

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

August 25, 2015

Office of Zoning Administration (A)
City of Los Angeles
200 North Spring Street, #763
Los Angeles, CA 90012

Hsui R. Young (O)(Op)
20907 Chatsworth Street
Chatsworth, CA 91311

Ridge Motel
6719 North Sepulveda Boulevard
Van Nuys, CA 91411

CASE NO. DIR 93-0979(RV)(PA5)
REVIEW OF CONDITIONS OR
POSSIBLE REVOCATION OF USE
6719 North Sepulveda Boulevard
Van Nuys- North Sherman Oaks
Planning Area
Zone : [Q]RD1.5-1-RIO
D. M. : 180B145
C. D. : 6
CEQA : ENV 2015-2623-CE
Legal Description: Lot 12, Arb 1 and 2,
Tract 8946

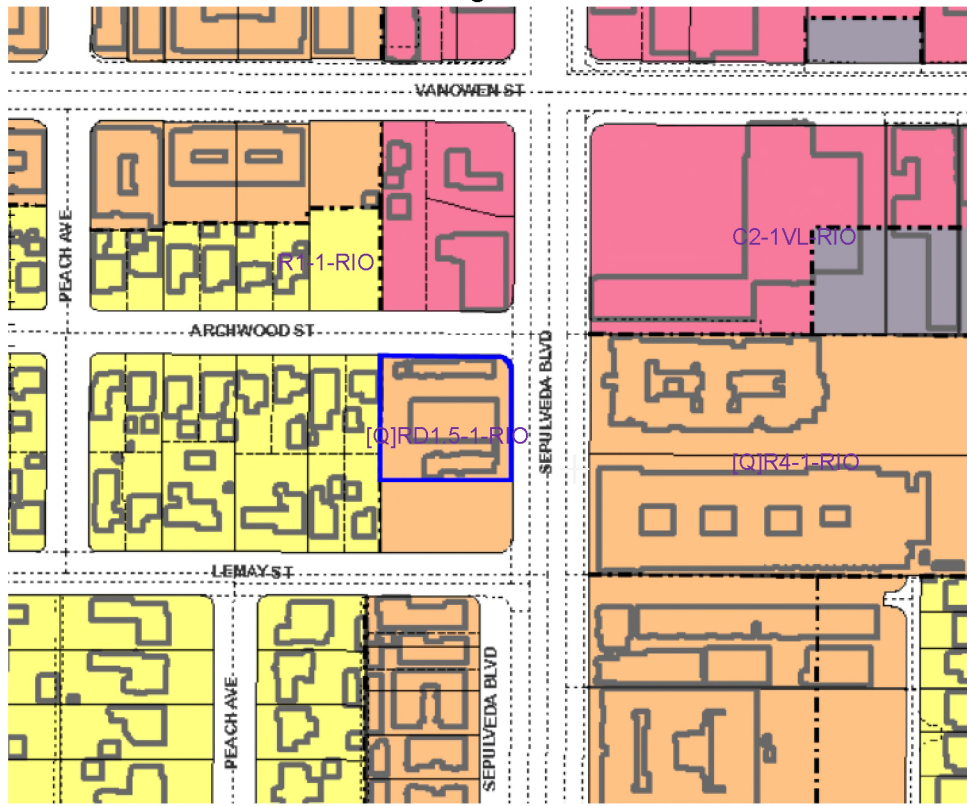
Request

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the Ridge Motel, use location address: 6719 North Sepulveda Boulevard, (property location addresses of: 6705, 6719 and 6725 North Sepulveda Boulevard). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete or impose additional conditions regarding its use as a motel in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

