



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 23, 2010

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

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

Dear Applicant:

The Regional Planning Commission, by its action of, **APPROVED** the above described project and entitlement. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 6 requires that the permittee file an affidavit accepting the conditions before the grant 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 the project will end at 5:00 p.m. on July 7, 2010.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specific period, the Regional Planning Commission action is final.

Upon completion of the appeal period, 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) 974-4971 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

Samuel Dea, Supervising Regional Planner
Special Projects Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: BOS; DPW (Building and Safety); Zoning Enforcement, Erin Stennis (BOS), Ronnie Copper (LHCA), Jeff Daniels (UHA), Theodore Irving (UHA), Sally Hampton, (testifiers).

RJB:SD:rg

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

**PROJECT NUMBER R2008-02179 – (2)
CONDITIONAL USE PERMIT NO. 201000038**

REQUEST:

The applicant, Jet Inn Motor Motel, is requesting a Conditional Use Permit to operate a motel with less than required parking per current code in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. Although the motel was lawfully established prior to conditional use permits for motels in the C-2 zone, the applicable amortization period has expired. Therefore, the approval of this grant will authorize the continued operation of a 41-room motel with 36 parking spaces as originally developed, which is five (5) fewer spaces than would be required under current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed.

HEARING DATE: JUNE 23, 2010

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held on June 23, 2010 before the Regional Planning Commission (Commission). Commissioners Rew, Valadez, Bellamy and Helsley were in attendance for the Public Hearing and Commissioner Modugno was absent. Additional correspondence was provided to the Commission.

The Commission heard the staff report and testimony from the applicant's representatives, Mr. Will Nieves and David Biford. The applicant's representatives refuted the validity of the crime statistics provide by the Sheriff's Department and requested the Commission to modify the conditions of approval regarding the following areas:

- Extending the term of the grant from ten (10) years to twenty (20) years;
- Eliminating or reducing the hours for an on-site security guard service; and
- Reduce the number of zoning enforcement inspections.

Approximately 20 people attended the public hearing, but only three attendees testified regarding the item. A representative from the United Homeowners Association, David Reed, raised concerns regarding the following:

- The deteriorated condition of the facility and the overall appearance of the building exterior;
- The inoperable elevator and lack of American Disability Act (ADA) compliance;

- The business sign located in the right-of-way of Slauson Avenue creating a potential hazard; and
- The hazards associated with an unsecured swimming pool.

A representative from the Windsor Hills Block Club, Toni McDonald-Tabor, testified and raised concerns regarding the following:

- Safety issues associated with the criminal activities taking place at the motel, which has caused numerous disruptions to the adjacent community; and
- Lack of building maintenance and the overall appearance of the building exterior.

A community member, Emogen McCraw, testified in support of the request to allow the continued operation of the motel. After receiving testimony, the Commission discussed various issues associated with the motel and the merits of the applicant's request and granted the request with the following changes:

- Allow two optional five (5) year time extension requests for the grant ;
- Reduced the hours for the required on-site security guard;
- Required the permittee to fence the swimming pool area and fill the swimming pool;
- Either remove or relocate the business sign along Slauson Avenue out of the right-of-way;
- Damaged security cameras be repaired within 24 hours instead of 48 hours;
- Reduced the number of zoning enforcement inspections;
- Repair or abandon the elevator and provide ADA compliant replacement; and
- Provide a maintenance plan for the facility.

There being no further testimony, the Commission voted (4-0) to close the public hearing, approved the applicant's request with findings and conditions for approval with modifications as discussed.

Findings

1. The subject property is located at 4542 W. Slauson Avenue (between La Brea Avenue and Overhill Drive), Los Angeles, 90043, within the View Park Zoned District.
2. The subject property is zoned C-2 (Neighborhood Business). The surrounding properties are zoned as follows:
 - North: C-2 Zone and R-1-5,000 (Single-Family Residence –5,000 square foot minimum lot size requirement) Zone.
 - East: C-2 Zone.
 - South: R-1 (Single-Family Residence) Zone and R-3 (Limited Multiple-Family Residence) Zone.
 - West: C-2 Zone.

