

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

STAFF INVESTIGATOR REPORT

October 13, 2023

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

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

CASE NO. DIR-2023-6168-RV
POSSIBLE IMPOSITION OF
CONDITIONS TO ABATE
NUISANCE OR REVOCATION OF
USE
6919 & 6923 S. Figueroa St.
South Los Angeles Planning Area
Zone: C2-1VL-CPIO
D.M.: 102B201
C.D.: 8 – Harris-Dawson
CEQA: ENV-2023-6169-CE
Legal Description: Lots FR 163 & 164,
Burke Bro's Figueroa Street
Subdivision Tract

Request

The purpose of the hearing is to obtain testimony from the property owner and/or business operator, plus affected and/or interested persons regarding the operation of Boulevard Motel, location address 6919 and 6923 South Figueroa Street. Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete, or impose additional conditions regarding its use as a motel in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

The Associate Zoning Administrator will consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 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.

2. Pursuant to Los Angeles Municipal Code Section 12.27.1, Los Angeles Police Department investigative reports, calls for service, arrest reports, crime summary reports, arrest summary reports, and crime analysis documentation of: prostitution, loitering for prostitution, human trafficking, battery on police officer, possession of weapons, disturbances, grand theft, assault with deadly weapon, injury, burglary from motor vehicle, robbery, aggravated assault, vandalism, vehicle theft, pimping, disorderly house, and more.

Authority

The Director of Planning, through the Office of Zoning Administration, has the authority to modify or discontinue the use, or to impose corrective conditions on the operation of the existing business as a motel under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

Property Description

The 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 in 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.

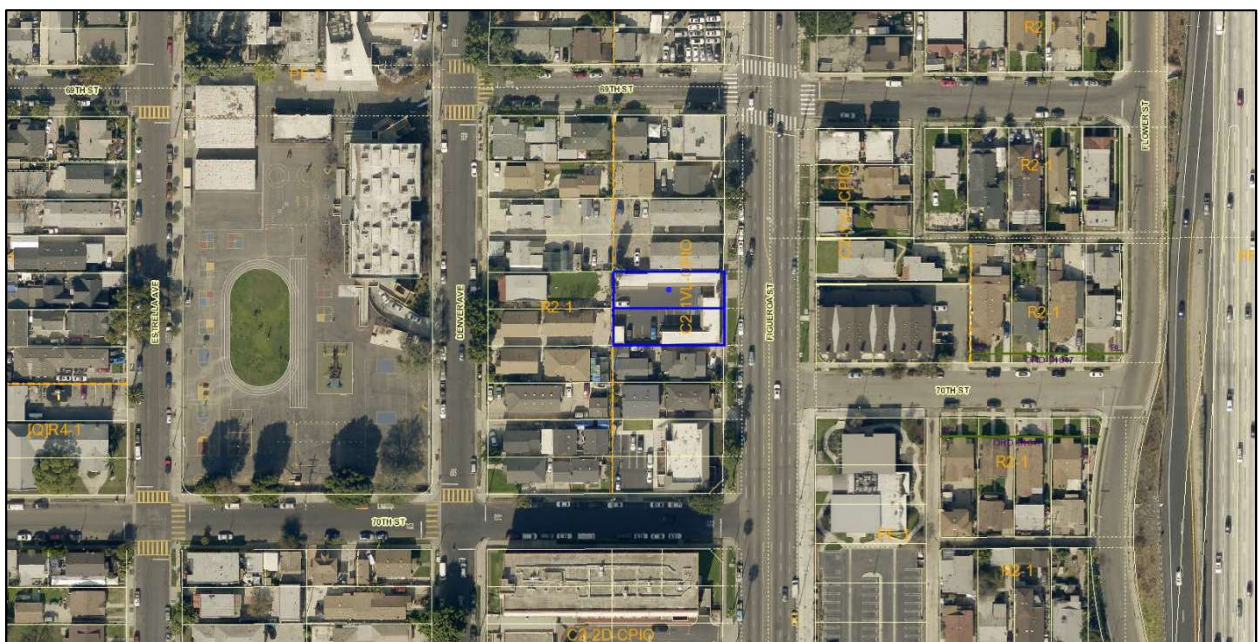
The subject site is a level, rectangular-shaped interior parcel of land, comprised of two lots with a frontage of approximately 80 feet along the west side of Figueroa Street, with a depth of 120 feet, for a total of approximately 9,597 square feet of lot area. The property is developed with two separate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



ZIMAS Generalized Zoning Map, 2023



ZIMAS Aerial Map, 2020

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

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.

Adjoining property to the west is zoned R2-1 and improved with one-story residential structures. Properties to the east across from 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 Eight, 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 staff report, 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.

Surrounding Cases, Affidavits, Permits, and Orders

Within 1,000 feet: None.

