

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

STAFF INVESTIGATOR REPORT

December 1, 2016

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

Patel, Balubhai G Tr (O)
Balubhai Patel Trust
255 S Reno Street
Los Angeles, CA 90057

Adams Garden Inn Motel
4905 West Adams Boulevard
Los Angeles, CA 90016

CASE NO. DIR 2015-0094(RV)(PA1)
REVIEW OF COMPLIANCE WITH
CONDITONS AND/OR POSSIBLE
REVOCATION OF USE
4905 West Adams Boulevard
West Adams – Baldwin Hills – Leimert
Park Community Plan Area
Zone : C2-1
D. M. : 123B181
C. D. : 10
CEQA : ENV 2015-0095-CE
Legal Description: Lot 188, Arb 2; Lot
189, Arbs 1 and 2; Lot 190; Tract 4416.

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 Adams Garden Inn (also known as Adams Garden Motel) located at 4905 West Adams 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 Zoning Administrator will consider:

1. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 29 of the Zoning Administrator's determination in Case No. DIR 2015-0094(RV), effective October 21, 2015, for the purpose of reviewing compliance with the conditions and the effectiveness of the conditions in eliminating public nuisance problems.
2. Los Angeles Police Department arrest report and calls for service documentation of: violation of required operating conditions, including failure of owner/operator to disperse loiterers, failure to sign trespass arrest authorization form, presence of excessive trash and debris, lack of presence of required security guard, inadequate security log, lack of required buzz entry system for front door, inability to provide police officers with security camera footage, lack of attendance of required community and police advisory meetings, failure to attend a property management program, lack of understanding of required operating conditions, failure of conditions being posted onsite, and lack of a complaint hotline; as well as assault with a deadly weapon,

possession of a firearm, narcotics activity, battery, public intoxication, disturbances, vandalism, and disputes.

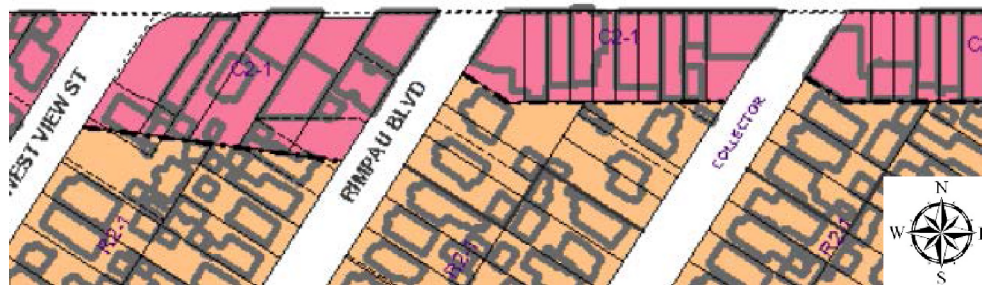
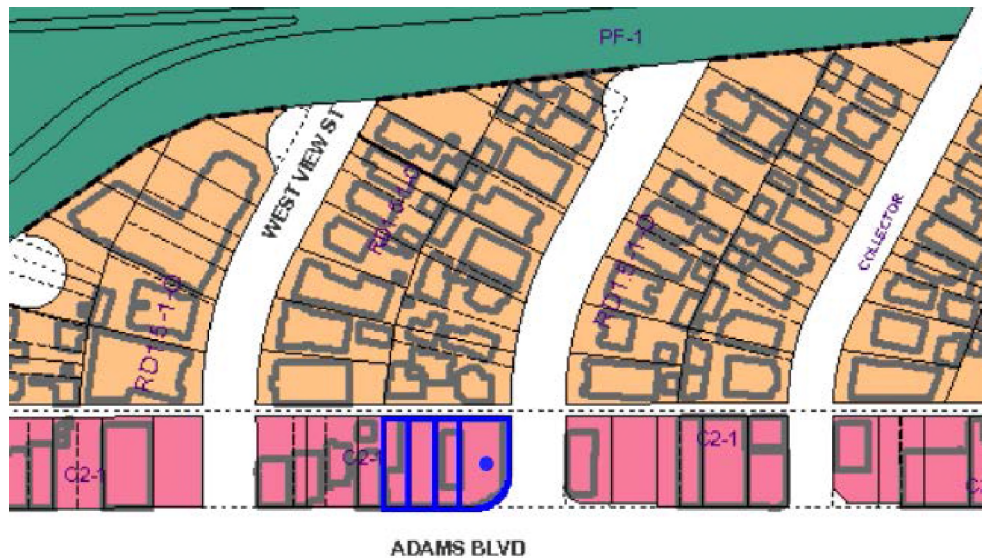
- 3. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and shall therefore be exempt from the provisions of CEQA.

