

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

**ESTINEH MAILIAN**  
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING ADMINISTRATORS**

JACK CHIANG

HENRY CHU

TIM FARGO

JONATHAN A. HERSHEY, AICP

PHYLLIS NATHANSON

CHARLES J. RAUSCH JR.

CHRISTINE SAPONARA

COURTNEY SHUM

CHRISTINA TOY LEE

JORDANN TURNER

**CITY OF LOS ANGELES**  
CALIFORNIA



**KAREN BASS**  
MAYOR

**LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
EXECUTIVE OFFICES**

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

planning.lacity.org

December 27, 2023

Yashvi Hospitality LLC. (O/Op.)\*  
Jay A. Desai  
439 W. Manchester Blvd.  
Inglewood, CA 90301

Pooja Mehta Patel (R)\*  
DPA Attorneys at Law  
1650 Hotel Circle North, Suite 120  
San Diego, CA 92108

Boulevard Motel (A)\*  
6919 S. Figueroa St.  
Los Angeles, CA 90003

CASE NO. DIR-2023-6168-RV  
REVOCATION OF USE  
6919 & 6923 South Figueroa Street  
South Community Plan  
Zone: C2-1VL-CPIO  
C.D: 8 – Harris-Dawson  
D.M.: 102B201  
CEQA: ENV-2023-6169-CE  
Legal Description: Lots FR 163 & 164,  
Burke Bro's Figueroa Street  
Subdivision Tract

**Last Day to File an Appeal: January 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.

\*For imposition of conditions, the property owner and/or business owner/operator shall be considered as the "Applicant". For applications filed pertaining to appeals and all subsequent Plan Approval applications, the property owner and/or business owner/operator, as well as all agents/representatives/associates affiliated with the property and business, who files an application on behalf of the property owner and/or business owner/operator, said individual shall be considered as the Applicant.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24W.1, I hereby **REQUIRE**:

the discontinuance of the motel use, known as the Boulevard Motel and any similar land uses at the property, located at 6919 and 6923 South Figueroa Street. However, the following five (5) 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 DIR-2023-6168-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 (5) established herein at the County Recorder's Office. The agreement (standard main 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 attachment to the subject 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 of the property, the motel, and/or the business owner/operator, the property owner and the business owner/operator shall provide the 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. 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 including in the case file.
- (4) Should there be a change in the ownership of the property, the motel, and/or the business owner/operator, the new property owner and 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 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.

- (5) In the event of a sale or transfer of the subject property, the new property owners 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 subsequent property owners 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 6919 and 6923 South Figueroa 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 the property is to be sold, leased, rented or occupied by any person or corporation other than the current owner, it is incumbent that the property owner 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 12.27.1 of the Municipal Code).

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$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 October 19, 2023, 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 South Los Angeles Community Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, and R3. Pursuant to Ordinance No. 185,926, which became effective on December 29, 2018, the subject site was rezoned from C2-1VL to C2-1VL-CPIO (Subarea No. 4842). The property is also now located within the South Los Angeles Community Plan Implementation Overlay District (ZI-2484). The property is within the Transit Priority Area of the City of Los Angeles (ZI-2452) and State Enterprise Zone (ZI-2374). Additionally, the subject site is within the South Los Angeles Alcohol Sales Specific Plan (ZI-1231). The subject property is approximately 4.26 kilometers from the Newport-Inglewood Fault Zone and is located in the Liquefaction Zone. The subject site is in the Los Angeles Police Department's South Bureau - 77th Street Station and is in Crime Reporting District No. 1249.

The subject site is a level, rectangular-shaped interior parcel of land, comprised of two lots with a frontage of approximately 80 feet along the west side of Figueroa Street, with a depth of 120 feet, for a total of approximately 9,597 square feet of lot area. The property is developed with two separate one-story structures that are attached by an overhang structure at the vehicular driveway entrance along Figueroa Street, and its associated surface parking lot. The two structures contain the subject motel ("Boulevard Motel") and there is a one-story

structure located in the surface parking lot towards the rear. Vehicular and pedestrian access are provided via the one vehicular driveway along Figueroa Street.

The structure was originally built in 1941. On October 6, 1941, the City of Los Angeles Department of Building and Safety (LADBS) issued a building permit (Document No. 1941LA22965) for a 12-unit motor hotel and another building permit (Document No. 1941LA22966) for a garage. On January 20, 1942, LADBS issued a Certificate of Occupancy (Certificate No. 8837) for a one-story 12-room building at the subject location.

According to LADBS records, no application was filed nor building permits issued for a change of use from the garage to a motel unit. During the field inspection conducted on September 6, 2023, the staff investigator observed a room number (#11) marked on the one-story structure in the parking lot. The structure appears to be used as a motel guest room as it contains a keyless entry door lock, an operable window, and an air conditioning unit, similar to the remaining motel guest rooms on the property. Per the motel manager, there are ten (10) motel guest rooms. In the surface parking lot, a total of twelve vehicular parking spaces were observed. One space was marked for accessible parking and one other space was partially blocked by a commercial trash bin.

According to City of Los Angeles Office of Finance LATAX report, Yashvi Hospitality LLC (dba Boulevard Motel) began business at the subject location on June 16, 2022 (Account No. 0003319184). Per County of Los Angeles Assessor's information, the most recent sale of the property occurred on June 16, 2022. According to City of Los Angeles Office of Finance LATAX report, Shree Humsoham Incorporated (dba Boulevard Motel) was the previous property owner and began business at the subject location on October 1, 2008 (Account No. 0002381317). Per Zone Information and Map Access System (ZIMAS), both Yashvi Hospitality LLC and Shree Humsoham Incorporated are listed as owners for 6919 and 6923 South Figueroa Street (APN# 6013022027).

### **Streets**

Figueroa Street, adjoining the subject property to the east, is designated by the Mobility Plan 2035 as an Avenue I, with a designated right-of-way width of 100 feet and a designated roadway width of 70 feet, and improved with curb, gutter, and sidewalk.

### **Surrounding Land Uses**

The adjoining property to the north is zoned C2-1VL-CPIO and improved with a two-story residential building. Adjoining property to the south is zoned C2-1VL-CPIO and improved with one- and two-story residential structures.

The adjoining property to the west is zoned R2-1 and improved with one-story residential structures. Properties to the east across Figueroa Street are zoned C2-1VL-CPIO and

improved with two-story residential structures. The subject motel is located approximately 195 feet from the Gil Garcetti Learning Academy to the west. The South Los Angeles Sports Activity Center is located approximately 125 feet to the south.

**On-Site Cases, Affidavits, Permits, and Orders**

On October 10, 2023, LADBS provided a Notice of Code Violation (#A-6080591) for the following violation: Detached garage was converted to a dwelling unit without the required permits and approvals. Code sections in violation: LAMC Sections 91.8105, 91.103.1, 91.5R103.1, 12.21 A.1(a). Location: detached structure at southwest corner of lot. The property owner is ordered to demolish and remove all unapproved construction or submit plans and obtain permits to secure a new Certificate of Occupancy.

On September 14, 2023, LADBS received a complaint regarding construction done without permits or inspection on the property. The detached garage structure was converted to a motel guest room. Subsequently, LADBS issued a Notice of Code Violation (#A-6080591) pertaining to the subject unpermitted conversion.

DIR-2023-6168-RV – On September 12, 2023, the Director of Planning initiated the subject case in response to the request received from Council District 8, in order to obtain testimony from the owner/operator and interested or affected persons regarding the operation of Boulevard Motel.

On March 5, 2023, Jay Desai filed the Statement of Information for Yashvi Hospitality Limited Liability Company (LLC) to the Office of the Secretary of State, State of California.

On May 26, 2022, Jay Desai filed the Statement of Information for Yashvi Hospitality LLC to the Office of the Secretary of State, State of California.

On May 3, 2022, Prakash Patel filed the Articles of Organization for Yashvi Hospitality LLC to the Office of the Secretary of State, State of California.

On April 6, 2009, LADBS received a complaint regarding off-site advertisement. At the preparation of this determination, the status is under investigation.

Certificate of Occupancy Permit No. 8837 – On January 20, 1942, LADBS issued a Certificate of Occupancy for a one-story apartment building with 12 rooms. No vehicular parking was indicated on the Certificate of Occupancy.

Building and Safety Permit No. 1941LA22966 - On October 6, 1941, LADBS issued a building permit for a new one-story garage (12' x 18'). Primary use listed as a private garage/carport.

Building and Safety Permit No. 1941LA22965 - On October 6, 1941, LADBS issued a building permit for a new one-story 12-unit motor hotel (14' x 108').

Building and Safety Permit No. 1941LA22964 – On October 6, 1941, LADBS issued a building permit for a new one-story 12-unit motor hotel. Remarks on the permit noted an office building in connection with a motor hotel.

### **NUISANCE INVESTIGATION**

The staff investigator conducted a field analysis as part of the nuisance investigation on September 6, 2023 at approximately 11:50 a.m., accompanied by Los Angeles Police Department officers. Staff investigator conducted one other field inspection on September 12, 2023 at approximately 11:00 a.m. and visually surveyed the exterior of the property. At the time of the investigation, the subject motel was open to the public.

**Signage:** Multiple signs are observed on the premises. Three signs are posted near the motel entrance on the exterior walls along Figueroa Street with the following language:

*“STOP. If you have fever, cough, or shortness of breath or have been exposed to someone with the virus. Please do not enter the building. Call from outside for assistance. Thank you.”*

*“NO Loitering, Drugs, Drug Dealers, Prostitution, Weapons, Drinking of Alcoholic Beverages. The L.A.P.D. makes regular and frequent patrols of this property. This property closed to the public. No entry without permission. L.A.M.C. Section 41.24.”*

*“Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at 310-925-7395 or by telephoning.”*

Additional caution signs, notices, and motel rules are posted near the motel manager's office. Motel rules posted include the following language:

*“NOTICE. Identification required. Please provide number of person(s) address, make of car, car license. Otherwise, no room. Daily rental only. Absolutely no pets (except service animals). No visitor(s) or guest(s). No drugs. No prostitution. No short time rates. Checkout Time 10:30 AM. Thank you for your stay.”*

**Motel Office and Check-In System:** The motel manager's office is located near the vehicular entrance along Figueroa Street. Per the motel manager, check-in time is at 3:00 p.m. and check-out time is at 10:30 a.m. During the field inspection conducted on September 6, 2023, the motel manager provided a blank motel registration card to staff investigator.

**Motel Security System:** Per the motel manager, there are seven (7) surveillance cameras on the premises. During the field inspections, no security cameras were observed on the exterior façade along Figueroa Street.

**Vehicular Parking:** Vehicular parking is provided in a surface parking lot with one driveway access along Figueroa Street. During the field inspections, staff investigator observed twelve (12) vehicular parking spaces, including one ADA accessible parking space. One parking space towards the rear was partially blocked by a commercial trash container.

**Security Personnel:** During the field inspections, no security personnel were observed on the motel premises.

**Public Telephone:** No public telephones were observed on the motel premises.

**Automated Teller Machine (ATM):** One ATM machine is located adjacent to the motel check-in window at the manager's office.

**Lighting:** Lighting fixtures were observed throughout the premises. As the site inspections were conducted during the daytime, staff investigator could not verify as to whether the property is well-lit during nighttime.

**Trash, Debris, Graffiti:** During the field inspection conducted on September 12, 2023, pieces of loose clothing were hung over the metal fencing along the motel frontage. Graffiti were observed along the curb in front of the motel and in the motel parking lot on the trash container. Trash and debris were observed along the curb in front of the motel.

During the field inspection conducted on September 6, 2023, graffiti were observed on the trash container inside the motel parking lot. Trash and debris were located along the front yard near the motel entrance.

**Loitering, Prostitution:** During the field inspection conducted on September 12, 2023, staff investigator observed one prostitute loitering near the motel. The prostitute was engaged in a conversation with a lone male driver in a car parked across the street from the motel.

During the field inspection conducted on September 6, 2023, staff investigator observed one prostitute and a lone male approaching the motel check-in window. Upon observing the presence of staff investigators and LAPD officers in the motel parking lot, the prostitute and male individual promptly left the motel premises and walked across the street.



**CORRESPONDENCE RECEIVED PRIOR TO OCTOBER 19, 2023 PUBLIC HEARING**

**Council District 8**

On October 19, 2023, a letter was received from Isaias Benavides, Senior Field Deputy for Councilmember Marqueece Harris-Dawson, and stated that the Council Office supports revoking the use of the Boulevard Motel. The letter further states that the operator's failure to address a pattern of nuisance and criminal activities creates a distinct and considerable risk in the community due to ongoing human trafficking crisis on Figueroa Street. The operator is well-aware of this fact yet has failed to take actionable steps to prevent crime, and in fact contributes to it.

On September 12, 2023, an e-mail correspondence was received from Isaias Benavides, Senior Field Deputy for Councilmember Marqueece Harris-Dawson, and stated that LAPD has reported a high number of criminal activities including those related to human trafficking and prostitution. The operation of Boulevard Motel is a nuisance that threatens the health and safety of the surrounding community. As such, the Council Office requests the Department of City Planning to initiate revocation proceedings for the subject motel.

**General Public**

On October 18, 2023, a letter was received from the Community Coalition related to the operation of Boulevard Motel. The letter stated that the motel businesses, through exploitation, have contributed to rising violence and crime, and that Boulevard Motel stands out as a source of distress for the community. Parents cannot allow their children to play freely, have a proper childhood, or even feel safe at school due to the presence of the Boulevard Motel. The community seeks to revoke the license of the Boulevard Motel as this action will enable members and residents in the area to enjoy the simple act of walking their children to school.

On October 18, 2023, twelve letters were received from local residents and members of the Community Coalition. The letters referred to issues related to the operation of the Boulevard Motel and cited support for revoking the use of the motel.

On October 17, 2023, an e-mail correspondence was received from a resident. The email stated that despite the challenges along Figueroa corridor, positive development and transformation of the Boulevard Motel is worth highlighting. The Boulevard Motel is making substantial efforts to become a safer and better place for everyone. The improvements in security, collaboration with City officials and LAPD, all indicate the commitment to not just run a business, but to positively contribute to the community.

On October 16, 2023, and e-mail correspondence was received from a resident related to the operation of Boulevard Motel. The e-mail stated that there has been a lot of changes

that took place over the past month or so. The e-mail stated that a gate was installed to restricted unwanted people from accessing the property.

On October 5, 2023, an e-mail correspondence was received from a representative of the Los Angeles Unified School District (LAUSD), Office of Environmental Health and Safety. It was stated that LAUSD owns and operates the Gil Garcetti Learning Academy, an elementary school of approximately 556 students, just one block from the Boulevard Motel. It was also stated that the subject motel has been an ongoing source of complaints by the community, particularly prostitution. Furthermore, the LAUSD is in support of City actions which will lead to revocation of the motel use.

### **Los Angeles Police Department**

A letter dated July 15, 2023 was received from the Los Angeles Police Department Gang and Narcotics Division. The letter stated that during the week of March 1, 2023, detectives from the LAPD, Gang and Narcotics Division received a complaint from the LAPD Operations – South Bureau – Human Trafficking Unit. The complaint alleged that the Boulevard Motel was a haven of prostitution, where sex workers used the motel façade to evade police and at times, used the motel to ply their trade. LAPD surveillance revealed that during daytime hours, school age children traverse the Figueroa Corridor on the west side of the street, while scantily clad women stood in the driveway of the Boulevard Motel.

