

**MODIFIED CONDITIONS APPROVED BY PLANNING AND LAND USE  
MANAGEMENT COMMITTEE ON 12/10/13**

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

~~At any time should there be a change in the ownership and/or the operator of the business, the new owner or operator shall be required to file a Plan Approval application and associated fees pursuant to Section 19.01-I of the Los Angeles Municipal Code at the Planning Department Public Counter. The Plan Approval application shall be submitted to the Planning Department within 30 days of the date of legal acquisition by the new owner or operator. A public hearing shall be conducted with notification of all owners and occupants of property within a 500-foot radius. The purpose of the plan approval will be to review and establish conditions deemed applicable to the use as maintained and conducted by the new owner or operator consistent with the intent of the Conditions of this grant. Upon this review the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes. *[Amended, January 9, 2009]*~~

[Amended] Compliance Review. A Plan Approval application shall be filed within six (6) months from the effective date of this determination. The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Plan Approval review application. The applicant/owner shall submit proof that at least a summary of the Compliance Documentation and any information to allow for a review of the effectiveness in implementing the Conditions established herein. The Compliance Documentation shall be mailed to the Council District Office, Los Angeles Police Department Vice Section, and Neighborhood Council and include a statement that "In compliance Case No. DIR 93-0979(RV)(PA4), the attached documentation is mailed to interested parties. To assist the Planning Department in preparing for a public hearing, interested parties should contact the Office of Zoning Administration within two weeks." *[Amended December 10, 2013, PLUM]*

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

2. *[Deleted January 12, 2001]*
3. [Unchanged] All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
4. [Unchanged] The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
5. [Unchanged] The motel owner and/or manager shall comply with all applicable laws and conditions and shall properly manage the motel to discourage illegal and criminal activity on the premises.
6. [Unchanged] The motel manager and all persons employed or authorized to act for the operator shall be made completely familiar with these conditions and shall implement them as required. A copy of these conditions shall be maintained on the premises at all times and shall be presented to any member of the Los Angeles Police Department or other authorized law enforcement personnel upon request.
7. [Unchanged] The manager or other responsible person on duty shall be fluent in the English language.
8. [Amended] ~~The property owner shall provide 24-hour on-call response and 8-hour per day on-site presence from a State-licensed security firm.~~ Within 45 days of the effective date of this action, the property owner or operator shall submit proof of the following:
  - a. Employ a state licensed security guard to be on duty twenty-four hours per day, seven days per week. The guard must be registered with the California Bureau of Security and Investigative Services (not merely possessing a temporary registration card). The security guard must be an employee of State of California licensed private patrol operator (i.e., not employees of the Ridge Motel). The security guard must not work additional duties as a desk clerk or otherwise be employed or utilized in any non-security capacity. The guard shall comply with the requirements of California Business and Professions Code section 7582.26(1) which requires private security guards to wear a distinctive uniform, with a patch that reads, "Private Security," and contains the name of the private security company. The guard must possess a permit with photographic identification that is to be presented to law enforcement upon request.
  - b. The guard shall not live, stay or reside in the Motel, either on a full or part-time basis. The guard shall maintain a patrol log, indicating the dates and times of security checks/areas patrolled and any illegal or unusual activity observed. Maintain the log at the Motel and produce it to law enforcement personnel upon request.

9. [Unchanged] The manager shall have duplicate room keys at all times if needed by emergency services personnel to gain entry.
10. [Unchanged] Prices for accommodations shall be posted in the office of the motel in view of customers and shall also be posted in each guest room. Each guest room shall also display a sign in letters at least 1/2-inch in height stating, "No Person Shall Occupy or Use a Room in This Facility Without First Registering With the Front Desk. Failure to Register Constitutes a Misdemeanor."
11. [Unchanged] The manager shall not knowingly permit the property to be occupied by prostitutes or their customers, nor narcotics dealers or their customers nor any person who is not identified at the time of registration.
12. [Unchanged] The consumption of alcoholic beverages on the property, other than in the guest rooms, is prohibited.
13. [Unchanged] Guest rooms shall not be rented for less than 24-hour periods.
14. [Unchanged] Loitering on the property is not permitted unless such person(s) provide a justifiable reason to the security guard or manager.
15. *[Deleted January 12, 2001]*
16. [Unchanged] Lighting shall be sufficient to make persons in the parking area easily discernible to law enforcement personnel. Exterior lighting along the northern boundary of the property on the building shall be installed and maintained to provide sufficient illumination so as to render objects or persons on the property clearly visible. *[Amended, January 9, 2009]*
17. [Unchanged] Registration of guests shall be accompanied by photo identification of all adults; recordation of names and addresses of each guest; license plate number, make and year of vehicle registration; date and time of registration and room number. Registration files shall be maintained for at least five years and shall be made available to any law enforcement officer. Identification shall be photocopied and attached to registration and comply with Section 41.49 (Hotel Registers and Room Rentals) of the Los Angeles Municipal Code. *[Amended December 10, 2013, PLUM]*
18. [Unchanged] Graffiti shall be removed on a daily basis in a color that matches the surface to which it was applied.
19. [Unchanged] The property shall be kept free and clear of trash, and debris on a daily basis. Trash bins shall be stored within an enclosed area on the premises so as not to result in noise, odor or debris impacts on any adjacent residential uses. In addition within 14 days of the effective date of this determination, the property owner shall contract for the services of a professional gardener who shall, on a regular basis, mow the grass and trim other trees and plants on the property and keep the premises weed free. Proof of this shall be provided to the Zoning Administrator within 30 days of the effective date of this determination. *[Amended, January 9, 2009]*

