

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**

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HENRY CHU  
TIM FARGO

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[planning.lacity.org](http://planning.lacity.org)

February 6, 2023

Charles E. Williams (O)  
2122 West Century Boulevard  
Los Angeles, CA 90047

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

Magic Carpet Motor Inn  
400 – 414 1/4 West Century Boulevard  
Los Angeles, CA 90003

CASE NO. DIR-2022-2202-RV  
IMPOSITION OF CONDITIONS  
TO ABATE NUISANCE  
400 – 414 1/4 West Century Boulevard  
South Los Angeles Planning Area  
Zone : R2-1  
D. M. : 091-5A201  
C. D. : 8 – Harris – Dawson  
CEQA: ENV-2022-2203-CE  
Legal Description: Tract 3064: Fractions  
of Lot Nos 365, 367, and 368 (Arb 2);  
Tract 26766: Lot 1 (Arbs 1 and 2);  
and Fraction of Lot 2 (Arbs 1 and 2)

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061,  
I hereby DETERMINE:

based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15321, of the State's CEQA Guidelines for 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; and,

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.27.1, I hereby REQUIRE:

the modification of the operation of an existing motel, currently known as the Magic Carpet Motor Inn, located at 400 - 414 1/4 West Century Boulevard, by the imposition of corrective conditions in order to mitigate adverse public nuisance impacts caused by said use as follows,

upon the following terms and conditions:

1. **No earlier than 12 months and no later than 18 months from the effective date of this determination**, the business owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the Conditions herein, and to determine whether additional and more restrictive Conditions, or fewer Conditions need to be considered for the operation of the facility, or whether revocation is appropriate. The matter shall be set for a public hearing. The operator shall submit with the application a Condition Compliance Report, including documentation of how compliance with each Condition has been attained, as well as the security logs completed by the security guards working on the premises.
2. All other use, height and area regulations of the Municipal Code and all other applicable government / regulatory agencies shall be strictly complied with in the development and use of the Property, except as such regulations are herein specifically varied or required.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. At least one on-duty manager with authority over the activities within the motel shall be on the premises at all times. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with the Conditions imposed in this determination. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.

6. **Within 30 days of the effective date of this determination**, the manager of the motel shall be made aware of these Conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager, his/her employees, and all private security personnel, shall be provided to the Department of City Planning, Nuisance Abatement and Revocations Section for inclusion in the case file. The statement shall state,

*"We, the undersigned, have read and understood the Conditions imposed on the operation of the Magic Carpet Motor Inn, located at 400 West Century Boulevard, Case No. DIR-2022-2202-RV, and we agree to comply with said Conditions."*

A copy of this determination shall be retained on the premises at all times, shall be posted in an area visible to employees, and shall be produced upon request by the Police Department or other Federal, State, or City agencies.

7. The property owner and/or the operator shall establish and maintain motel registration procedures and ensure that all employees are properly trained (Comply with motel procedures set forth in Section 41.49 LAMC).
8. No individual shall be permitted to rent more than one room at a time or to rent rooms without complying with motel registration procedures. No individual shall be permitted to rent a room on behalf of any other person. Rental of rooms to persons under the age of 18 is prohibited.
9. Guests shall be required to pay the full, posted daily rental rate (no short time rentals). The property owner and/or the operator shall post weekday and weekend rates at the check-in desk and in each room. No rooms shall be rented for less than a 12-hour period (no short time rentals).
10. The property owner and/or the operator shall not knowingly allow access and shall institute a procedure to prevent access to the property of persons known to be prostitutes, pimps, prostitution customers (johns), parolees with prior narcotics or prostitution-related offenses, as well as users, possessors, sellers, or manufacturers of illegal controlled substances.
11. Each room shall have posted "Motel House Rules," which specify certain rules provided for by the motel owner/operator, including that if any illegal activity is committed, it is grounds for immediate termination of the room rental and/or eviction. A copy of the Motel Rules and a photograph of the posting shall be provided to the Department of City Planning, Nuisance Abatement and Revocations Section **within 30 days of the effective date of this determination**.
12. All persons occupying a room shall be required to produce a valid driver's license or other form of valid identification. The motel staff shall document this information on the registration card.
13. Any visitor to the property must sign in at the motel desk and produce valid identification (ID) as required in the above section. The operator shall photocopy such ID and attach it to the room number he/she is visiting.



14. The motel staff shall document the vehicle information of each registered customer (i.e. license plate, make, and model), if said vehicles will be parked on the premises.
15. All vehicles on the premises must be documented, even those utilized by visitors of guests. All unknown or undocumented vehicles shall be removed from the property. The following sign, with the lettering of at least 2-inches in height, shall be posted at locations visible from the parking lot:

*"No unauthorized parking is permitted on these premises. All vehicles must be registered with the front desk. All unregistered vehicles will be towed at the owner's expense."*

16. A camera surveillance system shall be installed by a State-licensed contractor to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The recordings shall be furnished to the Los Angeles Police Department (LAPD) upon request. The applicant shall provide evidence of the surveillance system to the Department of City Planning, Nuisance Abatement and Revocations Section by submitting an invoice/receipt from the licensed installer, photographs of the cameras installed, the central monitoring system and a schematic plan cross-referencing the camera and central system locations. The plan must be reviewed and approved by the LAPD and must include but not be limited to, a minimum of two cameras at the parking lot, the register/customer desk, the entrance, the exterior areas around the building, including the front, rear, and sides, hallways/corridors and any other common areas within the motel. Management shall routinely monitor the cameras. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD any and all recordings which indicate possible criminal activity.
17. There shall be at least one private security guard on duty 24 hours a day, seven days a week. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services. A copy of the security guard(s) credentials and contract shall be provided to the Department of City Planning, Nuisance Abatement and Revocations Section **within 30 days of the effective date of this determination.**
18. Security guards shall be fluent in English and shall be provided with clear instructions to enforce the Conditions of this determination and to uphold the law. The security guard shall not follow, impede, obstruct, or delay any law enforcement personnel conducting inspections or official business on the premises.
19. Security guards shall be responsible for securing the motel, the parking lot, and the perimeter. Security personnel shall not reside at the motel or be affiliated with the operator or owner.



20. Security personnel shall maintain weekly patrol logs indicating any criminal activity or violations to these Conditions. The log shall contain the date, time, and place of occurrence and a description of the criminal activity, law enforcement incident, or violation. The patrol log shall be provided upon request by the Los Angeles Police Department or any Federal, State, or City agency and shall be transmitted every two months to the Department of City Planning, Nuisance Abatement and Revocations Section for inclusion in the case file.
21. A key deposit system shall be implemented to prevent keys from being circulated or duplicated. All keys shall be stamped "Do Not Duplicate." All rooms shall be locked when not in use or being cleaned. The on-site manager shall have duplicate keys for emergency purposes.
22. The premises, including the parking lot and sidewalks, shall be cleaned of trash and debris on a daily basis and free of any other items including benches and boxes that encourage loitering.
23. High-intensity lighting shall be installed to the satisfaction of the Los Angeles Police Department and maintained on the exterior of the property, illuminating the parking lot and any adjacent areas. The lighting shall be such that it renders all objects and persons clearly visible within the establishment. Photographic evidence of the light fixtures, indicating the locations and types of light fixture, shall be submitted to the Department of City Planning, Nuisance Abatement and Revocations Section **within 30 days from the effective date of this determination.**
24. A wrought iron entrance gate shall be installed located along Century Boulevard and shall be closed from 8:00 p.m. to 7:00 a.m. to discourage illegal and criminal activity on the subject premises in an effort to ensure that no activities associated with problems such as prostitution, loitering, theft, illegal parking, and vandalism. After the installation, the operator shall submit photographic evidence of the entrance gate.
25. There shall be no sale of, or giving away of condoms, unless directed to do so by a governmental agency.
26. There shall be no rental, sale, or giving away of pornographic content on television channels, videos, tapes, DVDs, or CDs on the property.
27. All owners and operators of the establishment shall join and actively participate in the Southeast Area neighborhood watch or neighborhood council meetings and any Police community meetings to which the operator is specifically invited to attend.
28. No public pay phones shall be permitted on the property.
29. The property owner and/or the operator shall actively discourage anyone from loitering around the motel, including anyone loitering in parked vehicles inside the parking lot in the motel who have no legitimate cause to be there.

30. **Within 30-days of the effective date of this determination**, evidence of posting and maintaining the following signs on the property, in the form of photographs taken of each sign with a site plan cross referencing their locations shall be submitted to the Department of City Planning, Nuisance Abatement and Revocations Section:

- a. A minimum of four signs shall be posted on the property in accordance with Los Angeles Municipal Code Section 41.24 (a), with the lettering of at least 2-inches in height, that state the following:

*"This property is closed to the public. No entry without permission, Los Angeles Municipal Code Section 41.24."*

- b. A minimum of three signs in English and Spanish shall be posted in visible and conspicuous locations, such as at the entrance to the parking lot and at the check in area, with the lettering of at least 2-inches in height, stating the following:

*"No trespassing, no loitering, no drugs, no drug dealers, no prostitution, no weapons or firearms, no drinking of alcoholic beverages. The Los Angeles Police Department makes regular and frequent patrols of this property."*

- c. A sign shall be posted at the check in/registration counter stating the following:

*"Rooms are only available for the full posted daily rate." and*

*"Los Angeles Municipal Code Section 41.49 requires that each guest provide identification upon checking in along with your party's vehicle information."*

- d. A minimum of four (4) signs shall be posted, with the lettering of at least 2-inches in height, stating the following:

*"These premises are under 24-hour surveillance and all criminal activities will be directly reported to the Los Angeles Police Department."*

- e. A minimum of four (4) signs shall be posted on the front, north, and south sides of the premises, which are visible from the street roadway, with the lettering of at least 4-inches in height, and stating the following:

*"Any problems, please call -----."*

The calls shall receive a response within 24-hours and documented in a log and available for review by the Los Angeles Police Department, Department of City Planning, and/or Department of Building and Safety upon request. The log shall include when the calls were received, when the calls were returned, action taken and the name and phone number of the complainant.

31. The property owner and/or the operator shall sign a "Trespass Arrest Authorization" form authorizing the Los Angeles Police Department to arrest individuals unlawfully loitering on the property pursuant to 41.24 LAMC. A copy of the authorization shall be provided to the Department of City Planning, Nuisance Abatement and Revocations Section for inclusion in the case file.
32. The property owner, operator, and all employees shall complete a property management training program approved by the City Housing Department within two months of the effective date of this determination. Subsequent hired employees shall attend the approved training program within two months of their hire date. A copy of the certificate of attendance shall be submitted to the Department of City Planning, Nuisance Abatement and Revocations Section **within a week of completing the program.**
33. **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 (35) established herein at the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent 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.
34. **Within 30 days of the effective date of this determination,** the business owner and/or the property owner shall reimburse the City for the costs required to conduct and process the subject nuisance abatement action pursuant to Section 19.01-N of the Los Angeles Municipal Code. Payment shall be made to the City of Los Angeles with confirmation of payment forwarded to the Department of City Planning, Nuisance Abatement and Revocations Section within this same time period.
35. Should there be a change in the ownership and/or the operator of the business, the property owner, business owner, or 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. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment.



**TRANSFERABILITY**

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

**VIOLATIONS OF THESE CONDITIONS IS A MISDEMEANOR**

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

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

**APPEAL PERIOD - EFFECTIVE DATE**

The Zoning Administrator's determination in this matter will become effective after **February 21, 2023**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

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

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

**West Los Angeles**  
Development Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-25159

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

### NOTICE

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

### FINDINGS OF FACT

After thorough consideration of the statements and correspondence contained in the file, the report of the Staff Investigator thereon, the statements made at the public hearing before the Zoning Administrator on June 28, 2022, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that there is cause for Imposition of Corrective Conditions based upon the provisions of Section 12.27.1 of the Municipal Code which has been established by the following facts:

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

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

It has been the City's practice and policy to impose corrective Conditions when a property is initially determined to be a nuisance location and to give any owner/operator an opportunity to correct the problems before any possible revocation.