Background

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).

Nuisance Investigation

The motel operations have generated consistent police enforcement, 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.

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. All photographs in the staff report were taken on said date and time unless otherwise noted. 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.

Comments from Other Departments and/or the General Public

Council District 8

On September 12, 2023, an e-mail correspondence was received from Isaias Benavides, Senior Field Deputy for Councilmember Margueece 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 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 at 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 whom 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 current 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 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 for 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 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.

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
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.

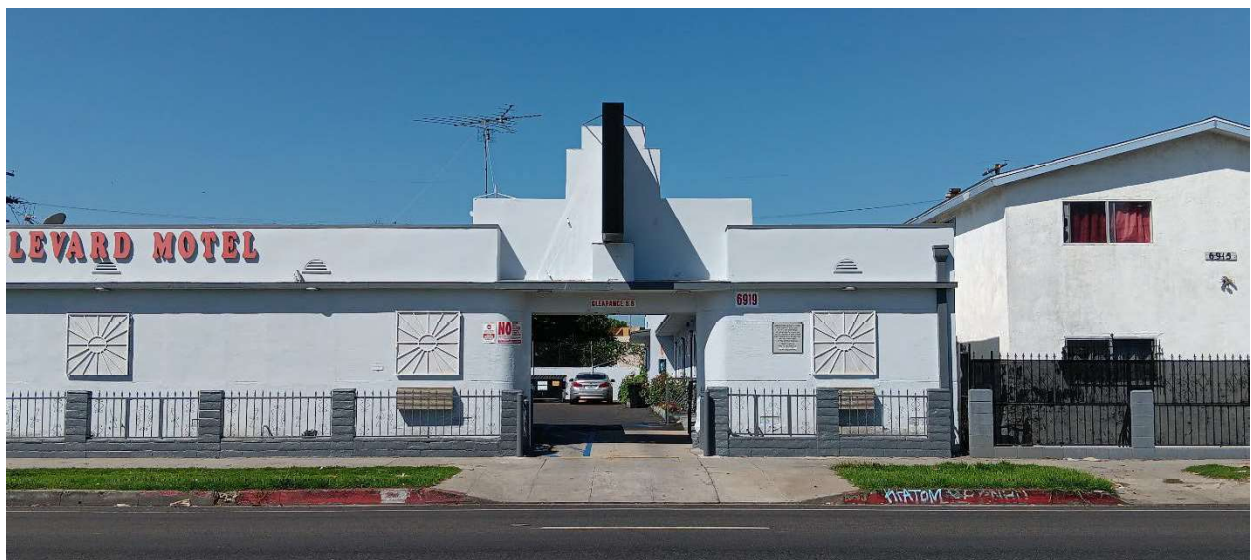
In addition to the aforementioned measures, the following is a list of attachments included with the e-mail:

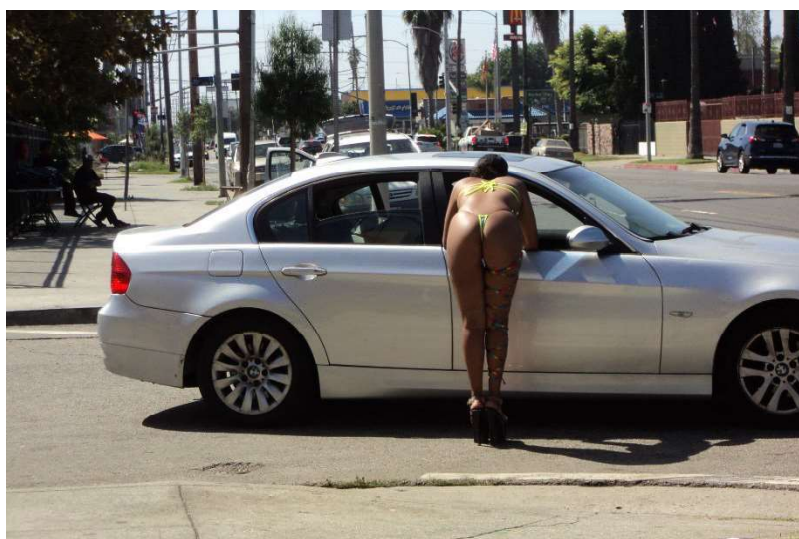
- Motel Parking Policy Notice
- Stop Human Trafficking signage
- Inhospitable to Human Trafficking training certificate (Completion: October 2, 2023) for Rekhaben Gandhi
- Inhospitable to Human Trafficking training certificate (Completion: October 2, 2023) for Ajaykumar Gandhi
- Polaris July 2018 report: *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



IRIS WAN
Staff Investigator

Photographs taken on September 12, 2023.





Photographs taken on September 6, 2023.



