



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 16, 2013

TO: Hearing Officer

FROM: Maria Masis   
Zoning Permits East Section

**SUBJECT: Additional Materials for Hearing  
Project No. R2012-02756-(2)  
Conditional Use Permit No. 201200158  
HO Meeting: April 16, 2013  
Agenda Item: 3**

The above-mentioned item is a request for a Conditional Use Permit (CUP) to continue the operation of an existing motel built in 1953 within the C-3 (Unlimited Commercial) zone pursuant to County Code Section 22.28.20.

Staff recommends that the Hearing Officer consider modifications to Draft Conditions of Approval number 34 and the addition of Draft Condition number 35 as illustrated below:

Draft Conditions of Approval

34. By June 16, 2013, the permittee shall submit to the Director for review and approval **(3) copies** of a revised Exhibit "A", similar to that presented at the public hearing, that clearly depicts the location and numerically labeled light fixtures throughout the property, the placement of the three required "No Loitering" signs, a sign prohibiting the consumption of alcohol in public areas in the entrance area and illustrate the location of the trash area. The Exhibit "A" shall also clearly label the laundry room and the water heater and additional storage rooms located between room number twelve and the storage room. The revised plans shall also depict the layout of the manager's dwelling unit. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". All revised plot plan must be accompanied by written authorization of the property owner.
35. The permittee shall record a 'Covenant to Hold Properties as One' ('lot-tie' covenant), in a form satisfactory to the Department of Regional Planning, prior to the effective date of this grant.

MM: DA