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use.

### **BACKGROUND**

The motel operations, have generated consistent police enforcement, as evidenced by Los Angeles Police Department documentation including arrest reports, investigative reports, and crime analysis documentation relating to shooting, stabbing, battery, brandishing a weapon, assault with deadly weapon, aggravated assault, larceny, criminal threats, robberies, burglary, thefts, vandalism, kidnap, rape, automobile theft, gun possession, and ex-convict possession of firearm.

It was decided that the operation may jeopardize and adversely affect the public health, peace, and safety of persons residing and working on the premises and in the surrounding area, thus constituting a public nuisance. As a result, the City responded with a public hearing for possible imposition of Conditions to abate nuisance or to revoke said use.

The South Los Angeles Community Plan Map designates the property for Low Medium I Residential (R2) land uses with Height District No. 1. The property is within the South Los Angeles Alcohol Sales Specific Plan (ZI-1231), State Enterprise Zone (ZI-2374), and subject to the Freeway Adjacent Advisory notice for Sensitive Uses (ZI-2427). The subject site is approximately 1.95 kilometers from the Newport – Inglewood Fault Zone.

The property is located in the Los Angeles Police Department South Bureau of the Southeast Division in Reporting District 1822.

The subject property is located on the southwest corner of Century Boulevard and Grand Avenue. The site consists of four relatively flat lots and a portion of a fifth lot that are tied together for a total lot size of approximately 26,214 square feet. The corner lot is irregularly shaped and the remaining lots are rectangular. The property has a frontage of approximately 225 feet on the south side of Century Boulevard and depths of approximately 115 feet.

According to Certificate of Occupancy Permit Nos. LA11218, LA13965, and LA16697, the property is developed with a two-story, 34 guest rooms with 35 parking spaces that includes 15 covered spaces and 20 open (uncovered) spaces. A vehicular driveway is located on the north western portion of the building. The City of Los Angeles Office of Finance LATAx Report shows that Magic Carpet Motor Inn (Account 776963) started on July 15, 1990 at the subject property. During the site visit conducted on May 16, 2022, the motel operator explained that during the hours of operation from 5:00 a.m. to 6:00 p.m. daily, a minimum of three hours is required and charge patrons \$45.

### **Streets**

Century Boulevard, adjoining the subject property to the north, is designated by the Mobility Plan 2035 as an Avenue I, with a 100-foot right-of-way and improved with curb, gutter and sidewalk.

Grand Avenue, adjoining the property to the east, is designated by the Mobility Plan 2035 as a Local Street – Standard, with a 60-foot right-of-way and improved with curb, gutter, and sidewalk.

### **Surrounding Land Uses**

Properties to the north across Century Boulevard are zoned R2-1. The properties are developed with one-story and two-story single-family dwellings, as well as one duplex.

The property to the east across Grand Avenue is the Interstate 110 freeway and is undeveloped.



The adjacent properties to the south are zoned R2-1 and are developed with one- and two-story single-family dwellings.

The adjacent properties to the west are zoned R2-1 and developed with one-story single-family dwellings.

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

Case No. DIR-2015-242-RV – On December 18, 2019, the Director of Planning terminated Case Nos. DIR-2015-242-RV and ENV-2015-243-CE. On April 30, 2015, a public hearing was held, and the case was taken under advisement. The Zoning Administrator found that there is no cause for imposition of Corrective Conditions and the subject case was terminated.

Certificate of Occupancy Permit Nos. LA11218, LA13965, and LA 16697 – On December 6, 1985, Building and Safety issued a Certificate of Occupancy for a two-story, type V, 34-guestroom motel and office with 35 parking spaces that includes 15 covered spaces and 20 open (uncovered) spaces.

### **Surrounding Cases, Affidavits, Permits, and Orders Within 1,000 feet:**

Case No. DIR-2012-1288-RV – On October 1, 2012, the Zoning Administrator determined that the operation known as Tam's Burger is a nuisance as Los Angeles Police Department reports submitted documented: criminal homicides, pimping-prostitution, narcotics use-sales, loitering, transients and intoxicated groups, drinking in public, graffiti and associated trash and debris that encourage loitering. The operator filed two subsequent Plan Approval applications for Condition Compliance Reviews (Case Nos. DIR-2012-1288-RV-PA1 and DIR-2012-1288-RV-PA2) and on June 23, 2021, the Zoning Administrator, in the last review found that the operator substantially complied with the imposed conditions and modified Condition No.1 (Plan Approval) to require the operator to file for Condition Compliance Review within 12 months, located at 10023 South Figueroa Street.

Case No. ZA-1993-434-RV – On July 14, 1993, the Zoning Administrator determined that the operation known as New Century Market is a nuisance as Council Office No. 8 referred the case as allegations including drug sales, loitering, public drinking, trash, and public urination, located at 10001 South Figueroa.

### **NUISANCE INVESTIGATION**

The nuisance investigation includes an assessment of the subject property. Planning staff conducted a field analysis as part of the nuisance investigation on May 16, 2022 at approximately 11:00 a.m., accompanied by Los Angeles Police Department Senior Lead Officer. All photos included were taken on said date and time. At the time of the investigation, the motel was open to the public. The Conditions are set forth below, followed by comments by the staff investigator as to whether compliance was achieved.

Motel Office and Check-In System:

A motel office located southwestern portion of the property. Staff did not enter the motel office but met with the motel manager outside. Across the office are two soda vending machines, an empty vending machine, and an ice dispenser.

The motel operator explained the registration process includes filling out a registration card with the motel guest driver's license information as well as issuing a permit for the vehicle. The motel operator explained that rooms can be rented for 3-hour increments at \$95, from 5:00 a.m. to 6:00 p.m. daily. The motel operator stated that keys have "do not duplicate" on one side.

Security System:

Staff observed cameras throughout the interior property. The operator explained that there is a security system that shows various views of the interior courtyard and vehicular driveway. However, there are no cameras showing views of the perimeter. The operator stated that video recording is stored for three weeks.

Security Personnel:

Staff did not observe any security personnel. The operator explained that the maids patrol the area from 8:00 a.m. to 10:30 p.m.

Lighting:

It is difficult to ascertain whether the lighting is adequate because the site visit was conducted during the daytime. Staff observed lights adjacent to each of the room doors and there were five roof mounted lights directed towards the interior courtyard/parking lot. There are recessed lights over the driveway and some portions of the passageways.

Parking Lot:

The interior courtyard parking lot consists of a surface parking area. Staff observed 17 uncovered parking spaces, with some vehicles displaying a permit in the front windshield. However, according to Certificate of Occupancy Permit Nos. LA11218, LA13965, and LA16697, there should be 20 open (uncovered) spaces. The motel operator explained to staff that if there is an unauthorized vehicle, they will call the tow truck. There are six garages that are on the southern portion of the property. Of the six garages, two of them did not have a garage door.

Interior of Rooms:

Staff visited two guest rooms, one on the ground level and the other on the second floor. The interior of the motel room consisted of a bed, side tables, a telephone, a coffee table, a closet, a sofa, a television, air conditioner, and bathroom.

Trash, Debris, Graffiti, Loitering, Public Telephones:

The trash and recycling bins located at southeastern portion of the property. Staff found that the property was free of debris and graffiti. Staff did not observe any loitering or public telephones. The motel manager explained that trash is collected weekly, on Thursdays.

Signages:

There are four signs posted on the passageway notifying guests of the following: that illegally parked vehicles will be towed and impounded; no loitering, that the site is monitored 24-hour surveillance; that parking is for customers only; and honk for handicap.

The motel office window has posted rules on the left side and other statements on the right side:

*Motel Rules (on the left side)*

*Check out time is at 11:00 a.m.*

1. *If you plan to stay additional days all room(s) must be paid for by 11:00 a.m.*
2. *Three (3) days are the maximum stays without special permission from management.*
3. *Absolutely no loitering or hanging outside your room.*
4. *Absolutely no parties or getting together in rooms is acceptable.*
5. *No heavy traffic to and from rooms will be allowed.*

*Attention all guests (on the right side)*

*Checkout time is 11:00 a.m.*

1. *If keys are not returned within two days of your occupancy, your deposit is forfeited. No exceptions!*
2. *Any items that are left in rooms and are placed in storage will be charged \$5.00 per day. No items will be returned until payment is received. The items abandoned will only be held for 30 days, as required by law.*
3. *No loitering, hanging out on the parking lot, or balcony will be allowed. Traffic will not be permitted.*
4. *All rooms must be paid for before 12:00 noon, if continuing your stay with us.*
5. *The maximum stay is 3 days.*
6. *There are no pets allowed.*
7. *We don't accept partial payments.*
8. *Bicycles are not permitted inside the rooms or on the balconies.*
9. *No parties are allowed!*
10. *Only names written on the registration card will have access to the room.*

Other posted signage includes: Los Angeles Municipal Code Section 41.49 (Motel Registration Ordinance); there is no wifi; no pets are allowed; and a picture identification is required.



**WRITTEN COMMUNICATIONS RECEIVED PRIOR TO HEARING****The Los Angeles Police department submitted the following reports:****On-Site:**

Arrest and Investigative Reports: There were 28 investigative reports or arrest reports submitted for the subject property (400 West Century Boulevard) between March 9, 2019 and June 17, 2022.

1. March 9, 2019, 9:00 p.m. – Investigative Report – Robbery – Two suspects entered the victim's room and stole money, cell phone, shoes, backpack, and wallet.
2. June 25, 2019, 3:30 p.m. – Investigative Report – Theft – Victim left a vehicle unlocked and the suspect took property and fled in an unknown location.
3. September 7, 2019, 4:00 a.m. – Investigative Report – Assault with a Deadly Weapon – Upon returning to his room, a suspect was inside the room and pointed a pistol at the victim. The victim fled through the bathroom window.
4. February 14, 2020, 10:05 p.m. – Arrest Report – Excon with a firearm – As Los Angeles Police patrolled the parking lot, they detained two individuals and upon inspection of his room found a gun and ammunition.
5. June 11, 2020, 10:20 a.m. – Investigative Report – Criminal Threats – As a jogger went past the subject motel, a car almost hit him. The suspect followed him to a gas station and said "On Crip. If there weren't cameras here, you would get shot".
6. June 26, 2020, 2:00 a.m. – Investigative Report – Robbery – While in his room with one suspect, another suspect broke into his room. One of the suspects brandished a knife and stole his speaker and wallet. The suspects fled eastbound on Century Boulevard.
7. July 28, 2020, 4:50 a.m. – Investigative Report – Burglary – Suspects broke into the victim's room while he was asleep and stole \$1,500.00.
8. July 29, 2020, 7:30 p.m. – Investigative Report – Grand Theft – The suspect drugged the victim and stole \$2,512.00 from his jeans and fled in an unknown direction.
9. August 6, 2020, 2:45 a.m. – Investigative Report – Robbery – As the victim was waiting for the suspect to smoke marijuana in the room, four suspects came in and one suspect yelled "you bitches gotta go". The victim walked towards the suspect, and he pulled out a gun and said, "as a matter of fact give me your shit before I shoot you". The suspect stole a gold chain, car keys, credit card, cash, and identification.
10. August 13, 2020, 12:05 a.m. – Arrest Report – Automobile Theft – As Los Angeles Police Department was patrolling the area, they observed a vehicle pull into the subject motel parking lot and the car was stolen. An arrest was made without incident.
11. September 13, 2020, 12:30 p.m. – Investigative Report – Vandalism – Suspects spray painted graffiti on the walls and mirrors of the subject motel room.
12. September 19, 2020, at 4:30 p.m. – Arrest Report – Excon with a firearm – As police officers were in a Burger King parking lot, one of the officers attempted to handcuff as the car was stolen, the suspect ran to the subject motel. During a search of his room police officers discovered a gun with a loaded magazine.

