Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 11, 2013

TO: Pat Hachiya, AICP
Hearing Officer

FROM: Maria Masis, AICP
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.

Please find the attached updated crime history report and recommendations from the Sheriff's Department, for the above referenced project, that was received subsequent to the hearing package submittal to the Hearing Officer.

Staff also recommends that the Hearing Officer consider modifications to the Draft Conditions of Approval and an addition to Draft Finding number 13 as follows:

Draft Conditions of Approval

10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five **(5) annual (every year)** inspections for the first five years of the grant term and five **(5) biennial (once every other year)** inspections for the subsequent ten (10) years. Inspections shall be unannounced.

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 one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

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. In addition, the "covenant to hold three parcels as one" label will be removed on the Exhibit "A" as the lots were tied with a covenant prior to this grant approval. 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.

Draft Findings

13. On April 8, 2013 an updated crime history report and letter of recommendation was received from the Sheriff's Department. Between the time periods of January 1, 2008 to March 31, 2013 there were seventeen (17) calls for service for the subject location. The calls for service included eight (8) traffic stops, one disturbance call, two suspicious person calls and one possible sex crime against a child. The Sheriff's Department overall recommendation is approval for the CUP.

Attachments
MM: DA

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02756-(2)
CONDITIONAL USE PERMIT NO. 201200158

1. **ENTITLEMENT REQUESTED.** The applicant, Bhakta Madhubhai, is requesting a Conditional Use Permit (CUP) to authorize the continued operation of a 19-unit motel pursuant to County Code Section 22.28.210 in the C-3 (Unlimited Commercial) Zone and East Compton Community Standards District.

2. **HEARING DATE.** April 16, 2013

3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly public hearing was held on April 16, 2013 before the Hearing Officer.

4. **PROJECT DESCRIPTION.** The proposed project is a request to authorize the continued operation of an existing 19-unit motel within the C-3 (Unlimited Commercial) Zone and the East Compton Community Standards District in the unincorporated portion of Los Angeles County. The motel was built in 1953 and was approved with twelve (12) parking spaces which do not comply with current parking standards pursuant to County Code Section 22.52.1170.

5. **LOCATION.** 14900 South Atlantic Avenue, unincorporated East Compton

6. **SITE PLAN DESCRIPTION.** The site plan depicts a one-story 6,388-square foot building on a 0.34-acre lot. The building contains 18 rental units, a manager's dwelling unit, office receptionist area, two storage rooms and a laundry area. Seventeen rental units consist of one bed and one bathroom. Only one rental unit (#10) consists of two beds and one bathroom. The manager's unit consists of two bedrooms, an office, kitchen, living room and a bathroom. The main access is from a 20-foot wide paved driveway along South Atlantic Avenue and secondary access along a 20-foot wide alleyway to the east of the property. Guest vehicle parking spaces are located on-site on a paved parking area in the center with 12 standard parking spaces, including one handicap parking space. The subject property has approximately 1,500-square feet of landscaping throughout the front of the building along South Atlantic Avenue and along the parking area. There is one existing freestanding 16-square foot business sign that is 25-feet in height, located at the entrance of the subject property.

7. **EXISTING ZONING.** The subject property is zoned (C-3) Unlimited Commercial and is located within the East Compton Community Standards District (CSD).

   Surrounding properties are zoned as follows:
   North: C-3 (Unlimited Commercial) and R-1 (Single-Family Residence)/R-2 (Two-Family Residence) Zone
   South:C-3 (Unlimited Commercial) Zone
   East: R-1 (Single-Family Residence) Zone

West: C-3 (Unlimited Commercial) Zone

8. **EXISTING LAND USES.** The subject property is developed with an existing 18-room rental unit motel and a manager's dwelling unit.