The letter listed the following incidents which occurred at the Boulevard Motel:

- On August 3, 2018, LAPD officers responded to the motel for a stolen vehicle investigation. Vehicle was stolen from motel parking lot by unknown suspects.
- On August 3, 2018, LAPD officers responded to the motel for a robbery investigation. Victim stated that unknown suspect entered motel room after a female prostitute exited the room. Suspect held victim at gunpoint with pistol and demanded property. Victim stated that he had solicited the services of a prostitute and they were inside motel Room #10.
- On March 22, 2019, victim stated that suspect struck her vehicle windshield and her passenger window with a hammer, inside the motel parking lot.
- On October 20, 2020, LAPD officers responded to an ambulance – hit and run accident at the motel parking lot. Suspect fled the location but left the vehicle at scene.
- On April 24, 2021, unknown suspects broke into victim's vehicle which was parked in the motel parking lot. Personal properties were stolen from vehicle.

- On June 28, 2022, LAPD officers responded to a violence with injury investigation at the motel. Suspect struck victim in face several times. Victim notified LAPD that she is a prostitute and has known suspect from the neighborhood.
- On July 9, 2022, LAPD officers responded to a robbery investigation at the motel. Victim stated that unknown male and female approached him in the motel parking lot. Suspects removed personal properties from the victim.
- On August 11, 2022, LAPD observed female at the northwest corner of Figueroa Street and 69th Street. Female walked to the motel, where she contacted a lone male in the parking lot. Female was taken into custody. Female self-identified as a sex worker and had been working all day at the subject motel.
- On December 15, 2022, LAPD officers responded to the motel and observed male inside vehicle in the motel parking lot. Suspect stated he and his partner were conducting additional patrol for the motel. Suspect stated he and his partner were conducting a traffic stop on another vehicle. LAPD officers continued with investigation and believed that suspects were impersonating police officers. Investigation revealed that suspect was operating without valid guard card and no authorization for carrying a concealed weapon.
- On December 21, 2022, LAPD officers responded to the motel for a battery investigation. Comments of the call to LAPD revealed that suspect was a gang member who was assaulting, kicking and dragging motel staff. Witness stated that she was a prostitute who conducted business as a sex worker at the subject motel.
- On December 23, 2022, LAPD officers were conducting prostitution investigation along the Figueroa Corridor. At the subject motel, LAPD investigators observed a male sitting in front of Room #10 of the motel. Officers observed a female walking north along Figueroa and speak to the male. After a short conversation, the male and female entered Room #10. After the door closed, another vehicle entered the motel parking lot. Moments later, the female exited Room #10 and walked directly to the vehicle. The female handed cash currency to the male sitting in the vehicle and entered the vehicle. LAPD officers detained the male suspect and rescued the female victim who self-identified as a human trafficking victim who was working as a sex worker for the suspect at the subject motel.
- On December 26, 2022, LAPD officers responded to the motel to conduct a robbery investigation. Victims stated they were lying in bed in Room #10 when suspect entered the room with a gun and grabbed victim's personal property.
- December 29, 2022, LAPD officers responded to the motel for investigation. Victim stated she secured her vehicle inside the motel parking lot. When she returned to the

vehicle to retrieve an item from the trunk, unknown suspect entered her vehicle and drove away with the vehicle.

- On January 5, 2023, LAPD officers were investigating prostitution activity along the Figueroa Corridor. Investigator was parked inside the motel parking lot and observed a female speaking with a male in front of Room #10. A vehicle pulled into the motel parking lot. After several minutes, the female exited the motel room as did a male. The female walked directly to the vehicle and handed cash currency to the male sitting inside the vehicle in a manner consistent with Pimping. Male suspect was arrested for human trafficking. Victim confirmed that she is a sex worker and conducted her business in the motel Room #10.
- On January 20, 2023, LAPD officers responded to the motel for an assault with deadly weapon investigation. Upon reviewing surveillance footage, suspect was seen leaving Room #5 and was pushed from behind by a female. Suspect became irate and returned to his vehicle where he was handed an assault rifle. Suspect ran towards Room #5 and proceeded to smash the room window with the rifle. Suspect pointed the rifle at the victim who was inside the motel room. Suspect shoved the victim to the ground.
- On January 30, 2023, LAPD officers responded to the motel for an assault with deadly weapon investigation in which the security personnel's vehicle was damaged by vandalism.
- On February 23, 2023, LAPD officers responded to the motel for assault with deadly weapon investigation in Room #4. Officers contacted female at the motel who admitted to prostitution activity as a sex worker at the motel. Female stated that she agreed to solicitation with suspect for sexual purposes. She stated that when the motel room door closed, suspect produced handgun from his jacket pocket. LAPD located the firearm inside the motel room.
- On April 22, 2023, LAPD officers responded to the motel for an assault with deadly weapon radio call. Investigation revealed that victim was standing on the corner of 73rd Street and Figueroa Street, working as a sex worker when she and suspect agreed to solicitation for prostitution. Victim stated that she engaged in sexual intercourse with suspect who became enraged and demanded his money back. Suspect removed pistol from his pocket and pointed the pistol at the victim.
- On April 25, 2023, LAPD officers responded to the motel for an attempted robbery investigation. Victim stated that unknown suspects approached him in the motel parking lot and attempted to take his personal properties.

- On June 18, 2023, LAPD officers were patrolling in the area of 70th Street and Figueroa Street when they observed defendant standing on sidewalk. Defendant ran into the subject motel while clutching his waistband right side. Officers observed defendant run into Room #6. Defendant with firearm was taken into custody.

The July 15, 2023 LAPD letter also attached an Amended Judgement for the property at 6919 South Figueroa Street. In Summary, in Case No. BC311832, filed by the Los Angeles City Attorney's Office, against Rameshbhai C. Bhakta as the Business Owner, the "Property", was deemed a prostitution nuisance in violation of Penal Code Section 11225; the Defendants mentioned in the findings also violated Business and Professions Code Section 17200.

Per LAPD, the Boulevard Motel has been the subject of investigations which are violent in nature and presents a public safety issue for the community at large. The LAPD recommends that the use of the Boulevard Motel be revoked.

**The Los Angeles Police Department submitted the following reports:**

Arrest Reports: There were at least 24 arrest reports submitted for the subject property between February 12, 2016 to September 20, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-09-20	7:05 PM	PROSTITUTION/ALLIED
2.	2023-06-18	8:00 AM	CONVICTED FELON W/ FIREARM
3.	2023-04-22	9:35 AM	ASSAULT W/ FIREARM
4.	2023-04-20	6:20 PM	PROSTITUTION
5.	2023-03-07	3:00 PM	PROSTITUTION
6.	2023-03-07	3:00 PM	PROSTITUTION
7.	2023-03-07	3:00 PM	SUPERVISING PROSTITUTION
8.	2023-03-07	3:00 PM	SUPERVISING PROSTITUTION
9.	2023-02-23	3:05 AM	CARRY LOADED FIREARM
10.	2023-01-20	11:00 AM	ASSAULT W/ FIREARM
11.	2023-01-20	11:00 AM	ASSAULT W/ FIREARM
12.	2022-12-23	2:00 PM	HUMAN TRAFFICKING
13.	2022-12-15	2:30 AM	CONCEALED WEAPON / PERSON
14.	2022-08-25	12:10 AM	PROSTITUTION
15.	2022-08-25	12:10 AM	SUPERVISING PROSTITUTION
16.	2022-08-25	12:10 AM	SUPERVISING PROSTITUTION
17.	2022-08-11	8:30 PM	BATTERY ON POLICE OFFICER
18.	2022-08-11	8:30 PM	PROSTITUTION
19.	2022-03-16	5:34 PM	PROSTITUTION

20.	2022-03-16	5:34 AM	PROSTITUTION
21.	2018-12-15	8:36 AM	LOITERING FOR PROSTITUTION
22.	2018-12-15	8:38 AM	LOITERING FOR PROSTITUTION
23.	2017-11-20	3:45 PM	LOITERING FOR PROSTITUTION
24.	2016-02-12	11:00 PM	LOITERING FOR PROSTITUTION

Investigative Reports: There were at least 35 investigative reports submitted for the subject property between February 12, 2016 to June 18, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>SUMMARY</u>
1.	2023-06-18	7:35 AM	Convicted Felon with Firearm	Suspect ran away from police officers and ran into a guest room at the subject motel. Suspect was arrested for carrying a firearm.
2.	2023-04-25	12:45 AM	Robbery	Suspects beat up victim and attempted to take victim's personal property while victim was with prostitute.
3.	2023-04-22	9:20 AM	Assault w/ Deadly Weapon	Victim was working as a prostitute. Suspect drove victim to her motel room at the subject motel. Suspect and victim participated in prostitution activities at the motel room. Suspect became upset and demanded his money back. Victim denied returning suspect's money and asked suspect to leave. Suspect removed gun from waistband and pointed gun at victim.
4.	2023-04-20	6:20 PM	Prostitution	One defendant arrested for prostitution. Suspect was loitering for the purposes of prostitution. Suspect directed police officer to the subject motel for prostitution services.
5.	2023-03-07	3:00 PM	Prostitution	Two defendants arrested for prostitution. Two additional defendants arrested for supervising prostitutes. One defendant was sex trafficked from another state to California. Defendants were working as commercial sex workers at the motel. Defendants were loitering for prostitution near the motel. All parties involved transported to police station pending human trafficking investigation.

6.     2023-02-23    12:15 AM   Robbery     Victims were inside motel room with suspect (prostitute). Suspect demanded payment of prostitution services and accused victims of giving fake money. Suspect produced a knife and cut both victims and took currency by force. Suspect sprayed chemical in victim's face.
  
7.     2023-02-23    3:05 AM    Firearm     Victim met with suspect in front of motel and agreed on prostitution activities. Victim and suspect went inside motel room and suspect produced a handgun. Suspect arrested for possession of a loaded firearm.
  
8.     2023-01-20    1:38 AM    Vandalism     Suspect armed himself with assault rifle and smashed motel room window. Suspect then fled in vehicle.
  
9.     2023-01-20    2:00 AM    Vandalism     Suspect drove vehicle towards victim's parked vehicle and slammed into the front bumper. The victim's vehicle was parked and blocking the motel entrance.
  
10.    2023-01-20    2:05 AM    Evading     Suspect evaded police officers by driving in high speed with disregard to public safety.
  
11.    2023-01-20    11:34 AM   Impound     Suspect handed a rifle to another suspect. Both suspects fled in vehicle and a pursuit ensued with police officers. Suspect vehicle abandoned and impounded for evidence.
  
12.    2023-01-20    1:38 AM    Assault w/  
Deadly  
Weapon     Suspect armed with assault rifle smashed motel room window with rifle. Suspect pointed assault rifle at victim inside motel room. Suspect chased victim and shoved victim to the ground. Both suspect and victim struggled over the assault rifle.
  
13.    2022-12-26    2:15 PM    Robbery     Suspect walked into motel room holding a firearm. Suspect grabbed victim's property and fled with another suspect.
  
14.    2022-12-23    1:30 PM    Human  
Trafficking     Victim participated in prostitution activities at the motel. Suspect provides transportation and security as victim worked as a commercial sex worker. Victim gives all the money to suspect to keep the money safe. Suspect arrested for pimping. Suspect transported the victim across several state lines to continue to work as a

				commercial sex worker in violation of human trafficking.
15.	2022-12-22	2:10 AM	Grand Theft Auto	Victim parked vehicle in front of motel. Suspect entered victim's vehicle and drove away.
16.	2022-12-15	2:30 AM	Concealed Weapon	Two suspects were impersonating police officers and conducting a search of a vehicle in motel parking lot. One suspect carried a replica firearm and another suspect carried a loaded firearm. One suspect was arrested for carrying concealed weapon on person.
17.	2022-12-01	10:40 PM	Battery	Victim was inside motel room when suspect demanded money from victim. Victim exited motel room and suspect followed victim. Suspect punched victim's head multiple times. Suspect removed victim's property from victim's motel room.
18.	2022-08-25	12:10 AM	Prostitution	Two suspects arrested for supervising a prostitute. Suspect's vehicle parking in motel parking lot. One additional suspect arrested for prostitution activities at the motel. Suspects worked as commercial sex workers and rent rooms at the motel to conduct prostitution business.
19.	2022-08-18	8:00 AM	Pimping	Suspect coerced victim to work as commercial sex worker and provided rules to follow. Victim was under 21-years-old. Suspect took proceeds made from prostitution. Victim was working as a prostitute at the motel. Two witnesses were cited for supervising a prostitute. Victim was cited for loitering for prostitution.
20.	2022-08-11	8:00 PM	Prostitution	One suspect arrested for soliciting prostitution near the motel and another suspect arrested for battery on police officers. Both suspects obtained a room at the motel for prostitution activities.
21.	2022-08-11	8:00 PM	Battery on Police Officers	Suspect was working as a commercial sex worker at the motel. Suspect violently resisted arrest and spat, kicked, and swung at police officers.



22.	2022-07-20	10:45 PM	Robbery	Victim was in the motel parking lot and approached by multiple suspects. Suspects robbed victim of personal properties.
23.	2022-06-28	12:15 AM	Violence w/ Injury	Suspect and victim obtained a room at the motel. Suspect struck victim and punched victim multiple times. Victim sustained visible injuries. Victim was a prostitute.
24.	2022-04-17	9:20 PM	Impound	Suspect vehicle collided into parked vehicle. Suspect left the scene and left his vehicle behind. Vehicle involved in hit and run traffic collision impounded.
25.	2022-03-16	4:50 PM	Prostitution	Two suspects arrested for prostitution activities. Suspect vehicle parked in motel parking lot.
26.	2021-08-22	2:25 AM	Grand Theft Auto	Vehicle stolen at motel.
27.	2021-04-24	2:00 PM	Burglary from Motor Vehicle	Vehicle parked at motel. Personal property stolen from vehicle.
28.	2020-10-29	1:10 AM	Impound	Police officers received radio call of ambulance hit and run traffic incident. Officers met with person reporting, who stated suspect left location but vehicle was left at scene. Vehicle towed and impounded.
29.	2019-03-22	4:30 PM	Vandalism	Victim's vehicle was parked in the motel parking lot. Suspect struck victim's vehicle windshield and passenger window with a hammer.
30.	2018-12-15	8:38 AM	Loitering for Prostitution	Suspects loitering for the purposes of prostitution and engaged in conversation with lone drivers.
31.	2018-08-03	4:00 AM	Grand Theft Auto	Victim's vehicle stolen at motel parking lot.
32.	2018-08-03	3:30 AM	Robbery	Suspect entered motel room after prostitute exited room. Suspect held victims at gun point and demanded victim's property. Suspect robbed victims of money and vehicle.
33.	2017-11-20	3:45 PM	Loitering for Prostitution	Suspect arrested for loitering near the motel for the purposes of prostitution.

