

CONDITIONAL USE PERMIT CASE- BURDEN OF PROOF SECTION 22.56.040

APPLICANT: Jet Inn Motor Motel c/o Nieves and Associates

PROJECT LOCATION: 4542 W Slauson Ave.

Los Angeles, CA 90043

REQUEST:

The applicant is seeking a Conditional Use Permit pursuant to the provisions of Section 22.56.040 of the Los Angeles County Title 22 Planning and Zoning Code to allow the continued use, maintenance and operation of an existing 41 unit motel.

PROJECT DESCRIPTION:

The subject premise is situated at 4542 W Slauson Avenue. The motel is located in an unincorporated section of Los Angeles County in a C-2 commercial zone. The parcel lot comprises 24,584.88 square feet and is currently developed with a three-story 15,606 square foot 41 unit motel. The existing motel building was built in 1959. The property has allocated 3,542.98 square feet (14.41%) for landscaping and has thirty-six on-site parking spaces.

The applicant, Jet Inn Motel, is seeking a Conditional Use Permit for the continued use, maintenance and operation of an existing 41 unit motel which includes a manager's unit, within a three-story, masonry commercial motel building.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:**
- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

THE SUBJECT PROPERTY IS LOCATED IN THE C-2 NEIGHBORHOOD BUSINESS COMMERCIAL ZONE OF AN UNINCORPORATED SECTION OF LOS ANGELES COUNTY. THE PROPERTY IS BOUNDED TO THE NORTH, SOUTH AND EAST BY DEVELOPED COMMERCIAL PROPERTIES AND TO THE WEST BY SINGLE FAMILY RESIDENTIAL PROPERTIES.

THE PROPOSED USE WILL NOT ADVERSELY AFFECT; BE MATERIALLY DETRIMENTAL TO; NOR, JEOPARDIZE THE PUBLIC OR PERSONS RESIDING OR WORKING IN THE AREA SINCE THE MOTEL STRUCTURE WAS LEGALLY BUILT IN 1959 AND IN OPERATION SINCE ITS INCEPTION 50 YEARS AGO.

THE ADJOINING RESIDENTIAL PROPERTIES TO THE SOUTH (REAR) ARE UNAFFECTED BY THE EXISTING MOTEL OPERATION SINCE THERE IS NO DIRECT ACCESS TO OR FROM THESE RESIDENCES. IN ADDITION THE ADJOINING PROPERTIES ARE UPHILL FROM THE SUBJECT PROPERTY. THE SUBJECT SITE IS FULLY SCREENED WITH A SIX FOOT HIGH BLOCK WALL AT THE REAR AND EACH SIDE OF THE PROPERTY.

THE MOTEL IS UNDERGOING AESTHETIC RENOVATIONS IN ORDER TO ATTRACT MORE VISITORS TO THE AREA. THE PROJECT IS LOCATED IN CLOSE PROXIMITY TO THE LOS ANGELES INTERNATIONAL AIRPORT. IT PROVIDES BADLY NEEDED OVER-NIGHT AND TEMPORARY LODGING ACCOMODATIONS FOR TOURISTS VISITING AND TRAVELING INTO THE AREA.

THE PROPOSED MOTEL HAS OPERATED AT THIS LOCATION FOR MANY YEARS IN HARMONY WITH THE COMMUNITY AND IT WILL NOT BE MATERIALLY DETRIMENTAL TO THE COMMUNITY NOR WILL IT JEOPARDIZE OR ENDANGER ITS INHABITANTS OR THE SURROUNDING COMMUNITY. THE SUBJECT PROPERTY IS COMPATIBLE WITH THE SURROUNDING COMMERCIAL USES.

- B. That the proposed site is adequate in size and shape to accommodate the yard, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

THE EXISTING MOTEL STUCTURE IS COMPRISED OF A THREE-STORY, 41 UNIT MASONRY BUILDING. THE MOTEL IS APPROXIMATELY 15,606 SF IN SIZE AND IS SITUATED ON A 24,585.88 SF SLOPING PARCEL LOT WITH 36 ON-SITE PARKING SPACES. THE SUBJECT SITE HAS ALLOCATED 3,542.98 SF FOR LANDSCAPING.

ALL EXTERIOR FEATURES, INCLUDING THE PARKING LAYOUT, WILL REMAIN AS IT CURRENTLY EXISTS. FURTHER, VEHICULAR ACCESS IS FROM TWO SEPARATE DRIVEWAYS FRONTING ON SLAUSON AVENUE DUE TO THE SUBJECT PROPERTIES WIDE FRONTAGE ALONG THE STREET. THE FRONTAGE AND VEHICULAR ACCESS IS CONSISTENT WITH THE PATTERN OF DEVELOPMENT ALONG THE PORTION OF SAID HIGHWAY. THE SUBJECT SITE HAS INCORPORATED ALL THE REQUISITES FOR THE SUCCESSFUL OPERATION OF A MOTEL.

THE PROPERTY IS ADEQUATE TO MEET ALL DEVELOPMENT STANDARDS AS PRESCRIBED BY ORDINANCE AND CODES AT TIME OF CONSTRUCTION. THE EXISTING USE INTEGRATES WELL WITH ALL SURROUNDING LAND USES AND ZONING IN THE AREA AND ITS SIZE ACCOMODATES ALL THE REQUIRED USES.

- C. That the proposed use is adequately served:**
- 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
 - 2. By other public or private service facilities as are required.**

THE PROPOSED SITE IS ADEQUATELY SERVED BY PUBLIC AND PRIVATE

FACILITIES AS REQUIRED FOR THIS USE. THE SUBJECT SITE HAS COMMERCIAL FRONTAGE ON SLAUSON AVENUE, A MAJOR THOROUGHFARE.

THE SUBJECT PROPERTY, AND THE SURROUNDING DEVELOPMENTS, ARE WELL SERVED BY THE FULLY DEDICATED AND IMPROVED 100 FOOT WIDE PORTION OF SLAUSON AVENUE AFFORDING GOOD TRAFFIC CIRCULATION NECESSARY FOR PROPER COMMERCIAL DEVELOPMENT.

THE EXISTING MOTEL ACCOMODATES 36 ON SITE PARKING SPACES. THIS ALLEVIATES THE NEED TO USE SURFACE STREETS FOR PARKING PURPOSES. THEREFORE, THE PROPOSED PROPERTY IS ADEQUATELY SERVED BY BY A SUFFICIENTLY WIDE MAJOR COMMERCIAL HIGHWAY AND BY OTHER PUBLIC AND PRIVATE SERVICE FACILITIES.