. The permittee shall maintain a log of all guests staying at the motel, which shall include a record of the motel staff's verification that they have seen a copy of the required, valid picture identification showed to them by each guest. A copy of the log shall be provided to Regional Planning annually and shall be made available for inspection by County staff and law enforcement personnel at any time upon request.

32. The permittee shall not knowingly rent guest rooms to registered sex offenders and/or sex offender parolees.

33. The permittee shall not rent a guestroom to more persons than that room would otherwise hold based on the type and number of beds in the room.

34. The permittee shall not rent guest rooms on an hourly basis or for less than one night's stay. The maximum length of stay for all guests shall be 29 days. Payment for a room shall be collected no more frequently than once per day, per room.

35. The permittee shall maintain a video camera system that provides video surveillance for all public areas on the subject property, and the permittee shall ensure that all video footage is kept for a minimum of 30 days and made available to law enforcement personnel upon request. Public areas include, but are not limited to, the parking areas, driveways, pool area, and other exterior areas of the subject property, as well as the lobby, the office, and the hallway corridors of each floor. When a video camera becomes vandalized or damaged, the permittee shall repair or replace the camera as necessary and shall ensure that such video camera and video camera system are operational within 24 hours of the vandalism or damage.

36. Landscaping at the site shall be maintained in a neat, clean, and healthy condition at all times. Every other six- to seven-foot tree currently planted along the block wall fronting West Slauson Avenue shall be trimmed to the height of the wall, or be removed entirely, to allow passersby to see into the parking lot between the remaining untrimmed trees.

37. The permittee shall provide Regional Planning with a current contact name and telephone number for the owner/operator of the motel, and shall keep such information with Regional Planning current at all times.

38. The permittee shall be prohibited from knowingly allowing illegal drug activity at the motel.

39. The permittee shall obtain all necessary permits and/or other approvals from Regional Planning, Public Works, and other appropriate County agencies, for any proposed improvements to the subject property.

40. The permittee shall be prohibited from using neon accent lighting or neon signage anywhere on the subject property.

41. The permittee shall contract with a licensed security service to patrol the property in accordance with the requirements of this grant, and shall provide a copy of the contract to Regional Planning within 90 days after the date of final approval of this grant. The contract shall require that: (a) the security guards be uniformed so as to be readily identifiable; (b) the security guards be on the subject property during the first year of the grant term from the hours of 10:00 p.m. to 2:00 a.m.; and (c) the security guards shall walk the subject property at least once per hour during the hours that security guards are on the subject property. After the first year of the grant term, the permittee shall contract with a security patrol service

to provide, at a minimum, regular patrol of the subject property during the hours of dusk until dawn and to be available at all times for on-call services as necessary. The permittee or security personnel shall promptly notify the County Sheriff's Department of any violations of law occurring on the premises.

42. Within two months after the date of final approval of this grant, the permittee shall prepare a detailed action plan that summarizes both interior and exterior improvements to be undertaken by the permittee. The action plan shall include a timetable for implementation and shall be submitted to the Director for review and approval.

43. Within 90 days after the date of final approval of this grant, the permittee shall properly fence the swimming pool area to prevent access by unauthorized personnel and shall install a locking mechanism on the gate of the fence that complies with all applicable standards and regulations. Within one year after the date of final approval of this grant, the permittee shall fill the pool to remove it from use and landscape the former pool area to the satisfaction of the Director. The landscaped area shall be fenced and secured with access limited to motel guests and employees.

44. Within 60 days after the date of final approval of this grant, the permittee shall remove or relocate the existing 16-foot business pole sign that is located on West Slauson Avenue and encroaching into the public right-of-way to the satisfaction of the Director.

45. The permittee shall maintain the exterior of the facility and shall repaint the façade every 8 to 10 years from the date of final approval of this grant.

46. The permittee shall improve or enhance the landscaping on the subject property along the West Slauson Avenue frontage to the satisfaction of the Director.

47. Within 60 days after the date of final approval of this grant, the permittee shall repair or otherwise restore the elevator to working condition and shall maintain the elevator in working condition.

48. Within 60 days after the date of final approval of this grant, the permittee shall repair or replace the block wall along West Slauson Avenue to the satisfaction of the Director.

49. The permittee shall install new or updated signage for the facility to the satisfaction of the Director.

50. The permittee shall undertake improvements to update and otherwise improve the interior of the facility. Such improvements shall include, but not be limited to, installing updated carpeting in the facility, and updating lobby, hallway, and guest room interiors (including providing updated furniture, bedding, and other interior features). The permittee shall initiate such interior improvements within three

months after the date of final approval of this grant, and shall complete such interior improvements within five months after their initiation.

51. The permittee shall initiate exterior improvements to the facility, including painting the building's façade, installing new street signage, and installing new landscaping, within two months after the date of final approval of this grant, and shall complete such exterior improvements within six months after their initiation.

52. Within 30 days after the date of final approval of this grant, the permittee shall submit a revised Exhibit "A" to Regional Planning depicting the improvements required by this grant.

53. The permittee and the property owner if other than the permittee shall attend regularly scheduled meetings of surrounding community groups, including the Windsor Knolls Block Group, the Windsor Hills Community Association, the United Homeowners Association, and the Ladera Heights Civic Association, at a minimum, on an annual basis. Promptly after attending such meeting(s), the permittee, and the property owner if other than the permittee, shall submit a report to Regional Planning containing information about the meeting(s), including the date the meeting(s) was held, the location of the meeting(s), and the agenda for such meeting(s).

Attachments:
Department of Public Health's letter dated January 27, 2009
County Fire Department's letter dated February 2, 2009

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
Patrick Nejadian, REHS
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 27, 2009

RFS No. 08-0035454

Phillip Estes, AICP
Los Angeles County
Department of Regional Planning
Zoning Permits II Section
320 West Temple Street
Los Angeles, CA 90012

RE: Project R2008-02179/NCR 200800015
Location: 4542 W. Slauson Ave.

The applicant has supplied additional information concerning this project. According to the applicant the existing facility is being served by public water and public sewer. Therefore, the Department has no objection to the project.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Becky Valenti, E.H.S. IV
Land Use Program

JAN 29 2009

FEB 02 2009

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: 02-02-2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2008-02179

LOCATION: 4542W Slauson Ave.

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☒ The required fire flow for this development is 4000 gallons per minute for 4 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Verify 2 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT AS SUBMITTED IS CLEARED FOR PUBLIC HEARING.

☒ **Location:** See attached map.

☐ **Access:** _____

☒ **Special Requirements:** Provide evidence on LACoFD fire flow form, Form 196, that the hydrants and available flow rate meet the current LACoFD requirements.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: CLAUDIA SOIZA

FEB 1 2 2009

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING	APRIL 10, 2012
DEPARTMENT NAME:	COUNTY COUNSEL
BOARD LETTERHEAD:	COUNTY COUNSEL
SUPERVISORIAL DISTRICT AFFECTED:	SECOND
VOTES REQUIRED:	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION:	☐ APPROVE ☐ APPROVE WITH MODIFICATION ☐ DISAPPROVE

****** *ENTRY MUST BE IN MICROSOFT WORD* ******

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Adopt findings and conditions relating to Project No. R2008-02179-(2), which consists of Conditional Use Permit No. 2010-00038-(2), authorizing the continued operation and maintenance of a three-story, 40-unit motel, with one manager's unit, located at 4542 West Slauson Avenue, in the View Park Zoned District in the unincorporated community of Ladera Heights, applied for by Jet Inn Motor Motel. (On November 22, 2011 the Board indicated its intent to approve.) (County Counsel)