13. December 1, 2020, 6:15 a.m. – Arrest Report – Excon with a firearm – Upon arrival at the subject motel parking lot, police officers detained a man and searched his room and found a firearm.
14. December 1, 2020, 8:00 a.m. – Investigative Report – Battery – Suspect argued with the victim over his property being stolen and the suspect started striking the victim in the back of head and upper body. The suspect fled in an unknown direction.
15. December 27, 2020, 1:00 a.m. – Investigative Report – Shooting – Police officers were responding to a call that someone was firing a gun in the room. A suspect fired shots in an unknown direction and fled in an unknown location.
16. March 6, 2021, 6:15 a.m. – Investigative Report – Vandalism – Suspect became angry and broke a motel window with a bottle. The suspect fled in an unknown location.
17. April 9, 2021, 8:23 p.m. – Arrest Report – Excon with a firearm – Los Angeles Police searched a person who walked down the driveway of the motel and found a gun in his backpack.
18. May 17, 2021, 1:00 a.m. – Arrest Report – Excon with a firearm – Followed a vehicle that was traveling at a high speed and failed to stop and stopped at 400 West Century Boulevard. During a search of the vehicle Los Angeles Police found a gun against the driver's seat.
19. July 1, 2021, 8:00 p.m. – Investigative Report – Assault with a Deadly Weapon using a Vehicle – As the victim was standing in the parking lot of the motel while the suspect was in her car, they broke up. The suspect became enraged and drove the car towards the victim.
20. July 15, 2021, 5:10 p.m. – Arrest report – Driving without the Owner's Consent – As Los Angeles Police Department was patrolling the parking lot, they noticed a vehicle and it was stolen. They detained both suspects without incident.
21. August 26, 2021, 8:00 p.m. – Arrest Report – Excon with a firearm – As Los Angeles Police Department was responding to a public safety call, they approached the vehicle with two people in the car. Police searched the car and found a firearm.
22. September 9, 2021, 8:00 p.m. – Investigative Report – Robbery – Two suspects hit the victim multiple times, grabbed her purse that had money, cellphone, laptop, and three ipads and fled in an unknown direction.
23. October 26, 2021, 1:55 a.m. – Arrest Report – Excon with a firearm – As Los Angeles Police Department patrolled the parking lot, they noticed a man with a large bulge to the left of waistband. As the police requested for backup, he complied with the commands, searched the room and found a gun.
24. November 4, 2021, 6:16 p.m. – Arrest Reports – Possession of a firearm – As Los Angeles Police Department patrolled the parking lot, they noticed a group of people inside the car as they were smoking in the car. As the police searched the vehicle, he found a firearm underneath the seat.
25. April 8, 2022, 1:45 a.m. – Arrest Report – Kidnap and Rape – Suspects forced the victim from a location, took her to the subject motel and raped her.
26. May 1, 2022, 11:30 p.m. – Arrest Report – Felony Gun Possession – As Los Angeles Police Department patrolled the subject motel parking lot, they approached a vehicle as the defendant smoked marijuana. As the vehicle was searched, a gun was located on the driver's seat.

27. May 18, 2022, 10:50 p.m. – Investigative Report – Brandishing – Two suspects were staying at the subject motel and yelled at the victim “Get away from that car!”. As the victim walked away towards the gas station, the suspects followed him and pulled out his hand with a towel wrapped around his hand (simulated handgun) and yelled intelligible words to the victim.
28. June 17, 2022, 3:40 a.m. – Arrest Report – Grand Theft Auto – As Los Angeles Police Department was patrolling the parking lot of the motel and observed a car pull into the parking lot. After they confirmed that the vehicle was stolen, they engaged the suspect and she said she borrowed the vehicle from a friend and did not have a driver’s license.

Consolidated Crime Analysis Database: There were 25 consolidated crime analysis data incidents submitted for the subject property (400 West Century Boulevard) between January 2, 2020, and March 26, 2022.

No.	Date	Time	DESCRIPTION
1	01/02/20	6:26 PM	BRANDISHING WEAPON
2	02/06/20	9:30 PM	CRIMINAL THREATS
3	06/11/20	10:20 AM	VERBAL THREATS
4	06/26/20	2:00 AM	ROBBERY
5	02/09/20	4:00 AM	INTIMATE PARTNER BATTERY
6	04/08/20	5:00 PM	GRAND THEFT AUTO
7	05/10/20	3:00 AM	GRAND THEFT AUTO
8	07/28/20	4:50 AM	BURGLARY
9	07/29/20	7:30 PM	THEFT
10	08/06/20	2:45 AM	ROBBERY
11	08/10/20	10:00 PM	GRAND THEFT AUTO
12	09/13/20	12:30 PM	VANDALISM
13	11/30/20	9:30 AM	INTIMATE PARTNER BATTERY
14	12/01/20	8:00 AM	BATTERY MISDEMEANOR
15	12/27/20	1:00 AM	SHOTS FIRED
16	02/12/21	10:45 AM	THROWING OBJECTS AT A MOVING VEHICLE
17	03/06/21	6:15 AM	VANDALISM
18	03/08/21	10:30 PM	INTIMATE PARTNER BATTERY
19	04/02/21	7:30 AM	INTIMATE PARTNER BATTERY
20	07/01/21	8:00 PM	AGGRAVATED ASSAULT
20	08/01/21	11:45 PM	THEFT FROM MOTOR VEHICLE
21	09/09/21	8:00 PM	ROBBERY
22	10/14/21	12:30 AM	BATTERY SEXUAL
23	12/03/21	9:30 PM	DRIVING WITHOUT OWNERS CONSENT
24	01/01/22	7:20 AM	PETTY THEFT
25	03/26/22	1:25 AM	INTIMATE PARTNER BATTERY

Consolidated Arrest Analysis Database: There were 22 consolidated arrest analysis database incidents for the subject property (400 West Century Boulevard) between February 14, 2020, and April 8, 2022.

No.	Date	Time	DESCRIPTION
1	02/14/20	10:05 PM	MISC OTHER VIOLS
2	02/14/20	10:05 PM	POSSESSION OF WEAPON
3	08/13/20	12:05 AM	VEHICLE THEFT
4	09/19/20	4:30 PM	POSSESSION OF WEAPON
5	11/30/20	10:00 AM	AGGRAVATED ASSAULT
6	12/01/20	6:15 AM	POSSESSION OF WEAPON
7	12/04/20	10:10 PM	POSSESSION OF WEAPON
8	12/15/20	1:30 AM	LARCENY
9	04/09/21	8:23 PM	POSSESSION OF WEAPON
10	05/17/21	1:00 AM	POSSESSION OF WEAPON
11	06/06/21	12:45 AM	VEHICLE THEFT
12	07/15/21	5:10 PM	VEHICLE THEFT
13	08/26/21	8:00 PM	POSSESSION OF WEAPON
14	10/08/21	11:45 PM	VEHICLE THEFT
15	10/11/21	3:00 AM	POSSESSION OF WEAPON
16	10/26/21	1:55 AM	POSSESSION OF WEAPON
17	10/29/21	2:15 PM	MISC OTHER VIOLS
18	11/04/21	6:15 PM	POSSESSION OF WEAPON
19	12/03/21	9:30 PM	VEHICLE THEFT
20	12/03/21	9:30 PM	MISC OTHER VIOLS
21	12/28/21	2:10 AM	AGGRAVATED ASSAULT
22	04/08/22	1:45 AM	RAPE

Calls for Service: There were 230 calls for service submitted for the subject property (400 West Century Boulevard) between January 2, 2020 and April 24, 2022.

No.	Date	Time	Code	DESCRIPTION
1	01/02/20	6:35 PM	211	ATEMPTED ROBBERY
2	01/04/20	8:24 PM	620	DISPUTE BETWEEN MAN AND WOMAN
3	01/07/20	3:02 PM	6	OFFICER RESPONDING
4	01/15/20	4:37 PM	6	OFFICER RESPONDING
5	01/25/20	1:30 AM	820	ORAL COPULATION
6	01/29/20	7:28 PM	6	OFFICER RESPONDING
7	02/01/20	6:25 PM	006	OFFICER RESPONDING
8	02/09/20	4:12 AM	242	BATTERY DOMESTIC VIOLENCE
9	02/23/20	9:03 AM	415	DISTURBANCE WOMAN
10	02/24/20	1:01 AM	245	ASSAULT WITH DEADLY WEAPON
11	02/25/20	10:22 PM	415	DISTURBANCE GROUP



12	03/06/20	12:31 PM	503	VEHICLE GRAND THEFT AUTO
13	03/08/20	10:11 AM	594	VANDALISM
14	03/19/20	11:23 PM	6	OFFICER RESPONDING
15	04/02/20	2:13 AM	6	OFFICER RESPONDING
16	04/03/20	9:40 PM	900	UNKNOWN TROUBLE
17	04/12/20	4:09 AM	507	NOISE DISTURBANCE
18	04/21/20	9:16 AM	620	BUSINESS DISPUTE
19	04/23/20	10:27 PM	6	OFFICER RESPONDING
20	04/29/20	5:01 PM	904/9	TRAFFIC REFUSING TO ID
21	04/30/20	10:31 AM	904/9	TRAFFIC REFUSING TO ID
22	05/05/20	10:09 AM	288	CHILD POSSIBLY ABUSED
23	05/07/20	2:53 PM	594	VANDALISM
24	05/08/20	6:00 AM	620	DISPUTE DOMESTIC VIOLENCE
25	05/10/20	4:24 AM	245	ASSAULT WITH A DEADLY WEAPON
26	05/10/20	4:43 AM	245	ASSAULT WITH A DEADLY WEAPON
27	05/18/20	11:06 PM	6	OFFICER RESPONDING
28	05/20/20	9:07 PM	6	OFFICER RESPONDING
29	05/26/20	12:21 AM	820	ORAL COPULATION
30	05/28/20	2:22 AM	415	DISTURBANCE MAN WITH A GUN
31	05/29/20	5:36 AM	921 2	PROWLER TRESPASS SUSPECT NOW
32	06/06/20	11:38 AM	006	OFFICER RESPONDING
33	06/23/20	3:43 AM	415	DISTURBANCE GROUP
34	06/23/20	11:53 AM	242	BATTERY
35	06/25/20	4:49 PM	620	BUSINESS DISPUTE
36	06/26/20	2:10 AM	211	ROBBERY
37	07/15/20	9:54 PM	900	UNKNOWN TROUBLE
38	07/22/20	5:09 AM	6	OFFICER RESPONDING
39	07/23/20	3:42 AM	6	OFFICER RESPONDING
40	07/24/20	3:51 AM	6	OFFICER RESPONDING
41	07/28/20	4:54 AM	211	ROBBERY
42	08/05/20	1:09 PM	415	DISTURBANCE MAN
43	08/12/20	11:57 PM	6	OFFICER RESPONDING
44	08/15/20	11:43 PM	921 2	PROWLER TRESPASS SUSPECT NOW
45	08/15/20	11:44 PM	245	ASSAULT WITH A DEADLY WEAPON
46	08/16/20	4:38 AM	245	ASSAULT WITH A DEADLY WEAPON
47	08/25/20	8:39 AM	921 2	PROWLER TRESPASS SUSPECT NOW
48	08/26/20	3:15 PM	620	BUSINESS DISPUTE
49	08/29/20	11:44 PM	900	UNKNOWN TROUBLE
50	08/30/20	9:49 AM	6	OFFICER RESPONDING
51	09/03/20	3:35 AM	415	DISPUTE BETWEEN MAN AND WOMAN
52	09/13/20	2:34 PM	594	VANDALISM
53	09/15/20	11:36 AM	415	DISTURBANCE WOMAN
54	09/17/20	1:06 AM	720	MEET FIRE DEPT
55	09/23/20	6:02 AM	242	BATTERY DOMESTIC VIOLENCE

