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July 29, 2015

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200 North Spring Street, #763
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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

Frank Weiser (R)
3460 Wilshire Boulevard, Suite 1212
Los Angeles, CA 90010

CASE NO. DIR 2015-0094(RV)
IMPOSITION OF CONDITIONS
4905 West Adams Boulevard
West Adams--Baldwin Hills--Leimert
Planning 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

Pursuant to Section 12.27.1 of the Los Angeles Municipal Code, I hereby REQUIRE:

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,

as follows:

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.
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.
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.



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.
 - 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.
 - 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."
 - 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.
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.
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
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).
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.

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.
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.
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.
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.
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.
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.
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.
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.
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.
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.

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.
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.
21. No public pay phones shall be permitted on the property.
- ✓ 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.
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.
- ✗ 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.
- ✗ 25. 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.
- ✓ 26. 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.
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.
- ✓ 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

specifically identify that the number is for "Concerns or Complaints". Calls shall be 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.

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.
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.
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.

TRANSFERABILITY

This action runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than the current owner, it is incumbent that the owner advise them regarding the conditions of this action.

VIOLATIONS OF THESE CONDITIONS IS A MISDEMEANOR

It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council. Such violation or failure to comply shall constitute a violation of Chapter 1 of the Municipal Code and shall be subject to the same penalties as any other violation of such Chapter. (Section 12.27.1 of the Municipal Code)

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment. (Section 11.00-M of the Municipal Code)

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after AUGUST 13, 2015, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements and correspondence contained in the file, the report of the Planning Staff Investigator, the statements made at the public hearing before the Zoning Administrator on March 10, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that there is cause for imposition of corrective Conditions based upon the provisions of Section 12.27.1 of the Municipal Code which has been established by the following facts:

NUISANCE ABATEMENT AUTHORITY - SECTION 12.27.1 OF THE LOS ANGELES MUNICIPAL CODE

The Zoning Administrator, on behalf of the Director of Planning, has the authority to investigate and initiate corrective actions against any use which constitutes a public nuisance, adversely affects the safety of persons residing or working in the surrounding area, and does so on a repeated basis, pursuant to the provisions of Section 12.27.1 of the Los Angeles Municipal Code, established under Ordinance No. 171,740 on October 27, 1997. This Ordinance amended earlier nuisance abatement authority established May 25, 1989, under Ordinance No. 164,749.

BACKGROUND

The site is comprised of two lots and a portion of a third 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.

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 8 feet in height on the southern end of the property, and a metal fence about 6 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 6 feet in height that can be opened to allow access to the property.

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 chair, and a microwave on an end table.

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 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.

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.

Previous zoning related actions on the site include:

Certificate of Occupancy – Issued for a 2-story, type V, 120'6" X 99'6" hotel and attached garage. 1 dwelling unit, 35 guest rooms, and 23 required parking spaces. H3, J1 OCC. (2/9/1965)

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.

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.

On January 21, 2015, the project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2015-0095-CE, for a Categorical Exemption, Class 21, Category 2, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Investigative Planning Staff Site Visit

Investigative Planning staff conducted field analyses as part of the nuisance investigation on December 10, 2014 from 12:00 noon to 1:30 p.m., and on February 5, 2015 at approximately 1:00 p.m., each time accompanied by one LAPD officer. The motel manager was present during the first site visit. The second visit consisted of taking exterior photographs. All photographs in the staff report attached to the case file were taken on said dates and times unless otherwise noted.

At the time, according to the motel manager, about one third of the rooms (about 10 at any given time) had occupants that are a part of the L.A. County General Relief Emergency Benefits (GR) program that provides motel vouchers to prevent homelessness. The initial voucher provides a stipend for 14 days and can be extended for an additional 7 days.

Signage, Rules, and Regulations

Numerous signs were present on the exterior of the property and within the motel office. A sign on the exterior facing Adams Boulevard advertises "weekly and daily low rates." Above the main door, on the side metal door, and on the building and fence facing the alley, there were signs that inform passersby that the site is private property with no trespassing. On the doors there were stickers advising that the site is patrolled by Calloway Private Protection Security.

In the motel office three prominent signs were located above the office window. These signs informed that security cameras are in use, that guests are required to show identification, and that there is no trespassing, loitering, or drinking. The window of the motel office contained nine letter sized and six smaller signs and notices.

Of the signs and notices posted on the window, there were two separate lists of rules and regulations with some, but not all rules duplicated on both lists (no loitering, no narcotics activity, no refunds, damages to motel will be paid by guest, and no pets).

Some of the additional signs provided seemingly contradictory information. One of the lists of rules and regulations said that one visitor is allowed, but only between 1 p.m. and 3 p.m. There were two other signs posted, however, addressing visitors. While one allowed no visitors, the other allowed two visitors per day.

For guests staying with GR vouchers, one of the lists of rules and regulations said that vouchers must be signed by 11 p.m. and also by 9 a.m. There were two other signs posted, however, addressing GR vouchers. One said they must be signed by 10:00 a.m. and the other said by 10:30 a.m.

Motel Office and Security System

The motel office was clean, well-kept, and contained two vending machines. It included the motel registration records, permits, keys, cable boxes, and security camera system, among other motel management-related materials. There was a large dwelling space for the manager behind the office and registration window. There were two security cameras in the office, one which worked, and one which did not, according to the manager. The working camera was pointed towards the registration window.

There were originally twelve cameras on the site although at the time of the site visit only eight were working, according to the manager. Of those eight, six cameras were recording at the time of the investigation. The owner has access to the recordings. The monitors, however, were visible in the living quarters of the manager behind the front office.

Rooms are not rented to known criminals, according to the manager. Behind the desk were posted photocopies of the identification cards of drug dealers and other known criminals who had previously stayed at the motel.

Of the 33 rooms that are rented, approximately seven are rented monthly, eight or nine are rented weekly, seven or eight are rented daily, and the remaining nine to eleven are GR vouchers with guests that stay fourteen days with a possible extension of seven days, according to the manager. He informed us that rooms are rented for \$50 a night with no vouchers and \$24 a night with vouchers. The posted price for a room is \$60 a night including a \$5 key deposit. According to the manager, someone is always available in the office and rooms will be rented at any time as long as there are vacancies.

Security Personnel

Two armed guards from Calloway Security patrol the site one time every night that varies from night-to-night, according to the manager. They walk through the property and drive around the site and through the alley to ensure that the property is secure. They usually are at the site for about 20 minutes. During the day from 8:00 a.m. to 5:00 p.m., Calloway Security provides on-call service as needed.

Lighting and Maintenance

Although the site visit took place during daylight conditions, the side of the motel facing Adams 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 was one street light at the entry to the alley directly adjacent to the motel. There were three lights positioned on the top edge of the building oriented downwards. On the northern side of the property facing the alley, there were three lights oriented downwards. Above each room throughout the motel there was one light located on the ceilings of the passageways in front of the rooms. 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. When asked how quickly lights were replaced, the manager replied that extra bulbs were always available and that they were replaced promptly as needed. The property was said to be regularly maintained, and, since it is a part of the State of California General Relief voucher program, is inspected every three months by the Health Department, according to the manager.

Trash, Debris, Abandoned Vehicles, Graffiti, Loitering, and Public Telephones

A freestanding trash dumpster was located in the northern part of the interior courtyard near an entry to the alley. It was clean and orderly. The motel manager informed staff that trash was collected twice a week on Mondays and Fridays, generally between 11 a.m. and 3 p.m.

At the time of field investigation, there were small pieces of litter on the pavement of the interior courtyard, but it was generally free of debris and was clean and well kept. There were no abandoned vehicles visible to staff on the site.

There was minimal litter and no overgrown vegetation surrounding the building on Adams Boulevard and Rimpau Boulevard. The paint on the building appeared to be recent. A small amount of graffiti was present on the handicap accessible sign on the metal door facing Rimpau Boulevard. The alley appeared generally clean with a small amount of litter present. Portions of the fence along the alley contained graffiti. There were no public telephones observed and no individuals loitering on the property at the time of investigation.

Interior of Rooms

Staff observed two rooms on site. The interior of a typical motel room contains a bed, a side table, a small chair, a wardrobe, a television located above a dresser, an air conditioner, one window, and a bathroom. There were no telephones observed inside the rooms. A scan of the television channels in one room did not reveal any explicit adult content. When asked, the motel manager responded that there were no television channels with explicit adult content and that pornographic DVDs and videos were not rented or given out.

Within one of the rooms, written on one of the walls in faded ink that looked as though it had been attempted to be cleaned, but not painted over, it read "Do not pass gun line u will b shot down were u stand."

Staff observed that the door and window locked. The interior of the door was cracked vertically, however, where the handle and deadbolt lock are located. The locked window could not be opened from the outside

CORRESPONDENCE AND REPORTS FROM OTHER DEPARTMENTS AND/OR THE GENERAL PUBLIC (Received prior to the public hearing)

Los Angeles City Council, 10th District

Los Angeles City Councilmember Herb Wesson, Jr. of the 10th District submitted a letter on February 20, 2015 writing "in strong opposition of the current use for the subject property at 4905 W. Adams Boulevard, also known as Adams Garden Inn Motel," citing 25 years of problems for the community and the concurrence of the West Adams Neighborhood Council that the existing use of the property be discontinued.

Los Angeles Police Department

The Los Angeles Police Department submitted the following reports:

Arrest and Investigative Reports:

There were 127 arrest and investigative reports submitted for 4905 West Adams between October 17, 2003 and September 15, 2014:

1. September 15, 2014, approximately 11:30 a.m. – Theft Investigative Report – Victim and witness were asleep with front door open. Suspects entered, and with an ID card and bank card, demanded that the witness pose as the person on the ID to withdraw funds from a bank. When witness refused, suspects fled with victim's wallet.
2. May 2, 2014, between 5 and 8 a.m. – Burglary Investigative Report – Suspect used unknown tool to open the front door and take property from a night stand.
3. April 11, 2014, 3 a.m. – Assault with a Deadly Weapon Investigative Report – Suspect(s) struck victim with hard object causing serious injury to victim's face. Suspect(s) fled.
4. April 9, 2014, approximately 5:45 p.m. – Sales of Cocaine, Arrest Report – Officer handed defendant currency, defendant went into Adams Garden Inn motel and returned, providing officer with off white solid resembling rock cocaine.
5. March 22, 2014, 8:40 p.m. – Felony Warrant, booking and identification record.
6. March 6, 2014 – Burglary Investigative Report – Suspect unscrewed A/C unit, entered room, and took victim's property.
7. March 5, 2014, approximately 7:00 a.m. – Forced Oral Copulation, Assault with a Deadly Weapon, Unlawful Possession of Ammunition Arrest Report.
8. March 1, 2014, approximately 2 p.m. – Flash Incarceration – The motel manager requested LAPD to check vacant rooms for trespassing and narcotics activity. Defendant was found trespassing in front of room, then taken into custody.