34. 2017-02-26 2:00 AM Theft from Victim's personal properties stolen from Motor vehicle. Victim's vehicle parked in motel parking lot.
35. 2016-02-12 10:30 PM Loitering for Suspect arrested for loitering near the motel Prostitution for the purposes of prostitution. Suspect directed client to the motel parking lot.

**Crime Analysis Mapping System Calls for Service Summary Report:** At least 79 calls for service for the subject property between April 5, 2020 to September 20, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-09-20	7:05 PM	UNKNOWN TROUBLE
2.	2023-09-20	7:05 PM	UNKNOWN TROUBLE
3.	2023-08-18	10:44 AM	UNKNOWN TROUBLE
4.	2023-08-13	10:58 PM	UNKNOWN TROUBLE
5.	2023-08-06	10:41 PM	UNKNOWN TROUBLE
6.	2023-07-31	6:33 PM	TRAFFIC STOP
7.	2023-07-31	7:17 PM	UNKNOWN TROUBLE
8.	2023-07-20	3:44 AM	UNKNOWN TROUBLE
9.	2023-07-18	7:27 AM	DISPUTE
10.	2023-07-14	10:52 PM	UNKNOWN TROUBLE
11.	2023-06-20	2:46 AM	UNKNOWN TROUBLE
12.	2023-06-18	7:36 AM	UNKNOWN TROUBLE
13.	2023-06-14	1:23 AM	UNKNOWN TROUBLE
14.	2023-06-13	6:46 AM	UNKNOWN TROUBLE
15.	2023-06-06	10:38 PM	UNKNOWN TROUBLE
16.	2023-05-09	12:23 AM	UNKNOWN TROUBLE
17.	2023-05-06	9:56 PM	UNKNOWN TROUBLE
18.	2023-05-02	10:55 AM	UNKNOWN TROUBLE
19.	2023-04-30	1:38 AM	UNKNOWN TROUBLE
20.	2023-04-22	9:17 AM	DISTURBANCE W/ GUN
21.	2023-04-18	10:18 AM	UNKNOWN TROUBLE
22.	2023-04-17	2:55 AM	UNKNOWN TROUBLE
23.	2023-04-10	1:38 AM	BATTERY AMBULANCE E/R
24.	2023-04-04	7:05 PM	TRAFFIC STOP
25.	2023-04-04	11:50 PM	UNKNOWN TROUBLE
26.	2023-03-19	12:30 AM	UNKNOWN TROUBLE
27.	2023-02-23	12:17 AM	ASSAULT W/ DEADLY WEAPON
28.	2023-02-23	2:55 AM	ASSAULT W/ DEADLY WEAPON
29.	2023-02-14	2:01 AM	INJURY AMBULANCE E/R O/D

CASE NO. DIR-2023-6168-RV

30.	2023-02-12	1:08 AM	UNKNOWN TROUBLE
31.	2023-01-22	12:37 AM	UNKNOWN TROUBLE
32.	2023-01-22	10:51 PM	UNKNOWN TROUBLE
33.	2023-01-22	10:51 PM	UNKNOWN TROUBLE
34.	2023-01-20	1:49 AM	ASSAULT W/ DEADLY WEAPON
35.	2023-01-05	12:19 AM	IMPERSONATING OFFICER
36.	2022-12-23	1:04 PM	UNKNOWN TROUBLE
37.	2022-12-22	2:48 AM	GRAND THEFT AUTO
38.	2022-12-15	2:12 AM	UNKNOWN TROUBLE
39.	2022-12-13	9:26 PM	UNKNOWN TROUBLE
40.	2022-12-09	8:47 PM	TRAFFIC STOP
41.	2022-12-02	6:17 PM	UNKNOWN TROUBLE
42.	2022-12-01	9:56 AM	DISPUTE BUSINESS
43.	2022-11-26	12:28 AM	UNKNOWN TROUBLE
44.	2022-11-23	8:18 PM	UNKNOWN TROUBLE
45.	2022-11-19	11:28 PM	UNKNOWN TROUBLE
46.	2022-11-10	8:22 PM	UNKNOWN TROUBLE
47.	2022-10-29	7:20 PM	UNKNOWN TROUBLE
48.	2022-10-17	12:38 AM	UNKNOWN TROUBLE
49.	2022-10-08	10:32 PM	UNKNOWN TROUBLE
50.	2022-09-09	6:59 PM	UNKNOWN TROUBLE
51.	2022-09-07	1:39 AM	ASSAULT AMBULANCE E/R
52.	2022-08-29	4:55 PM	UNKNOWN TROUBLE
53.	2022-08-25	11:46 PM	UNKNOWN TROUBLE
54.	2022-08-11	8:34 PM	UNKNOWN TROUBLE
55.	2022-08-04	4:44 PM	UNKNOWN TROUBLE
56.	2022-07-31	9:20 PM	UNKNOWN TROUBLE
57.	2022-07-21	1:38 PM	FOUND PROPERTY
58.	2022-06-29	3:06 PM	UNKNOWN TROUBLE
59.	2022-05-06	6:28 AM	DOWN AMBULANCE E/R
60.	2022-03-16	5:34 PM	UNKNOWN TROUBLE
61.	2022-03-01	6:23 PM	UNKNOWN TROUBLE
62.	2022-02-28	3:17 AM	TRAFFIC STOP
63.	2022-02-24	1:53 PM	INJURY AMBULANCE E/R
64.	2022-01-31	7:24 AM	UNKNOWN TROUBLE
65.	2021-12-03	4:12 PM	UNKNOWN TROUBLE
66.	2021-10-20	4:12 PM	UNKNOWN TROUBLE
67.	2021-10-19	3:06 AM	UNKNOWN TROUBLE
68.	2021-08-22	2:23 AM	GRAND THEFT AUTO
69.	2021-08-04	8:36 PM	UNKNOWN TROUBLE
70.	2021-08-01	11:48 AM	UNKNOWN TROUBLE

71.	2021-05-06	3:26 PM	UNKNOWN TROUBLE
72.	2021-02-20	6:38 PM	UNKNOWN TROUBLE
73.	2020-12-25	4:16 AM	DISTURBANCE - GROUP
74.	2020-10-08	10:54 PM	INJURY AMBULANCE E/R O/D
75.	2020-08-11	9:20 PM	TRAFFIC DUI INVOLVED
76.	2020-08-11	9:35 PM	TRAFFIC DUI INVOLVED
77.	2020-07-01	7:30 AM	UNKNOWN TROUBLE
78.	2020-05-20	4:12 PM	DISTURBANCE W/ GUN
79.	2020-04-05	2:04 AM	UNKNOWN TROUBLE

**Crime Analysis Mapping System Crime Summary Report:** At least 26 crime incidents were submitted for the subject property between December 22, 2020 to August 22, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-08-22	6:00 AM	SUSPECTED CHILD ABUSE REPORT
2.	2023-08-18	10:45 AM	POSSESSION OF FIREARM BY FELON
3.	2023-08-18	11:14 AM	VEHICLE RECOVERED
4.	2023-04-25	12:45 AM	ROBBERY
5.	2023-04-25	2:00 AM	BURGLARY FROM MOTOR VEHICLE
6.	2023-04-22	9:17 AM	AGGRAVATED ASSAULT
7.	2023-03-07	3:55 PM	PROPERTY - EVIDENCE
8.	2023-02-23	12:15 AM	ROBBERY
9.	2023-02-23	3:05 AM	PROPERTY - EVIDENCE
10.	2023-01-20	1:38 AM	AGGRAVATED ASSAULT
11.	2023-01-20	1:38 AM	VANDALISM
12.	2023-01-20	2:00 AM	VANDALISM
13.	2022-12-26	2:15 PM	ROBBERY
14.	2022-12-23	2:00 PM	PIMPING
15.	2022-12-15	2:30 AM	PROPERTY - EVIDENCE
16.	2022-12-01	10:40 PM	BATTERY
17.	2022-08-25	5:00 PM	PIMPING
18.	2022-08-25	11:45 PM	PROPERTY - EVIDENCE
19.	2022-08-11	8:20 PM	BATTERY ON POLICE OFFICER
20.	2022-08-11	8:20 PM	BATTERY ON POLICE OFFICER
21.	2022-08-11	8:20 PM	BATTERY ON POLICE OFFICER
22.	2022-07-20	10:45 PM	ROBBERY
23.	2022-06-28	12:15 AM	BATTERY
24.	2021-08-22	2:25 AM	GRAND THEFT AUTO
25.	2021-04-25	2:00 PM	BURGLARY FROM MOTOR VEHICLE
26.	2020-12-22	2:20 AM	GRAND THEFT AUTO

**Crime Analysis Mapping System Arrest Summary Report:** At least 14 arrests were made between October 29, 2021 to August 18, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-08-18	10:45 AM	WEAPON (CARRY/POSS)
2.	2023-06-18	8:00 AM	WEAPON (CARRY/POSS)
3.	2023-04-22	9:35 AM	AGGRAVATED ASSAULT
4.	2023-03-07	3:55 PM	SUPERVISE/AID PROSTITUTE
5.	2023-02-23	3:05 AM	CARRY LOADED FIREARM IN PUBLIC
6.	2022-12-15	2:30 AM	WEAPON (CARRY/POSS)
7.	2022-08-25	11:46 PM	SUPERVISE/AID PROSTITUTE
8.	2022-08-25	11:46 PM	SUPERVISE/AID PROSTITUTE
9.	2022-08-25	11:55 PM	PROSTITUTION/ALLIED
10.	2022-08-11	8:30 PM	ASSAULTS
11.	2022-08-11	8:30 PM	PROSTITUTION/ALLIED
12.	2022-03-16	5:34 PM	PROSTITUTION/ALLIED
13.	2022-03-16	5:34 PM	PROSTITUTION/ALLIED
14.	2021-10-29	8:55 PM	POST RELEASE SUPERVISION

**Detective Case Tracking System:** At least 54 crime incidents were reported for the subject property between February 12, 2016 to August 22, 2023.

<u>NO.</u>	<u>DATE</u>	<u>CRIME</u>
1.	2023-08-22	SUSPECTED CHILD ABUSE
2.	2023-08-18	VEHICLE - RECOVERED
3.	2023-08-18	FELON IN POSSESSION OF FIREARM
4.	2023-08-18	ASSAULT W/ FIREARM
5.	2023-06-18	FELON IN POSSESSION OF FIREARM
6.	2023-06-15	VEHICLE - RECOVERED
7.	2023-04-25	THEFT FROM MOTOR VEHICLE
8.	2023-04-25	ROBBERY
9.	2023-04-22	ASSAULT W/ DEADLY WEAPON
10.	2023-04-22	ASSAULT W/ FIREARM
11.	2023-03-07	SUPERVISE/AID PROSTITUTE
12.	2023-03-07	PROPERTY - EVIDENCE/NON-EVIDENCE
13.	2023-02-23	PROPERTY - EVIDENCE
14.	2023-02-23	ROBBERY
15.	2023-02-23	CARRY LOADED FIREARM IN PUBLIC
16.	2023-01-20	VANDALISM - FELONY
17.	2023-01-20	VANDALISM - FELONY

18. 2023-01-20 ASSAULT W/ DEADLY WEAPON
19. 2022-12-26 ROBBERY
20. 2022-12-23 PIMPING
21. 2022-12-15 PROPERTY - EVIDENCE
22. 2022-12-15 CARRY CONCEALED FIREARM IN VEHICLE
23. 2022-12-01 BATTERY - ASSAULT
24. 2022-08-25 SUPERVISE/AID PROSTITUTE
25. 2022-08-25 SUPERVISE/AID PROSTITUTE
26. 2022-08-25 ENGAGE / SOLICIT PROSTITUTION
27. 2022-08-25 PROPERTY - EVIDENCE
28. 2022-08-18 PIMPING
29. 2022-08-11 ENGAGE / SOLICIT PROSTITUTION
30. 2022-08-11 BATTERY
31. 2022-08-11 BATTERY
32. 2022-08-11 BATTERY
33. 2022-08-11 BATTERY ON POLICE OFFICER
34. 2022-07-20 ROBBERY
35. 2022-06-28 ASSAULT
36. 2022-04-17 IMPOUNDED VEHICLE
37. 2022-03-16 ENGAGE / SOLICIT PROSTITUTION
38. 2022-03-16 ENGAGE / SOLICIT PROSTITUTION
39. 2021-10-29 POST RELEASE SUPERVISION
40. 2021-08-22 VEHICLE - STOLEN
41. 2021-04-24 BURGLARY FROM VEHICLE
42. 2020-12-22 VEHICLE - STOLEN
43. 2020-10-29 IMPOUNDED VEHICLE
44. 2020-08-19 THEFT FROM MOTOR VEHICLE
45. 2019-03-22 VANDALISM
46. 2018-12-15 LOITERING FOR PROSTITUTION
47. 2018-08-03 ROBBERY
48. 2018-08-03 VEHICLE - STOLEN
49. 2017-11-20 LOITERING FOR PROSTITUTION
50. 2017-02-26 THEFT FROM MOTOR VEHICLE
51. 2016-09-01 KEEP DISORDERLY HOUSE
52. 2016-08-13 BURGLARY
53. 2016-08-13 BURGLARY
54. 2016-02-12 LOITERING FOR PROSTITUTION

**Boulevard Motel owner/operator**

On October 2, 2023, a representative for the motel operator submitted an e-mail correspondence with attached photographs and documentation pertaining to operation of the subject motel. The following is a list of measures provided by the motel operator to minimize nuisance activities:

1. Seven security cameras have been installed throughout the motel to monitor activity throughout the entire exterior of the property plus the front desk. A security camera monitor has been setup at the front desk and in the manager's quarters to allow for 24/7 surveillance of the premises.
2. A bigger storage drive was purchased to allow for security footage to be stored for up to 25 days as opposed to only 14 days. Operator also granted access to the footage to both the City Attorney's Office and the LAPD.
3. In response to the City Attorney's Office and LAPD recommendation, the owner ordered a floodlight, and it will be installed at the end of the parking area to improve security camera visibility and to prevent individuals from thinking it is acceptable to the motel to conduct criminal activity at the property.
4. All guests are now required to register any vehicles they are parking in the lot. All cars are required to have parking permits issued by the front desk. Failure of a car to have such permit could result in the towing of the vehicle. Managers check the vehicles in the parking lot multiple times a day to ensure no unregistered vehicles are loitering. The goal is to avoid any drug dealing, trafficking, or prostitution which usually occurs when vehicles come in and out of the parking lot and are not registered.
5. The owner is exploring the installation of a gate at the entrance to prevent any unregistered guests or vehicles from entering the property without staff knowledge and approval.
6. Any time a nuisance activity occurs involving certain guests, these guests are put on a do not rent list. Front desk staff adheres to this list and does not rent to these individuals thereafter. If the City or Police Department has any additional names of known criminals, operator would like to add those names to their list.
7. The parking lot is checked every hour for any trash or debris to ensure a regularly maintained physical appearance.
8. The owner is contacting local parking lot contractors who can repave the parking lot, for a more refreshed look where cracks are filled in.