56	09/29/20	9:44 AM	904 5	HIT AND RUN
57	09/29/20	12:45 PM	904 5	HIT AND RUN
58	10/06/20	10:43 AM	503 1	VEHICLE STOLEN INVESTIGATION
59	10/14/20	7:17 PM	6	OFFICER RESPONDING
60	10/16/20	6:34 PM	904 2	TRAFFIC COMPLETE ON INVESTIGATION
61	10/19/20	10:18 PM	6	OFFICER RESPONDING
62	10/20/20	6:07 PM	6	OFFICER RESPONDING
63	10/28/20	5:58 PM	6	OFFICER RESPONDING
64	11/08/20	7:31 PM	6	OFFICER RESPONDING
65	11/17/20	11:34 PM	207	KIDNAPPING POSSIBLE SUSPECT
66	11/17/20	11:52 PM	6	OFFICER RESPONDING
67	11/18/20	12:19 AM	207	KIDNAPPING POSSIBLE SUSPECT
68	11/19/20	8:21 AM	918	MENTAL ILLNESS
69	11/22/20	11:53 PM	6	OFFICER RESPONDING
70	11/23/20	8:48 PM	6	OFFICER RESPONDING
71	11/29/20	5:48 PM	242	BATTERY
72	11/30/20	9:37 AM	242	BATTERY
73	12/01/20	8:20 AM	245	ASSAULT WITH A DEADLY WEAPON
74	12/04/20	9:55 PM	6	OFFICER RESPONDING
75	12/15/20	1:28 AM	6	OFFICER RESPONDING
76	12/16/20	2:24 AM	100	OTHER
77	12/16/20	8:13 PM	6	OFFICER RESPONDING
78	12/27/20	1:05 AM	245	ASSAULT WITH A DEADLY WEAPON
79	12/31/20	10:13 PM	6	OFFICER RESPONDING
80	01/01/21	11:34 PM	620	BUSINESS DISPUTE
81	01/02/21	10:50 PM	900	UNKNOWN TROUBLE
82	01/03/21	1:54 AM	6	OFFICER RESPONDING
83	01/03/21	5:29 AM	907	INJURY AMBULANCE E/R
84	01/03/21	7:27 PM	6	OFFICER RESPONDING
85	01/07/21	5:09 PM	600	RUNAWAY JUVENILE LOCATED
86	01/17/21	11:13 PM	6	OFFICER RESPONDING
87	01/20/21	8:50 PM	6	OFFICER RESPONDING
88	01/21/21	12:31 AM	6	OFFICER RESPONDING
89	01/23/21	8:18 PM	6	OFFICER RESPONDING
90	02/04/21	7:07 PM	6	OFFICER RESPONDING
91	02/12/21	8:21 PM	6	OFFICER RESPONDING
92	02/15/21	2:15 AM	594	VANDALISM
93	02/21/21	3:35 PM	594	VANDALISM
94	02/23/21	7:03 PM	6	OFFICER RESPONDING
95	02/25/21	11:44 AM	820	ORAL COPULATION
96	02/25/21	9:12 PM	620	BUSINESS DISPUTE
97	03/01/21	5:58 PM	415	DISTURBANCE MAN
98	03/01/21	10:36 PM	6	OFFICER RESPONDING
99	03/05/21	7:35 PM	6	OFFICER RESPONDING

100	03/08/21	7:24 PM	6	OFFICER RESPONDING
101	03/10/21	8:44 AM	288	CHILD POSSIBLY ABUSED
102	03/16/21	4:16 AM	900	UNKNOWN TROUBLE
103	04/04/21	2:37 PM	907	INJURY AMBULANCE E/R
104	04/05/21	1:38 AM	207	KIDNAPPING POSSIBLE
105	04/09/21	8:30 PM	6	OFFICER RESPONDING
106	04/10/21	4:45 PM	6	OFFICER RESPONDING
107	04/13/21	9:30 PM	415	DISTURBANCE MAN
108	04/16/21	8:13 PM	6	OFFICER RESPONDING
109	04/17/21	9:06 PM	415	DISTURBANCE WOMAN
110	04/24/21	12:45 PM	415	DISTURBANCE MAN
111	05/01/21	3:46 AM	930	SCREAMING WOMAN
112	05/02/21	5:33 AM	484	THEFT SUSPECT NOW
113	05/04/21	3:44 AM	415	DISTURBANCE FIGHT
114	05/04/21	4:26 AM	930	SCREAMING WOMAN
115	05/07/21	10:55 PM	6	OFFICER RESPONDING
116	05/08/21	8:30 AM	6	OFFICER RESPONDING
117	05/23/21	9:59 PM	6	OFFICER RESPONDING
118	06/01/21	2:33 AM	6	OFFICER RESPONDING
119	06/06/21	12:47 AM	6	OFFICER RESPONDING
120	06/07/21	2:30 PM	242	BATTERY SUSPECT
121	06/09/21	10:06 PM	6	OFFICER RESPONDING
122	06/10/21	8:09 AM	242	BATTERY POSS AMB E/R SUSPECT
123	06/11/21	10:45 PM	6	OFFICER RESPONDING
124	06/16/21	3:06 PM	6	OFFICER RESPONDING
125	06/19/21	12:35 PM	484	THEFT SUSPECT NOW
126	06/19/21	4:04 PM	100	OTHER
127	06/28/21	9:29 PM	415	DISTURBANCE GROUP
128	06/29/21	6:25 PM	6	OFFICER RESPONDING
129	06/29/21	7:38 PM	620	DISPUTE BETWEEN MAN AND WOMAN
130	07/07/21	9:14 PM	6	OFFICER RESPONDING
131	07/10/21	7:21 PM	6	OFFICER RESPONDING
132	07/10/21	8:24 PM	6	OFFICER RESPONDING
133	07/10/21	10:36 PM	6	OFFICER RESPONDING
134	07/15/21	5:02 PM	6	OFFICER RESPONDING
135	07/16/21	10:39 PM	6	OFFICER RESPONDING
136	07/26/21	6:31 PM	6	OFFICER RESPONDING
137	07/30/21	6:02 PM	6	OFFICER RESPONDING
138	08/02/21	9:23 PM	620	BUSINESS DISPUTE
139	08/03/21	8:17 PM	484	THEFT SUSPECT NOW
140	08/11/21	4:23 AM	907	INJURY AMBULANCE E/R
141	08/14/21	9:43 AM	415	DISTURBANCE MAN
142	08/19/21	5:55 AM	6	OFFICER RESPONDING
143	08/25/21	11:05 PM	415	DISTURBANCE MAN WITH A GUN

144	08/26/21	4:20 AM	207	KIDNAPE
145	08/26/21	7:18 PM	415	DISTURBANCE MAN WITH A GUN
146	08/31/21	1:38 PM	415	DISTURBANCE
147	08/31/21	9:24 PM	6	OFFICER RESPONDING
148	09/03/21	6:17 PM	6	OFFICER RESPONDING
149	09/09/21	8:21 PM	245	ASSAULT WITH A DEADLY WEAPON
150	09/22/21	5:25 PM	920 1	MISSING CHILD
151	09/23/21	6:09 AM	920 1	MISSING CHILD
152	09/23/21	7:48 AM	288	CHILD ABUSED
153	09/23/21	9:16 AM	6	OFFICER RESPONDING
154	09/23/21	9:46 AM	920 1	MISSING CHILD
155	09/28/21	7:00 PM	6	OFFICER RESPONDING
156	10/06/21	9:51 AM	918	MENTAL ILLNESS
157	10/08/21	6:49 PM	6	OFFICER RESPONDING
158	10/08/21	10:27 PM	503	VEHICLE GRAND THEFT AUTO
159	10/10/21	1:01 PM	242	BATTERY DOMESTIC VIOLENCE
160	10/11/21	2:59 PM	6	OFFICER RESPONDING
161	10/15/21	5:56 PM	415	DISTURBANCE WOMAN
162	10/16/21	11:06 AM	900	UNKNOWN TROUBLE
163	10/18/21	8:03 PM	242	BATTERY SUSPECT
164	10/21/21	6:43 AM	459	BURGLARY ATTEMPT
165	10/25/21	2:07 PM	415	DISTURBANCE MAN ASSAULTED A WOMAN
166	10/26/21	1:34 AM	6	OFFICER RESPONDING
167	10/28/21	10:06 PM	6	OFFICER RESPONDING
168	10/29/21	1:57 PM	6	OFFICER RESPONDING
169	10/30/21	3:33 PM	242	BATTERY
170	11/04/21	1:50 PM	620	BUSINESS DISPUTE
171	11/04/21	6:06 PM	006	OFFICER RESPONDING
172	11/13/21	6:35 PM	6	OFFICER RESPONDING
173	11/18/21	4:15 PM	6	OFFICER RESPONDING
174	11/19/21	5:33 AM	6	OFFICER RESPONDING
175	11/23/21	6:43 AM	6	OFFICER RESPONDING
176	11/25/21	8:39 AM	620	BUSINESS DISPUTE
177	11/25/21	1:17 PM	261	ATTACK
178	11/25/21	3:09 PM	242	BATTERY
179	11/26/21	12:14 PM	006	OFFICER RESPONDING
180	12/01/21	11:34 AM	918	MENTAL ILLNESS FEMALE
181	12/03/21	7:05 PM	006	OFFICER RESPONDING
182	12/04/21	2:01 AM	503	VEHICLE GRAND THEFT AUTO
183	12/04/21	9:00 AM	242	BATTERY
184	12/07/21	8:54 PM	245	ASSAULT WITH A DEADLY WEAPON
185	12/08/21	12:08 AM	242	BATTERY DOMESTIC VIOLENCE
186	12/11/21	2:28 AM	6	OFFICER RESPONDING



