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September 26, 2024

LA Hi Lite Property, Inc. (O/Op.)
Yu Chen
Maason Young
Xiaoying Zhao
10321 South Broadway
Los Angeles, CA 90003

Frank A. Weiser (R)
3460 Wilshire Blvd., Ste. 1212
Los Angeles, CA 90010

Hi Lite Motel (A)
10321 South Broadway
Los Angeles, CA 90003

CASE NO. ZA-2024-1546-RV
REVOCATION OF USE
10309, 10313, 10315, 10317, 10321 & 10325
South Broadway
316 West 103rd Street, 317 West 104th Street
South Los Angeles Planning Area
Zone: C2-1VL-CPIO, R2-1
C.D: 8 – Harris-Dawson
D.M.: 090A203
CEQA: ENV-2024-1547-CE
Legal Description: Lots 451, FR 452, 453, 454,
Lot FR 455 Arb 2, Lot 480 Arb 2 Tract 3064

Last Day to File an Appeal: October 11, 2024

Pursuant to California Environmental Quality Act, I hereby **DETERMINE**:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.6.2, I hereby **REQUIRE**:

the discontinuance of the transient motel use, known as the Hi Lite Motel and any similar land uses at the property, main location address 10317, 10321, and 10325 South Broadway. However, the following six (6) conditions shall become effective for the subject property:

- (1) Within 30 days of the effective date of this determination, pursuant to the Los Angeles Municipal Code Section 19.01, the property owner and/or the business owner/operator shall reimburse the City of Los Angeles applicable fees and surcharges for processing the subject application for Case No. ZA-2024-1546-RV, with confirmation of payment forwarded to the Department of City Planning, Nuisance Abatement and Revocations Section within this same time period.
- (2) Within 30 days of the effective date of this determination, the property owner shall record a covenant acknowledging and agreeing to comply with Condition Nos. (1) through (6) established herein at the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning, Nuisance Abatement and Revocations Section for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning, Nuisance Abatement and Revocations Section for inclusion in the case file. If the property owner fails to comply with this condition, the City will record the covenant.
- (3) Should there be a change in the owner(s) of the property, the motel, and/or the business owner/operator, the property owner(s) and the business owner/operator shall provide the prospective new property owner(s) and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herein has been provided to the prospective owner/operator shall be submitted to the Department of City Planning, Nuisance Abatement and Revocations Section for inclusion in the case file.
- (4) In the event that the owner decides to change the use of the premises to a non-transient hotel/motel and/or transitional/supportive housing and/or temporary housing, the owner shall file for applicable building permits with the Department of Building and Safety, and obtain a new Certificate of Occupancy for the new use. The owner shall submit the building permit and Certificate of Occupancy within 10 days of issuance to the Department of City Planning, Nuisance Abatement and Revocations Section, for inclusion in the subject case file. In the event that the owner obtains a new Certificate of Occupancy for a new use and later decides to revert the

land use back to the prior use as a transient occupancy hotel/motel, the owner shall be required to file for a Conditional Use Permit pursuant to LAMC 12.24.

Owner includes, but is not limited to, any current or subsequent property owner, business owner/operator, lessors or lessees of the premises.

- (5) Should there be a change in the ownership of the property, the motel, and/or the business owner/operator, the new property owner and/or the business owner/operator shall file an application with the Department of City Planning, accompanied by the applicable fees, for any and all proposed uses on the subject property, if such a use requires a discretionary action and review by the City. Prior to filing of the application, the property owner and/or the business owner/operator shall contact the Department of City Planning, Nuisance Abatement and Revocations Section, for a review of the proposed application. A signed referral form from the Department of City Planning, Nuisance Abatement and Revocations Section, is required prior to the filing of an application.
- (6) In the event of a sale or transfer of the subject property, the new property owner(s) shall be responsible for any and all outstanding invoices or fees and surcharges owed to the City, for the processing of applications on the subject site. A change of business and/or property ownership, change of use, change of business operator, and/or discontinuation of use, will not grant release to subsequent property owner(s) from the responsibility to remit fees owed to the City.

TRANSFERABILITY

In the event of a sale or transfer of the subject property, located at 10309, 10313, 10315, 10317, 10321, 10325 South Broadway, 317 West 104th Street, 316 West 103rd Street, the new property owner(s) shall be responsible for any and all outstanding invoices of fees and surcharges owed to the City, for the processing of applications on the subject site. A change of business or property ownership, change of use, change of business operator, and/or discontinuation of use, will not grant release to the subject property owner(s) from the responsibility to remit fees owed to the City.

These Conditions run with the land. In the event that the property is sold, leased, rented, or occupied by any person or corporation other than the current owner, it is incumbent that the property advises the new prospective owner(s) regarding the Conditions of this determination.

VIOLATIONS OF THESE CONDITIONS, 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 pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter 1 of the Municipal

Code and shall be subject to the same penalties as any other violation of such Chapter. (Section 13B.6.2 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 \$2,500 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)

NOTICE

The property owner and/or business owner/operator is further advised that all subsequent contact with this office regarding this determination must be with the Department of City Planning's Nuisance Abatement and Revocations Section. 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 contained in the application, the report of the Staff investigator thereon, and the statements made at the public hearing before the Zoning Administrator on April 17, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find as follows:

BACKGROUND

The motel operations have generated consistent police enforcement activity, as evidenced by documentation submitted by the Los Angeles Police Department (LAPD). As documented, the operation may currently jeopardize and adversely affect the public health, peace, and safety of persons residing or working on the premises and in the surrounding area. As a result, the City has responded with a public hearing for possible imposition of conditions to abate nuisance, or to revoke said use.

Property Description

The subject property, known as the Hi Lite Motel, is located on six lots at the intersection of South Broadway and West 104th Street. The four lots which comprise of three structures and a gated surface parking lot are located on 10309, 10313, 10315, 10317, 10321, and 10325 South Broadway. These four lots are zoned C2-1VL-CPIO and designated for Neighborhood Commercial land uses by the Southeast Los Angeles Community Plan Map, with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, and R3. Pursuant to Ordinance No. 185,924, which became effective on December 29, 2018, these four lots were rezoned from C2-1VL to C2-1VL-CPIO (Subarea No. 3450). In addition to the four lots, two additional lots which comprise of the open surface parking lot are located on 316 West 103rd

Street and 317 West 104th Street. These two lots are zoned R2-1 and designated for Low Medium I Residential land uses, with corresponding zones of R2 and RD3.

The subject site is located in the Los Angeles State Enterprise Zone (ZI-2374), the Transit Priority Area in the City of Los Angeles (ZI-2452), the South Los Angeles Alcohol Sales Specific Plan (ZI-1231), and the Freeway Adjacent Advisory Notice for Sensitive Uses Zone (ZI-2427). The property is located approximately 1.87 kilometers from the Newport-Inglewood Fault Zone. The subject site is in the Los Angeles police Department's South Bureau – Southeast Division and is in Crime Reporting District No. 1822.

The subject site is a level, irregular-shaped corner parcel of land, comprised of six lots with a frontage of approximately 180 feet along the western side of Broadway and a depth of approximately 190 feet along 104th Street, for a total of approximately 38,450 square feet of lot area. The property is developed with three two-story structures and associated surface parking lot. A 12-foot alley sits on the property and bisects the portion of the site which are zoned C2-1VL-CPIO and the two lots which are zoned R2-1. Originally a through alley, a perimeter gate and fencing were erected towards the rear of the property which prohibits access from 103rd Street to 104th Street via the motel parking lot. Pedestrian and vehicular access to the subject motel is provided via one entrance off 104th Street.

The three structures were originally built in 1956. On June 28, 1971, the City of Los Angeles Department of Building and Safety (LADBS) issued three Certificates of Occupancy for the conversion from two-story apartment buildings to a motel. Certificate of Occupancy No. 1970LA15415 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces, for the structure located at 10317 South Broadway. Certificate of Occupancy No. 1970LA15416 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces, for the structure located at 10321 South Broadway. Certificate of Occupancy No. 1970LA15414 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces. According to plans attached to Building Permit No. 1987LA69308, issued on June 30, 1987, a total of 47 vehicular parking spaces were noted on the plans. Per the motel manager, the motel contains a total of 36 guest rooms.

According to City of Los Angeles Office of Finance LATAX report, LA Hi Lite Property Inc. (dba Hi Lite Motel) began business at the subject location on August 11, 2011 (Account No. 0002573454). Per County of Los Angeles Assessor's information, the most recent sale of the property occurred on September 30, 2011. There are two assessor parcel numbers associated with LA Hi Lite Property Inc. (APN# 6074004037 and APN# 6074004036).

Streets

Broadway, adjoining the subject property to the east, is designated by the Mobility Plan 2035 as a Boulevard II, with right-of-way width of 110 feet and roadway width of 80 feet, and improved with curb, gutter and sidewalk.

104th Street, adjoining the subject property to the south, is designated by the Mobility Plan 2035 as a Collector, with right-of-way width of 66 feet and roadway width of 40 feet, and improved with curb, gutter and sidewalk.

103rd Street, adjoining the subject property to the north, is a standard Local Street, with right-of-way width of 60 feet and roadway width of 36 feet, and improved with curb, gutter, and sidewalk.

Surrounding Land Uses

The adjoining property to the north is zoned C2-1VL-CPIO and is developed with a two-story 5-unit apartment building. Property for lots zoned R2-1 to the rear of the parking lots of the motel between 103rd and 104th Streets are developed with one-story residential buildings. Properties to the east across from Broadway are zoned C2-1VL-CPIO and developed with one- and two-story residential structures. Adjoining properties to the south across 104th Street are zoned C2-1VL-CPIO and are developed with one- and two-story residential structures. Property for lots zoned R2-1 across 104th Street are developed with one-story residential buildings.

The subject motel is located approximately 105 feet from the Interstate 110 Harbor Freeway to the west. Among the sensitive uses in the vicinity of the motel are the Harvest Time Apostolic Church, located at 10022 South Broadway, approximately 0.2 mile north from the subject motel. The Church of Eternal Salvation, located at 10608 South Broadway, is approximately 0.2 mile south of the subject motel. The Alliance Judy Ivie Burton Technology Academy High School, located at 10101 South Broadway, is approximately 0.1 mile north of the subject motel. The One Hundred Seventh Street Elementary School, located at 147 East 107th Street, is approximately 0.6 mile southeast of the subject motel. The Alliance College-Ready Middle Academy 4, located at 9719 Main Street, is approximately 0.6 mile southeast of the subject motel. The Watts Learning Center Elementary School, located at 310 West 95th Street, is approximately 0.6 mile north from the subject motel. The Charles W. Barrett Elementary School, located at 419 West 98th Street, is approximately 0.6 mile west of the subject motel.

On-Site Cases, Affidavits, Permits, and Orders

Notice of Code Violation #A-6178945 – The LADBS issued a Notice of Code Violation dated March 14, 2024, pertaining to numerous violations to the Los Angeles Municipal Code (LAMC). The violations include open storage within the required yards, maintenance and repair of existing building, missing or disabled smoke alarms, maintenance and repair of existing building and premises. At the preparation of this determination, no evidence has been submitted by the property owner pertaining to compliance with said violations.

On March 8, 2024, the Zoning Administrator initiated the subject case in response to the request received from the City Attorney's Office, in order to obtain testimony from the owner/operator and interested or affected persons regarding the operation of Hi Lite Motel.

On February 8, 2024, the LADBS received a complaint regarding buildings in need of general repair at the subject location. The LADBS conducted a field inspection and issued a Notice of Code Violation #A-6178945.

On June 27, 2023, Maason Young filed the Statement of Information for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

On December 28, 2022, Maason Young filed the Statement of Information for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

On July 18, 2022, Yu Chen filed the Statement of Information for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

On July 26, 2011, Yu Chen filed the Articles of Incorporation for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

Building and Safety Permit No. 1987LA69308 – Issued on Jun 30, 1987, for remodeling of existing guest room and conversion of $\frac{3}{4}$ bath to full bath, for the building located at 10321 South Broadway. Site plan attached to the permit noted a total of 47 vehicular parking spaces.

Certificate of Occupancy Permit No. 1980LA99135 - Issued on July 22, 1981, for a two-story, 10 foot x 10 foot, building connecting two 10-unit motel buildings with a 10-foot roof attachment, extending a bath thus creating an irregular shaped building. No change in parking. Property address is 10321 South Broadway.

Certificate of Occupancy Permit No. 1978LA58053 – Issued on May 11, 1978, for a two-story, 3-foot x 11-foot addition to an existing two-story, 23-foot x 106-foot motel/office building. No change in parking. Property address is 10321 South Broadway.

Certificate of Occupancy Permit No. 1970LA15415 – Issued on June 28, 1971, for a motel converted from a two-story, 23-foot x 106-foot, eight-unit apartment. Eight suites having four rooms each (no kitchen). Eight (8) parking spaces. Property address is 10317 South Broadway.

Certificate of Occupancy Permit No. 1970LA15416 – Issued on June 28, 1971, for a motel converted from a two-story, 23-foot x 106-foot, eight-unit apartment. Eight suites having four rooms each (no kitchen). Eight (8) parking spaces. Property address is 10321 South Broadway.

Certificate of Occupancy Permit No. 1970LA15414 – Issued on June 28, 1971, for a motel converted from a two-story, 23-foot x 106-foot, eight-unit apartment. Eight suites having four rooms each (no kitchen). Eight (8) parking spaces. Property address is 10325 South Broadway.

Surrounding Cases, Affidavits, Permits, and Orders

DIR-2022-2202-RV – On February 6, 2023, the Zoning Administrator required the modification of the operation of an existing motel, known as the Magic Carpet Motor Inn, by the imposition of corrective conditions in order to mitigate adverse public nuisance impacts caused by said use, located at 400 – 414 ¼ West Century Boulevard.

DIR-2015-472-RV-PA1 – On December 20, 2017, the Zoning Administrator required the discontinuance of the motel use and any similar land uses at the property, which was occupied by the 108 Motel, located at 10721 South Broadway.

Nuisance Investigation

The motel operations have generated consistent police enforcement activity, as evidenced by documentation submitted by the Los Angeles Police Department. The Los Angeles City Attorney's Office requested that the subject property be reviewed for nuisance revocation proceedings. As documented, the operation may currently jeopardize and adversely affect the public health, peace, and safety of persons residing or working on the premises and in the surrounding area. As a result, the City responded with a public hearing for possible imposition of Conditions to abate nuisance or to revoke said use for non-compliance with a number of remedial measures, as suggested at the case conference meetings with the City Attorney's Office and the Los Angeles Police Department.

Staff investigators conducted a field analysis as part of the nuisance investigation on February 8, 2024 at approximately 12:30 p.m., accompanied by a Los Angeles Police Department officer. At the time of the investigation, the subject motel was open to the public.

Signage

During the field inspection conducted on February 8, 2024, numerous signs were observed on the motel premises. Dozens of warning signs are posted throughout the property with the following language:

“Park at your own risk. Not responsible for damage or theft to vehicles or vehicle contents.”

“This property closed to the public. No entry without permission. L.A.M.C. Section 41.24. PC 602L.”

“Warning. Permit Parking Only. Unauthorized vehicles will be towed at vehicle owners' expense.”

“No Trespassing. This property is protected by video surveillance. Trespassers will be prosecuted.”

“No trespassing, loitering, prostitution, weapons, drugs, drug dealers, drinking of alcoholic beverages. The Los Angeles Police Department makes regular and

frequent patrols of this property. Propiedad privada. No traspasar: callejeros, drogas, traficantes, prostitutas, armas, bebidas alcohólicas, el departamento de policía de los angeles hace patrullas frecuentes en esta propiedad.”

Multiple signs with the following language were observed in the motel parking lot:

“No Trespassing. This property is protected by video surveillance. Trespassers will be prosecuted.”

“Warning. Permit Parking Only. Unauthorized vehicles will be towed at vehicle owners’ expense.”

“This area is under video surveillance 24 hours a day. Esta area esta bajo vigilancia video 24 horas al dia.”

Four signs were posted near the motel entrance along West 104th Street. One sign included language pertaining to availability of ADA accessible parking spaces. One sign included the following language: “Any problem regarding this motel. Please call 24 hours Hot Line (323) 779-9122. Manager.” One sign stated: “This property closed to the public. No entry without permission. L.A.M.C. Sec. 41.24. PC 602L.” One sign included the following statements: “Warning. This area is under 24-hour video surveillance.”

Motel Office and Check-In System

The motel office and check-in counter are located within an enclosed and fenced area. During the field inspection conducted on February 8, 2024, the motel manager did not provide access to the manager’s office or manager’s unit. Per the motel manager, at least one on-site manager is on the premises at all times. Numerous signs are posted next to the check-in counter with the following language:

“Absolutely no prostitution, drugs, loitering, visitors. ID required!”

“Warning!! This motel has a 24-hour video surveillance system monitoring the registration desk and all common areas of this motel.”

“Attention Overnights. Overnights are from 4 p.m. to 11 a.m. No extensions and no overstays. Only two registered guests are allowed per room. Proper identification is needed to check in. Registration MUST be completely filled. If you break any of the rules you will be asked to leave without a refund.”

In addition to the abovementioned signs, excerpts from LAMC Section 41.49 related to motel registers were posted near the check-in counter. A copy of the motel rules and regulations was also posted near the check-in counter. No key deposit box was observed near the motel manager’s office or check-in counter.

Daily/Hourly Rental

During the field investigation conducted on February 8, 2024, a motel manager stated that short-term rental is available at the motel. No posted rental rates were observed on the motel premises. Per crime reports provided by LAPD, guests have rented motel rooms on an hourly basis.

Motel Guest Room

During the field investigation conducted on February 8, 2024, a motel manager granted access to an unoccupied guest room (Room #C13). Extensive amount of graffiti were found in the guest room, written on walls, television, bed, dresser, curtain, curtain valance box, telephone, door frame, doors and more. Two nightstand dressers were missing all the drawers. The smoke detector was missing, and wires were exposed. The bathroom door and wall were damaged with holes. The toilet bowl was clogged with paper towels and the toilet seat was damaged with a hole. The toilet paper dispenser and air conditioning unit were both damaged. A copy of the motel rules and a warning sign were posted inside the guest room. The warning sign stated: "Absolutely no prostitution, drugs, loitering, and visitors. ID required!"

During the site inspection, multiple broken and damaged windows were observed at several guest rooms. Multiple guest rooms had entry doors which were severely scratched, punched, and damaged. A damaged door frame was observed at one of the guest rooms. Water stains and leakage on ceilings were also observed throughout the premises. Numerous guest rooms had visible holes in the window curtains.

Motel Rules and Regulations

1. The motel has posted rules and regulations with the following statements:
 - The following will NOT be allowed on the property of Hi Lite Motel
 - No rooms rented for the purpose of prostitution and no illegal drug activities at the motel
 - No consumption of alcoholic beverages at the motel in all public area
 - No using amplified sound equipment, music, or a public address system
 - No abandoned or inoperable vehicles shall be permitted on or at the site
 - No loitering and soliciting
2. Entry is limited to registered guests only; nobody is allowed renting a motel room to more than the room be registered. No trespassing!
3. If, during the course of occupancy, it is determined that any registered guest is engaged in prostitution, either as a prostitute or as a customer of a prostitute or is a drug dealer or drug customer the guest shall be immediately evicted from the motel, and in the future such person shall be refused rental of a room.

Notice to Guests

Section 41.49(A) and (B) Los Angeles Municipal Code:

Every person who owns or operates a motel shall keep a register in which shall be entered:

- a) The name and address of each guest, and the name and address of each member of his party.
- b) In the event that such guest or his party travels by means of motor vehicle, the register shall specify the make, type and license number of the motor vehicle and the year of registration. Said register shall at all times be open for inspection to all police officers.

It is a misdemeanor to use or occupy a room in this facility without first registering at the office. Hi Lite Motel is an active participant of a local business and residential neighborhood watch program. Any problems, please call (323) 779-9122.

Motel Access

During the field investigation conducted on February 8, 2024, the motel manager stated that the gate along West 104th Street is open and unlocked 24 hours a day, seven days a week. Guests and visitors are able to access the motel surface parking lot 24 hours a day. Perimeter fences and barbed wire separate the surface parking lot from the three structures and manager's office.

Vehicular Parking

Vehicular parking is provided via a surface parking lot, located on parcels zoned R2-1 with location address at 317 West 104th Street and 316 West 103rd Street. Two oversized shipping containers are located towards the northern end of the parking lot, located at 316 West 103rd Street. During the field inspection conducted on February 8, 2024, the surface parking lot in the C2-1VL-CPIO zone (10309, 10313, 10315 South Broadway), which is a part of the ownership, was gated off and no vehicles were parked in said parking lot.

According to plans attached to Building Permit No. 1987LA69308, issued on June 30, 1987, a total of 47 vehicular parking spaces were noted on the plans. During the field inspection conducted on February 8, 2024, less than 47 vehicular parking spaces were observed in the motel parking lot. Two ADA accessible parking spaces were located near the motel manager's office. One of the ADA accessible parking spaces was occupied by a vehicle without a valid disabled person's placard.

Motel Security System

During the field inspection conducted on February 8, 2024, numerous surveillance cameras were observed on the motel premises. Staff investigators were not provided access to the motel manager's office or manager's unit. No security monitor screens or systems were

shown to Staff investigators. Therefore, it could not be verified as to how many operable surveillance cameras are located on the premises.

Security Personnel

During the field inspection conducted on February 8, 2024, no security guards were observed on the premises. Per the motel manager, the operator has difficulty in securing long-term security guards on the subject site.

Public Telephone

During the field inspection conducted on February 8, 2024, no public telephones were observed on the premises.

Automated Teller Machine (ATM)

During the field inspection conducted on February 8, 2024, no ATM was observed on the premises.

Lighting

During the field inspection conducted on February 8, 2024, lighting fixtures were observed on the premises and in the surface parking lot. As the inspection was conducted during the daytime, it could not be verified if the property is well lit at night.

Trash, Debris, Graffiti

During the field inspection conducted on February 8, 2024, commercial trash and recycling containers were observed adjacent to the vehicular entrance of West 104th Street. Graffiti were observed on the trash containers, as well as in the parking lot and on fences. Multiple broken concrete on wheel stop and exposed rebar were observed in the parking lot. Graffiti was observed on light poles, walls, fences, trash bins, poles, bollards, parking curbs, posted signs, cargo containers, along the adjacent sidewalks, and on the exterior perimeter walls. Overgrown vegetation was observed in the courtyards between the motel structures. Trash and debris were observed in the surface parking lot, including shards of glass, empty containers, used syringes and needles with dark red fluid inside the barrels, used cigarette butts, broken pieces from bottles, used condoms, and more.

Open Storage

During the field inspection conducted on February 8, 2024, open storage was observed on the premises. Two oversized shipping containers were located in the parking lot at 316 West 103rd Street, replacing numerous parking stalls. In the gated surface parking lot adjacent to one of the motel structures, items stored in plain view included but were not limited to the following: pallets of building and construction materials, pieces of wooden plank, damaged and unused refrigeration units, damaged and unused mattresses, bulky items, damaged

furniture, damaged concrete poles and pipes, damaged and rusted mattress springs, articles of clothing, pieces of concrete, damaged televisions, trash and debris, and more.

Loitering, Prostitution

During the field inspection conducted on February 8, 2024, Staff investigators observed one lone male inside a vehicle which was parked in the motel parking lot. One scantily clad woman (LAPD identified her as a prostitute) was observed exiting a motel guest room area and walking towards the parked vehicle. The lone male driver of the vehicle started the vehicle and exited the motel parking lot without allowing the prostitute to enter his vehicle. While the prostitute walked past the Staff investigators, two motel managers verbally scolded and questioned the prostitute for not being adequately clothed. Upon observing the male driver and vehicle exiting the parking lot, the prostitute continued to walk across the parking lot and towards the entrance of the motel. The prostitute proceeded to exit the motel parking lot. Per the motel managers, the lone male driver rented the guest room for the prostitute.

CORRESPONDENCE RECEIVED PRIOR TO APRIL 17, 2024 PUBLIC HEARING

Los Angeles City Attorney's Office

On January 8, 2024, an e-mail correspondence was received from the Los Angeles City Attorney's Office, pertaining to operations of the Hi Lite Motel. The correspondence stated that the LAPD has identified the subject motel as a violent gang and narcotics public nuisance location, and the LAPD previously referred the property to the Los Angeles City Attorney's Office (LACAO) in 2023. On April 14, 2023, the LACAO issued a letter to the property owners of the subject motel and requested that they attend a meeting with the LAPD and LACAO, in order to discuss the crime occurring at the property and specific measures to be taken to address the crime. The meeting took place on May 9, 2023 at the LAPD Southeast Community Police Station and in attendance were the LAPD, the LACAO, and representatives for the Hi Lite Motel (Marcol Young, Maoson Young, Sue Lee Young). Despite the meeting and another September 6th meeting that the LACAO had with owner representatives at their request, the crime and nuisance at the property persists. Therefore, the LACAO referred the property to the Office of Zoning Administration for appropriate action.

Empowerment Congress Southeast Area Neighborhood Development Council

On April 17, 2024, the Office of Council District 8 provided a letter, dated April 15, 2024, from the Empowerment Congress Southeast Area Neighborhood Development Council. The letter stated that the establishment (Hi Lite Motel) has become a breeding ground for criminal activity, particularly prostitution and its associated problems with rape, kidnapping, and child trafficking. On January 7th of this year, a shooting occurred at the motel, resulting in the deaths of two individuals. This incident is only the latest in a long line of violent events that have plagued the area over the last two decades. The Los Angeles Police Department has repeatedly attempted to collaborate with the motel's proprietors to mitigate the harmful business practices that have led to the surge in criminal activity. They have offered guidance

on responsible room rental practices, including limiting the duration of stays. However, it has become apparent that the ownership is disregarding any advice. The letter stated a request to revoke the motel's business license and deem the property a public nuisance, and to give no additional time for compliance and shut the motel down.

Los Angeles Police Department

On April 16, 2024, the LAPD provided three photographs that were taken shortly after the homicides which occurred on January 7, 2024. The photographs depict graffiti on the perimeter walls and surface parking lot of the motel premises. The e-mail correspondence and photographs have been included in the subject case file.

On April 4, 2024, a letter was received from Senior Lead Officer Erik Loomis, pertaining to the operation of Hi Lite Motel. Excerpts from the letter are as follows:

"Over the past few years, the location has been the subject of police actions due to homicides, drug use, prostitution, and arrests for criminal activity. Due to the location's proximity to a high prostitution area it is imperative that the proprietor of the establishment executes the daily operations in a manner that will help mitigate the criminal activity and ensure that they are not actively encouraging or contributing to more criminal behavior."

"Over the past few years and months, myself along with other officers before me, have attempted to help guide and advise the proprietor and motel staff on how to better execute the daily motel operation, however we have not seen any meaningful change. In the past five years the location has produced 185 calls for service, within those calls there have been 31 assault with a deadly weapon calls, 8 attack investigations, 29 arrests, many for prostitution, and 18 robberies. Many of these crimes and incidents are a consequent of the chronic gang and narcotics activity that continually operates at the location."

"It is my fear that if this establishment is allowed to continue to operate, we will see more crimes and tragedies unfold at the location and in the surrounding neighborhood. Just north of the location, located at 10101 South Broadway, is the Burton Tech Academy High School, and just south of this location are many apartment homes and single-family residences. The presence of children in the area makes the issues at the Hi Lite Motel very concerning."

"It is the position of the LAPD that the motel use be revoked for this location. This will help put a stop to the continuing criminal activity at the location. If the ability to continue to operate as a motel were to be removed, the LAPD would also like to request the owners properly secure the location with proper lighting and security to ensure it does not become a refuge for the unhoused and create a different set of problems for the surrounding neighborhood."

Suggested Operating Conditions provided by Los Angeles Police Department

The Los Angeles Police Department Detective Support and Vice Division provided the following list of operating conditions to the property owner/operator with the intent to assist the business and property owner of the motel in a manner to prevent criminal activities on the site.

1. Abide by all laws and manage the property located at 10321 South Broadway (Hi Lite Motel) in a manner to discourage illegal narcotic/vice activity.
2. Post and maintain signs (minimum of 4) on the property in accordance with Los Angeles Municipal Code Section 41.24(a) that states the following: "This property is closed to the public. No entry without permission. LAMC Section 41.24." The signage shall have lettering of at least two inches in height.
3. Immediately sign a "Trespass Arrest Authorization" form authorizing the Los Angeles Police Department to arrest individuals unlawfully loitering on the property pursuant to 41.24 LAMC.
4. Post signs (minimum of 3) in English and Spanish, in visible and conspicuous locations (preferably at the entrance to the parking lot and at the check in area) stating the following: "No trespassing, no loitering, no drugs, no drug dealers, no prostitution, no weapons, 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 two inches in height.
5. Do not allow access to the property of persons known to you or your agent to be prostitutes, pimps, prostitution customers (john's), parolees with prior narcotics or prostitution related offenses and no users, possessors, sellers or manufactures of illegal controlled substances.
6. Inform the LAPD immediately if any person is engaging in narcotics, in possession of narcotics paraphernalia or if aforementioned items are recovered on the above property. Report all trespassers and loiterers on the property to LAPD or the contracted State Licensed Security Guard.
7. Post the following signs at the check in/registration counter: "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."
8. 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. Do not rent rooms for less than a 12-hour period (no short time rentals).
9. Do not allow any individuals to rent more than one room at a time or rent rooms without complying with motel registration procedures.