3. The existing land use for the subject property was developed as a 41-room, three-story motel with appurtenant parking. The existing land uses for the surrounding properties are as follows:

North:	Church, CVS pharmacy, vacant car wash, vacant lots and single-family residences.
East:	Parking lot, health food market, restaurants and retail shopping center.
South:	Single-family residences and multi-family residences.
West:	Private school, accountant office, psychic service, single-family residential and multi-family residential.
4. The approval is to authorize the continued operation and maintenance of an existing 41-room motel in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. The facility consists of a 41-room motel with appurtenant uses including a swimming pool and parking lot.
5. No previous cases exist on the subject property. The existing 41-room motel, three-story building on the subject property was constructed in 1959. Applicable parking standards when the building was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d).
6. Ordinance No. 4988 N.S. – established the C-1 (Restricted Business) zone for the subject property on September 16, 1947.
7. Ordinance No. 5144 – established the C-2 (Neighborhood Business) zone for the subject property on April 27, 1948.
8. The subject property is designated as Commercial in the Countywide General Plan Land Use Policy Map. A motel within the Commercial land use designation is consistent with the intent and policies of the General Plan. The following policies from the Countywide General Plan supports such use:
 - Land Use Policy No. 9 – *“Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.”*

The Jet Inn Motel is located within an established commercial corridor along Slauson Avenue and the motel blends in with community character of this corridor as it has been operating at this site since 1959 and its design is indicative of many of the existing buildings along the corridor. This motel provides a service for visitors of the Ladera Heights community and surrounding areas with affordable accommodations. This motel is approximately six miles away from the Los Angeles International Airport and has access to public transportation. Several businesses along Slauson Avenue have direct access

to this major highway and parking for these businesses is generally located along the street frontage.

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

The applicant’s agent presented the requested entitlement to the Ladera Heights Civic Association on March 18, 2010. Public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property. The notice of public hearing was advertised in La Opinion and in The Los Angeles Sentinel. Case information materials, including the notice of public hearing, a factual sheet, existing land use map and site plans were forwarded to the View Park County Library to provide the public the opportunity to view the information about the proposed project 30 days prior to the public hearing. Two community meetings were held in the Ladera Heights neighborhood to address concerns the residents had regarding the applicant’s proposal. On May 10, 2010, a representative of Supervisor Ridley-Thomas, along with staff from the Department of Regional Planning and Sheriff’s Department met with the Windsor Knolls Neighborhood group to provide an overview of the conditional use permit public hearing process and the zoning enforcement procedures. On May 20, 2010, the same staff which met with the Windsor Knolls Neighborhood group, met with the Ladera Heights Civic Association to provide an overview of the public hearing process, zoning enforcement procedures and answered questions.

- 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.”*

A approval term (10 year max) along with bi-monthly CUP inspections, additional lighting, prohibiting hourly rental, security cameras and an on-site security guard during certain hours will allow the Department to closely monitor and deter potential negative impacts the motel may have to the surrounding neighborhood. Due to the public concerns that have been identified with this subject property, six zoning enforcement inspections per year to address the community’s concerns on how the business was operating are recommended to ensure compliance with the conditions of approval.

9. The zoning category for the subject property is C-2 (Neighborhood Business) zone. A motel is a use subject to permit in the C-2 zone pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. The existing motel met the 1959 parking requirements required by the C-2 zone when the building was constructed in 1959 with 36 spaces. The parking standards when the motel was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d). The parking for this facility does not meet current code requirements, but the motel will not require additional parking

spaces than what is currently provided. Current parking standards would require 41 parking spaces, which is one space per room.

10. The property has 3,543 square feet of existing landscaping, which covers about 14 percent of the subject property and meets the requirements pursuant to Section 22.28.170 of the Los Angeles County Zoning Code.
11. The project site is located along a major highway within an existing commercial corridor and has direct access to Slauson Avenue. The existing motel building and hillside serve as a buffer from Slauson Avenue to the adjacent single-family neighborhood to the south. This highway orientated business is located approximated six miles from Los Angeles International Airport. This motel provides a service for visitors to stay in the neighborhood while being relatively close to the airport. The motel use is compatible with surrounding land uses, if appropriately conditioned. Some past events transpiring at the motel have been disruptive to the neighborhood as the record indicates. In order to create an environment that will be less disruptive to the neighborhood, strict conditions will be placed on the hotel's operation and will be closely monitored by the Department of Regional Planning.
12. Access to the subject property is via Slauson Avenue. Slauson Avenue (a designated major highway) is a fully improved road with sidewalks, street trees and street lights on 100 feet of right-of-way. Vehicular access to the subject property is through a 28-foot wide entrance driveway to the east and a 20-foot wide entrance driveway to the west.
13. The site plan depicts a 15,606 square foot three story building on a 24,584 square foot lot. The building contains 41 rental units, a manager's unit, a lobby office and storage rooms. Each unit consists of a single bedroom and bathroom. The manager's unit contains a kitchen, bathroom, living room, an office and two bedrooms. There is access to all floors through stairwells located on the west, east and middle of the building. An alternative access to all floors can be made through an elevator located in the middle of the building through the ground floor lobby. There are two access driveways from Slauson Avenue to the parking lot. The driveway system, 20-28 feet wide, provides vehicular access to the site and parking lot with 36 spaces. (29 standard, 6 compact, and 1 handicapped). A portion of the parking lot is covered by the motel building. A swimming pool is located on the southeast corner of the site. The subject property has approximately 3,542 square feet of landscaping throughout the parking lot. There are two existing business signs, one approximately 28 square foot in size, 16 foot tall and another approximately 86 square foot in size, 47 foot tall located along Slauson Avenue.
14. The hours of operation for the motel are 24 hours a day, Monday through Sunday. At night the lobby is not open. A person wishing to stay would have to ring a bell. There is one manager on-site at all times, three housekeeping staff members who clean once a day, one night time interim manager, one part-time maintenance worker and two part-time interim managers as needed.