187	12/17/21	10:10 AM	927	DEATH AMB E/R D/B
188	12/17/21	9:35 PM	6	OFFICER RESPONDING
189	12/25/21	4:54 PM	006	OFFICER RESPONDING
190	12/27/21	11:41 PM	415	DISTURBANCE WOMAN
191	12/28/21	2:03 AM	990	BACK UP
192	12/30/21	9:12 AM	6	OFFICER RESPONDING
193	12/31/21	4:42 AM	6	OFFICER RESPONDING
194	01/05/22	8:52 PM	6	OFFICER RESPONDING
195	01/06/22	7:33 AM	288	ABUSE
196	01/09/22	5:37 PM	6	OFFICER RESPONDING
197	01/15/22	3:57 AM	6	OFFICER RESPONDING
198	01/17/22	10:35 PM	6	OFFICER RESPONDING
199	02/02/22	4:33 AM	211	ROBBERY ATTEMPT
200	02/03/22	12:04 AM	6	OFFICER RESPONDING
201	02/08/22	4:40 AM	6	OFFICER RESPONDING
202	02/09/22	4:30 AM	6	OFFICER RESPONDING
203	02/14/22	12:58 AM	6	OFFICER RESPONDING
204	02/23/22	11:38 AM	459	BURGLARY
205	02/26/22	8:06 PM	6	OFFICER RESPONDING
206	02/26/22	10:19 PM	6	OFFICER RESPONDING
207	03/01/22	12:05 AM	6	OFFICER RESPONDING
208	03/02/22	9:48 PM	620	DISTURBANCE MAN
209	03/03/22	10:49 PM	6	OFFICER RESPONDING
210	03/04/22	12:19 AM	6	OFFICER RESPONDING
211	03/04/22	1:11 AM	6	OFFICER RESPONDING
212	03/04/22	6:55 PM	6	OFFICER RESPONDING
213	03/05/22	11:39 AM	6	OFFICER RESPONDING
214	03/05/22	11:42 AM	6	OFFICER RESPONDING
215	03/06/22	3:07 PM	6	OFFICER RESPONDING
216	03/06/22	6:18 PM	415	DISTURBANCE FIGHT
217	03/11/22	2:37 AM	990	BACK UP FIRE DEPARTMENT
218	03/21/22	11:02 AM	484	THEFT SUSPECT NOW
219	03/26/22	1:38 AM	242	BATTERY
220	03/26/22	3:58 AM	6	OFFICER RESPONDING
221	03/26/22	8:29 AM	242	BATTERY DOMESTIC VIOLENCE
222	03/27/22	2:53 AM	6	OFFICER RESPONDING
223	03/29/22	5:08 AM	415	GROUP DISTURBANCE
224	04/02/22	3:41 AM	415	DISTURBANCE MAN
225	04/06/22	2:19 AM	415	GROUP DISTURBANCE
226	04/12/22	7:43 PM	6	OFFICER RESPONDING
227	04/13/22	10:51 AM	6	OFFICER RESPONDING
228	04/13/22	8:11 PM	6	OFFICER RESPONDING
229	04/14/22	9:02 AM	6	OFFICER RESPONDING
230	04/24/22	12:06 PM	927	DEATH AMB E/R

Comments from the Public

The Kipp Social Public Schools submitted a letter dated June 21, 2022, supporting to declare the subject motel a nuisance property as families observed violence, drug and prostitution, paraphernalia, and fights.

Comments from the Operator's Representative

The operator's representative, Mr. Frank A. Weiser submitted a brief, dated June 22, 2022, objecting to the hearing and the imposition of any conditions on the operation of the motel. He also objects based on: (1) Fourth Amendment (Search and Seizure Clause); (2) First Amendment (Consent not obtained resulting in threat of invoking legal sanctions); (3) Redacted crime reports and calls for service; (4) Due Process; (5) Bias administrative proceeding (Requests that the case be transferred to an independent hearing officer); (6) Revocation or modification of a Conditional Use Permit (Requires adherence to principles of due process); (7) A full time security guard is not reasonable and is unduly oppressive; (8) Intending to close the motel and transfer it to a developer or for residential housing; (9) Fifth Amendment (Takings Clause); (10) Fourteenth Amendment (Due Process Clause and Equal Protection Clause)

**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 Magic Carpet Motor Inn. The hearing was noticed and mailed to the business operator of the facility and to the property owner of the premises and to owners and occupants of nearby properties within 500 feet, in compliance with Municipal Code requirements.

A public hearing was held by a Zoning Administrator on June 28, 2022, 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, 8th District, representative of the motel owner, motel manager, motel owner/property owner, and members of the community. On June 22, 2022, the motel owner/property owner requested and granted a Spanish translator for 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 to determine whether the use constitutes a public nuisance or has resulted in repeated nuisance activities, and to determine whether Conditions should be imposed on the operation of the premises. The Director of Planning has the authority under Section 12.27.1 of the Municipal Code to impose Conditions on the operation of an existing business to mitigate any land use impacts caused by the operations of such use.

Prior to opening the hearing to 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 case file.

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

Frank Weiser – Operator’s Representative

- A brief was submitted to the Project Planner, and it should be in the record.
- I request that you recuse yourself as a hearing officer based on the Haas v. County of San Bernadino, which was a 14th Amendment (due process clause) claim that the California Supreme Court ruled that a hearing officer chosen by the County of San Bernadino violated the due process clause as it raised an appearance of bias. The Zoning Administrator stated that the matter is not before him and requested that the representative move forward with his presentation.
- Another objection is the redacted police reports and cannot verify the names as well as other information, as this is a due process clause.
- The subject motel has a stellar record and there has not been any violations in the past.
- In 2015, there was a hearing and the Office of Zoning Administration found that it was not warranted and dropped the case.

Charles Williams – Motel Owner/Property Owner

- This started with a meeting between with LAPD Senior Lead Officer (SLO) and provided suggested security 37 conditions, such as a better computer system, 24-hour security guard, better lighting, and camera security system. LAPD SLO became agitated because a 24-hour security guard would not be financially feasible. However, as a compromise, installed better lighting and an updated security camera system.
- A few months later, LAPD requested, and the motel owner signed a Trespass Authorization form allowing LAPD to enter the premises.
- A few months later, LAPD requested to have a live feed to the video surveillance and the motel owner said his board would not allow LAPD access.
- Regarding to the LAPD redacted crime reports, the motel operator could not verify if the involved parties were guests because the names were not shown. The LAPD Calls for Service locations provided were also unclear. Furthermore, the Calls for Service has a majority of code 6 means it is an investigation, not a call for service.
- Also in the LAPD crime reports is a comparison between the subject motel, the Sun Motel, and the Flight Motel. The Sun Motel (10918 South Figueroa Street) has 10 rooms, a smaller motel that has similar amount of crime.
- Based on a conversation with a City employee, the city wants the motels for transitional housing along Figueroa corridor.
- After the meeting with the SLO, LAPD started to tow cars off the subject property without consent by the owner or court order.
- LAPD has not met with the operator to provide suggested conditions.

Los Angeles Police Department Senior Lead Officer – Tyson Hamaoka

- Police officer for 19 years and Senior Lead Officer (SLO) for 9 years.
- Presented a power point of crime and investigation of the subject business.
- In the summer of 2020, there was a trend of the subject motel. In October 2020, met with the owner and discussed corrective conditions, agreed to lighting and security camera system updated. At that meeting, a letter was provided from the Office of Zoning Administration, dated December 18, 2019, that Mr. Williams was clear of the Office of Zoning Administration investigation based on crime data for a 24-month period. After the letter was issued, crime started to increase.
- For the end of the year 2021, there were 118 radio calls, 19 arrests, and 20 crimes. The operator explained that it was on Figueroa Street, not his motel. In comparing the other motels (Sun Motel and Flight Motel) in the area, the subject motel had three times the number of crimes, almost three times of arrests, and six times the radio calls.
- In October 2020, met with the owner/operator to request that the motel have security. As stated before, he would update the lighting and security. In January 2022, the SLO emailed the owner/operator about WIFI capability with live video and the owner/operator did not grant access to live video. In June 17, 2022, LAPD asked the owner/operator to view the live video and were denied. In May 2022, a shooting occurred a block away and the California Highway Patrol were denied the video footage, but ultimately received it through a warrant.
- Conditions recommended are: (1) an on-site security guard, (2) discontinue hourly room rentals, (3) better lighting, (4) share surveillance video and have access to live video, (5) occupants have a valid identification, (6) parking permit system, and (7) post hotline phone number.
- Requests the Zoning Administrator to impose corrective conditions.
- The operator's representative questioned his ratio with the other comparable motels. The SLO explained that he looked at the comparable motel activity. The Zoning Administrator noted that the crime data and calls for service decreased from 2015 to 2019 but spiked from 2019 to 2021.
- During the operator's representative cross examination of the SLO, he requested that the subject motel go through the City Attorney Nuisance Abatement program and the Zoning Administrator would check with a City Attorney to see if this is a viable option.
  - The operator's representative stated that motels identified under Residential Motel Ordinance have more crime associated with it.
  - The operator's representative stated that under Los Angeles Municipal Code 41.49 allows hourly rentals until 12 hours.
  - The operator's representative requests to have a roving security guard instead of an on-site security guard.

Los Angeles Police Department Officer – Johnny Tellez

- Police officer for 4.5 years.
- Responded to the following investigations at the subject property: firearms, stolen vehicles, radio calls, shootings, domestic violence, loud music.



- During his investigations, he asked why they like staying at the subject motel is because it is close to the freeway, hourly rates, able to smoke narcotics in the parking lot, invite friends that are not on the registry to party.
- There are a number of gangs that are customers of the subject motel.
- Recommends allowing LAPD access to live cameras, no hourly rates, on-site security, and implement a parking permit system.

Los Angeles Police Department Vice Detective Arthur Gonzalez

- Police officer for 15 years.
- Motels off Figueroa Avenue and the subject motel play a role in prostitution as they charge hourly rates, no identification is required, and no signage is posted discouraging prostitution.
- During interviews with prostitutes, they take their customers to the subject motel.
- Some prostitutes avoid the subject motel as their pimps stay at the Magic Carpet Motor Inn.
- Recommended conditions include: a no tolerance prostitution training should be conducted to employees, no hourly rates, adherence to proper procedures to room rentals, requiring identification, 24-hour surveillance, increase exterior lighting, onsite security guard at night.

Southeast Neighborhood Council President – Moises Rosales 224.

- Supports safety for residents in South Los Angeles.
- Request that the Magic Carpet Motor Inn be subjected to modification of conditions to mitigate the negative impacts on our community.
- Request legal action be taken if needed to provide relief to the residents who are subject to the unsafe conditions by taking away all licenses to operate a motel.
- Does not support transitional housing.
- Need the owner/operator to operate in a safe manner.
- Per Yelp review website, prostitution is the main business for the subject property.

Isaias Benavides, Eighth Council District, Planning Field Deputy

- In 2019, it was the opinion of our office, there wasn't enough crime to support imposing conditions.
- Troubling that there is a spike in crime at the subject property.
- Opportunity to rectify the situation and chose to deny, with little regard to the effects of his operation to the neighborhood.
- In regard to motels being acquired by the City for homelessness, this is a mischaracterization of the Project Homekey program. The City is not using motels because it is too expensive.
- Council Office requests to curb the crime at the subject property by hiring security guard and install security cameras.

Lewis Simmons

- Known Mr. Williams for over 20 years.
- Installed flooring in every room of the subject motel.
- Never seen prostitution, gang members fighting, or traffic.
- Mr. Williams is respected by the community.

Candace Williams – Department of Veterans Affairs

- Worked for Department of Veterans Affairs for 16 years and is the operator's daughter.
- Was at the meeting with LAPD and the officer threatened her father (Charles Williams). Concluded that they will comply with lighting and look at security system.
- Worked at the subject motel and she was trained not to rent rooms to gang members or prostitutes.

Trena Williams

- Her father, Mr. Williams tries to keep prostitution out of the motel by asking for two forms of identification and register in the log.
- Her mother purchased abutting property as they were renting the house.
- People who are testifying do not know what they're talking about as they live 25 miles from the motel.

Laura Janae King

- Founder and CEO of the Rodney King Foundation and former employee of the subject motel working in the main office from 2018 to 2019.
- Mr. Williams has donated time and money to the Rodney King Foundation.
- Highly recommend him as a person.
- Never heard of these issues.

Dennis Boyce

- Former homeless. Lives in one of Mr. Williams' unit (not at the subject motel) for seven years.

Julia Lyles

- Worked for Mr. Williams for six years. Also, lives in the community.
- The subject motel does not adversely affect the public health, peace, and safety of the community.
- The subject motel is clean, safe, and welcoming as there is a lighting and a surveillance system.
- Was not given adequate time to respond to the hearing notice.

Ralph Prince

- Known Mr. Williams for 65 years. He is a good person, with high integrity, works in the community.
- Works with a foundation with high school students to offer scholarships.
- The foundation uses his office for meetings.
- Not seen prostitution at the motel.