9. February 24, 2014, 3:00 a.m. – Battery Investigative Report – Victim and suspect engaged in an argument. Suspect struck victim causing victim to fall to the ground, at which time the suspect began kicking the victim repeatedly.
10. February 7, 2014, approximately 6:00 p.m. – Flash Incarceration Arrest Report – The motel manager requested LAPD to check vacant rooms for trespassing and narcotics activity. Officers knocked on the door to a room, after which they heard the flush of a toilet, leading officers to believe the defendant was flushing narcotics down the toilet. The defendant was taken into custody. A probation compliance check found that the defendant had two misdemeanor warrants.
11. February 4, 2014, 9:00 p.m. – Vandalism Investigative Report – Suspect smashed motel window with unknown tool and fled.
12. January 26, 2014, 2:30 a.m., alley north of 4905 W. Adams – Theft Investigative Report – Victim wanted to buy drugs from suspect and decided not to do so. Victim dropped wallet. Suspect grabbed victim's wallet and fled.
13. January 6, 2014, 10:30 p.m. – Burglary Investigative Report – Unknown suspect entered victim's room while victim was sleeping, took victim's property, and fled. Victim stated that the window was closed and the door was locked when victim fell asleep. The window and the door were open when he awoke.
14. December 31, 2013, 4:30 a.m. – Hot Prowl Investigative Report – Unknown suspect entered victim's room while victim was sleeping, took victim's property, and fled. Witness stated that she locked and secured the room before falling asleep. Officer noted that the door to the motel room can easily be pushed open while locked.
15. December 23, 2013, 9:10 a.m. – Felony Warrant Arrest Report.
16. December 22, 2013, 10:40 a.m. – Misdemeanor Warrant Arrest Report.
17. December 16, 2013, 8:00 p.m. – Cohabitant Abuse Investigative Report – Suspect approached victim on sidewalk, pushed victim to ground, kicked victim numerous times.
18. October 31, 2013, 12:00 p.m. to 3:00 p.m. – Burglary Investigative Report – Victim placed laptop under bed, locked the door to the room, and left for three hours. Upon returning, victim unlocked the door, entered, and discovered laptop missing. The motel manager said that no employees had entered the room.
19. September 28, 2013, 10:50 p.m. – Warrant, booking and identification record.
20. September 11, 2013, 10:00 a.m. to September 12, 2013, 7:00 a.m. – Burglary Investigative Report – Victim stated he left room with door locked and secured. When victim returned, he discovered some of his property had been removed without his permission. Officers did not observe any pried marks on the victim's door. The windows appeared to be locked and secured.
21. August 11, 2013, 3:00 p.m. – Felony Warrant Arrest Report.

22. August 9, 2013, 7:55 p.m. – Warrants Arrest Report.
23. August 6, 2013, 11:00 p.m. to August 7, 2013, 1:00 a.m. – Burglary Investigative Report – Victim left room and does not recall if he secured the room door. When he returned to the room he discovered the property missing.
24. June 27, 2013, 6:00 a.m. – Domestic Battery Investigative Report – Suspect pounded victim on face with no visible injuries, took wallet without permission.
25. June 1, 2013, 9:40 a.m. – Theft Investigative Report – Suspect and victim had been in a dating relationship for 6 months. Suspect took victim's property and did not return it.
26. May 31, 2013, 8:20 p.m. – Gang Member Violation of Parole Arrest Report.
27. May 20, 2013, 12:00 a.m. to 7:00 a.m. – Cohabitant Abuse Investigative Report – According to victim, suspect and victim had been living together at the motel for 2 months. Suspect broke a bottle and used the broken bottle to cut victim's stomach. Later suspect forced open victim's mouth and poured peroxide down victim's throat.
28. April 14, 2013, 6:26 p.m. – Misdemeanor Warrant, booking and identification record.
29. April 3, 2013, 1:15 a.m. – Cohabitant Abuse Arrest Report – Suspect and victim have lived off and on together for the past month. Suspect physically confronted victim, punching with a closed fist on the face and stomach area, followed by kicking on the stomach area.
30. March 29, 2013, 3:00 a.m. – Cohabitant Abuse Investigative Report – Suspect and victim are in a relationship and began to argue. Suspect pinned victim to bed, then after victim got up, used arm to choke victim.
31. February 19, 2013 – Theft Investigative Report – Victim allowed suspect to use cell phone. The suspect did not return the cell phone and fled.
32. February 12, 2013, 6:00 p.m. to February 13, 2013, 9:00 a.m. – Burglary Investigative Report – Victim left room door locked, but left window open to allow room to air out. When returned to room at 9:00 a.m., victim discovered eight people having a party in the room and smoking narcotics. Victim's papers and medications were missing. Drug paraphernalia related to marijuana and cocaine were found in the room.
33. January 31, 2013, 10:30 a.m. – Burglary Investigative Report – Suspect entered room and took cell phone while it was charging.
34. January 25, 2013, 3:50 p.m. – Domestic Battery Arrest Report – Suspect struck victim with closed fists.
35. December 26, 2012, 4:55 p.m. – Flash Incarceration Arrest Report.
36. December 8, 2012, 6:15 a.m. – Assault with Deadly Weapon Investigative Report – Suspect had argument with victim and slashed victim's arm with razor blade.

37. October 26, 2012, 5:45 p.m. – Possession of Open Container Notice to Appear.
38. August 18, 2012, 10:00 p.m. – Death Investigation – Deceased had been leasing a room in motel for 5 years, natural death.
39. August 14, 2012, 5:40 p.m. – Felony Warrant Arrest Report.
40. July 22, 2012, 9:10 p.m. – Felony Warrant Arrest Report.
41. June 6, 2012, 1:00 p.m. – Domestic Violence Investigative Report – Suspect and victim began to argue. Suspect choked the victim, grabbed the victim's face, and pushed the victim's face.
42. May 6, 2012, 7:20 a.m. – Domestic Battery Investigative Report – Suspect and victim began to argue. Suspect hit victim and fled.
43. May 4, 2012, 8:30 a.m. – Stolen Vehicle Report – Moving truck stolen.
44. March 4, 2012, 12:00 noon – Domestic Battery Investigative Report – Suspect and victim had argument and the suspect punched the victim in the face five times causing visible injuries.
45. October 23, 2011, 7:30 p.m. – Battery Arrest Report – Suspect hit one victim, and when a witness went to call police, the suspect punched the witness on the face three times with closed fist.
46. September 25, 2011, 7:00 p.m. – Warrant Booking and Identification Record.
47. September 11, 2011, 10:00 a.m. – Assault with a Deadly Weapon Arrest Report – Victim had been sleeping on the floor when suspect began kicking victim repeatedly. Suspect picked up wooden stick and struck victim five times across the head. Neither suspect nor victim appeared to be under the influence of drugs or alcohol.
48. June 10, 2011, 2:45 p.m. – Possession of Cocaine Base Arrest Report – A warrant check on hotel registration cards revealed a guest on probation for narcotics. Officers followed up with guest to conduct a probation compliance check. Upon entering the room, officers found small off white rock resembling rock cocaine. A person in the room said the narcotics belonged to him and was taken into custody.
49. May 15, 2011, 11:50 p.m. – Trespassing Investigative Report – From sidewalk, victim watched suspect enter victim's room with a key without permission to enter. Suspect went through belongings. Victim uncertain if anything taken.
50. March 17, 2011, 4:45 p.m. – Felony Warrant Booking and Identification Record.
51. March 7, 2011, 7:15 p.m. – Battery Investigative Report – Suspect and victim had dispute when suspect became angry and slapped victim in the face and choked victim. Victim fled.
52. January 11, 2011, 5:15 p.m. – Possession of Cocaine for Sale Arrest Report – In conducting parole search of a room, officers found substances resembling narcotics not consistent with personal use, arrested individuals.

53. January 8, 2011, 4:25 p.m. – Fugitive Warrant Arrest Report
54. January 5, 2011, 4:55 p.m. – Fugitive of another State Probable Violation Arrest Report.
55. October 26, 2010 8:20 p.m. – Possession of Methamphetamines Arrest Report – After completing a registry check, officers found outstanding warrants on a motel guest, and when they made contact with guest, found methamphetamines in the motel room.
56. October 26, 2010, 3:30 p.m. – Parole Warrant Booking and Identification Record
57. October 26, 2010, 3:30 p.m. – Felony Warrant Booking and Identification Record
58. October 26, 2010, 3:30 p.m. – Felony Warrant Booking and Identification Record
59. September 9, 2010, 4:00 a.m., northwest corner of Adams and Rimpau – Assault with a Deadly Weapon Shooting Investigative Report – Suspect approached victim in vehicle, fired several rounds at victim from moving vehicle.
60. July 18, 2010, 6:00 a.m. – Domestic Battery Investigative Report – Suspect pulled victim's hair and punched victim multiple times on the head.
61. June 22, 2010, 7:50 p.m. – Felony Warrant Arrest Report
62. May 13, 2010, 12:05 a.m. – Parole Warrant Arrest Report
63. April 6, 2010, 12:00 p.m. – Suspected Child Abuse Report Injury Investigation
64. May 12, 2010, 11:30 p.m. – Misdemeanor Warrant Arrest Report
65. May 12, 2010, 11:30 p.m. – Misdemeanor Warrant Arrest Report
66. May 12, 2010, 11:25 p.m. – Felony Warrant Arrest Report
67. January 1, 2010, 11:15 a.m. – Battery Investigative Report – Suspect punched victim in mouth with closed fist.
68. October 13, 2009, 9:30 a.m. – Felony Warrant Arrest Report
69. October 5, 2009, 10:00 a.m., in front of Adams Garden Inn – Assault with a Deadly Weapon Investigative Report – Victim claimed suspect approached victim and pointed a semi-automatic handgun at victim's stomach, then went into Adams Garden Inn and into a room. Video recording did not corroborate victim's claim.
70. August 22, 2009, 12:00 p.m. – Parole Warrant Booking and Identification Record.
71. July 8, 2009, 8:30 a.m. – Parole at Large Booking and Identification Record.
72. July 3, 2009, 2:00 p.m. – Felony Warrant Booking and Identification Record.

73. June 12, 2009, 10:35 a.m. – Possession for Sale Arrest Report – Upon conducting a probation compliance search, officers found substances resembling Cocaine base, a scale, razor blades, and U.S. currency.
74. May 29, 2009, 12:15 p.m. – Parole Warrant Arrest Report.
75. July 26, 2008, 10:20 p.m. – Misdemeanor Warrant Booking and Identification Record.
76. June 6, 2008, 3:30 p.m. – Criminal Threats Arrest Report – Defendant armed self with knife and threatened victim.
77. April 22, 2008 – Arrest Report Follow-up Investigation – Witness described suspect as aggressor as suspect tried to flee from officers.
78. July 3, 2007, 1:00 a.m. – Trespassing Arrest Report – Suspect entered victim's property without permission and remained on property.
79. June 17, 2007, 4:50 p.m. – Battery Investigative Report – Verbal dispute led to fist fight. Motel manager and manager's spouse are the victims.
80. June 16, 2007, 1:50 a.m. – Possession Controlled Substance Arrest Report – Two persons arrested for possession of narcotics and narcotics paraphernalia. One resists arrest.
81. June 12, 2007, 12:10 a.m. – Assault with a Deadly Weapon Arrest Report – Defendant punched victim on face numerous times, choked victim, and dragged victim down two flights of stairs.
82. June 9, 2007, 10:45 p.m. – Battery Investigative Report – Suspect, the motel manager, pushed victim causing victim to fall back into a wall following a dispute regarding an eviction notice. A witness did not corroborate claims of victim.
83. April 29, 2007, 10:30 p.m. – Battery Arrest Report – Due to a previous incident, a cousin of the defendant was not given permission to stay at the motel. Regardless, the defendant and the cousin entered a room. When the victim, a private security guard for Calloway Security, went to ask the cousin to leave, the victim was verbally confronted by the defendant and surrounded by people from neighboring rooms. Feeling threatened, the victim pepper sprayed the defendant. Subsequently the defendant hit the victim on the face.
84. April 21, 2007, 12:30 a.m. – Possession of an Unlawful Weapon Arrest Report – Defendant was in possession of an unlawful weapon, a 6" butterfly knife.
85. April 20, 2007, 11:30 p.m. – Criminal Threats Investigative Report – While arguing, suspect stated "I am going to blast you."
86. April 20, 2007, 6:00 p.m. – Battery Investigative Report – Suspect punched victim in the face.
87. April 19, 2007, 10:15 a.m. – Injury Investigation – Subject alleges abuse by mother, who had slapped her on the face.