10. Do not allow any individual to rent a room on behalf of any other person.
11. Do not rent rooms to persons under the age of 18.
12. Establish and maintain motel registration procedures and ensure that all employees are properly trained (Comply with motel procedures set forth in Section 41.49 LAMC). Require that all persons occupying a room to produce a valid driver's license or other form of valid identification. The motel staff will document this information on the registration card. These records shall be made available to law enforcement personnel upon request. The vehicle information must be documented if they are traveling with such.
13. Any visitor to the property must sign in at the motel desk and produce valid identification as required in the above section. The operator shall photocopy such ID and attach it to the room number he/she is visiting.
14. All vehicles on the premises must be documented, even those utilized by visitors of guests. All unknown or undocumented vehicles shall be removed from the property.
15. Post in each room "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.
16. The owner/operator shall install and maintain video surveillance cameras with inside/outside views of all common areas. Management shall routinely monitor the cameras and keep the video tapes/DVD for at least one month before re-recording over the said recording device. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD any and all tapes, which indicate possible criminal activity.
17. The owner shall install (4) signs indicating that the aforementioned premise 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 two inches in height.
18. One California State licensed uniform security guard shall be present 24 hours a day, seven days a week. The guards shall be fluent in English and will have clear instructions to enforce applicable conditions and uphold the law. The guard will not follow, 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 (third party). A police patrol log shall be maintained by the guards at the property, indicating the dates and times of any law enforcement incidents on the property. The patrol log shall be produced when requested by any law enforcement personnel.
19. Do not allow any firearms on the property.

20. Remove and do not allow any payphones on the property.
21. Implement a key deposit system to prevent keys from being circulated or duplicated. All keys shall be stamped "do not duplicate". Ensure all rooms are locked when not in use or being cleaned. The on-site manager shall have duplicate keys for emergency purposes.
22. Any graffiti painted or marked upon the premise or adjacent area under the control of the owner/operator shall be removed or painted over within 24 hours.
23. The owner/operator shall keep the premises and any area adjacent to the premises over which he has control clear of litter, newspaper racks, benches, boxes or objects that encourage loitering.
24. The owner/operator shall identify and assign a contact person to respond to a posted 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the property and/or operation of the business. The hot line number shall be conspicuously posted at the front, north and south sides of the business. The calls shall receive response within 24-hours and documented in a log and available for review by the Los Angeles Police Department upon request. The log shall include when the calls were received, when the calls were returned, action taken and the name and phone number of the complainant. The lettering within the signs shall be at a minimum of 2" wide and 4" in height.
25. Cooperate with any law enforcement entity in their investigations related to the property and do not impede or interfere with their investigations.
26. Comply with all orders issued by any regulatory agency, including but not limited to, LADBS, Housing Dept, LAFD, Health Dept, and Office of Finance.
27. Install and maintain high-intensity lighting on the exterior of the property, illuminating the parking lot and any adjacent areas.
28. Do not sell or give away condoms, unless directed to do so by a governmental agency. Do not rent, sell or give away pornographic videos, tapes, DVD or CDs on the property.
29. All owners and managers shall join and actively participate in the Southeast Area neighborhood watch or council meetings.
30. All owners and managers shall attend and participate in a property management-training program approved by the Housing Department.
31. It shall be the responsibility of the owner/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.

32. A copy of this agreement and the list of conditions shall be posted along with other permits in public view and shall be made available to all law enforcement personnel upon demand.
33. Thoroughly train all of your employees with respect to all of these procedures. Provide written instructions to your employees and notify them that they will be disciplined for violation of the procedures.

The Los Angeles Police Department submitted the following reports:

Arrest Reports: There were at least 43 arrest reports submitted for the subject property between October 12, 2018 to November 14, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-11-14	6:45 PM	ENGAGING IN / SOLICITING FOR PROSTITUTION
2.	2023-11-14	6:45 PM	ENGAGING IN / SOLICITING FOR PROSTITUTION
3.	2023-11-14	6:45 PM	SUPERVISING/AIDING PROSTITUTION
7.	2023-10-31	12:45 PM	OPERATING DISORDERLY HOUSE
8.	2023-10-31	12:45 PM	ENGAGING IN ACT OF PROSTITUTION
9.	2023-10-31	12:45 PM	ENGAGING IN ACT OF PROSTITUTION
10.	2023-03-26	4:00 AM	EX-CON WITH GUN
11.	2023-02-04	12:30 PM	VEHICLE THEFT W/ PRIOR
12.	2023-02-04	12:35 PM	POSSESSION OF CONTROLLED SUBSTANCE
13.	2022-12-24	9:35 AM	BATTERY ON POLICE OFFICER
14.	2022-12-22	3:30 AM	POSSESSION OF FIREARM
15.	2022-12-10	12:08 PM	DRIVING W/OUT OWNER CONSENT
16.	2022-11-11	3:00 PM	POSSESSCION OF CONCEALED FIREARM
17.	2022-10-16	9:05 AM	CARJACKING
18.	2022-10-16	9:05 AM	CARJACKING
19.	2022-09-24	11:00 PM	EX-CON WITH GUN
20.	2022-09-24	11:00 PM	CARRYING A CONCEALED WEAPON
21.	2022-08-28	11:30 AM	ASSAULT W/ DEADLY WEAPON KNIFE
22.	2022-07-07	11:40 AM	EX-CON WITH GUN
23.	2022-07-07	2:20 AM	BATTERY
24.	2022-06-16	11:00 AM	TRESPASSING
25.	2022-04-02	2:30 AM	ASSAULT W/ DEADLY WEAPON
26.	2022-02-28	3:30 PM	ROBBERY
27.	2022-01-10	9:30 AM	CARJACKING
28.	2022-01-04	8:25 PM	MINOR POSSESSION OF GUN
29.	2021-12-05	2:00 PM	VIOLENCE WITH INJURIES
30.	2021-07-24	11:20 AM	DRIVING W/OUT OWNER CONSENT
31.	2021-05-27	10:10 PM	FELONY POSSESSION OF FIREARM
32.	2021-03-04	10:29 PM	STOLEN VEHICLE ARREST
33.	2021-02-23	7:50 PM	STOLEN VEHICLE ARREST - 3 STOLEN VEHICLES
34.	2021-02-17	7:50 PM	DRIVING W/OUT OWNER CONSENT
35.	2021-02-05	7:40 AM	ATTEMPTED RAPE

36.	2021-02-01	8:49 AM	STOLEN VEHICLE ARREST
37.	2021-01-19	8:05 PM	POSSESSION OF CONTROLLED SUBSTANCE WHILE ARMED
38.	2021-01-09	8:05 PM	GUN ARREST - PARKING LOT
39.	2020-08-24	8:45 PM	ASSAULT W/ DEADLY WEAPON
40.	2019-12-04	11:00 AM	CRIMINAL THREATS
41.	2019-10-20	3:45 PM	FELONY BATTERY
42.	2018-10-16	10:25 PM	EX-CON WITH FIREARM
43.	2018-10-12	5:10 AM	FELONY WARRANT POST-RELEASE VIOLATION

Investigative Reports: There were at least 146 investigative reports submitted for the subject property between May 22, 2018 to January 7, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>SUMMARY</u>
1.	2024-01-07	8:03 PM	MURDER / DEATH	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 1 was struck by gunfire and succumbed to his injuries.
2.	2024-01-07	8:03 PM	MURDER / DEATH	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 2 was struck by gunfire and succumbed to his injuries.
3.	2024-01-07	8:03 AM	ATTEMPTED MURDER	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 3 was struck by gunfire and survived his injuries.
4.	2023-12-18	10:00 PM	VIOLENCE WITH INJURIES	Suspect and victim involved in verbal dispute inside motel guest room #C17. Suspect punched victim in her face, resulting in victim hitting her head on the wall and losing consciousness. Victim believed suspect took her cellphone and car keys.
5.	2023-12-10	1:20 AM	RESTRAINING ORDER VIOLATION	Victim had restraining order against suspect. Suspect arrived at motel and threatened to damage victim's motel guest room window (Room #C13).
6.	2023-11-14	6:45 PM	ENGAGING / SOLICITING PROSTITUTION	Defendant 1 drove defendant 2 (prostitute) to the motel. Defendant 1 paid \$30 to rent a guest room at the motel. Defendant 1 paid defendant 2 \$100 for sexual intercourse inside

7.	2023-11-14	6:45 PM	ENGAGING IN PROSTITUTION	<p>motel guest room (Room #101). After approximately 15 minutes, both defendants exited motel guest room and defendant 1 left motel premises. Defendant 1 arrested for engaging in prostitution. Defendant 3 picked up defendant 2 from motel parking lot. Defendant 2 arrested for engaging in prostitution and defendant 3 arrested for supervising or aiding a prostitute. Defendant 1 and defendant 2 engaged in prostitution activities inside motel guest room (Room #101). Defendant 1 was paid \$100 by defendant 2 to have sexual intercourse.</p>
8.	2023-11-14	6:45 PM	SUPERVISING/ AIDING PROSTITUTION	<p>Defendant 1 picked up defendant 2 from the motel parking lot, after defendant 2 had completed prostitution activities inside motel guest room. Defendant 2 (prostitute) stated that defendant 1 picks her up and drops her off at the street corner to work, and that she gives the money earned to defendant 1 to hold.</p>
10.	2023-11-13	9:15 AM	ASSAULT W/ DEADLY WEAPON	<p>Suspect trespassed onto motel premises with machete and refused to leave. Suspect threatened motel employees. Suspect and victim engaged in verbal dispute. Suspect picked up a rock and threw it at the victim.</p>
11.	2023-11-03	12:45 AM	VANDALISM	<p>Suspect returned to motel upset for being refused service. Suspect smashed guest room window, broke door, ransacked guest room.</p>
12.	2023-10-31	12:45 PM	OPERATING DISORDERLY HOUSE	<p>Motel employee rented motel guest room at \$30 for two hours. Fake name was used by prostitute. Motel employee did not confirm whether legitimate form of identification was provided or verified. Violation of incomplete registration card. Defendant (motel employee) arrested for operating disorderly house.</p>

13.	2023-10-31	12:45 PM	ENGAGING IN PROSTITUTION	Prostitute arrested for engaging in an act of prostitution inside motel guest room #8. Defendant did not provide ID card to motel employee. Defendant provided fake name written on a piece of paper to motel employee.
14.	2023-10-31	12:45 PM	ENGAGING IN PROSTITUTION	Defendant arrested for engaging in an act of prostitution inside motel guest room #8. Defendant paid prostitute \$120 for sexual intercourse inside motel guest room. Defendant paid \$30 to motel employee to rent the room for two hours.
15.	2023-09-13	9:15 AM	ARMED ROBBERY	Witness (motel employee) observed suspect beating the victim inside motel guest room (Room #C24). Witness opened the door and two suspects fled the room. One of the suspects rented the room for the day. Victim and one of the suspects agreed for a sexual favor transaction in the motel guest room. Both suspects assaulted victim and robbed him of personal property.
16.	2023-08-22	11:00 AM	VIOLENCE WITH INJURIES	Victim was staying inside motel guest room #2. Suspect and victim engaged in verbal dispute inside room. Suspect punched victim multiple times and attempted to strangle victim. Suspect slapped victim's phone off her hand while victim was on the phone with police.
17.	2023-08-16	8:10 PM	NARCOTICS RECOVERED	Methamphetamine inside clear plastic Ziploc bag discovered at the motel.
18.	2023-08-15	11:00 AM	ROBBERY	Victim drove suspects to the motel. Once at the motel, suspect produced a handgun and robbed victim of personal property. Suspect threatened victim and stole victim's vehicle.
19.	2023-08-09	11:45 AM	NARCOTICS RECOVERED	Methamphetamine inside two clear plastic bindles discovered at the motel.

20.	2023-08-08	9:50 PM	VIOLENCE WITH INJURIES	Suspect and victim were staying in motel guest room #13. Suspect hit victim on face and neck. Suspect choked victim on two occasions.
21.	2023-08-03	3:00 PM	THEFT	Victim drove suspect to motel and rented a guest room. Victim woke up and discovered his personal property stolen.
22.	2023-08-01	12:01 AM	UNDETERMINED SEXUAL ASSAULT / RAPE	Victim met suspect at bar and woke up in suspect's vehicle parked in motel parking lot. Victim went into motel guest room with suspect. Victim woke up fully nude and expressed she felt sexual intercourse was involved when she was unconscious.
23.	2023-08-01	4:30 PM	ROBBERY	Victim and suspect agreed to meet up at the motel for a date. Victim and suspect rented motel guest room #2. Another suspect entered room, punched victim in his face and forcefully removed victim's personal property. Both suspects robbed victim of personal property and ran away.
24.	2023-07-02	11:00 PM	LOST PROPERTY	Victim woke up and discovered his money missing.
25.	2023-06-19	10:50 PM	BATTERY	Victim was staying at the motel. Suspect struck victim on her face and victim fell to the ground. Suspect proceeded to hit victim multiple times.
26.	2023-06-08	9:00 PM	BATTERY	Victim was renting a room at the motel with suspect. Suspect slapped victim on face and threw victim to the ground.
27.	2023-03-26	4:00 AM	EX-CON WITH GUN	Defendant smoking marijuana in parked vehicle in motel parking lot. Firearm, magazine, and live ammunition discovered inside defendant's vehicle. Defendant arrested for carrying a concealed firearm.
28.	2023-02-24	3:50 PM	CRIMINAL THREATS	Suspect approached victim. Suspect spat and punched victim. Suspect threatened to kill and bury victim at undisclosed location.
29.	2023-02-17	6:00 AM	BATTERY	Victim met suspect at motel guest room #101. Suspect and victim

30.	2023-02-11	8:00 PM	BURGLARY	engaged in verbal altercation inside room and suspect spat in her face multiple times. Victim discovered her personal property missing after leaving motel guest room. Suspects entered victim's room by prying the door frame with unknown pry tool. Suspects made entry, took victim's property and fled (motel guest room #C18)
31.	2023-02-04	12:30 PM	VEHICLE THEFT W/ PRIOR	Defendant arrested for driving vehicle without owners' consent with a prior conviction. Defendant parked stolen vehicle in motel parking lot.
32.	2023-02-04	12:35 PM	POSSESSION OF CONTROLLED SUBSTANCE	Defendant found in possession of crystal meth. Defendant was in stolen vehicle parked in motel parking lot.
33.	2023-01-28	2:15 AM	SEXUAL BATTERY	Victim was inside motel guest room #14. Suspect (motel employee) was attempting to clean the guest room. Victim alleged suspect tried to rape her inside motel guest room.
34.	2023-01-10	5:40 PM	ASSAULT W/ DEADLY WEAPON / SHOOTING	Victim and suspect involved in dispute at motel parking lot. Suspect left and victim observed suspect in street. Suspect returned and fired several shots at victim.
35.	2023-01-07	10:00 AM	VANDALISM	Suspect attempted to pick up a friend's identification card. Suspect got into argument with motel employee. Suspect became upset and produced wooden stick and broke two windows at the motel.
36.	2023-01-06	2:20 AM	SHOTS FIRED IN CITY LIMITS	Suspect fled from burglary scene, armed with firearms, fired one round into the air and fled.
37.	2023-01-06	2:20 AM	BURGLARY	Suspect entered through victim's motel guest room window. Victim observed suspect inside room and attempted to steal victim's property. When confronted, suspect fled and armed himself with a handgun and fired a round into the air.

38.	2022-12-24	9:35 AM	BATTERY ON POLICE OFFICER	Suspect was on motel premises and resisted arrest and pushed police officer with hand and caused officer to fall to the ground. Loaded firearm was recovered from suspect. Suspect arrested for battery on police officer.
39.	2022-12-22	3:30 AM	POSSESSION OF FIREARM	Suspect was in parked vehicle at motel parking lot. Firearm with live rounds of ammunition in magazine recovered inside suspect's vehicle. Suspect arrested for felon in possession of a loaded firearm.
40.	2022-12-15	11:45 AM	BATTERY	Suspect picked up victim and tossed victim against wall.
41.	2022-12-15	3:45 PM	NARCOTICS SALE	Suspects met in motel parking lot to conduct narcotics sale. Suspect 1 retrieved substance resembling cocaine base from suspect 2 in vehicle parked inside motel parking lot.
42.	2022-12-15	5:11 AM	STOLEN VEHICLE	Victim drove borrowed vehicle and drove two girls to motel. Victim fell asleep in guest room #5 and woke up to personal property missing. Victim believed the two girls stole his wallet, ID, car keys, and vehicle.
43.	2022-12-10	12:08 PM	DRIVING W/OUT OWNER CONSENT	Suspect was in stolen vehicle parked in motel parking lot. Suspect arrested for driving vehicle without owner's consent.
44.	2022-12-07	12:01 AM	BATTERY	Suspect took victim to motel guest room and attempted to sexually assault victim. Victim refused and suspect struck victim in face.
45.	2022-11-11	3:00 PM	POSSESSCION OF CONCEALED FIREARM	Suspect was inside parked vehicle in motel parking lot. Firearm and live ammunition were recovered from suspect's vehicle. Suspect was arrested for carrying concealed firearm inside a vehicle.
46.	2022-11-11	3:50 AM	ROBBERY	Victim was walking back to his motel guest room from the ATM when multiple suspects attacked him. Suspects assaulted the victim and robbed the victim and fled.

47.	2022-11-08	N/A	SEXUAL BATTERY	Victim and suspect were inside vehicle parked at or near the motel. Suspect sexually assaulted the victim inside vehicle.
48.	2022-10-16	8:30 AM	CARJACKING	Suspect knocked on victim's motel guest room door. Victim opened the door and suspect produced firearm and knife. Suspect struck victim multiple times and robbed victim's personal property. Suspect took victim's car keys and stole victim's vehicle and drove away. Two suspects arrested for carjacking.
49.	2022-10-11	2:25 PM	BATTERY	Suspect approached victim (motel employee) and punched victim in face and fled. Motel manager stated suspect frequented the motel parking lot.
50.	2022-10-01	7:00 PM	BATTERY	Suspect and victim engaged in verbal dispute. Suspect slammed victim to the ground, punched her multiple times, and pepper sprayed the victim.
51.	2022-09-26	11:50 PM	THEFT	Victim met with suspect at motel guest room (Room #102). While victim was in the restroom, suspect stole victim's personal property and left the room.
52.	2022-09-24	11:00 PM	EX-CON WITH GUN	Suspect was in motel parking lot. Suspect removed firearm and discarded into another suspect's vehicle that was parked in motel parking lot. Suspect was arrested for Excon with a gun.
53.	2022-09-24	11:00 PM	CARRYING A CONCEALED WEAPON	Suspect was inside parked vehicle in motel parking lot. Suspect was arrested for having a semiautomatic gun inside vehicle.
54.	2022-09-22	8:20 PM	VANDALISM	Suspect entered motel premises armed with a wooden stick and a metal beam. Suspect threw rocks and shattered four windows.
55.	2022-09-22	1:49 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.

56.	2022-08-28	11:30 AM	ASSAULT W/ DEADLY WEAPON KNIFE	Suspect and victim involved in verbal dispute on motel premises. Suspect stabbed victim multiple times with knife. Suspect arrested for assault with deadly weapon with a knife.
57.	2022-08-26	9:45 PM	BRANDISHING DEADLY WEAPON	Victim (motel employee) instructed suspect to leave motel guest room as suspect was not a tenant. Suspect brandished a knife and threatened victim.
58.	2022-08-26	9:00 PM	LOST PROPERTY	Victim provided identification card to motel clerk upon check-in. Upon check-out motel clerk was unable to provide identification card to victim.
59.	2022-07-20	3:20 AM	RAPE	Suspect and victim rented motel guest room for two hours. Suspect raped victim inside motel guest room. Suspect robbed victim of personal property and left.
60.	2022-07-08	4:03 PM	STOLEN VEHICLE	Victim was inside motel guest room when suspect took his keys. Victim discovered his vehicle stolen.
61.	2022-07-08	6:30 PM	BATTERY W/ TRAUMATIC INJURY	Suspect and victim involved in verbal argument in motel parking lot. Suspect assaulted victim on face. Victim lost consciousness.
62.	2022-07-08	3:00 AM	LOST PROPERTY	Victim was inside motel guest room #108 with a female and two males. After the individuals left the victim was unable to find her credit card.
63.	2022-07-07	11:40 AM	EX-CON WITH GUN	Suspect and witness attempted to rent motel guest room while parked in motel parking lot. Witness had narcotics pipe and open alcohol container in his pockets. Suspect (convicted felon) was arrested for possession of a loaded firearm in her vehicle.
64.	2022-07-07	2:20 AM	BATTERY	Victim (motel employee) was cleaning the motel when punched by defendant multiple times in the face. Defendant spat on victim's face and fled. Defendant frequents the motel property and claims he is staying at the motel. Defendant arrested for battery.

65.	2022-06-16	11:00 AM	TRESPASSING	Suspect made entry into motel guest room (Room #109) without paying rent. Motel manager stated that suspect was an on-going problem and regularly trespasses on the motel property and parks his vehicle in parking lot without management's consent. Suspect's disruptive behavior frequently distracts motel employees from carrying out their jobs. Suspect arrested for trespassing. Suspect was a self-admitted member of a gang and claimed he feels entitled to the property because the motel is within his gang's area.
66.	2022-05-25	10:56 AM	STOLEN VEHICLE	Victim's vehicle stolen while parked in the motel parking lot.
67.	2022-05-11	9:16 AM	GRAND THEFT AUTO	Victim's vehicle stolen while parked in the motel parking lot.
68.	2022-05-03	7:00 PM	GRAND THEFT AUTO	Suspect and victim met at motel. Suspect stole victim's vehicle.
69.	2022-04-02	2:30 AM	ASSAULT W/ DEADLY WEAPON	Suspect struck victim multiple times with metal rod. Victim sprayed suspect in the face using pepper spray. Suspect arrested for assault with deadly weapon.
70.	2022-03-23	2:40 AM	ROBBERY	Victim was waiting for a ride adjacent to motel parking lot entrance. Suspect brandished a firearm and robbed victim of personal property.
71.	2022-02-28	3:30 PM	ROBBERY	Suspect entered motel guest room (Room #21) without permission and told victim and witnesses to pay for his motel room. Verbal dispute ensued between victim and suspect. Suspect grabbed money that was laid out on the bed. Suspect arrested for robbery.
72.	2022-02-11	12:00 AM	STOLEN VEHICLE RECOVERED	Suspect drove stolen vehicle and parked in motel parking lot. Suspect stayed in motel guest room #1.

73.	2022-01-10	9:30 AM	CARJACKING	Victim was taking a shower inside motel guest room (Room #102) when suspect entered her room. Suspect produced a handgun and took victim's vehicle's key and fled. Suspect stole victim's vehicle. Suspect arrested for carjacking.
74.	2022-01-10	7:00 AM	CARJACKING	Suspects entered victim's motel guest room. Suspects produced handgun and robbed victim of personal property. Suspects took victim's car key and stole victim's vehicle.
75.	2022-01-04	8:25 PM	MINOR POSSESSION OF GUN	Suspect and gang members were inside motel parking lot. Loaded firearm was recovered from suspect's vehicle parked in motel parking lot. Suspect arrested for juvenile in possession of a firearm.
76.	2021-12-30	11:46 AM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
77.	2021-12-05	2:00 PM	VIOLENCE WITH INJURIES	Suspect and victim were inside vehicle parked in motel parking lot. Suspect and victim engaged in verbal dispute. Suspect assaulted victim.
78.	2021-11-03	9:00 PM	STOLEN VEHICLE	Suspect stole victim's vehicle. Victim tracked stolen vehicle to the motel and discovered her vehicle vandalized by unknown suspects and new license plates were removed.
79.	2021-10-13	7:30 AM	ROBBERY	Victim was walking near his motel guest room (Room #2) when suspect punched him and robbed him of personal property.
80.	2021-10-06	8:45 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
81.	2021-09-30	1:00 AM	GRAND THEFT PERSON	Victim and suspect met at the motel. Victim fell asleep and woke up to his personal property missing. Suspect also stole victim's vehicle.

82.	2021-08-22	1:00 AM	RAPE	Suspect and victim were drinking alcohol inside motel guest room. Suspect brought victim to another guest room and raped victim. Victim believed suspect was a security guard who worked at the motel as the suspect was wearing a security uniform with the word "Security" on the back and pants.
83.	2021-08-10	4:00 AM	STOLEN VEHICLE PLATE RECOVERED	Stolen vehicle plate recovered from trunk of stolen vehicle.
84.	2021-08-07	11:00 AM	RAPE / MINOR	Suspect picked up victim and drove victim to the motel. Suspect and victim were drinking alcohol and smoking marijuana inside motel guest room. Suspect raped victim inside motel guest room. Victim was fifteen years old.
85.	2021-08-02	8:50 AM	THEFT	Victim was staying at the motel and had medical emergency. Upon discharge, victim went to motel to retrieve personal property. Victim's identification cards were missing from his wallet.
86.	2021-07-29	7:00 PM	VIOLENCE WITH INJURIES	Victim and suspect were in the motel parking lot. Suspect pushed victim into vehicle's side mirror. Suspect took victim's leased vehicle and fled.
87.	2021-07-24	11:20 AM	DRIVING W/OUT OWNER CONSENT	Suspect was seated in stolen vehicle at the motel. Suspect arrested for driving vehicle without owner's consent.
88.	2021-07-08	5:00 AM	BURGLARY	Suspect entered victim's motel guest room (Room #133) while victim was sleeping inside the room. Suspect stole victim's property and victim's vehicle.
89.	2021-06-04	12:40 AM	BATTERY	Victim was sitting inside vehicle that was parked in motel parking lot. Suspect approached vehicle, opened the door, and punched victim multiple times in the face.

90.	2021-05-27	10:10 PM	FELONY POSSESSION OF FIREARM	Suspect (gang member) parked vehicle in motel parking lot. Loaded semi-automatic handgun with live ammunition retrieved from suspect's vehicle. Suspect arrested for felon in possession of a firearm.
91.	2021-05-05	1:00 AM	VANDALISM	Victim's vehicle was parked in motel parking lot. Unknown suspect vandalized victim's vehicle engine and tire.
92.	2021-05-05	1:00 AM	VANDALISM	Suspect vandalized victim's vehicle engine and tire.
93.	2021-05-01	4:21 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
94.	2021-04-26	12:30 AM	VIOLENCE WITH INJURIES	Suspect and victim were inside motel guest room. Suspect grabbed victim's personal property and demanded personal information. Suspect punched and kicked victim multiple times all over her body. Victim was unable to leave motel guest room as suspect kept her keys.
95.	2021-04-19	3:30 AM	BATTERY	Suspect and victim engaged in verbal dispute. Suspect slapped phone out of victim's hand.
96.	2021-04-15	8:00 AM	ROBBERY	Victim (prostitute) advised her stolen vehicle was parked at the motel. Victim advised her ex-pimp stole her belongings.
97.	2021-04-05	6:40 AM	ROBBERY	Victim and suspect entered motel guest room (Room #12). Suspect punched victim to the floor, grabbed property out of victim's hand, and fled. Victim later observed suspect standing outside Room #4 at the motel.
98.	2021-03-19	5:00 AM	DEATH / DRUG OVERDOSE	Witnesses observed the deceased using methamphetamine and cocaine inside motel guest room (Room #15). One witness left the room and another witness discovered the deceased laying on the floor with no pulse or respirations. The witness attempted CPR on the deceased. LAFD

99.	2021-03-09	11:00 PM	STOLEN VEHICLE RECOVERED	responded and was unable to revive the deceased. Stolen vehicle recovered from motel parking lot.
100.	2021-03-07	1:30 PM	RAPE	Victim and suspect meet occasionally at motel for sexual intercourse. Suspect raped victim inside motel guest room.
101.	2021-02-28	7:00 PM	BURGLARY FROM MOTOR VEHICLE	Victim parked vehicle in motel parking lot. Unknown suspects defeated victim's vehicle lock and took victim's property from vehicle.
102.	2021-02-22	4:00 PM	ASSAULT W/ DEADLY WEAPON	Suspects and victim were in motel parking lot. Suspect 1 approached victim with two metal pipes he grabbed from the trash bin and struck victim multiple times. Victim fell and lost consciousness. Upon gaining consciousness, Suspect 2 hit victim with clenched fist multiple times.
103.	2021-02-17	7:50 PM	DRIVING W/OUT OWNER CONSENT	Suspect parked stolen vehicle at motel parking lot. Suspect arrested for driving without owner's consent.
104.	2021-02-11	5:45 PM	ROBBERY	Victim (motel employee) was working inside motel guest room (Room #133). Suspect produced knife and demanded victim's money. Suspect fled with victim's property in vehicle.
105.	2021-02-05	7:40 AM	ATTEMPTED RAPE	Suspect entered unlocked motel guest room (Room #24). Suspect struck the victim on her face and tried to rape victim inside motel guest room. Suspect arrested for attempted rape.
106.	2021-02-04	7:30 PM	ROBBERY	Victim drove suspect to motel. Suspect approached victim and punched victim multiple times. Suspect robbed victim of personal property and fled into one of the motel guest rooms.
107.	2021-02-01	5:30 PM	LOST PROPERTY	Lost property discovered at the motel.
108.	2021-01-21	N/A	RAPE	Suspect raped victim inside motel guest room. Suspect also forced

109.	2021-01-19	8:05 PM	POSSESSION OF CONTROLLED SUBSTANCE WIHLE ARMED	victim to prostitute herself and collected the money from victim. Suspect parked vehicle in motel parking lot. Loaded firearm recovered inside suspect's vehicle. Methamphetamine recovered from suspect during search. Suspect arrested for possession of controlled substance while armed.
110.	2021-01-14	12:05 AM	VIOLENCE WITH INJURIES	Suspect strangled and struck victim unknown number of times causing her to lose consciousness.
111.	2021-01-02	5:00 PM	VANDALISM	Suspect and victim engaged in verbal dispute inside motel guest room. Suspect scratched victim's vehicle and fled.
112.	2020-12-20	9:00 PM	EXTORTION FOR SEX ACTS	Suspect threatened to release videos of sex acts on social media if victim did not continue sexual relationship. Suspect demanded victim to meet him at motel. Victim was not aware that suspect secretly recorded sexual encounters. Within 8 months, suspect made numerous requests and threats of releasing explicit videos. Victim ultimately complied over 10 times and met with suspect at motel.
113.	2020-12-14	7:00 PM	BURGLARY	Victim discovered unknown individuals inside his motel guest room. Victim discovered property missing from his motel guest room (Room #2).
114.	2020-12-13	11:30 AM	BATTERY	Suspect and victim met in motel guest room. Suspect assaulted victim inside motel guest room. Suspect removed victim's personal property from vehicle without permission.
115.	2020-11-25	10:00 PM	RAPE	Suspect and victim rented a guest room at the motel. Suspect was drunk and attacked and raped victim multiple times inside motel guest room.
116.	2020-11-09	9:30 PM	BATTERY	Victim and suspect were staying at the motel. Suspect punched victim multiple times on her face.