9. All cash paying customers are now required to pay a \$50 security deposit. This will deter bad actors from staying at the property because they know they will lose their deposit if they engage in nuisance activity. This deposit amount may be increased later if motel owner finds that service calls are not decreasing exponentially.
10. All employees at the motel have engaged in human trafficking training. The motel also has a written policy which has been provided to all employees.
11. Compliant Human Trafficking notices are posted in the housekeeping areas, as well as in a conspicuous place at registration inside and at the night window in English, Spanish, and Chinese.
12. Yard signs are being printed to install on the front lawn of the property, which explicitly state the motel's commitment to stop human trafficking. The idea is to deter any customers who intend to engage in nuisance activity from staying at the property, and to communicate openly that the motel has a zero-tolerance policy for such.
13. Motel owner is actively looking for a licensed security company to patrol the property throughout the day and night to make clear to bad actors that they cannot conduct their crimes at this motel.
14. Motel operator will be attending the upcoming March to Free the Land event, and is encouraging other fellow motel owners to attend as well.

In addition to the aforementioned measures, the following is a list of attachments included with the e-mail:

- Motel Parking Policy Notice
- Stop Human Trafficking signage
- Inhospitable to Human Trafficking training certificate (Completion: October 2, 2023) for Rekhaben Gandhi
- Inhospitable to Human Trafficking training certificate (Completion: October 2, 2023) for Ajaykumar Gandhi
- Polaris July 2018 report: On-Ramps, Intersections, and Exit Routes: A Roadmap for Systems and Industries to Prevent and Disrupt Human Trafficking.
- A photograph of Stop Human Trafficking signage
- A photograph of motel registration office window
- A photograph of security camera monitor screen
- A photograph of vehicular entry into motel parking lot
- A photograph of motel surface parking lot
- A photograph of various signages posted near motel registration window.



## **PUBLIC HEARING**

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

A public hearing was held by a Zoning Administrator on October 19, 2023 at 10:00 a.m. remotely in conformity with the Governor's Executive Order N-29-20 (March 17, 2020). In attendance and testifying were members of the Los Angeles Police Department, a Deputy for Councilmember Marqueece Harris-Dawson, 8<sup>th</sup> Council District, a Facility Director of the Department of Recreation and Parks, a representative for the property owner, motel owner/operator, and residents and stakeholders of the community. Also, a Spanish translator was in attendance at the public hearing.

The purpose of the hearing was to obtain testimony from the owner/operator of the subject facility and from any other affected or interested parties regarding the operation of the motel, in order to determine whether the use constitutes a public nuisance or has resulted in repeated nuisance activities, and to determine whether additional Conditions should be imposed on the operation of the premises or that the use be revoked. The Director of Planning has the authority under Section 12.27.1 of the Municipal Code to impose Conditions on the operation of an existing business to mitigate any land use impacts caused by the operations of such use.

Prior to opening the hearing for public testimony, the Department of City Planning staff investigator presented a summary of background information and the staff investigation regarding the subject site. The presentation was a summary of the staff report, which is included in the subject case file.

The following is a summary of the remaining testimony provided at the public hearing:

### **Jay Desai – Property Owner / Motel Operator**

- One of the owners of the Boulevard Motel;
- Have been a part of the community for many years;
- Purchased the motel over a year ago;
- Inherited quite a few problems and problematic guests;
- Have spent quite a bit of money remodeling the motel;
- Care for the community and want this community to be safer, better, and peaceful for all;

- Want to apologize to the community members;
- Never want to cause any inconvenience to the neighborhood and its residents;
- Attention was brought by City Attorney Office (CAO) and LAPD on how bad the situation has become on Figueroa corridor;
- Have taken measures to stop activities in whatever way we can;
- Suggestions from CAO and LAPD to improve situation on site:
  - Increased lighting in the back side of the parking area
  - Gate installation at the entrance
  - Provide security camera access to CAO and LAPD
  - Issuance of parking permits to all guests
  - Hiring licensed security guard who patrols daily and is available on call
  - Provide training on human trafficking for staff and management
- Motel is committed to prevent human trafficking and any illegal activities;
- Have taken a lot of measures to make the community a safer and better place;
- Hope community members have seen the changes that the motel has made;
- Hope that City officials and community members give us a chance to prove ourselves to show how the motel and management team are committed to the community; and
- Operator is open to any suggestions.

**Brijesh Patel – Property Owner / Motel Operator**

- Proprietor of Boulevard Motel;
- Business has been a part of the community for more than a year;
- Devoted member of the community and is deeply committed to progress;
- Do not want to dismiss the concerns that have been raised and want to address the issues openly and honestly;
- Acknowledge the challenges and express deepest apologies for any inconvenience or discomfort the motel operations have caused;
- Care deeply about the community and the peace, safety, and wellbeing of the residents;
- Have taken significant actions to rectify the situations;
- Have stopped renting to clientele who are the sources of complaints;
- Invested in making the property more appealing and secure;
- Have added surveillance system, increase lighting, provided additional training to motel staff to better spot and handle suspicious activities;
- Have discussed with CAO and LAPD and implemented new policies to prevent nuisance activities: stricter guest screening, limiting room occupancy, maintaining a do not rent list;
- Motel provides affordable option to travelers and provides jobs to local community members;

- Pledge commitment to community, safety, and improvement;
- Want to be a part of the solution; and
- Open to suggestions or conditions so that the motel can continue to operate.

**Pooja Mehta Patel – Property Owner’s Representative**

- Boulevard Motel displayed clear understanding and acknowledgement of the concerns raised by the City and the local community;
- Motel takes full responsibility for the mistakes they have made;
- Motel was suffering during the COVID-19 pandemic and had major losses and barely stayed afloat;
- Motel was renting to any and all guests in order to make up the losses experienced during COVID-19;
- Owners believed guest behaviors inside motel guest rooms were beyond their control;
- Motel has installed seven (7) security cameras throughout the exterior of the property;
- Security camera monitor is set up at front desk and in manager’s quarters;
- Flood lights have been installed to ensure the property is well lit at night;
- LAPD has full remote access to camera footage as live stream as well as 25 days’ worth of recording footage;
- Parking lot checked every hour of any trash or debris;
- All guests now must register their vehicle with front desk;
- All cars must have parking permit once they are checked in to the motel;
- Staff checks parking lot multiple times a day and violators are subject to towing;
- Private gate has been installed to ensure that no unregistered guests or vehicles are entering the property during times when crimes are mostly likely to occur. Gate is closed from 10 p.m. to 7 a.m. every day;
- Motel hired licensed security guard to patrol throughout the day and they are on call 24/7 to address any issues that may arise;
- Motel maintains Do Not Rent list for guests who engage in nuisance activity or disturb the peace of the community;
- All cash paying guests are now required to pay a \$50 security deposit which the motel will not return to any guests who cause any nuisance activity;
- All employees have undergone anti-human trafficking training tailored specifically to motels;
- Property posted numerous signs, including anti human-trafficking signs;
- Property has zero tolerance policy for human trafficking; and
- Operators are listening with open ears and want to take suggestions and implement them.

**General Public**

**Local Resident / Activist**

- South Central Los Angeles resident;
- Member of Community Coalition;
- Community deals with negativity, disinvestment, violence, and lack of housing, which are all directly connected to the motel;
- Need motel owner to take responsibility and take the band-aids off and stop covering up the problems;
- Solution is to sell the motel so that we can have what the community needs;
- Community needs affordable housing, senior housing, green space, childcare centers, and a safe environment; and
- We want our community to be built up and not torn down.

**Local Resident / Activist**

- Member of the community;
- Member of Community Coalition;
- Local resident living near by the motel;
- Motel causes problems for me as I live nearby;
- Go near the area of the motel and sometimes people think I am a part of the motel;
- Cars were passing by the motel and calling on me and my friend;
- Women in the area are almost naked and it is not a good thing for the families;
- Issues related to prostitution;
- There are children in the area and the alcohol and drugs are not good influence;
- In support to revoke the motel use and for the motel to close down, so that we can have other uses for the community;
- Need housing for elderly people and centers for people so we can learn to speak English;
- We have a voice and we want to be heard; and
- Please close down Boulevard Motel and the motel license should be canceled.

**Local Resident**

- Resident in South Los Angeles for over 40 years;
- Motels have been a tremendous nuisance, fostering obscene attractions to our neighborhood that is very displeasing; and
- Motel owners need to invest in changes and help the people in the community with affordable housing, job training, senior citizen centers, and things that are beneficial to the community; motels need to move out or should be shut down.

**Local Resident / Activist**

- South Los Angeles resident; member of Community Coalition;
- Community deals with poverty, crime, violence, mental illness, and homelessness;
- Motels do not serve the community at all;
- Drugs, domestic violence, domestic abuse, and other extra activities directly connected to the motels;
- People do not feel safe walking down the street and children are being exposed to things out of the norm; community sees things that would otherwise not be allowed in other affluent communities; we need a change and motel owners need to take accountability for what they allow to take place at their motels;
- Motel owners do not care as they do not live in our community; and
- Motels need to be shut down and replaced with things that will better the community such as affordable housing, parks and recreation centers, senior citizen centers, childcare centers, and anything else that is positive; asking the City to freeze the land.

**Local Resident / Activist**

- Member of Community Coalition;
- Local resident of South Los Angeles; my family and I take Figueroa Street to go to work; it is very disturbing seeing people doing drugs; have witnessed women engaged in prostitution;
- Would like for motel to be closed down; need low-income housing, parks, and public center; and
- South Los Angeles is not a tourist area so there is not a need for motels or hotels.

**Daniel Nunez, Facility Director, Department of Recreation and Parks**

- Facility Director for South Los Angeles Sports Activity Center between 2019 – 2022;
- Motel has direct impact on the center;
- Facility has always been a senior center for seniors in the community;
- Very difficult to program and do day-to-day work because of the amount of prostitution directly in front of the motel and in front of the facility; difficult to get community members to feel safe and come into the facility building;
- Community members take classes at the facility and see numerous women outside who are minimally dressed and sometimes half nude or fully nude;
- Department recently erected a fence that goes completely around the facility to combat issues related to pimping and prostitution which overflowed into the parking lot; and
- Security cameras have been installed to allow access to the facility and LAPD to combat issues related to prostitution and pimping.

**Local Activist**

- Member of Community Coalition;
- Enough is enough; want community to be back to where it was;
- We need pharmacies and parks, and everything else that will hold up the community; and
- Tired of the activities.

**Local Resident / Activist**

- Member of Community Coalition; South Los Angeles resident;
- Concerned about nuisance activities of all the motels along Figueroa corridor;
- See used condoms on sidewalk every morning;
- Have to clean the condoms with a special broom; do not want my son to step on the condoms on the way to school; situation being normalized to children;
- Take Figueroa corridor to hop on the freeway;
- Lots of pimps and prostitutes have no regard for decency; prostitutes wearing thongs and nipple covers in front of children;
- Fearful of giving public comment;
- Prostitution activities need to stop;
- There are no tourists in the area;
- Community lacks affordable housing and lack access to healthy food; need green space; we need to go to other cities to have access to parks;
- City of Los Angeles is one of the most innovative cities in the world;
- Whatever policies we develop tend to go across America; and
- It is a shame and it is wrong that we do not have the same access and same amenities just because we live in this zip code.

**Local Resident**

- Resident of South Los Angeles and live very close to Boulevard Motel;
- When I take my children to school, we see naked women on our way to school;
- Prostitutes are disrespectful and have followed me and my children to my home;
- Have seen pimps and how the pimps beat up the prostitutes and have seen prostitutes scream;
- There are lots of activities happening both day and night;
- We live on the block and see criminal activities all the time;
- We do not want to see these things anymore, whether it is for our children or for the community;
- Closing the motel will not do much as there are many motels along Figueroa; and
- Community is asking for a solution.

**Local Resident**

- South Central Los Angeles resident;
- Parent of children who attend schools nearby and serve as an unarmed security crossing guard;
- Pimps, prostitutes, crackheads, smokers and alcoholics loiter outside;
- Difficult to explain the surrounding situations to children; prostitutes are almost nude;
- Motels profit from the activities; Minors dress provocatively as adults;
- Motel does not serve any benefit for the community;
- Some of the motel owners/operators live at the motel;
- There are no tourists in the area;
- Do not feel safe in the community;
- Prostitutes have been drugged, kidnapped, and are being watched by pimps;
- Residents are being attacked and robbed while walking down the street;
- Some parents feel like they need to carry guns to protect themselves and their children;
- Motels are not upkeep;
- There is no other solution, forget the security cameras and others; and
- Shut down the motel completely and build something else.

**Local Resident / Activist**

- South Central Los Angeles resident for over 20 years;
- Member of Community Coalition;
- People are scared to go outside and living in fear;
- People are scared for their youth due to the impacts these motels are having;
- Motels are exploiting the women and children;
- Residents are scared to speak in public and at hearings due to fear of retaliation;
- Have not seen tourists who rent at motels;
- Syringes on the ground;
- Visited the area a few weeks ago and saw a young lady being chased down the street; these are youths and not grown adults who are actively choosing these things;
- Children are being victimized and being taken advantage of;
- The motel operators are fully aware of what is happening;
- Revoke the license and shut down the motel immediately; we do not want to see conditions;
- Have concerns that the motel operators are just now saying sorry and want to make modifications to make it safer;
- Need parks, green spaces, senior centers, spaces for local vendors to set up shops; and

- Motel owners are an issue.

#### **Local Business Owner**

- One of the business owners nearby;
- Been here for 34 years and have seen the ups and downs along Figueroa;
- Complaints go overlooked between 2016 to 2019;
- Have tourists in my motel from 2014 to 2020;
- Many ladies on the street and nothing was being done;
- Lived here in 43 years in South Los Angeles;
- Ladies walking half naked and no one is addressing the main issue here;
- State Senate Bill SB 357 – cannot profile; cannot look at appearances and prostitutes loiter for the intent to prostitute legally;
- Need to take issue to State Senate and appeal the law;
- If law is not appealed, these ladies will continue to walk the street;
- The law has hurt the community and the motels; and
- Can show proof to LAPD that we do have tourists here.

#### **Local Resident**

- Member of the community for over 5 years; witnessed all the activities;
- Parent of 3 kids and kids go to schools nearby;
- Have to shield kids' eyes because we have women who are half or completely naked and it is not appropriate;
- Lots of violence and sex workers at the motels;
- There are about 12 motels within a mile radius; have never seen tourists and not all 12 motels have tourists;
- Boulevard Motel has been reactive and not proactive;
- Issues have been ongoing and these issues are not recent; we are at a breaking point now;
- Drug deals going on and women going in and out of these motels;
- Gates are never closed at the motel;
- Women are directly in front of the motel and walk in and out with ease;
- Does not seem like the motel employees have been trained;
- Motel is like a brothel;
- Community and children should not be desensitized;
- Have seen women being chased and it is frightening;
- Cannot go bike riding around the neighborhood;
- Drive all the way to other cities for parks;
- Motels up and down Figueroa make it unsafe for families and community as a whole;



- Motel is profiting from exploitation of underage sex workers; underage sex workers frequent the motels;
- Motels do not care about the crimes that are being committed on their property;
- Motels are getting security guards to protect themselves and do not protect the community; motels are being reactive and not proactive;
- Motel needs to be shut down; it does more harm than good; and
- Would like to see something else that is more beneficial to the community.