88. April 11, 2007, 4:00 p.m. – Parolee at Large Arrest Report – Parole agent informed officers that parolee wanted for parole violation was staying at Adams Garden Motel. Parolee was identified on the street near the motel and arrested.
89. February 21, 2007, 8:00 a.m. – Assault with a Deadly Weapon Preliminary Investigation – Suspect removed a firearm from waistband and said “Your family is taken care of” to victim. Fearing for his life, victim charged suspect and grabbed him. Suspect attempted to shoot the victim, firing one round. Victim was unhurt and suspect fled.
90. February 19, 2007, 6:30 p.m. – Possession of Unregulated Firearm and Gang Member Possession of Firearm Arrest Report – Officers conducted patrol of Adams Garden Inn. Defendant knocked on door of witness who did not know suspect and was let into room. According to officers, renters and tenants often let gang members enter their room and do not ask them to leave due to intimidation. Defendant placed firearm in room. Officers searched room and found firearm.
91. December 29, 2006, 3:30 a.m. – Battery Preliminary Investigation – Suspect, the security guard, put victim into headlock and placed victim into the back of a vehicle, following a verbal argument.
92. December 26, 2006, 10:00 p.m. – Recovered Vehicle Report
93. December 28, 2006, 9:00 p.m. – Trespassing Preliminary Investigation – Victim asked suspect to leave premises. Suspect refused and continued trespassing.
94. December 28, 2006, 6:10 p.m. – Stolen Vehicle Report
95. December 28, 2006, 8:00 a.m. to 1:30 p.m. – Burglary Preliminary Investigation – Unknown suspects entered location and took victim’s property, including vehicle.
96. December 28, 2006, 8:05 a.m. – False Impersonation Preliminary Investigation – Suspect was arrested and used false name, the name of victim.
97. December 28, 2006, 8:05 a.m. – 1 Misdemeanor Warrant, 1 Parole Violation, 13 Present in Location where Narcotics are Being Used, 4 Possession of Cocaine Base, 3 Possession of Paraphernalia Arrest Reports – As officers served a search warrant for eight rooms and the motel office, it was determined that the motel was infested with narcotics dealers and users. Narcotics, surveillance equipment, narcotic paraphernalia, and money were recovered at the scene.
98. December 20, 2006, 9:30 p.m. – Assault with a Deadly Weapon Preliminary Investigation – Suspect chased victim, the motel manager, with bat, pushed victim down, and attempted to strike victim. Suspect denied swinging bat at victim. No witnesses could corroborate either story.
99. December 14, 2006, 3:20 p.m. – Battery Arrest Report – Suspect struck victim, the motel manager, in face and led.
100. December 7, 2006, 12:10 a.m. – Possession of Controlled Substances for Sale and Possession of Prohibited Weapon Arrest Report – During a narcotics investigation,

- narcotics, currency, a scale, plastic baggies, and a wooden baton were found in a room occupied by an admitted gang member and one other defendant.
101. November 25, 2006, 8:30 a.m. – Violation of Parole Warrant Arrest Report.
 102. November 9, 2006, 10:30 p.m. – Felony Warrant Arrest Report
 103. November 6, 2006, 2:00 p.m. – Vandalism Preliminary Investigation and Follow-Up Investigation – Suspect struck window of motel room, causing damage.
 104. November 2, 2006, 6:30 p.m. – Property Report – Property taken into custody was recovered during a narcotics investigation.
 105. September 8, 2006, 6:50 a.m. – Battery Preliminary Investigation and Follow-Up Investigation – Suspect struck victim in face with closed fist.
 106. July 15, 2006, 2:15 p.m. – Criminal Threats Preliminary Investigation and Follow-Up Investigation – Upon being asked why he turned off an air conditioner, suspect, the motel manager, threatened to have the victim and her boyfriend jumped and shot by guys in the neighborhood. The manager denied making such threats and said that the tenant was months late on the rent.
 107. July 6, 2006, 7:30 p.m. – Illegal Entry Preliminary Investigation and Follow-Up Investigation – Suspect, the motel manager, entered victim's room on two occasions without notifying victim or announcing presence. On subsequent investigation, it was found that the suspect was a registered sexual offender from Nevada.
 108. June 3, 2006, 1:45 a.m. – Assault with a Deadly Weapon Arrest Report and Follow-Up Investigation – Defendant grabbed a broom and swung it at victim, striking victim in the head.
 109. May 11, 2006, 2:00 p.m. – Child Neglect Arrest Report – Children have not been in school for several months, but appear healthy and deny any physical abuse. Children taken into custody
 110. April 4, 2006, 10:35 p.m. – Murder Preliminary Investigation – Suspect fired multiple gunshots at victim seated inside car parked in front of Adams Garden Inn. It was believed victim was a gang member responsible for the deaths of two other gang members.
 111. February 14, 2006 – Battery Preliminary Investigation and Follow-Up Investigation – Suspect shoved victim during argument.
 112. February 12, 2006 to February 13, 2006 – Forcible Rape Arrest Report, Injury Investigation, and Follow-Up Investigation – Victim stated that after drinking alcohol and smoking crack cocaine, the suspect became violent, threatened to shoot and kill victim, and then beat, choked, and raped her.
 113. August 6, 2005, 5:30 a.m. – Assault with a Deadly Weapon Arrest Report – Defendant and victim were in a relationship. Defendant cut victim with knife on chest.

114. July 24, 2005, 4:45 a.m. – Trespass Arrest Report – Motel manager had evicted suspect, who had returned to the motel and refused to leave.
115. July 8, 2005 to July 9, 2005 – Vandalism Preliminary Investigation – The suspect had rented a room and left room with holes in the wall and roof.
116. June 6, 2005 – Battery Preliminary Investigation – Suspect spits on back of victim after civil dispute.
117. May 16, 2005 – Theft Preliminary Investigation – Victim was evicted from a motel room due to non-payment. Victim's property was stored on site by motel staff. Victim returned the following day and found some property missing.
118. May 3, 2005, 8:15 p.m. – Felony Warrant Arrest Report
119. April 6, 2005, 11:40 a.m. – Property Report and Follow-Up Investigation – Motel manager turned in a handgun that was left in a motel room after tenant checked out.
120. November 10, 2004, 10:50 p.m. – Burglary Preliminary Investigation and Arrest Report – Defendant, a guest of motel, entered the room of another motel guest through the door and exited with items. The victim had left the room locked and had placed the key in a box at the front desk per motel policy. When victim returned twenty minutes later, victim discovered missing items.
121. April 11, 2004, 5:10 a.m. – Felony Vandalism Arrest Report – Defendant engaged in verbal dispute with witnesses, got angry, and broke window to motel.
122. March 30, 2004, 3:30 p.m. – Battery Preliminary Investigation and Follow-Up Investigation – Suspect and victim had dating relationship. They began to argue and suspect grabbed victim by the arm and pulled victim to the bed.
123. March 24, 2003, 8:30 p.m. – Battery Preliminary Investigation and Follow-Up Investigation – Suspect entered motel office and assaulted victim, the motel manager, with both fists in the face.
124. February 11, 2004, 8:50 a.m. – Battery Preliminary Investigation and Follow-Up Investigation – During argument between suspect and victim, who are in a relationship, suspect struck victim with an open palm.
125. January 8, 2004, 4:30 p.m. – Criminal Threats Arrest Report – Suspect said she lost the room key and requested a new one from the victim, the motel manager. The motel manager said he would have to call the owner to change the locks. Suspect asked the victim to borrow a can opener and the manager gave the suspect a can opener. The suspect then went inside the room and moments later, went to a microwave oven on the courtyard. Then the suspect returned to the office. While yelling, the suspect threw hot food at victim and told the victim that she was going to get someone to kill the victim and burn down the motel. The victim feared for his life.
126. November 1, 2003, 7:05 a.m. – Criminal Threats Arrest Report – Suspect and victim were in a relationship and were engaged in an argument. The suspect became irate, telling victim he was going to kill victim, and then struck victim.

127. October 17, 2003, 1:00 p.m. – Property Report – Motel manager found a BB gun on the floor of a motel room.

Consolidated Crime Analysis Database (CCAD) Report: (Some entries are duplicative of arrest reports)

There were 230 crime or arrest charges submitted for 4905 West Adams between January 3, 2004 and November 26, 2014:

1. 11/26/2014 SUSPECTED ELDER ABUSE
2. 9/13/2014 THEFT PLAIN - PETTY (\$950 & UNDER)
3. 5/2/2014 BURGLARY - COMMERCIAL
4. 4/11/2014 ASSAULT WITH DEADLY WEAPON, AGGRAVA
5. 4/9/2014 PROPERTY - EVIDENCE/NON-EVIDENCE
6. 4/9/2014 TRANSPORT/SELL/ETC CONTROLLED SUBST
7. 3/22/2014 POSSESSION NARCOTIC CONTROLLED SUBS
8. 3/6/2014 BURGLARY - COMMERCIAL
9. 3/5/2014 ORAL COPULATION
10. 3/1/2014 FLASH INCARCERATION
11. 2/24/2014 BATTERY - SIMPLE ASSAULT
12. 2/7/2014 DRUNK DRIVING ALCOHOL/DRUGS
13. 2/4/2014 VANDALISM - MISDEAMEANOR (\$399 OR U
14. 1/26/2014 THEFT PLAIN - PETTY (\$950 & UNDER)
15. 1/6/2014 BURGLARY
16. 12/31/2013 BURGLARY - HOT PROWL
17. 12/23/2013 GRAND THEFT MONEY/PROPERTY > \$400
18. 12/22/2013 GRAND THEFT (OVER \$400)
19. 12/16/2013 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
20. 12/16/2013 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
21. 10/31/2013 BURGLARY
22. 10/1/2013 DRINKING IN PUBLIC
23. 9/28/2013 FTA/TRAFFIC WARRANT
24. 9/11/2013 BURGLARY - RESIDENTIAL
25. 8/19/2013 MISSING PERSON - ADULT
26. 8/11/2013 POSSESSION NARCOTIC CONTROLLED SUBS
27. 8/9/2013 POSSESSION NARCOTIC CONTROLLED SUBS
28. 8/9/2013 POSSESSION NARCOTIC CONTROLLED SUBS
29. 8/6/2013 BURGLARY - RESIDENTIAL
30. 7/24/2013 KEEP DISORDERLY HOUSE
31. 6/29/2013 MISSING PERSON - ADULT
32. 6/27/2013 BATTERY - SIMPLE ASSAULT
33. 6/1/2013 THEFT PLAIN - PETTY (\$950 & UNDER)
34. 5/31/2013 VIOLATION OF PAROLE:FELONY
35. 5/20/2013 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
36. 4/14/2013 SOLICIT/ENGAGE LEWD ACT IN PUBLIC V
37. 4/3/2013 SPOUSAL (COHAB) ABUSE —SIMPLE ASSAU
38. 3/29/2013 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
39. 2/19/2013 THEFT PLAIN - PETTY (\$950 & UNDER)
40. 2/12/2013 THEFT PLAIN - PETTY (\$950 & UNDER)
41. 1/31/2013 THEFT PLAIN - PETTY (\$950 & UNDER)
42. 1/25/2013 BATTERY - SIMPLE ASSAULT
43. 12/26/2012 BENCH WARRANT ISSUED