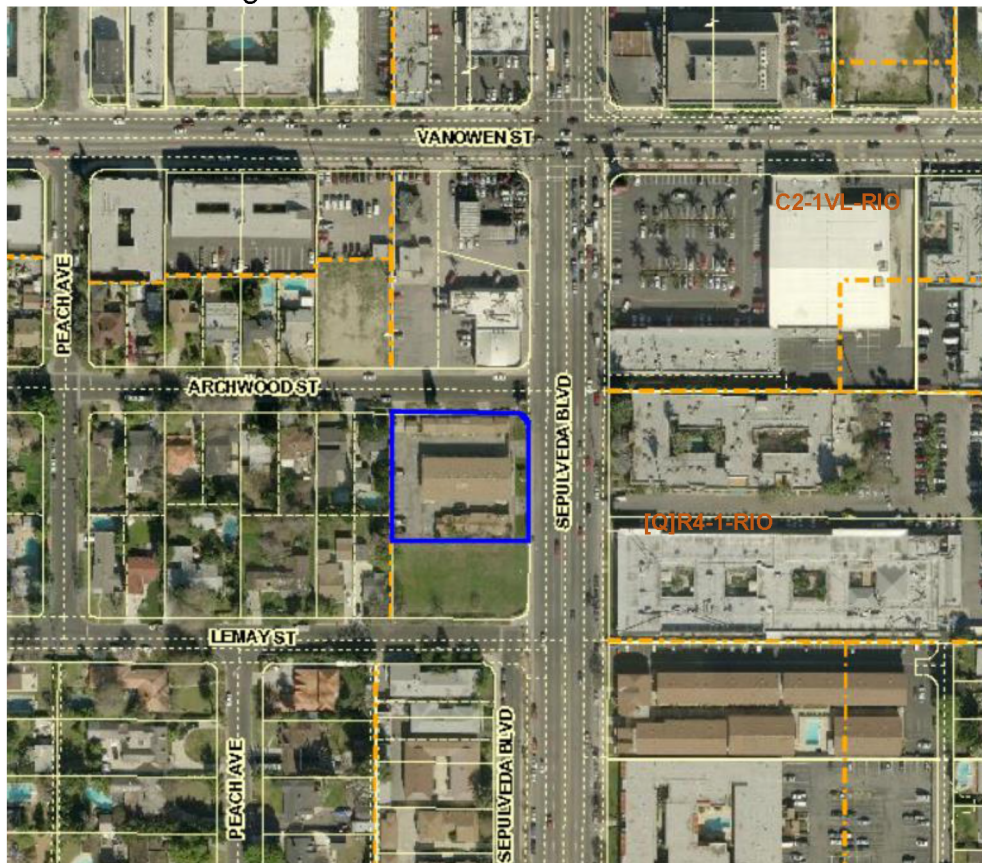
The City of Los Angeles is the applicant and hereby requests the following:

1. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No.1 of Zoning Administrator's determination dated September 11, 2013 and City Council (CF No. 13-1341) action effective December 30, 2013, for the purpose of reviewing compliance with conditions and effectiveness of the conditions in eliminating the public nuisance problems at the subject site.
2. Pursuant to Section 21084 of the California Public Resources Code and Section 15321 of the State CEQA Guidelines, the above referenced project has been determined not to have a significant effect on the environment and is therefore exempt from the provisions of CEQA.

ZIMAS: 2015 Generalized Zoning



ZIMAS: 2011 Digital Ortho-Color



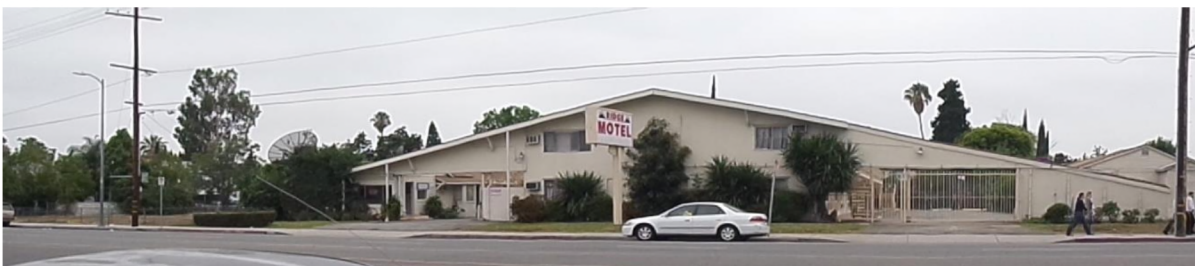
Authority

The Director of Planning, through the Office of Zoning Administration, has the authority to modify, discontinue or revoke the use; or to modify, delete or impose additional corrective conditions on the operation of the existing business as a motel under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

Property Description

The property is comprised of two adjacent lots. The northerly property of 30,647 square feet is developed with a motel and located on the southwest corner of Sepulveda Boulevard and Archwood Street. The southerly property of 17,971 square feet is undeveloped consisting of a vacant lot. The site has a frontage of approximately 170 feet on the west side of Sepulveda Boulevard and a frontage of approximately 180 feet on the south side of Archwood Street.

