



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-4971

**PROJECT NUMBER R2008-02179-(2)**  
**Conditional Use Permit No. 201000038**

**PUBLIC HEARING DATE**  
 6-23-10

**AGENDA ITEM**  
 TBD

**RPC CONSENT DATE**  
 N/A

**CONTINUE TO**  
 N/A

**APPLICANT**

Jet Inn Motor Motel

**OWNER**

Mosut Company Inc.

**REPRESENTATIVE**

Nieves and Associates

**PROJECT DESCRIPTION**

The applicant, Jet Inn Motor Motel, is requesting a Conditional Use Permit to authorize the continued operation of a 41-room motel in the C-2 (Neighborhood Business) Zone. The existing motel is a legal non-conforming use due to parking standards in the C-2 Zone. The subject property is a approximately 24,584 sq.ft. in size and improved with a 15,606 sq.ft. three story building and appurtenant uses consisting of a pool and parking lot.

**REQUIRED ENTITLEMENTS**

The request is for a Conditional Use Permit to operate a motel in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Code. This grant will authorize the continued operation of an existing 41-room motel.

**LOCATION/ADDRESS**

4542 W. Slauson Avenue, Los Angeles, CA 90043, between La Brea Avenue and Overhill Drive.

**SITE DESCRIPTION**

The site plan depicts a 15,606 sq.ft. three story building on a 24,584 sq.ft. lot. The building contains 41 rooms, a manager's unit, a lobby office and storage rooms. Each room consists of a sleeping quarter 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 lobby. There are two access driveways from the project site onto Slauson Avenue. The driveway on the west is 20 feet wide and the driveway on the east is 28 feet wide. There is a parking lot with 36 spaces. (29 Standard, 6 Compact, and 1 Handicapped). Portion of the parking lot is covered by the motel building. There is a swimming pool located on the southeast corner of the site. The subject property has approximately 3,542 sq. ft. of landscaping surrounding the parking lot and the building. There are two business signs located along Slauson Avenue.

**ACCESS**

From Slauson Avenue

**ZONED DISTRICT**

View Park

**ASSESSORS PARCEL NUMBER**

4019-012-008

**COMMUNITY**

Ladera Heights/View Park-Windsor Hills

**SIZE**

0.57 Acres (24,584 square feet)

**COMMUNITY STANDARDS DISTRICT**

None

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site	Existing 41 unit motel	C-2 (Neighborhood Business) Zone
North	Church, CVS pharmacy, vacant car wash, vacant lots, single-family residences	C-2, R-1-5,000 (Single-Family Residence) Zone
East	Parking lot, health food market, restaurants, retail shopping center	C-2 (Neighborhood Business) Zone
South	Single-family residences and multi-family residences	R-1, R-3 (Limited Multiple-Family Residence) Zone
West	Private school, accountant office, psychic service, single-family residential, multi-family residences	C-2 (Neighborhood Business) Zone

**GENERAL PLAN/COMMUNITY PLAN**

Countywide General Plan

**LAND USE DESIGNATION**

Commercial

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON: Rob Glaser		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

(O) = Opponents (F) = In Favor