   Surrounding properties are developed as follows:
   North: Church, beauty salon and single/multiple-family residence
   South: Auto repair and banquet hall
   East: Single/multiple-family-residence
   West: Furniture store, tire shop and adult day care

9. **PREVIOUS CASES/ZONING HISTORY.** No previous cases exist on the subject property. The existing one-story19-unit motel was constructed on the 0.34-acre lot in 1953. There are building permits approved for the motel, and freestanding sign dated January 27, 1953 and May 5, 1953.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Major Commercial land use category of the Countywide General Plan Land Use Policy Map. A motel within the Major Commercial land use designation is consistent with the intent and policies of the General Plan. Typical land use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service facilities and a range of mixed commercial retail and service activities. The motel was legally established in 1953 and serves local and regional areas. The motel also serves as a buffer between intensive uses, such as auto repair, and residential neighborhoods to the east of the subject property. The request to continue the operation of the motel in an existing commercial corridor will take advantage of existing public services and facility capabilities by utilizing existing public utilities, intensely used highway and transportation system.

    The following policies of the General Plan are applicable to the proposed project:

    - *"Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls."*

      The Patio Motel is located within an established commercial corridor along Atlantic Avenue and is compatible with the community character of this corridor that has been in existence since the 1950's. The current design is also indicative of many of the existing buildings along the commercial corridor, therefore compatible with the community. The Patio Motel provides a service for visitors of the East Rancho Dominguez Community and surrounding areas with affordable accommodations.

    - *"Ensuring continuing opportunity for citizen involvement in the land use decision-making process."*

Public hearing notices regarding the subject application were mailed out to the owners of the properties located within a 500-foot radius of the subject property. The notice of public hearing was advertised in La Opinion and in The Press Telegram. Case information materials, including the notice of public hearing, and a factual sheet were forwarded to the Compton Library to provide the public the opportunity to view the information about the proposed project 30 days prior to the public hearing.

- *"Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations."*

The Hearing Officer finds the project consistent with the Major Commercial land use category.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**
The zoning category for the subject property is C-3 (Unlimited Commercial) zone. A motel is a use subject to permit in the C-3 zone pursuant to 22.28.210 of the Los Angeles County Code. The existing motel complied with 1953 parking requirements for the C-3 zone with 12 parking spaces for 19-rooms. The parking standards at the time the motel was constructed required parking spaces 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). Current parking standards would require 18 parking spaces, which is one space per guest room. In addition, the manager's dwelling unit has two bedrooms, and pursuant to County Code, requires one and one-half covered, plus one-half uncovered parking spaces to comply with County Code Section 22.52.1180.

Additional parking cannot be accommodated on the subject property due to physical constraints. The property and adjacent lots are fully developed with insufficient space for additional parking. 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 18-rental unit motel.

The property has approximately 1,500-square feet of landscaping and covers 10 percent of the 0.34-acre lot. Landscaping requirements are met pursuant to Section 22.28.220 (A).

East Compton Community Standards District

The subject property is located within the East Compton Community Standards District. The intent and purpose of the East Compton Community Standards District is to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project as adopted by the Board of Supervisors on July 10, 1984 and as subsequently amended. Staff contacted a representative from the East Compton Redevelopment Commission to ask for project consultation on June 2012. The

representative stated that due to the abolishment of the Redevelopment Agencies, there is no staff available to implement the goals of the East Compton Redevelopment Commission.

There are no zone specific regulations for the C-3 zone.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The motel was legally established in 1953 and serves local and regional areas. The motel also serves as a buffer between intensive uses, such as auto repair that is located to west, and residential neighborhoods located to the east of the subject property. The request to continue the operation of the motel in an existing commercial corridor will take advantage of existing public services and facility capabilities by utilizing existing public utilities, intensely used highway and transportation system. With the appropriate conditions and enforcement, the proposal to allow the motel to continue operation will not disrupt the surrounding neighborhood.

    Staff has conducted site visits on November 18, 2011, February, 9, 2012, February 12, 2013 and April 2, 2013 to the subject property. During each site visit, the parking area did not appear to be used to full capacity. The property was clean and compatible with the surrounding mixed uses in the neighborhood. No zoning violations were observed.