The property is zoned [Q]RD1.5-1-RIO and is developed with a 39-room motel consisting of three structures. There is a rectangular-shaped, one-story structure, approximately 1,800 square feet in size, located on the southerly portion of the site containing the motel office and other rooms. The main structure is located in the middle of the site and is a two-story, approximately 5,000 square feet, rectangular-shaped building containing the majority of the rooms. A third structure is located on the northerly portion of the site and is a one-story, rectangular-shaped, approximately 1,700 square-foot building containing some rooms and two carport areas. The southerly structure is connected to the main structure through an overhang and is the main entrance for guests. The main structure is connected to the northerly structure through an overhang and is closed by a metal gate approximately 10 feet in height. There is surface parking along the western property line and along the north side of the two-story structure.



Motel across from Sepulveda Boulevard looking west



Motel entrance with reception office on the left

Streets

Sepulveda Boulevard, adjoining the property to the east, is a Major Highway with a width of 105 to 150 feet and fully improved with curb, gutter and sidewalk.

Archwood Street, adjoining the property to the north, is a Local Street with a width of 60 feet and fully improved with curb, gutter and sidewalk.

Surrounding Land Uses



Properties to the north across Archwood Street are zoned C2-1VL-RIO and developed with one-story commercial buildings occupied by a locksmith, a dry cleaners, and a fishing tackle store.



The adjoining property to the south is zoned [Q]RD1.5-1-RIO. It is under the same ownership and is currently vacant. Properties further south across Lemay Street are developed with two-story multi-family apartment buildings.



Properties to the east, across Sepulveda Boulevard, are zoned [Q]R4-1-RIO and developed with one- and two-story apartments and commercial buildings.



Properties to the west, along Archwood Street, are zoned R1-1-RIO and developed with one- and two-story single-family dwellings.

Surrounding properties are within the R1-1-RIO, [Q]R3-1-RIO, [Q]R4-1-RIO, RE11-1-RIO, C2-1VL-RIO, and [Q]RD1.5-1-RIO Zones and are characterized by level topography and improved streets. The surrounding properties are generally developed with one- and two-story single-family dwellings, apartments and commercial buildings.

Background

The last change of ownership was October 6, 2008 according to ZIMAS.

On March 18, 1994, the Zoning Administrator Case No. 93-0979 (RV) determined that the operation of the Chateau Motel (now known as the Ridge Motel) constituted a public nuisance and imposed corrective conditions pursuant to LAMC Section 12.27.1 in order to mitigate adverse impacts caused by the operation of the motel. The effectiveness of compliance with conditions has been reviewed four times. On September 26, 2013, the Zoning Administrator (DIR 93-0979 (RV)(PA4)) determined that substantial compliance with corrective conditions was not found and thereby imposed additional conditions necessary to mitigate land use impacts caused by use of the premise. The owner/operator appealed part of the determination of the Zoning Administrator, and the City Council thereby imposed the modified conditions approved by the Planning and Land Use Management Committee, attached to Council File No. 13-1341, on the operation as a motel. The City Council adopted the findings of the Zoning Administrator Case No. ZA 93-0979(RV)(PA4).

Condition No. 1 of the Zoning Administrator's determination (DIR 93- 0979 (RV)(PA4)) / CF No.13-1341 effective December 30, 2013, states in relevant part:

1. [Amended] Compliance Review: A Plan Approval application shall be filed within nine (9) months from the effective date of this determination. The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Plan Approval review application. The applicant/owner shall submit proof that at least a summary of the Compliance Documentation and any information to allow for a review of the effectiveness in implementing the Conditions established herein. The Compliance Documentation shall be mailed to the Council District Office, Los Angeles Police Department Vice Section, and Neighborhood Council and include a statement that "In compliance Case No. DIR 93-0979(RV)(PA4), the attached documentation is mailed to interested parties. To assist the Planning Department in preparing for a public hearing, interested parties should contact the Office of Zoning Administration within two weeks."

