

#7
12-1661

Suggested Improvements
10023 S. Figueroa Street (the "Property")
Tam's Burgers (Number 6)
June 12, 2012

1. Do not allow patrons to remain at the Property longer than 30 minutes.
2. Do not allow patrons to linger over a soda or other soft drink for more than 30 minutes. Do not allow the same customer to repeatedly purchase drinks and/or food.
3. If employees of Tam's Burgers observe individuals lingering on the Property for more than 30 minutes, ask the individuals to leave the Property.
4. Do not allow individuals to park their vehicles in the parking lot for more than 30 minutes.
5. Do not allow prostitutes, pimps, drug users or dealers, or homeless individuals to loiter on the Property for any purpose.
6. Maintain sufficient lighting at the Property so that the parking lot and exterior areas are well lit so that law enforcement personnel can easily identify individuals and their actions on the Property.
7. Install and/or maintain a video surveillance system to monitor the interior and exterior of the Property. The video surveillance system should be accessible through the internet so that the Property owner, business owner and managers, and Los Angeles Police Department ("LAPD") officers can monitor the Property from their work and home computers, tablets, and/or phones.

The Property/business owner and his managers shall routinely monitor the video cameras and keep the video recordings (either tapes, DVD or computer drives) for at least one week before re-recording over the said recording device. The Property/business owner and his manager shall immediately notify LAPD when they observe criminal activity. They shall keep and make available to LAPD any and all tapes, which indicate possible criminal activity.

8. Report suspicious activity immediately to LAPD by calling 911 in an emergency or (877) ASK-LAPD for non-emergency incidents.
9. The business owner shall visit the Property at least twice a week to monitor the Property.
10. The business owner shall provide a copy of these suggested improvements to his employees and shall expect his employees to comply with these provisions.
11. The business owner keep the Property clear of litter, newspaper racks, benches, boxes, milk crates, and homeless encampments.

12. No alcoholic beverages shall be consumed on the Property.
13. Any employee involved in criminal activity or found to be encouraging prostitution, pimping, drug activity, or homeless transients may be subject to termination.
14. Graffiti on the Property shall be painted over with a matching color within 24 hours.
15. One California State licensed and bonded uniformed security guard shall be present seven days a week during the hours of dusk until the business is closed. The security guard shall not be directly employed by the Property/business owner, i.e., the Property/business owner shall contract with a security guard company for security guards. The security guard shall be fluent in English. The security guard's duties shall include enforcement of these suggested improvements. The security guard will not impede, obstruct or delay any law enforcement personnel conducting inspections or official business at the Property. Along with normal security guard duties and patrolling, the guard shall keep the area clear of all transients, prostitutes, pimps, narcotics users/dealers, and individuals loitering upon the premises.
16. The Property/business owner shall install and maintain adequate fencing (either wrought iron or chain link) closing off the space on the north side of the business. This is the area between the rear parking lot and the front of the business near the ordering windows. This is to prevent unnecessary loitering by the aforementioned individuals.
17. The business owner shall not allow, permit or install any payphones and shall remove any payphones currently on the property to discourage loitering (south-side of the property).
18. The business owner shall join and actively participate in the efforts of any local business neighborhood watch, and shall meet with Southeast Area Vice Unit representatives on an as needed basis to receive appropriate training and information regarding vice, alcoholic beverage control laws and nuisance abatement procedures.
19. The owner/operator shall install signs that state the premises are being monitored and video recorded with at least two-inch lettering.
20. The owner/operator shall install at least two professional printed signs with lettering at least two inches in height in English and Spanish in visible and conspicuous locations throughout his property stating the following:

"No trespassing, no loitering, no narcotics use or dealers, no prostitution, no weapons, no drinking of alcoholic beverages. This property is patrolled regularly and frequently by the Los Angeles Police Department."

21. The Property/business owner shall implement a 24-hour "hot line" telephone number for any inquires or complaints regarding the Property and/or operation of the business. The Property/business owner shall identify and assign a contact person to respond to the "hot line." The Property/business owner shall post signs on the Property with lettering at a minimum of 2" wide and 4" in height that indicate the hot line number and its purpose. The signs shall be conspicuously posted at the front, north and south sides of the business. The Property/business owner shall respond to inquiries/complaints within 24-hours. The Property/business owner shall maintain a log of all inquiries/complaint and make the log available for review by LAPD upon request. The log shall include the date and time the calls were received; the date and time when the calls were returned; action taken; and the name and phone number of the complainant if provided. The Property/business owner shall not release the name and phone number of the complainants to the public.

22. The hours of operation shall be limited to the hours between 6:00am to 12:00am Sunday through Thursday and 6:00am to 2:00am Friday through Saturday.