Authority

The Director of Planning, through the Office of Zoning Administration, has the authority to modify or discontinue the use, or to impose 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.

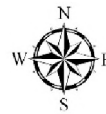
Property Description

The site is comprised of three lots, one of which is a portion of a lot. The corner lot is irregularly shaped and the remaining lots are rectangular. The site is approximately 13,646 square feet and is located on the northwest corner of Adams Boulevard and Rimpau Boulevard. The site has a frontage of approximately 140 feet on the north side of Adams Boulevard and a depth of approximately 100 feet along the west side of Rimpau Boulevard.



Zimas zoning map, 2014





Zimas aerial image, 2011

The property is zoned C2-1 and is developed with a motel, comprised of one two-story building with one dwelling unit and 35 guest rooms. The building presents itself along Adams as a solid unarticulated wall with two barred doors, six barred windows, and one window covered with wood. Along the eastern part of the building, four rooms directly face Rimpau on the second level of the building. At the ground level there is a metal door, a wooden fence approximately eight feet in height on the southern end of the property, and a metal fence about six feet in height on the northern end. The property is separated from the alley between West View Street and Rimpau Boulevard by a metal fence about six feet in height that can be opened to allow access to the property.



Motel from Rimpau Boulevard looking southwest



Motel from Adams Boulevard looking northeast



Motel from alley looking southwest

In order to access rooms, guests must pass through a motel office with a public entry near the corner of Adams Boulevard and Rimpau Boulevard. The guest rooms face to the east, to the west, and onto an interior courtyard. On the western and eastern sides of the building, as well as on the interior courtyard, there are paved areas underneath the rooms that are used for parking and storage. On the west and south side of the courtyard are a couch, a



Inner courtyard/hallway looking north



Courtyard looking south



Courtyard looking west (microwaves)



Courtyard looking north

Streets

Adams Boulevard, adjoining the property to the south, is designated a Major Highway Class II. It has a width of 90 feet and is fully improved.

Rimpau Boulevard, adjoining the property to the east, is designated a Local Street. It has a width of 60 feet and is fully improved.

The Alley, adjoining the property to the north, has a width of 15 feet and is improved with asphalt pavement.

Surrounding Land Uses

Properties to the north across the alley are zoned RD1.5-1-O along the west side of Rimpau Boulevard. The nearest property is developed with two-story multiple-family buildings.

Properties to the east across Rimpau Boulevard are zoned C2-1 along the north side of Adams Boulevard. The nearest property is developed with a one-story commercial use operating as a fish market.

Properties to the south across Adams Boulevard are zoned C2-1. The property on the east side of Rimpau, 4876 West Adams Boulevard, is developed with a market that sells liquor. The property on the west side of Rimpau is developed with a fitness studio.

Adjacent properties to the west are zoned C2-1 along the north side of Adams Boulevard. The property immediately adjacent is a two-story commercial and residential structure with a beauty salon on the ground floor and dwellings located above.

Background

The last change of ownership was 7/22/2008 as described on the ZIMAS Parcel Profile Report.

Effective October 21, 2015, the Zoning Administrator determined in Case No. DIR 2015-0094(RV) that the operation of the Adams Garden Inn 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 hearing testimony included community allegations of ongoing nuisance activities associated with the use and Los Angeles Police Department calls for service and arrest report documentation of murder, rape by force, assault with a deadly weapon, possession/sale of narcotic controlled substance, solicitation/engaging in lewd act in public, drinking in public, criminal threats, loitering in a public place for illegal drugs, keeping a disorderly house, gang violence, prostitution, grand theft, vandalism, panhandling, noise, after-hours parties, trash/debris, and graffiti.

The Zoning Administrator forwarded a letter to the property owner directing to comply with Condition No. 29 requiring for a Plan Approval no later than 90 days from the effective date of the determination to determine the effectiveness of compliance with the conditions.