The Office of Zoning Administration has filed the instant application in compliance with the above Condition and in response to a Letter of Communication – Overdue Plan Approval dated August 6, 2014. The Plan approval was due no later than September 30, 2014. The owner/operator has failed to file the instant application in compliance with the stated condition. This is the fifth review for Condition Compliance.

Condition Compliance Investigation

The condition compliance investigation includes observations from staff with respect to the terms and conditions of the September 11, 2013 Zoning Administrator's determination, Case No. DIR 93-0979(RV)(PA4). An Applicant Condition Compliance Report (ACCR) was not submitted by the property owner. Staff conducted field analyses of the surrounding area and on-site visit to subject property on July 8, 2015 at approximately 10:00 A.M. as part of the condition compliance investigation. Staff did not meet on-site with the owner/ operator due to the city-initiated plan approval.

- ~~1. [Unchanged] At any time during the effective period of this grant, should documented evidence be submitted showing violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application and associated fees pursuant to Section 19.01-I of the Los Angeles Municipal Code, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these Conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.~~

~~At any time should there be a change in the ownership and/or the operator of the business, the new owner or operator shall be required to file a Plan Approval application and associated fees pursuant to Section 19.01-I of the Los Angeles~~

~~Municipal Code at the Planning Department Public Counter. The Plan Approval application shall be submitted to the Planning Department within 30 days of the date of legal acquisition by the new owner or operator. A public hearing shall be conducted with notification of all owners and occupants of property within a 500-foot radius. The purpose of the plan approval will be to review and establish conditions deemed applicable to the use as maintained and conducted by the new owner or operator consistent with the intent of the Conditions of this grant. Upon this review the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes. [Amended, January 9, 2009]~~

[Amended] Compliance Review. A Plan Approval application shall be filed within nine (9) months from the effective date of this determination. The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Plan Approval review application. The applicant/owner shall submit proof that at least a summary of the Compliance Documentation and any information to allow for a review of the effectiveness in implementing the Conditions established herein. The Compliance Documentation shall be mailed to the Council District Office, Los Angeles Police Department Vice Section, and Neighborhood Council and include a statement that "In compliance Case No. DIR 93-0979(RV)(PA4), the attached documentation is mailed to interested parties. To assist the Planning Department in preparing for a public hearing, interested parties should contact the Office of Zoning Administration within two weeks."

A public hearing shall be conducted. A notice of the public hearing shall be mailed to all property owners and occupants located within 500 feet of the property. The Zoning Administrator conducting the hearing may add, modify or delete conditions as determined to be appropriate. The Zoning Administrator may also require the discontinuance of the uses or any portion of the property or individual lease space if the applicable findings can be made.

Investigator Response: The Plan Approval was due September 30, 2014 and had not been filed by the owner/operator. A Letter of Communication- Overdue Plan Approval/ Covenant and Agreement was mailed to the owner/ operator on August 6, 2014 regarding a compliance review of conditions No. 1. The City initiated the Plan Approval on July 10, 2015.

2. *[Deleted January 12, 2001]*
3. [Unchanged] All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

Investigator Response: Zoning Administrator's discretion.

4. [Unchanged] The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the

Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

Investigator Response: Zoning Administrator's discretion.

5. [Unchanged] The motel owner and/or manager shall comply with all applicable laws and conditions and shall properly manage the motel to discourage illegal and criminal activity on the premises.

Investigator Response: Zoning Administrator's discretion. Condition could not be verified during site investigation due to city-initiated application for plan approval.