20. [Unchanged] Guest rooms shall not be rented to more persons than the designated occupancy of such rooms. The designated occupancy shall be determined by the number of persons customarily occupying the bedding accommodations. Room registration forms shall include a section asking for the total number of occupants registering per room.
21. [Unchanged] The property owner shall post one sign at the office in view of prospective guests and at least one sign in a conspicuous location elsewhere on the property stating, "No Trespassing, No Prostitution, No Drugs or Drug Dealing, No Loitering, No Weapons. This Property is patrolled by the Police and Private Security."
22. [Unchanged] The motel operator shall permit no minor to use or occupy the property unless such minor is accompanied by his or her parent(s) or legal guardian.
23. [Unchanged] The property owner shall not permit any public telephones on the property unless they are within the office or the guest rooms.
24. [Unchanged] The property owner shall join and support the efforts of the local business or residential neighborhood watch.
25. [Unchanged] The motel operator and property owner shall meet with the Van Nuys LAPD Vice Unit on a monthly basis to receive appropriate training and to be aware of persons the Police are looking for who may be in the area and attempting to stay in the motel. The property owner is responsible for contacting the Senior Lead Officer to be made aware of such meetings. Evidence of attendance of such meetings shall be provided to the Zoning Administrator upon request. *[Amended by January 21, 2009 Determination]*
26. [Unchanged] The motel shall be equipped with remote control cameras which provide a continuous view in the manager's office of those portions of the property which are not visible from the office. Evidence of compliance shall be provided to the Zoning Administrator within 30 days of the effective date of this action. The motel will allow the Van Nuys Vice staff to review the effectiveness of the exterior video camera and will make whatever changes to the camera operation the Police require. *[Amended, April 25, 2003, refer to Condition No. 32]*
27. [Amended] ~~Prior to the issuance of any permits relative to this matter, Within 45 days of the effective date of this action or mutually agreed upon time, a new covenant acknowledging and agreeing to comply with all the terms conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. This covenant shall be recorded within 30 days of the effective date of this determination.~~
28. [Unchanged] The property owner shall maintain the services of a qualified State Licensed Security service to provide security on and adjacent to the Motel premises at all times that the motel is open for business. Proof of such services shall be

made available upon request of the Zoning Administrator.

29. *[Deleted January 12, 2001]*
30. [Unchanged] The existing barbed wire on the north side of the subject property shall be removed within 30 days of the effective date of this action. Within 30 days of the effective date of this determination, the property owner/operator of the Ridge Motel shall provide evidence to the Zoning Administrator that the barbed wire has been removed. *[Amended, January 9, 2009]*
31. [Added] The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
32. [Added] The motel shall be equipped with five IP video cameras with two that provide a continuous view in the manager's office including the reception area and three of those portions of the property which are not visible from the office including the parking area. The motel will allow law enforcement to review the effectiveness of the exterior video camera and shall record and maintain footage for a minimum of 60 days. *[Amended December 10, 2013, PLUM]*
- Install a sign below each camera that reads "You are being videotaped". The sign must be not less than 24 inch type and signs in the reception area must be in English and Spanish. *[Added December 10, 2013, PLUM]*
33. [Added] Pursuant to Los Angeles Municipal Code Section 12.27.1-C,2, the Director of Planning has imposed a condition directing the payment of a fee set forth in Section 19.01-P of the Los Angeles Municipal Code to cover the City's costs in processing this matter. If the decision is not appealed, then the amount shall be paid in full to the City of Los Angeles with confirmation of the payment being provided to the Director of within 30 days of the decision date. If an appeal is filed and the decision of the Director is upheld on appeal, then the fee shall by paid in full with confirmation made to the Director within 30 days of the effective date of the decision. If the Council reverses in total the decision of the Director, then no payment of fees other than the appeal fee specified in 19.01-P shall be required. *(Standard Condition)*