Nuisance/Condition Compliance Investigation

The Los Angeles Police Department (LAPD) submitted documentation, including arrest report and calls for service documentation of: violation of required operating conditions, including failure of owner/operator to disperse loiterers, failure to sign trespass arrest authorization form, presence of excessive trash and debris, lack of presence of required security guard, inadequate security log, lack of required buzz entry system for front door, inability to provide police officers with security camera footage, lack of attendance of required community and police advisory meetings, failure to attend a property management program, lack of understanding of required operating conditions, failure of conditions being posted onsite, and lack of a complaint hotline; as well as assault with a deadly weapon, possession of a firearm, narcotics activity, battery, public intoxication, disturbances, vandalism, and disputes.

For at least ten years there has been a considerable police response to the activities occurring in and around the Adams Garden Inn, straining the resources of the LAPD. Levels of activity have changed throughout the ten year period, with lower levels of activity (2005, 2008, and 2012) alternating with periods of higher activity (2006-2007, 2013). Since the Los Angeles City Council issued its determination on October 21, 2015, the number of incidents reported by the Los Angeles Police Department have decreased. However, the severity of these incidents and the type of incidents reported are similar to those which originated the revocation proceedings. Officers have made many arrests and contacts regarding narcotics possession and transactions at the Adams Garden Inn. Additionally, the motel has been considered by LAPD to be a hangout for the West Boulevard Crips street gang.

The condition compliance investigation includes statements from the applicant during the site visit, as well as observations from staff with respect to the terms and conditions of the Zoning Administrator's determination DIR 2015-0094(RV), effective October 21, 2015. The applicant did not submit a Condition Compliance Report (ACCR) with this subject plan approval.

Staff conducted a field analysis as part of the nuisance condition compliance investigation on October 25, 2016 from 1:30 p.m. to 3:00 p.m. and November 22, 2016 from 9:30 a.m. to 10:30 p.m. All photos were taken at those dates and times. During the days of the investigations, the motel was open to the public. Staff observations are listed for each condition under the sections titled "Investigator Response." Statements from the manager during the field visit are included for each condition under the sections titled "Applicant Response."

1. 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.

Applicant's Response: No Comment.

Investigation Response: Use is in compliance with the requirements of the Los Angeles Municipal Code Section 12.14 A, which authorizes motel use within the C2 Zone classification for the subject site.

2. 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.

Applicant's Response: The applicant stated to be in good relations with surrounding uses and has not received any complaints from the neighborhood to date.

Investigation Response: No comment.

3. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Applicant's Response: No comment.

Investigation Response: There was a small amount of graffiti on the building façade along Rimpau Avenue and along the alleyway.

4. The following signs shall be posted and maintained on the property:

- a) Signs (A minimum of four) on the property in accordance with Los Angeles Municipal Code Section 41.24 (a) that state the following:

"This property is closed to the public. No entry without permission, Los Angeles Municipal Code Section 41.24." The signage shall have lettering of at least 2 inches in height.

Applicant's Response: No Comment

Investigation Response: There is a sign above the entry registry prohibiting trespassing, loitering and drinking. There are other signs posted on the site warning trespassers.



Sign prohibiting trespassing



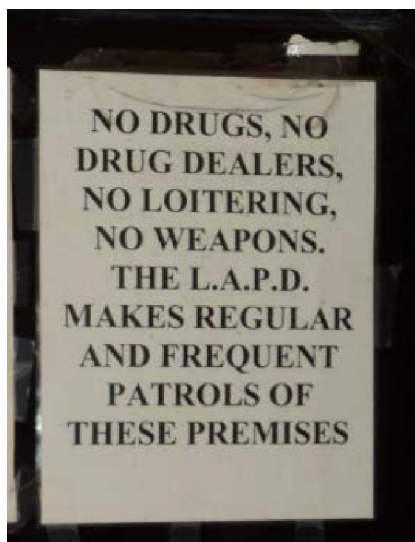
Signs warning trespassers

- b) Signs (A minimum of three) in English and Spanish, in visible and conspicuous locations on all sides of the property stating the following:

"No trespassing, no loitering, no drugs, no drug dealers, no prostitution, no weapons or firearms, no drinking of alcoholic beverages. The Los Angeles Police Department makes regular and frequent patrols of this property." The signage shall have lettering of at least 2 inches in height.

Applicant's Response: No comment

Investigation Response: There is a sign prohibiting drug use, drug dealers, loitering, and weapons. The sign was posted behind the glass at the register window in English only.