6. [Unchanged] The motel manager and all persons employed or authorized to act for the operator shall be made completely familiar with these conditions and shall implement them as required. A copy of these conditions shall be maintained on the premises at all times and shall be presented to any member of the Los Angeles Police Department or other authorized law enforcement personnel upon request.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

7. [Unchanged] The manager or other responsible person on duty shall be fluent in the English language.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

8. [Amended] ~~The property owner shall provide 24-hour on-call response and 8-hour per day on-site presence from a State-licensed security firm.~~ Within 45 days of the effective date of this action, the property owner or operator shall submit proof of the following:

- a. Employ a state licensed security guard to be on duty twenty-four hours per day, seven days per week. The guard must be registered with the California Bureau of Security and Investigative Services (not merely possessing a temporary registration card). The security guard must be an employee of State of California licensed private patrol operator (i.e., not employees of the Ridge Motel). The security guard must not work additional duties as a desk clerk or otherwise be employed or utilized in any nonsecurity capacity. The guard shall comply with the requirements of California Business and Professions Code section 7582.26(1) which requires private security guards to wear a distinctive uniform, with a patch that reads, "Private Security," and contains the name of the private security company. The guard must possess a permit with photographic identification that is to be presented to law enforcement upon request.
- b. The guard shall not live, stay or reside in the Motel, either on a full or part-time basis. The guard shall maintain a patrol log, indicating the dates and times of security checks/areas patrolled and any illegal or unusual activity

observed. Maintain the log at the Motel and produce it to law enforcement personnel upon request.

Investigator Response: Upon field investigation, staff did not observe a security guard on the subject site. Furthermore, proof of a state-licensed security guard was not attached to the Case File No. 93-0979(RV)(PA4).

9. [Unchanged] The manager shall have duplicate room keys at all times if needed by emergency services personnel to gain entry.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

10. [Unchanged] Prices for accommodations shall be posted in the office of the motel in view of customers and shall also be posted in each guest room. Each guest room shall also display a sign in letters at least 1/2-inch in height stating, "No Person Shall Occupy or Use a Room in This Facility Without First Registering With the Front Desk. Failure to Register Constitutes a Misdemeanor."

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

11. [Unchanged] The manager shall not knowingly permit the property to be occupied by prostitutes or their customers, nor narcotics dealers or their customers nor any person who is not identified at the time of registration.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval. However, multiple condoms were observed along the property border.



Opened condom box on north side of the subject site on Archwood Street

12. [Unchanged] The consumption of alcoholic beverages on the property, other than in the guest rooms, is prohibited.

Investigator Response: Drinking or evidence of drinking on the property was not observed during site investigation.

13. [Unchanged] Guest rooms shall not be rented for less than 24-hour periods.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

14. [Unchanged] Loitering on the property is not permitted unless such person(s) provide a justifiable reason to the security guard or manager.

Investigator Response: Upon field investigation, staff did not observe any signs of loitering on the property.

15. *[Deleted January 12, 2001]*

16. [Unchanged] Lighting shall be sufficient to make persons in the parking area easily discernible to law enforcement personnel. Exterior lighting along the northern boundary of the property on the building shall be installed and maintained to provide sufficient illumination so as to render objects or persons on the property clearly visible. *[Amended, January 9, 2009]*



North-facing wall of property
with exterior lighting



Rear parking area with two
exterior lights along the west-
facing wall

Investigator Response: The subject site has three exterior lights along the northern boundary of the property affixed to the building. There appears to be sufficient lighting in the parking lot and along the exterior of the property on the building. From staff's perspective, it appears that these lights are set so as not to disturb the adjoining residential neighborhood.

17. [Unchanged] Registration of guests shall be accompanied by photo identification of all adults; recordation of names and addresses of each guest; license plate number, make and year of vehicle registration; date and time of registration and room number. Registration files shall be maintained for at least five years and shall be made available to any law enforcement officer.

Investigator Response: Condition could not be verified during site investigation due to the city-initiated application for a plan approval.

18. [Unchanged] Graffiti shall be removed on a daily basis in a color that matches the surface to which it was applied.

Investigator Response: During site investigation, no graffiti was observed on the site. However, graffiti was observed along public sidewalk adjacent to the eastern portion of the vacant property.