117.	2020-11-05	7:42 PM	DEATH / DRUG OVERDOSE	Deceased female found inside motel guest room #4. Witness stated he met the female on the street and discussed finding a motel room for a couple of hours to use narcotics. Upon arriving, the witness purchased 3 hours' worth of time for a guest room. Witness and the female were inside the motel guest room when the female started having seizure. Dispatchers were notified and fire department arrived on scene. Female individual was pronounced dead in the motel guest room.
118.	2020-10-12	1:00 AM	BATTERY	Suspect and victim rented a room at the motel to smoke narcotics. Victim wanted to leave the motel guest room and suspect assaulted her and tried to pull victim back to the room.
119.	2020-10-08	8:00 PM	HUMAN TRAFFICKING OF MINOR	Victim was taken to motel by suspect. Victim, suspect, and one unknown male went to a motel guest room (Room #C13). Suspect forced victim to perform oral sex and sexual intercourse with male. Victim heard suspect and the male discussed \$150 payment to suspect's account. Suspects sexually exploited minor victim for their financial gain.
120.	2020-10-07	2:00 AM	VIOLENCE WITH INJURIES	Suspect and victim involved in verbal dispute inside motel. Suspect assaulted victim multiple times. Suspect fled with victim's personal property.
121.	2020-09-16	5:44 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
122.	2020-09-02	6:00 PM	VANDALISM	Suspect vandalized victim's (motel clerk) vehicle.
123.	2020-08-24	8:45 PM	ASSAULT W/ DEADLY WEAPON	Suspect and victim involved in verbal dispute. Suspect approached victim with knife in hand. Suspect arrested for assault with deadly weapon.
124.	2020-08-10	1:25 AM	BATTERY	Victim met up with suspect in suspect's motel room (Room #15). Suspect grabbed victim and threw victim to the ground.

125.	2020-08-08	6:20 PM	ROBBERY	Victim rented motel guest room and waited for suspect (prostitute) to arrive. Suspect arrived with additional suspects and robbed victim of personal items from motel guest room.
126.	2020-08-05	12:00 AM	BRANDISHING	Suspect showed up at victim's motel guest room (Room #5) and asked victim to exit the room. Suspect was armed with semi-automatic handgun. Suspect was staying at Starlight Motel.
127.	2020-07-19	6:30 AM	VANDALISM	Victim parked vehicle in motel parking lot. Suspect used object to smash victim's truck window.
128.	2020-07-07	10:45 AM	BATTERY	Victim (motel owner) entered motel guest room (Room #2) and removed property of unauthorized person (suspect) from room. Suspect charged at victim and punched her multiple times in the face.
129.	2020-06-25	1:00 PM	BURGLARY FROM MOTOR VEHICLE	Victim parked vehicle in motel parking lot. Victim returned to vehicle and discovered door unlocked and personal property stolen.
130.	2020-06-15	5:30 AM	ROBBERY	Victim was preparing to check out of the motel. Victim was walking to his vehicle in the motel parking lot. Suspect drove up and demanded victim to hand over his property. Suspect pointed semi-automatic pistol and whipped victim on the top of his head using the pistol. Suspect robbed victim of personal property and drove away.
131.	2020-06-01	1:00 AM	ROBBERY	Suspects and victim met up in motel guest room (Room #2C). Suspect punched victim approximately 20 times in the face and robbed victim of personal property.
132.	2020-03-25	2:00 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
133.	2020-03-23	9:00 PM	RAPE	Suspect drove victim to motel and checked-in to guest room #1. Victim and suspect smoked marijuana inside guest room. Suspect raped victim inside motel guest room.

134.	2020-03-02	5:00 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
135.	2020-02-25	6:25 AM	ROBBERY	Victim parked vehicle in motel parking lot. Suspects approached victim and demanded victim to get a room. Suspect 1 and victim went into motel guest room. Suspects robbed victim of personal property and took his vehicle.
136.	2020-02-06	1:34 AM	GRAND THEFT AUTO	Victim and suspects agreed to meet for sex. Victim drove suspects to motel. While victim was attempting to get a motel guest room, suspects stole victim's vehicle and left.
137.	2019-12-04	8:30 AM	BATTERY	Suspect approached victim and punched victim in face, causing her to stumble.
138.	2019-12-04	11:00 AM	CRIMINAL THREATS	Victim (motel employee) was punched in the face by suspect (Room #107). Suspect and additional suspect(s) were loitering in the motel parking lot inside parked vehicle for two hours. Additional victims reported that suspect made criminal threats to kill victims. Suspect arrested and booked for making criminal threats.
139.	2019-10-20	3:45 PM	FELONY BATTERY	Victim (motel manager) was notified by motel guest of intruder on the property. Victim found suspect and advised the unregistered guest to leave the premises. Suspect and victim engaged in verbal dispute. Suspect punched victim multiple times in head and face. Suspect arrested for felony battery.
140.	2019-09-17	3:45 AM	ASSAULT W/ DEADLY WEAPON VEHICLE	Suspect vandalized victim's vehicle. Suspect used vehicle to ram the victim's vehicle multiple times. Suspect drove vehicle towards victim and collided with fence.

141.	2019-08-15	10:45 AM	BATTERY	Victim paid for two hours to stay at the motel guest room (Room #106). Suspects (motel employees) entered guest room and attempted to forcefully remove victim from room. Victim resisted and suspects became more aggressive. Uninvolved motel employee stated that another male approached the motel front desk and asked for victim to be removed from room since he was leaving the location. At this point, suspects walked to motel room and ordered victim to leave the location.
142.	2019-08-04	10:00 AM	CRIMINAL THREATS	Suspect and victim engaged in verbal dispute. Suspect threatened to kill victim.
143.	2019-07-21	1:00 AM	ROBBERY	Victim rented a motel guest room for a few hours. Multiple suspects approached and assaulted victim multiple times. Suspects robbed victim of personal property.
144.	2018-10-16	10:25 PM	EX-CON WITH FIREARM	Police officers pursued suspect in vehicle. Suspect abandoned vehicle and led officers on foot. Firearm recovered from suspect's vehicle. Suspect arrested for ex-convict in possession of firearm. Additional charges added for felony evading and misdemeanor hit and run.
145.	2018-07-07	7:00 AM	INJURY REPORT	Victim used a voucher for approximately \$60 to rent a room at the motel. Suspects and victim smoked crystal meth in the motel guest room. Suspects and victim engaged in sexual activities inside motel guest room. Suspect chased after victim. Victim felt trapped and called police. Victim stated she consented to smoke meth and engage in consensual sex with suspect because she needed a place to rest. Victim also had consensual sex with another person who offered to pay her money.

146. 2018-05-22 11:15 PM TRAFFIC COLLISION Suspect damaged victim's (motel manager) vehicle in parking lot and fled.

Crime Analysis Mapping System Arrest Summary Report: At least 28 arrests were made between December 4, 2019 to February 24, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-02-24	9:05 PM	PROSTITUTION/ALLIED
2.	2024-02-24	9:05 AM	PROSTITUTION/ALLIED
3.	2024-02-04	8:30 AM	VEHICLE THEFT
4.	2023-11-14	6:45 PM	PROSTITUTION/ALLIED
5.	2023-11-14	7:15 PM	PROSTITUTION/ALLIED
6.	2023-11-14	8:55 PM	SUPERVISE/AID PROSTITUTION
7.	2023-10-31	2:20 PM	PROSTITUTION/ALLIED
8.	2023-10-31	2:20 PM	PROSTITUTION/ALLIED
9.	2023-10-31	2:50 PM	PROSTITUTION/ALLIED
10.	2022-12-24	9:35 AM	ASSAULTS
11.	2022-12-22	3:30 AM	WEAPON (CARRY/POSS)
12.	2022-12-10	12:08 PM	VEHICLE THEFT
13.	2022-11-11	3:00 PM	WEAPON (CARRY/POSS)
14.	2022-10-16	9:05 AM	ROBBERY
15.	2022-10-16	9:05 AM	ROBBERY
16.	2022-09-24	11:00 PM	WEAPON (CARRY/POSS)
17.	2022-08-28	11:30 AM	AGGRAVATED ASSAULT
18.	2022-07-07	2:20 AM	ASSAULTS
19.	2022-07-07	11:40 AM	WEAPON (CARRY/POSS)
20.	2022-06-16	11:00 AM	TRESPASSING
21.	2022-04-02	2:30 AM	AGGRAVATED ASSAULT
22.	2022-02-28	3:30 PM	ROBBERY
23.	2022-01-04	8:25 PM	WEAPON (CARRY/POSS)
24.	2021-07-24	11:20 AM	VEHICLE THEFT
25.	2021-02-17	7:50 PM	VEHICLE THEFT
26.	2021-02-05	7:40 AM	RAPE
27.	2021-01-19	8:05 PM	NARCOTICS DRUG LAWS
28.	2019-12-04	11:00 AM	ASSAULTS

Crime Analysis Mapping System Crime Summary Report: At least 98 crime incidents were submitted for the subject property between December 12, 2019 to February 1, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-02-01	6:30 PM	ROBBERY
2.	2024-01-07	8:03 PM	SHOOTING / HOMICIDE / DEATH
3.	2024-01-07	8:03 PM	SHOOTING / HOMICIDE / DEATH

4.	2024-01-07	8:03 PM	SHOOTING / AGGRAVATED ASSAULT
5.	2024-01-01	8:40 AM	ASSAULT
6.	2023-12-18	9:30 PM	AGGRAVATED ASSAULT
7.	2023-12-10	1:20 AM	RESTRAINING ORDER VIOLATION
8.	2023-12-09	5:00 AM	GRAND THEFT AUTO
9.	2023-11-13	9:15 AM	AGGRAVATED ASSAULT
10.	2023-11-03	12:45 AM	VANDALISM
11.	2023-09-27	10:55 AM	GRAND THEFT AUTO
12.	2023-09-26	12:00 PM	GRAND THEFT AUTO
13.	2023-09-18	5:00 PM	GRAND THEFT AUTO
14.	2023-09-13	9:15 AM	ROBBERY
15.	2023-08-22	11:00 AM	AGGRAVATED ASSAULT
16.	2023-08-16	8:10 PM	EVIDENCE BOOKED
17.	2023-08-14	11:00 AM	ROBBERY / GRAND THEFT AUTO
18.	2023-08-09	11:45 AM	EVIDENCE BOOKED
19.	2023-08-08	9:50 PM	AGGRAVATED ASSAULT
20.	2023-08-03	2:00 AM	THEFT
21.	2023-08-01	12:01 AM	RAPE
22.	2023-08-01	4:30 PM	ROBBERY
23.	2023-07-02	11:00 PM	LOST PROPERTY
24.	2023-06-19	10:50 PM	BATTERY
25.	2023-06-08	9:00 PM	BATTERY
26.	2023-05-15	3:00 PM	EVIDENCE BOOKED
27.	2023-02-24	3:50 PM	CRIMINAL THREATS / BATTERY
28.	2023-02-17	6:00 AM	BATTERY
29.	2023-02-11	8:00 PM	BURGLARY
30.	2023-01-28	2:15 AM	BATTERY SEXUAL
31.	2023-01-10	5:40 PM	AGGRAVATED ASSAULT / SHOTS FIRED
32.	2023-01-07	10:00 AM	VANDALISM
33.	2023-01-06	2:20 AM	BURGLARY / SHOTS FIRED
34.	2023-01-06	2:20 AM	BURGLARY
35.	2022-12-24	9:34 AM	BATTERY ON POLICE OFFICER
36.	2022-12-22	3:30 AM	EVIDENCE BOOKED
37.	2022-12-15	11:45 AM	BATTERY
38.	2022-12-14	4:00 PM	GRAND THEFT AUTO
39.	2022-11-08	1:20 AM	SEXUAL BATTERY
40.	2022-10-01	7:00 PM	AGGRAVATED ASSAULT
41.	2022-09-26	11:50 PM	THEFT
42.	2022-09-22	8:20 PM	VANDALISM
43.	2022-08-28	11:00 AM	AGGRAVATED ASSAULT
44.	2022-08-26	9:45 PM	AGGRAVATED ASSAULT
45.	2022-07-20	3:20 AM	RAPE
46.	2022-07-08	6:15 AM	GRAND THEFT AUTO
47.	2022-07-08	6:30 PM	AGGRAVATED ASSAULT
48.	2022-06-22	10:30 PM	GRAND THEFT AUTO
49.	2022-05-25	4:00 AM	GRAND THEFT AUTO

50.	2022-05-07	6:30 PM	GRAND THEFT AUTO
51.	2022-05-03	7:00 PM	GRAND THEFT AUTO
52.	2022-04-02	2:10 AM	AGGRAVATED ASSAULT
53.	2022-03-23	2:40 AM	ROBBERY
54.	2022-02-28	3:00 PM	ROBBERY
55.	2022-02-11	11:30 PM	VEHICLE RECOVERED
56.	2022-01-10	7:00 AM	ROBBERY / GRAND THEFT AUTO
57.	2021-11-03	9:00 PM	BURGLARY FROM VEHICLE
58.	2021-10-13	7:30 AM	ROBBERY
59.	2021-09-30	1:00 AM	GRAND THEFT AUTO
60.	2021-08-07	11:00 AM	RAPE / MINOR
61.	2021-08-02	8:50 AM	THEFT
62.	2021-08-01	9:55 PM	GRAND THEFT AUTO
63.	2021-07-29	7:15 PM	GRAND THEFT AUTO
64.	2021-07-08	5:35 AM	GRAND THEFT AUTO
65.	2021-07-08	5:00 AM	BURGLARY
66.	2021-05-05	1:00 AM	VANDALISM
67.	2021-04-26	12:30 AM	AGGRAVATED ASSAULT
68.	2021-04-15	8:00 AM	ROBBERY
69.	2021-04-05	6:40 AM	ROBBERY
70.	2021-03-07	1:30 PM	RAPE
71.	2021-02-28	7:00 PM	BURGLARY FROM VEHICLE
72.	2021-02-22	4:00 PM	AGGRAVATED ASSAULT
73.	2021-02-11	5:45 PM	ROBBERY
74.	2021-02-10	5:00 PM	GRAND THEFT AUTO
75.	2021-02-05	6:30 AM	RAPE
76.	2021-02-04	7:30 PM	ROBBERY
77.	2021-01-15	10:00 PM	GRAND THEFT AUTO
78.	2021-01-14	12:05 AM	AGGRAVATED ASSAULT
79.	2021-01-14	12:05 AM	RAPE
80.	2021-01-02	5:00 PM	VANDALISM
81.	2020-12-14	7:00 PM	BURGLARY
82.	2020-10-08	8:00 PM	HUMAN TRAFFICKING / MINOR
83.	2020-10-07	2:00 AM	BATTERY / THEFT
84.	2020-09-15	12:05 AM	GRAND THEFT AUTO
85.	2020-09-02	6:00 PM	VANDALISM
86.	2020-08-08	6:20 PM	ROBBERY
87.	2020-08-05	12:01 AM	AGGRAVATED ASSAULT
88.	2020-07-19	6:30 AM	VANDALISM
89.	2020-06-25	1:00 PM	BURGLARY FROM VEHICLE
90.	2020-06-15	5:30 AM	ROBBERY
91.	2020-06-01	1:00 AM	ROBBERY
92.	2020-03-25	2:00 PM	GRAND THEFT AUTO
93.	2020-03-22	9:00 PM	RAPE
94.	2020-03-02	3:00 AM	GRAND THEFT AUTO
95.	2020-02-25	6:25 AM	ROBBERY

- 96. 2020-02-05 10:30 PM GRAND THEFT AUTO
- 97. 2019-12-24 9:00 PM THEFT
- 98. 2019-12-12 11:10 AM VANDALISM

Crime Analysis Mapping System Crime Summary Report: In addition to the crime incidents submitted for 10321 and 10325 South Broadway, at least 20 crime incidents were reported for the intersection of Broadway and 104th Street between March 17, 2020 to November 28, 2023. The location listed for these incidents included the adjacent sidewalk, the subject motel, and the motel parking lot.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>LOCATION</u>
1.	2023-11-28	4:00 AM	ROBBERY	104TH ST & BROADWAY STREET/PARKWAYS
2.	2023-09-04	4:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
3.	2023-09-01	1:00 PM	RAPE	104TH & BROADWAY
4.	2023-07-08	2:50 AM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
5.	2023-03-15	9:45 AM	VEHICLE RECOVERED	104TH ST & BROADWAY STREET/PARKWAYS
6.	2023-01-27	3:45 PM	AGGRAVATED ASSAULT / SHOTS FIRED	104TH ST & BROADWAY SIDEWALK
7.	2022-11-23	8:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
8.	2022-10-18	11:00 PM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
9.	2022-08-14	2:25 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
10.	2022-06-26	7:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
11.	2022-03-23	11:00 AM	ROBBERY / GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
12.	2021-11-25	8:40 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
13.	2021-03-11	8:00 PM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS

14.	2021-02-01	8:55 AM	GRAND THEFT AUTO	104TH ST & BROADWAY PARKING LOT
15.	2020-12-03	10:45 PM	GRAND THEFT AUTO	104TH ST & BROADWAY PARKING LOT
16.	2020-12-02	8:30 PM	BRANDISH WEAPON / CRIMINAL THREATS	104TH ST & BROADWAY MOTEL
17.	2020-09-08	6:22 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
18.	2020-09-08	2:55 AM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
19.	2020-05-30	5:40 PM	ROBBERY	104TH ST & BROADWAY PARKING LOT
20.	2020-03-17	10:00 PM	VANDALISM	104TH & BROADWAY

Crime Analysis Mapping System Calls for Service Summary Report: At least 186 calls for service for the subject property between March 17, 2019 to March 4, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-03-04	11:21 PM	UNKNOWN TROUBLE
2.	2024-02-19	7:53 PM	BURGLARY FROM VEHICLE
3.	2024-02-13	12:10 AM	INJURY AMBULANCE E/R O/D
4.	2024-02-04	12:13 AM	DISPUTE
5.	2024-01-07	8:07 PM	SHOTS FIRED AMBULANCE E/R ADW
6.	2023-12-17	2:41 AM	TRAFFIC INCIDENT
7.	2023-12-10	12:26 AM	UNKNOWN TROUBLE
8.	2023-12-10	1:21 AM	DISPUTE RESTRAINING ORDER VIOLATION
9.	2023-12-08	9:29 PM	UNKNOWN
10.	2023-11-19	12:16 PM	DISPUTE
11.	2023-11-14	6:50 PM	UNKNOWN
12.	2023-11-13	9:17 AM	ASSAULT W/ DEADLY WEAPON
13.	2023-11-03	12:45 AM	ASSAULT W/ DEADLY WEAPON
14.	2023-11-03	11:16 PM	OPEN DOOR
15.	2023-11-02	9:35 PM	ASSAULT W/ DEADLY WEAPON
16.	2023-10-24	11:08 AM	CHILD POSS ABUSED
17.	2023-10-23	12:57 AM	DISPUTE
18.	2023-10-21	8:49 AM	INJURY / AMBULANCE / E/R O/D
19.	2023-09-29	2:25 AM	DISTURBANCE GROUP
20.	2023-09-27	11:19 AM	VEHICLE GRAND THEFT AUTO
21.	2023-09-13	9:41 AM	BATTERY AMBULANCE E/R O/D
22.	2023-09-08	8:38 PM	INJURY AMBULANCE E/R O/D
23.	2023-08-22	11:27 AM	ASSAULT W/ DEADLY WEAPON

24.	2023-08-16	8:02 PM	UNKNOWN
25.	2023-08-15	2:55 PM	ROBBERY GRAND THEFT AUTO
26.	2023-08-12	3:46 AM	DISTURBANCE GROUP GANG ACT
27.	2023-07-19	12:53 AM	UNKNOWN TROUBLE
28.	2023-06-18	11:20 PM	BATTERY
29.	2023-06-01	11:32 AM	DISPUTE
30.	2023-04-16	9:02 AM	PROWLER TRESPASSING
31.	2023-04-02	4:00 PM	PROWLER TRESPASSING
32.	2023-03-23	10:18 AM	UNKNOWN TROUBLE
33.	2023-03-17	4:04 PM	DISPUTE / RESTRAINING ORDER VIOLATION
34.	2023-03-15	10:09 PM	UNKNOWN TROUBLE
35.	2023-02-14	8:23 PM	SHOTS FIRED
36.	2023-02-12	9:13 PM	BURLGARY
37.	2023-02-04	10:41 AM	UNKNOWN
38.	2023-01-29	9:38 AM	THEFT
39.	2023-01-28	3:36 AM	ATTACK
40.	2023-01-13	8:09 PM	BURGLARY
41.	2023-01-11	9:41 AM	BATTERY AMBULANCEULANCE E/R
42.	2023-01-10	2:39 PM	PROWLER TRESPASSING
43.	2023-01-10	5:43 PM	ASSAULT W/ DEADLY WEAPON SHOTS FIRED
44.	2023-01-05	11:09 PM	ASSAULT W/ DEADLY WEAPON
45.	2022-12-14	11:37 PM	BATTERY
46.	2022-12-06	12:00 AM	PROWLER TRESPASSING
47.	2022-12-03	5:55 PM	BATTERY
48.	2022-11-25	8:31 AM	ASSAULT W/ DEADLY WEAPON
49.	2022-11-20	10:38 PM	DISPUTE BUSINESS
50.	2022-11-11	3:54 AM	ROBBERY
51.	2022-11-04	6:08 AM	ASSAULT W/ DEADLY WEAPON SHOTS FIRED
52.	2022-10-27	9:41 PM	BATTERY
53.	2022-10-20	10:46 AM	ROBBERY
54.	2022-10-19	2:15 AM	DISTURBANCE / FIGHT
55.	2022-10-17	11:34 AM	LANDLORD/TENANT DISPUTE
56.	2022-10-16	8:45 AM	ROBBERY GRAND THEFT AUTO
57.	2022-10-16	12:51 PM	ASSAULT W/ DEADLY WEAPON
58.	2022-10-11	2:31 PM	BATTERY AMBULANCE E/R
59.	2022-10-10	7:50 PM	BATTERY
60.	2022-09-25	12:25 PM	VANDALISM
61.	2022-09-22	8:23 PM	VANDALISM
62.	2022-09-07	10:48 PM	DISPUTE BUSINESS
63.	2022-09-02	9:45 PM	ASSAULT W/ DEADLY WEAPON VEHICLE
64.	2022-08-31	6:09 AM	ASSAULT W/ DEADLY WEAPON
65.	2022-08-28	4:45 AM	INJURY AMBULANCE
66.	2022-08-28	11:16 AM	ASSAULT W/ DEADLY WEAPON
67.	2022-08-26	9:49 PM	ASSAULT W/ DEADLY WEAPON
68.	2022-08-16	2:15 AM	ASSAULT W/ DEADLY WEAPON
69.	2022-07-08	6:08 AM	VEHICLE GRAND THEFT AUTO

70.	2022-07-07	1:18 AM	ASSAULT W/ DEADLY WEAPON
71.	2022-07-07	2:10 AM	ASSAULT W/ DEADLY WEAPON
72.	2022-06-16	10:35 AM	PROWLER TRESPASSING
73.	2022-06-11	8:50 AM	UNKNOWN
74.	2022-06-10	7:59 PM	VANDALISM
75.	2022-05-15	6:25 AM	BATTERY AMBULANCE E/R
76.	2022-05-11	3:07 AM	ASSAULT W/ DEADLY WEAPON
77.	2022-05-09	2:34 AM	DISPUTE BUSINESS
78.	2022-05-01	9:07 PM	DISTURBANCE / ASSAULT
79.	2022-04-29	2:26 AM	SCREAMING WOMAN
80.	2022-04-10	6:58 PM	SCREAMING WOMAN
81.	2022-04-04	2:41 PM	BURGLARY
82.	2022-04-02	2:16 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
83.	2022-03-23	2:49 AM	ROBBERY
84.	2022-03-22	6:10 AM	DISPUTE BUSINESS
85.	2022-03-17	7:05 PM	DISPUTE
86.	2022-03-04	12:04 AM	VANDALISM
87.	2022-02-28	3:07 PM	ROBBERY
88.	2022-02-16	8:17 PM	DISPUTE
89.	2022-02-11	2:34 AM	THEFT
90.	2022-01-14	12:49 AM	BATTERY
91.	2022-01-09	1:15 PM	KIDNAPPING
92.	2022-01-02	7:43 PM	KIDNAPPING
93.	2021-12-14	10:05 PM	DISTURBANCE
94.	2021-12-04	2:18 AM	DISPUTE BUSINESS
95.	2021-12-04	2:33 AM	DISPUTE BUSINESS
96.	2021-11-11	4:45 PM	ASSAULT W/ DEADLY WEAPON AMB E/R
97.	2021-11-02	6:23 AM	BURGLARY
98.	2021-10-19	3:53 AM	DISTURBANCE
99.	2021-10-16	5:14 AM	UNKNOWN TROUBLE
100.	2021-09-28	9:32 AM	UNKNOWN
101.	2021-09-25	1:25 AM	ABUSE / MOLESTATION
102.	2021-09-19	1:08 AM	DISTURBANCE / MINOR PARTY
103.	2021-08-16	2:16 PM	DISPUTE BUSINESS
104.	2021-08-07	10:07 AM	ROBBERY AMBULANCE E/R
105.	2021-07-29	7:07 AM	DISTURBANCE / ASSAULT
106.	2021-07-13	11:34 AM	UNKNOWN
107.	2021-07-08	9:03 AM	BURGLARY
108.	2021-05-19	3:48 PM	OTHERS
109.	2021-05-07	2:50 AM	DISTURBANCE
110.	2021-04-25	4:33 PM	MEET FIRE DEPT / POSSIBLE O/D
111.	2021-04-12	12:51 AM	ASSAULT W/ DEADLY WEAPON
112.	2021-03-29	12:14 PM	INJURY AMBULANCE E/R O/D
113.	2021-03-19	7:19 AM	DEATH AMBULANCE E/R O/D
114.	2021-03-14	5:38 AM	BATTERY AMBULANCE E/R
115.	2021-02-28	8:27 PM	THEFT