13. **COUNTY AGENCY COMMENTS AND RECOMMENDATIONS.** On October 13, 2011 the Los Angeles County Sheriff's Department, Compton Substation provided a Crime Analysis Report regarding calls for service and recommendations for the subject property. These calls for service include a report for narcotics, vehicle citation, receiving stolen property, alcohol intoxication and vehicle boating laws. The Sheriff's Department also made the following recommendations:

    - "No Loitering" signs shall be placed and remain clearly posted around the business and any loitering activity be strictly monitored and aggressively discouraged by management.

    - The parking area is maintained with sufficient lighting to illuminate the appearance and conduct of all persons in the parking area.

    - Management continues to have an on-going liaison relationship with members of the Sheriff's Department, so that communication can be easily facilitated when problems occur.

    The Sheriff's stated that without the above recommendations a positive endorsement cannot be issued. Staff has added the Sheriff's recommendations in the conditions of approval.

    On April 8, 2013 an updated crime history report and letter of recommendation was received from the Sheriff's Department. Between the time periods of January 1,

2008 to March 31, 2013 there were seventeen (17) calls for service for the subject location. The calls for service included eight (8) traffic stops, one disturbance call, two suspicious person calls and one possible sex crime against a child. The Sheriff's Department overall recommendation is approval for the CUP.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** 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.

15. **PUBLIC COMMENTS.** There was one phone call inquiring about project related details. At the time of this report, there are no comments in favor or opposition of the proposed project.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The proposed project is consistent with the permitted uses of the designated land use category and supports policies of the Countywide General Plan.

    Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The project location, annual zoning inspections and conditions of approval reduce the likelihood that the project will negatively affect the health, peace, comfort or welfare of persons residing in the neighboring area.

    Therefore, the request to continue operation of an existing motel at the subject property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment of 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.

18. The existing motel was constructed and legally established in 1953 with 19-units and twelve (12) parking spaces. Additional parking cannot be accommodated on the subject property due to physical constraints, and the subject lot and adjacent properties are fully developed

    Therefore, the existing 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 with no alteration or addition to the building proposed.

19. Access to the subject property is via South Atlantic Avenue. South Atlantic Avenue (designated major highway) is a fully improved road with sidewalks, street trees and street lights. Vehicular access to the subject property is through a 20-foot

wide paved driveway to the west and secondary access is to the east adjacent along a 20-foot wide alleyway.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the quantity of traffic that such use would generate.

20. Recommendations made by the Sheriff's Department regarding loitering, lighting in the parking area and to continue having an on-going liaison relationship with motel management has been included as conditions of approval.

21. The Hearing Officer finds that with the appropriate conditions and enforcement, the proposal to allow the motel to continue operation will not disrupt the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION

22. The project to authorize the continued operation of an existing motel with associated parking. There is no expansion or new construction proposed. The project is not an exception to any categorical exemptions.

Therefore, the project qualifies as a categorical Exemption (Class 1-Existing Facilities) and is consistent with the findings by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

23. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to (15) years.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

A. That the proposed use will be consistent with the adopted general plan for the area; and

B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or 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; and

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

D. That the proposed 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.

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 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200158 is Approved subject to the attached conditions.

MM:DA
04/04/2013

c: Hearing Officer, Zoning Enforcement, Sheriff's Department

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02756-(2)
CONDITIONAL USE PERMIT NO. 201200158

PROJECT DESCRIPTION

The project is for a Conditional Use Permit (CUP) to authorize the continued operation of an existing 19-unit motel built in 1953 and located within the C-3 (Unlimited Commercial) Zone and the East Compton Community Standards District. The project is subject to the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose 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 ("County") Department of Regional Planning ("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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate 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.

5. 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 make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on April 16, 2028**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the 19-unit motel and satisfaction of Condition No. 2 shall be considered use of this grant.

10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five **(5) annual (every year)** inspections for the first five years of the grant term and five **(5) biennial (once every other year)** inspections for the subsequent ten (10) years. Inspections shall be unannounced.