44.	12/8/2012	ASSAULT WITH DEADLY WEAPON
45.	10/26/2012	DRINKING IN PUBLIC
46.	8/18/2012	DEATH REPORT
47.	8/14/2012	PERJURY UNDER OATH
48.	7/22/2012	TAKE VEHICLE W/O OWNER'S CONSENT
49.	6/6/2012	SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
50.	5/12/2012	MISSING PERSON - ADULT
51.	5/6/2012	BATTERY - SIMPLE ASSAULT
52.	5/4/2012	VEHICLE - STOLEN
53.	3/4/2012	BATTERY - SIMPLE ASSAULT
54.	12/10/2011	SPOUSAL(COHAB) ABUSE - SIMPLE ASSAU
55.	10/23/2011	BATTERY - SIMPLE ASSAULT
56.	10/23/2011	BATTERY ON PERSON
57.	9/25/2011	FTA AFTER WRITTEN PROMISE
58.	9/11/2011	ADW, NOT FIREARM, W/GBI
59.	9/11/2011	ASSAULT WITH DEADLY WEAPON, AGGRAVA
60.	8/16/2011	CORPORAL INJURY ON SPOUSE/COHABITAN
61.	8/15/2011	THEFT OF IDENTITY
62.	7/14/2011	MISSING PERSON - ADULT
63.	6/25/2011	CORPORAL INJURY ON SPOUSE/COHABITAN
64.	6/25/2011	SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
65.	6/10/2011	POSSESSION NARCOTIC CONTROLLED SUBS
66.	6/10/2011	VANDALISM - FELONY (\$400 & OVER, AL
67.	5/15/2011	TRESPASS
68.	3/17/2011	GRAND THEFT MONEY/PROPERTY > \$400
69.	3/7/2011	BATTERY - SIMPLE ASSAULT
70.	2/14/2011	FAIL TO MAINTAIN MOTEL REGISTER
71.	1/11/2011	POSS/PURCHASE COCAINE BASE FOR SALE
72.	1/11/2011	POSS/PURCHASE COCAINE BASE FOR SALE
73.	1/11/2011	PROPERTY - EVIDENCE/NON-EVIDENCE
74.	1/8/2011	UNITED STATES CODES
75.	1/5/2011	FUGITIVE FROM JUSTICE WARRANTLESS A
76.	10/26/2010	POSSESSION CONTROLLED SUBSTANCE
77.	10/26/2010	POSSESSION CONTROLLED SUBSTANCE
78.	10/26/2010	POSSESSION CONTROLLED SUBSTANCE
79.	10/26/2010	PROPERTY - EVIDENCE/NON-EVIDENCE
80.	10/26/2010	TRANSPORT/SELL/ETC CONTROLLED SUBST
81.	10/26/2010	VIOLATION OF PAROLE:FELONY
82.	9/9/2010	ASSAULT WITH DEADLY WEAPON
83.	7/31/2010	SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
84.	7/18/2010	BATTERY - SIMPLE ASSAULT
85.	6/22/2010	POSSESSION CONTROLLED SUBSTANCE
86.	5/13/2010	VIOLATION OF PAROLE:FELONY
87.	5/12/2010	640(3)(1)PC
88.	5/12/2010	DISORD CONDUCT:UI/DRUG, ALCOHOL
89.	5/12/2010	FTA AFTER WRITTEN PROMISE
90.	5/12/2010	POSSESSION NARCOTIC CONTROLLED SUBS
91.	4/6/2010	INJURY REPORT
92.	2/27/2010	FTA AFTER WRITTEN PROMISE
93.	1/21/2010	ROBBERY - STREET
94.	1/1/2010	BATTERY - SIMPLE ASSAULT
95.	10/13/2009	POSSESSION NARCOTIC CONTROLLED SUBS

96.	10/5/2009	ASSAULT WITH DEADLY WEAPON, AGGRAVA
97.	8/22/2009	VIOLATION OF PAROLE:FELONY
98.	7/8/2009	VIOLATION OF PAROLE:FELONY
99.	7/3/2009	TRANSPORT/SELL/ETC CONTROLLED SUBST
100.	6/12/2009	POSS/PURCHASE COCAINE BASE FOR SALE
101.	6/12/2009	PROPERTY - EVIDENCE/NON-EVIDENCE
102.	5/29/2009	VIOLATION OF PAROLE:FELONY
103.	4/14/2009	SPOUSAL(COHAB) ABUSE - SIMPLE ASSAU
104.	1/30/2009	CORPORAL INJURY ON SPOUSE/COHABITAN
105.	1/29/2009	SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
106.	7/26/2008	ADW W/O FIREARM/GBI
107.	7/11/2008	CORPORAL INJURY ON SPOUSE/COHABITAN
108.	7/11/2008	SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
109.	6/6/2008	CRIMINAL THREATS - NO WEAPON DISPLA
110.	6/6/2008	TERRORIST THREATS
111.	4/18/2008	SPOUSAL(COHAB) ABUSE - SIMPLE ASSAU
112.	1/24/2008	CORPORAL INJURY ON SPOUSE/COHABITAN
113.	1/24/2008	SPOUSAL(COHAB) ABUSE - SIMPLE ASSAU
114.	9/3/2007	MISSING JUVENILE - RUNAWAY
115.	7/3/2007	TRESPASSING
116.	7/3/2007	TRESPASSING LANDS UNDER CULTIVATION
117.	6/19/2007	ASSAULT WITH DEADLY WEAPON
118.	6/17/2007	BATTERY - SIMPLE ASSAULT
119.	6/17/2007	BATTERY - SIMPLE ASSAULT
120.	6/16/2007	POSSESSION NARCOTIC CONTROLLED SUBS
121.	6/16/2007	PROPERTY - EVIDENCE/NON-EVIDENCE
122.	6/12/2007	ADW, NOT FIREARM, W/GBI
123.	6/10/2007	ASSAULT WITH DEADLY WEAPON
124.	6/9/2007	BATTERY - SIMPLE ASSAULT
125.	5/10/2007	FTA/TRAFFIC WARRANT
126.	4/29/2007	BATTERY - SIMPLE ASSAULT
127.	4/29/2007	BATTERY ON PERSON
128.	4/21/2007	MFG/SELL/POSS DANGEROUS WEAPON/ETC
129.	4/21/2007	PROPERTY - EVIDENCE/NON-EVIDENCE
130.	4/20/2007	BATTERY - SIMPLE ASSAULT
131.	4/20/2007	CRIMINAL THREATS - NO WEAPON DISPLA
132.	4/20/2007	CRIMINAL THREATS - NO WEAPON DISPLA
133.	4/19/2007	INJURY REPORT
134.	4/11/2007	VIOLATION OF PAROLE: FELONY
135.	3/5/2007	FAIL TO MAINTAIN MOTEL REGISTER
136.	2/21/2007	ASSAULT WITH DEADLY WEAPON, AGGRAVA
137.	2/19/2007	12031(A)2FPC
138.	2/19/2007	OTHER MISCELLANEOUS CRIME
139.	2/13/2007	PROPERTY - EVIDENCE/NON-EVIDENCE
130.	2/13/2007	VIOLATION OF PAROLE
141.	2/5/2007	BURGLARY - RESIDENTIAL
142.	1/27/2007	BATTERY - SIMPLE ASSAULT
143.	1/4/2007	BURGLARY - RESIDENTIAL
144.	12/29/2006	BATTERY - SIMPLE ASSAULT
145.	12/28/2006	BURGLARY - COMMERCIAL
146.	12/28/2006	DRIVE W/LIC SUSPEND/REVOKE 4 OTHER
147.	12/28/2006	LOITER IN PUBLIC PLACE FOR ILL DRUG

148. 12/28/2006 LOITER IN PUBLIC PLACE FOR ILL DRUG
149. 12/28/2006 OTHER MISCELLANEOUS CRIME
150. 12/28/2006 POSSESSION CNTL SUBSTANCE PARAPHERN
151. 12/28/2006 POSSESSION CNTL SUBSTANCE PARAPHERN
152. 12/28/2006 POSSESSION CNTL SUBSTANCE PARAPHERN
153. 12/28/2006 POSSESSION NARCOTIC CONTROLLED SUBS
154. 12/28/2006 POSSESSION NARCOTIC CONTROLLED SUBS
155. 12/28/2006 POSSESSION NARCOTIC CONTROLLED SUBS
156. 12/28/2006 POSSESSION NARCOTIC CONTROLLED SUBS
157. 12/28/2006 PROPERTY - EVIDENCE/NON-EVIDENCE
158. 12/28/2006 TRESPASSING
159. 12/28/2006 VEHICLE - STOLEN
160. 12/28/2006 VIOLATION OF PAROLE: FELONY
161. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE
162. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE US
163. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE US
164. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE US
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167. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE US
168. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE US
169. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE US
170. 12/28/2006 VISIT WHERE CONTROLLED SUBSTANCE US
171. 12/20/2006 ASSAULT WITH DEADLY WEAPON
172. 12/18/2006 CORPORAL INJURY ON SPOUSE/COHABITAN
173. 12/17/2006 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
174. 12/16/2006 ROBBERY - STREET
175. 12/14/2006 BATTERY - SIMPLE ASSAULT
176. 12/14/2006 BATTERY ON PERSON
177. 12/11/2006 DRINKING IN PUBLIC
178. 12/7/2006 MFG/SELL/POSS DANGEROUS WEAPON/ETC
179. 12/7/2006 PROPERTY - EVIDENCE/NON-EVIDENCE
180. 12/2/2006 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
181. 11/25/2006 VIOLATION OF PAROLE: FELONY
182. 11/14/2006 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
183. 11/10/2006 SPOUSAL (COHAB) ABUSE - SIMPLE ASSAU
184. 11/9/2006 TRANSPORT/SELL/ETC CONTROLLED SUBST
185. 11/6/2006 MISD VNDL - OTHER THAN CNVY
186. 11/2/2006 PROPERTY - EVIDENCE/NON-EVIDENCE
187. 9/8/2006 BATTERY - SIMPLE ASSAULT
188. 8/18/2006 FEL VNDL - TO VEHICLE (CNVY)
189. 7/15/2006 CRIMINAL THREATS - NO WEAPON DISPLA
190. 7/6/2006 OTHER MISCELLANEOUS CRIME
191. 6/3/2006 ADW, NOT FIREARM, W/GBI
192. 6/3/2006 ASSAULT WITH DEADLY WEAPON, AGGRAVA
193. 5/11/2006 300(B)WI
194. 5/11/2006 300(B)WI
195. 5/11/2006 300(B)WI
196. 5/11/2006 CHILD NEGLECT (SEE 300 W.I.C.)
197. 4/21/2006 VEHICLE - STOLEN
198. 4/4/2006 CRIMINAL HOMICIDE
199. 4/4/2006 DEATH REPORT