Sign prohibiting trespassing

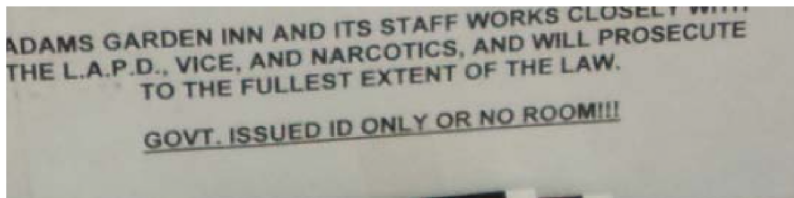
c) Signs at the check in/registration counter stating the following:

"Rooms are only available for the full posted daily rate." and

"Los Angeles Municipal Code Section 41.49 requires that each guest provide identification upon checking in along with your party's vehicle information."

Applicant's Response: No comment.

Investigation Response: No sign was present on the site prohibiting "hourly rates." There is a sign requiring for government issued identification card posted with other rules at the registration window.



Note requiring government issued identification at front desk

d) Signs (A minimum of four) indicating that the aforementioned premises is under 24-hour surveillance and all criminal activities will be directly reported to the Los Angeles Police Department. The signage shall have lettering of at least 2 inches in height.

Applicant's Response: No Comment.

Investigation Response: There was no sign relating to the 24-hour surveillance on the site. However, there is a closed circuit television system on the site with approximately 14 cameras.



Closed circuit camera system

- 5. The property owner and/or the operator shall sign a "Trespass Arrest Authorization" form authorizing the Los Angeles Police Department to arrest individuals unlawfully loitering on the property.

Applicant's Response: No Comment.

Investigation Response: There are signs prohibiting trespassing on the site



Indoor "No Trespassing" sign

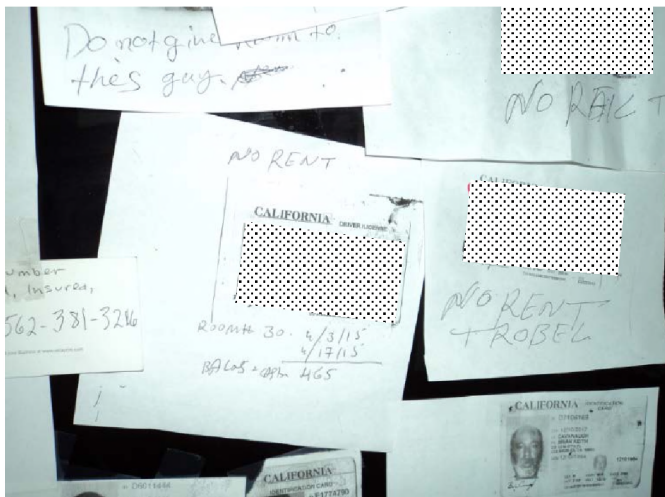


Trespassing warning sign

- 6. The property owner and/or the operator shall not knowingly allow any access to the property of persons known to be prostitutes, pimps, prostitution customers John's), parolees with prior narcotics or prostitution related offenses and no users, possessors, sellers or manufacturers of illegal controlled substances. No illegal drug sales shall be knowingly permitted on the property of the motel. Any guests/long term tenants engaging in such activities shall be ordered to leave the property and shall not be allowed to return to the property.

Applicant's Response: No comment.

Investigation Response: There are copies of various state-issued identification cards affixed to a cardboard inside the office.





Identification of individuals prohibited to enter the site

7. Guests shall be required to pay the full-posted daily rental rate (no short time rentals). Post weekday and weekend rates at the check-in desk and in each room. No rooms shall be rented for less than a 12-hour period (no short time rentals).

Applicant's Response: No comment.

Investigation Response: No hourly rates were observed on the site.

8. No individual shall be permitted to rent more than one room at a time or to rent rooms without complying with motel registration procedures. No individual shall be permitted to rent a room on behalf of any other person. No room shall be rented to a person under the age of 18.

Applicant's Response: No comment.

Investigation Response: There was a registry on the site. No duplicate room rentals were observed.

9. The property owner and/or the operator shall require all guest long-term residents to fill-out a registration form and identify all vehicles to be parked on the property. A motel parking placard shall be placed on the windshield of all vehicles.

Applicant's Response: No comment.

Investigation Response: No guest long-term registration was present on the site.

10. Any visitor to the property must sign in at the motel desk and produce valid identification. The operator shall photocopy such ID and attach it to the room number he/she is visiting.

Applicant's Response: No comment.