#### **Local Resident**

- Nearby resident living across the street from the motel;
- Parent to young children;
- Condoms being thrown over my wall; syringes and used underwear being thrown over my wall; women walking totally nude and do not hide anymore;
- Concerned for my children;
- At night there are cars back-to back as they solicit prostitution; living in fear and cannot have families visit; all the crimes are ridiculous;
- Cannot go to the store by myself because I get harassed; cannot wear what I want to wear because I would get disrespected;
- This cannot continue anymore and the situation is dangerous;
- Pimps come out and fight and some get killed; sex workers barely look 18 and look underaged;
- Underaged sex workers working against their will; have to travel to another city to visit a park; pimps are outside and handing out money and drugs in plain sight; and
- Hope the hearing will have a good result; hope something can be done.

#### **Local Activist**

- Retired U.S. army veteran; member of Community Coalition;
- Prostitutes half nude and fully nude loitering throughout day and night;
- Boulevard Motel is included in this disturbing scene of young girls are being trafficked;
- Have never seen a security guard at the motel;
- Photograph shown by operator's representative is not a security guard at the motel; but a random photograph found online;
- Area is residential area with small children;
- Naked women standing at corner and walking up and down the street while children are riding their bikes;
- Sad to see what small children witness on a daily basis and thinking it is normal;
- Community members have shared and witnessed women being beaten and shot; many crimes go unreported due to fear of retaliation;
- Have not seen any tourists at the Boulevard Motel;

- Boulevard Motel is not providing any benefits to the community;
- Community members do not want Boulevard Motel in the community;
- License of motel needs to be revoked;
- Motel owner can work with City to convert space to family housing, green space, community center;
- Disturbing to hear that someone would push everything on SB 357 because these are mostly young children being human-trafficked and victimized;
- Need something that is beneficial to community and families; and
- Getting rid of the motel would benefit the area.

### **Local Resident**

- Been in South Central Los Angeles for over 50 years;
- Never seen so many prostitutes walking down the street nude and in bathing suits in front of children;
- School is close to Boulevard Motel and children are impressionable;
- Motel does not pay any attention to the community or the children;
- Motel is not paying attention to how it affects the children in the community;
- Children have nowhere to go; they cannot go to a park as there is none there;
- Motel is sitting there making a profit;
- Motel is not doing anything to enhance the community;
- Everyone wants a safe community;
- Everyone want to go up and down the street without being accosted;
- People are afraid to report anything due to retaliation;
- Women and children coming out of their houses and are accosted;
- Motel Boulevard is profiting off the people in the area;
- People in the area are afraid;
- We need to remove the element so we can have a safe place for adults and children;
- Children cannot walk up and down the street or go to their friends;
- Government needs to remove the element;
- There are no tourists in the area;
- We need to remove the motel so people can have a safe place to live;
- There is no security guard at the motel;
- There is nothing that enhances what people are seeing everyday;
- Condoms and underwear are being thrown over the fence;
- You do not know if you are going to get shot or anything else; and
- We need to clean up the area as soon as possible.

**Local Resident**

- Resident of 12 years near Figueroa corridor;
- Acknowledge the concerns raised during the hearing;
- Commend the motel owners and management for their commitment and making improvements;
- Have observed changes in the area recently;
- Presence of working girls in the community has raised concerns;
- Rather see activities occur along commercial corridor as opposed to residential streets; so they can be monitored and regulated more effectively;
- Witnessed increased discarded condoms on the ground on the way to school;
- Issues with prostitutions are complex and require a nuanced approach;
- Boulevard Motel is willing to work with the City and the community to improve the situation; and
- Boulevard Motel is moving towards the right direction and we should encourage positive contribution to the community.

**Local Resident / Activist**

- Resident of South Los Angeles for over 50 years; member of Community Coalition;
- Young children witnessed naked women outside;
- Motel operator is lying as they have other means of getting money;
- Have never seen a security guard; residents are afraid;
- Someone got shot and killed nearby; people are getting killed and robbed and afraid to come outside without a weapon; see prostitutes walking along the street;
- Boulevard Motel is putting on a front and the motel should not be opened;
- Motel license should be revoked and motel should not be allowed to operate;
- We do not have tourists on Figueroa as prostitutes walk along Figueroa;
- Motels are allowing the prostitutes to go in the motel for 20 to 30 minutes;
- Children and parents walk by the motel and parents are in fear for their children;
- Boulevard Motel should be closed down and the motel is a public nuisance;
- Nearby businesses close at 5 p.m. because they are afraid to stay open any later;
- Boulevard Motel is where the prostitutes and their clients go;
- Motel owners are responsible for what is going on; motel owners/operators do not live in the community; and
- Boulevard Motel and other motels along Figueroa need to be closed down because they are not helping the **community**.

**Local Resident**

- Resident of South Los Angeles for over 5 years;

- Neighborhood needs attention;
- Have video footage of women being assaulted in the alley and murdered; provided videos to LAPD;
- There is nothing hospitable about the Boulevard Motel;
- Boulevard Motel allow pimps and prostitutes on the premises;
- Boulevard Motel allow pimps to exploit the women;
- Boulevard Motel needs to be shut down; and
- If motel owner cares about the community, they should shut down the motel.

**Local Resident**

- Community member for 23 years;
- Influx of prostitution after SB 357 passed;
- LAPD not able to profile and arrest the prostitutes;
- LAPD do not detain the ladies anymore;
- Motels are not able to profile or discriminate against the women;
- Closing down motels will not save the community and Figueroa corridor; and
- Prostitution will transition to neighboring community; they will just shift somewhere else.

**Local Activist**

- Member of Community Coalition;
- Ladies outside with no clothes on and only shoes;
- Boulevard Motel needs to be shut down; all the motels along Figueroa and Broadway need to be shut down;
- Motels need to be out of our neighborhood; we want childcare center, healthcare center, homeless shelter; need better living for the residents in South Los Angeles;
- Motel is making money off the people; need better and safer places for children; and
- Need to be safe from pimps and prostitutes.

**Local Resident**

- Member of South-Central Los Angeles of 16 years;
- Motel has done some renovations;
- Change in ownership of the motel;
- After ownership changed, problems are still there but little by little bit it is changing;
- Applaud Boulevard Motel for changing things and making improvements to the community;
- It will take time and the process is not easy;
- Given enough time and with help from the City and LAPD, things can change;

- I have had to go shelter at these motels when there are problems at home;
- We do need these motels for normal people in case of troubled times;
- Have families who visit from time to time and people need to book motels; and
- Hope the motel can be given a chance to show that changes can be made.

**Local Resident**

- Resident for over 40 years; area has changed over the years;
- Approximately 14 motels along Figueroa corridor are owned by the same corporation (between Slauson and Manchester);
- These motels are not used for tourism stays;
- Boulevard Motel is not contributing to the neighborhood;
- Prostitutes use the Boulevard Motel for prostitution;
- Prostitutes stand at the corner and cause traffic problems, there is always someone standing there trying to make a deal;
- Want to see Boulevard Motel shut down;
- Do not like the congestion that prostitution creates;
- Homeowners should have peace and tranquility in the neighborhood;
- Want to see the property to be used for something else;
- Have not seen tourism come down the Figueroa corridor;
- Motel owners/operator do not live in the neighborhood and they do not have to face the same things that we do; and
- Other motels owned by the same corporation need to be addressed.

**Local Resident**

- Lived in the area for over 50 years; have witnessed the ups and downs over the years; activities are very different at night;
- Vehicles driving very fast up and down the street at night and driving the wrong way; vehicles speeding and double-parking along Figueroa Street;
- People cannot get in and out of their driveways;
- Figueroa Street becomes a parking lot, especially on weekends;
- Trash and condoms all over and in the middle of the street;
- Motel has been a problem for many years and will continue to be a problem in the future; problems will not get any better;
- Put an end to it and do not waste time;
- Shut down the Boulevard Motel and be done with it;
- We need green space; prostitutes go in and out of cars in broad daylight; and
- You see the same cars in and out of the motel for 4 to 5 hours.

**Local Resident**

- Resident and small business owner in the City;
- Witnessed many challenges in the community, particular in the Figueroa corridor; and
- Calling on City officials and LAPD to take proactive steps in mitigating issues, such as strict regulations, increased patrolling, more community engagement.

**Local Resident**

- Resident of Los Angeles City;
- Management of Boulevard Motel is working hard to change things and to make things safer, cleaner, and better for everyone;
- Motel has increased security and is working with City leaders and LAPD;
- We need more actions from City officials and LAPD;
- Need the whole area to be safer;
- Boulevard Motel team is doing a great job but cannot do it alone; and
- Request to support the Boulevard Motel team.

**Local Resident**

- Resident of Los Angeles City;
- Great work done by the motel operators in the industry;
- Motel work with the City and LAPD for better security;
- Motel work is not easy but the operators do a good job and make big changes at the motel;
- Passed by Boulevard Motel at night and saw that the gates are closed;
- We do not get support from LAPD on time and sometimes it takes 1 to 2 hours for police to get to the property;
- Prostitutes are naked on the streets;
- Prostitution is a problem but the motel is not renting to the pimps or prostitutes;
- LAPD and the Los Angeles City are responsible for making the streets safe so more tourists can visit the area;
- Carjacking, robberies and looting are happening in the area;
- Community is blaming the motels because they just need the motels as their permanent residence;
- Sex workers are not scared of anyone, including LAPD and the City; and
- SB 357 makes LAPD helpless because they cannot do anything about the sex workers; this is the main reason that prostitution is getting out of control.

**Christopher McPheeters, Senior Lead Officer, Los Angeles Police Department**

- There have been issues regarding the Boulevard Motel;
- Complaints have been received from residents;
- Main complaints come from nearby schools (elementary schools);
- Parents are walking children to and from school in the morning and afternoon;
- Complaints are that we need to walk around the prostitutes and the prostitutes are hanging around the motels;
- Motel let the prostitutes in and the motel is a safe haven for the prostitutes to run in there as they already have a room set up;
- LAPD has been working with Recreation and Parks over the past several years;
- Had to move LAPD Junior Cadet (8- to 12-year-old) program from Recreation Center back to LAPD station due to the prostitution activities;
- Know that motel has made some changes but the motel is still a concern for the community and LAPD; and
- LAPD needs to go out on a daily basis and there are issues related to robberies, drugs, and prostitution.

**Jose Romero, 77<sup>th</sup> Division Vice Detail, Los Angeles Police Department**

- Have been working this detail for approximately 5 years along Figueroa corridor;
- Have seen quite a bit of what happens along Figueroa corridor;
- Boulevard Motel has been an extreme nuisance for LAPD;
- Motel is nearby residential homes and apartment complexes;
- Lots of criminal activities;
- Lots of prostitution activities stem from the Boulevard Motel;
- Prostitution activities have brought other crimes: robberies, shootings, and murders;
- About one year ago there was a murder which happened only 50 to 100 feet away from the Boulevard Motel;
- A lot of crimes that are happening stem from the prostitution and the pimps that come around, and the robberies that occur;
- LAPD see a lot more issues at nighttime. However, even during broad daylight, with school being just one block away, LAPD has seen women that come out of Boulevard Motel dressed in lingerie and almost nude, with children walking by and coming out from schools;
- For the families who live around the neighborhood, it is sad to say that it is almost a norm to these families;
- Motel provided live-feed access to cameras but that is just a band-aid;
- Issues have been going on for decades;
- So much more crimes goes unreported because people are afraid of retaliation;

- People are afraid to call the police;
- People are not reporting the crimes because they are afraid;
- Pimps are very aggressive and jump out on the prostitutes;
- Have witnessed pimp punching prostitute in the face while coming out of the Boulevard Motel;
- There is so much that goes on surrounding the Boulevard Motel on a daily basis;
- Crimes will eventually continue again;
- There are no tourists that come to the motel;
- Most of the individuals going to the Boulevard Motel and other motels along Figueroa have been clients of prostitutes;
- Have not seen families that come to South Los Angeles, it is a high crime area;
- Prostitutions that happen in the area bring so much more other crimes and violent crimes; and
- It is sad to see children coming out of school and not able to play outside of their homes.

**Pooja Mehta Patel – Property Owner’s Representative**

- What would LAPD suggest for the motel owners to implement, to be a solution, as opposed to just a band-aid?

**Jose Romero, 77<sup>th</sup> Division Vice Detail, Los Angeles Police Department**

- Security gate: have not seen that motel gate closed at all whether it is day or night; not sure when the photograph in the presentation was taken;
- Security cameras: providing access to LAPD is good but owners and residents who live in the area know that the area is not a tourist area. People who rent the rooms are using the rooms for prostitution activities;
- Signs: operators have put up signs saying they are not going to rent out rooms to prostitution related activities. LAPD have seen during surveillance, prostitutes come in completely dressed and covered up, even in sweats. These girls walk right in and get a room at the motel. The same girls come out provocatively dressed at nighttime and take their clients to motel rooms;
- Do not see any tourists visiting the motels in the area;
- Motels nearby are all connected to prostitution activities;
- LAPD have had to rescue juveniles that were being trafficked;
- Sometimes pimps will rent the room by themselves; and they will allow the prostitutes to operate in the motel rooms;
- A lot of activities are happening during nighttime;
- Do not see motel being used as a tourist resting place due to all the crimes that are happening; and



- Motel has been used for prostitution.

**Pooja Mehta Patel – Property Owner’s Representative**

- Boulevard Motel has been responding with action;
- Prostitution is at the heart of the problem;
- Boulevard Motel is not renting to any prostitutes and is being more vigilant about who they rent to;
- Motel has to tow a very fine line against discriminating and profiling people who may look like they are engaging in sex work but are not;
- Motel’s proactive actions were recently implemented and it will take time for the community to see the positive effects of these actions;
- Gate at property recently installed over a week ago;
- Gate is closed from 10 p.m. to 7 a.m.;
- Welcome LAPD to check security footage to see that gate is closed at night;
- Motel willing to close gate for longer period of time;
- Photograph of guard not shared due to privacy;
- Security guard is on call and does monitor the property;
- Sex workers may find alternative ways to conduct activities;
- Sex workers now renting apartments in the Figueroa corridor to conduct business
- We need to do more as a community;
- Need severe consequences to discourage criminal nuisance activities;
- Locals are staying at the Boulevard Motel (couples and families);
- People in between housing are staying at the Boulevard Motel;
- Boulevard Motel wants to be part of the solution; and
- Welcome Community Coalition to meet with the motel and see what further solutions and recommendations are available.

**Gandhy Diaz, Field Deputy, Council District Eight**

- In support of revoking the motel use, for the purpose of abating the criminal acts;
- Motel operation creates unsafe conditions for patrons and surrounding community;
- Prostitution, assault, robbery and ongoing criminal activities;
- Site is commonly used for prostitution;
- Significant burden on LAPD and the City;
- Residents and stakeholders have suffered;
- Sense of safety and dignity challenged;
- Schools and senior housing nearby;
- Constant flow of sex trafficking victims and their clients and pimps;

- Community has spoken to the longevity of the issues and how its operation has negatively impacted the area for generations;
- Cannot allow the continued operation of the motel to jeopardize the safety and well-being of the surrounding community;
- Motel is profiting from tragedy of human trafficking; and
- Urge to revoke the use of the site in the interest of public safety.