Edna Hasberry

- Resided on his property off 87<sup>th</sup> Street for 20 years.
- Operates his property sternly and adheres to the rules and regulations.
- Took 9 months for the Council Office to address the homeless situation.

Gilbert Torres

- Neighbor of the motel and had no issues.
- Walks around the block and it is not dirty and there are no homeless.
- Regarding to prostitution, it is on the Figueroa side, not Century side.
- Been to the motel to purchase sodas and motel staff is nice.

Wanda Williams

- Her brother is the owner, Mr. Williams.
- Worked for the motel for a few years in the early 1990s and the motel staff required identification in order to rent a room.
- The subject motel is known for having a friendly atmosphere and has received complements on cleanliness.

Naiee Ali

- Is a South Los Angeles activist and lives near the subject motel.
- Known Mr. Williams for years and is a businessperson who does what is best for the community.
- Mr. Williams is a philanthropist and is an icon in the community.

Rafaela Dragone

- Works for Mr. Williams for more than 20 years and currently oversees payroll and helps with inspections.
- Inside and outside is nice, clean, and quiet.
- When her family visits, they stay at the subject motel and tell her it is a nice place.
- Talked with the neighbors across the street and they signed a petition supporting the motel. They also commented that the motel is nice and clean.

Michael Kirchmann, Jr.

- Lives off 99th Street (two blocks from the subject motel), between Figueroa Street and Hoover Street.
- Supports to impose conditions on the property as prostitution is problem and has become worse in the last two years.

Lillian Conroe – Senior Permit Specialist California Governor's Office Business and Economic Development

- Helped Mr. Williams address permit issues.
- She helped Mr. Williams enroll in a utility efficiency program through Department of Water and Power that changed his lighting as well as washer and dryer.
- At night, she has driven by and seen not many people and the motel was quiet.

Sukari Garlington – Principal, Charles Barrett Steam Academy

- The school has 600 students.
- Concerned about prostitution, linked to the subject motel.
- Families, especially children should enter the school in a safe manner.
- Works with the Senior Lead Officer regarding homeless encampments.

- Fathers of students reported feeling uncomfortable solicited by women for sexual activities as the prostitutes invited them to the subject motel. Her and her husband were solicited by a prostitute, and they can have a sexual encounter at the subject motel.

#### Gary Willis

- Works at the subject motel five days a week.
- Formerly homeless and Mr. Williams gave him a job and a place to sleep.
- Reports are not true.
- The problem is not with the motel. Rather it is the surrounding area.
- It is hard to decipher who is a gang member and a prostitute.
- Feels safe working at the subject motel.

#### Joaquin Mangone

- Worked for Mr. Williams for more than 22 years and does the maintenance for two motels, including the subject motel.
- Removes graffiti and trash. Has reported people prior to security cameras.

#### Jonathan Flores

- Works at the motel for 20 years.
- Feels safe and sweeps the parking area.
- Trained to report people loitering.
- There is no prostitution and don't allow noise.

#### Esther Sandoval

- Works at the motel for 30 years.
- Have a nice motel that serves the community.
- Deny rooms prostitution and gang members.
- There are a lot of repeat customers that submit good reviews.
- Lately, the police have towed cars without coming to the office.
- Cars are verified in the parking lot as part of the registration. In regard to the stolen vehicles, they may have come during the evening because there is no gate.

#### Sandra Quinote

- Works at the motel for 29 years.
- Cleans interior and exterior. Was a cashier.
- Checks the interior and exterior cameras. Has denied renting rooms.
- Surprised by the allegations of prostitution and drugs.

#### June

- Lives at the motel for 3 years.
- Feels safe at the motel.
- Was homeless before coming to the motel.
- There is no prostitution or gang members.



Mr. Hawkins

- Lives at the motel for 4 years.
- Allegations are not true as there is no prostitution or drug dealing.
- Mr. Williams is a supportive person.

Maria Maya

- Works at the motel for 39 years. Started cleaning the rooms, then promoted to cashier and now manages the property.
- She is not aware of any prostitution.
- This is a family business, and they are a good employer.
- When she was a cashier, there was a man and woman and purchased a condom. She denied the room rental and it turns out they were undercover police.

Operator Rebuttal – Charles Williams

- Policy is to rent for three days, but if it is a family, we let them stay.
- Three units at the subject motel are used for long term residence.
- If conditions are imposed that would include a security guard, I would go out of business.

Representative Rebuttal – Frank Weisser

- Open to working with the police department to come up with a resolution.
- There are security services that are not too expensive. Does not want a 24-hour security guard.
- Requests to hold the Zoning Administrator's decision in order to come up with a voluntary agreement with police, similar to Citywide Nuisance Abatement Program (CNAP).
- Did not hear from police, penal code 316, disorderly house (prostitution) citations.
- Have registration cards so the motel is complying with LAMC 41.49, which is not consistent with prostitution.

Los Angeles Police Department Rebuttal – Senior Lead Officer Tyson Hamaoka

- Data is undeniable. Crime data is higher than other comparable motels in the area.
- After the previous Zoning case was terminated, the crime increased.
- Given the crime, specifically the arrests, it is hard to believe that no employees saw anything.
- Corrective conditions could decrease the need for LAPD to respond and improve the quality of life for residents in the area.

At the end of the hearing, the Zoning Administrator took the case under advisement for eight weeks. The Zoning Administrator stated that he will research LAMC Section 41.49; ascertain if the property is eligible for Citywide Nuisance Abatement Program; encouraged the operator to work with LAPD for suggestive conditions; and whether an on-site security guard or a patrol service would be appropriate.

**WRITTEN COMMUNICATIONS SUBSEQUENT TO PUBLIC HEARING****Comments from the Operator**

The operator submitted three letters he wrote dated August 8, 2022, responding or discussing the following three issues: (1) LAPD responding to a toy gun in a vehicle, (2) an incident regarding a homicide that occurred at the subject motel, and (3) changes after a meeting with LAPD on October 28, 2020, explaining the increase in cars towed from the subject motel, police knocking on room doors, and police patrolling the motel parking lot. The operator submitted a picture of a toy gun and a written letter from Ms. Brandy, Room 116 explaining that LAPD responded to a call that someone was playing with a gun. Ms. Brandy felt threatened and criminalized as LAPD searched her room and vehicle.

Regarding a homicide that occurred at the subject motel, a search warrant was presented to the operator, and he explained that he felt uncomfortable about LAPD taking his recording system because it had sensitive information.

The operator responded that LAPD towed vehicles in the past two weeks without determining the associated room. He also reported that LAPD knocks on room doors and patrolling the parking lot more frequently.

The operator analyzed the LAPD crime statistics and observed the following: out of 230 calls for service, 102 were Code 6 (Officer responding).

The operator submitted a letter from Rafaela Mondragon explaining on July 8, 2022 two officers requested video surveillance inside the motel office and were refused as the motel attorney directed staff to deny LAPD.

**Comments from the Los Angeles Police Department**

On July 8, 2022, the Los Angeles Police Department patrolled the subject motel and observed a handgun in a parked car, which was not registered with a room. The motel manager did not allow them to view the security camera surveillance and they contacted a towing company. As the towing company opened the car, LAPD verified it was a toy gun and a man exited out of a room. He consented to search the vehicle and room. LAPD submitted four arrests reports for the subject property (400 West Century Boulevard):

1. December 6, 2022, 7:50 p.m. – Arrest Report – Ex-convict carrying Firearm – As LAPD was patrolling the parking lot at the subject motel, they observed a parked vehicle with the engine on as smoke emanated from the vehicle. During a vehicle search, they found a firearm on the floor under the front passenger seat.
2. August 20, 2022, 5:55 p.m. – Arrest Report – Carrying a Concealed Firearm – As LAPD was patrolling the area, they observed a parked vehicle at the subject motel with three occupants. During the vehicle search, they found a marijuana bong, firearm, and ammunition.

3. August 2, 2022, 2:00 a.m. – Arrest Report – Attempted to Evade Officers – As LAPD was patrolling the area, they observed a vehicle leave from the subject motel. As they followed the vehicle, they confirmed that the vehicle was stolen and commanded them to stop. The vehicle eventually stopped, and the suspect ran from the vehicle. As LAPD chased the suspect, she stopped and was arrested.
4. July 6, 2022, 11:20 p.m. – Arrest Report – Carrying a Concealed Firearm in a Vehicle – As LAPD entered the subject motel parking lot, they observed a parked vehicle with two occupants smoking marijuana. During the vehicle search, they found two loaded guns as well as 24 ounces of marijuana and arrested the suspect and witness.

On August 19, 2022, the Deputy City Attorney Neighborhood Prosecutor Program for the Southeast Division requesting to meet with the operator, operator's representative, and LAPD Officer to discuss the subject motel regarding the criminal conduct, complaints, and proposed property improvements. Although the operator replied that he was willing to meet, per his attorney's instructions, he did not schedule a date/time and is unresponsive.

On August 21, 2022, Los Angeles Police Department sent a letter recommending imposing 33 operating Conditions on the motel operations.

### **FINDINGS AND DISCUSSION**

The subject motel, known as Magic Carpet Motor Inn, is a two-story, 34-guestroom motel, with 35 on-site parking spaces. The vehicular driveway to the parking lot is located on the northwestern portion of the motel building. The Magic Carpet Motor Inn has generated consistent police enforcement, as evidenced by the Los Angeles Police Department documentation including arrest reports, investigative reports, and crime analysis documentation relating to shooting, stabbing, battery, brandishing a weapon, assault with deadly weapon, aggravated assault, larceny, criminal threats, robberies, burglary, thefts, vandalism, kidnap, rape, automobile theft, gun possession, and ex-convict possession of firearm.

The Los Angeles Police Department submitted investigative, arrest reports for 28 incidents at 400 West Century Boulevard between March 9, 2019, and June 17, 2022. There are 25 incidents of Consolidated Crime Analysis Database between January 2, 2020, and March 26, 2022, and 22 incidents of Consolidated Arrest Analysis Database between February 14, 2020, and April 8, 2022. Lastly, there were 230 Calls for Service submitted for 400 West Century Boulevard. Of the 230 Calls for Service, 163 incidents (71 percent) occurred mostly during the evening/early morning hours from 5:00 p.m. to 8:00 a.m. Of the 230 Calls for Service, 105 incidents (46 percent) which are almost half of the calls are Code 6.

On June 28, 2022, during the public hearing the operator's representative Mr. Frank Weiser explained that the Calls for Service are inadequate to initiate a nuisance abatement action because these calls do not indicate a room or any verifiable information.

On August 9, 2022, Mr. Charles Williams, the operator submitted a letter further explaining that Code 6 is initiated by the public contacting LAPD or LAPD officers patrolling the parking lot. The operator is correct that Code 6 refers to someone calling to LAPD about the subject property. Code 6 is only investigation-based action, and many Code 6 calls do not lead to arrests or crimes. However, when LAPD officers are responding to an inquiry, LAPD is still spending Department's police resources, regardless of whether the call results into an arrest or a crime. Furthermore, the operator ignores the fact that there is a number of police responses to his property are specifically called for the gun violence, robberies, and stolen vehicles which are serious crimes.

Furthermore, in reviewing the Calls for Service data, a majority of the incidents which amounts to 25 incidents, were related to disturbances that included a man, woman, group, fight, and noise, followed by 15 battery incidents. In reviewing the arrests/investigative reports, 26 incidents (84 percent) occurred mostly during the evening/early morning hours from 5:10 p.m. to 6:15 a.m. Of the 31 arrests/investigative reports, 9 reports are related to possession of a firearm without a permit. Of the serious incidents took place at the subject motel, on April 8, 2022, there was a kidnap and rape, which suspects forced the victim from an off-site location and took the victim to the subject motel and raped her.