116.	2021-02-13	12:07 PM	INDECENT EXPOSURE
117.	2021-02-05	6:54 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
118.	2020-12-28	7:05 PM	CHILD POSS ABUSED
119.	2020-12-15	3:12 AM	DISPUTE BUSINESS
120.	2020-12-07	8:12 PM	TRAFFIC INCIDENT
121.	2020-12-03	12:39 AM	ASSAULT W/ DEADLY WEAPON
122.	2020-11-05	7:42 PM	INJURY AMBULANCE E/R O/D
123.	2020-10-08	10:18 PM	RUNAWAY JUV LOCATED
124.	2020-09-24	1:41 PM	ROBBERY
125.	2020-08-28	2:13 AM	DISTURBANCE
126.	2020-08-28	9:45 PM	BATTERY
127.	2020-08-26	4:07 PM	VANDALISM
128.	2020-08-17	3:24 PM	PROWLER TRESPASSING
129.	2020-08-08	6:30 PM	ROBBERY
130.	2020-08-06	11:11 AM	PROWLER TRESPASSING
131.	2020-08-04	4:37 AM	VANDALISM
132.	2020-07-19	6:35 AM	BURGLARY FROM VEHICLE
133.	2020-07-12	7:24 AM	INDECENT EXPOSURE
134.	2020-07-07	10:48 AM	BATTERY AMBULANCE E/R
135.	2020-07-04	6:27 PM	DISTURBANCE
136.	2020-06-25	5:20 PM	BURGLARY FROM VEHICLE
137.	2020-06-20	3:13 AM	ASSAULT W/ DEADLY WEAPON
138.	2020-06-17	5:02 PM	PROWLER TRESPASSING
139.	2020-06-01	2:10 PM	ROBBERY AMBULANCE E/R
140.	2020-06-01	6:57 PM	DISPUTE
141.	2020-05-27	9:41 AM	ATTACK
142.	2020-05-24	10:58 AM	MEET FIRE DEPT / POSSIBLE O/D
143.	2020-05-24	11:44 AM	BATTERY
144.	2020-03-29	1:15 AM	DISPUTE
145.	2020-03-25	4:22 PM	VEHICLE GRAND THEFT AUTO
146.	2020-03-15	9:10 PM	INDECENT EXPOSURE
147.	2020-02-12	5:29 AM	ASSAULT W/ DEADLY WEAPON
148.	2020-02-10	4:30 PM	DISTURBANCE W/ KNIVES
149.	2020-02-09	11:42 PM	ASSAULT W/ DEADLY WEAPON
150.	2020-02-06	10:40 PM	ROBBERY
151.	2020-02-05	11:54 PM	VEHICLE GRAND THEFT AUTO
152.	2020-02-03	4:05 AM	BURGLARY
153.	2020-02-02	11:43 AM	ASSAULT W/ DEADLY WEAPON
154.	2020-01-07	4:20 PM	THEFT
155.	2019-12-25	7:49 PM	VEHICLE STOLEN
156.	2019-12-04	10:28 AM	BATTERY
157.	2019-12-04	10:28 AM	BATTERY
158.	2019-11-19	9:07 AM	DISTURBANCE
159.	2019-11-18	10:17 AM	PROWLER TRESPASSING
160.	2019-10-20	3:25 PM	BATTERY AMBULANCE E/R
161.	2019-10-05	5:10 PM	DISPUTE BUSINESS

162.	2019-09-17	4:00 AM	ASSAULT W/ VEHICLE
163.	2019-09-15	1:10 PM	BATTERY
164.	2019-09-14	7:02 PM	DISPUTE
165.	2019-09-13	5:53 AM	BATTERY AMBULANCE E/R
166.	2019-09-08	6:20 AM	VEHICLE GRAND THEFT AUTO
167.	2019-09-07	4:08 AM	DISTURBANCE / ASSAULT
168.	2019-09-07	7:28 AM	VANDALISM
169.	2019-09-06	3:07 AM	ROBBERY
170.	2019-08-20	4:14 PM	DISTURBANCE
171.	2019-08-15	10:50 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
172.	2019-08-12	12:30 AM	BURGLARY
173.	2019-08-06	9:17 AM	DISPUTE / RESTRAINING ORDER VIOLATION
174.	2019-08-06	9:44 AM	DISPUTE / RESTRAINING ORDER VIOLATION
175.	2019-07-29	3:29 AM	BATTERY
176.	2019-07-25	3:13 PM	ROBBERY
177.	2019-07-20	3:37 AM	NARCOTICS ACTIVITY
178.	2019-07-07	12:54 PM	THEFT
179.	2019-07-06	10:07 PM	PROWLER TRESPASSING
180.	2019-07-06	10:16 PM	PROWLER TRESPASSING
181.	2019-06-09	9:45 AM	FIRE DEPT BACK UP
182.	2019-06-09	9:45 AM	FIRE DEPT BACK UP
183.	2019-05-04	7:22 AM	ASSAULT W/ DEADLY WEAPON
184.	2019-04-24	9:48 PM	DISPUTE BUSINESS
185.	2019-03-31	2:47 AM	VEHICLE GRAND THEFT AUTO
186.	2019-03-17	12:20 PM	DISPUTE

Crime Analysis Mapping System Calls for Service Summary Report: In addition to the calls for service submitted for 10321 and 10325 South Broadway, at least 10 calls for service were submitted for location addresses associated with the subject motel between February 3, 2021 to December 7, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>LOCATION</u>
1.	2023-12-07	4:54 PM	GRAND THEFT AUTO	10309 S BROADWAY
2.	2023-07-25	10:45 AM	UNKNOWN TROUBLE	317 W 104TH ST
3.	2023-07-06	10:28 PM	DISPUTE	10317 S BROADWAY
4.	2022-10-03	6:36 AM	BURGLARY	10309 S BROADWAY
5.	2022-05-21	1:59 AM	DISPUTE BUSINESS	10309 S BROADWAY
6.	2022-05-21	1:59 AM	DISPUTE BUSINESS	10309 S BROADWAY
7.	2021-10-28	11:35 PM	DISPUTE BUSINESS	10309 S BROADWAY
8.	2021-09-30	5:58 AM	GRAND THEFT AUTO	10309 S BROADWAY
9.	2021-08-01	2:03 AM	DISTURBANCE W/ KNIVES	10309 S BROADWAY
10.	2021-02-03	9:16 PM	ADW AMBULANCE E/R SHOTS FIRED	10309 S BROADWAY

Los Angeles Department of Building and Safety

The LADBS issued a Notice of Code Violation (#A-6178945) dated March 14, 2024, for the following violations of the Los Angeles Municipal Code:

1. Open storage within the required yards. Location: Courtyard. Inspector comments: Remove pallet of building materials from courtyard. Property owner was ordered to discontinue the open storage of building materials in the required yards.
2. Maintenance and repair of existing building. Inspector comments: Patch and paint stucco cracks and portion of eave that is missing. Repair 3 broken windows. Property owner was ordered to maintain the existing building and/or premises in a safe and sanitary condition and good repair.
3. Smoke alarms are missing or disabled. Inspector comments: Replace missing smoke detector. Property owner was ordered to replace or repair the smoke alarms in the dwelling units.
4. Maintenance and repair of existing building and premises. Location: Northside of main building has 2 junction boxes that are missing knockout covers. Property owner was ordered to repair and maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or missing portions shall be repaired or replaced.

The compliance date for the abovementioned violations was April 13, 2024. At the preparation of this determination, no evidence has been submitted by the owner/operator pertaining to correction of all the violations.

General Public

On April 15, 2024, ten (10) comment letters were submitted to Planning Staff from local residents and parents of students who attend schools near the Hi Lite Motel. The letters cited concerns related to operation and activities surrounding the motel, including robberies, prostitution, drugs, trash, noise, and more. The letters cited support in shutting down the motel.

On April 12, 2024, seventeen (17) comment letters were submitted to Planning Staff from students and residents who live and work near the subject motel. The letters cited concerns with the operations of the Hi Lite Motel, including activities such as prostitution, drugs, violence, crimes, robberies, shootings, and more. The letters stated support for closure of the motel.

Hi Lite Motel Owner/Operator

On April 16, 2024, a representative for the owner/operator submitted multiple emails with attachments per the following:

- an e-mail correspondence with numerous attachments: the documents included: (1) Letter dated April 14, 2023, sent via Certified Mail, from the Office of the Los Angeles City Attorney to the motel owner/operator, and stated that a City Attorney Case Conference has been set for May 9, 2023; (2) Letter dated May 11, 2023, sent via Certified Mail, from the Office of the Los Angeles City Attorney to the motel owner/operator, and included a list of ten suggested improvements; (3) an e-mail correspondence between Marcol Young and Officer Hamaoka, dated June 13, 2023, regarding Condition Nos. 2 (surveillance system), 5 (parking lot access), 6 (access entry gate), 7 (motel guest registration); (4) an e-mail correspondence between Marcol Young and Officer Hamaoka, dated June 13, 2023, regarding Condition Nos. 8 (motel house rules), 9 (motel staff training), 10 (security guard).
- an e-mail correspondence with numerous attachments: the attachments included ten photographs of the motel premises, which showed signage, lighting, security cameras, and posted documents.
- an e-mail correspondence with numerous attachments: the attachments included one warning sign and eight photographs of the motel premises, depicting lighting, fencing, and signage. An expired private patrol operator license, valid until June 30, 2022, was provided. Numerous checks issued to Pacific Security Patrol were provided, with various dates in 2019. Five pages of weekly sign-in sheet by Pacific Security Patrol Company were provided, including notation of hours worked by the security personnel, for various dates between 2017 and 2019. This e-mail correspondence was submitted twice on April 16, 2024, with the same attachments.
- an e-mail correspondence and attached two documents: (1) Suggested Operating Conditions for Hi Lite Motel located at 10321 South Broadway, as provided by Detective Support and Vice Division; (2) Hi Lite Motel responses to the suggested operating conditions.
- an e-mail correspondence and attached a security contract for the Hi Lite Motel. The contract stated that the agreement was entered on September 19, 2023, between Hi Lite Motel and Enforcer Patrol Service. The terms of the contract stated that the contractor will provide patrol service for the location; service will be nightly and when requested; and trouble response during the day from 11 a.m. to 1 p.m. In addition to the contract document with Enforcer Patrol Service, other patrol service documents were provided, dated August 17, 2020, and June 1, 2014.
- an e-mail correspondence with numerous attachments: a signed Trespass Arrest Authorization form was provided, with dates of authorization from July 24, 2020, to July 24, 2021. Several photographs of the motel premises were provided, depicting

the signs posted on the premises. Some of the documents and photographs were grayed out and not legible. Planning Staff responded via e-mail to the operator's representative and requested for resubmittal of the attachments.

PUBLIC HEARING

A virtual public hearing, conducted via Zoom application and telephonically, was held on April 17, 2024, at approximately 10:00 a.m. In attendance at the hearing were the property owners, the business owner/operator, the operator's representative, a representative from Council District 8, representatives from the Los Angeles Police Department, and members of the public. The following verbal testimony was provided at the hearing:

Tyson Hamaoka, Senior Lead Officer, LAPD Southeast Division

- Have been with the LAPD for over 20 years;
- Served as a Senior Lead Officer for the past 11 years;
- Want to take the time to share my experiences in working with the Hi Lite Motel over approximately a 3-year period;
- Part of our duty as Senior Lead Officers are to identify potential nuisance locations whether it'd be commercial or residential in nature; in doing so, we look at a variety of indicators to evaluate if a location should be considered nuisance;
- Three of the indicators we use are measuring calls for service, arrests, and crimes, at a location;
- Calls for service at the Hi Lite Motel over a 3-year period: between 12/01/2019 to 01/26/2023, there were 249 calls; many of the calls involve serious felony crimes; these are people calling 9-1-1 because they need the police to respond to the motel for emergency situations; this puts an enormous strain on police resources; 80 calls per year is quite significant; (types of calls: aggravated assaults, battery, robberies, kidnap, vandalism, grand theft auto, domestic dispute, child abuse, disorderly fights, ambulance overdose, trespass suspects, unknown troubles, man/woman dispute, theft)
- Number of crimes at the Hi Lite Motel over a 3-year period: between 12/01/2019 to 12/02/2022, there were 60 crimes; note that these crimes occurred on the property, either in the parking lot area, courtyard area, or the rooms of the motel; it is important to note that these are documented crimes; there were several times when victims refused to report the crimes; if you consider the times when crimes did occur but victims refused to prosecute, the total number of crimes is much higher; (types of crimes: grand theft auto, robbery, aggravated assault, rape, vandalism, burglary from motor vehicle, theft, grand theft person, burglary, pimping, sexual battery)
- Number of arrests at the Hi Lite Motel over a 3-year period at the motel grounds: between 12/01/2019 to 12/02/2022, there were 16 arrests; many of these are high-grade felonies

in nature; the most important or most troubling statistics is gun possession charges on the motel; possession of handguns invite other crimes of opportunity which could be street robbery, aggravated assault, homicides, criminal threats, or others; many of the arrestees are criminal street gang members or subjects with significant criminal history; (types of arrests: gun possession, grand theft auto, aggravated assaults, carjacking, narcotics, rape, robbery, battery, trespass and criminal threats)

- Over a 3-year period, the LAPD attempted to work with the motel ownership on a variety of fronts; goal was to help them better understand the seriousness of the problems that were at hand;
- Measures employed included meetings with the owner and staff on formal and informal basis; LAPD gave specific areas where I felt from experience that could improve the conditions at the motel;
- In the later stages in 2023, the LAPD met with the motel ownership in conjunction with the City Attorney's Office;
- Initial meeting with the motel ownership was in late 2020, where LAPD presented crime data compiled and concerns over safety at the motel;
- Over a 3- to 4-year period, I continued to follow up with several formal meetings and informal meetings; informal meetings consisted of patrol of the motel grounds; at times I did do enforcement which included arrests on the property; I also assisted other patrol officers with their patrol and investigations; I really tried to use this type of informal meeting to debrief with the owners and management, to show how they can improve operations based off of real time analysis on a lack of measures being employed; I maintained transparency and expressed the expectations of the business; have to be clear on what's expected of the business and how not to contribute to being a nuisance in the area;
- Suggestions for improvement:
 - (1) security workers – recommended that they need to change the operation of where they patrol the location or change the companies; many times many of them were lacking distinguishing uniforms or did not drive in marked vehicles; it was difficult to distinguish who was security worker and who was not; many times they were positioned at the rear of the property and not at the pedestrian or vehicle gate in the front, which would be where they would have been most effective to be used as security; I have reiterated this many times with the motel management;
 - (2) improving camera system – system they had initially had many blind spots with very grainy resolution;
 - (3) improving lighting – recommended for them to install commercial grade lighting for better visual effect within the motel;

- (4) stop renting rooms for hourly rates – it was widely known, especially through patrols and talking to individual renters of the motel, that the motel rented in 3-hour blocks; after that block, you could extend your rental on an hourly basis for up to 3 hours; renting in that manner just encourages a certain type of activity to take place, especially with prostitution and such;
 - (5) deny rentals to sex workers – it was very common for sex workers to approach the motel desk registration with customers; have witnessed sex workers exit the rooms and go to and from within the motel; that told me that the sex workers were familiar with the business and the motel had allowed them to rent rooms and be on the premises;
 - (6) permit system for parking – recommended to clearly mark vehicles through a placard system to distinguish which cars were trespassing and which ones were not; especially when we were trying to assist the motel in removing cars that did not have lawful business on the motel grounds; if we were not able to distinguish which ones were customers and which ones were not, it made it much more difficult;
 - (7) control ingress/egress into property through physical barriers – one of the major improvement suggested was to fix the vehicle gate in front of the motel; the ingress/egress point that separates the sidewalk public area to the parking lot is a sliding mechanical gate; have stressed the need to fix the gate to control the different vehicles or pedestrians coming on the lot; further suggested to cut a pedestrian door into the vehicle gate, notwithstanding that it was approved by Building and Safety, to be able to further control the type of activity coming onto the lot; in conjunction with the use of properly deployed security guard, they could be the first point of contact between the private property and the public right-of-way;
 - (8) proper training of employees or replacing staff – they needed to have buy-in all the way from the management to the front desk workers; many times the ownership was there during the daytime and during the nighttime it was the front desk and supporting staff that ran the show at the motel; unless you have buy-in from everybody, the likelihood of success would be greatly diminished; recommended establishing a discipline structure for employees that did not follow the rules, and that if they did not follow the rules that they needed to be removed;
- In reference to the abovementioned suggestions, although some changes were made, overall adherence to these suggestions were extremely poor; typically what would happen would be that changes in operation would be made in a short period of time, but it completely lacked follow through; I would have to address the same problems because the same problems would reemerge and we would have the same conversation about the same issues;
 - By early 2023, I had made the determination that the Hi Lite Motel was unwilling or incapable of controlling nuisance activity on the property; have shared the information with the City Attorney's Office; shared the crime data and explained the efforts to improve the conditions at the motel; what resulted was two different meetings with the motel

ownership; one was conducted at the Hi Lite Motel and the other was conducted at Southeast station; what resulted from these meetings was that we had a summary of agreed upon conditions and/or expressed grave areas of concerns to the motel ownership; at the conclusion of the meetings, a letter was sent to the motel ownership by certified mail; this was done clear expectations were set and that there was no ambiguity of what was expected going forward;

- The first meeting with the City Attorney's Office and the motel management occurred on May 9th, 2023 (LAPD Southeast station) – if you look at these conditions that were mutually agreed to start employing, you will notice that it is very similar to previously aforementioned conditions; I had already tried to implement many of these measures for the past two and a half years at this point; conditions to mitigate nuisance activity:
 - Monitoring parking lot with permit system
 - Control pedestrian and vehicle ingress/egress onto motel property (pedestrian gate)
 - Deployment of (2) security guards to motel
 - Motel management training
 - Improve lighting
 - Improve surveillance system
 - Trespass signage and authorization form
 - Motel guest registration
- The second meeting with the City Attorneys' Office was on September 6, 2023; from May to September, my observations were that despite the letter and the prior meeting, the motel was still renting to sex workers; training of staff had not been done to a satisfactory level; there were not two guards deployed on the motel grounds, most days it would only be during the p.m. hours and there was not seven-day coverage; the vehicle gate was still not operational which allowed ingress/egress for vehicles and pedestrian to go to and from motel grounds freely; the permit system was not consistently utilized;
- The second meeting with the City Attorneys' Office was on September 6, 2023; this was on site at the motel; it was at this time that we learned that the Hi Lite Motel retained the services of Alan Brown (who had experience working with marijuana dispensary and licensing); the hope was the he would be able to reduce the need for the LAPD response at the motel and to start deploying some of the previously mentioned conditions; we did make it clear, even with him at the time, that the motel management was not controlling ingress/egress, commercial sex workers were still bringing dates to the motel, security workers were not being efficiently utilized, and that the improvements were often not completed or short-lasting; from the May 9th, 2023 meeting, the radio calls, crimes, arrests continued to occur even past the last meeting on September 6, 2023;
- In early 2024, I transferred Senior Lead location and moved to a different area; by early 2024 the activities still have not changed; my conclusions and observations was that the motel owners simply were not training or replacing the motel staff that they needed to; there was a lack of efficiency with the security on the premises; they still were unable to

control the pedestrian/vehicle activities on the motel grounds; there was a lack of accountability and follow through;

- Recommendations for the Hi Lite Motel – revocation of land use permit:
 - I recommend a full revocation of the land use permit for the motel;
 - Based on total number of radio calls, crimes, and arrests at the motel;
 - Excessive use of police resources that makes it exceedingly difficult to respond to other 9-1-1 callers that are in need;
 - LAPD is short-staffed and facing personnel difficulties that we have not had to deal with in many years;
 - Area surrounding the motel is not a industrial area; surrounded by single- and multi-family dwellings;
 - Charter high school is two blocks north of the motel;
 - Contributes to a decrease in the quality-of-life in the area;
 - Owners have demonstrated an unwillingness to make necessary changes to improve conditions at the motel;
 - Do not believe imposing corrective conditions will change the way these owners operate the motel;
 - Over the number of years, the LAPD has attempted to collaborate with the owners of the motel to no avail;
 - Strongly believe these problems will not cease unless appropriate actions are taken by the Zoning administrator;
 - Motel has a responsibility to operate in a manner that does not negatively impact the community; they have shown time and time again that through their indifference and lack of follow through, to have the ability to improve conditions to a satisfactory level;
 - Hope the Zoning Administrator will look favorably on my conditions;

Erik Loomis, Senior Lead Officer, LAPD Southeast Division

- Have been a police officer for over 17 years;
- Served as a Senior Lead Officer for about a year;
- Currently working in the area which encompasses the Hi Lite Motel;
- Current numbers for this year and last year: amount of time, energy, and resources dedicated to this one location has been very heavy in the past and it is still heavy today; from March of 2023 to March of 2024, there were 41 Calls for Service (robbery, assault with deadly weapon, burglary, domestic incidents, homicides, multiple prostitution arrests); from January to April of 2024, there were 11 interactions at this location and one of those were the homicides in which two individuals were deceased and another was shot in the parking lot of the location;
- In my time working in and around the area of the location, it is not uncommon to see prostitutes walking on foot from the location to one of the other heavily prostituting areas on Figueroa off of 104th Street;

Officer Andrew Chow, Gang Enforcement Officer, LAPD Southeast Division

- Have been a police officer for five years and currently assigned to Southeast Gang Enforcement Detail;
- As discussed earlier, this motel is a known location for high-level criminal activities, especially for gang members; the location is mainly claimed by the territories of local gangs; we routinely have to patrol this location due to high-criminal activities; have encountered other members from gangs and from different gangs as well; with different members from different gangs gathering at a single location, you will have conflict and rising crimes (shootings, robberies, grand theft auto);
- The motel gate is usually wide open which allows gang members to enter the property freely and engage in any illegal activities;
- There is no security at this location which allows these gangs to feel like they have a safety net in which they can engage in certain criminal activities such as carrying weapons, selling narcotics, parking and concealing stolen vehicles;
- Homicide occurred on January 7, 2024, which involved two different gangs, due to disputes between the two gangs; following the homicide, there was a repass with one of the gang, where the gang gathered up to pay respect to their fallen member; the LAPD had to monitor to make sure there was no additional shootings or any other problems that arise from that group which congregate in the parking lot of the motel;
- Besides the homicide, there have been multiple shootings and numerous guns recovered at the location;
- Recently on March 27, 2024, one of our gang units made an arrest at the location; the individual was a parolee and was booked for ex-convict in possession of a firearm; this individual was a self-admitted gang member; which goes to show that this motel invites and is a breeding ground for criminals to reside in;
- This motel is going to provide a sense of security for these gang members in order to reside and commit the crimes that they have been committing; it is going to create an area of fear and intimidation within the surrounding community and I do not see any of these problems getting resolved unless there is a solution that is provided;

Sergeant Jennifer Cohen, Vice Area Unit, LAPD Southeast Division

- Supervisor for the Southeast Vice Area Unit;
- The Hi Lite Motel is a constant nuisance for the LAPD in regard to the prostitution problem that we have in the Southeast division;
- When we run operations on the Figueroa corridor, we follow the human traffickers and commercial sex workers to the Hi Lite Motel where they conduct the crimes; we have the

human trafficker sitting in the parking lot, waiting for the prostitutes to conduct business with their clients, and conduct follow-up to the rooms to collect the money that was obtained from the clients;

- In February, the LAPD conducted a follow-up to the Hi Lite Motel where we rescued a 14-year-old juvenile working as a commercial sex worker off of Figueroa, right outside the Hi Lite Motel, with a 27-year-old client;
- The LAPD is continuously at this location on a weekly basis;
- Yesterday, I was contacted by the Human Trafficking Unit, and they stated it has gotten so bad at this location that prostitutes are standing at the mouth of the driveway wearing scantily clad clothing; they are not even taking the time to walk to Figueroa anymore; they are just standing at the driveway and conducting their business;
- It is consistently taking resources away from Figueroa because we have to concentrate specifically the Hi Lite Motel;
- All the way around, we are constantly at this location and it is a huge problem location for the LAPD and we definitely need to make a change because there is obviously nothing taking place that is making it better;

Frank Weiser, Owner/Operator's Representative

- Representative for the motel owner/operator;
- Motel owner/operators are on the call;
- Asking the Office of Zoning Administration to recuse itself under a California Supreme Court Case (Haas v. County of San Bernardino), which talked about an appearance of bias under the due process clause of the Fourteenth Amendment; that if you in fact have a hearing officer paid by the City to hear a matter like this, that could raise an appearance of bias; not necessarily bias, but an appearance of bias which is a basis for recusal under the Fourteenth Amendment; so I am asking that the Office of Zoning Administration to recuse itself and that the matter be send out to an independent administrative hearing officer outside of the City;
- Independent of that, I am asking of the basis of bias in the Office of Zoning Administration in general; I do think there is a policy in place, or at least a custom in practice, by the City to close down a good many of the motels here in the South Central area; I think that is coming from the Councilman's Office; I think that it is pretty clear that these are presumed to be of a fate a complete, that we are going through the process, but the final outcome is pretty much concluded based upon what the policy is;
- In the past, prior to COVID, we did not see as many motels as we have now, certainly in cases where there had been no conditions imposed on the property, before there was any kind of revocation; the general tendency of the Office of Zoning Administration was

to first impose conditions; if in fact the operator could not live with those conditions, and was in fact violating those conditions, then it would come back to the Office of Zoning Administration for terminating the conditional use permit; that is not happening here with this particular motel and is not happening with the other motels; I think that is consistent with the policy that I am talking about, that the Councilmember is closing down these motels without giving them a chance to remediate, which is required under California State law, under the constitutional objections;

- Before getting into my constitutional objections, I would indicate that I was just retained and I do not know of any documents were given to the property owners here, as far as police reports, calls for service; I have not seen any of that; I know we have testimony by multiple police officers regarding calls for service and police activity and alleged criminal activity; I have not seen any, so at the very minimum, if that has not been provided, I would ask for a continuance of the hearing to allow me to have that and be able to prepare more adequately as far as a defense; if in fact that has been provided, my clients have not given me anything to that effect, so I am assuming it is not; I would ask for non-redacted reports if in fact there are reports, so I can check that against any kind of motel registration records and check to see if anyone was truly arrested and what the prosecution outcome was and so forth; that being said, that is a general due process objection, that I think you know I have made in other proceedings; I do that to preserve the record;
- Finally, aside from the other constitutional objections I am going to be making; if I can outline those, I am going to do that in a brief within the time period, to submit additional evidence; I do raise a First Amendment petition and grievance clause, I believe there was petitioning activity clearly here and I think the outcome here of not giving them a chance to remediate with actual conditions indicates that there is retaliation here in terms of the petitioning activity; I will address the Fourth Amendment issue later and the takings clause issue later;
- We have been here all morning; does it make any sense, give the fact that I saw I was just hired, if we continued the hearing, to give me a chance to see what evidence the City has provided; can get all the materials to the Zoning Administrator by May 31, 2024; if Planning Staff could tell me what evidence can be provided; sometime in late May, I can get you the stuff earlier than that; I would have my brief laid out with all the evidence; I have a book here that the operators have provided me and I thought I was sending it over to Planning Staff earlier today; it is a book which apparently goes step by step to what the LAPD talked about regarding voluntary compliance; I am going to provide that to you and to Planning Staff and I think that will be helpful for the next hearing;

Charlies Rausch, Associate Zoning Administrator

- The hearing will conclude today;
- The case file will be open until June 12, 2024;

Frank Weiser, Owner/Operator's Representative

- Would like to call Planning Staff as the first witness and cross examine;
- I do make an objection; it is insufficient that just because the Zoning Administrator's Office has other hearings, not to comply with the due process clause, as far as an opportunity to be heard to allow an adequate time to prepare for the actual hearing itself; I want to note that as an objection on the record in the due process clause;

Cross Examination between Frank Weiser (Owner/Operator's Representative) and Iris Wan (Planning Staff for the Office of Zoning Administration)

- Frank Weiser: You testified about an inspection you made of the motel prior to today's hearing, when was that again?
- Iris Wan: February 8, 2024
- Frank Weiser: Who was with you or was there anybody with you at the time of the inspection?
- Iris Wan: Yes. Two motel managers were on the site. There were other motel employees on the premises, and the Senior Lead Officer, Officer Loomis.
- Frank Weiser: Do you have a name of the two motel managers?
- Iris Wan: Shirley, and there was one other male individual but he did not provide his name.
- Frank Weiser: About what time was it when you came?
- Iris Wan: It was about twelve o'clock at noon.
- Frank Weiser: At the time that you came, did you announce yourself as who you were and what office you were?
- Iris Wan: Iris. Planning Staff presented our business cards.
- Frank Weiser: Did you indicate why you were coming and asking to inspect the motel?
- Iris Wan: Yes.
- Frank Weiser: What did you say as far as to why you were coming to inspect the motel?
- Iris Wan: Planning Staff stated that we were there to do a site visit, to observe the circumstances on the site.
- Frank Weiser: Did you indicate to them that what you were observing, or what you would observe, could be used for any kind of hearing of this sort to revoke their conditional use permit?
- Iris Wan: There was no conversation to such because that was doing investigation and research.
- Frank Weiser: And you did not tell them what the investigation was about?
- Iris Wan: The investigation was about obtaining on site circumstances and what was happening on the premises at the time.
- Frank Weiser: At the time that you were investigating, was there any contemplation about using that for purposes of revoking the conditional use permit or imposing conditions?
- Iris Wan: No. Staff does not have that authority. It is up to the Zoning Administrator to make that decision. Staff was only there to make observation of the premises.
- Frank Weiser: Who referred you to come out to the property? From the City?