15. A Notice of Violation (NOV) was issued on July 28, 2008. The subject motel was cited for violation of County Code in 2008, for operating a motel in a C-2 (Neighborhood Commercial) Zone without a Conditional Use Permit (CUP) and junk/salvage situation located on the side of the building. Subsequently, the NOV was abated when the applicant submitted an application for a CUP and cleaned up the junk/salvage.
16. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 Categorical Exemption- Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is to allow the continued operation of an existing three-story motel building and will not require addition or significant alteration to the structure.
17. Additional parking cannot be accommodated on the subject property due to physical and topographic constraints, since substantial grading is required to excavate the remaining hillside and removal of required landscaping on the subject site to expand the existing parking. Removal of the unexcavated hillside behind the motel would create an unstable foundation for the homes located on top of the hill adjacent to the motel. The removal of required landscaping will not create more space for parking, since the majority of landscaping is located on the unexcavated hillside and within a two foot wide strip along Slauson Avenue. Additional parking is not required pursuant to 22.56.1510 of the Los Angeles County Code, since the applicant is not proposing to expand or alter the existing 41-room motel as significant modifications to the existing building or additional parking are not needed to accommodate the request.
18. 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 and property posting.
19. 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 ten (10) years.
20. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning 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 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at this location, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and 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 existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities 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; and
- D. That the existing 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.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION:

- 1. The Regional Planning Commission finds that this project is categorically exempt from the provisions of the California Environmental Quality Act.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 201000038 is **APPROVED**, subject to the attached conditions.

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

VOTE: 4 – 0 – 0 – 1

CONCURRING: Valadez, Bellamy, Helsley and Rew,

DISSENTING: NONE

ABSTAINING: NONE

ABSENT: Modugno

ACTION DATE: June 23, 2010

SD:RG:rg

This grant authorizes the continued operation of a 41-room motel in the C-2 (Neighborhood Business) Zone, with 36 parking spaces as currently exists, which is five (5) deficient spaces than the 41 required pursuant to current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed. Additional parking cannot be accommodated on the subject property due to physical and topographic constraints. The subject property is approximately 24,584 square feet in size, improved with a 15,606 square foot three story building and appurtenant uses consisting of a pool and parking lot. The subject property is located 4542 W. Slauson Avenue (between La Brea Avenue and Overhill Drive), Los Angeles, 90043. This approval is subject to the following conditions of approval:

1. 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.
2. This grant shall not be effective for any purpose and cannot be used 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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4, and 8 shall be effective immediately upon final approval of this grant by the County.
3. 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 promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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.
4. 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.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant is for a term up to twenty (20) years, which consists of an initial ten (10) year term that will expire on **June 23, 2020**, and two five (5) year terms upon approval by the Director of Regional Planning. Once the first approved five (5) year term has expired on **June 23, 2025**, an additional five (5) year term may be granted upon approval by the Director of Regional Planning to **June 23, 2030**. The permittee shall submit a written report that shows all conditions of the approval are being followed, accompanied by all applicable fees no less than six (6) months prior to **June 23, 2020**. To extend the grant for another five (5) years, the permittee shall submit a written report accompanied by all applicable fees no less than six (6) months prior to **June 23, 2025**. The Director shall review the report and determine if the use is found to be in substantial compliance with the conditions of approval, has been conducted in compliance with all applicable laws and regulations, and the permittee has exercised the utmost diligence in resolving any Notice of Violation issued throughout the term of the permit. In no case the term of this grant shall be extended beyond June 23, 2030.

Upon the 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, a new Conditional Use Permit application shall be filed with the Department of Regional Planning prior to the expiration date of this grant, whether or not any modification to the use is requested at that time.

8. This grant shall expire unless used within ninety (90) days from the date of final approval by the County. A single thirty (30) day time 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 Numbers 6 and 9 shall be considered use of this grant.

9. 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. Within 30 days of the approval date of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$5,400.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **twenty-seven (27)** inspections. Due to the public health and safety concerns that have been identified with this subject property, **six (6)** zoning enforcement inspections will be required for the first year, **four (4)** zoning inspections per year will be required for the next four (4) years and **annual** inspections will be required for the remaining five years. All inspections will be unannounced. The permittee shall deposit additional funds to provide annual inspections if this grant is extended pursuant the condition no. 7 by the Director of Regional Planning. The funds shall provide **five (5)** annual inspections for each approved extension.