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 one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

14. All development pursuant to this grant 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, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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 notification 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.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PROJECT SITE SPECIFIC CONDITIONS

18. The permittee shall provide and maintain twelve (12) on-site parking spaces as legally established in 1953. If the motel changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the (12), the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

19. No new business signage is approved by this grant. A separate sign review shall be filed for review and approval by Regional Planning.

20. 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.

21. The permittee shall ensure 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 required. The manager shall have duplicate room keys at all times available for emergency personnel. A manager or other responsible person shall be available 24 hours a day, 7 days a week to respond to any problems on the site.

22. 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.

23. The consumption of alcoholic beverages shall be prohibited in all public areas. Public areas include, but are not limited to, the parking lot and driveways. A sign prohibiting alcoholic beverage consumption in public areas will be placed on the

wall near the office window in the front entrance area and as illustrated on the Exhibit "A".

24. Loitering on the property shall be prohibited at all times. Three "No Loitering" signs shall be placed on the property as depicted on the Exhibit "A" to discourage loitering activity on the property.

25. The permittee shall post a current telephone number for the resident manager or other responsible person on a sign in English and Spanish at the front office so that neighbors, residents or other interested persons may inform the manager or other responsible person of any complaints or if any activities of this facility are a disturbance to them. The sign shall also contain contact information for the Department of Regional Planning's Zoning Enforcement Section.

26. Management shall establish on-going liaison relationship with members of the Sheriff's Department, so that communication can be easily facilitated if problems occur.

27. No abandoned or inoperable vehicles shall be permitted on the property. Repair of vehicles is prohibited on the site.

28. Payphones are prohibited from all public areas on the property.

29. The permittee shall maintain a log of all guests including valid identification and shall make the log available for inspection by County staff.

30. 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.

31. The permittee shall provide adequate lighting above the entrance of the premises, in the parking area and in the room entrance areas. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises.

32. Lighting fixtures shall be maintained and in working order at all times, including the parking area and front entrance as depicted on the Exhibit "A".

33. Landscaping at the site shall be maintained in a neat, clean, and healthy condition at all times. Landscaping shall be maintained on at least ten percent of the lot area pursuant to County Code 22.28.220 (A) and as depicted on the Exhibit "A".

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. In addition, the "covenant to hold three parcels as one" label will be removed on the Exhibit "A" as the lots were tied with a covenant prior to this grant approval. 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.

Attachments:
Fire Department Letter dated October 28, 2009
Sheriff's Department dated October 13, 2011, April 8, 2013

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169

Leroy D. Baca, Sheriff

Subject: Conditional Use Permit (CUP) Consultation for the Continued Operation of a Motel
Project No.: R2012-02756
Permit No.: 201200158
Establishment: Patio Motel
Location: 14900 Atlantic Avenue, East Rancho Dominguez
Description: The project is a CUP for the continued operation of an existing motel.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to five calls for service at 14900 Atlantic Avenue, East Rancho Dominguez in the past five years; one call for a hit-and-run parked car report, two calls for disturbing the peace, one call to recover a stolen vehicle, and one call for a possible child molestation report. Deputy-initiated activity in the past five years resulted in five arrests; one for possession of narcotics, one for receiving stolen property, one for resist/delay peace officer, one arrest warrant, and one illegal possession of a firearm. Seven other contacts with deputies resulted in three traffic citations. Attached is the CFS report of those calls for your review.

(2) Comments/recommended conditions:

All calls for service have been routine in nature. This establishment has not been a problem.

(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does **NOT** recommend approval of this CUP.

Should you have any questions, please contact Operations Lieutenant Hiroshi Yokoyama at (310) 605-6558 or at hyokoya@lasd.org.

Sincerely,

LEROY D. BACA, SHERIFF

Diane E. Walker, Captain
Commander, Compton Station

Los Angeles County Sheriff's Department

Compton Station

Crime Analysis Unit

Activity Report for 14900 Atlantic

January 1, 2008—March 31, 2013

Incident Reports

Between January 1, 2008—March 31, 2013, there were 9 incident reports taken at the 14900 Atlantic location.