- Iris Wan: We received the request from the City Attorney's Office, to initiate revocation and nuisance abatement proceedings, and conducting site visit is one of the activities that we do to conduct nuisance activities observation.
- Frank Weiser: Who was this person at the City Attorney's Office who requested that you do the investigation?
- Iris Wan: The City Attorney's name is Gita O'Neill. We received an email correspondence and that evidence is included in the case file.
- Frank Weiser: The evidence that you used in the investigation was referred over to the Zoning Administrator for purposes of this hearing, is that correct?
- Iris Wan: Everything that staff has observed are included in the subject case file, which is open for everyone to see. The Zoning Administrator does have a copy of the case file to review all the conditions.
- Frank Weiser: Did you specify or give specific information to the managers, exactly why you were coming? What would be the outcome in what you were investigating.
- Iris Wan: Staff does not know of any outcomes that could happen. Staff was only there to do observation of what was going on that day. The staff observation is included in the detailed staff report, including photographs, and any other observations that were made on that day.
- Frank Weiser: I take it as a given that there was no court order to enter; it was just merely you coming and asking for consent?
- Iris Wan: Yes. Staff requested for consent to view one of the rooms and was shown to one of the rooms. Staff did not request for any access into manager's unit or manager's office.
- Frank Weiser: Did you give any prior notice before you came down to the property with the officer, that you were coming there for investigation?
- Iris Wan: No. We did not.
- Frank Weiser: Did you in any way contact the owners of the property, prior to coming down, that you were going to come down there?
- Iris Wan: Prior to coming on the premises, we did not.
- Frank Weiser: So it was a merely a spontaneously coming there and asking the on-site managers if you could come in to see a room?
- Iris Wan: On the day, yes.
- Frank Weiser: Now, I have not seen the evidence, as I told you I have been hired only recently. Are there police reports in the file?
- Iris Wan: Yes. All the police reports that we received are in the case file.
- Frank Weiser: Are those police reports the reports with redacted names of individuals, alleged victims, and people who were arrested, are they redacted in the reports?
- Iris Wan: As the representative, you are welcomed to make a request and come view the case file, and you will see all the police reports that are available. For any unredacted reports, you will have to make that request to the police department.
- Frank Weiser: Ok, so for unredacted report. But for redacted reports, those are in the case file?
- Iris Wan: Yes.

- Frank Weiser: Do we have any evidence in the case file, of what the outcome of those police reports were, in terms of prosecution, outcomes of prosecution, if they were prosecuted, do we have anything as far as what the outcomes were?
- Iris Wan: I do not think I have an answer to that question. You would have to review the police reports. Many of these police reports, they describe the time, place, and types of crimes that have been committed, and what happened during those occurrences and circumstances. In terms of what comes out of it, or like prosecutions, that is not information that Planning Staff would have.
- Frank Weiser: So it is not in the case file?
- Charles Rausch: Not the results of anything.
- Frank Weiser: Right, the results.
- Charles Rausch: Yes. The only thing is in the case file is whether or not someone was arrested.
- Frank Weiser: Right. As far as police calls, is that in the case file too?
- Charles Rausch: Yes.
- Iris Wan: Yes. For the calls for service, yes they are.
- Frank Weiser: For the calls for service, going back how many years do you have?
- Iris Wan: Typically, it is a three-year period.
- Frank Weiser: Do those calls for service also indicate where the calls came from?
- Iris Wan: Not all the time. They differ on individual cases. Staff welcome the representative to review the actual case file. If you had a chance to review the staff report, which is posted online and available to the public, it summarizes the calls of all the incidents including the date, time, and crimes that took place.
- Frank Weiser: Is it fair to say that just as in the police reports, there is nothing in, as far as the police calls, as far as what the outcome was; prosecution or what was prosecuted, or whatever.
- Iris Wan: Not to my knowledge.
- Frank Weiser: Ok. Is the recommendation straight out revocation, not imposition of conditions? As a first instance?
- Charles Rausch: No. I can testify to that, having just read the file. It is always either conditions, or revocation.
- Frank Weiser: As far as revocation, is it the staff recommendation, a closure of the motel for any period of time, or is it merely a closure of the motel?
- Charles Rausch: It does not have anything as to a recommendation to me. It is straight reportage.
- Frank Weiser: Ms. Wan, are you familiar with any meetings that the owners had with the officers that testified earlier, other than what they have testified? Are you personally familiar with any of that?
- Iris Wan: The property owner and operator has not reached out to staff to provide that information. Anything in the case file is what the City Attorney provided or the LAPD.
- Frank Weiser: Are you aware of anything in terms of what they have done to comply with recommendations by the LAPD and the City Attorney's Office?
- Iris Wan: I believe you sent emails last night at around 10:30 p.m. with a lot of attachments, and they included a list of recommended or suggested conditions from the

LAPD, between the owners and City Attorney and the LAPD, and the operator's attempts in complying with those conditions.

- Frank Weiser: Is that in the case file? Or have you heard from anybody within the staff or within the police department, of them complying, to some degree, at least with what has been recommended by the LAPD?
- Iris Wan: Everything that you submitted in the emails and attachments have been included in the case file. So far, from what we have heard from the LAPD, is that the owners have not continuously complied with the operational conditions that have been suggested by the LAPD.
- Frank Weiser: Ok. I have nothing further for Ms. Wan.
- Frank Weiser: The next witness, if I could, I would call Officer Hamaoka.
- Charles Rausch: He is gone for now. They have another meetings which is why we let them speak first.
- Frank Weiser: Well, I think that would be another reason for my request to continue the hearing. I certainly am entitled to cross-examine him, at least to some extent. I think his testimony was key here to the City's position, certainly his recommendations. Are the other officers available?
- Charles Rausch: I do not believe so.
- Frank Weiser: So, without those officers. I would, once again, request that we continue the hearing to a date, in which I can cross-examine those officers.
- Matthew Lum: Mr. Weiser, if you want to ask questions regarding LAPD testimony, you can do so. We will submit those questions to LAPD for them to respond.
- Frank Weiser: Well, I think there is a distinct difference in terms of my being able to ask directly Officer Hamaoka, versus giving it over to staff, and give time for preparation. This is a quasi-judicial hearing, and it is very clear by U.S. Supreme Court case law, there is a case I can cite you to, it is a 1965 U.S. Supreme Court case called In re Murchison, which the U.S. Supreme Court held that the administrative proceedings of this sort, quasi-judicial, contain all attributes of the regular judicial hearing, to the extent of requirements of compliance with due process. So, I am entitled to ask the officers directly, rather than have questions submitted to them, in which they would then response.
- Charles Rausch: Ok. Thank you.
- Frank Weiser: Ok, so I am assuming that that is a denial of a request to continuance.
- Charles Rausch: I could assume. Yes.
- Frank Weiser: Ok, then the next witness I will call is one of the owners/operators if she could identify her name for the record.

Cross Examination between Frank Weiser (Owner/Operator's Representative) and Xiaoying Zhao (Owner/Operator of Hi Lite Motel)

- Shirley Zhao: Last name is Zhao, first name is Shirley, Xiaoying, Xiaoying Zhao.
- Frank Weiser: Shirley, can you tell us your position here at Hi Lite Motel? Are you an owner? Are you an operator?
- Xiaoying Zhao: Yes.
- Frank Weiser: How long have you owned and operated the Hi Lite Motel?

- Xiaoying Zhao: 14 years.
- Frank Weiser: During that time, up to this hearing, have you ever had any, besides what we are hearing in the hearing today, have you ever had any conditions placed on the motel itself, by the City?
- Xiaoying Zhao: No.
- Frank Weiser: Ok. And you never had a hearing of this sort, in terms of revocation of your conditional use permit, before today, correct? This is the first time.
- Xiaoying Zhao: No. This is the first time.
- Frank Weiser: We heard from the officers about meetings that you had with the officers, over a period of time, their recommendations. Do you recall the meetings they talked about? Did you meet with Officer Hamaoka at any time?
- Xiaoying Zhao: He gave me suggestions and I met with him again.
- Frank Weiser: Can you tell us about those meetings?
- Xiaoying Zhao: Hamaoka, he always talked to me, Shirley, you are doing good, is fine. Always, you call me to do something, I do it. Hamaoka always say: Shirley you do good job. Always call me.
- Frank Weiser: When were those meetings? Can you give us a general time perimeter? I know you may not recall specific dates.
- Xiaoying Zhao: He always comes to my motel. He calls me, if something happens, call him. I say yes, and I call him. Some people steal car, and I call him. Hamaoka, somebody steal this car, and I call him. I call him always, and I follow him. He calls me to make gate, I make gate. He wants two systems of cameras; I gave two systems. My system is outside too, every outside street, Broadway, 103rd and 104th Streets. Every street you can watch camera from, I approve.
- Frank Weiser: Is it only Officer Hamaoka, or did you meet with the other officers?
- Xiaoying Zhao: No. Just Hamaoka. He always comes to my place, calls me to do something and I do it.
- Frank Weiser: That was last year? Can you tell us when you met with him?
- Xiaoying Zhao: Almost 5 to 6 years already. Hamaoka, he knows me. Everyone at the station knows me. Everyday I am here, during daytime. Nighttime here too. Because homeless too much on the bridge, all homeless go to my space. I never call the police. I always stand here. Every police talk to me tells me, Shirley, you are strong. I say yes, I do not call you. I do not use the police. I do it. I did. I am my security.
- Frank Weiser: Is it fair to say you are trying to cooperate with the police and with the City, as far as keeping crimes away from the motel? You are trying to cooperate with the City?
- Xiaoying Zhao: Yes.
- Frank Weiser: I see it in the outside of the motel, there is a gate that you have here? The gate is how high?
- Xiaoying Zhao: Yes. Eight feet.
- Frank Weiser: Eight feet. So it cannot be scaled by anybody to jump over the gate or anything of that sort?
- Xiaoying Zhao: No. It cannot.
- Frank Weiser: Is the gate closed all the time? So nobody can gain entry without permission of the managers?
- Xiaoying Zhao: 24-hour closed. Just managers, customers.

- Frank Weiser: What is the policy of the motel? Motel allows prostitution or drug activity?
- Xiaoying Zhao: No. Hamaoka and police station, everybody knows me. Every day I stand here. I keep the homeless and prostitution out. Everybody knows me.
- Frank Weiser: Did you put up signs at the motel? Where are the signs located?
- Xiaoying Zhao: Walls. Every wall. 104th Street and Broadway, every wall I put lots of signs.
- Frank Weiser: What do those signs say?
- Xiaoying Zhao: No prostitution. No gangster. No drugs. No visitors. No loitering.
- Frank Weiser: I see that those signs are also in this room. We are in the motel room here at the Hi Lite Motel now, correct? We are at the motel room, what unit are we in right now?
- Xiaoying Zhao: Room Number B18.
- Frank Weiser: I see that there are two signs here saying "Absolutely no prostitution, drugs, loitering. No visitors. Visitors ID required." Another sign that says: "Warning. This Motel has a 24-hour video surveillance system, monitoring the registration desk and all common areas of the motel". Are those signs in every room?
- Xiaoying Zhao: Every room.
- Frank Weiser: When did you put those signs?
- Xiaoying Zhao: Many years ago, from 2016, 2014, start. In every room.
- Frank Weiser: Is it fair to say those signs are there to warn guests, that they are not to engage in any criminal activity? That you are using the signs to warn them, to not break the law?
- Xiaoying Zhao: Yes. Inside and outside, too.
- Frank Weiser: Did Officer Hamaoka see these signs?
- Xiaoying Zhao: Yes. I showed him. He said good job. I follow him. He knows me.
- Frank Weiser: Did any of the officers come here to see the signs?
- Xiaoying Zhao: Officer Loomis. He comes to see C13. Every room has.
- Frank Weiser: Every room has?
- Xiaoying Zhao: Yes.
- Frank Weiser: As far as the registration, do you require that visitors register?
- Xiaoying Zhao: No. Some signs have warning on registration.
- Frank Weiser: But they have to register, correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: And they register by giving all the ID information?
- Xiaoying Zhao: Yes. Every ID.
- Frank Weiser: So anybody who comes to the motel must register and give ID?
- Xiaoying Zhao: Yes. Everybody has ID.
- Frank Weiser: What is your policy with regard to visitors?
- Xiaoying Zhao: No visitors. Visitors go outside. I do not want them to go to rooms.
- Frank Weiser: Can you describe for me what is the situation out on the street, around the area here? Is there a problem with girls loitering on the street?
- Xiaoying Zhao: No. My street so clean and clear. Problems are under the 110 Freeway bridge, here has problem, too many homeless here.
- Frank Weiser: How far is your motel from the 110 Freeway?

- Xiaoying Zhao: Maybe 100 feet.
- Frank Weiser: What is the problem there with the 110 Freeway?
- Xiaoying Zhao: Everyday there is fighting, gun, shooting, prostitution. Nobody comes in. I call them many times.
- Frank Weiser: We will be submitting to the Zoning Administrator, that you put together a petition, from people in the surrounding neighborhood, they signed.
- Xiaoying Zhao: Yes. Neighborhood signed. Every neighbor signed.
- Frank Weiser: They signed the petition in favor of you not closing down?
- Xiaoying Zhao: No.
- Frank Weiser: This petition that people signed recently, on April 10th, 11th, 15th, various dates. These are people in the neighborhood? They are not guests or friends of yours? These are all people in the neighborhood?
- Xiaoying Zhao: Yes. All streets. Around this neighborhood. Side neighbors.
- Frank Weiser: Have any of these people complained to you? About your motel? As far as your operation?
- Xiaoying Zhao: No. Everybody says you do good. Because always everybody sees me, keeping the homeless and prostitution out. Everyone sees me. I see some type of people, wrong people, I say to them "You cannot stay here, you need to go out". Neighbors know me. Neighbors always say, "You are so right you look good". The police know me and everybody knows me. You can ask the police.
- Frank Weiser: We have a security guard here and we will have him speak. This gentleman here, did you hire a security service? When did you hire the security service?
- Xiaoying Zhao: Yes. From 2014 to 2016, I do not remember.
- Frank Weiser: Is this the same security service?
- Xiaoying Zhao: No. Different.
- Frank Weiser: You have a new security service?
- Xiaoying Zhao: New. Always new one.
- Frank Weiser: When did you hire this security service?
- Xiaoying Zhao: 2023, October.
- Frank Weiser: Why did you hire this security service?
- Xiaoying Zhao: Because Hamaoka always tell me last security no good, I changed to different. I always changed different.
- Frank Weiser: So you listened to Officer Hamaoka with his recommendation to hire new security service?
- Xiaoying Zhao: Yes.
- Frank Weiser: What is the name of the security service?
- Xiaoying Zhao: Force Patrol Service.
- Frank Weiser: What do they do? They patrol every day?
- Xiaoying Zhao: Every day two times.
- Frank Weiser: Twice a day. And they put reports together for you too?
- Xiaoying Zhao: Yes. Some big trouble, I call him, I call him, one more time.
- Frank Weiser: Have you ever talked to Officer Hamaoka about this new service?
- Xiaoying Zhao: He knows. I talked to him.
- Frank Weiser: What did he say?

- Xiaoying Zhao: He do not say nothing.
- Frank Weiser: I have a book in front of me. We will be providing that as a part of the record. It looks like thirty-three conditions that were suggested conditions for Hi Lite Motel, by detective, as provided by detective support and vice division. Is this a meeting you had with the City Attorney's Office and the detectives and officers in the City?
- Xiaoying Zhao: I think maybe police sent it to here.
- Frank Weiser: There are suggested operating conditions?
- Xiaoying Zhao: Yes. Suggestions. Yes.
- Frank Weiser: Was this a meeting? Did this come out of a meeting? Did you have a meeting that you went to?
- Xiaoying Zhao: Yes. With Marcol.
- Frank Weiser: Who is Marcol Young?
- Xiaoying Zhao: I called somebody to go with me.
- Frank Weiser: This was suggested to you by the LAPD? and the City Attorney?
- Xiaoying Zhao: Yes. The LAPD.
- Frank Weiser: There were thirty-three conditions that they asked you to implement, is that correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: When did they ask you to do this?
- Xiaoying Zhao: 2020. I remember.
- Frank Weiser: You remember a date?
- Xiaoying Zhao: I forgot.
- Frank Weiser: Ok. Was Officer Hamaoka a part of this meeting? For the implementation of these thirty-three conditions?
- Xiaoying Zhao: I do not know about the date, but the year I said.
- Frank Weiser: Ok. So, you implemented? Or you put into place all the thirty-three conditions? Correct?
- Xiaoying Zhao: Yes. I do anything.
- Frank Weiser: For example, it says abide by all laws, manage your property, to discourage illegal, narcotics, and vice activities, you did that? It says, post to maintain signs on the property, according to LAMC 41.24.A, that states the following, this property is closed to the public, no entry without permission, then cites the LAMC Section 41.24, you did that?
- Xiaoying Zhao: Yes, I did.
- Frank Weiser: That is all documented in this book, is that correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: It says, immediately sign a trespass arrest authorization form, authorizing the LAPD to arrest individuals unlawfully loitering on the property, pursuant to LAMC 41.24, you did that?
- Xiaoying Zhao: Yes.
- Frank Weiser: It says, post signs in English and Spanish, in visible and conspicuous locations, preferably at the entrance of the parking and at the check-in area, stating the following, no trespassing, no loitering, no drugs, no drug dealers, no prostitution, no

weapons, no drinking of alcohol beverages, the LAPD makes regular and frequent patrol of the property, you did that?

- Xiaoying Zhao: Yes.
- Frank Weiser: It says, do not allow access to the property, persons known to you or your agent, to be prostitutes, pimps, prostitution customers, johns, parolees with prior narcotics or prostitution related offenses, no users, possession, sellers or manufacturers of illegal substances, you did that?
- Xiaoying Zhao: Yes.
- Frank Weiser: That is all documented here?
- Xiaoying Zhao: Yes.
- Frank Weiser: There are thirty-three conditions here, I am not going to read every one. But one in particular says, do not allow any firearms on the property. You did not allow firearm on the property, is that correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: But we heard earlier that there was, unfortunately, a murder in the parking lot, that was when? In January? February?
- Xiaoying Zhao: January 7th.
- Frank Weiser: Do you know what the circumstances, what happened there? Was that a customer of yours?
- Xiaoying Zhao: One person was living here. And a visitor came here. I do not know. You know. Just somebody killed.
- Frank Weiser: Was the person killed a woman?
- Xiaoying Zhao: No. Not a woman. A man.
- Frank Weiser: Was that man living here? He was not the person who committed the crime? He was, unfortunately, the victim, correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: How long did that person live here?
- Xiaoying Zhao: Just two days.
- Frank Weiser: Was that the person who checked into the motel? He had a registration?
- Xiaoying Zhao: I have the registration card. I have ID, everything.
- Frank Weiser: You checked him out? There was nothing, no criminal background?
- Xiaoying Zhao: No.
- Frank Weiser: Do you know what happened? What time of the day it was? What happened?
- Xiaoying Zhao: January 7th.
- Frank Weiser: Ok. Where did it occur? It did not occur in the motel itself, correct? The murder was not in the motel itself?
- Xiaoying Zhao: It was in the parking space.
- Frank Weiser: You know what happened? Did LAPD come down and ask you questions?
- Xiaoying Zhao: I do not. No.
- Frank Weiser: No one came down?
- Xiaoying Zhao: No. No ask nothing.
- Frank Weiser: There was no follow up or anything like that?
- Xiaoying Zhao: No. Nothing.

- Frank Weiser: Have you not heard from LAPD regarding that?
- Xiaoying Zhao: They do not talk to me nothing.
- Frank Weiser: During the time we have talked to the officers, have you ever received any criminal citations from LAPD? tickets or anything?
- Xiaoying Zhao: No. Nothing. No tickets.
- Frank Weiser: Have you had any of your guests arrested on the property?
- Xiaoying Zhao: No. We always check customers. Nothing. That is all.
- Frank Weiser: You have registration cards that you make them fill out. You have all the signs.
- Xiaoying Zhao: Every customer signs. Registration and ID. Everything.
- Frank Weiser: You try to comply with everything that LAPD has asked you to do?
- Xiaoying Zhao: Yes. I complete a lot of times. They do not do nothing.
- Frank Weiser: Is there crime in the general area? I am not talking about the motel. Is there crime in the area here?
- Xiaoying Zhao: Yes. Too many. Not my space. Guns. Homeless. Fighting. Something.
- Frank Weiser: You see the police coming in and arresting people? Coming into the parking lot?
- Xiaoying Zhao: No. Not my space. Outside. Always outside street. But always outside street, still write down my space. Because Broadway, something happens on Broadway, write down Hi Lite Motel, because Broadway is close my right. Always write down Hi Lite, that is my space.
- Frank Weiser: I see.

General Public Comments

Local Resident

- President of Southeast Neighborhood Council;
- Neighborhood Council have submitted a letter of support to revoke all permits for this location;
- Speaking as a constituent and as a neighbor of Hi Lite Motel and live right across the street;
- They are saying that they came and got support from the community; I am a neighbor and I did not sign anything in support of keeping the motel open; this motel is no longer a need in the community; it does not reflect who we are;
- If you look at the motel, it looks like a prison; with gates all the way up to 10 and 12 feet high; that gate remains open all the time;
- Cars almost hit me anytime I pass 104th Street, I have to slow down at the entrance of the motel, because there are always cars speeding out of that driveway;
- To say the least with homicides, to have this attorney be on here, that just got retained, when the owners just said that she has, since 2020, they have been trying to work with her, and she just now got an attorney and now trying to supplement more time, I find that disrespectful to the community and disrespectful to our children, to have to see those half-naked ladies outside of this location, and it must be shut down;
- There should not be any additional time left;

- If the attorney just got hired, that is the owner's fault; they have had since 2020 to retain somebody;

Local Resident

- A parent engagement specialist for Alliance College Ready Middle Academy 4;
- In agreement with the sentiment of the earlier speaker;
- The continuation of the permit for the motel would be very risky for our students and our community;
- As it is, we already have a lot of crimes and violence going on; do not think with the added motel permit, that would just continue to add and increase the danger for our students;
- A lot of our families do live around the area by 104th and Broadway; they already see constant homelessness and constant prostitution around that area as well; really think this would negatively impact our community;
- Not only for the danger, but also for hygienic reasons; our neighborhood is not in the best shape already, giving the permit to motels decrease the hygienic aspects of the community;
- As far as traffic congestion, there is already enough traffic as it is and this would only add to it;
- Believe that with this motel permit, it will negatively impact community and our students' families;

Local Resident / Activist

- Member of Community Coalition
- Motel is a nuisance for kids; for the neighborhood that live around there to see this motel and see these ladies out there every day, and what is going on, the kids coming from school seeing all this and happening out on the streets; we as people living around there, we can only look and only talk, but what can we do? We need members in high places to help us get rid of these motels;
- For our children coming out of the schools and seeing these ladies on the streets, what do you think these kids talk about? These kids need their spaces, such as libraries they can go to, or gym that they can go to, instead of seeing all these women on the streets, doing things with their bodies, and men coming and going;
- We are putting our problem on a higher court, for you guys to do things that can help us and help the community to get rid of these nuisance motels, that is all around, on Broadway, on Figueroa;
- I go to church every Sunday on Broadway and 103rd Street, the ladies over there, some of them do not even wear clothes, that is wrong;

Local Resident / Activist

- Member of Community Coalition;

- Talked to the high school that is one block away from the motel and heard their experiences with the motel;
- At night, this place is very noisy; there are a lot of arguments, fights, and issues there; there are a lot of patrol cars all night all the time in there;
- There are a lot of women under clothed in the area which is not a good example for our kids and our young students over there; some of the parents said that the permit of this place should be revoked or removed;
- Instead, we should have a different place such a daycare or something better for the community; our community deserves to be free from prostitution, drug-use, and violence, caused by this motel;
- Please revoke the permit so that we do not have any more problems with this; we want peace and we know you can help us;

Local Resident / Activist

- Member of Community Coalition;
- Serving as a volunteer and asking to please revoke the permit for the Hi Lite Motel;
- There are lot of problems for our community with this; there is a lot of danger for our kids who go to school, for our families, and churches in the area; there are a lot of crimes and drug-use;
- Instead, we would like a park or a recreational area or library, and stop all these issues and these problems;
- We want clean areas for our community and we want a safe community;

Local Resident / Activist

- Member of Community Coalition;
- Really worried about the safety in the area where I live; because of the area of the motel, specifically the Hi Lite Motel and Figueroa corridor;
- Ask that this place be shut down because I have seen a lot of violence and aggressions inside and outside of this place;
- Really scared and fear for the safety of my children, my family, and my neighbors;
- Asking for quick actions because I trust that you will take the corresponding measures to make us feel safe;
- As someone responsible for families and for actions, that you would help us;

Local Resident / Activist

- Member of Community Coalition; living near the area of the motel;
- Went with one of the groups of our community to talk to the parents from the high school that is one block away; they told us about their experiences in taking their kids to the school;
- There are a lot of women in the area dressed improperly or provocatively, that cause accidents; because people who are driving do not pay attention and they are calling the attention of young kids that are there because they look at them and ask questions, such

as why they are dressed like that and what they do and what they are doing in that area; which is not good example for the students; some parents say that the permits for the motel should be revoked;

- Instead, it should be something there that is more beneficial for the community, such as a park;
- We want to be free from prostitution and violence caused by this motel; hope that you can help us by shutting it down;

Local Resident / Activist

- Member of Community Coalition;
- We need to build communities that we are proud of, not all these crimes and corruptions that our children do not need to know everything about life right now;
- We need to go back to the older days, we had pharmacies and parks, everything we were happy to have our families around; we need to go back to those days;
- Especially for our seniors, to have something for their golden years;
- Please stand with the community and building the community back to where they belong;

Local Resident / Activist

- Member of Community Coalition; we are mothers and fathers that live around the area, around this motel without control;
- It is affecting us greatly because there are apartments here, houses in which families live, and also schools;
- Kids walk to school around seven in the morning and during the whole day we see the same thing; people almost naked or even naked; we feel ashamed and sad because of these women; unfortunately, men request for the sexual services;
- We only ask for this place to be shut down, because of all the drugs, fights, and shootings that are here; all these lead to prostitution and human-trafficking;
- We all agree in that this place should be shut down;
- All we ask for is for this to be in control and for you to help our community;

Isaias Benavides, Senior Field Deputy, Council District Eight

- Council Office in support of revoking the use of the motel, in order to abate what is clearly a long history of crime here;
- We do not have to speculate about the harms or impacts this operation will have if we do not take this action;
- The testimony from the LAPD and the community paint a very clear picture of a motel so poorly operated that it continuously threatens the safety and well-being of the community;
- The sheer amount of crime and violent nature of it is very concerning; especially considering the community that this motel sits in;
- Despite the operator's best attempts to deflect and distract from what has been happening on their property, the calls for service, the arrests, the prostitution and human-

trafficking, and the deaths, no amount of lawyering can mask what has been an utter failure by the operator to responsibly run a business;

- This is a predominately residential neighborhood, with single-family homes next door, and across the street from the motel, a bus stop directly in front of the motel, multiple schools, including a high school, Burton Tech, two blocks away;
- You have heard from some of those folks, and that you will read letters from some of the parents at that school, that they do not feel safe in their own neighborhood, because of the operator's failures;
- As a City, that is something that we cannot just stand by and let that be the experience that folks have in their community;
- Even more so, to the point, of this failure by the operator, despite attempts by the law enforcement to work collaboratively to address these issues, the operator has failed to do their part; that lack of accountability has troubled us the most; to stand here in front of folks and act like everything is fine and essentially gaslight the community to feeling that nothing wrong is happening here; that lack of accountability is what has allowed crime to fester here and torment this community;
- This place is a significant burden on the City and law enforcement to respond, when it is in fact the duty of the business owner to operate responsibly; a duty that has apparently been too much for the operator to handle;
- We urge you, the Zoning Administrator, in the interest of public safety, to revoke the use of this site;

Cross Examination between Frank Weiser (Owner/Operator's Representative) and Xiaoying Zhao (Owner/Operator of Hi Lite Motel)

- Frank Weiser: I am going to ask Ms. Zhao again. You heard the people talking here, Ms. Zhao. Can you give me your response to what they are indicating?
- Xiaoying Zhao: Everybody is saying, close motel, no more prostitution, no more drugs. I do not think so. How can no more? Motel close, but everywhere is drugs too. Rental motel no kids. I do not pick kids. If close motel, everybody goes to apartments. Apartment has kids. Everybody goes to sell drugs in the apartments. Prostitution goes to apartments. Every kids can see. That is a problem.
- Frank Weiser: What I understood from your previous testimony, you tried to work with Officer Hamaoka and LAPD officers, correct? You are trying to work with the community, in terms of doing whatever is required, is that correct? We are going to provide that all those thirty-three conditions were complied with, that was suggested, by LAPD, correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: Ok. My question, is that, as an alternative of operating as a motel, are you aware of this program, the City of Los Angeles Inside Safe program, where the City puts people in and they do the security?
- Xiaoying Zhao: Yes.
- Frank Weiser: I understand that you and the other co-owner, Maoson Young, are willing to work with the City to do that, to help alleviate homeless issue in the community, and allow the City to operate it under that program, you would be willing to do that?
- Xiaoying Zhao: Yes.

- Frank Weiser: I understand that as an alternative to the Inside Safe program, there is a program, and I am aware of the program and I know the head of it, Eric Shames, SOUL Housing, they also place people in, they do not operate it as a motel; they lease it and I understand there are other motels that have done that; you are willing to do that as an alternative to the Inside Safe program?
- Xiaoying Zhao: Yes.
- Frank Weiser: If this is what is going to be required to solve the problem that the City is claiming, we are not admitting that it is the way they are characterizing it; but if it is, you would be willing to operate the property through these kind of programs, is that correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: To help housing, to help homeless, or to help disabled individuals from the State and everything, is that correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: Ok. So whatever it takes, you are willing to do that, so long as the property is not closed down? Correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: How much did you purchase this property for? You put in a lot of your money, personal investment, life investment, to buy this property?
- Xiaoying Zhao: Yes. I put a lot of money.
- Frank Weiser: How much would you say?
- Xiaoying Zhao: I do not count, but I put in a lot of money.
- Frank Weiser: It is over a million dollars?
- Xiaoying Zhao: Yes. Of course. Yes.
- Frank Weiser: So if you do not have this property operating, open, in any way; are you going to be losing substantial portion of your life's investment? This is your property that supports you, is the right?
- Xiaoying Zhao: Yes.
- Frank Weiser: So you need the property open, as a business, one way or the other, to keep yourself going, is that correct?
- Xiaoying Zhao: Yes.
- Frank Weiser: We had a security officer here but he left. We are going to submit what we have from him. I do not have any other witnesses at this time.