Based on testimony at the hearing held on June 28, 2022, there is an uncooperative relationship between the operator and Los Angeles Police Department. Los Angeles Police Department requested footage twice (May 2022 and June 17, 2022) and both times were denied by the operator. It was not until a court order was issued, forcing the operator/owner to surrender the video footage to LAPD. In policing matters, time is of the essence in order to investigate matters thoroughly. It is disappointing and troublesome to come across a business operator/owner, who is highly regarded in the community hindering police investigations.

During the hearing, Mr. Weiser, the operator/owner's representative requested that the subject motel be reviewed and considered by the City Attorney Citywide Nuisance Abatement Program. City Planning Staff discussed this case with the Office of the City Attorney, and the City Attorney denied such request due to the nature of the issues and the property did not meet the requirements to participate in the City Attorney Citywide Nuisance Abatement Program. One of the requirements to participate in the City Attorney Citywide Nuisance Abatement Program is that the LAPD reports must show the operator/owner involved in blatant criminal activity at the subject property. In this case, the operator/owner has not directly participated in criminal activities although his business operation has supported the on-going nuisance. The business operation needs to be improved in order to abate the nuisance activities and the appropriate path is thought City's Revocation/Nuisance Abatement action pursuant to LAMC Section 12.27.1.

Based on the evidence on record, it is determined that the impacts caused by the operator constitute a public nuisance and have led to the subject hearing for nuisance abatement. Accordingly, Conditions have been imposed under this action which address typical operational requirements of a motel in order to abate nuisance activities at the site. The goal in any nuisance abatement proceeding is to establish corrective Conditions to address and curtail those issues which fostered the original nuisance activities. Most of



these are related to the nature of the nuisance and to that extent those have been incorporated in this action.

The Director of Planning requires a 12- to 18-month review period by this action to allow a continuing assessment of the motel and the compliance with the imposed Conditions. The nature of the operation and the effectiveness of the Conditions can be evaluated at a public hearing based on documented records. Both the community and the Magic Carpet Motor Inn operator/owner can participate in the compliance process, as the operator will have an opportunity to submit a condition compliance report, and the community can also submit public comments based on the interested parties' observation. The City may revoke the use of the property as a motel at the next public hearing should the City finds the motel operator continues to ignore the imposed condition in this action without compliance and continues to operate the motel in a manner resulting adversely impacts to the community. Any efforts to sell the property do not absolve the current ownership from responsibility and accountability.

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

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

The Magic Carpet Motor Inn is a two-story, 34 guest rooms with 35 parking spaces, located at 400 – 414 1/4 West Century Boulevard and within the South Los Angeles Community Plan.

On January 5, 2022, Los Angeles Police Department Senior Lead Officer, contacted the City Planning Department Nuisance Abatement/Revocations Unit and explained that after the City Planning Department termination letter dated December 18, 2019, was issued, the subject property regressed back to a high demand of LAPD resources as crime reports show high rates of nuisance activity. LAPD followed up with an email explaining:

*Thanks for taking the time to look at this. Here is the information we talked about. Just for points of reference:*

- *File "Zoning letter MMC" is the letter from zoning to Mr. Williams in Dec 2019*
- *File "Motel Comparable" shows comparison of other problem motels in area to Magic Carpet Inn*
- *"CAD Analysis 2017-2019" shows arrests/crimes/radio calls for two-year period, compare to "CAD Magic Carpet 2019-2021" shows the same info as above broken down by each year*

- *There are an additional 6 domestic arrests/crime reports that need to be redacted before they can be sent. I can forward once I get back to the office.*

*I will continue to work with the owner to obtain voluntary compliance to mitigate the problems at the motel. If you have any questions, please feel free to give me a call.*

On April 14, 2022, the Deputy for the Eighth Council District sent an email stating:

*Our office has received complaints regarding nuisance activity attributed to the Magic Carpet Inn at 400 W Century Blvd. LAPD has reported a high volume of calls for service and crime that has resulted in numerous arrests. Those complaints include: vandalism, burglary, theft, assault, battery, fights, and more. Residents and other community stakeholders can attest to these conditions as the continued operation of this location have negatively impacted the area.*

*We believe the operation of this site and activity stemming from it amount to a threat to the health and safety of this community. Therefore, we are requesting the planning department to initiate a revocation hearing for this location. Please let me know if you have any questions.*

The subject case was opened by the Office of Zoning Administration and a public hearing was held on June 28, 2022, virtually via Zoom. In attendance at the hearing and testifying were Los Angeles Police Department and a Deputy for Councilmember Harris-Dawson, Eighth District, representative of the motel owner, Magic Carpet Motor Inn owner and hotel managers, and members 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 file as well as public hearing 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 arrest reports, investigative reports, and crime analysis documentation relating to shooting, stabbing, battery, brandishing a weapon, assault with deadly weapon, aggravated assault, larceny, criminal threats, robberies, burglary, thefts, vandalism, kidnap, rape, automobile theft, gun possession, and ex-convict possession of firearm. The activities taking place at the site deprive residents and other community members of their rightful ability to enjoy their neighborhood. The members of public also testified that there are prostitution nuisance occurring and endangering the quality of their lives. Therefore, the existing Magic Carpet Inn motel operation jeopardizes and adversely affects the public health, peace or safety of persons residing or working on the premises or in the surrounding area.

2. **Constitutes a public nuisance and has resulted in repeated nuisance activities including but not limited to criminal activities, including shooting, stabbing, battery, brandishing a weapon, assault with deadly weapon, aggravated assault, larceny, criminal threats, robberies, burglary, thefts, vandalism, kidnap, rape, automobile theft, gun possession, and ex-convict possession of firearm.**

Los Angeles Police Department Calls for Service reports indicate that 230 Calls for Service were associated with the site between January 2, 2020, and April 24, 2022. These reports identify a pattern of shooting, stabbing, battery, brandishing a weapon, assault with deadly weapon, aggravated assault, larceny, criminal threats, robberies, burglary, thefts, vandalism, kidnap, rape, automobile theft, gun possession, and ex-convict possession of firearm shown to be associated with the subject motel which directly affected adjacent residential uses, the safety of customers and employees at the Magic Carpet Motor Inn, and law enforcement resources.

The Los Angeles Police Department submitted Arrest and Investigative Reports for 31 incidents at the subject property (400 West Century Boulevard) between March 9, 2019, and December 6, 2022:

1. March 9, 2019, 9:00 p.m. – Investigative Report – Robbery – Two suspects entered the victim's room and stole money, cell phone, shoes, backpack, and wallet.
2. June 25, 2019, 3:30 p.m. – Investigative Report – Theft – Victim left a vehicle unlocked and the suspect took property and fled in an unknown location.
3. September 7, 2019, 4:00 a.m. – Investigative Report – Assault with a Deadly Weapon – Upon returning to his room, a suspect was inside the room and pointed a pistol at the victim. The victim fled through the bathroom window.
4. February 14, 2020, 10:05 p.m. – Arrest Report – Excon with a firearm – As Los Angeles Police patrolled the parking lot, they detained two individuals and upon inspection of his room found a gun and ammunition.
5. June 11, 2020, 10:20 a.m. – Investigative Report – Criminal Threats – As a jogger went past the subject motel, a car almost hit him. The suspect followed him to a gas station and said "On Crip. If there weren't cameras here, you would get shot".
6. June 26, 2020, 2:00 a.m. – Investigative Report – Robbery – While in his room with one suspect, another suspect broke into his room. One of the suspects brandished a knife and stole his speaker and wallet. The suspects fled eastbound on Century Boulevard.
7. July 28, 2020, 4:50 a.m. – Investigative Report – Burglary – Suspects broke into the victim's room while he was asleep and stole \$1,500.00.
8. July 29, 2020, 7:30 p.m. – Investigative Report – Grand Theft – The suspect drugged the victim and stole \$2,512.00 from his jeans and fled in an unknown direction.

9. August 6, 2020, 2:45 a.m. – Investigative Report – Robbery – As the victim was waiting for the suspect to smoke marijuana in the room, four suspects came in and one suspect yelled “you bitches gotta go”. The victim walked towards the suspect, and he pulled out a gun and said “as a matter of fact give me your shit before I shoot you”. The suspect stole a gold chain, car keys, credit card, cash, and identification.
10. August 13, 2020, 12:05 a.m. – Arrest Report – Automobile Theft – As Los Angeles Police Department was patrolling the area, they observed a vehicle pull into the subject motel parking lot and the car was stolen. An arrest was made without incident.
11. September 13, 2020, 12:30 p.m. – Investigative Report – Vandalism – Suspects spray painted graffiti on the walls and mirrors of the subject motel room.
12. September 19, 2020, 4:30 p.m. – Arrest Report – Excon with a firearm – As police officers were in a Burger King parking lot, one of the officers attempted to handcuff as the car was stolen, the suspect ran to the subject motel. During a search of his room police officers discovered a gun with a loaded magazine.
13. December 1, 2020, 6:15 a.m. – Arrest Report – Excon with a firearm – Upon arrival at the subject motel parking lot, police officers detained a man and searched his room and found a firearm.
14. December 1, 2020, 8:00 a.m. – Investigative Report – Battery – Suspect argued with the victim over his property being stolen and the suspect started striking the victim in the back of head and upper body. The suspect fled in an unknown direction.
15. December 27, 2020, 1:00 a.m. – Investigative Report – Shooting – Police officers were responding to a call that someone was firing a gun in the room. A suspect fired shots in an unknown direction and fled in an unknown location.
16. March 6, 2021, 6:15 a.m. – Investigative Report – Vandalism – Suspect became angry and broke a motel window with a bottle. The suspect fled in an unknown location.
17. April 9, 2021, 8:23 p.m. – Arrest Report – Excon with a firearm – Los Angeles Police searched a person who walked down the driveway of the motel and found a gun in his backpack.
18. May 17, 2021, 1:00 a.m. – Arrest Report – Excon with a firearm – Followed a vehicle that was traveling at a high speed and failed to stop and stopped at 400 West Century Boulevard. During a search of the vehicle Los Angeles Police found a gun against the driver’s seat.
19. July 1, 2021, 8:00 p.m. – Investigative Report – Assault with a Deadly Weapon using a Vehicle – As the victim was standing in the parking lot of the motel while the suspect was in her car, they broke up. The suspect became enraged and drove the car towards the victim.
20. July 15, 2021, 5:10 p.m. – Arrest report – Driving without the Owner’s Consent – As Los Angeles Police Department was patrolling the parking lot, they noticed a vehicle and it was stolen. They detained both suspects without incident.