19. [Unchanged] The property shall be kept free and clear of trash, and debris on a daily basis. Trash bins shall be stored within an enclosed area on the premises so as not to result in noise, odor or debris impacts on any adjacent residential uses. In addition within 14 days of the effective date of this determination, the property owner shall contract for the services of a professional gardener who shall, on a regular basis, mow the grass and trim other trees and plants on the property and keep the premises weed free. Proof of this shall be provided to the Zoning Administrator within 30 days of the effective date of this determination. *[Amended, January 9, 2009]*

Investigator Response: The site was generally free of trash and debris. However, the site was littered with feces, small debris, and a condom box. The trash bin was stored within an enclosed area on the property along Archwood Street. Plants on the property was generally weed-free and pruned. Proof of contracting services for a professional gardener is not attached to the case file DIR 1993-0979(RV)(PA4).



Single trash bin located within northwest corner of subject site



Easterly section of lawn on Sepulveda Boulevard and Archwood Street

20. [Unchanged] Guest rooms shall not be rented to more persons than the designated occupancy of such rooms. The designated occupancy shall be determined by the number of persons customarily occupying the bedding accommodations. Room registration forms shall include a section asking for the total number of occupants registering per room.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

21. [Unchanged] The property owner shall post one sign at the office in view of prospective guests and at least one sign in a conspicuous location elsewhere on

the property stating, "No Trespassing, No Prostitution, No Drugs or Drug Dealing, No Loitering, No Weapons. This Property is patrolled by the Police and Private Security."

Investigator Response: One sign was posted outside near the office entrance in view of prospective guests. No other signs in conspicuous locations were observed.



22. [Unchanged] The motel operator shall permit no minor to use or occupy the property unless such minor is accompanied by his or her parent(s) or legal guardian.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

23. [Unchanged] The property owner shall not permit any public telephones on the property unless they are within the office or the guest rooms.

Investigator Response: No public telephones were observed on or around the property.

24. [Unchanged] The property owner shall join and support the efforts of the local business or residential neighborhood watch.

Investigator Response: Condition could not be verified during site investigation due to city-initiated application for plan approval.

25. [Unchanged] The motel operator and property owner shall meet with the Van Nuys LAPD Vice Unit on a monthly basis to receive appropriate training and to be aware of persons the Police are looking for who may be in the area and attempting to stay in the motel. The property owner is responsible for contacting the Senior Lead Officer to be made aware of such meetings. Evidence of attendance of such meetings shall be provided to the Zoning Administrator upon request. *[Amended by January 21, 2009 Determination]*

Investigator Response: No evidence of meeting attendance with Van Nuys LAPD Vice Unit is attached to the Case File No. DIR 93-0979(RV)(PA5).

26. [Unchanged] The motel shall be equipped with remote control cameras which provide a continuous view in the manager's office of those portions of the property which are not visible from the office. Evidence of compliance shall be provided to the Zoning Administrator within 30 days of the effective date of this action. The motel will allow the Van Nuys Vice staff to review the effectiveness of the exterior video camera and will make whatever changes to the camera operation the Police require. *[Amended, April 25, 2003]*

Investigator Response: During site investigation, staff observed five cameras. Two were installed in view of the walkway in the northerly portion of the property, one in front of the lobby entrance in view of Sepulveda Boulevard, one looking north in view of Archwood Street, and one in view of the walkway in the southerly portion of the property; however, proof of the effectiveness of the remotely controlled cameras within the manager's office was unavailable due to city-initiated application for plan approval.



Cameras along stairway in northerly courtyard



Westerly view of cameras located in entrance and stairway

27. ~~[Amended] Prior to the issuance of any permits relative to this matter, Within 45 days of the effective date of this action or mutually agreed upon time, a new covenant acknowledging and agreeing to comply with all the terms conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. This covenant shall be recorded within 30 days of the effective date of this determination.~~

Investigator Response: A covenant of imposed conditions was due on February 15, 2014 and has been recorded by city personnel on February 6, 2015, Case No. DIR 1993-0979(RV)(PA4).

28. [Unchanged] The property owner shall maintain the services of a qualified State Licensed Security service to provide security on and adjacent to the Motel premises at all times that the motel is open for business. Proof of such services shall be made available upon request of the Zoning Administrator.

Investigator Response: During site investigation, evidence of a qualified State Licensed Security guard was not observed on the premises. No documentation of services of a qualified State Licensed Security service was attached to Case No. DIR 93-0979(RV)(PA4).