200.	3/11/2006	CORPORAL INJURY ON SPOUSE/COHABITAN
201.	3/11/2006	SPOUSAL(COHAB) ABUSE - SIMPLE ASSAD
202.	3/3/2006	RAPE BY FORCE/FEAR
203.	2/14/2006	BATTERY - SIMPLE ASSAULT
204.	2/13/2006	ACQUAINTANCE RAPE
205.	2/13/2006	BATTERY - SIMPLE ASSAULT
206.	2/13/2006	INJURY REPORT
207.	8/6/2005	ADW, NOT FIREARM, W/GBI
208.	8/6/2005	ASSAULT WITH DEADLY WEAPON
209.	8/6/2005	VEHICLE - STOLEN
210.	7/24/2005	TRESPASS ON CLOSED LANDS
211.	7/24/2005	TRESPASSING
212.	7/8/2005	VANDALISM - FELONY (\$400 & OVER, AL
213.	6/6/2005	BATTERY - SIMPLE ASSAULT
214.	5/16/2005	THEFT PLAIN - PETTY (\$950 & UNDER)
215.	5/3/2005	POSSESSION NARCOTIC CONTROLLED SUBS
216.	4/6/2005	PROPERTY - EVIDENCE/NON-EVIDENCE
217.	11/10/2004	BURGLARY
218.	11/10/2004	BURGLARY - COMMERCIAL
219.	10/12/2004	CORPORAL INJURY ON SPOUSE/COHABITAN
220.	4/11/2004	VANDALISM - FELONY (\$400 & OVER, AL
221.	4/11/2004	VANDALISM W/LOSS VALUED AT > \$5000
222.	4/2/2004	PROPERTY - EVIDENCE/NON-EVIDENCE
223.	3/30/2004	BATTERY - SIMPLE ASSAULT
224.	3/24/2004	ASSAULT WITH DEADLY WEAPON, AGGRAVA
225.	2/11/2004	BATTERY - SIMPLE ASSAULT
226.	2/11/2004	KEEP DISORDERLY HOUSE
227.	2/11/2004	PROPERTY - EVIDENCE/NON-EVIDENCE
228.	1/8/2004	CRIMINAL THREATS - NO WEAPON DISPLA
229.	1/8/2004	TERRORIST THREATS
230.	1/3/2004	MISD VNDL-TO VEHICLE (CNVY)

Calls for Service Report:

There were 196 calls for service submitted for 4905 West Adams between October 23, 2011 and February 8, 2015:

No.	Date and Time	Call Description
1.	02/08/2015 1625	NOISE DISTURBANCE - RADIO
2.	01/21/2015 1200	DISPUTE - BUSINESS
3.	01/21/2015 0026	DISPUTE - MAN/WMN
4.	01/05/2015 2147	DISPUTE - BUSINESS
5.	01/02/2015 1757	UNKNOWN TROUBLE
6.	12/31/2014 2228	246H - HEARD ONLY
7.	12/15/2014 0212	DISPUTE - BUSINESS
8.	12/10/2014 0915	ADW - POSS SUSP
9.	11/23/2014 0323	VANDALISM - OFCR HLDG
10.	11/13/2014 1236	INJURY AMBULANCE OVERDOSE
11.	10/23/2014 2235	DISTURBANCE MAN
12.	09/03/2014 1242	ADW J/O
13.	08/18/2014 2014	BATTERY AMB
14.	08/09/2014 2225	BATTERY DOM VIOL

15.	08/02/2014 0029	LEWD CONDUCT
16.	07/31/2014 1017	DISPUTE LANDLORD/TENAN
17.	07/31/2014 0945	DISPUTE LANDLORD/TENAN
18.	07/10/2014 0844	DISPUTE BUSINESS
19.	07/08/2014 2345	DISPUTE BUSINESS
20.	07/07/2014 2059	BATTERY DOM VIOL
21.	07/06/2014 0451	NARCO SUSP
22.	07/03/2014 0737	PROWLER TRESPASS SUSP
23.	07/01/2014 1214	PROWLER TRESPASS SUSP
24.	06/23/2014 0242	DIST W
25.	06/01/2014 1052	DIST M
26.	06/01/2014 0033	DIST M ASSLTG W
27.	05/13/2014 1331	INTOX W
28.	05/07/2014 2242	DIST FIGHT
29.	05/02/2014 0928	BURG INVEST
30.	05/01/2014 2154	DIST M
31.	04/25/2014 0005	DISPUTE BUSINESS
32.	04/23/2014 2205	PROWLER TRESPASS
33.	04/23/2014 1109	PROWLER TRESPASS
34.	04/12/2014 1841	DIST FIGHT
35.	03/11/2014 2213	DIST FIGHT
36.	03/06/2014 1018	BURG INVEST
37.	02/23/2014 2038	DEATH POSS
38.	02/19/2014 0359	DIST FIGHT
39.	02/18/2014 0933	SCREAMING W
40.	02/10/2014 1833	DISPUTE BUSINESS
41.	02/06/2014 1850	DISPUTE BUSINESS
42.	02/04/2014 2236	PROWLER TRESPASS
43.	02/03/2014 2325	ADW POSS SUSP
44.	01/30/2014 0053	DISPUTE BUSINESS
45.	01/26/2014 0240	TRAFFIC DUI INVOLVED
46.	01/23/2014 2326	BURG POSS SUSP NOW
47.	01/17/2014 0948	PROWLER TRESPASS
48.	01/11/2014 1947	DISPUTE BUSINESS
49.	01/06/2014 2246	BURG SUSP
50.	01/02/2014 2115	BURG SUSP
51.	12/31/2013 0427	ROBBERY SUSP J/L
52.	12/31/2013 0009	PROWLER TRESPASS
53.	12/29/2013 0248	PROWLER SUSP
54.	12/25/2013 1133	DISPUTE BUSINESS
55.	12/23/2013 1336	PROWLER TRESPASS SUSP
56.	12/23/2013 1124	PROWLER TRESPASS SUSP
57.	12/19/2013 1929	PROWLER TRESPASS SUSP NOW
58.	12/17/2013 1750	DIST M
59.	12/17/2013 1343	ADW SUSP
60.	12/15/2013 1030	PROWLER TRESPASS SUSP
61.	12/14/2013 1205	PROWLER TRESPASS SUSP
62.	12/11/2013 2124	PROWLER TRESPASS SUSP
63.	12/09/2013 2134	BURG POSS SUSP
64.	11/21/2013 0019	PROWLER COMPLAINT
65.	11/20/2013 2043	PROWLER SUSP
66.	11/20/2013 1947	BURG INVEST

67.	11/19/2013	0038	VAND SUSP NOVV
68.	11/18/2013	0338	NARCO ACTIVITY
69.	11/18/2013	0254	ADW SUSP
70.	11/15/2013	0055	BATTERY SUSP
71.	11/01/2013	1542	DISPUTE DOM VIOL
72.	10/31/2013	1445	BURG INVEST
73.	10/12/2013	0531	PROWLER SUSP
74.	10/05/2013	2210	ADW DOM VIOL SUSP
75.	10/05/2013	1722	DIST M
76.	10/04/2013	2141	PROWLER TRESPASS SUSP
77.	10/03/2013	1032	ADW POSS SUSP
78.	10/02/2013	1344	DISPUTE LANDLORD/TENAN
79.	10/02/2013	0105	DISPUTE BUSINESS
80.	09/30/2013	1823	PROWLER TRESPASS SUSP
81.	09/29/2013	1850	PROWLER TRESPASS SUSP
82.	09/29/2013	1523	PROWLER TRESPASS SUSP
83.	09/28/2013	2213	DISPUTE LANDLORD/TENAN
84.	09/27/2013	0204	DIST M
85.	09/24/2013	0841	DISPUTE BUSINESS
86.	09/22/2013	2000	DIST M
87.	08/19/2013	1832	MENTAL VIOLENT M
88.	08/19/2013	1805	MISSING ADULT
89.	08/17/2013	0617	DISPUTE MNV
90.	08/16/2013	2309	DISPUTE BUSINESS
91.	08/09/2013	1830	OTHER-SEE CMTS
92.	08/04/2013	1938	OTHER-SEE CMTS
93.	08/03/2013	0151	DISPUTE BUSINESS
94.	08/01/2013	2110	DIST GRP
95.	07/23/2013	2226	DISPUTE BUSINESS
96.	07/07/2013	2308	BURG INVEST
97.	07/06/2013	0924	BATTERY J/O
98.	06/27/2013	0553	DISPUTE DOM VIOL REST
99.	06/19/2013	0427	BATTERY DOM VIOL
100.	06/14/2013	1337	PROWLER TRESPASS
101.	06/01/2013	0143	PROWLER TRESPASS
102.	05/31/2013	1651	BURG INVEST
103.	05/30/2013	1750	BURG INVEST
104.	05/20/2013	0657	ADW AMB ER DOM VIOL
105.	04/21/2013	1447	BATTERY POSS DOM VIOL
106.	04/14/2013	1746	ADW POSS SUSP
107.	04/06/2013	0129	DIST GRP
108.	04/02/2013	2043	DIST M
109.	03/30/2013	0809	DISPUTE FAMILY
110.	03/28/2013	0321	NARCO SUSP
111.	03/25/2013	2144	DISPUTE BUSINESS
112.	03/23/2013	1555	DISPUTE BUSINESS
113.	03/08/2013	1650	DIST M
114.	03/06/2013	2025	PROWLER TRESPASS SUSP
115.	03/06/2013	1548	PROWLER TRESPASS SUSP
116.	03/06/2013	1253	PROWLER TRESPASS SUSP
117.	03/02/2013	1305	DISPUTE BUSINESS
118.	02/27/2013	0227	DISPUTE LANDLORD/TENAN

119.	02/26/2013	1904	DISPUTE BUSINESS
120.	02/20/2013	0107	DIST FIGHT
121.	02/19/2013	1756	ROBBERY POSS SUSP
122.	02/18/2013	0550	BATTERY SUSP NOW
123.	02/14/2013	1033	DIST GRP
124.	02/14/2013	0449	PROWLER TRESPASS SUSP
125.	02/13/2013	0918	BURG SUSP
126.	02/12/2013	1300	NARCO SUSP
127.	02/06/2013	1948	DISPUTE BUSINESS
128.	02/03/2013	1213	DISPUTE M/W
129.	01/31/2013	1222	THEFT SUSP
130.	01/28/2013	0029	DISPUTE BUSINESS
131.	01/27/2013	2333	DIST W
132.	01/25/2013	0025	DISPUTE BUSINESS
133.	01/22/2013	0422	DISPUTE BUSINESS
134.	01/22/2013	0354	BURG SUSP
135.	01/21/2013	2317	DISPUTE BUSINESS
136.	01/21/2013	1630	PROWLER SUSP
137.	01/14/2013	0402	DIST FIGHT
138.	01/07/2013	0401	DIST GRP
139.	01/06/2013	0359	DIST GRP
140.	01/03/2013	0550	DIST M
141.	12/25/2012	2308	BATTERY SUSP
142.	12/25/2012	0325	PROWLER SUSP NOW
143.	12/24/2012	0555	DIST GANG ACT
144.	12/09/2012	2312	VAND SUSP NOW
145.	12/08/2012	0617	ADW AMB E/R CUTTING
146.	11/28/2012	0511	DIST,MINOR RADIO
147.	11/25/2012	0126	DIST M
148.	11/14/2012	0012	DISPUTE BUSINESS
149.	11/10/2012	1431	INTOX GRP
150.	11/08/2012	2154	DISPUTE LANDLORD/TENAN
151.	11/08/2012	0043	BURG ATTEMPT SUSP, NOW
152.	11/07/2012	1648	DIST GRP
153.	11/05/2012	0042	DIST M ASSLTG W
154.	10/28/2012	2316	DIST GRP
155.	10/18/2012	1124	BATTERY DOM VIOL
156.	10/04/2012	0945	DIST M
157.	10/03/2012	0525	DIST M
158.	10/01/2012	0605	DIST M
159.	09/09/2012	0002	ADW POSS SUSP
160.	08/26/2012	0536	BURG CZN HLDG SUSP
161.	08/25/2012	0153	DIST M
162.	08/18/2012	2158	DEATH AMB E/R INVEST
163.	08/14/2012	1617	DISPUTE BUSINESS
164.	08/14/2012	0032	DIST GRP
165.	06/18/2012	0155	BATTERY SUSP NOW
166.	05/26/2012	1348	DIST M
167.	05/25/2012	2352	NOISE DIST, MINOR RADIO
168.	05/20/2012	1759	BATTERY SUSP
169.	05/16/2012	0400	SCREAMING W
170.	05/12/2012	2153	MISSING ADULT