Investigation Response: No evidence of visitors' identification photocopy was found on the site.

11. All vehicles on the premises must be documented, even those utilized by visitors or guests. All unknown or undocumented vehicles shall be removed from the property.

Applicant's Response: No comment.

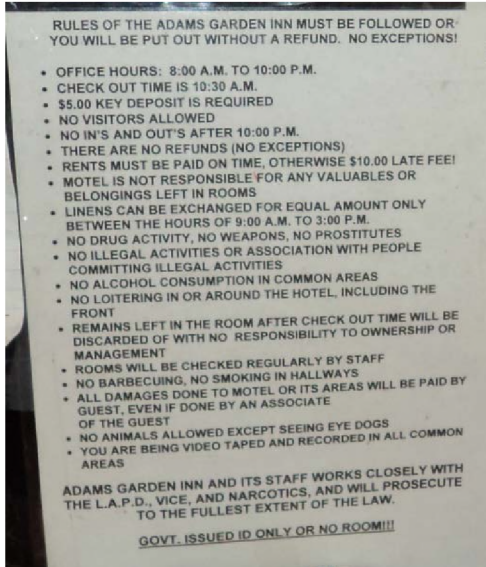
Investigation Response: No evidence of a log system for guests' vehicles was presented.

12. Each room shall have posted "Motel House Rules", which specify certain rules provided for by the motel owner/operator that if any illegal activity is committed it is

grounds for immediate termination of the room rental and/or eviction. In addition, these rules shall be included in any registration application. Evicted tenants shall not be allowed to return to the property.

Applicant's Response: No comment.

Investigation Response: There were rules posted on the registry window.



Posted rules at front desk

13. The owner/operator shall install and maintain video surveillance cameras with inside/outside views of all common areas including the entrance to any storage areas. Management shall routinely monitor the cameras and keep the video tapes/DVD for at least thirty days. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD and the City Attorney's office any and all tapes, which indicate possible criminal activity, including making these available via the internet. All employees shall be familiar with the system and be capable of providing such video upon request by any law enforcement official. Any cameras that the manager/owner has no access to, shall be removed.

Applicant's Response: No Comment.

Investigation Response: There is a video surveillance camera system with indoor and outdoor cameras throughout the site.



Camera surveillance system

- 14. A key deposit system shall be implemented to prevent keys from being circulated or duplicated or serial use of a room rented by unauthorized persons. All keys shall be stamped "Do Not Duplicate." All rooms shall be locked when not in use or being cleaned. The on-site manager shall have duplicate keys for emergency purposes. All locks shall be changed on any part of the property that is vacant for an extended period of time. Vacated areas shall be kept locked and secured at all times when not legally occupied.

Applicant's Response: No comment.

Investigation Response: During the field visit, keys did not contain "Do Not Duplicate" stamp on them.



Keys not stamped "Do Not Duplicate".

- 15. The premises, including the parking lot, sidewalks and alley, shall be cleaned of trash and debris on a daily basis and free of any other items including benches and boxes, that encourage loitering.

Applicant's Response: No comment.

Investigation Response: There were low amount levels of trash and debris around the site. The level noticed was not out of character from an urban setting.

- 16. High-intensity lighting shall be installed and maintained in the parking lot and courtyard area, in all open spaces between buildings, in all portions of the driveway and walkway (both covered and uncovered) and along the exterior perimeter of the property.

Applicant's Response: No comment.

Investigation Response: Lighting on the site appears adequate. Although the site visit took place during daylight conditions, the side of the motel facing Adams Boulevard

and Rimpau Boulevard appeared to be well-lit. There were two street lights, one on each end of the property. Additionally, there were four lights positioned on the top edge of the building oriented downwards. On the eastern side of the property facing Rimpau, there were three flood lights mounted on the roof's edge oriented downwards. On the northern side of the property facing the alley, there were three flood lights mounted on the electrical pole oriented downwards. Above each room throughout the motel there was one light surface mounted on the covered walkway at each room doorway. Surrounding the interior courtyard there was one light per room on the exteriors of the hallways facing the courtyard. Additionally, there were flood lights at the ground level illuminating the parking area.



Lighting Interior/alleyway



Broken light fixture

17. There shall be no sale or giving away of condoms, unless directed to do so by a governmental agency. There shall be no rental, sale or giving away of pornographic videos, tapes, DVD or CD's on the property.

Applicant's Response: No comment.