## **CORRESPONDENCE RECEIVED SUBSEQUENT TO PUBLIC HEARING**

### **General Public**

On November 21, 2023, a letter was received from a parent of three children who attend KIPP Empower Academy. The letter cited support for revoking the use of Boulevard Motel.

On November 9, 2023, an e-mail correspondence was received pertaining to the subject motel. The e-mail stated that the people do not want the motel near their homes and their children. An additional e-mail was received pertaining to shutting down the motels in South Central Los Angeles, and the e-mail stated that the sender is in support of Community Coalition's desire to upgrade the community.

On November 8, 2023, six letters were received from parents of students who attend the KIPP Empower Academy, pertaining to support for revoking the use of Boulevard Motel. The letters cited issues related prostitution, human trafficking, narcotic activities, and impacts that the motel has on children.

On November 1, 2023, 23 letters were received from local residents, members of Community Coalition, and parents of students who attend the Gil Garcetti Learning Academy. The letters cited issues related to prostitution, narcotic activities, trash, traffic congestion, violent crimes, and impacts the motel has on the children. The letters were in support of shutting down the Boulevard Motel.

On October 28, 2023, an e-mail correspondence was received pertaining to support for shutting down the Boulevard Motel. The e-mail stated that the motel is a magnet for bad behavior and practices.

On October 27, 2023, an e-mail correspondence was received pertaining to support for shutting down the motel.

### **Los Angeles Police Department**

On December 12, 2023, the LAPD provided calls for service summary reports for the subject property with at least three incidents between October 11, 2023 through December 12, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-11-25	12:47 AM	DISTURBANCES
2.	2023-11-16	4:44 PM	TRAFFIC STOP
3.	2023-10-24	12:00 PM	FIRE DEPT BACK-UP

### **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 Boulevard Motel, has created public nuisance impacts at the site. The Zoning Administrator acting on behalf of the Director 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 Boulevard Motel to the west and are improved with one- and two-story residential structures. Properties to the east across from Figueroa Street are zoned C2-1VL-CPIO and improved with two-story residential structures. Adjoining property to the north is zoned C2-1VL-CPIO and improved with a two-story residential building. Adjoining property to the south is zoned C2-1VL-CPIO and is improved with one- and two-story residential structures. The subject motel is situated approximately 195 feet from the Gil Garcetti Learning Academy to the west which is located at 612 West 68th Street. The South Los Angeles Sports Activity Center is approximately 125 feet to the south and is located at 7020 South Figueroa Street.

The Mount Carmel Recreation Center, located at 830 West 70th Street, is approximately 0.4 mile west of the Boulevard Motel. The 61<sup>st</sup> Street Elementary School, located at 6020 South Figueroa Street, is approximately 0.5 mile north of the subject motel. The Gerald A. Lawson Academy, located at 929 West 69th Street, is approximately 0.6 mile from the Boulevard Motel. The Boulevard Motel is located approximately 0.6 mile from Bethune Middle School, located at 155 West 69th Street. The 75<sup>th</sup> Street Elementary School, located at 142 West 75th Street, is approximately 0.8 mile from the subject motel. The Loren Miller Elementary School, located at 830 West 77th Street, is approximately 0.8 mile from the subject motel. The Augustus Hawkins High School, located at 825 West 60th Street, is approximately 1 mile from the subject motel.

The L.A. Greater Mt. Olive Church, located at 6810 South Figueroa Street, is 443 feet north of the Boulevard Motel. The St. James African Methodist Episcopal Church, located at 655 West 70<sup>th</sup> Street, is 0.2 mile from the subject motel. The Hamilton United Methodist Church, located at 6400 South Figueroa Street, is 0.3 mile from the subject motel. The Bible Fellowship Baptist Church, located at 6915 South Broadway, is approximately 0.5 mile from the motel. The Celestial Church of Christ Sanctuary of the Lord parish, located at 224 West Florence Avenue, is 0.5 mile from the subject motel. The Broadway Community Church, located at 7329 South Broadway, is approximately 0.6 mile from the Boulevard Motel.

A majority of the properties located within a 500-foot radius of the subject motel are residential with R2-1 zones and are developed with single- and multi-family dwellings, with the exception of the commercial strip along Figueroa Street.

The subject motel, known as the Boulevard Motel, is comprised of two separate one-story structures, that are attached by an overhang structure at the vehicular driveway entrance along Figueroa Street, and its associated surface parking lot. During the field inspection conducted on September 6, 2023, staff investigator observed a room number (#11) marked on the one-story structure in the parking lot. The structure appears to be used as a motel guest room as it contains a keyless entry door lock, an operable window, and an air conditioning unit, similar to the remaining motel guest rooms on the property. Per the motel manager, there are ten (10) motel guest rooms. In the surface parking lot, a total of twelve vehicular parking spaces were observed. One space was marked for accessible parking and one other space was partially blocked by a commercial trash bin.

On October 10, 2023, LADBS provided a Notice of Code Violation (#A-6080591) for the detached structure which was converted to a dwelling unit without the required permits and approvals. The property owner was ordered to demolish and remove all unapproved construction or submit plans and obtain permits to secure a new Certificate of Occupancy.

According to City of Los Angeles Office of Finance LATAX report, Yashvi Hospitality LLC (dba Boulevard Motel) began business at the subject location on June 16, 2022 (Account No. 0003319184). Per County of Los Angeles Assessor's information, the most recent sale of the property occurred on June 16, 2022. According to City of Los Angeles Office of Finance LATAX report, Shree Humsoham Incorporated (dba Boulevard Motel) was the previous property owner and began business at the subject location on October 1, 2008 (Account No. 0002381317). Per Zone Information and Map Access System (ZIMAS), both Yashvi Hospitality LLC and Shree Humsoham Incorporated are listed as owners for 6919 and 6923 South Figueroa Street (APN# 6013022027).

The record contains investigative reports related to assaults, robberies, prostitution, pimping, human trafficking, 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. Correspondence, dated July 15, 2023, from the Los Angeles Police Department Gang and Narcotics Division, was received by the Department of City Planning Nuisance Abatement/Revocations Unit and indicated as follows:

*During the week of March 1, 2023, Detectives from the Los Angeles Police Department, Gang and Narcotics Division received a complaint from the LAPD Operations-South Bureau-Human Trafficking Unit. The complaint alleged that the Boulevard Motel, located at 6919 South Figueroa was a haven of prostitution, where sex workers used the motel façade to evade police and at times, used the motel to ply their trade. Investigators believed this activity to occur at all times of the day and late into the night hours.*

*Surveillance revealed that during the daytime hours, between 0645 hours to 0800 hours, officers from Operations-South Bureau observed school age children traversing the Figueroa Corridor on the west side of the street, while scantily clad women stood in the driveway of the Boulevard Motel.*

*Detectives from Gang and Narcotics Division conducted an administrative query to verify if criminal activity was occurring at this motel or these prior observations were an aberration.*

*The administrative query revealed that over 50 Calls for Service were generated over a three-year period of time. These calls included Supervising a Prostitute, Prostitution, Robbery, Stolen Vehicle and Carrying a Concealed Weapon.*

*Further administrative query revealed that the property of 6919 South Figueroa, known as the Boulevard Motel was involved in a Civil judgement during 2009. The comments of the judgement, brought against the Business and Property.*

*During the ownership of Rameshbhai C. Bhakta since June 2001, law enforcement officers had made multiple arrests at the motel for prostitution and related crimes. Managers of the motel have been repeatedly arrested for keeping a disorderly house in violation of 3 .16 and failing to properly maintain a motel register in violation of LAMC section 41.49. despite these efforts, the motel has a reputation in the community as a place where prostitution is permitted to occur. There were prostitution related arrests 31 times.*

*In March of 2004, the Los Angeles City Attorney's Office brought at action against appellants on behalf of the people of the State of California under the "Red Light Abatement Law."*

**Investigations**

- *On August 3, 2018, uniformed officers responded to the Boulevard Motel for a Stolen Vehicle investigation. Vehicle stolen from motel parking lot by unknown suspects.*
- *On August 3, 2018, 77th Area officers responded to the Boulevard Motel, room number 10, for a robbery investigation. Victim stated that unknown suspect entered the room after a female prostitute exited the room. Suspect held victim at gunpoint with pistol and demanded property. Victim stated that he had solicited the services of a prostitute and they were inside room number 10.*
- *On March 22, 2019, Victim stated that at the Boulevard Motel parking lot, suspect struck her vehicle windshield and her passenger window with a hammer.*
- *On October 20, 2020, uniformed officers responded to an Ambulance-Hit and Run accident at the Boulevard Motel parking lot. Apparently, suspect fled location, but left the vehicle at scene.*
- *On April 24, 2021, while victim's vehicle was parked at the Boulevard Motel, unknown suspect(s) approached victim's vehicle (management) and broke into the vehicle. Stereo equipment, speakers CD Player and radio were removed.*
- *On June 28, 2022, uniformed officers from 77th Area responded to conduct a Domestic Violence with Injury investigation at the Boulevard Motel. Victim stated that she and suspect were in consensual relationship. Suspect became angry and struck her in the face several times. Victim notified PD. Victim stated that she is a prostitute and has known suspect from the neighborhood. She did not believe he was a pimp, but unsure.*
- *On July 9, 2022, uniformed officers were requested to the Boulevard Motel for a Robbery investigation. Victim stated that unknown male and female approached him in the parking lot. They both accosted him, rummaging through his pants pockets, taking his phone and US Currency. Victim notified the police.*

- *On August 11, 2022, Hollywood Area Vice investigators, assigned to the Figueroa Task Force, observed a female at the northwest corner of Figueroa Street and 69th Street. Female walked to the Boulevard Motel, where she contacted a lone male in the parking lot. Female was taken into custody with incident. Female self-identified as a sex worker and had been working all day at the Boulevard Motel.*
- *On December 15, 2022, uniformed officers responded to the Boulevard Motel and observed a black Crown Victoria in the parking lot with a male seated in driver's side. He was wearing a blue jacket. Suspect stated that he was conducting additional patrol for the motels. Suspect stated that he and his partner were conducting a traffic stop on a Honda Civic. Officers continued with their investigation, believing that suspects were impersonating police officers. Investigation revealed that suspect was operating without valid guard card and no authorization for CCW.*
- *On December 21, 2022, 77th Area Patrol officers responded to the Boulevard Motel, Room No. 10, for a Battery investigation. Comments of the call revealed, "Suspect is Male Hispanic, Hoover Locos, gang member, assaulting, kicking and dragging motel staff." Witness (Person Reporting), stated that she is a prostitute who conducted business as sex worker at the motel, but refused to meet with police."*
- *On December 23, 2022 at 1300 hours, OSB Human Trafficking investigators were conducting a prostitution investigation along the Figueroa Corridor. At the Boulevard Motel, investigators observed a male sitting in front of room 10 of the motel. Officers then observed a female (victim) walking north along Figueroa and speak to the male. After short conversation, the male and Victim entered Room #10. After the door closed, a Black Mercedes entered the parking lot of the Boulevard Motel. Moments later, Victim exited Room #10, walked directly to the black Mercedes, which was parked next to undercover officer's vehicle. Victim handed male in the Mercedes US Currency (\$60) and entered the Mercedes. Officers detained male suspect and rescued victim who self-identified as a human trafficking victim whom was working as a sex worker for suspect at the Boulevard Motel.*
- *On December 26, 2022, uniformed officers responded to the Boulevard Motel to conduct a robbery investigation. Victim stated that they were lying on the bed in room number 10, when suspect entered the room with a gun and grabbed victim's ipad. Suspect fled southbound on Figueroa. Victim notified police.*

- *On December 29, 2022, uniformed officers were requested to respond to the Boulevard Motel for investigation. Victim stated that she secured her vehicle inside the parking lot of the Boulevard Motel. When she returned to her vehicle trunk to retrieve an item, unknown suspect entered her vehicle and drove away with the vehicle. Victim notified police.*
- *On January 5, 2023, investigators from the Operations-South Bureau Human Trafficking Unit were investigating prostitution activity along the Figueroa Corridor. Investigator, in an undercover capacity was parked inside the Boulevard Motel parking lot. He observed a female (victim) speaking with a male in front of room number 10. A black Mercedes then pulled into the parking lot. After several minutes, the female victim exited the motel room as did the male. The Victim walked directly to the black Mercedes and handed US Currency to the male inside the vehicle in a manner consistent with Pimping. Suspect arrested for Human Trafficking Victim confirmed that she is a sex worker and conducted her business in room number 10.*
- *On January 20, 2023, 77th Area uniformed personnel responded to the Boulevard Motel for an Assault with Deadly Weapon investigation upon location security. Upon reviewing surveillance footage, suspect leaving room number 5, at 0137, was pushed from behind by a female. Suspect became irate and returned to his vehicle where he was handed what appeared to be an assault rifle. Suspect ran towards room number five and proceeded to smash the room window with the rifle. Suspect pointed the rifle at Witness after shoving her to the ground.*
- *On January 30, 2023, uniformed officers were requested to respond to the Boulevard Motel for Assault with a Deadly Weapon investigation in which "The Defense Specialist (security) vehicle was damaged by vandalism. Officers reported that the comments of the call were a male Black in knit cap, armed with a handgun broke the windows and threatened female victim in room no. 5.*
- *On February 23, 2023, uniformed officers responded to the Boulevard Motel for Assault with Deadly Weapon investigation in room number 4. Officers contacted female at the motel who admitted to prostitution activity as a sex worker at the motel. Female stated that she agreed to solicitation with suspect for sexual purposes. She stated that when the motel room door closed, Suspect produced handgun from his jacket pocket. Witness notified the police; police located the firearm inside the room.*



- *On April 22, 2023, uniformed officers responded to the Boulevard Motel for an Assault with a Deadly Weapon radio call. Comments of the call reported that the suspect was a male Hispanic with a handgun on his hip, knocking on the door to room number 2. Investigation revealed, Victim was standing on the corner of 70th and Figueroa, working as a sex worker when she and suspect agreed to solicitation for prostitution. Victim stated that she engaged in sexual intercourse with suspect who became enraged and demanded his money back. Suspect removed pistol from his pocket and pointed it at the victim. Victim notified police.*
- *On April 25, 2023, uniformed officers responded to the Boulevard Motel for an Attempt Robbery investigation. Victim stated that unknown suspects approached victim in the parking lot of the motel and attempted to take his property.*
- *On June 18, 2023, uniformed officers were patrolling in the area of 70th and Figueroa when they observed Defendant standing on sidewalk. When officers conducted u-turn, Defendant ran into the Boulevard Motel while clutching his waistband right side. Officers observed Defendant run into room number 6. Officers attempted to call suspect out. Officers heard movements at motel room bathroom window open and close. Defendant taken into custody without further incident with firearm.*

*It is the opinion of members of the Los Angeles Police Department, that this establishment, known as the Boulevard Motel, has been a nuisance property in the South Los Angeles portion of the City for quite some time.*

*An Amended Judgement was entered in this action at the property of 6919 South Figueroa. In summary, in Case No. BC311832, filed by the Los Angeles City Attorney's Office, against Rameshbhai C. Bhatkta as Business Owner, the "Property," was deemed a prostitution nuisance in violation of Penal Code section 11225; the Defendants mentioned in these findings also violated Business and Professions Code section 17200.*

*There have been numerous Calls for Service, which have required a police response and investigation. This particular property has been the subject of the investigations have been violent in nature and are a public safety issue for the community at large. It is because of this, that the use for this motel should be revoked.*

A virtual public hearing conducted via Zoom application and telephonically was held on October 19, 2023 at 10:00 a.m. In attendance and testifying were members of the Los Angeles Police Department, a Deputy for Councilmember Marqueece Harris-Dawson, 8th Council District, a Facility Director of the Department of Recreation and Parks, 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 robbery, vandalism, assault with deadly weapon, theft from motor vehicle, burglary, battery, prostitution, human trafficking, convicted felon with a gun, loitering for prostitution, pimping, violence with injury, battery on police officers, fights, and disturbances. 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. The Gil Garcetti Learning Academy, located at 612 West 68<sup>th</sup> Street, is approximately 195 feet west of the Boulevard Motel. The South Los Angeles Sports Activity Center is approximately 125 feet to the south, located at 7020 South Figueroa Street. The Mount Carmel Recreation Center, located at 830 West 70<sup>th</sup> Street, is approximately 0.4 mile west of the Boulevard Motel. The 61<sup>st</sup> Street Elementary School, located at 6020 South Figueroa Street, is approximately 0.5 mile north of the subject motel. The Gerald A. Lawson Academy, located at 929 West 69<sup>th</sup> Street, is approximately 0.6 mile from the Boulevard Motel. The Boulevard Motel is located approximately 0.6 mile from Bethune Middle School, located at 155 West 69<sup>th</sup> Street. There was an overwhelming amount of verbal and written testimony from the parents and surrounding community attesting to the crime, especially prostitution, at the subject motel, the surrounding area and public right-of-way in front of the motel. Additionally, the subject motel is located on the student walk routes to the schools for enrollees who live to the east of Figueroa Street and use the signal-controlled crosswalk at Figueroa Street and West 69<sup>th</sup> Street.