29. *[Deleted January 12, 2001]*

30. [Unchanged] The existing barbed wire on the north side of the subject property shall be removed within 30 days of the effective date of this action. Within 30 days of the effective date of this determination, the property owner/operator of the Ridge Motel shall provide evidence to the Zoning Administrator that the barbed wire has been removed. *[Amended, January 9, 2009]*

Investigator Response: No barbed wire was observed on the northerly portion of the subject property.

31. [Added] The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Investigator Response: Zoning Administrator's discretion.

32. [Added] The motel shall be equipped with video cameras which provide a continuous view in the manager's office and of those portions of the property which are not visible from the office. The motel will allow law enforcement to review the effectiveness of the exterior video camera and shall record and maintain footage for a minimum of 60 days.

Investigator Response: During site investigation, staff observed five cameras. Two were installed in view of the walkway in the northerly portion of the property, one in front of the lobby entrance in view of Sepulveda Boulevard, one looking north in view of Archwood Street, and one in view of the walkway in the southerly portion of the property; however, proof of the effectiveness of the remotely controlled cameras within the manager's office was unavailable due to city-initiated application for plan approval.

33. [Added] Pursuant to Los Angeles Municipal Code Section 12.27.1-C.2, the Director of Planning has imposed a condition directing the payment of a fee set forth in Section 19.01-P of the Los Angeles Municipal Code to cover the City's costs in processing this matter. If the decision is not appealed, then the amount shall be paid in full to the City of Los Angeles with confirmation of the payment being provided to the Director of within 30 days of the decision date. If an appeal is filed and the decision of the Director is upheld on appeal, then the fee shall be paid in full with confirmation made to the Director within 30 days of the effective

date of the decision. If the Council reverses in total the decision of the Director, then no payment of fees other than the appeal fee specified in 19.01-P shall be required. (Standard Condition)

Investigator Response: Reimbursement fees have been paid in full by the owner/operator on June 19, 2014 in the amount of \$3,396.89. An invoice and copy of the check is attached to the case file DIR 1993-0979(RV)(PA4).

Comments from Other Departments and/or the General Public

At the time of report preparation, arrest and investigative reports, consolidated crime analysis database (CCAD) reports, and calls for service reports have not been submitted by the Los Angeles Police department.

Other Departments: At the time of report preparation, no public agency had submitted any written comments.

General Public: At the time of report preparation, no correspondence from the general public had been received.

On-Site Cases, Affidavits, Permits and Orders

Case No. DIR 93-0979(RV)(PA4)-1A; Council File No. 13-1341 – On September 25, 2013 an appeal was filed by the owner, Tee Young (Representative: Julia Sylva, Attorney at Law, Law Offices of Julia Sylva, A Law Corporation), from part of the determination of the Zoning Administrator. On December 10, 2013 (continued from November 19, 2013), the Planning and Land Use Committee considered an appeal of conditions imposed to mitigate the adverse impacts on the community caused by the operation of Ridge Motel. On December 30, 2013, the Council resolved to deny the appeal filed by owner/ operator.

Case No. DIR 93-0979(RV)(PA4) – On September 26, 2013, the Zoning Administrator determined substantial compliance with corrective conditions was not found and continued imposition of conditions is necessary in order to mitigate land use impact caused by use of the premise.

Case No. ZA 93-0979(RV)(PA3) – On February 5, 2009, the Zoning Administrator retained and/or amended the conditions applicable to the operation of the Ridge Motel (previously the San Miguel Motel).

Case No. ZA 93-0979(RV)(PA2) – On May 12, 2003, the Zoning Administrator retained and/or amended the conditions applicable to the operation of the Ridge Motel.

Case No. DIR 93-0979(RV)(PAD)(PA2) – On March 12, 2003, Zoning Analyst visited the subject site during business hours to review the conditions established under the previous action pursuant to Case No. DIR 93-0979(RV)(PAD). The owner/operator was in substantial, but not full, compliance.