Closing argument from Frank Weiser, Owner/Operator's Representative

- I do think I had a right to cross-examine the officers and I raised the procedure due process objections;
- I will look at the records as far as the redacted reports; in general, if they are redacted, I think that there is a procedural due process objections to them;
- Indicated to the Zoning Administrator's Office, hearing the matter, because of the circumstances and what is going on with all the motels; and the appearance of bias issue; I do think there is a policy I have raised the procedure due process objection to that;
- As far as the way that evidence was gathered here, at least part of the evidence, certainly, Ms. Wan, case law is very clear that she had to get clear consent by informing

them exactly what she was coming down for; that was not that type of consent from the owners; I think there is a Fourth Amendment issue, as to that evidence;

- We will see from the police reports; if the reports indicate that officers came on here without my clients' consent, there would be a Fourth Amendment issue there;
- I raised a First Amendment petition and grievances clause issue;
- I do want to emphasize the Fifth Amendment substantive due process issue that I have raised in other hearings, a case called Bauer v. City of San Diego (1999), that case talks about revocation of conditional use permits, that they have to be strictly complied with by ways of due process, and the least, imposing conditions that can keep the balance, keeping the property owner in business still, with of course the public interest, if it could be done without closing the property, that is the way it go under the Bauer case; that is in general, due process;
- Substantive due process, there is a case called Koontz v. St. Johns Rivers, it is a 2013 U.S. Supreme Court case; the Koontz case says that in imposing conditions by the government, a City, a municipality, in land use matters, they have to be proportional and have essential nexus between the conditions imposed and the facts underlying it; it cannot be oppressive, that is the same thing that the Bauer case says;
- By just simply closing it the first time around; and I know if we were here before COVID; and without this policy from the City Council and Councilmember, what we would be talking about is not closure, but what kind of conditions to be imposed here; but unfortunately, I do think there is a policy to just close it;
- Nevertheless, the due process requires that it not be closed; that in fact that there would be some way to balance the interest of the public with keeping the property open;
- We raised the issue about SOUL Housing and Inside Safe program; I know that you were the Zoning Administrator for a motel, recently, that had conditions imposed at the Foxy Motor motel, which is out here in the south central area; I was not the attorney on that case; although I do know the owner and I know SOUL Housing, and I know that that motel was not closed; there were similar type of allegations made to it, against it, the same way as here;
- I am representing a motel that you were the Zoning Administrator last year, it was not closed, and it was the one on Century Boulevard, Magic Carpet Inn;
- It does not have to lead to a closure;
- My clients are willing to work with the City;
- You will see evidence that they tried to comply with all thirty-three suggested conditions; which I have quite frankly not seen with the other motels; what they have done here;
- I think the neighborhood, unfortunately, is not a great neighborhood; there is a problem in the neighborhood; but they do have a gate; we are going to give you all the signs in every room; give you the conditions and proof that they have tried to comply; I would suggest that the Inside Safe program or SOUL Housing is the mitigating type of circumstances that can weigh and balance the public interest versus their right to stay open, and help the public by helping solve the homeless issue or some of these disabled individuals; I would ask that, if that is the way to do it, we do it that way, as you did for Foxy's Motor Inn;
- With that, I will submit a brief and submit actual factual evidence by June 12th.

Charles Rausch, Associate Zoning Administrator

- Will keep the file open until June 12th;
- File is open so anybody who wishes to send in letters can do so.

CORRESPONDENCE RECEIVED SUBSEQUENT TO THE PUBLIC HEARING

Council District 8

On September 4, 2024, a letter was received from the Office of Councilmember Marqueece Harris-Dawson, in support of revoking the motel use at the Hi Lite Motel. The letter stated that the site has a long history of nuisance and criminal activity that the operator has failed to address and has consequently had a detrimental impact on the surrounding community. The letter further stated that it is apparent that the owner is unwilling to make the necessary changes to rectify the situation, and as a result, the City has expended substantial resources responding to emergencies and trying to prevent recurring incidents at the location. In conclusion, the letter urged that the Zoning Administrator move forward with discontinuing the motel's use in the interest of public safety.

Hi Lite Motel Owner/Operator

On June 10, 2024, a representative for the owner/operator submitted multiple emails with attachments per the following:

- an e-mail correspondence with attachments: fourteen (14) pages of scanned motel registration cards;
- an e-mail correspondence with attachments: ten (10) pages of photographs depicting the motel premises, showing security cameras, posted signage, and lighting;
- an e-mail correspondence with attachments: (1) security contracts and documents previously provided in the April 16, 2024 e-mail correspondence; (2) 24 pages of security patrol sign-in sheet; (3) 11 pages of security sign-in sheet; (4) 8 pages of scanned checks, including checks issued to GA Hawk Security Patrol Inc.;
- an e-mail correspondence with attachments: (1) 11 pages of correspondence between the motel owner/operator and the LAPD; (2) 14 pages of correspondence between the motel owner/operator and the LAPD; (3) 13 pages of correspondence between the motel owner/operator and the LAPD; (4) 10 pages of correspondence between the motel owner/operator and the LAPD;
- an e-mail correspondence with attachments: 14 pages of photographs depicting posted warning signs;
- an e-mail correspondence with attachments: photographs depicting motel employees receiving training, motel rules and regulations, and motel registration card;

- an e-mail correspondence with attachments: 20 pages of photographs depicting the motel premises, showing lights and security gates;
- an e-mail correspondence with attachments: 24 pages of scanned journal entries for a daily journal; entries of incidents ranged from August 9, 2022 to January 22, 2023;
- an e-mail correspondence with attachments: 24 pages of scanned journal entries for a daily journal; entries of incidents ranged from January 25, 2023 to July 19, 2023;
- an e-mail correspondence with attachments: 24 pages of scanned journal entries for a daily journal; entries of incidents ranged from July 19, 2023 to December 13, 2023;
- an e-mail correspondence with attachments: 24 pages of scanned journal entries for a daily journal; entries of incidents ranged from December 16, 2023 to May 5, 2024;
- an e-mail correspondence with attachments: security contracts and documents previously provided in the April 16, 2024 e-mail correspondence;
- a forwarded e-mail correspondence with list of suggested conditions from the LAPD, as previously provided in the April 16, 2024 e-mail correspondence;
- a forwarded e-mail correspondence with photographs and warning signs, as previously provided in the April 16, 2024 e-mail correspondence;
- a forwarded e-mail correspondence with photographs and warning signs, as previously provided in the April 16, 2024 e-mail correspondence;
- a forwarded e-mail correspondence with ten photographs of the motel premises, as previously provided in the April 16, 2024 e-mail correspondence;
- a forwarded e-mail correspondence with letters issued to the motel owner/operator from the Office of the City Attorney, as well as documents that were previously provided in the April 16, 2024 e-mail correspondence;
- an e-mail correspondence with attachments: a letter from the representative of the motel owner/operator, which cited numerous court cases; the letter stated that the owner/operator request for no conditional use permit or additional conditions to be placed on the motel;
- an e-mail correspondence with attachments: 6 pages of signed petition form, in favor of dismissal of imposition of conditional use permit conditions or closure of the Hi Lite Motel;
- a forwarded e-mail correspondence with attachments: trespass arrest authorization form, scanned motel registration cards, photographs of motel premises; some of the documents and photographs were grayed out and not legible. Planning Staff

responded via e-mail to the operator's representative and requested for resubmittal of the attachments.

- an e-mail correspondence with attachments: 2 pages of scanned journal entries from the daily journal, with incidents ranged from May 10, 2024 to May 21, 2024.

In regard to the abovementioned materials submitted by the motel owner/operator, many incidents in the daily journal entries were not in the English language. On June 26, 2024, Planning Staff responded to the operator's representative and requested for the materials to be provided in English. On July 10, 2024, Planning Staff sent another e-mail correspondence to the representative and requested for the materials to be provided in English. On July 12, 2024, Planning Staff sent an e-mail correspondence to the representative and requested for the materials to be provided by July 26, 2024. On July 24, 2024, the representative responded via e-mail and requested for an extension to submit the translations, an extension was granted until August 16, 2024.

On August 15, 2024, the representative for the owner/operator submitted an e-mail correspondence with attachments, which included 60 pages of materials provided by the motel owner/operator; the documents included the motel owner/operator's description of various events at the Hi Lite Motel.

FINDINGS

As presented in the information documented herein through correspondence and public testimony by affected parties, it is hereby determined that the operation of the motel known as the Hi Lite Motel, has created public nuisance impacts at the site. The Zoning Administrator may require the discontinuance or revocation of any use or discretionary zoning approval on the site if it is found that the use or discretionary approval as operated or maintained:

1. Jeopardized or adversely affects the health, peace or safety of persons working or residing in the surrounding area.

The surrounding area is comprised predominately of residential, institutional, and religious uses. Residential properties zoned R2-1 directly adjoin the Hi Lite Motel to the west and are improved with one- and two-story residential structures. The adjoining property to the south is zoned C2-1VL-CPIO and is also zoned C2-1VL-CPIO. It is developed with a two-story 5-unit apartment building. Properties to the east across from Broadway are zoned C2-1VL-CPIO and developed with one- and two-story residential structures. Properties to the south are zoned C2-1VL-CPIO and developed with one- and two-story residential structures.

The subject motel is located approximately 105 feet from the Interstate 110 Harbor Freeway to the west. The Harvest Time Apostolic Church, located at 10022 South Broadway, is approximately 0.2 mile from the subject motel. The Church of Eternal Salvation, located at 10608 South Broadway, is approximately 0.2 mile from the subject motel. The Alliance Judy Ivie Burton Technology Academy High School, located at 10101

South Broadway, is approximately 0.1 mile from the subject motel. The One Hundred Seventh Street Elementary School, located at 147 East 107th Street, is approximately 0.6 mile from the subject motel. The Alliance College-Ready Middle Academy 4, located at 9719 Main Street, is approximately 0.6 mile from the subject motel. The Watts Learning Center Elementary School, located at 310 West 95th Street, is approximately 0.6 mile from the subject motel. The Charles W. Barrett Elementary School, located at 419 West 98th Street, is approximately 0.6 mile from the subject motel.

The subject motel, known as the Hi Lite Motel, is comprised of six lots with a frontage of approximately 180 feet along the western side of Broadway and a depth of approximately 190 feet along 104th Street, for a total of approximately 38,450 square feet of lot area. The property is developed with three two-story structures and an associated surface parking lot. A 12-foot alley sits on the property and bisects the portion of the site which are zoned C2-1VL-CPIO and the two lots which are zoned R2-1. Originally a through alley, a perimeter gate and fencing were erected towards the rear of the property which prohibits access from 103rd Street to 104th Street via the motel parking lot. Pedestrian and vehicular access to the subject motel is provided via one entrance off 104th Street.

The three structures were originally built in 1956. On June 28, 1971, the City of Los Angeles Department of Building and Safety (LADBS) issued three Certificates of Occupancy for the conversion to a motel from two-story apartment buildings. Certificate of Occupancy No. 1970LA15415 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces, for the structure located at 10317 South Broadway. Certificate of Occupancy No. 1970LA15416 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces, for the structure located at 10321 South Broadway. Certificate of Occupancy No. 1970LA15414 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces. According to plans attached to Building Permit No. 1987LA69308, issued on June 30, 1987, a total of 47 vehicular parking spaces were noted on the plans. Per the motel manager, the motel contains a total of 36 guest rooms.

On March 14, 2024, the LADBS issued a Notice of Code Violation (#A-6178945), pertaining to numerous violations to the Los Angeles Municipal Code. The violations include open storage within the required yards, maintenance and repair of existing building, missing or disabled smoke alarms, maintenance and repair of existing building and premises.

According to City of Los Angeles Office of Finance LATAX report, LA Hi Lite Property Inc. (dba Hi Lite Motel) began business at the subject location on August 11, 2011 (Account No. 0002573454). Per County of Los Angeles Assessor's information, the most recent sale of the property occurred on September 30, 2011. There are two assessor parcel numbers associated with LA Hi Lite Property Inc. (APN# 6074004037 and APN# 6074004036).

The public record contains investigative reports related to murder, death, attempted murder, violence with injuries, engaging/soliciting prostitution, supervising/aiding

prostitution, operating a disorderly house, assault with a deadly weapon, vandalism, armed robbery, narcotics discovered, robbery, sexual assault, attempted rape, burglary, human trafficking of a minor, shootings, and more. There are arrest reports, calls for service, crime summary reports, arrest summary reports, correspondences, and testimony at the public hearing, all of which indicate that there have been continuous documented, repeated violations of the Los Angeles Municipal Code.

On January 8, 2024, an e-mail correspondence was received from the Los Angeles City Attorney's Office, pertaining to operations of the Hi Lite Motel. The correspondence stated that the LAPD has identified the subject motel as a violent gang and narcotics public nuisance location, and the LAPD previously referred the property to the Los Angeles City Attorney's Office (LACAO) in 2023. On April 14, 2023, the LACAO issued a letter to the property owners of the subject motel and requested that they attend a meeting with the LAPD and LACAO, in order to discuss the crime occurring at the property and specific measures to be taken to address the crime. The meeting took place on May 9, 2023 at the LAPD Southeast Community Police Station and in attendance were the LAPD, the LACAO, and representatives for the Hi Lite Motel (Marcol Young, Maoson Young, Sue Lee Young). Despite the meeting and another September 6th meeting that the LACAO had with owner representatives at their request, the crime and nuisance at the property persisted. Therefore, the LACAO referred the property to the Office of Zoning Administration for appropriate action.

On April 4, 2024, a letter was received from Senior Lead Officer Erik Loomis, pertaining to the operation of Hi Lite Motel. Excerpts from the letter are as follows:

"Over the past few years, the location has been the subject of police actions due to homicides, drug use, prostitution, and arrests for criminal activity. Due to the location's proximity to a high prostitution area it is imperative that the proprietor of the establishment executes the daily operations in a manner that will help mitigate the criminal activity and ensure that they are not actively encouraging or contributing to more criminal behavior."

"Over the past few years and months, myself along with other officers before me, have attempted to help guide and advise the proprietor and motel staff on how to better execute the daily motel operation, however we have not seen any meaningful change. In the past five years the location has produced 185 calls for service, within those calls there have been 31 assault with a deadly weapon calls, 8 attack investigations, 29 arrests, many for prostitution, and 18 robberies. Many of these crimes and incidents are a consequent of the chronic gang and narcotics activity that continually operates at the location."

"It is my fear that if this establishment is allowed to continue to operate we will see more crimes and tragedies unfold at the location and in the surrounding neighborhood. Just north of the location, located at 10101 South Broadway, is the Burton Tech Academy High School, and just south of this location are many apartment homes and single-family residences. The presence of children in the area makes the issues at the Hi Lite Motel very concerning."

“It is the position of the LAPD that the motel use be revoked for this location. This will help put a stop to the continuing criminal activity at the location. If the ability to continue to operate as a motel were to be removed, the LAPD would also like to request the owners properly secure the location with proper lighting and security to ensure it does not become a refuge for the unhoused and create a different set of problems for the surrounding neighborhood.”

A virtual public hearing conducted via Zoom application and telephonically was held on April 17, 2024 at approximately 10:00 a.m. In attendance and testifying were members of the Los Angeles Police Department, a Senior Field Deputy for Councilmember Marqueece Harris-Dawson, 8th Council District, a representative for the property owner, motel owner/operator, and residents and stakeholders of the community. A summary of the testimony offered at the public hearing is contained in this determination.

There are LAPD crime reports in the subject case file, as well as testimony 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 sufficient oversight of those at the premises as evidenced by LAPD crime reports regarding murder, death, attempted murder, violence with injuries, engaging/soliciting in prostitution, supervising/aiding prostitution, operating a disorderly house, assault with deadly weapon, armed robbery, narcotics recovery, sexual assault, shootings, rape, drug overdose, human trafficking of a minor, and more. The activities taking place at the site deprive residents and other community members of their rightful ability to peacefully enjoy their neighborhood.

The use has continued to impact the surrounding area and has resulted in the continuation of nuisance activities that affect residents and have placed a heavy demand on limited Los Angeles Police Department resources. Written comments have been received from parents and surrounding community attesting to the crime, especially prostitution, at the subject motel, the surrounding area, and along the public right-of-way in front of the motel. Additionally, the subject motel is located on the student walk routes to the Alliance Judy Ivie Burton Technology Academy High School, which is approximately 0.1 mile north of the Hi Lite Motel.

As evidenced by the LAPD crime reports, as well as correspondence between the property owner and the LAPD, the motel owner/operator has not consistently complied with the suggested operational conditions from the LAPD, which resulted in recurrences of crimes, especially prostitution, at the subject property. At the public hearing, the LAPD testified and stated that although some changes were made, overall adherence to the suggestions from LAPD were extremely poor and lacked follow through. During the field inspection conducted on February 8, 2024, Staff investigators witnessed one prostitute on the motel premises, and a lone male loitering in a vehicle in the motel parking lot. Upon observing the presence of Staff investigators and LAPD officers in the motel parking lot, the lone male driver exited the motel parking lot without allowing the prostitute to enter the vehicle. Upon observing the male driver and vehicle exiting the parking lot, the prostitute continued to walk across the parking lot and towards the entrance of the

motel. The prostitute proceeded to exit the motel parking lot. Per the motel managers, the lone male driver rented the guest room for the prostitute.

The subject motel is fostering an environment which contributes to the blight of the neighborhood. Although the operator's representative submitted documents showing partial compliance with some of the suggested conditions, continuous compliance has not been attained. Furthermore, the motel owner and operator had ample time and opportunity to make improvements and changes to the premises, and it should not have gotten to the point of initiating a case and conducting a hearing to compel the operator and owner to act on maintaining the building and operation of the motel in a manner that is desirable to the community.

- 2. Constitutes a public nuisance and has resulted in repeated nuisance activities including but not limited to criminal activities, including assault with deadly weapon, operating a disorderly house, prostitution, battery, trespassing, robbery, attempted rape, murder, death, attempted murder, narcotics, sexual assault, shooting, human trafficking, and more.**

Los Angeles Police Department Calls for Service reports indicate at least 186 calls for service associated with the site between March 17, 2019 to March 4, 2024. In addition to the calls for service submitted for 10321 and 10325 South Broadway, at least 10 calls were submitted for location addresses associated with the motel between February 3, 2021 to December 7, 2023. These reports identify a pattern of assault with a deadly weapon, battery, robbery, prostitution, soliciting/engaging in prostitution, operating a disorderly house, violence with injuries, shooting, and disturbances shown to be associated with the subject motel which directly affect the adjacent residential uses, the safety of customers and employees at the motel, and law enforcement resources. There were multiple criminal incidents related to engaging in and solicitation of prostitution, attempted murder, attempted rape, rape, and at least one reported incident of human trafficking of a minor.

The Los Angeles Police Department submitted the following reports:

Arrest Reports: There were at least 43 arrest reports submitted for the subject property between October 12, 2018 to November 14, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-11-14	6:45 PM	ENGAGING IN / SOLICITING FOR PROSTITUTION
2.	2023-11-14	6:45 PM	ENGAGING IN / SOLICITING FOR PROSTITUTION
3.	2023-11-14	6:45 PM	SUPERVISING/AIDING PROSTITUTION
7.	2023-10-31	12:45 PM	OPERATING DISORDERLY HOUSE
8.	2023-10-31	12:45 PM	ENGAGING IN ACT OF PROSTITUTION
9.	2023-10-31	12:45 PM	ENGAGING IN ACT OF PROSTITUTION
10.	2023-03-26	4:00 AM	EX-CON WITH GUN
11.	2023-02-04	12:30 PM	VEHICLE THEFT W/ PRIOR
12.	2023-02-04	12:35 PM	POSSESSION OF CONTROLLED SUBSTANCE

13.	2022-12-24	9:35 AM	BATTERY ON POLICE OFFICER
14.	2022-12-22	3:30 AM	POSSESSION OF FIREARM
15.	2022-12-10	12:08 PM	DRIVING W/OUT OWNER CONSENT
16.	2022-11-11	3:00 PM	POSSESSCION OF CONCEALED FIREARM
17.	2022-10-16	9:05 AM	CARJACKING
18.	2022-10-16	9:05 AM	CARJACKING
19.	2022-09-24	11:00 PM	EX-CON WITH GUN
20.	2022-09-24	11:00 PM	CARRYING A CONCEALED WEAPON
21.	2022-08-28	11:30 AM	ASSAULT W/ DEADLY WEAPON KNIFE
22.	2022-07-07	11:40 AM	EX-CON WITH GUN
23.	2022-07-07	2:20 AM	BATTERY
24.	2022-06-16	11:00 AM	TRESPASSING
25.	2022-04-02	2:30 AM	ASSAULT W/ DEADLY WEAPON
26.	2022-02-28	3:30 PM	ROBBERY
27.	2022-01-10	9:30 AM	CARJACKING
28.	2022-01-04	8:25 PM	MINOR POSSESSION OF GUN
29.	2021-12-05	2:00 PM	VIOLENCE WITH INJURIES
30.	2021-07-24	11:20 AM	DRIVING W/OUT OWNER CONSENT
31.	2021-05-27	10:10 PM	FELONY POSSESSION OF FIREARM
32.	2021-03-04	10:29 PM	STOLEN VEHICLE ARREST
33.	2021-02-23	7:50 PM	STOLEN VEHICLE ARREST - 3 STOLEN VEHICLES
34.	2021-02-17	7:50 PM	DRIVING W/OUT OWNER CONSENT
35.	2021-02-05	7:40 AM	ATTEMPTED RAPE
36.	2021-02-01	8:49 AM	STOLEN VEHICLE ARREST
37.	2021-01-19	8:05 PM	POSSESSION OF CONTROLLED SUBSTANCE WHILE ARMED
38.	2021-01-09	8:05 PM	GUN ARREST - PARKING LOT
39.	2020-08-24	8:45 PM	ASSAULT W/ DEADLY WEAPON
40.	2019-12-04	11:00 AM	CRIMINAL THREATS
41.	2019-10-20	3:45 PM	FELONY BATTERY
42.	2018-10-16	10:25 PM	EX-CON WITH FIREARM
43.	2018-10-12	5:10 AM	FELONY WARRANT POST-RELEASE VIOLATION

Investigative Reports: There were at least 146 investigative reports submitted for the subject property between May 22, 2018 to January 7, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>SUMMARY</u>
1.	2024-01-07	8:03 PM	MURDER / DEATH	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 1 was struck by gunfire and succumbed to his injuries.

2.	2024-01-07	8:03 PM	MURDER / DEATH	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 2 was struck by gunfire and succumbed to his injuries.
3.	2024-01-07	8:03 AM	ATTEMPTED MURDER	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 3 was struck by gunfire and survived his injuries.
4.	2023-12-18	10:00 PM	VIOLENCE WITH INJURIES	Suspect and victim involved in verbal dispute inside motel guest room #C17. Suspect punched victim in her face, resulting in victim hitting her head on the wall and losing consciousness. Victim believed suspect took her cellphone and car keys.
5.	2023-12-10	1:20 AM	RESTRAINING ORDER VIOLATION	Victim had restraining order against suspect. Suspect arrived at motel and threatened to damage victim's motel guest room window (Room #C13).
6.	2023-11-14	6:45 PM	ENGAGING / SOLICITING PROSTITUTION	Defendant 1 drove defendant 2 (prostitute) to the motel. Defendant 1 paid \$30 to rent a guest room at the motel. Defendant 1 paid defendant 2 \$100 for sexual intercourse inside motel guest room (Room #101). After approximately 15 minutes, both defendants exited motel guest room and defendant 1 left motel premises. Defendant 1 arrested for engaging in prostitution. Defendant 3 picked up defendant 2 from motel parking lot. Defendant 2 arrested for engaging in prostitution and defendant 3 arrested for supervising or aiding a prostitute.
7.	2023-11-14	6:45 PM	ENGAGING IN PROSTITUTION	Defendant 1 and defendant 2 engaged in prostitution activities inside motel guest room (Room #101). Defendant 1 was paid \$100 by defendant 2 to have sexual intercourse.

8.	2023-11-14	6:45 PM	SUPERVISING/ AIDING PROSTITUTION	Defendant 1 picked up defendant 2 from the motel parking lot, after defendant 2 had completed prostitution activities inside motel guest room. Defendant 2 (prostitute) stated that defendant 1 picks her up and drops her off at the street corner to work, and that she gives the money earned to defendant 1 to hold.
10.	2023-11-13	9:15 AM	ASSAULT W/ DEADLY WEAPON	Suspect trespassed onto motel premises with machete and refused to leave. Suspect threatened motel employees. Suspect and victim engaged in verbal dispute. Suspect picked up a rock and threw it at the victim.
11.	2023-11-03	12:45 AM	VANDALISM	Suspect returned to motel upset for being refused service. Suspect smashed guest room window, broke door, ransacked guest room.
12.	2023-10-31	12:45 PM	OPERATING DISORDERLY HOUSE	Motel employee rented motel guest room at \$30 for two hours. Fake name was used by prostitute. Motel employee did not confirm whether legitimate form of identification was provided or verified. Violation of incomplete registration card. Defendant (motel employee) arrested for operating disorderly house.
13.	2023-10-31	12:45 PM	ENGAGING IN PROSTITUTION	Prostitute arrested for engaging in an act of prostitution inside motel guest room #8. Defendant did not provide ID card to motel employee. Defendant provided fake name written on a piece of paper to motel employee.
14.	2023-10-31	12:45 PM	ENGAGING IN PROSTITUTION	Defendant arrested for engaging in an act of prostitution inside motel guest room #8. Defendant paid prostitute \$120 for sexual intercourse inside motel guest room. Defendant paid \$30 to motel employee to rent the room for two hours.

15.	2023-09-13	9:15 AM	ARMED ROBBERY	Witness (motel employee) observed suspect beating the victim inside motel guest room (Room #C24). Witness opened the door and two suspects fled the room. One of the suspects rented the room for the day. Victim and one of the suspects agreed for a sexual favor transaction in the motel guest room. Both suspects assaulted victim and robbed him of personal property.
16.	2023-08-22	11:00 AM	VIOLENCE WITH INJURIES	Victim was staying inside motel guest room #2. Suspect and victim engaged in verbal dispute inside room. Suspect punched victim multiple times and attempted to strangle victim. Suspect slapped victim's phone off her hand while victim was on the phone with police.
17.	2023-08-16	8:10 PM	NARCOTICS RECOVERED	Methamphetamine inside clear plastic Ziploc bag discovered at the motel.
18.	2023-08-15	11:00 AM	ROBBERY	Victim drove suspects to the motel. Once at the motel, suspect produced a handgun and robbed victim of personal property. Suspect threatened victim and stole victim's vehicle.
19.	2023-08-09	11:45 AM	NARCOTICS RECOVERED	Methamphetamine inside two clear plastic bindles discovered at the motel.
20.	2023-08-08	9:50 PM	VIOLENCE WITH INJURIES	Suspect and victim were staying in motel guest room #13. Suspect hit victim on face and neck. Suspect choked victim on two occasions.
21.	2023-08-03	3:00 PM	THEFT	Victim drove suspect to motel and rented a guest room. Victim woke up and discovered his personal property stolen.
22.	2023-08-01	12:01 AM	UNDETERMINED SEXUAL ASSAULT / RAPE	Victim met suspect at bar and woke up in suspect's vehicle parked in motel parking lot. Victim went into motel guest room with suspect. Victim woke up fully nude and expressed she felt sexual

23.	2023-08-01	4:30 PM	ROBBERY	intercourse was involved when she was unconscious. Victim and suspect agreed to meet up at the motel for a date. Victim and suspect rented motel guest room #2. Another suspect entered room, punched victim in his face and forcefully removed victim's personal property. Both suspects robbed victim of personal property and ran away.
24.	2023-07-02	11:00 PM	LOST PROPERTY	Victim woke up and discovered his money missing.
25.	2023-06-19	10:50 PM	BATTERY	Victim was staying at the motel. Suspect struck victim on her face and victim fell to the ground. Suspect proceeded to hit victim multiple times.
26.	2023-06-08	9:00 PM	BATTERY	Victim was renting a room at the motel with suspect. Suspect slapped victim on face and threw victim to the ground.
27.	2023-03-26	4:00 AM	EX-CON WITH GUN	Defendant smoking marijuana in parked vehicle in motel parking lot. Firearm, magazine, and live ammunition discovered inside defendant's vehicle. Defendant arrested for carrying a concealed firearm.
28.	2023-02-24	3:50 PM	CRIMINAL THREATS	Suspect approached victim. Suspect spat and punched victim. Suspect threatened to kill and bury victim at undisclosed location.
29.	2023-02-17	6:00 AM	BATTERY	Victim met suspect at motel guest room #101. Suspect and victim engaged in verbal altercation inside room and suspect spat in her face multiple times. Victim discovered her personal property missing after leaving motel guest room.
30.	2023-02-11	8:00 PM	BURGLARY	Suspects entered victim's room by prying the door frame with unknown pry tool. Suspects made entry, took victim's property and fled (motel guest room #C18)

31.	2023-02-04	12:30 PM	VEHICLE THEFT W/ PRIOR	Defendant arrested for driving vehicle without owners' consent with a prior conviction. Defendant parked stolen vehicle in motel parking lot.
32.	2023-02-04	12:35 PM	POSSESSION OF CONTROLLED SUBSTANCE	Defendant found in possession of crystal meth. Defendant was in stolen vehicle parked in motel parking lot.
33.	2023-01-28	2:15 AM	SEXUAL BATTERY	Victim was inside motel guest room #14. Suspect (motel employee) was attempting to clean the guest room. Victim alleged suspect tried to rape her inside motel guest room.
34.	2023-01-10	5:40 PM	ASSAULT W/ DEADLY WEAPON / SHOOTING	Victim and suspect involved in dispute at motel parking lot. Suspect left and victim observed suspect in street. Suspect returned and fired several shots at victim.
35.	2023-01-07	10:00 AM	VANDALISM	Suspect attempted to pick up a friend's identification card. Suspect got into argument with motel employee. Suspect became upset and produced wooden stick and broke two windows at the motel.
36.	2023-01-06	2:20 AM	SHOTS FIRED IN CITY LIMITS	Suspect fled from burglary scene, armed with firearms, fired one round into the air and fled.
37.	2023-01-06	2:20 AM	BURGLARY	Suspect entered through victim's motel guest room window. Victim observed suspect inside room and attempted to steal victim's property. When confronted, suspect fled and armed himself with a handgun and fired a round into the air.
38.	2022-12-24	9:35 AM	BATTERY ON POLICE OFFICER	Suspect was on motel premises and resisted arrest and pushed police officer with hand and caused officer to fall to the ground. Loaded firearm was recovered from suspect. Suspect arrested for battery on police officer.
39.	2022-12-22	3:30 AM	POSSESSION OF FIREARM	Suspect was in parked vehicle at motel parking lot. Firearm with live rounds of ammunition in magazine recovered inside suspect's vehicle.