Investigation Response: No evidence of distributing or selling of prophylactics was observed, nor the rental, sale, distribution of pornographic material was found.

18. All owners and operators shall join and actively participate in the Southwest Area neighborhood watch, CPAB (Community Police Advisory Board) council meetings, residential association meetings and provide proof of such attendance to the Police Department and Zoning Administrator.

Applicant's Response: No comment.

Investigation Response: No evidence of participation with the Community Police Advisory Board was found have taken place.

19. It shall be the responsibility of the property owner and operator to ensure compliance of these conditions at all times. The manager on duty shall be made familiar with these conditions and implement them as required. All employees shall be trained with respect to all of these procedures and provided with written instructions and informed that they may be disciplined for violation of the procedures.

Applicant's Response: No comment.

Investigation Response: The manager on duty appeared to be familiar with the conditions of operations imposed on the site.

20. Conditions of this action shall be maintained on the premises at all times and posted along with other permits and produced immediately upon request of the Police Department, the Department of Building and Safety or other government entity.

Applicant's Response: No comment.

Investigation Response: The manager did not have a copy of this document on site.

21. No public pay phones shall be permitted on the property.

Applicant's Response: No comment.

Investigation Response: No public pay phones were observed on the site.

22. The property owner and/or the operator shall actively discourage anyone from loitering around the motel, including anyone loitering in parked vehicles inside the parking lot in the motel who have no legitimate cause to be there.

Applicant's Response: No comment.

Investigation Response: No evidence the manager encouraged loitering around the motel, parked vehicles in the parking lot were observed.

23. Within two months of the effective date of this action, the property owner, operator and all employees shall complete a property management training program approved by the City Housing Department. Subsequent hired employees shall attend the approved training program within two months of their hire date.

Applicant's Response: No comment.

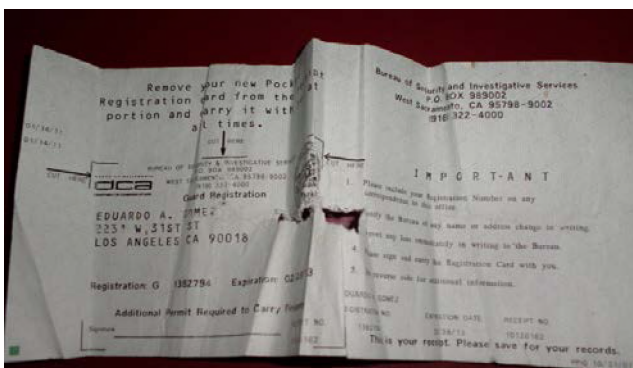
Investigation Response: The manager did not present evidence of participation and attendance of the property management training program approved by the City Housing Department during the field visit.

24. One California State licensed uniformed security guard shall be present on the property 24 hours a day, seven days a week. The guard shall be fluent in English and shall have clear instructions to enforce applicable conditions and uphold the law. The guard shall not impede, obstruct or delay any law enforcement personnel conducting inspections or official business at the location. The guard shall be responsible for securing not only the motel but the parking lot and perimeter. The guard shall not reside at the location or be affiliated with the operator or owner.

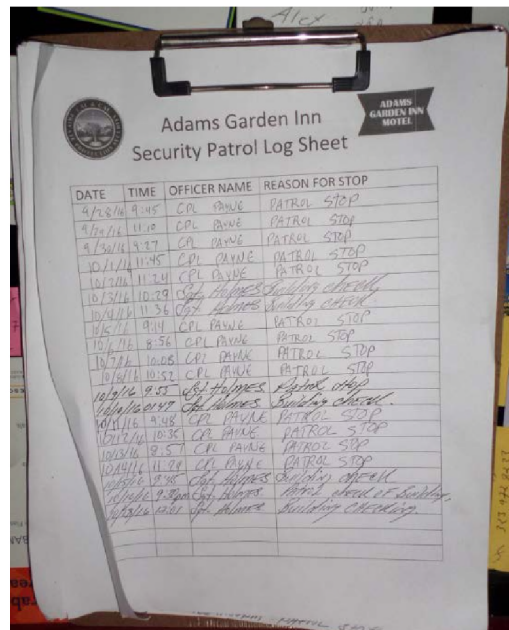
Applicant's Response: The motel manager displayed a security patrol log sheet with regularly entries. The log sheet contained four columns – Date, Time, Officers Name and Reason for Stop. The log sheet displayed two officers' names Corporal Payne and Sargent Holmes. The dates ranged from September 28th, 9:45 until October 18,

2016, 12:01.