Case No. ZA 93-0979(RV)(PAD)(PA) – On October 19, 2001, the Zoning Administrator held a public hearing to review compliance with the previously imposed conditions. The matter was taken under advisement and no determination was issued in order to hold

the instant hearing to give the operator additional time to bring the motel operation into full compliance with the conditions.

Case No. ZA 93-0979(RV)(PAD) – On January 29, 2001, the Zoning Administrator retained and/or amended the conditions applicable to the operation of the Ridge Motel (previously the San Miguel Motel). The determination was appealed to the City Council and at the meeting of the City Council the appeal was denied effective April 19, 2001, the Zoning Administrator's findings upheld, and the conditions of operation were amended (CF 01-0433).

Case No. ZA 93-0979(RV)(PAD) – On June 5, 2000, the Zoning Administrator amended or retained conditions applicable to the operation of the Ridge Motel (previously the San Miguel Motel). The Zoning Administrator found that only two conditions (Condition Nos. 25 and 28) had not been implemented. The conditions remained in effect.

Case No. ZA 93-0979(RV)(PAD)/ BZA Case No. 5587 – On June 15, 1998, the Zoning Administrator, held a public hearing to review compliance with the conditions of March 2, 1994, for the San Miguel Motel (formerly the Chateau Motel). The Zoning Administrator retained, amended, and added to the conditions relative to the operation of the San Miguel Hotel. The determination was appealed, by the motel owner, to the Board of Zoning Appeals (BZA Case No. 5587) and was denied at the meeting of August 25, 1998. The Zoning Administrator's findings were upheld, and the conditions of operation were modified.

Case No. ZA 93-0979(RV) – On March 2, 1994, the Zoning Administrator, found that the subject use (the Chateau Motel) constituted a public nuisance and resulted in repeated nuisance activities. The Zoning Administrator established conditions for the operation of the motel.

Case No. ZA 84-0803(CUZ) – On April 12, 1985, the Zoning Administrator denied a conditional use to permit the expansion of an existing 36-unit motel on an R4-1 zoned site by the addition of three two-story buildings containing a total of 48 dwelling units and the addition of a swimming pool. Further, the construction, use and maintenance of a one-story 3,975 square-foot restaurant on the southerly portion of the R4-1 zoned site and the use of an adjacent R1-1 zoned lot as an accessory parking area for 15 vehicles.

Surrounding Cases, Affidavits, Permits and Orders

Case No. ZA 86-0188-CUZ – On May 30, 1986, the Zoning Administrator approved the construction of a three-story 30-unit motel. The BZA on August 19, 1986 granted appeal of the Administrator's decision, located at 6705 Sepulveda Boulevard.

Case No. ZA-1991-1134-RV/ BZA Case No. 4583 – On March 26, 1992, the Zoning Administrator determined that the 7-Eleven convenience store's alcohol sales constituted a public nuisance. On June 19, 1992 the BZA (Case No. 4583) denied the appeal for part of the Zoning Administrator's determinations, did not revoke the alcohol sales permit, and modified conditions of the Zoning Administrator.

Case No. ZA 93-0945(CUB) – On February 10, 1994, the Zoning Administrator denied conditional use authority to permit 24 hour per day operation of the involved 7-Eleven store and the waiver of all requirements for a security guard.

Case No. ZA 2007-5013(CUB) – On May 30, 2008, the Zoning Administrator denied a request for a conditional use to permit the sale of a full line of alcoholic beverages for off-site consumption at a market within an existing shopping center.

Additional Parcel Information

Community Plan:

The Van Nuys- North Sherman Oaks District Community Plan map designates the property for Low Medium II Multiple Residential with corresponding zones of RD1.5, RD2, RW2 and RZ2.2 and Height District No. 1VL.

Specific Plans and Interim Control Ordinances:

The property is not within the area of any specific plans or interim control ordinances.

Environmental Clearance:

On July 10, 2015, the subject project was issued a Notice of Exemption log reference ENV 2012-2623-CE, pursuant to Article III, Section 1, Class 21, Category 2, of the City CEQA Guidelines and Section 15321, Class 21 of the State CEQA Guidelines. *et seq*

TIM FARGO
Staff Investigator

TF:dt

Attachments #1: Staff Condition Compliance Investigative Photos