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 the Department of 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 the amount equal to the recovery cost at the time payment is due (currently \$200.00 per inspection).

10. 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's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, 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.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless

specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. 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.
15. In the event of graffiti or other extraneous markings occurring, 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. The permittee shall provide adequate lighting for the Motel's parking lot area so that such area is at all times sufficiently illuminated to easily discern the appearance and conduct of all persons on or about the parking lot. In addition, the permittee shall design and/or install all exterior lighting at the site to minimize glare and/or direct illumination on adjoining properties.
17. The Motel shall be prohibited from using amplified sound equipment, music, or a public address system that is intended to be audible outside the Motel building.
18. The permittee shall insure that the Motel manager is aware of and provided a copy of the conditions of approval, and that the manager agrees to implement these conditions as needed and/or required. The manager shall have duplicate room keys at all times available for emergency service personnel.
19. The Motel shall keep a copy of these conditions of approval in the Motel office at all times, and shall make a copy available to law enforcement and to code enforcement personnel upon request.
20. The permittee shall be prohibited from renting a Motel room to more persons than the room would otherwise hold based on the type and number of beds in the room.
21. The consumption of alcoholic beverages shall be prohibited at the Motel in all public areas. Public areas include, but are not limited to, the parking areas, driveways, motel lobby, pool area and the hallway corridors of each floor.
22. No abandoned or inoperable vehicles shall be permitted on or at the site.

23. All pay telephones at the site shall be located inside the lobby of the Motel building where the users can be readily monitored by the Motel manager and security cameras.
24. 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.
25. The Motel operator shall be not knowingly rent rooms to registered sex offenders and/or sex offender parolees. The permittee shall maintain a log of all guests along with information of the valid identification staying at the Motel, a copy of which shall be provided to Regional Planning annually, and shall make the log available for inspection by County staff at all times.
26. The permittee shall be prohibited from renting rooms to guests on an hourly basis or for less than one night's stay. The maximum length of stay for all guests shall be 29 days. Rent shall be collected no more frequently than once per day per room.
27. All guests at the Motel shall be required to show a valid picture identification before renting a room.
28. The permittee shall maintain a video camera system for the entire site, including the rental office, public areas, and shall keep all video footage for a minimum of 30 days, making it available to law enforcement upon request. Public areas include, but are not limited to, the parking areas, driveways, motel lobby, pool area and the hallway corridors of each floor. When a video camera becomes vandalized or damaged then the permittee shall replace the camera and insure that the video footage is operational within 24 hours of the damage.
29. Landscaping at the site shall be maintained in a neat, clean, and healthy condition at all times. The entire shrub located along the block wall fronting Slauson Avenue shall be trimmed to the height of the wall in three foot increments, allowing passersby the ability see into the parking lot.
30. 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.
31. The permittee shall be prohibited from knowingly allowing illegal drug activities at the Motel.
32. 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 site.

33. The permittee shall be prohibited from using neon accent lighting or neon signage anywhere on the premises.
34. The permittee shall contract with a licensed security service to patrol the property, and provide a copy of the contract to Regional Planning within **ninety (90) days** of approval of this grant. Pursuant to this contract, the security guards shall be uniformed so as to be readily identifiable, shall be on-site during for the first year of the grant term from the hours of 10 pm to 2 am, and shall walk the site at least once an hour during these evening hours. After the first year the applicant shall contract with a security patrol service which provides regular patrol during the evening of dusk till dawn and shall be available for on-call service. The permittee or security personnel shall promptly notify the County Sheriff's Department of any violations of law occurring on the premises.
35. The permittee shall fence the swimming area properly, so no access of unauthorized personnel will be permitted near the swimming pool within **ninety (90) days** from the date of final approval by the County. A locking mechanism that complies with all applicable standards and regulations shall be required on the gate of the fence surrounding the swimming area. Within one year of the effective date of this grant, the permittee shall appropriately fill the pool and landscape the area to the satisfaction of the Director of Regional Planning. The landscaped area shall be fenced and secured with access limited to motel guest and employees.
36. The existing sign along Slauson Avenue encroaching into the right-of-way shall be removed or relocated to the satisfaction of the Director of Regional Planning within **one (1) year** of the effective date of this grant.
37. Within **ninety (90) days** of the effective date of the grant, the permittee shall submit a maintenance plan for enhancements and improvements of the property to include the exterior appearance as well and interior improvements to the satisfactory of the Director of Regional Planning.
38. The existing elevator shall be either repaired and maintained in operating condition, or abandoned and secured pursuant to applicable rules and regulations and if abandoned the permittee shall provide legally compliant American Disabilities Act (ADA) accessibly.

SD:RG:rg