SEQUENTIAL	STAT CODE	STAT CODE DESCRIPTION	DATE	ADDRESS
108-01068-2851-735	735	VEHICLE/BOAT, OTHER NON-CRIMINAL: Vehicle/Boat, Stored/Impounded	1/17/2008	14900 S ATLANTIC AVE
909-14538-2851-290	290	RECEIVING STOLEN PROPERTY: Receiving Stolen Property	9/4/2009	14900 S ATLANTIC AVE
909-15989-2852-201	201	DRUNK: Alcohol	10/2/2009	14900 S ATLANTIC AVE
010-02316-2851-181	181	NARCOTICS: Heroin, Etc Or Sched I Or II Drugs (Possess/Sales)	2/12/2010	14900 S ATLANTIC AVE
910-08591-2826-255	255	VEHICLE AND BOATING LAWS: Misdemeanor	5/21/2010	14900 S ATLANTIC AVE
910-08598-2826-255	255	VEHICLE AND BOATING LAWS: Misdemeanor	5/21/2010	14900 S ATLANTIC AVE
912-06987-2851-735	735	VEHICLE/BOAT, OTHER NON-CRIMINAL: Vehicle/Boat, Stored/Impounded	6/8/2012	14900 S ATLANTIC AVE
912-08032-2851-735	735	VEHICLE/BOAT, OTHER NON-CRIMINAL: Vehicle/Boat, Stored/Impounded	6/28/2012	14900 ATLANTIC AVE
012-80219-2851-418	418	NON-CRIMINAL: SUSPICIOUS CIRCUMSTANCES, POSS. CHILD ABUSE	11/4/2012	14900 ATLANTIC BLVD

Calls for Service

Between January 1, 2008—March 31, 2013, there were 17 calls for service taken at the 14900 Atlantic location. There were (8) traffic stop/hazard calls during this period. There were also (1) 415-Disturbance call during this period. During this period there were (1) P288-Possible Sex Crime Against a Child and (2) 925-Suspicious Persons calls.

DATE	TAG	RADIO CODE	ADDRESS
3/19/2008	0326	925 - PERSON ACTING SUSPICIOUSLY	14900 ATLANTIC
3/30/2008	0172	909 - TRAFFIC STOP	14900 ATLANTIC
5/11/2008	0104	483R - HIT AND RUN	14900 ATLANTIC
4/3/2009	0221	925A PERSON ACTING SUSPICIOUSLY IN A VEHICLE	14900 ATLANTIC
6/7/2009	0102	924P - PATROL CHECK	14900 ATLANTIC
9/4/2009	0208	909T - TRAFFIC HAZARD	14900 ATLANTIC
10/2/2009	0043	415B - DISTURBANCE (BUSINESS)	14900 ATLANTIC
2/12/2010	0014	909 - TRAFFIC STOP	14900 ATLANTIC
5/21/2010	0229	909 - TRAFFIC STOP	14900 ATLANTIC
6/15/2010	0185	909 - TRAFFIC STOP	14900 ATLANTIC
8/11/2010	0071	909 - TRAFFIC STOP	14900 ATLANTIC
9/7/2010	0241	X-OSS - ASSIST OSS	14900 ATLANTIC
10/4/2010	0009	909 - TRAFFIC STOP	14900 ATLANTIC
12/5/2010	0072	503A - RECOVERED VEHICLE	14900 ATLANTIC
6/8/2012	0040	909 - TRAFFIC STOP	14900 ATLANTIC
11/4/2012	0004	P288 - SEX CRIMES AGAINST CHILDREN	14900 ATLANTIC
1/17/2013	0025	390 - DRUNK	14900 ATLANTIC

Tables prepared by CPT/CAU

Data Source: LARCIS Master Query & RAPS Data | April 2, 2013