Investigation Response: There was no state-licensed uniformed security guard on the premises. The person claiming to provide private security guard service was one of the motel’s residents. He showed an expired California State license and wore non-uniform clothing. The manager showed a private security guard log sheet.



Expired California security guard license



Security guard log entry

- The property owner, manager and/or security guard shall inform the Police Department immediately if any person is engaging in narcotics, in possession of narcotics paraphernalia or if these items are recovered on the property. A log shall be maintained of any notification of such activities for review by the Police Department.

Applicant’s Response: No comment.

Investigation Response: No evidence of people engaging in narcotic use was found. The smell of marijuana was noticed during the field visit.

- The property owner, manager, employees and security guard shall cooperate with the Police Department in any investigation related to the motel. No action shall be taken to impede, interfere, hinder or otherwise obstruct any investigation undertaken by any law enforcement agency which relates to the motel.

Applicant’s Response: No comment.

Investigation Response: During the field visit the manager showed cooperation with Planning Department staff and officers from the Los Angeles Police Department.

- 27. The property owner shall install a buzz entry for the main entrance which shall be maintained in optimum operation. The rear gate that accesses the alley at the rear of the property shall also be secured from non-permitted access.

Applicant's Response: No comment.

Investigation Response: During the field visit there was an operational buzz system entry, however the door was unlocked. The rear gate was also unlocked during the field visit.

- 28. The property owner shall identify and assign a contact person to respond to a posted 24-hour "hotline" telephone number for any concerns or complaints from the community regarding the operation of the motel. The hotline number shall be posted along front, side and rear frontages of the motel and the posted sign shall responded to within 24 hours and documented in a log made available for review by the Police Department or the Department of City Planning upon request.

Applicant's Response: No comment.

Investigation Response: During the field visits a sign indicating a telephone number was observed at the front façade of the motel along Adam Boulevard. Staff called the subject telephone number (323.731.2165) on November 22, 2016 at 11:42 a.m. The respondent identified the subject establishment.



Telephone number at front façade along Adams Blvd.

- 29. **No earlier than 60 days and no later than 90 days from the effective date of this determination,** the owner/operator of the subject premises and/or the property owner

of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate. The matter shall be set for a public hearing. The operator shall submit with the application documentation of how compliance with each condition has been attained.

Applicant's Response: Non-compliant.

Investigation Response: The operator failed to submit a Plan Approval application. The instant Plan Approval application was brought forward by the Planning Department.

30. **Within 30 days of the effective date of this determination,** the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. If the property owner fails to record the covenant, the City shall record the covenant.

Applicant's Response: Non-compliant.

Investigation Response: The operator failed to record with the Los Angeles County Recorded Office and submit with the Planning Department a recorded covenant acknowledging all the terms and conditions established by the Los Angeles City Council.

31. **Within 30 days of the effective date of this determination,** the business owner and/or the property owner shall reimburse the City for the costs required to conduct and process the subject nuisance abatement action pursuant to Section 19.01-P of the Los Angeles Municipal Code. Payment shall be made to the City of Los Angeles with confirmation of payment forwarded to the Zoning Administrator within this same time period.

Applicant's Response: Non-compliant.

Investigation Response: No fees have been paid for this case.

Comments from Other Departments and/or the General Public

Los Angeles Police Department

The Los Angeles Police Department submitted the following reports:

Arrest and Investigative Reports:

There was an arrest and investigative reports submitted for 4905 W Adams between since the Zoning Administrator issue a letter of determination dated July 29, 2015.

1. August 26, 2016, at approximately 5:00 p.m. – Notice to Appear – Police Department officers issued a notice to appear to the motel manager for failure to comply with revocation conditions issued by the Zoning Administrator dated July 29, 2015 – Condition No. 5 granting the Police Department authorization to arrest individuals unlawfully loitering; Condition No. 13 failure to provide video recordings for the police department review; Condition No. 15 failure to keep site free of trash and debris; Condition No. 18 failure to participate in Community Police Advisory Board; Condition No. 19 failure to be familiar with the implementation and have knowledge of conditions listed in revocation case; Condition No. 20 failure to posting of conditions on the site; Condition No. 22 relating to the loitering in vehicles within the site and areas within the operator’s control; Condition No. 23 failure to participate in property management training program approved by the Los Angeles Housing Department; Condition No. 24 failure to provide the required California licensed private security guard providing service on the site; Condition No. 25 failure to have tenant’s entry log. Last entry July 2015; Condition No. 27 failure to have a lock front door (door lock broken); and Condition No. 28 failure to have a contact and/or hotline number on site.

