



a note from:

Senior Lead Officer Tyson Hamaoka

Southeast Area, Los Angeles Police Department

June 10th 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 12th, 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 12th 2019 hearing, Mr. Benetatos was found non-compliant on a several conditions. On March 14th 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 101st 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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**From the Desk of:
Detective III Dana Harris
Citywide Nuisance Abatement Unit
Detective Support and Vice Division**



To: Senior Inspector Matthew Lum

June 8, 2019

Subject: 10023 SOUTH FIGUEROA; TAM'S LIQUOR

At approximately 1030 hours on October 2, 2018, I, Detective Dana Harris, Serial No. 25888, was assigned to Detective Support and Vice Division. I was detailed to meet Senior Inspectors Matthew Lum and Vincent Quitoriano at 10023 S. Figueroa Street, in the City of Los Angeles.

Immediately, upon hearing of the Plan Approval requested by the Applicant, Mr. Benetatos, I recalled the myriad of problems that occurred during a period of time beginning in 2010. "Tam's Burgers," or rather 10023 South Figueroa had been known throughout the Southeast area of Los Angeles as a haven for illicit activity and violent crime. The establishment had no restrictions, no gate and open (18-24) hours per day. The activity included Prostitution, Human Trafficking, illegal narcotics sales, group fights with knives and other violent crimes against persons.

Due to this activity, the Zoning Administrator at Revocation Hearing No. 2012-1288 (RV) made the following findings and placed a number of Conditions upon the establishment (limited the hours of operation, gate closing/locking, on-site management to name a few).

Upon my arrival at 10023 S. Figueroa, I parked in the customer parking lot and observed several disturbing items.

First of all, a large black Chevy SUV, pulled into the parking lot and parked in a handicapped spot, despite other open parking spaces open to the public. Two men exited the Chevy and walked to the counter to order their food. They walked back with their food order. There was no handicapped parking placard on anywhere in or on their vehicle. Both men appeared physically mobile.

Within two minutes, an aggressive transient with a laceration to his left hand walked through the parking lot and up to the counter top window area. The transient was belligerent and aggressively panhandling with each patron in line. There was no security guard on the premises, though there absolutely should have been.

A sign noting the hours of operation was completely out of compliance according to the Conditions approved by the Planning Department.

Inspector Lum and I contacted the personnel inside and made several requests. I requested to speak with the manager on site. According to employees inside of the establishment, there was no manager on site.

I then inquired regarding the mandated "Security Log" as is mandated by the Department of City Planning. The wasn't one nor anyone was able to produce one. There was however a signed Trespass Authorization letter on premises that is up to date.

The employees, despite being requested by the LAPD and City Planning inspectors to provide documents requested, did not comply nor were they cooperative with inspectors.

When I walked to the rear of the establishment, I observed an exorbitant amount of trash that was piled in the parking lot. The trash was piled next to the dumpsters stacked near the rear entrance. I could smell the rotted food that permeated the air and into the neighborhood. This is indicative of an establishment that cares not about the community in which it serves despite making large amounts of money from this community.

Tam's Restaurant is a place that has had minor successes after years of neglect by ownership. Tam's Restaurant is asking the neighborhood surrounding their establishment to endure the hardship brought about by their ownership neglect.

Granted, there are not very many food establishments in the area. However, the entire operation at Tam's leaves much to be desired. The parking lot is old and in desperate need of repaving and repainting of parking lines/spaces, which would delineate where patrons can park their vehicles safely.

There should be on-site security on location from at least 10 AM until closing. Patrons should feel safer upon entering the establishment, knowing that security is a barrier between aggressive panhandling and the general public that patron the establishment.

It is with these instances in mind that I humbly request that the City continue to impose the operating hours of 0600-2200 hours, mandatory locked gating (at close of business), mandatory on-site manager at all hours of operation and state licensed security guard on premises, seven days per week for (8) hours and allowed to hire roving security that patrols several establishments.

Thank You for your time in this matter

Dana Harris