40.	2022-12-15	11:45 AM	BATTERY	Suspect arrested for felon in possession of a loaded firearm. Suspect picked up victim and tossed victim against wall.
41.	2022-12-15	3:45 PM	NARCOTICS SALE	Suspects met in motel parking lot to conduct narcotics sale. Suspect 1 retrieved substance resembling cocaine base from suspect 2 in vehicle parked inside motel parking lot.
42.	2022-12-15	5:11 AM	STOLEN VEHICLE	Victim drove borrowed vehicle and drove two girls to motel. Victim fell asleep in guest room #5 and woke up to personal property missing. Victim believed the two girls stole his wallet, ID, car keys, and vehicle.
43.	2022-12-10	12:08 PM	DRIVING W/OUT OWNER CONSENT	Suspect was in stolen vehicle parked in motel parking lot. Suspect arrested for driving vehicle without owner's consent.
44.	2022-12-07	12:01 AM	BATTERY	Suspect took victim to motel guest room and attempted to sexually assault victim. Victim refused and suspect struck victim in face.
45.	2022-11-11	3:00 PM	POSSESSCION OF CONCEALED FIREARM	Suspect was inside parked vehicle in motel parking lot. Firearm and live ammunition were recovered from suspect's vehicle. Suspect was arrested for carrying concealed firearm inside a vehicle.
46.	2022-11-11	3:50 AM	ROBBERY	Victim was walking back to his motel guest room from the ATM when multiple suspects attacked him. Suspects assaulted the victim and robbed the victim and fled.
47.	2022-11-08	N/A	SEXUAL BATTERY	Victim and suspect were inside vehicle parked at or near the motel. Suspect sexually assaulted the victim inside vehicle.
48.	2022-10-16	8:30 AM	CARJACKING	Suspect knocked on victim's motel guest room door. Victim opened the door and suspect produced firearm and knife. Suspect struck victim multiple times and robbed victim's personal property. Suspect took victim's car keys and stole victim's

49.	2022-10-11	2:25 PM	BATTERY	vehicle and drove away. Two suspects arrested for carjacking. Suspect approached victim (motel employee) and punched victim in face and fled. Motel manager stated suspect frequented the motel parking lot.
50.	2022-10-01	7:00 PM	BATTERY	Suspect and victim engaged in verbal dispute. Suspect slammed victim to the ground, punched her multiple times, and pepper sprayed the victim.
51.	2022-09-26	11:50 PM	THEFT	Victim met with suspect at motel guest room (Room #102). While victim was in the restroom, suspect stole victim's personal property and left the room.
52.	2022-09-24	11:00 PM	EX-CON WITH GUN	Suspect was in motel parking lot. Suspect removed firearm and discarded into another suspect's vehicle that was parked in motel parking lot. Suspect was arrested for Excon with a gun.
53.	2022-09-24	11:00 PM	CARRYING A CONCEALED WEAPON	Suspect was inside parked vehicle in motel parking lot. Suspect was arrested for having a semiautomatic gun inside vehicle.
54.	2022-09-22	8:20 PM	VANDALISM	Suspect entered motel premises armed with a wooden stick and a metal beam. Suspect threw rocks and shattered four windows.
55.	2022-09-22	1:49 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
56.	2022-08-28	11:30 AM	ASSAULT W/ DEADLY WEAPON KNIFE	Suspect and victim involved in verbal dispute on motel premises. Suspect stabbed victim multiple times with knife. Suspect arrested for assault with deadly weapon with a knife.
57.	2022-08-26	9:45 PM	BRANDISHING DEADLY WEAPON	Victim (motel employee) instructed suspect to leave motel guest room as suspect was not a tenant. Suspect brandished a knife and threatened victim.

58.	2022-08-26	9:00 PM	LOST PROPERTY	Victim provided identification card to motel clerk upon check-in. Upon check-out motel clerk was unable to provide identification card to victim.
59.	2022-07-20	3:20 AM	RAPE	Suspect and victim rented motel guest room for two hours. Suspect raped victim inside motel guest room. Suspect robbed victim of personal property and left.
60.	2022-07-08	4:03 PM	STOLEN VEHICLE	Victim was inside motel guest room when suspect took his keys. Victim discovered his vehicle stolen.
61.	2022-07-08	6:30 PM	BATTERY W/ TRAUMATIC INJURY	Suspect and victim involved in verbal argument in motel parking lot. Suspect assaulted victim on face. Victim lost consciousness.
62.	2022-07-08	3:00 AM	LOST PROPERTY	Victim was inside motel guest room #108 with a female and two males. After the individuals left the victim was unable to find her credit card.
63.	2022-07-07	11:40 AM	EX-CON WITH GUN	Suspect and witness attempted to rent motel guest room while parked in motel parking lot. Witness had narcotics pipe and open alcohol container in his pockets. Suspect (convicted felon) was arrested for possession of a loaded firearm in her vehicle.
64.	2022-07-07	2:20 AM	BATTERY	Victim (motel employee) was cleaning the motel when punched by defendant multiple times in the face. Defendant spat on victim's face and fled. Defendant frequents the motel property and claims he is staying at the motel. Defendant arrested for battery.
65.	2022-06-16	11:00 AM	TRESPASSING	Suspect made entry into motel guest room (Room #109) without paying rent. Motel manager stated that suspect was an on-going problem and regularly trespasses on the motel property and parks his vehicle in parking lot without management's consent. Suspect's disruptive behavior frequently distracts motel employees from

				carrying out their jobs. Suspect arrested for trespassing. Suspect was a self-admitted member of a gang and claimed he feels entitled to the property because the motel is within his gang's area.
66.	2022-05-25	10:56 AM	STOLEN VEHICLE	Victim's vehicle stolen while parked in the motel parking lot.
67.	2022-05-11	9:16 AM	GRAND THEFT AUTO	Victim's vehicle stolen while parked in the motel parking lot.
68.	2022-05-03	7:00 PM	GRAND THEFT AUTO	Suspect and victim met at motel. Suspect stole victim's vehicle.
69.	2022-04-02	2:30 AM	ASSAULT W/ DEADLY WEAPON	Suspect struck victim multiple times with metal rod. Victim sprayed suspect in the face using pepper spray. Suspect arrested for assault with deadly weapon.
70.	2022-03-23	2:40 AM	ROBBERY	Victim was waiting for a ride adjacent to motel parking lot entrance. Suspect brandished a firearm and robbed victim of personal property.
71.	2022-02-28	3:30 PM	ROBBERY	Suspect entered motel guest room (Room #21) without permission and told victim and witnesses to pay for his motel room. Verbal dispute ensued between victim and suspect. Suspect grabbed money that was laid out on the bed. Suspect arrested for robbery.
72.	2022-02-11	12:00 AM	STOLEN VEHICLE RECOVERED	Suspect drove stolen vehicle and parked in motel parking lot. Suspect stayed in motel guest room #1.
73.	2022-01-10	9:30 AM	CARJACKING	Victim was taking a shower inside motel guest room (Room #102) when suspect entered her room. Suspect produced a handgun and took victim's vehicle's key and fled. Suspect stole victim's vehicle. Suspect arrested for carjacking.
74.	2022-01-10	7:00 AM	CARJACKING	Suspects entered victim's motel guest room. Suspects produced handgun and robbed victim of personal property. Suspects took

75.	2022-01-04	8:25 PM	MINOR POSSESSION OF GUN	victim's car key and stole victim's vehicle. Suspect and gang members were inside motel parking lot. Loaded firearm was recovered from suspect's vehicle parked in motel parking lot. Suspect arrested for juvenile in possession of a firearm.
76.	2021-12-30	11:46 AM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
77.	2021-12-05	2:00 PM	VIOLENCE WITH INJURIES	Suspect and victim were inside vehicle parked in motel parking lot. Suspect and victim engaged in verbal dispute. Suspect assaulted victim.
78.	2021-11-03	9:00 PM	STOLEN VEHICLE	Suspect stole victim's vehicle. Victim tracked stolen vehicle to the motel and discovered her vehicle vandalized by unknown suspects and new license plates were removed.
79.	2021-10-13	7:30 AM	ROBBERY	Victim was walking near his motel guest room (Room #2) when suspect punched him and robbed him of personal property.
80.	2021-10-06	8:45 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
81.	2021-09-30	1:00 AM	GRAND THEFT PERSON	Victim and suspect met at the motel. Victim fell asleep and woke up to his personal property missing. Suspect also stole victim's vehicle.
82.	2021-08-22	1:00 AM	RAPE	Suspect and victim were drinking alcohol inside motel guest room. Suspect brought victim to another guest room and raped victim. Victim believed suspect was a security guard who worked at the motel as the suspect was wearing a security uniform with the word "Security" on the back and pants.
83.	2021-08-10	4:00 AM	STOLEN VEHICLE PLATE RECOVERED	Stolen vehicle plate recovered from trunk of stolen vehicle.

84.	2021-08-07	11:00 AM	RAPE / MINOR	Suspect picked up victim and drove victim to the motel. Suspect and victim were drinking alcohol and smoking marijuana inside motel guest room. Suspect raped victim inside motel guest room. Victim was fifteen years old.
85.	2021-08-02	8:50 AM	THEFT	Victim was staying at the motel and had medical emergency. Upon discharge, victim went to motel to retrieve personal property. Victim's identification cards were missing from his wallet.
86.	2021-07-29	7:00 PM	VIOLENCE WITH INJURIES	Victim and suspect were in the motel parking lot. Suspect pushed victim into vehicle's side mirror. Suspect took victim's leased vehicle and fled.
87.	2021-07-24	11:20 AM	DRIVING W/OUT OWNER CONSENT	Suspect was seated in stolen vehicle at the motel. Suspect arrested for driving vehicle without owner's consent.
88.	2021-07-08	5:00 AM	BURGLARY	Suspect entered victim's motel guest room (Room #133) while victim was sleeping inside the room. Suspect stole victim's property and victim's vehicle.
89.	2021-06-04	12:40 AM	BATTERY	Victim was sitting inside vehicle that was parked in motel parking lot. Suspect approached vehicle, opened the door, and punched victim multiple times in the face.
90.	2021-05-27	10:10 PM	FELONY POSSESSION OF FIREARM	Suspect (gang member) parked vehicle in motel parking lot. Loaded semi-automatic handgun with live ammunition retrieved from suspect's vehicle. Suspect arrested for felon in possession of a firearm.
91.	2021-05-05	1:00 AM	VANDALISM	Victim's vehicle was parked in motel parking lot. Unknown suspect vandalized victim's vehicle engine and tire.
92.	2021-05-05	1:00 AM	VANDALISM	Suspect vandalized victim's vehicle engine and tire.

93.	2021-05-01	4:21 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
94.	2021-04-26	12:30 AM	VIOLENCE WITH INJURIES	Suspect and victim were inside motel guest room. Suspect grabbed victim's personal property and demanded personal information. Suspect punched and kicked victim multiple times all over her body. Victim was unable to leave motel guest room as suspect kept her keys.
95.	2021-04-19	3:30 AM	BATTERY	Suspect and victim engaged in verbal dispute. Suspect slapped phone out of victim's hand.
96.	2021-04-15	8:00 AM	ROBBERY	Victim (prostitute) advised her stolen vehicle was parked at the motel. Victim advised her ex-pimp stole her belongings.
97.	2021-04-05	6:40 AM	ROBBERY	Victim and suspect entered motel guest room (Room #12). Suspect punched victim to the floor, grabbed property out of victim's hand, and fled. Victim later observed suspect standing outside Room #4 at the motel.
98.	2021-03-19	5:00 AM	DEATH / DRUG OVERDOSE	Witnesses observed the deceased using methamphetamine and cocaine inside motel guest room (Room #15). One witness left the room and another witness discovered the deceased laying on the floor with no pulse or respirations. The witness attempted CPR on the deceased. LAFD responded and was unable to revive the deceased.
99.	2021-03-09	11:00 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
100.	2021-03-07	1:30 PM	RAPE	Victim and suspect meet occasionally at motel for sexual intercourse. Suspect raped victim inside motel guest room.

101.	2021-02-28	7:00 PM	BURGLARY FROM MOTOR VEHICLE	Victim parked vehicle in motel parking lot. Unknown suspects defeated victim's vehicle lock and took victim's property from vehicle.
102.	2021-02-22	4:00 PM	ASSAULT W/ DEADLY WEAPON	Suspects and victim were in motel parking lot. Suspect 1 approached victim with two metal pipes he grabbed from the trash bin and struck victim multiple times. Victim fell and lost consciousness. Upon gaining consciousness, Suspect 2 hit victim with clenched fist multiple times.
103.	2021-02-17	7:50 PM	DRIVING W/OUT OWNER CONSENT	Suspect parked stolen vehicle at motel parking lot. Suspect arrested for driving without owner's consent.
104.	2021-02-11	5:45 PM	ROBBERY	Victim (motel employee) was working inside motel guest room (Room #133). Suspect produced knife and demanded victim's money. Suspect fled with victim's property in vehicle.
105.	2021-02-05	7:40 AM	ATTEMPTED RAPE	Suspect entered unlocked motel guest room (Room #24). Suspect struck the victim on her face and tried to rape victim inside motel guest room. Suspect arrested for attempted rape.
106.	2021-02-04	7:30 PM	ROBBERY	Victim drove suspect to motel. Suspect approached victim and punched victim multiple times. Suspect robbed victim of personal property and fled into one of the motel guest rooms.
107.	2021-02-01	5:30 PM	LOST PROPERTY	Lost property discovered at the motel.
108.	2021-01-21	N/A	RAPE	Suspect raped victim inside motel guest room. Suspect also forced victim to prostitute herself and collected the money from victim.
109.	2021-01-19	8:05 PM	POSSESSION OF CONTROLLED SUBSTANCE WIHLE ARMED	Suspect parked vehicle in motel parking lot. Loaded firearm recovered inside suspect's vehicle. Methamphetamine recovered from suspect during search. Suspect

110.	2021-01-14	12:05 AM	VIOLENCE WITH INJURIES	arrested for possession of controlled substance while armed. Suspect strangled and struck victim unknown number of times causing her to lose consciousness.
111.	2021-01-02	5:00 PM	VANDALISM	Suspect and victim engaged in verbal dispute inside motel guest room. Suspect scratched victim's vehicle and fled.
112.	2020-12-20	9:00 PM	EXTORTION FOR SEX ACTS	Suspect threatened to release videos of sex acts on social media if victim did not continue sexual relationship. Suspect demanded victim to meet him at motel. Victim was not aware that suspect secretly recorded sexual encounters. Within 8 months, suspect made numerous requests and threats of releasing explicit videos. Victim ultimately complied over 10 times and met with suspect at motel.
113.	2020-12-14	7:00 PM	BURGLARY	Victim discovered unknown individuals inside his motel guest room. Victim discovered property missing from his motel guest room (Room #2).
114.	2020-12-13	11:30 AM	BATTERY	Suspect and victim met in motel guest room. Suspect assaulted victim inside motel guest room. Suspect removed victim's personal property from vehicle without permission.
115.	2020-11-25	10:00 PM	RAPE	Suspect and victim rented a guest room at the motel. Suspect was drunk and attacked and raped victim multiple times inside motel guest room.
116.	2020-11-09	9:30 PM	BATTERY	Victim and suspect were staying at the motel. Suspect punched victim multiple times on her face.
117.	2020-11-05	7:42 PM	DEATH / DRUG OVERDOSE	Deceased female found inside motel guest room #4. Witness stated he met the female on the street and discussed finding a motel room for a couple of hours to use narcotics. Upon arriving, the

				witness purchased 3 hours' worth of time for a guest room. Witness and the female were inside the motel guest room when the female started having seizure. Dispatcher were notified and fire department arrived on scene. Female individual was pronounced dead in the motel guest room.
118.	2020-10-12	1:00 AM	BATTERY	Suspect and victim rented a room at the motel to smoke narcotics. Victim wanted to leave the motel guest room and suspect assaulted her and tried to pull victim back to the room.
119.	2020-10-08	8:00 PM	HUMAN TRAFFICKING OF MINOR	Victim was taken to motel by suspect. Victim, suspect, and one unknown male went to a motel guest room (Room #C13). Suspect forced victim to perform oral sex and sexual intercourse with male. Victim heard suspect and the male discussed \$150 payment to suspect's account. Suspects sexually exploited minor victim for their financial gain.
120.	2020-10-07	2:00 AM	VIOLENCE WITH INJURIES	Suspect and victim involved in verbal dispute inside motel. Suspect assaulted victim multiple times. Suspect fled with victim's personal property.
121.	2020-09-16	5:44 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
122.	2020-09-02	6:00 PM	VANDALISM	Suspect vandalized victim's (motel clerk) vehicle.
123.	2020-08-24	8:45 PM	ASSAULT W/ DEADLY WEAPON	Suspect and victim involved in verbal dispute. Suspect approached victim with knife in hand. Suspect arrested for assault with deadly weapon.
124.	2020-08-10	1:25 AM	BATTERY	Victim met up with suspect in suspect's motel room (Room #15). Suspect grabbed victim and threw victim to the ground.

125.	2020-08-08	6:20 PM	ROBBERY	Victim rented motel guest room and waited for suspect (prostitute) to arrive. Suspect arrived with additional suspects and robbed victim of personal items from motel guest room.
126.	2020-08-05	12:00 AM	BRANDISHING	Suspect showed up at victim's motel guest room (Room #5) and asked victim to exit the room. Suspect was armed with semi-automatic handgun. Suspect was staying at Starlight Motel.
127.	2020-07-19	6:30 AM	VANDALISM	Victim parked vehicle in motel parking lot. Suspect used object to smash victim's truck window.
128.	2020-07-07	10:45 AM	BATTERY	Victim (motel owner) entered motel guest room (Room #2) and removed property of unauthorized person (suspect) from room. Suspect charged at victim and punched her multiple times in the face.
129.	2020-06-25	1:00 PM	BURGLARY FROM MOTOR VEHICLE	Victim parked vehicle in motel parking lot. Victim returned to vehicle and discovered door unlocked and personal property stolen.
130.	2020-06-15	5:30 AM	ROBBERY	Victim was preparing to check out of the motel. Victim was walking to his vehicle in the motel parking lot. Suspect drove up and demanded victim to hand over his property. Suspect pointed semi-automatic pistol and whipped victim on the top of his head using the pistol. Suspect robbed victim of personal property and drove away.
131.	2020-06-01	1:00 AM	ROBBERY	Suspects and victim met up in motel guest room (Room #2C). Suspect punched victim approximately 20 times in the face and robbed victim of personal property.
132.	2020-03-25	2:00 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.

133.	2020-03-23	9:00 PM	RAPE	Suspect drove victim to motel and checked-in to guest room #1. Victim and suspect smoked marijuana inside guest room. Suspect raped victim inside motel guest room.
134.	2020-03-02	5:00 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
135.	2020-02-25	6:25 AM	ROBBERY	Victim parked vehicle in motel parking lot. Suspects approached victim and demanded victim to get a room. Suspect 1 and victim went into motel guest room. Suspects robbed victim of personal property and took his vehicle.
136.	2020-02-06	1:34 AM	GRAND THEFT AUTO	Victim and suspects agreed to meet for sex. Victim drove suspects to motel. While victim was attempting to get a motel guest room, suspects stole victim's vehicle and left.
137.	2019-12-04	8:30 AM	BATTERY	Suspect approached victim and punched victim in face, causing her to stumble.
138.	2019-12-04	11:00 AM	CRIMINAL THREATS	Victim (motel employee) was punched in the face by suspect (Room #107). Suspect and additional suspect(s) were loitering in the motel parking lot inside parked vehicle for two hours. Additional victims reported that suspect made criminal threats to kill victims. Suspect arrested and booked for making criminal threats.
139.	2019-10-20	3:45 PM	FELONY BATTERY	Victim (motel manager) was notified by motel guest of intruder on the property. Victim found suspect and advised the unregistered guest to leave the premises. Suspect and victim engaged in verbal dispute. Suspect punched victim multiple times in head and face. Suspect arrested for felony battery.

140.	2019-09-17	3:45 AM	ASSAULT W/ DEADLY WEAPON VEHICLE	Suspect vandalized victim's vehicle. Suspect used vehicle to ram the victim's vehicle multiple times. Suspect drove vehicle towards victim and collided with fence.
141.	2019-08-15	10:45 AM	BATTERY	Victim paid for two hours to stay at the motel guest room (Room #106). Suspects (motel employees) entered guest room and attempted to forcefully remove victim from room. Victim resisted and suspects became more aggressive. Uninvolved motel employee stated that another male approached the motel front desk and asked for victim to be removed from room since he was leaving the location. At this point, suspects walked to motel room and ordered victim to leave the location.
142.	2019-08-04	10:00 AM	CRIMINAL THREATS	Suspect and victim engaged in verbal dispute. Suspect threatened to kill victim.
143.	2019-07-21	1:00 AM	ROBBERY	Victim rented a motel guest room for a few hours. Multiple suspects approached and assaulted victim multiple times. Suspects robbed victim of personal property.
144.	2018-10-16	10:25 PM	EX-CON WITH FIREARM	Police officers pursued suspect in vehicle. Suspect abandoned vehicle and led officers on foot. Firearm recovered from suspect's vehicle. Suspect arrested for ex-convict in possession of firearm. Additional charges added for felony evading and misdemeanor hit and run.
145.	2018-07-07	7:00 AM	INJURY REPORT	Victim used a voucher for approximately \$60 to rent a room at the motel. Suspects and victim smoked crystal meth in the motel guest room. Suspects and victim engaged in sexual activities inside motel guest room. Suspect chased after victim. Victim felt trapped and

called police. Victim stated she consented to smoke meth and engage in consensual sex with suspect because she needed a place to rest. Victim also had consensual sex with another person who offered to pay her money.

146. 2018-05-22 11:15 PM TRAFFIC COLLISION

Suspect damaged victim's (motel manager) vehicle in parking lot and fled.

Crime Analysis Mapping System Arrest Summary Report: At least 28 arrests were made between December 4, 2019 to February 24, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-02-24	9:05 PM	PROSTITUTION/ALLIED
2.	2024-02-24	9:05 AM	PROSTITUTION/ALLIED
3.	2024-02-04	8:30 AM	VEHICLE THEFT
4.	2023-11-14	6:45 PM	PROSTITUTION/ALLIED
5.	2023-11-14	7:15 PM	PROSTITUTION/ALLIED
6.	2023-11-14	8:55 PM	SUPERVISE/AID PROSTITUTION
7.	2023-10-31	2:20 PM	PROSTITUTION/ALLIED
8.	2023-10-31	2:20 PM	PROSTITUTION/ALLIED
9.	2023-10-31	2:50 PM	PROSTITUTION/ALLIED
10.	2022-12-24	9:35 AM	ASSAULTS
11.	2022-12-22	3:30 AM	WEAPON (CARRY/POSS)
12.	2022-12-10	12:08 PM	VEHICLE THEFT
13.	2022-11-11	3:00 PM	WEAPON (CARRY/POSS)
14.	2022-10-16	9:05 AM	ROBBERY
15.	2022-10-16	9:05 AM	ROBBERY
16.	2022-09-24	11:00 PM	WEAPON (CARRY/POSS)
17.	2022-08-28	11:30 AM	AGGRAVATED ASSAULT
18.	2022-07-07	2:20 AM	ASSAULTS
19.	2022-07-07	11:40 AM	WEAPON (CARRY/POSS)
20.	2022-06-16	11:00 AM	TRESPASSING
21.	2022-04-02	2:30 AM	AGGRAVATED ASSAULT
22.	2022-02-28	3:30 PM	ROBBERY
23.	2022-01-04	8:25 PM	WEAPON (CARRY/POSS)
24.	2021-07-24	11:20 AM	VEHICLE THEFT
25.	2021-02-17	7:50 PM	VEHICLE THEFT
26.	2021-02-05	7:40 AM	RAPE
27.	2021-01-19	8:05 PM	NARCOTICS DRUG LAWS
28.	2019-12-04	11:00 AM	ASSAULTS

Crime Analysis Mapping System Crime Summary Report: At least 98 crime incidents were submitted for the subject property between December 12, 2019 to February 1, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-02-01	6:30 PM	ROBBERY
2.	2024-01-07	8:03 PM	SHOOTING / HOMICIDE / DEATH
3.	2024-01-07	8:03 PM	SHOOTING / HOMICIDE / DEATH
4.	2024-01-07	8:03 PM	SHOOTING / AGGRAVATED ASSAULT
5.	2024-01-01	8:40 AM	ASSAULT
6.	2023-12-18	9:30 PM	AGGRAVATED ASSAULT
7.	2023-12-10	1:20 AM	RESTRAINING ORDER VIOLATION
8.	2023-12-09	5:00 AM	GRAND THEFT AUTO
9.	2023-11-13	9:15 AM	AGGRAVATED ASSAULT
10.	2023-11-03	12:45 AM	VANDALISM
11.	2023-09-27	10:55 AM	GRAND THEFT AUTO
12.	2023-09-26	12:00 PM	GRAND THEFT AUTO
13.	2023-09-18	5:00 PM	GRAND THEFT AUTO
14.	2023-09-13	9:15 AM	ROBBERY
15.	2023-08-22	11:00 AM	AGGRAVATED ASSAULT
16.	2023-08-16	8:10 PM	EVIDENCE BOOKED
17.	2023-08-14	11:00 AM	ROBBERY / GRAND THEFT AUTO
18.	2023-08-09	11:45 AM	EVIDENCE BOOKED
19.	2023-08-08	9:50 PM	AGGRAVATED ASSAULT
20.	2023-08-03	2:00 AM	THEFT
21.	2023-08-01	12:01 AM	RAPE
22.	2023-08-01	4:30 PM	ROBBERY
23.	2023-07-02	11:00 PM	LOST PROPERTY
24.	2023-06-19	10:50 PM	BATTERY
25.	2023-06-08	9:00 PM	BATTERY
26.	2023-05-15	3:00 PM	EVIDENCE BOOKED
27.	2023-02-24	3:50 PM	CRIMINAL THREATS / BATTERY
28.	2023-02-17	6:00 AM	BATTERY
29.	2023-02-11	8:00 PM	BURGLARY
30.	2023-01-28	2:15 AM	BATTERY SEXUAL
31.	2023-01-10	5:40 PM	AGGRAVATED ASSAULT / SHOTS FIRED
32.	2023-01-07	10:00 AM	VANDALISM
33.	2023-01-06	2:20 AM	BURGLARY / SHOTS FIRED
34.	2023-01-06	2:20 AM	BURGLARY
35.	2022-12-24	9:34 AM	BATTERY ON POLICE OFFICER
36.	2022-12-22	3:30 AM	EVIDENCE BOOKED
37.	2022-12-15	11:45 AM	BATTERY
38.	2022-12-14	4:00 PM	GRAND THEFT AUTO
39.	2022-11-08	1:20 AM	SEXUAL BATTERY
40.	2022-10-01	7:00 PM	AGGRAVATED ASSAULT

