



*a note from:*

## **Senior Lead Officer Tyson Hamaoka**

*Southeast Area, Los Angeles Police Department*

June 10<sup>th</sup> 2019

To: Senior Inspector Matthew Lum

Subject: 10023 S Figueroa St (TAM'S BURGER)

Mr. Lum,

I was recently made aware of Mr. Benetatos' request to appeal the Zoning Administrator's findings from February 12<sup>th</sup>, 2019. As I understand it, Mr. Benetatos is seeking to contest the following conditions:

Condition #11: Hours of Operations

Condition #12(a): At least one California State licensed uniform guard at the location

Condition #12(f): On-site manager available at location

As the Senior Lead Officer for the area, I am adamantly opposed to altering any of the Zoning Administrator's conditions.

At the February 12<sup>th</sup> 2019 hearing, Mr. Benetatos was found non-compliant on a several conditions. On March 14<sup>th</sup> 2019, the Associate Zoning Administrator (Aleta James), imposed a number of modifications to the conditions at Tam's Burgers.

As of today, Mr. Benetatos has made no effort to collaborate with the Los Angeles Police Department regarding the conditions imposed from the above hearings. Specifically, Mr. Benetatos has failed to work with the LAPD in the following areas:

Condition #10: The property owner shall install and maintain exterior lighting in the parking lot or other areas in consultation with the Los Angeles Police Department, **Southeast Vice Unit**, to provide sufficient illumination as to render objects or persons on the property and adjoining sidewalks clearly visible. Sgt II William Carty is the Officer-in-Charge of Southeast's Vice Unit. Sgt II Carty indicated that Mr. Benetatos has made no effort to communicate with his office.

Condition #13: Installing a camera surveillance system to cover accessible areas of the property in consultation with the Los Angeles Police Department (Southeast Vice Unit). Again, Sgt II Carty stated that Mr. Benetatos has not made any effort to communicate with his office.

Condition #19: The business owner/operator shall join and actively participate in the efforts of any local businesses neighborhood watch and shall meet with Southeast Vice Unit representatives on an as-needed basis to receive appropriate training and information regarding vice and nuisance related crimes and activity in the area. Mr. Benetatos has failed to meet with the Southeast Vice Unit on the above condition. Officer Dawson Hill (Southeast Division,

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Community Relations Office) has also indicated that Mr. Benetatos has not reached out to his office to inquire on attending any community meetings or neighborhood watch groups.

Community members have also expressed their desire to have these conditions upheld. Many of the residents that I have spoken to have lived in the area for decades and recall the nuisance that Tam's Burgers presented and continues to present to the area. Transients aggressively beg for money at the cashier's window. These transients are often intoxicated and agitated while on the property. Prostitutes loiter around Tam's Burger while flagging motorists at the intersection of 101<sup>st</sup> and Figueroa St. These quality-of-life issues have caused residents to completely avoid this area on Figueroa St at certain times. They simply refuse to expose their families to these conditions that have plagued Tam's Burgers for years.

In addition, keeping a security guard, maintaining the proposed business hours and having an on-site manager will ensure that the LAPD has real time contact with the business should critical incidents occur (violent crimes/need to view video surveillance/private person's arrests for trespassing). If Mr. Benetatos' requests are granted, our ability to communicate and act quickly will surely falter when it is needed the most.

Due to these concerns, I request that all conditions and modified conditions be upheld at Tam's Burger. These conditions (specifically the conditions that are being contested) will assist in improving the safety and quality-of-life in the area.

Thank you for your consideration on this matter.

Sincerely,



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