There has been an absence of diligent efforts to control and a blatant disregard of the recurring amount of prostitution, battery, robbery, and assaults with deadly weapons on the subject property. During the field inspection conducted on September 12, 2023, staff investigator observed one prostitute loitering near the motel. The prostitute was engaged in a conversation with a lone male driver in a car parked across the street from the subject motel. During the field inspection conducted on September 6, 2023, staff investigator observed one prostitute and a lone male approaching the motel check-in window. Upon observing the presence of staff investigators and LAPD officers in the motel parking lot, the prostitute and male individual promptly left the motel premises and walked across the street.

The subject motel is fostering an environment which contributes to the blight of the neighborhood. Although the operator's representative submitted documents showing recent improvements to the premises, the operator and owner had ample time and opportunity to make these improvements, 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 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, robbery, battery, prostitution, pimping, human trafficking, and more.**

Los Angeles Police Department Calls for Service reports indicate that at least 82 calls for service were associated with the site between April 5, 2020 and December 12, 2023. These reports identify a pattern of assault with a deadly weapon, battery, robbery, prostitution, loitering for prostitution, pimping, and disturbances shown to be associated with the subject motel which directly affect the adjacent commercial and 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, loitering for prostitution, and pimping.

Calls for Service Summary Report: At least 82 calls for service for the subject property between April 5, 2020 to December 12, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-11-25	12:47 AM	DISTURBANCE
2.	2023-11-16	4:44 PM	TRAFFIC STOP
3.	2023-10-24	12:00 PM	FIRE DEPT BACK-UP
4.	2023-09-20	7:05 PM	UNKNOWN TROUBLE
5.	2023-09-20	7:05 PM	UNKNOWN TROUBLE
6.	2023-08-18	10:44 AM	UNKNOWN TROUBLE
7.	2023-08-13	10:58 PM	UNKNOWN TROUBLE
8.	2023-08-06	10:41 PM	UNKNOWN TROUBLE
9.	2023-07-31	6:33 PM	TRAFFIC STOP
10.	2023-07-31	7:17 PM	UNKNOWN TROUBLE
11.	2023-07-20	3:44 AM	UNKNOWN TROUBLE
12.	2023-07-18	7:27 AM	DISPUTE
13.	2023-07-14	10:52 PM	UNKNOWN TROUBLE
14.	2023-06-20	2:46 AM	UNKNOWN TROUBLE
15.	2023-06-18	7:36 AM	UNKNOWN TROUBLE
16.	2023-06-14	1:23 AM	UNKNOWN TROUBLE
17.	2023-06-13	6:46 AM	UNKNOWN TROUBLE
18.	2023-06-06	10:38 PM	UNKNOWN TROUBLE

19.	2023-05-09	12:23 AM	UNKNOWN TROUBLE
20.	2023-05-06	9:56 PM	UNKNOWN TROUBLE
21.	2023-05-02	10:55 AM	UNKNOWN TROUBLE
22.	2023-04-30	1:38 AM	UNKNOWN TROUBLE
23.	2023-04-22	9:17 AM	DISTURBANCE W/ GUN
24.	2023-04-18	10:18 AM	UNKNOWN TROUBLE
25.	2023-04-17	2:55 AM	UNKNOWN TROUBLE
26.	2023-04-10	1:38 AM	BATTERY AMBULANCE E/R
27.	2023-04-04	7:05 PM	TRAFFIC STOP
28.	2023-04-04	11:50 PM	UNKNOWN TROUBLE
29.	2023-03-19	12:30 AM	UNKNOWN TROUBLE
30.	2023-02-23	12:17 AM	ASSAULT W/ DEADLY WEAPON
31.	2023-02-23	2:55 AM	ASSAULT W/ DEADLY WEAPON
32.	2023-02-14	2:01 AM	INJURY AMBULANCE E/R O/D
33.	2023-02-12	1:08 AM	UNKNOWN TROUBLE
34.	2023-01-22	12:37 AM	UNKNOWN TROUBLE
35.	2023-01-22	10:51 PM	UNKNOWN TROUBLE
36.	2023-01-22	10:51 PM	UNKNOWN TROUBLE
37.	2023-01-20	1:49 AM	ASSAULT W/ DEADLY WEAPON
38.	2023-01-05	12:19 AM	IMPERSONATING OFFICER
39.	2022-12-23	1:04 PM	UNKNOWN TROUBLE
40.	2022-12-22	2:48 AM	GRAND THEFT AUTO
41.	2022-12-15	2:12 AM	UNKNOWN TROUBLE
42.	2022-12-13	9:26 PM	UNKNOWN TROUBLE
43.	2022-12-09	8:47 PM	TRAFFIC STOP
44.	2022-12-02	6:17 PM	UNKNOWN TROUBLE
45.	2022-12-01	9:56 AM	DISPUTE BUSINESS
46.	2022-11-26	12:28 AM	UNKNOWN TROUBLE
47.	2022-11-23	8:18 PM	UNKNOWN TROUBLE
48.	2022-11-19	11:28 PM	UNKNOWN TROUBLE
49.	2022-11-10	8:22 PM	UNKNOWN TROUBLE
50.	2022-10-29	7:20 PM	UNKNOWN TROUBLE
51.	2022-10-17	12:38 AM	UNKNOWN TROUBLE
52.	2022-10-08	10:32 PM	UNKNOWN TROUBLE
53.	2022-09-09	6:59 PM	UNKNOWN TROUBLE
54.	2022-09-07	1:39 AM	ASSAULT AMBULANCE E/R
55.	2022-08-29	4:55 PM	UNKNOWN TROUBLE
56.	2022-08-25	11:46 PM	UNKNOWN TROUBLE
57.	2022-08-11	8:34 PM	UNKNOWN TROUBLE
58.	2022-08-04	4:44 PM	UNKNOWN TROUBLE
59.	2022-07-31	9:20 PM	UNKNOWN TROUBLE
60.	2022-07-21	1:38 PM	FOUND PROPERTY
61.	2022-06-29	3:06 PM	UNKNOWN TROUBLE

62.	2022-05-06	6:28 AM	DOWN AMBULANCE E/R
63.	2022-03-16	5:34 PM	UNKNOWN TROUBLE
64.	2022-03-01	6:23 PM	UNKNOWN TROUBLE
65.	2022-02-28	3:17 AM	TRAFFIC STOP
66.	2022-02-24	1:53 PM	INJURY AMBULANCE E/R
67.	2022-01-31	7:24 AM	UNKNOWN TROUBLE
68.	2021-12-03	4:12 PM	UNKNOWN TROUBLE
69.	2021-10-20	4:12 PM	UNKNOWN TROUBLE
70.	2021-10-19	3:06 AM	UNKNOWN TROUBLE
71.	2021-08-22	2:23 AM	GRAND THEFT AUTO
72.	2021-08-04	8:36 PM	UNKNOWN TROUBLE
73.	2021-08-01	11:48 AM	UNKNOWN TROUBLE
74.	2021-05-06	3:26 PM	UNKNOWN TROUBLE
75.	2021-02-20	6:38 PM	UNKNOWN TROUBLE
76.	2020-12-25	4:16 AM	DISTURBANCE - GROUP
77.	2020-10-08	10:54 PM	INJURY AMBULANCE E/R O/D
78.	2020-08-11	9:20 PM	TRAFFIC DUI INVOLVED
79.	2020-08-11	9:35 PM	TRAFFIC DUI INVOLVED
80.	2020-07-01	7:30 AM	UNKNOWN TROUBLE
81.	2020-05-20	4:12 PM	DISTURBANCE W/ GUN
82.	2020-04-05	2:04 AM	UNKNOWN TROUBLE

Crime Summary Report: At least 26 crime incidents were submitted for the subject property between December 22, 2020 to August 22, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-08-22	6:00 AM	SUSPECTED CHILD ABUSE REPORT
2.	2023-08-18	10:45 AM	POSSESSION OF FIREARM BY FELON
3.	2023-08-18	11:14 AM	VEHICLE RECOVERED
4.	2023-04-25	12:45 AM	ROBBERY
5.	2023-04-25	2:00 AM	BURGLARY FROM MOTOR VEHICLE
6.	2023-04-22	9:17 AM	AGGRAVATED ASSAULT
7.	2023-03-07	3:55 PM	PROPERTY - EVIDENCE
8.	2023-02-23	12:15 AM	ROBBERY
9.	2023-02-23	3:05 AM	PROPERTY - EVIDENCE
10.	2023-01-20	1:38 AM	AGGRAVATED ASSAULT
11.	2023-01-20	1:38 AM	VANDALISM
12.	2023-01-20	2:00 AM	VANDALISM
13.	2022-12-26	2:15 PM	ROBBERY
14.	2022-12-23	2:00 PM	PIMPING
15.	2022-12-15	2:30 AM	PROPERTY - EVIDENCE
16.	2022-12-01	10:40 PM	BATTERY

17.	2022-08-25	5:00 PM	PIMPING
18.	2022-08-25	11:45 PM	PROPERTY - EVIDENCE
19.	2022-08-11	8:20 PM	BATTERY ON POLICE OFFICER
20.	2022-08-11	8:20 PM	BATTERY ON POLICE OFFICER
21.	2022-08-11	8:20 PM	BATTERY ON POLICE OFFICER
22.	2022-07-20	10:45 PM	ROBBERY
23.	2022-06-28	12:15 AM	BATTERY
24.	2021-08-22	2:25 AM	GRAND THEFT AUTO
25.	2021-04-25	2:00 PM	BURGLARY FROM MOTOR VEHICLE
26.	2020-12-22	2:20 AM	GRAND THEFT AUTO

Arrest Summary Report: At least 14 arrests were made between October 29, 2021 to August 18, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-08-18	10:45 AM	WEAPON (CARRY/POSS)
2.	2023-06-18	8:00 AM	WEAPON (CARRY/POSS)
3.	2023-04-22	9:35 AM	AGGRAVATED ASSAULT
4.	2023-03-07	3:55 PM	SUPERVISE/AID PROSTITUTE
5.	2023-02-23	3:05 AM	CARRY LOADED FIREARM IN PUBLIC
6.	2022-12-15	2:30 AM	WEAPON (CARRY/POSS)
7.	2022-08-25	11:46 PM	SUPERVISE/AID PROSTITUTE
8.	2022-08-25	11:46 PM	SUPERVISE/AID PROSTITUTE
9.	2022-08-25	11:55 PM	PROSTITUTION/ALLIED
10.	2022-08-11	8:30 PM	ASSAULTS
11.	2022-08-11	8:30 PM	PROSTITUTION/ALLIED
12.	2022-03-16	5:34 PM	PROSTITUTION/ALLIED
13.	2022-03-16	5:34 PM	PROSTITUTION/ALLIED
14.	2021-10-29	8:55 PM	POST RELEASE SUPERVISION

Detective Case Tracking System: At least 54 crime incidents were reported for the subject property between February 12, 2016 to August 22, 2023.

<u>NO.</u>	<u>DATE</u>	<u>CRIME</u>
1.	2023-08-22	SUSPECTED CHILD ABUSE
2.	2023-08-18	VEHICLE - RECOVERED
3.	2023-08-18	FELON IN POSSESSION OF FIREARM
4.	2023-08-18	ASSAULT W/ FIREARM
5.	2023-06-18	FELON IN POSSESSION OF FIREARM
6.	2023-06-15	VEHICLE - RECOVERED

7.	2023-04-25	THEFT FROM MOTOR VEHICLE
8.	2023-04-25	ROBBERY
9.	2023-04-22	ASSAULT W/ DEADLY WEAPON
10.	2023-04-22	ASSAULT W/ FIREARM
11.	2023-03-07	SUPERVISE/AID PROSTITUTE
12.	2023-03-07	PROPERTY - EVIDENCE/NON-EVIDENCE
13.	2023-02-23	PROPERTY - EVIDENCE
14.	2023-02-23	ROBBERY
15.	2023-02-23	CARRY LOADED FIREARM IN PUBLIC
16.	2023-01-20	VANDALISM - FELONY
17.	2023-01-20	VANDALISM - FELONY
18.	2023-01-20	ASSAULT W/ DEADLY WEAPON
19.	2022-12-26	ROBBERY
20.	2022-12-23	PIMPING
21.	2022-12-15	PROPERTY - EVIDENCE
22.	2022-12-15	CARRY CONCEALED FIREARM IN VEHICLE
23.	2022-12-01	BATTERY - ASSAULT
24.	2022-08-25	SUPERVISE/AID PROSTITUTE
25.	2022-08-25	SUPERVISE/AID PROSTITUTE
26.	2022-08-25	ENGAGE / SOLICIT PROSTITUTION
27.	2022-08-25	PROPERTY - EVIDENCE
28.	2022-08-18	PIMPING
29.	2022-08-11	ENGAGE / SOLICIT PROSTITUTION
30.	2022-08-11	BATTERY
31.	2022-08-11	BATTERY
32.	2022-08-11	BATTERY
33.	2022-08-11	BATTERY ON POLICE OFFICER
34.	2022-07-20	ROBBERY
35.	2022-06-28	ASSAULT
36.	2022-04-17	IMPOUNDED VEHICLE
37.	2022-03-16	ENGAGE / SOLICIT PROSTITUTION
38.	2022-03-16	ENGAGE / SOLICIT PROSTITUTION
39.	2021-10-29	POST RELEASE SUPERVISION
40.	2021-08-22	VEHICLE - STOLEN
41.	2021-04-24	BURGLARY FROM VEHICLE
42.	2020-12-22	VEHICLE - STOLEN
43.	2020-10-29	IMPOUNDED VEHICLE
44.	2020-08-19	THEFT FROM MOTOR VEHICLE
45.	2019-03-22	VANDALISM
46.	2018-12-15	LOITERING FOR PROSTITUTION
47.	2018-08-03	ROBBERY