23. The on-site manager shall be available to meet with law enforcement personnel upon request and cooperate with any law enforcement in their investigations related to the Property.

Additional Comments

RECEIVED BY _____	DATE _____
Print Name	
RECEIVED BY _____	DATE _____
Print Name	
WITNESSED BY: _____	DATE _____
Print Name	

~~Police Can Sign~~

BRIGT

This is the Form filed with
L.A.P.D.

L.A.M.C. SECTION 41.24
TRESPASS ARREST AUTHORIZATION

Los Angeles Police Department
South East Division
Dates of Authorization
From MAY 2011 to MAY 2012
(cannot exceed 12 months)
Property Address 10023 So. Figueroa ST L.A. 90003
Type of Property: Residential _____ No. of Units _____ Commercial type _____

I am the owner/owner's agent/person in lawful possession of the above referenced property. I request and authorize the Los Angeles Police Department to enter the above property and enforce Los Angeles Municipal Code 41.24.

[CHECK APPLICABLE PARAGRAPH(S)]

Posted property not open to the general public L.A.M.C. Section 41.24 (a)

My property has been posted in accordance with L.A.M.C. Section 41.24 (f) with signs stating "THIS PROPERTY CLOSED TO THE PUBLIC. No Entry Without Permission. L.A.M.C. SEC. 41.24." I authorize the Los Angeles Police Department to arrest anyone on my property who is not a lawful resident, guest or visitor and not exempted under L.A.M.C. 41.24 (h) for a violation of L.A.M.C. 41.24 (a).

Posted or unposted property not open to the general public L.A.M.C. Section 41.24 (b)

I authorize the Los Angeles Police Department, pursuant to L.A.M.C. 41.24 (b) to advise persons who are not lawful residents, guests, visitors and not exempted under L.A.M.C. 41.24 (h) to leave my property and not return for 6 months and to arrest such persons if they return within six months for a violation of L.A.M.C. 41.24 (b).

Commercial property open to the general public L.A.M.C. Section 41.24 (c)

My property is open to the general public between the hours of 24 HRS to —. I authorize the Los Angeles Police Department to advise persons pursuant to L.A.M.C. 41.24 (d) to leave the premises for 24 hours if the request to leave is rationally related to the services performed or the facilities provided on the property. I further authorize the Los Angeles Police Department to arrest anyone who has been so notified and refuses to leave or returns within 24 hours for a violation of L.A.M.C. 41.24 (d).

I or my authorized agent will cooperate fully in the prosecution of anyone who is arrested for a violation of any local or state law, including trespassing or vandalism. The name of the manager of the aforementioned property is Nick Benetatos and he/she can be reached at:
Tel. No: 318-681-0147 Address: 10023 So Figueroa ST L.A. 90003

P.S. Any of my employees can sign. For The Officers

Sincerely,
(Signature) Nick Benetatos (Print Name) Nick Benetatos
Tel. No. _____
Address: _____

*Mail this letter to the Los Angeles Police Department Division nearest to your property. The addresses of all LAPD Divisions are on the reverse side of this form.

COMMITTEES:

Chair
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Vice Chair
Jobs & Business Development

Member
Coliseum Commission
Transportation
Southern California Association of Governments

Los Angeles City Council



BERNARD C. PARKS
Councilmember, Eighth District

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(323) 293-9467
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November 20, 2012

Planning and Land Use Committee
Councilmember Ed P. Reyes, Chair
Councilmember Jose Huizar, Member
Councilmember Mitch Englander, Member

Re: DIR 2012-1288(RV) (CF:12-1661)

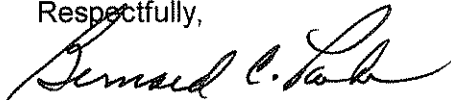
Dear Councilmember Reyes:

I am writing in support of the Zoning Administrator's (ZA) October 1, 2012 determination to consider Tam's Burger located at 10023 and 10027 S. Figueroa St. as a public nuisance and place operating modifications on this nuisance business.

Tam's Burger has a history of crime and loitering in and around its site. The LAPD's testimony and community complaints about this property warrant the need for operating conditions. The conditions that have been recommended by the ZA are appropriate and should already be part of the operator's business model.

I would like to urge the Planning and Land Use Committee to uphold the ZA's determination and deny the appeal by the applicant. Please contact my deputy, Purvi Doshi, at 213-473-7008 with any questions relative to this request.

Respectfully,


BERNARD C. PARKS
Councilmember

BCP:pd

Date: 11-20-12
Submitted in PLUM Committee
Council File No: 12-1661
Item No.: 7
Deputy: Communication from CDS