



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2011-01395-(1)

HEARING DATE

August 20, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201100134
 Environmental Assessment No. 201100215

PROJECT SUMMARY

OWNER / APPLICANT

Hitesh Patel /John Barakonski

MAP/EXHIBIT DATE

January 21, 2013

PROJECT OVERVIEW

The applicant is requesting authorization for the continued operation and maintenance of an existing motel in the C-3 zone within the East Los Angeles community. The motel, Crossroads Motel, has less than the required parking and landscaping, and non conforming signage, which were all authorized through Variance No. 01-020. The two-story 3,419 square foot motel consists of 10 units, an office, and a manager's unit that includes a living room, kitchen, and bedroom. There are 7 standard parking spaces and 1 handicap space. The applicant is only proposing internal improvements to the motel.

LOCATION

5809 E. Olympic Blvd. Los Angeles, CA 90022

ACCESS

via East Olympic Boulevard

ASSESSORS PARCEL NUMBER(S)

6339-005-035

SITE AREA

6,900 sq. ft.

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

Eastside Unit No. 1

LAND USE DESIGNATION

CC (Community Commercial)

ZONE

C-3 (Unlimited Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East Los Angeles Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof requirements)
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.28.220 (C-3 Zone Development Standards)

STAFF RECOMMENDATION

Staff recommends APPROVAL of CUP No. 201100134, subject to the attached conditions, since the existing motel is consistent with the goals and policies set forth in the General Plan and East Los Angeles Community Plan and is permitted in the C-3 zone with a CUP.

CASE PLANNER:

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