Calls for Service Report:

There were 38 calls for service submitted for 4905 W Adams between October 23, 2011 and February 8, 2015:

No.	Date and Time	Call Description
1.	10/9/2016	Mental Illness
2.	10/4/2016	Landlord Tenant Dispute
3.	9/9/2016	Landlord Tenant Dispute
4.	8/26/2016	Officer Reporting Location
5.	6/28/2016	Business Dispute
6.	6/1/2016	Ambulance Suspect
7.	5/23/2016	Landlord Tenant Dispute
8.	5/23/2016	Business Dispute
9.	5/7/2016	Narcotic Activity
10.	5/5/2016	Landlord Tenant Dispute
11.	5/5/2016	Landlord Tenant Dispute
12.	4/30/2016	Trespass Suspect/Prowler
13.	4/26/2016	Landlord Tenant Dispute
14.	4/26/2016	Landlord Tenant Dispute
15.	4/25/2016	Landlord Tenant Dispute
16.	4/24/2016	Man in Possession of Fire Arm
17.	4/16/2016	Landlord Tenant Dispute
18.	4/16/2016	Landlord Tenant Dispute
19.	4/14/2016	Intoxicated Man
20.	3/25/2016	Domestic Violence Dispute
21.	3/25/2016	Landlord Tenant Dispute
23.	3/24/2016	Family Dispute

24.	3/23/2016	Domestic Violence
25.	3/23/2016	Domestic Violence
26.	3/22/2016	Battery
27.	3/7/2016	Family Dispute
28.	3/4/2016	Assault (man assaulted woman)
29.	3/4/2016	Assault
30.	2/22/2016	Battery Possible Suspect
31.	2/17/2016	Officer Reporting Location
32.	2/17/2016	Officer Reporting Location
33.	12/14/2015	Landlord Tenant Dispute
34.	12/14/2015	Landlord Tenant Dispute
35.	12/5/2015	Vandalism Investigation
36.	11/24/2015	Ambulance
37.	10/18/2015	Family Dispute
38.	10/5/2015	Officer Reporting Location

General Public

At the time of report preparation, there were seven letters submitted to the Planning Department expressing concerns with the hotel operations and the negative impacts the subject motel creates in the surrounding neighborhood.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property

Council File No. CF 15-1038 – On October 23, 2015, the City Council denied the appeal and sustained the decision of the Zoning Administrator to impose corrective conditions from Case No. DIR 2015-0094(RV).

Case No. DIR 2015-0094(RV) – On July 29, 2015, the Zoning Administrator issued a determination stating the modification of the operation of a motel, known as the Adams Garden Inn located at 4905 West Adams Boulevard, in order to mitigate adverse impacts caused by said operation and any potential impacts caused by any future operation of the motel.

Certificate of Occupancy – Issued on February 9, 1965 for 4905 West Adams Boulevard for a two-story, 121-foot by 100-foot hotel and attached garage with 1dwelling unit, 35 guest-rooms, and 23 required parking stalls.

Building Permit No. 54933 – Issued on December 23, 1963 for 4905 West Adams Boulevard for two story 121'X100' a hotel use with a height of approximately 20 feet.

Previous Cases on Surrounding Properties

No similar or relevant cases were found

Additional Parcel Information

General Plan:

The West Adams-Baldwin Hills-Leimert Community Plan Map designates the property for General Commercial land use with a corresponding zone of C2-1.

The property is within the Fast Food Establishments General Plan Amendment area. The case is not affected.

Specific Plans, Interim Control Ordinance and Other Site Information:

The property is within the South Los Angeles Alcohol Sales Specific Plan area. The case is not affected.

The property is within the Los Angeles State Enterprise Zone. The case is not affected.

The property is within the Mid-City Recovery Redevelopment Project area. The case is not affected.

The property is subject to the Freeway Adjacent Advisory Notice for Sensitive Uses. The case is not affected.

Environmental Clearance

On October 31, 2016, the project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2016-4120-CE, for a Categorical Exemption, Class 21, Category 2, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Rony Giron
Staff Investigator
TF:RG