171.	05/04/2012	0953	VEH STOLEN INVEST
172.	04/26/2012	1840	DIST M
173.	04/26/2012	1327	DIST GRP
174.	04/14/2012	0919	DISPUTE DOM VIOL
175.	04/06/2012	1235	DISPUTE BUSINESS
176.	03/27/2012	0031	DIST GRP
177.	03/23/2012	1414	MENTAL M
178.	03/18/2012	0517	DIST M
179.	03/14/2012	2334	ADW SUSP NOW
180.	03/12/2012	2122	DISPUTE BUSINESS
181.	03/12/2012	0447	DIST M ASSLTG W
182.	03/10/2012	0356	DIST M
183.	03/09/2012	2333	INTOX M
184.	03/06/2012	2002	BATTERY DOM VIOL
185.	03/05/2012	1654	MENTAL M
186.	03/05/2012	1246	BATTERY DOM VIOL
187.	02/04/2012	0249	INTOX GRP
188.	01/24/2012	1529	MENTAL M
189.	01/23/2012	1306	BATTERY DOM VIOL SUSP
190.	01/03/2012	2028	DISPUTE LANDLORD/TENAN REST ORDER VIOL
191.	12/28/2011	1057	DISPUTE BUSINESS
192.	12/10/2011	1504	BATTERY DOM VIOL
193.	12/01/2011	1234	DIST M
194.	11/17/2011	0949	INJURY AMB E/R ATT SUICIDE
195.	11/02/2011	2342	DISPUTE LANDLORD/TENAN REST ORDER VIOL
196.	10/23/2011	1935	BATTERY J/0

Officer and Citizen Declarations:

The LAPD submitted one Citywide Nuisance Abatement Unit (CNAU) Officer Declaration and 21 CNAU Citizen Declarations regarding the subject property. A member of the community submitted an additional 56 CNAU Citizen Declarations. Officer John Biondo reported that "Numerous cite complaints for Narcotics / Drunk in Public / Prostitution. Excessive calls for service for same as well as violent crime. Property was recently sold, possibly to straw buyer." He identified the property has a problem with high-utilizer call-out and the following:

- Part-1 Crimes / Critical Incident
- Guns / Weapon Involved
- Vice, Narco, Gang Violence
- ABC Violations / Drinking in Public
- Community Complaints
- Evicted / Problem Tenants
- Traffic / Parking Violations
- Loitering / Fighting
- Trash / Debris
- Graffiti / Vandalism
- Homeless / Transient Population

Of the questionnaires submitted by members of the public, 64 checked off nuisance activities present on the site on a table listing 15 choices. The most commonly selected

nuisances were loitering and fighting; drinking in public; trash and debris; and vice, narcotics, and gang violence.

General Public

Community Petition:

Members of the community submitted a petition with 170 signatures requesting that the City of Los Angeles shut down the Adams Garden Inn.

Other Community Comments

On February 20, 2015, staff received a phone call from a citizen who would like the motel closed down as it has been negatively affecting the area.

On February 20, 2015, staff received an email from a citizen who requests that the motel not be closed down, as it may leave many tenants homeless.

PUBLIC HEARING

In response to the allegations of nuisance impacts, the Office of Zoning Administration instituted proceedings to conduct a public hearing in order to obtain testimony from the owner/operator of the facility and interested or affected persons regarding the operation of the Adams Garden Inn. The hearing was noticed and mailed to the property owner business facility and the premises and to owners and occupants of nearby properties within 500 feet, in compliance with Municipal Code requirements.

A public hearing was held by the Zoning Administrator on March 10, 2015, scheduled for 10:00 a.m. at City Hall located at 200 North Spring Street. In attendance and testifying were the operator, his legal representative, representatives of the Los Angeles Police Department, representatives of neighborhood groups, neighbors and other stakeholders and a representative of the Office of the Tenth Council District. Correspondence regarding nuisance activities at the motel was also received prior to the hearing.

The purpose of the hearing was to obtain testimony from the owner/operator of the subject facility and from any other affected or interested parties regarding the operation of the motel to determine whether the use constitutes a public nuisance or has resulted in repeated nuisance activities and to determine whether conditions should be imposed on the operation of the premises. The Director of Planning has the authority under Section 12.27.1 of the Municipal Code to impose conditions on the operation of an existing business to mitigate any land use impacts caused by the operations of such use. It has been the City's practice and policy to impose corrective conditions when a property is initially determined to be a nuisance location and to give any owner/operator an opportunity to correct the problems before any possible revocation.

Prior to opening the hearing to public testimony, the Department of City Planning's staff investigator presented a summary of background information and other pertinent information regarding this location. The presentation was a summary of the investigator's staff report which is attached to the case file.

The following is a summary of the points made in public hearing testimony:

Los Angeles Police Department Southwest Vice Division– Officer Orlando Levingston

- Have been officer for 21 years.
- Was assigned to the Southwest Division previously.
- Met in 2007 with Rebecca Gardner of the Office of the City Attorney.
- Officer submitted copy of a March 30, 2007 correspondence from the Office of the City Attorney to Balubhai and Sardaben Patel itemizing in detail the reported nuisance activity at the motel and calling for a conference meeting on May 3, 2007.
- Officer submitted also copy of suggested improvements noted at the May 3, 2007 case conference which is signed as being received by Balubhai Patel.
- Motel has not complied with those conditions.
- Met with City Attorney on May 1, 2013 and reopened case.
- There are declarations from the community regarding the operation.
- Between March 2013 and March 2015, there were approximately 169 calls for service for this address.
- Met again with manager not property owner.
- Had tried to meet with owner between 2013 and 2014.
- Regarding 316 operation, met with operator and with County regarding motel vouchers.
- There was a conflict with the motel registration.
- In 2013, met with security guard and provided training.
- Had incidents of congregating in alley and in the lobby. (415 group)
- Front gate needs to be locked and accessed by buzzer.
- Gate is never secured.
- Conducted inspection on January 20, 2014 and owner not present. Told owner was out of town.
- Met with Health and Safety and violations noted.
- In February, 2014, met with operator and told owner was on vacation again.
- April, 2014 had consent form which manager refused to sign
- May, 2014, new manager on site. Observed gangs congregating, trash, people coming in and out, no buzzer installed which had been promised to be installed.
- Officer suggested improvements but there was no meeting with owner.
- Officer submitted copy of 31 suggested conditions agreement for the property. The suggested preliminary improvements included the following:
 - o Abide by laws.
 - o Post signs of no entry
 - o Provide Trespass Authorization
 - o Post signs of no trespassing.
 - o No access to property of prostitutes.
 - o Notify Police of narcotics.
 - o Post signs with motel rates, id requirements
 - o No short time rentals.
 - o One room at a time maximum
 - o No room rental on behalf of other
 - o Motel training.
 - o Sign-in for visitors.
 - o Document vehicles.
 - o Post rules regarding illegal activities.
 - o Install surveillance cameras and maintain one-week library.
 - o Post signs indicating the presence of 24-hour surveillance.

- Have a 24-hour on-site security guard and maintain log.
 - Have key deposit.
 - Graffiti clean-up within 24 hours.
 - Clean litter.
 - Do not interfere with a Police investigation.
 - Comply with regulations of all departments.
 - Improve lighting.
 - Do not sell or give away condoms.
 - Participate in Southwest neighborhood groups.
 - Attend training regarding property management offered by Housing Department.
 - Owner shall assure training of employees.
- Original problems date back to 2007 at which time owner signed and agreed to conditions.
 - Ownership has not changed since 2007.

Los Angeles Police Department Southwest Vice Division– Officer Rycroft

- Have made arrests in front of location for prostitution.
- Have never seen a security guard.
- Manager was cited for operating a disorderly house in July, 2013.

Los Angeles Police Department Southwest Division– Officer Biondi

- 10 years at Southwest division.
- Was Senior Lead Officer
- Patrol Adams corridor.
- Met with community to solve quality of life issue.
- There has been constant talk about the motel in meetings.
- Has been given plenty of opportunities to clean up.
- Appears unwilling or unable to take steps to clean up property so that it fits with community.
- Community travel paths to school need to avoid location.
- There is trash.
- Support revocation of use. Owner has had chance to change business.

Los Angeles Police Department Southwest Division– Officer Mejia

- Have done three tours in Southwest division.
- Have patrolled Garden Inn and had problems with prostitution and gangs.
- Was Senior Lead Officer for a time.
- This is a quality of life issue.
- Rimpau and Adams has problems with narcotics.
- Location deserves to be shut down.

Los Angeles Police Department Detective Support – Officer Dickes

- Clarify that conditions were previously presented to operator not manager as may have been stated.
- Owner is absentee landlord.
- Support revocation.

- Support an advisement period to submit corrective conditions.

West Adams Neighborhood Council – E. Aubry

- Everything is true.
- Living down street, there is prostitution, children walk down area.
- It has been 7 to 8 years of nuisance.
- It is horrible, support shutting it down.
- Submitted "Fact Sheet" identifying owner and family as also owning other motels which have been a problem. These include Travelers Hotel, Hotel Lafayette, Stuart Hotel and Sunset Pacific Motel

West Adams Neighborhood Council – C. Simmons

- Problems with people at hotel, move into neighborhood and extend into community.
- Vehicles used for prostitution when cannot go indoors.
- One resident saw lewd activities under a tree.

Cultural Affairs Department – A. Motevalli

- Operate an arts center across the alley from the motel.
- This is the only community arts center.
- Serve hundreds of families.
- Witnessed drug use, shooting up in balcony, prostitution in alleyway, drugs sales inside and outside, can see into balconies.
- Family members afraid to come to center.
- Young women come and have said that men tried to pull them in.
- Kids have said they are offered drugs.
- Elderly feel they will be robbed.
- Unsafe for women, a wife was called derogatory names.
- Concerned with safety of staff.
- Have to open and close facility at different hours based on exhibits days and class days.

Friends of West Adams Association – G. Jagodinsky

- Representing a group of neighbors.
- Motel is bad
- "We are hostages in our own homes"

Office of the Tenth Council District – J. Beroukhim

- Per staff report, there have been 127 arrests.
- In 2008, there was an ownership change.
- Between 2003 and 2007 – 11 arrests.
- Since 2008, 13 arrests per year.
- Council office pays for a security guard for arts center.
- This location was a problem when Councilmember Wesson was deputy for Nate Holden.
- Per Officer Levingston, conditions imposed in 2013 and none have been met.
- Not supportive of imposing more conditions, support full revocation.