48.	2018-08-03	VEHICLE - STOLEN
49.	2017-11-20	LOITERING FOR PROSTITUTION
50.	2017-02-26	THEFT FROM MOTOR VEHICLE
51.	2016-09-01	KEEP DISORDERLY HOUSE
52.	2016-08-13	BURGLARY
53.	2016-08-13	BURGLARY
54.	2016-02-12	LOITERING FOR PROSTITUTION

Arrest Reports: There were at least 24 arrest reports submitted for the subject property between February 12, 2016 to September 20, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-09-20	7:05 PM	PROSTITUTION/ALLIED
2.	2023-06-18	8:00 AM	CONVICTED FELON W/ FIREARM
3.	2023-04-22	9:35 AM	ASSAULT W/ FIREARM
4.	2023-04-20	6:20 PM	PROSTITUTION
5.	2023-03-07	3:00 PM	PROSTITUTION
6.	2023-03-07	3:00 PM	PROSTITUTION
7.	2023-03-07	3:00 PM	SUPERVISING PROSTITUTION
8.	2023-03-07	3:00 PM	SUPERVISING PROSTITUTION
9.	2023-02-23	3:05 AM	CARRY LOADED FIREARM
10.	2023-01-20	11:00 AM	ASSAULT W/ FIREARM
11.	2023-01-20	11:00 AM	ASSAULT W/ FIREARM
12.	2022-12-23	2:00 PM	HUMAN TRAFFICKING
13.	2022-12-15	2:30 AM	CONCEALED WEAPON / PERSON
14.	2022-08-25	12:10 AM	PROSTITUTION
15.	2022-08-25	12:10 AM	SUPERVISING PROSTITUTION
16.	2022-08-25	12:10 AM	SUPERVISING PROSTITUTION
17.	2022-08-11	8:30 PM	BATTERY ON POLICE OFFICER
18.	2022-08-11	8:30 PM	PROSTITUTION
19.	2022-03-16	5:34 PM	PROSTITUTION
20.	2022-03-16	5:34 AM	PROSTITUTION
21.	2018-12-15	8:36 AM	LOITERING FOR PROSTITUTION
22.	2018-12-15	8:38 AM	LOITERING FOR PROSTITUTION
23.	2017-11-20	3:45 PM	LOITERING FOR PROSTITUTION
24.	2016-02-12	11:00 PM	LOITERING FOR PROSTITUTION

Investigative Reports: There were at least 35 investigative reports submitted for the subject property between February 12, 2016 to June 18, 2023.



<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>SUMMARY</u>
1.	2023-06-18	7:35 AM	Convicted Felon with Firearm	Suspect ran away from police officers and ran into a guest room at the subject motel. Suspect was arrested for carrying a firearm.
2.	2023-04-25	12:45 AM	Robbery	Suspects beat up victim and attempted to take victim's personal property while victim was with prostitute.
3.	2023-04-22	9:20 AM	Assault w/ Deadly Weapon	Victim was working as a prostitute. Suspect drove victim to her motel room at the subject motel. Suspect and victim participated in prostitution activities at the motel room. Suspect became upset and demanded his money back. Victim denied returning suspect's money and asked suspect to leave. Suspect removed gun from waistband and pointed gun at victim.
4.	2023-04-20	6:20 PM	Prostitution	One defendant arrested for prostitution. Suspect was loitering for the purposes of prostitution. Suspect directed police officer to the subject motel for prostitution services.
5.	2023-03-07	3:00 PM	Prostitution	Two defendants arrested for prostitution. Two additional defendants arrested for supervising prostitutes. One defendant was sex trafficked from another state to California. Defendants were working as commercial sex workers at the motel. Defendants were loitering for prostitution near the motel. All parties involved transported to police station pending human trafficking investigation.
6.	2023-02-23	12:15 AM	Robbery	Victims were inside motel room with suspect (prostitute). Suspect demanded payment of prostitution services and accused victims of giving fake money. Suspect produced a knife and cut both victims and took currency by force. Suspect sprayed chemical in victim's face.

- |     |            |          |                                |  |
|-----|------------|----------|--------------------------------|--|
| 7.  | 2023-02-23 | 3:05 AM  | Firearm                        | Victim met with suspect in front of motel and agreed on prostitution activities. Victim and suspect went inside motel room and suspect produced a handgun. Suspect arrested for possession of a loaded firearm.  |
| 8.  | 2023-01-20 | 1:38 AM  | Vandalism                      | Suspect armed himself with assault rifle and smashed motel room window. Suspect then fled in vehicle.  |
| 9.  | 2023-01-20 | 2:00 AM  | Vandalism                      | Suspect drove vehicle towards victim's parked vehicle and slammed into the front bumper. The victim's vehicle was parked and blocking the motel entrance.  |
| 10. | 2023-01-20 | 2:05 AM  | Evading                        | Suspect evaded police officers by driving in high speed with disregard to public safety.   |
| 11. | 2023-01-20 | 11:34 AM | Impound                        | Suspect handed a rifle to another suspect. Both suspects fled in vehicle and a pursuit ensued with police officers. Suspect vehicle abandoned and impounded for evidence.  |
| 12. | 2023-01-20 | 1:38 AM  | Assault w/<br>Deadly<br>Weapon | Suspect armed with assault rifle smashed motel room window with rifle. Suspect pointed assault rifle at victim inside motel room. Suspect chased victim and shoved victim to the ground. Both suspect and victim struggled over the assault rifle.   |
| 13. | 2022-12-26 | 2:15 PM  | Robbery                        | Suspect walked into motel room holding a firearm. Suspect grabbed victim's property and fled with another suspect.   |
| 14. | 2022-12-23 | 1:30 PM  | Human<br>Trafficking           | Victim participated in prostitution activities at the motel. Suspect provides transportation and security as victim worked as a commercial sex worker. Victim gives all the money to suspect to keep the money safe. Suspect arrested for pimping. Suspect transported the victim across several state lines to continue to work as a commercial sex worker in violation of human trafficking. |
| 15. | 2022-12-22 | 2:10 AM  | Grand Theft<br>Auto            | Victim parked vehicle in front of motel. Suspect entered victim's vehicle and drove away.  |

- |     |            |          |                                  |   |
|-----|------------|----------|----------------------------------|---|
| 16. | 2022-12-15 | 2:30 AM  | Concealed<br>Weapon              | Two suspects were impersonating police officers and conducting a search of a vehicle in motel parking lot. One suspect carried a replica firearm and another suspect carried a loaded firearm. One suspect was arrested for carrying concealed weapon on person.  |
| 17. | 2022-12-01 | 10:40 PM | Battery                          | Victim was inside motel room when suspect demanded money from victim. Victim exited motel room and suspect followed victim. Suspect punched victim's head multiple times. Suspect removed victim's property from victim's motel room.   |
| 18. | 2022-08-25 | 12:10 AM | Prostitution                     | Two suspects arrested for supervising a prostitute. Suspect's vehicle parking in motel parking lot. One additional suspect arrested for prostitution activities at the motel. Suspects worked as commercial sex workers and rent rooms at the motel to conduct prostitution business.                                       |
| 19. | 2022-08-18 | 8:00 AM  | Pimping                          | Suspect coerced victim to work as commercial sex worker and provided rules to follow. Victim was under 21-years-old. Suspect took proceeds made from prostitution. Victim was working as a prostitute at the motel. Two witnesses were cited for supervising a prostitute. Victim was cited for loitering for prostitution. |
| 20. | 2022-08-11 | 8:00 PM  | Prostitution                     | One suspect arrested for soliciting prostitution near the motel and another suspect arrested for battery on police officers. Both suspects obtained a room at the motel for prostitution activities.  |
| 21. | 2022-08-11 | 8:00 PM  | Battery on<br>Police<br>Officers | Suspect was working as a commercial sex worker at the motel. Suspect violently resisted arrest and spat, kicked, and swung at police officers.  |
| 22. | 2022-07-20 | 10:45 PM | Robbery                          | Victim was in the motel parking and approached by multiple suspects. Suspects robbed victim of personal properties.   |

23.	2022-06-28	12:15 AM	Violence w/ Injury	Suspect and victim obtained a room at the motel. Suspect struck victim and punched victim multiple times. Victim sustained visible injuries. Victim was a prostitute.
24.	2022-04-17	9:20 PM	Impound	Suspect vehicle collided into parked vehicle. Suspect left the scene and left his vehicle behind. Vehicle involved in hit and run traffic collision impounded.
25.	2022-03-16	4:50 PM	Prostitution	Two suspects arrested for prostitution activities. Suspect vehicle parked in motel parking lot.
26.	2021-08-22	2:25 AM	Grand Theft Auto	Vehicle stolen at motel.
27.	2021-04-24	2:00 PM	Burglary from Motor Vehicle	Vehicle parked at motel. Personal property stolen from vehicle.
28.	2020-10-29	1:10 AM	Impound	Police officers received radio call of ambulance hit and run traffic incident. Officers met with person reporting, who stated suspect left location but vehicle was left at scene. Vehicle towed and impounded.
29.	2019-03-22	4:30 PM	Vandalism	Victim's vehicle was parked in the motel parking lot. Suspect struck victim's vehicle windshield and passenger window with a hammer.
30.	2018-12-15	8:38 AM	Loitering for Prostitution	Suspects loitering for the purposes of prostitution and engaged in conversation with lone drivers.
31.	2018-08-03	4:00 AM	Grand Theft Auto	Victim's vehicle stolen at motel parking lot.
32.	2018-08-03	3:30 AM	Robbery	Suspect entered motel room after prostitute exited room. Suspect held victims at gun point and demanded victim's property. Suspect robbed victims of money and vehicle.
33.	2017-11-20	3:45 PM	Loitering for Prostitution	Suspect arrested for loitering near the motel for the purposes of prostitution.

- |     |            |          |                            |   |
|-----|------------|----------|----------------------------|---|
| 34. | 2017-02-26 | 2:00 AM  | Theft from Motor Vehicle   | Victim's personal properties stolen from vehicle. Victim's vehicle parked in motel parking lot.                                   |
| 35. | 2016-02-12 | 10:30 PM | Loitering for Prostitution | Suspect arrested for loitering near the motel for the purposes of prostitution. Suspect directed client to the motel parking lot. |

A letter dated July 15, 2023 was received from the Los Angeles Police Department Gang and Narcotics Division. The letter stated that during the week of March 1, 2023, detectives from the LAPD, Gang and Narcotics Division received a complaint from the LAPD Operations – South Bureau – Human Trafficking Unit. The complaint alleged that the Boulevard Motel was a haven of prostitution, where sex workers used the motel façade to evade police and at times, used the motel to ply their trade. LAPD surveillance revealed that during daytime hours, school age children traverse the Figueroa Corridor on the west side of the street, while scantily clad women stood in the driveway of the Boulevard Motel. Further investigations conducted by LAPD discovered crimes committed at the Boulevard Motel, which include but are not limited to: pimping, supervising a prostitute, prostitution, robbery, and carrying of concealed weapons. The letter further states that the subject establishment has been a nuisance property in the South Los Angeles region for quite some time, and that this particular property has been the subject of investigations which have been violent in nature and are a public safety issue for the community at large. As such, the LAPD recommends that the use of the motel to be revoked.

As evidenced by the testimony at the public hearing, submitted reports, and correspondences 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, loitering for prostitution, pimping, 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, with minimal responsive action from the operator or motel employees. 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.

**3. Adversely impacts nearby uses.**

The subject business is located along Figueroa Street. It has been documented by the LAPD, community complaints, and testimony that the long-term nuisance 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 approaching the motel check-in window with her client. One other prostitute was also observed conversing with a lone male near the subject motel. On December 19<sup>th</sup>, the Zoning Administrator on the case field checked the site from Figueroa Street and noted two prostitutes conversing with lone males in vehicles near the motel and one prostitute on the east side of Figueroa adjacent to the South Los Angeles Sports Activity Center across Figueroa from the site thus confirming previous testimony from the Public Hearing of October 19, 2023.

**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 robbery, assault with deadly weapons, disputes, battery, disturbances, engaging and solicitation in prostitution, human trafficking, loitering for prostitution, and pimping. There have been repeated criminal incidents related to human trafficking that were reported at the subject motel as well as interstate transportation of victims for the purposes of prostitution which is a violation of Federal Law.

**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 March 9, 2004, the Los Angeles City Attorney's Office brought an action against the previous operators on behalf of the people of the State of California under the "Red Light Abatement Law". On February 8, 2006, the Superior Court of Los Angeles County (Case No. BC 311832) found that the operators had operated and maintained the motel in a manner that violated the Red-Light Abatement Law and unfair competition law. As

evidenced by reports provided by LAPD, nuisance activities continued on the premises after the City Attorney's action despite a change in property ownership.

The Boulevard Motel has placed a heavy demand on limited Los Angeles Police Department resources over the years. Correspondence dated July 15, 2023 from the Los Angeles Police Department was received by the Department of City Planning's Nuisance Abatement/Revocations Unit and indicated as follows:

*It is the opinion of members of the Los Angeles Police Department, that this establishment, known as the Boulevard Motel, has been a nuisance property in the South Los Angeles portion of the City for quite some time.*

*There have been numerous Calls for Service, which have required a police response and investigation.*

*This particular property has been the subject of investigations which have been violent in nature and are a public safety issue for the community at large. It is because of this, that the use for this motel be revoked.*

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 discernible and substantial improvements of the operation over the years, even after the afore mentioned City Attorney action and repeated actions of the Los Angeles Police Department and with respect to its investigations and arrests.

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

The property owner and motel operator attended the public hearing on October 19, 2023. He stated that quite a few problems and problematic guests were inherited when he purchased the property. The legal representative for the owner/operator was also in attendance at the public hearing and stated that the motel takes full responsibility for the mistakes they have made; but the owners believed that guest behaviors inside the motel guest rooms were beyond their control. The legal representative posed a question to LAPD officers pertaining to suggested solutions from LAPD for implementation by the motel owners. In response, LAPD stated that the motel is connected to prostitution activities, and do not see the motel being used as a tourist resting place due to all the crimes that are happening on the premises. While there was acknowledgment from the owner/operator of the connection of the Boulevard Motel to nuisance activities originating

from the site, it is evident that problems associated with the land use have plagued the community for many years.

The Zoning Administrator hereby finds, on behalf of the Director of Planning, that the repeated administrative and police attempts made to improve the operation of the motel known as the Boulevard 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.

It is the purpose of these proceedings, under Ordinance No. 171,740, 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 on behalf of the Director of Planning is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. All of the procedures followed as 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 Boulevard 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 requiring that any new property owner and the business owner/operator to file an application for a new use on the site.

Condition No. 5 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](mailto:planning.figcounter@lacity.org)

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

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

Department of 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](http://BuildLA.appointments.lacity.org) portal ([appointments.lacity.org](http://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

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: IW

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