41.	2022-09-26	11:50 PM	THEFT
42.	2022-09-22	8:20 PM	VANDALISM
43.	2022-08-28	11:00 AM	AGGRAVATED ASSAULT
44.	2022-08-26	9:45 PM	AGGRAVATED ASSAULT
45.	2022-07-20	3:20 AM	RAPE
46.	2022-07-08	6:15 AM	GRAND THEFT AUTO
47.	2022-07-08	6:30 PM	AGGRAVATED ASSAULT
48.	2022-06-22	10:30 PM	GRAND THEFT AUTO
49.	2022-05-25	4:00 AM	GRAND THEFT AUTO
50.	2022-05-07	6:30 PM	GRAND THEFT AUTO
51.	2022-05-03	7:00 PM	GRAND THEFT AUTO
52.	2022-04-02	2:10 AM	AGGRAVATED ASSAULT
53.	2022-03-23	2:40 AM	ROBBERY
54.	2022-02-28	3:00 PM	ROBBERY
55.	2022-02-11	11:30 PM	VEHICLE RECOVERED
56.	2022-01-10	7:00 AM	ROBBERY / GRAND THEFT AUTO
57.	2021-11-03	9:00 PM	BURGLARY FROM VEHICLE
58.	2021-10-13	7:30 AM	ROBBERY
59.	2021-09-30	1:00 AM	GRAND THEFT AUTO
60.	2021-08-07	11:00 AM	RAPE / MINOR
61.	2021-08-02	8:50 AM	THEFT
62.	2021-08-01	9:55 PM	GRAND THEFT AUTO
63.	2021-07-29	7:15 PM	GRAND THEFT AUTO
64.	2021-07-08	5:35 AM	GRAND THEFT AUTO
65.	2021-07-08	5:00 AM	BURGLARY
66.	2021-05-05	1:00 AM	VANDALISM
67.	2021-04-26	12:30 AM	AGGRAVATED ASSAULT
68.	2021-04-15	8:00 AM	ROBBERY
69.	2021-04-05	6:40 AM	ROBBERY
70.	2021-03-07	1:30 PM	RAPE
71.	2021-02-28	7:00 PM	BURGLARY FROM VEHICLE
72.	2021-02-22	4:00 PM	AGGRAVATED ASSAULT
73.	2021-02-11	5:45 PM	ROBBERY
74.	2021-02-10	5:00 PM	GRAND THEFT AUTO
75.	2021-02-05	6:30 AM	RAPE
76.	2021-02-04	7:30 PM	ROBBERY
77.	2021-01-15	10:00 PM	GRAND THEFT AUTO
78.	2021-01-14	12:05 AM	AGGRAVATED ASSAULT
79.	2021-01-14	12:05 AM	RAPE
80.	2021-01-02	5:00 PM	VANDALISM
81.	2020-12-14	7:00 PM	BURGLARY
82.	2020-10-08	8:00 PM	HUMAN TRAFFICKING / MINOR
83.	2020-10-07	2:00 AM	BATTERY / THEFT
84.	2020-09-15	12:05 AM	GRAND THEFT AUTO
85.	2020-09-02	6:00 PM	VANDALISM
86.	2020-08-08	6:20 PM	ROBBERY

87.	2020-08-05	12:01 AM	AGGRAVATED ASSAULT
88.	2020-07-19	6:30 AM	VANDALISM
89.	2020-06-25	1:00 PM	BURGLARY FROM VEHICLE
90.	2020-06-15	5:30 AM	ROBBERY
91.	2020-06-01	1:00 AM	ROBBERY
92.	2020-03-25	2:00 PM	GRAND THEFT AUTO
93.	2020-03-22	9:00 PM	RAPE
94.	2020-03-02	3:00 AM	GRAND THEFT AUTO
95.	2020-02-25	6:25 AM	ROBBERY
96.	2020-02-05	10:30 PM	GRAND THEFT AUTO
97.	2019-12-24	9:00 PM	THEFT
98.	2019-12-12	11:10 AM	VANDALISM

Crime Analysis Mapping System Crime Summary Report: In addition to the crime incidents submitted for 10321 and 10325 South Broadway, at least 20 crime incidents were reported for the intersection of Broadway and 104th Street between March 17, 2020 to November 28, 2023. The location listed for these incidents included the adjacent sidewalk, the subject motel, and the motel parking lot.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>LOCATION</u>
1.	2023-11-28	4:00 AM	ROBBERY	104TH ST & BROADWAY STREET/PARKWAYS
2.	2023-09-04	4:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
3.	2023-09-01	1:00 PM	RAPE	104TH & BROADWAY
4.	2023-07-08	2:50 AM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
5.	2023-03-15	9:45 AM	VEHICLE RECOVERED	104TH ST & BROADWAY STREET/PARKWAYS
6.	2023-01-27	3:45 PM	AGGRAVATED ASSAULT / SHOTS FIRED	104TH ST & BROADWAY SIDEWALK
7.	2022-11-23	8:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
8.	2022-10-18	11:00 PM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
9.	2022-08-14	2:25 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
10.	2022-06-26	7:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL

11.	2022-03-23	11:00 AM	ROBBERY / GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
12.	2021-11-25	8:40 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
13.	2021-03-11	8:00 PM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
14.	2021-02-01	8:55 AM	GRAND THEFT AUTO	104TH ST & BROADWAY PARKING LOT
15.	2020-12-03	10:45 PM	GRAND THEFT AUTO	104TH ST & BROADWAY PARKING LOT
16.	2020-12-02	8:30 PM	BRANDISH WEAPON / CRIMINAL THREATS	104TH ST & BROADWAY MOTEL
17.	2020-09-08	6:22 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
18.	2020-09-08	2:55 AM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
19.	2020-05-30	5:40 PM	ROBBERY	104TH ST & BROADWAY PARKING LOT
20.	2020-03-17	10:00 PM	VANDALISM	104TH & BROADWAY

Crime Analysis Mapping System Calls for Service Summary Report: At least 186 calls for service for the subject property between March 17, 2019 to March 4, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	3/4/2024	11:21 PM	UNKNOWN TROUBLE
2.	2/19/2024	7:53 PM	BURGLARY FROM VEHICLE
3.	2/13/2024	12:10 AM	INJURY AMBULANCE E/R O/D
4.	2/4/2024	12:13 AM	DISPUTE
5.	1/7/2024	8:07 PM	SHOTS FIRED AMBULANCE E/R ADW
6.	12/17/2023	2:41 AM	TRAFFIC INCIDENT
7.	12/10/2023	12:26 AM	UNKNOWN TROUBLE
8.	12/10/2023	1:21 AM	DISPUTE RESTRAINING ORDER VIOLATION
9.	12/8/2023	9:29 PM	UNKNOWN
10.	11/19/2023	12:16 PM	DISPUTE
11.	11/14/2023	6:50 PM	UNKNOWN
12.	11/13/2023	9:17 AM	ASSAULT W/ DEADLY WEAPON

13.	11/3/2023	12:45 AM	ASSAULT W/ DEADLY WEAPON
14.	11/3/2023	11:16 PM	OPEN DOOR
15.	11/2/2023	9:35 PM	ASSAULT W/ DEADLY WEAPON
16.	10/24/2023	11:08 AM	CHILD POSS ABUSED
17.	10/23/2023	12:57 AM	DISPUTE
18.	10/21/2023	8:49 AM	INJURY / AMBULANCE / E/R O/D
19.	9/29/2023	2:25 AM	DISTURBANCE GROUP
20.	9/27/2023	11:19 AM	VEHICLE GRAND THEFT AUTO
21.	9/13/2023	9:41 AM	BATTERY AMBULANCE E/R O/D
22.	9/8/2023	8:38 PM	INJURY AMBULANCE E/R O/D
23.	8/22/2023	11:27 AM	ASSAULT W/ DEADLY WEAPON
24.	8/16/2023	8:02 PM	UNKNOWN
25.	8/15/2023	2:55 PM	ROBBERY GRAND THEFT AUTO
26.	8/12/2023	3:46 AM	DISTURBANCE GROUP GANG ACT
27.	7/19/2023	12:53 AM	UNKNOWN TROUBLE
28.	6/18/2023	11:20 PM	BATTERY
29.	6/1/2023	11:32 AM	DISPUTE
30.	4/16/2023	9:02 AM	PROWLER TRESPASSING
31.	4/2/2023	4:00 PM	PROWLER TRESPASSING
32.	3/23/2023	10:18 AM	UNKNOWN TROUBLE
33.	3/17/2023	4:04 PM	DISPUTE / RESTRAINING ORDER VIOLATION
34.	3/15/2023	10:09 PM	UNKNOWN TROUBLE
35.	2/14/2023	8:23 PM	SHOTS FIRED
36.	2/12/2023	9:13 PM	BURGLARY
37.	2/4/2023	10:41 AM	UNKNOWN
38.	1/29/2023	9:38 AM	THEFT
39.	1/28/2023	3:36 AM	ATTACK
40.	1/13/2023	8:09 PM	BURGLARY
41.	1/11/2023	9:41 AM	BATTERY AMBULANCE E/R
42.	1/10/2023	2:39 PM	PROWLER TRESPASSING
43.	1/10/2023	5:43 PM	ASSAULT W/ DEADLY WEAPON SHOTS FIRED
44.	1/5/2023	11:09 PM	ASSAULT W/ DEADLY WEAPON
45.	12/14/2022	11:37 PM	BATTERY
46.	12/6/2022	12:00 AM	PROWLER TRESPASSING
47.	12/3/2022	5:55 PM	BATTERY
48.	11/25/2022	8:31 AM	ASSAULT W/ DEADLY WEAPON
49.	11/20/2022	10:38 PM	DISPUTE BUSINESS
50.	11/11/2022	3:54 AM	ROBBERY
51.	11/4/2022	6:08 AM	ASSAULT W/ DEADLY WEAPON SHOTS FIRED
52.	10/27/2022	9:41 PM	BATTERY
53.	10/20/2022	10:46 AM	ROBBERY

54.	10/19/2022	2:15 AM	DISTURBANCE / FIGHT
55.	10/17/2022	11:34 AM	LANDLORD/TENANT DISPUTE
56.	10/16/2022	8:45 AM	ROBBERY GRAND THEFT AUTO
57.	10/16/2022	12:51 PM	ASSAULT W/ DEADLY WEAPON
58.	10/11/2022	2:31 PM	BATTERY AMBULANCE E/R
59.	10/10/2022	7:50 PM	BATTERY
60.	9/25/2022	12:25 PM	VANDALISM
61.	9/22/2022	8:23 PM	VANDALISM
62.	9/7/2022	10:48 PM	DISPUTE BUSINESS
63.	9/2/2022	9:45 PM	ASSAULT W/ DEADLY WEAPON VEHICLE
64.	8/31/2022	6:09 AM	ASSAULT W/ DEADLY WEAPON
65.	8/28/2022	4:45 AM	INJURY AMBULANCE
66.	8/28/2022	11:16 AM	ASSAULT W/ DEADLY WEAPON
67.	8/26/2022	9:49 PM	ASSAULT W/ DEADLY WEAPON
68.	8/16/2022	2:15 AM	ASSAULT W/ DEADLY WEAPON
69.	7/8/2022	6:08 AM	VEHICLE GRAND THEFT AUTO
70.	7/7/2022	1:18 AM	ASSAULT W/ DEADLY WEAPON
71.	7/7/2022	2:10 AM	ASSAULT W/ DEADLY WEAPON
72.	6/16/2022	10:35 AM	PROWLER TRESPASSING
73.	6/11/2022	8:50 AM	UNKNOWN
74.	6/10/2022	7:59 PM	VANDALISM
75.	5/15/2022	6:25 AM	BATTERY AMBULANCE E/R
76.	5/11/2022	3:07 AM	ASSAULT W/ DEADLY WEAPON
77.	5/9/2022	2:34 AM	DISPUTE BUSINESS
78.	5/1/2022	9:07 PM	DISTURBANCE / ASSAULT
79.	4/29/2022	2:26 AM	SCREAMING WOMAN
80.	4/10/2022	6:58 PM	SCREAMING WOMAN
81.	4/4/2022	2:41 PM	BURGLARY
82.	4/2/2022	2:16 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
83.	3/23/2022	2:49 AM	ROBBERY
84.	3/22/2022	6:10 AM	DISPUTE BUSINESS
85.	3/17/2022	7:05 PM	DISPUTE
86.	3/4/2022	12:04 AM	VANDALISM
87.	2/28/2022	3:07 PM	ROBBERY
88.	2/16/2022	8:17 PM	DISPUTE
89.	2/11/2022	2:34 AM	THEFT
90.	1/14/2022	12:49 AM	BATTERY
91.	1/9/2022	1:15 PM	KIDNAPPING
92.	1/2/2022	7:43 PM	KIDNAPPING
93.	12/14/2021	10:05 PM	DISTURBANCE
94.	12/4/2021	2:18 AM	DISPUTE BUSINESS

95.	12/4/2021	2:33 AM	DISPUTE BUSINESS
96.	11/11/2021	4:45 PM	ASSAULT W/ DEADLY WEAPON AMB E/R
97.	11/2/2021	6:23 AM	BURGLARY
98.	10/19/2021	3:53 AM	DISTURBANCE
99.	10/16/2021	5:14 AM	UNKNOWN TROUBLE
100.	9/28/2021	9:32 AM	UNKNOWN
101.	9/25/2021	1:25 AM	ABUSE / MOLESTATION
102.	9/19/2021	1:08 AM	DISTURBANCE / MINOR PARTY
103.	8/16/2021	2:16 PM	DISPUTE BUSINESS
104.	8/7/2021	10:07 AM	ROBBERY AMBULANCE E/R
105.	7/29/2021	7:07 AM	DISTURBANCE / ASSAULT
106.	7/13/2021	11:34 AM	UNKNOWN
107.	7/8/2021	9:03 AM	BURGLARY
108.	5/19/2021	3:48 PM	OTHERS
109.	5/7/2021	2:50 AM	DISTURBANCE
110.	4/25/2021	4:33 PM	MEET FIRE DEPT / POSSIBLE O/D
111.	4/12/2021	12:51 AM	ASSAULT W/ DEADLY WEAPON
112.	3/29/2021	12:14 PM	INJURY AMBULANCE E/R O/D
113.	3/19/2021	7:19 AM	DEATH AMBULANCE E/R O/D
114.	3/14/2021	5:38 AM	BATTERY AMBULANCE E/R
115.	2/28/2021	8:27 PM	THEFT
116.	2/13/2021	12:07 PM	INDECENT EXPOSURE
117.	2/5/2021	6:54 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
118.	12/28/2020	7:05 PM	CHILD POSS ABUSED
119.	12/15/2020	3:12 AM	DISPUTE BUSINESS
120.	12/7/2020	8:12 PM	TRAFFIC INCIDENT
121.	12/3/2020	12:39 AM	ASSAULT W/ DEADLY WEAPON
122.	11/5/2020	7:42 PM	INJURY AMBULANCE E/R O/D
123.	10/8/2020	10:18 PM	RUNAWAY JUV LOCATED
124.	9/24/2020	1:41 PM	ROBBERY
125.	8/28/2020	2:13 AM	DISTURBANCE
126.	8/28/2020	9:45 PM	BATTERY
127.	8/26/2020	4:07 PM	VANDALISM
128.	8/17/2020	3:24 PM	PROWLER TRESPASSING
129.	8/8/2020	6:30 PM	ROBBERY
130.	8/6/2020	11:11 AM	PROWLER TRESPASSING
131.	8/4/2020	4:37 AM	VANDALISM
132.	7/19/2020	6:35 AM	BURGLARY FROM VEHICLE
133.	7/12/2020	7:24 AM	INDECENT EXPOSURE
134.	7/7/2020	10:48 AM	BATTERY AMBULANCE E/R
135.	7/4/2020	6:27 PM	DISTURBANCE

136.	6/25/2020	5:20 PM	BURGLARY FROM VEHICLE
137.	6/20/2020	3:13 AM	ASSAULT W/ DEADLY WEAPON
138.	6/17/2020	5:02 PM	PROWLER TRESPASSING
139.	6/1/2020	2:10 PM	ROBBERY AMBULANCE E/R
140.	6/1/2020	6:57 PM	DISPUTE
141.	5/27/2020	9:41 AM	ATTACK
142.	5/24/2020	10:58 AM	MEET FIRE DEPT / POSSIBLE O/D
143.	5/24/2020	11:44 AM	BATTERY
144.	3/29/2020	1:15 AM	DISPUTE
145.	3/25/2020	4:22 PM	VEHICLE GRAND THEFT AUTO
146.	3/15/2020	9:10 PM	INDECENT EXPOSURE
147.	2/12/2020	5:29 AM	ASSAULT W/ DEADLY WEAPON
148.	2/10/2020	4:30 PM	DISTURBANCE W/ KNIVES
149.	2/9/2020	11:42 PM	ASSAULT W/ DEADLY WEAPON
150.	2/6/2020	10:40 PM	ROBBERY
151.	2/5/2020	11:54 PM	VEHICLE GRAND THEFT AUTO
152.	2/3/2020	4:05 AM	BURGLARY
153.	2/2/2020	11:43 AM	ASSAULT W/ DEADLY WEAPON
154.	1/7/2020	4:20 PM	THEFT
155.	12/25/2019	7:49 PM	VEHICLE STOLEN
156.	12/4/2019	10:28 AM	BATTERY
157.	12/4/2019	10:28 AM	BATTERY
158.	11/19/2019	9:07 AM	DISTURBANCE
159.	11/18/2019	10:17 AM	PROWLER TRESPASSING
160.	10/20/2019	3:25 PM	BATTERY AMBULANCE E/R
161.	10/5/2019	5:10 PM	DISPUTE BUSINESS
162.	9/17/2019	4:00 AM	ASSAULT W/ VEHICLE
163.	9/15/2019	1:10 PM	BATTERY
164.	9/14/2019	7:02 PM	DISPUTE
165.	9/13/2019	5:53 AM	BATTERY AMBULANCE E/R
166.	9/8/2019	6:20 AM	VEHICLE GRAND THEFT AUTO
167.	9/7/2019	4:08 AM	DISTURBANCE / ASSAULT
168.	9/7/2019	7:28 AM	VANDALISM
169.	9/6/2019	3:07 AM	ROBBERY
170.	8/20/2019	4:14 PM	DISTURBANCE
171.	8/15/2019	10:50 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
172.	8/12/2019	12:30 AM	BURGLARY
173.	8/6/2019	9:17 AM	DISPUTE / RESTRAINING ORDER VIOLATION
174.	8/6/2019	9:44 AM	DISPUTE / RESTRAINING ORDER VIOLATION
175.	7/29/2019	3:29 AM	BATTERY
176.	7/25/2019	3:13 PM	ROBBERY

177.	7/20/2019	3:37 AM	NARCOTICS ACTIVITY
178.	7/7/2019	12:54 PM	THEFT
179.	7/6/2019	10:07 PM	PROWLER TRESPASSING
180.	7/6/2019	10:16 PM	PROWLER TRESPASSING
181.	6/9/2019	9:45 AM	FIRE DEPT BACK UP
182.	6/9/2019	9:45 AM	FIRE DEPT BACK UP
183.	5/4/2019	7:22 AM	ASSAULT W/ DEADLY WEAPON
184.	4/24/2019	9:48 PM	DISPUTE BUSINESS
185.	3/31/2019	2:47 AM	VEHICLE GRAND THEFT AUTO
186.	3/17/2019	12:20 PM	DISPUTE

Crime Analysis Mapping System Calls for Service Summary Report: In addition to the calls for service submitted for 10321 and 10325 South Broadway, at least 10 calls for service were submitted for location addresses associated with the subject motel between February 3, 2021 to December 7, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>LOCATION</u>
s1.	2023-12-07	4:54 PM	GRAND THEFT AUTO	10309 S BROADWAY
2.	2023-07-25	10:45 AM	UNKNOWN TROUBLE	317 W 104TH ST
3.	2023-07-06	10:28 PM	DISPUTE	10317 S BROADWAY
4.	2022-10-03	6:36 AM	BURGLARY	10309 S BROADWAY
5.	2022-05-21	1:59 AM	DISPUTE BUSINESS	10309 S BROADWAY
6.	2022-05-21	1:59 AM	DISPUTE BUSINESS	10309 S BROADWAY
7.	2021-10-28	11:35 PM	DISPUTE BUSINESS	10309 S BROADWAY
8.	2021-09-30	5:58 AM	GRAND THEFT AUTO	10309 S BROADWAY
9.	2021-08-01	2:03 AM	DISTURBANCE W/ KNIVES	10309 S BROADWAY
10.	2021-02-03	9:16 PM	ADW AMBULANCE E/R SHOTS FIRED	10309 S BROADWAY

As evidenced by the testimony at the public hearing, submitted reports, and correspondence from the Los Angeles Police Department, the subject location has been under review for on-going nuisance activities related to prostitution, robbery, assault with deadly weapons, battery, disturbances, rape, shootings, murder, operating a disorderly house, and more. Of particular note have been accounts from members of the community who have attested to such impacts. Some of these repeated citations have taken place on a weekly or daily basis. All demonstrate the blatant disregard of the owner, operator, and motel employees to conduct the business in a manner that seeks to preserve the public safety and to work in collaboration with the Los Angeles Police Department towards such ends. This situation has resulted in the utilization of limited City resources to attempt to control the nuisance activities with no long-term reduction in these nuisance and criminal activities.

3. Adversely impacts nearby uses.

The subject business is located along Broadway. It has been documented by the LAPD, community complaints, and testimony that the long-term nuisance and criminal activities generating from the site have created issues for not only those adjacent residential uses but also for the safety of the employees and patrons of the motel. Overwhelming verbal and written testimony from community stakeholders indicated that prostitutes are loitering at the subject motel as well as on adjacent and nearby streets. Los Angeles Police Department testimony confirmed the subject motel is a harbor for prostitution. Staff investigators also observed one prostitute on the premises during the field inspection. The motel exists on the walk route to the Judy Ivie Burton Technology Academy, an LAUSD Charter School, which is approximately 550 feet north of the site on Broadway. It is also within .2 of a mile from two religious institutions and is within a .6 of a mile radius of four other LAUSD schools. All of these religious and educational facilities must contend with the illegal activities occurring not only at the motel but on the streets surrounding the motel and especially any students to the Burton Academy who must pass directly next to the motel on their way to daily classes.

4. Violates any provision of this chapter, or any other city, state or federal regulations, ordinances or statutes.

The list of such violations is set forth in the arrest and crime reports, as well as complaints referenced in this action, which are described in greater specificity in the subject case file. Law enforcement submittals include consistent prostitution activities, operating a disorderly house, murder, deaths, attempted murders, attempted rape, rape, assault with deadly weapons, battery, armed robbery, and more. There were at least one reported incident related to human trafficking of a minor at the subject motel.

5. Prior governmental efforts to cause the owner or operator to eliminate the problems associated with the use or discretionary zoning approval have failed (examples include formal actions, such as arrest and citations, by the Police Department, Order to Comply Notices by the Department of Building and Safety, the Director of Planning, the Zoning Administrator, City Planning Commission or any other governmental agency).

On January 8, 2024, an e-mail correspondence was received from the Los Angeles City Attorney's Office, pertaining to operation of the Hi Lite Motel. The correspondence stated that the LAPD has identified the subject motel as a violent gang and narcotics public nuisance location, and the LAPD previously referred the property to the Los Angeles City Attorney's Office (LACAO) in 2023. On April 14, 2023, the LACAO issued a letter to the property owners of the subject motel and requested that they attend a meeting with the LAPD and LACAO, in order to discuss the crime occurring at the property and specific measures to be taken to address the crime. The meeting took place on May 9, 2023 at the LAPD Southeast Community Police Station and in attendance were the LAPD, the LACAO, and representatives for the Hi Lite Motel (Marcol Young, Maoson Young, Sue Lee Young). Despite the meeting and another September 6th meeting that the LACAO

had with owner representatives at their request, the crime and nuisance at the property persisted. In addition, the LAPD suggested a number of conditions to the motel operators which would reduce nuisance and criminal behavior, as mentioned in a prior section of this determination, which were not followed through by the motel operators.

At the public hearing, Officer Tyson Hamaoka provided verbal testimony and stated that he continued to work with the motel owner/operator over a three- to four-year period and used informal meetings to debrief with the owners and motel management, and showed how they can improve operations based off of real time analysis on a lack of measures being employed. The LAPD expressed the expectations of the business and how not to contribute to being a nuisance in the area. However, the operators have failed to consistently comply with suggested operational conditions and practices which could have curtailed nuisance and criminal activities at the site.

Prior governmental efforts to cause the owner and operator to eliminate the nuisance problems associated with the use have failed, as documented by the excessive and repeated number of arrests, investigations, and calls for service submitted by the Los Angeles Police Department. There have been no consistent and substantial improvements of the operation over the years, even after repeated actions of the Los Angeles Police Department with respect to its investigations and arrests.

6. **The owner or operator has failed to demonstrate, to the satisfaction of the Zoning Administrator, the willingness or ability to eliminate the problems associated with the land use or discretionary zoning approval.**

The property owners and motel operator attended the public hearing on April 17, 2024. The motel operator stated that she has tried to work with the LAPD over the years, and does not think closing down the motel will solve the problems. The legal representative for the motel owner/operator was also in attendance at the public hearing and stated that the owner is willing to operate the motel under different programs such as Inside Safe, so long as the motel is allowed to stay open. It is evident that the motel owner/operator is aware of the problems associated with the land use which have plagued the community for many years. While the LAPD has provided suggested conditions and operating measures to curtail nuisance and criminal activity at the property, the motel owner/operator has not consistently complied or followed through with the City's recommendations.

The Zoning Administrator hereby finds that the repeated administrative and police attempts made to improve the operation of the motel known as the Hi Lite Motel, have not resulted in the elimination of the nuisance and criminal activities and problems associated with the use. The use of the property as a motel is hereby ordered discontinued.

Condition No. 4 has been included in the Conditions as the operator's representative stated that the owners and operators may want to participate in Mayor Bass's Inside Safe Program for the temporary housing of homeless individuals and families. The use of the site for the Inside Safe Program would require a contract with the City's Housing

Department. The owner is also required to file for a Change of Use with the Department of Building and Safety (LADBS) to change the use from “transient motel” to “non-transient motel”. The Condition also requires that in order to start operation as a transient hotel, a new Change of Use would be required from the LADBS and a Conditional Use Permit for the operation of a hotel/motel within 500 feet of a residential zone. This change of use and new Conditional Use Permit requirements have been added to the Conditions because the action of the Zoning Administrator is to revoke the use of the site as a transient motel and new entitlements and Conditions of Approval would be required to resume the use.

It is the purpose of these proceedings, under Ordinance No. 187,712, to provide a just and equitable method to be cumulative with and in addition to any other remedy available for the abatement of public nuisance activities.

It is further determined that the instant action by the Zoning Administrator is in compliance with Section 13B.6.2 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 part of this action conform to the Municipal Code. The property owner and operator of the premises have been provided notice of these proceedings and have been afforded the opportunity to review the file in advance of the hearing, which was duly noticed, and to testify at the hearing and respond to the allegations concerning the impacts of the operation of the Hi Lite Motel.

ADDITION OF CONDITIONS

The following addition of conditions has been made based upon the current review of administrative records and testimony received at the public hearing:

- Condition No. 1 was added as the owner/operator is required to reimburse the costs required to conduct and process the subject case pursuant to Section 19.01 of the Los Angeles Municipal Code.
- Condition No. 2 was added requiring that a Covenant and Agreement regarding all of the Conditions be recorded with the Los Angeles County Recorder by the property owner. This is a standard Condition required in order to ensure that any future owner of the property and/or business owner/operator be made aware of the restrictions and requirements that have been made applicable to the premises. This Condition serves to ensure that in the event of a successor owning or operating the site, the new owner and 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.
- Condition No. 3 was added requiring the owner/operator to provide any prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business.

- Condition No. 4 was added to require that a Change of Use Permit be filed for and granted by the Department of Building and Safety for any new use that is attempted on the property. If the property owner attempts to open a motel on the site again then a new Change of Use Permit shall be required as well as a Conditional Use Permit from the Department of City Planning for the operation of a motel on the site.
- Condition No. 5 was added requiring that any new property owner and the business owner/operator to file an application for a new use on the site.
- Condition No. 6 was added to affirm that a change in the property ownership and/or business owner/operator will not grant release to subsequent property owners from the responsibility to remit any and all outstanding of fees owed to the City.

APPEAL PERIOD - EFFECTIVE DATE

This determination is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this determination is violated or not complied with, then the property owner and/or business owner/operator or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's Development Services Center (DSC) and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications must be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

South Los Angeles DSC
8475 S. Vermont Avenue
1ST Floor
Los Angeles, CA 90044
planning.southla@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles,
CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms
for In-Person Appeal
Filing



QR Code to BuildLA
Appointment Portal
for Condition
Clearance

CASE NO. ZA-2024-1546-RV

Inquiries regarding this matter shall be directed to Iris Wan, Planning staff for the Office of Zoning Administration at (213) 978-1397.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "Charles J. Rausch, Jr.", with a long horizontal flourish extending to the right.

CHARLES J. RAUSCH, JR.
Associate Zoning Administrator
CJR:ML:IW:mc

cc: Councilmember Marqueece Harris-Dawson, Eighth District
Adjoining Property Owners
Department of Building and Safety, Code Enforcement Bureau
Los Angeles Police Department, City Nuisance Abatement Unit
Los Angeles Police Department, Senior Lead Officer