West Adams Church of Christ Minister– R. Phillips

- Prostitution solicited on street as one walks by.
- Children have issue passing by location.
- Sometimes people lounge around in front of church.
- Saturday nights, there is drinking and bottles left behind.
- See these people as tenants of motel.
- There was a community meeting. One manager came over and there was no response to any concerns after meeting.
- No reason they want to change.

Alliance of California for Community Empowerment – S. Flory

- Want to see community safe.
- Yesterday at 12:30 p.m. saw a woman delivering a package of foil in front of motel and man went around back to alley and gave it to man loitering at rear.
- Yesterday observed three women (prostitutes) at corner. One hanging out at West View corner.
- Today, two women approached speaker and asked what was going on.
- Need a safe environment.

Cultural Affairs Department – J. Cabrera and M. Hosseinsadeh

- Usually in charge of opening up arts center.
- Find crack pipes.
- Can see four rooms where drug sales occur.
- Witnessed a big argument where a mother was going to hit girls and she was shooting up.
- Do not deserve to have this in the community.
- Mr. Patel has numerous locations of hotels.
- References Hotel Lafayette and prostitution.

Neighbor – Lucerne Avenue

- Unsafe to walk
- Seen sex in alley and people passed out against motel.
- Seen drug dealing in doorway
- Want motel to be a job training center.

Neighbor – Rimpau Boulevard

- Live three houses down from motel
- Have seen it all with regards to prostitution and drugs.
- Have daughter, unsafe to let her walk
- See women with no clothes on and daughter also sees this.

Stakeholder

- Do not live next to motel
- Frequent the area.
- See the type of activity that occurs and feel uncomfortable in area.

Neighbor – Rimpau Boulevard

- Five-year resident.
- See everything, have daughter.
- Seen public sex and drugs.
- See arguments.
- Do not deserve to live like this.
- Nothing has been done, need solution favorable for future and for kids.

Neighbor- West View

- 25-year resident.
- Never has been as awful as now.
- People attacked with guns in afternoon.
- Bullets last Saturday at 2 a.m.
- Invite owner to live one week in this environment.

Alliance of California for Community Empowerment – A. Acuna

- Kids at art center see atrocities.
- Concerns with prostitutes and drug dealing.

Landlord – Rimpau Boulevard

- Owns duplex, this is problem for tenant.
- See fast traffic from motel.
- Prostitution evident.
- Close the business. Many complaints from neighbors.

Neighbor- West View

- Nine-year resident.
- See prostitution and drug dealing at motel.
- Father of two.
- Encourages negative type of activity with motel continuing to operate.
- For too long nothing has improved.
- At night there is more activity.

Motel Owner/Operator's (Balubhai Patel) representative – Frank Weiser

- Sensitive to everyone.
- Have no dispute with activity.
- Agree it is a problem.
- Submits copy of tenants' declarations in support of motel.
- Submits copy of lease with H. Varma and owner's (B Patel) trust.
- Submits copy of Housing (County) inspection report
- Concern with procedures – trying to run out of business.
- Never received any direct correspondence from Police or the City.
- Reference to Supreme Court regarding registration.
- Procedure first is to call in operator and lay down proposed conditions and then give chance to fix it.

- This is a good approach with due process (Reference to case in Costa Mesa) wherein Court said a chance had to be given before revocation.
- Do not have the Police reports or calls for service.
- Operator has rights.
- Not known if there has been any correspondence.
- Managers have changed.
- Lessee has been terminated, Varma is gone.
- Since 2000, motel has been under family control and same owner.
- Calloway service provides security and come in at night.
- Submits copies of trespassing warnings issued by Calloway.
- Submits copies of two declarations of persons in area claiming problems with bar and liquor store.
- Do not know outcome of 316 charge. How many charges are there?
- Not going to state that would not abide by conditions but want to assess them.
- 4149 case is bothersome, concern with waiving of rights. This is very relevant. Only search portion is challenged, register is okay, that was not contended.
- Will give suggested conditions serious consideration.
- 24-hour security does not work
- Have had Calloway reports with daily inspections.
- Do not put use out of business, will exacerbate homeless issue since some tenants are sent to motel by County.
- Have video system.
- 4124 is no problem. Police can review with respect to hotel guests.
- Have seen list of individuals who motel does not want to rent to.

Motel associate – Viren Patel

- New lease began in May 2014.
- Not related to prior lessee.
- Around June-July, hired Calloway security.
- Record after June, 2014 shows that activity went down.
- Support community.
- Have not worked with J. Varma.
- Have list of people who we do not rent to.
- Security is called if there is a suspicious guest.
- There is a buzzer system since July, 2014.
- Have signs prohibiting visitors

Motel Owner – Balubhai Patel

- Owner since 2000.
- Nobody contacted him.
- Visit motel once a month.
- See people in alley.
- Cannot stop anyone going into alley.
- Lessee hired Calloway.
- Have video on alley
- Cannot afford 24-hour security.

Los Angeles Police Department Detective Support – Officer Dickes

- Regarding Mr. Weiser's testimony on 4149, that is not an issue.

- Issue is the motel.
- Process is corrective not punitive.
- Mr. Weiser has acknowledged existing nuisance.
- If problem has been acknowledge, why wait for City tell them.
- Change of ownership is shell game.
- Cannot hide behind excuse of ignorance.
- Have given owners opportunity to correct.
- Why do 50 persons have to come to hearing?
- Correction should have been done 10 years ago.

Los Angeles Police Department Southwest Vice Division– Officer Orlando Levingston

- On May 3, 2007, at case meeting with owner B. Patel, went over suggested conditions.
- This is signed by B. Patel, copy submitted for record.
- On October 8, 2013, sent out contact information to B. Patel via mail.
- Went out to location later and conducted 316 operation with no violations.
- Requested meeting with owner, there was no response.
- May 9, 2014 – conducted inspection with new manager (Alla)
- Manager contacted owner, B Patel, and spoke via cell phone.
- B. Patel said he would meet but did not.
- Left business card with Calloway.
- Gave conditions to J. Varma and he said he would pass on to owner on February 14, 2014
- Had no response.
- J. Varma said B. Patel had returned and that J. Varma would set up meeting.

Los Angeles Police Department Detective Support – Officer Dickes

- In the interim, met with Allah and contacted B. Patel (May 9, 2014) and spoke.

Los Angeles Police Department Southwest Division– Officer Biondi

- Do not miss point of nexus between establishment and property.
- Owner said he cannot do anything outside but he is still responsible.
- Since 2013, there are four lessees or temporary managers.
- Many more before. Have met with them.
- When issues are raised, then the lessee is gone and owner still received benefit from property.

At the end of the public hearing, the record on the matter was maintained open until March, 31, 2015 to allow the operator to review and comment further on information in the file and for Police to submit information regarding suggested conditions. Subsequently, the Police Department requested additional extensions of time to submit the stated information. The Police Department submitted its information on June 19, 2015. As a matter of courtesy, said information was forwarded for any additional comment to Frank Weiser representative for the motel owner with an allowance of an additional week until June, 26, 2015 to provide any additional comments on the information submitted by the Police Department. No supplemental response was received from Mr. Weiser.

WRITTEN COMMUNICATION RECEIVED SUBSEQUENT TO PUBLIC HEARING

March 19, 2015 – Twenty-four (24) letters from neighbors requesting closure of the motel citing prostitution, drug sales, gangs, rape and murder as occurring at location.

March 24, 2015 – Letter from William Grant Still Arts Center noting increased prostitution and drug activity around motel and in the front porch of the Center during business hours. Letter notes that staff has to ask those individuals to leave porch and then staff has to sanitize area for its own visitors. Request discontinuance of use and/or imposition of corrective conditions to mitigate land use impacts caused by use.

March 26, 2015 – E-mail from the West Adams Avenues Association with 20 signatures seeking discontinuance of use that affects quality of life issues.

March 30, 2015 – Letter from Frank Weiser, owner/operator's representative, with attachments provided by owner. Letter indicates that representative submits following documents: 1) Security patrol (Calloway Security Services) sheet from 1-1-15 to 3-26-15; 2) Inspection reports dated February 18 and March 18, 2015 of motel from County of Los Angeles Department of Public Health; 3) Eleven statements with ID from tenants of motel generally stating they feel safe in motel; 4) Registration cards; and 5) video surveillance tapes of motel.

March 31, 2015 – Follow-up letter from Frank Weiser noting that more registration cards for a total of 14 are being submitted as is a letter of support from a resident at the motel

June 19, 2015 – Letter from Officer Levingston submitting 32 conditions generally based and modified from those submitted at the hearing. Also recommends addition to those conditions of a 24-hour hotline and participation in Southwest Area neighborhood watch and other community-related meetings.

DISCUSSION

The record, including correspondence and testimony at the public hearing, indicates that the premises have been the source of a number of impacts associated with a variety of activities including but not limited to criminal activity that includes narcotics, prostitution, burglary, felony and parole warrants bookings, assault with deadly weapon, battery, spousal abuse, drinking in public and trespassing.

Testimony from neighbors was also provided noting that residents and visitors to the area have been solicited for prostitution. It is noteworthy that a review of the arrest reports between 2003 and 2014 involved a high number of crimes that have occurred within the motel premises where guests have been victims of either other guests or visitors or trespassers who have not been monitored by management or security.

The record identifies 127 arrest and investigative reports between October, 2003 and September, 2014. These incidents occurred at various times of the day on the premises. Additionally, between October, 2011 and February, 2005 (a period of 3 years four months) there were 196 calls for service attributed to the motel address. Declarations submitted by citizens identified as most common nuisance problems those associated with loitering, fighting, drinking in public, vice, narcotics and gang violence. As noted in testimony, neighbors and visitors have witnessed drug selling or drug-taking activities particularly

evident from balconies which are visible from public view along Rimpau Boulevard and the alley at the rear.

The nuisance complaints date back years and have at least involved one case conference with the Office of the City Attorney in May, 2007 attended by the current property owner, Balubhai Patel as well as his son, M. Patel and his son-in-law R. Patel. At that time a document with suggested improvements was presented to the owner. The document was signed by the property owner as received by him and a copy was submitted at the March 10, 2015 public hearing. It is unclear whether such document actually represented an agreement by the owner to comply with the suggested improvements or just an acknowledgement of receipt. As such, it is difficult to ascertain that this owner has made any commitment to implement any improvements and by default to also confirm that he has violated any "conditions" which appear not to have been imposed under any other official action. It is clear from the record that the owner has had many warnings and notifications of the City's efforts to abate nuisance associated with this motel. The motel was identified as far back as 2005 as a gang hangout and narcotics nuisance location by the Police Department working with the City Attorney's Office's Safe Neighborhood's Division.

According to public testimony, subsequent attempts by the Police Department to speak with the owner to counsel him on proactive measures to mitigate impacts have pointed out that the owner has been non responsive and evasive in addressing or even acknowledging the efforts of the Police Department to reach out to him. As noted, the property owner and his legal representative were present at the public hearing on this matter. A number of documents were submitted at and after the hearing for the record by the owner's representative regarding contracts, leases, declarations, patrol security logs, and motel registration cards. However, there was no follow-up narrative submitted on any proactive measures or operational conditions that the property owner was willing to implement to address the ongoing nuisance impacts that are attributed to the motel's operation.

There is no evidence of how willing the motel owner is to work with the Police Department and the City to improve the business operation. Under this action, conditions have been imposed which address typical operational requirements that should be part of the conduct of a motel. The purpose and typical first step in any City-initiated nuisance abatement proceeding is to establish corrective conditions to address and curtail those issues which fostered the original nuisance activities. Most of these conditions are directly related to the nature of the nuisance and to that extent those have been incorporated in this action. A three-month review period is established by this action to allow for a future assessment of the motel operation and of compliance with the imposed conditions. Given the operational record and noted impacts, the short review period is warranted to assess improvements or lack thereof in a timely manner. At such time, the nature of the operation and the implementation and effectiveness of the conditions can be evaluated in a public hearing based on a record that can be documented.

To this end, the community and the motel operator and the property owners will have an opportunity to be vigilant and document compliance as well as non-compliance with any of the imposed conditions and whether the premises are operated in a manner which does not create a nuisance to the surrounding community. Any continuing lack of response from the property owners and managers which contribute to the operation of the motel in a manner that adversely impacts the community, may result in the revocation of the use of the property as a motel at the next public hearing and review. Any efforts to sell the property, do not absolve the current and any future ownership from responsibility and accountability.

FINDINGS

As presented in the information documented herein through correspondence and public testimony by affected parties, it is determined that the operation of the motel known as the Adams Garden Inn has created nuisance impacts at the site. The Zoning Administrator, on behalf of the Director, finds that the business as operated:

1. **Jeopardizes or adversely affects the public health, peace or safety of persons residing or working on the premises or in the surrounding area.**

There are Police reports in the file, as well as public testimony and correspondence which indicate that activities at the subject location have resulted in impacts to the community at large. These impacts have been associated with the operation of the premises as a motel and a lack of diligent oversight regarding the activities of the guests including those evidenced by arrest reports dealing with robbery, narcotics sales, assault with deadly weapon, burglary, vandalism, battery, felony and possession of drugs. The conduct of these activities, including reports of prostitution solicitation deprives residents and other community members of their rightful ability to enjoy their neighborhood.

2. **Constitutes a public nuisance.**

Testimony at the hearing and in correspondence attests to the nuisance impacts generated by the numerous activities being conducted on and around the premises. There has not been an assertive proactive response by the operator or property owner to curtail these activities which became a public nuisance and for which the operator was officially contacted and ordered to attend a case conference with the Office of the City Attorney with no improvements noted. This situation has spanned over more than eight years and has utilized limited City resources to target the mitigation of the nuisance activities.

3. **Has resulted in repeated nuisance activities, including but not limited to criminal activities, including drug possession and sales and theft, battery, and felonies.**

The record based on public testimony, correspondence and reports from the Police Department, as further detailed in Finding Nos. 1 and 2, Summary of Public Hearing Testimony and Discussion illustrates that these activities, have occurred on an ongoing basis on the motel premises, which ultimately led to the initiation of nuisance abatement proceedings.

In order to preclude the occurrence of any problems, as described herein and in the future, and to protect the surrounding neighborhood, the Zoning Administrator has imposed corrective conditions upon the site and its use as a motel with associated parking, which are intended to protect the interest of the surrounding neighborhood and to prevent further detrimental effect thereon.

4. **Adversely impacts nearby uses.**

As documented and supported further by testimony, the operation of the motel has adversely impacted abutting residential and institutional uses, including an arts center and a church on a daily basis.

5. **Violates provisions of Chapter 1 of the Municipal Code, or any other city, state, or federal regulation, ordinance or statute.**

The list of such violations is set forth in the arrest reports and crime reports information referenced in this action and also attached in more specificity to the case file.

RELATIONSHIP OF CONDITIONS TO FINDINGS

Condition Nos. 1–3: These conditions represent administrative conditions that are imposed upon all discretionary approvals. These conditions are designed to insure that any use of land or a business operation is conducted in a manner which respects the character of the surrounding community including that all other regulations of the Municipal Code shall be observed. Graffiti clean-up is required within 24 hours of occurrence, which is also a condition imposed for any discretionary case.

Condition No. 4 – This condition provides warning to clientele of criminal activities that are not permitted and which clientele should be forewarned of not engaging in. The trespass sign further seeks to limit loitering on the premises as prior consent is required to be on private property and such would be provided theoretically to only guests or others who have legitimate business on the property so as to prevent unauthorized individuals on the site. The condition also requires that the rooms be available for the full posted rate and advises clientele that identification will be required in compliance with the Municipal Code.

Condition No. 5 – This condition seeks to restrict the presence of unauthorized persons on the property at all times and provides a pre-approved mechanism for Police intervention when necessary.

Condition Nos. 6, 7, and 8 – These conditions provide a reasonable assumption of the clientele expected on the property and provide a means to monitor the presence of authorized persons which, when combined with the conditions related to prohibition of short time stay, are designed to prevent the rental of rooms for purposes of prostitution or other illicit criminal activity including drug sales. Age restrictions as to who may rent a room are intended to discourage underage prostitution, human trafficking and juvenile runaways and crimes against children.

Condition Nos. 9, 10 and 11 - These conditions provide an appropriate means to monitor the presence of authorized persons on the property at all times.

Condition No. 12 - This condition provides assurance that all persons in the rooms have been given advanced notice of activities that will result in termination of occupancy and/or eviction and seeks to prevent evicted individuals from returning to the property.

Condition No. 13 – This condition provides a means to insure that there is a camera surveillance monitoring of the site as well as a record of any criminal activity that can be provided to any law enforcement agency.

Condition No. 14 – This condition is intended to secure the property from the presence of unauthorized persons by limiting access to motel keys.

Condition No. 15. - This condition seeks to insure that the operator and the property owners concentrate on the upkeep of the premises and particularly conduct daily clean-up of the trash and debris on the premises. A lack of any maintenance only reaffirms to those who want to loiter or use the property for criminal activity that there is no oversight of the property and that it is fine to further degrade it.

Condition No. 16 – This condition requires that outdoor lighting be enhanced so as to discourage criminal activity or loitering in and around the premises and also to improve visibility of anyone on the premises.

Condition No. 17 - This condition is intended to prohibit the distribution of these items which are contributory to enhancing the experience of prostitution and the potential for escalating such criminal activity.

Condition No. 18 – This condition is intended to insure that the property owner and/or operator becomes an active participant in the community through participation in community organizations and interaction with the Police Department, which can provide preventive advice to promote a more responsible operation.

Condition No. 19 – This condition requires that the operator and the property owner make all employees familiar with all conditions of this action. Familiarity with such conditions is intended to promote compliance with the conditions as further implemented by knowledgeable employees.

Condition No. 20 – This condition requires the retention and posting of the conditions of this action and any other permits to insure that the property owner and operator is adhering to these and to facilitate the sharing of the conditions with any enforcement agencies that may need to evaluate current compliance while visiting the premises.

Condition No. 21 – This condition requires that there be no public phones permitted on the property as these tend to provide a cover for loiterers, pimps, prostitutes or others who have no legitimate business at the site but who use the phone as a cover-up for criminal activity, which may include prostitution and narcotics.

Condition No. 22 – This condition, combined with others limiting trespassing on the property, is targeted at prohibiting of the presence of unauthorized persons on the property or in front of it whose activities are criminally-induced.

Condition No. 23 – This condition is an appropriate measure to assure that all persons responsible for the motel operation are trained in responsible property management which therefore can reduce the potential for criminal activity on the site.

Condition No 24 – This condition requires an on-site security guard as past arrests and testimony point to illegal activities conducted on the premises by guests and/or tenants which demand a full time presence that the one-time, nighttime visit by the currently hired patrol service cannot effectively address.

Condition No. 25 – This condition requires proactive participation by the owner, manager and guard to prevent narcotic-related activities which have been documented in arrest reports and testimony.

Condition No. 26 – This condition seeks to insure that the Police Department is able to conduct any investigation into potential criminal activities without any hindrance or impediments from the motel owner and staff.

Condition No. 27 – This condition requires closer scrutiny of the access entry/exit points to the motel so that oversight of guests and those who should not be on the property can be better monitored.

Condition No. 28 – This condition requires the motel staff and ownership to be responsive in a timely manner to concerns from the community through the use of a hot line number which is accessible to neighbors and other affected individuals in the area.

Condition No. 29 – This condition requires that the owner/operator file a Plan Approval with the Office of Zoning Administration within 60 to 90 days of the effective date of this determination. It is the intent of this condition to permit the Zoning Administrator to maintain close monitoring of the operation of the premises. To do so it is necessary to determine whether the owner/operator is complying with the conditions imposed herein and to determine whether more or less stringent controls are required or whether the conditions imposed herein have resulted in the desired effect of reducing or eliminating the nuisance activities associated with the current use or whether revocation of the use is warranted. A compliance review is also a mandatory requirement of the Municipal Code provisions regarding nuisance abatement procedures pursuant to Section 12.27.1 of the Municipal Code. A 90-day review deadline is identified as the shortest permitted deadline for compliance review. Given the nature of the nuisance and the duration of the problems, a short timeline is critical to monitoring and evaluating whether any improvements have been achieved in a timely and committed manner.

Condition No. 30 – This condition requires that a covenant and agreement regarding all of the conditions of approval be recorded with the County Recorder by the property owner. This is a standard condition required in order to insure that any future owner of the property be made aware of the restrictions and requirements that have been made applicable to the premises. This condition serves to insure that in the event of a successor owning or operating the site, the new owner or operator is made aware of the requirements of this Office in order to assure the compatibility of the use with the surrounding businesses and properties. The City will record this covenant if the property owner does not comply with this condition as required.

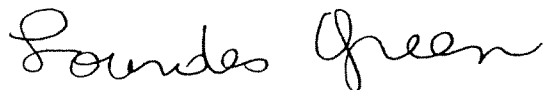
Condition No. 31 – This condition provides for the payment of the costs associated with the nuisance abatement proceedings pursuant to Section 12.27.1 of the Los Angeles Municipal Code. On October 27, 1997, Ordinance No. 171,740 became effective adding Section 19.01-P to the Los Angeles Municipal Code.

It is the purpose of these proceedings under Ordinance No. 180,409 to provide a just and equitable method to be cumulative and in addition to any other remedy available for the abatement of certain public nuisance activities. This action is, therefore, to advise the owner and any future owner or lessee that this determination constitutes the first governmental action (provided by the above noted ordinance) and to make the herein cited correction and changes. Failure to comply with the conditions cited herein will put you at risk of revocation and the issue of an order directing the discontinuance of the use as a motel located at 4905 West Adams Boulevard.

It is further determined that the instant action by the Zoning Administrator on behalf of the Director of Planning is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. All of the procedures followed as a part of this action conform to the Municipal Code. The property owner has been provided notice of these proceedings and has been afforded the opportunity to testify and respond to the allegations concerning the impacts of the operation of the motel known as the Adams Garden Inn and the past operation on the property. One of the property owners, Balubhai Patel, who identified himself as owner as part of a family trust and as the owner since 2000, was present at the public hearing and provided testimony along with his legal representative, Frank Weiser. The conditions imposed under this initial action are not so onerous as to prevent the viable, legal operation of the business.

Inquiries regarding this matter shall be directed to Tim Fargo, (213) 978-1458, Planning Staff for the Office of Zoning Administration.

MICHAEL LOGRANDE
Director of Planning

A handwritten signature in cursive script that reads "Lourdes Green".

LOURDES GREEN
Associate Zoning Administrator

LG:TF:lmc

cc: Councilmember Herb Wesson
Tenth District
Adjoining Property Owners