21. August 26, 2021, 8:00 p.m. – Arrest Report – Excon with a firearm – As Los Angeles Police Department was responding to a public safety call, they approached the vehicle with two people in the car. Police searched the car and found a firearm.
22. September 9, 2021, 8:00 p.m. – Investigative Report – Robbery – Two suspects hit the victim multiple times, grabbed her purse that had money, cellphone, laptop, and three iPads and fled in an unknown direction.
23. October 26, 2021, 1:55 a.m. – Arrest Report – Excon with a firearm – As Los Angeles Police patrolled the parking lot, they noticed a man with a large bulge to the left of waistband. As the police requested for backup, he complied with the commands, searched the room and found a gun.
24. November 4, 2021, 6:16 p.m. – Arrest Reports – Possession of a firearm – As Los Angeles Police patrolled the parking lot, they noticed a group of people inside the car as they were smoking in the car. As the police searched the vehicle, he found a firearm underneath the seat.
25. April 8, 2022, 1:45 a.m. – Arrest Report – Kidnap and Rape – Suspects forced the victim from the location, took her to the subject motel and raped her.
26. May 1, 2022, 11:30 p.m. – Arrest Report – Felony Gun Possession – As Los Angeles Police patrolled the subject motel parking lot, they approached a vehicle as the defendant smoked marijuana. As the vehicle was searched, a gun was located on the driver's seat.
27. May 18, 2022, 10:50 p.m. – Investigative Report – Brandishing – Two suspects were staying at the subject motel and yelled at the victim "Get away from that car!". As the victim walked away towards the gas station, the suspects followed him and pulled out his hand with a towel wrapped around his hand (simulated handgun) and yelled intelligible words to the victim.
28. June 17, 2022, 3:40 a.m. – Arrest Report – Grand Theft Auto – As Los Angeles Police Department was patrolling the parking lot of the motel and observed a car pull into the parking lot. After they confirmed that the vehicle was stolen, they engaged the suspect and she said she borrowed the vehicle from a friend and did not have a driver's license.
29. July 6, 2022, 11:20 p.m. – Arrest Report – Carrying a Concealed Firearm in a Vehicle – As LAPD entered the subject motel parking lot, they observed a parked vehicle with two occupants smoking marijuana. During the vehicle search, they found two loaded guns as well as 24 ounces of marijuana and arrested the suspect and witness.
30. August 2, 2022, 2:00 a.m. – Arrest Report – Attempted to Evade Officers – As LAPD was patrolling the area, they observed a vehicle leave from the subject motel. As they followed the vehicle, they confirmed that the vehicle was stolen and commanded them to stop. The vehicle eventually stopped and the suspect ran from the vehicle. As LAPD chased the suspect, she stopped and was arrested.
31. August 20, 2022, 5:55 p.m. – Arrest Report – Carrying a Concealed Firearm – As LAPD was patrolling the area, they observed a parked vehicle at the subject motel with three occupants. During the vehicle search, they found a marijuana bong, firearm, and ammunition.

32. December 6, 2022, 7:50 p.m. – Arrest Report – Ex-convict carrying Firearm – As LAPD was patrolling the parking lot at the subject motel, they observed a parked vehicle with the engine on as smoke emanated from the vehicle. During a vehicle search, they found a firearm on the floor under the front passenger seat.

Consolidated Crime Analysis Database: There were 25 consolidated crime analysis data incidents submitted for the subject property (400 West Century Boulevard) between January 2, 2020, and March 26, 2022.

No.	Date	Time	DESCRIPTION
1	01/02/20	6:26 PM	BRANDISHING WEAPON
2	02/06/20	9:30 PM	CRIMINAL THREATS
3	06/11/20	10:20 AM	VERBAL THREATS
4	06/26/20	2:00 AM	ROBBERY
5	02/09/20	4:00 AM	INTIMATE PARTNER BATTERY
6	04/08/20	5:00 PM	GRAND THEFT AUTO
7	05/10/20	3:00 AM	GRAND THEFT AUTO
8	07/28/20	4:50 AM	BURGLARY
9	07/29/20	7:30 PM	THEFT
10	08/06/20	2:45 AM	ROBBERY
11	08/10/20	10:00 PM	GRAND THEFT AUTO
12	09/13/20	12:30 PM	VANDALISM
13	11/30/20	9:30 AM	INTIMATE PARTNER BATTERY
14	12/01/20	8:00 AM	BATTERY MISDEMEANOR
15	12/27/20	1:00 AM	SHOTS FIRED
16	02/12/21	10:45 AM	THROWING OBJECTS AT A MOVING VEHICLE
17	03/06/21	6:15 AM	VANDALISM
18	03/08/21	10:30 PM	INTIMATE PARTNER BATTERY
19	04/02/21	7:30 AM	INTIMATE PARTNER BATTERY
20	07/01/21	8:00 PM	AGGRAVATED ASSAULT
20	08/01/21	11:45 PM	THEFT FROM MOTOR VEHICLE
21	09/09/21	8:00 PM	ROBBERY
22	10/14/21	12:30 AM	BATTERY SEXUAL
23	12/03/21	9:30 PM	DRIVING WITHOUT OWNERS CONSENT
24	01/01/22	7:20 AM	PETTY THEFT
25	03/26/22	1:25 AM	INTIMATE PARTNER BATTERY

Consolidated Arrest Analysis Database: There were 22 consolidated arrest analysis database incidents for the subject property (400 West Century Boulevard) between February 14, 2020, and April 8, 2022.

No.	Date	Time	DESCRIPTION
1	02/14/20	10:05 PM	MISC OTHER VIOLS
2	02/14/20	10:05 PM	POSSESSION OF WEAPON
3	08/13/20	12:05 AM	VEHICLE THEFT

4	09/19/20	4:30 PM	POSSESSION OF WEAPON
5	11/30/20	10:00 AM	AGGRAVATED ASSAULT
6	12/01/20	6:15 AM	POSSESSION OF WEAPON
7	12/04/20	10:10 PM	POSSESSION OF WEAPON
8	12/15/20	1:30 AM	LARCENY
9	04/09/21	8:23 PM	POSSESSION OF WEAPON
10	05/17/21	1:00 AM	POSSESSION OF WEAPON
11	06/06/21	12:45 AM	VEHICLE THEFT
12	07/15/21	5:10 PM	VEHICLE THEFT
13	08/26/21	8:00 PM	POSSESSION OF WEAPON
14	10/08/21	11:45 PM	VEHICLE THEFT
15	10/11/21	3:00 AM	POSSESSION OF WEAPON
16	10/26/21	1:55 AM	POSSESSION OF WEAPON
17	10/29/21	2:15 PM	MISC OTHER VIOLS
18	11/04/21	6:15 PM	POSSESSION OF WEAPON
19	12/03/21	9:30 PM	VEHICLE THEFT
20	12/03/21	9:30 PM	MISC OTHER VIOLS
21	12/28/21	2:10 AM	AGGRAVATED ASSAULT
22	04/08/22	1:45 AM	RAPE

The following is a summary of testimony provided by the Los Angeles Police Department at the June 28, 2022, public hearing:

Los Angeles Police Department Senior Lead Officer – Tyson Hamaoka

- Police officer for 19 years and Senior Lead Officer (SLO) for 9 years.
- Presented a power point of crime and investigation of the subject business.
- In the summer of 2020, there was a trend of the subject motel. In October 2020, met with the owner and discussed corrective conditions, agreed to lighting and security camera system updated. At that meeting, a letter was provided from the Office of Zoning Administration, dated December 18, 2019, that Mr. Williams was clear of the Office of Zoning Administration investigation based on crime data for a 24-month period. After the letter was issued, crime started to increase.
- For the end of the year 2021, there were 118 radio calls, 19 arrests, and 20 crimes. The operator explained that it was on Figueroa Street, not his motel. In comparing the other motels (Sun Motel and Flight Motel) in the area, the subject motel had three times the number of crimes, almost three times of arrests, and six times the radio calls.
- In October 2020, met with the owner/operator to request that the motel have security. As stated before, he would update the lighting and security. In January 2022, the SLO emailed the owner/operator about WIFI capability with live video and the owner/operator did not grant access to live video. In June 17, 2022, LAPD asked the owner/operator to view the live video and were denied. In May 2022, a shooting occurred a block away and the California Highway Patrol were denied the video footage, but ultimately received it through a warrant.

- Conditions recommended are: (1) an on-site security guard, (2) discontinue hourly room rentals, (3) better lighting, (4) share surveillance video and have access to live video, (5) occupants have a valid identification, (6) parking permit system, and (7) post hotline phone number.
- Requests the Zoning Administrator to impose corrective conditions.
- The operator's representative questioned his ratio with the other comparable motels. The SLO explained that he looked at the comparable motel activity. The Zoning Administrator noted that the crime data and calls for service decreased from 2015 to 2019 but spiked from 2019 to 2021.
- During the operator's representative cross examination of the SLO, he requested that the subject motel go through the City Attorney Nuisance Abatement program and the Zoning Administrator would check with a City Attorney to see if this is a viable option.
- The operator's representative stated that motels identified under Residential Motel Ordinance have more crime associated with it.
- The operator's representative stated that under Los Angeles Municipal Code 41.49 allows hourly rentals until 12 hours.
- The operator's representative requests to have a roving security guard instead of an on-site security guard.

Los Angeles Police Department Officer – Johnny Tellez

- Police officer for 4.5 years.
- Responded to the following investigations at the subject property: firearms, stolen vehicles, radio calls, shootings, domestic violence, loud music
- During his investigations, he asked why they like staying at the subject motel is because it is close to the freeway, hourly rates, able to smoke narcotics in the parking lot, invite friends that are not on the registry to party.
- There are a number of gangs that are customers of the subject motel.
- Recommends allowing LAPD access to live cameras, no hourly rates, on-site security, and implement a parking permit system.

Los Angeles Police Department Vice Detective Arthur Gonzalez

- Police officer for 15 years.
- Motels off Figueroa Avenue and the subject motel play a role in prostitution as they charge hourly rates, no identification is required, and no signage is posted discouraging prostitution.
- During interviews with prostitutes, they take their customers to the subject motel.
- Some prostitutes avoid the subject motel as their pimps stay at the Magic Carpet Motor Inn.
- Recommended conditions include: a no tolerance prostitution training should be conducted to employees, no hourly rates, adherence to proper procedures to room rentals, requiring identification, 24-hour surveillance, increase exterior lighting, onsite security guard at night.



Officer Hamaoka Rebuttal

- Data is undeniable. Crime data is higher than other comparable motels in the area.
- After the previous Zoning case was terminated, the crime increased.
- Given the crime, specifically the arrests, it is hard to believe that no employees saw anything.
- Corrective conditions could decrease the need for LAPD to respond and improve the quality of life for residents in the area.

As evidenced by the testimony at the hearing and submitted reports from the Los Angeles Police Department, the subject location has been under review for on-going nuisance activities related to shooting, stabbing, battery, brandishing a weapon, assault with deadly weapon, aggravated assault, larceny, criminal threats, robberies, burglary, thefts, vandalism, kidnap, rape, automobile theft, gun possession, and ex-convict possession of firearm over the past two years. However, the conditions herein will address the public nuisance impacts of the operation of the business, with the goal of substantially abating the nuisances. This situation has resulted in the utilization of limited City resources to attempt to mitigate the nuisance activities. Therefore, Magic Carpet Inn motel constitutes a public nuisance and has resulted in repeated nuisance activities based on the LAPD investigation reports.

3. **Adversely impacts nearby uses.**

On April 14, 2022, the Field Deputy for Councilmember Marqueece Harris-Dawson emailed stating "Our office has received complaints regarding nuisance activity attributed to the Magic Carpet Inn at 400 W Century Blvd. LAPD has reported a high volume of calls for service and crime that has resulted in numerous arrests. Those complaints include vandalism, burglary, theft, assault, battery, fights, and more. Residents and other community stakeholders can attest to these conditions as the continued operation of this location have negatively impacted the area.

We believe the operation of this site and activity stemming from it amount to a threat to the health and safety of this community. Therefore, we are requesting the planning department to initiate a revocation hearing for this location. Please let me know if you have any questions."

Furthermore, during the public hearing of June 28, 2022, Principal Garlington testified that the student parents are solicited by prostitutes, inviting them to the subject motel. She also testified that her and her husband were solicited for a sexual encounter at the subject motel by a prostitute.

Therefore, the subject motel and its operation has adversely impacted nearby uses, residents, properties, and the community based on the testimonies from various public and private entities and citizens.

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

The list of such violations is set forth in the arrest reports, investigative reports, calls for service, and other crime reports referenced in this action, which are described in greater specificity in the case file. These also include violations of Municipal Code regulations required for the operation of a motel for which the operator has been repeatedly cited.

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 citation, orders, or hearings by the Police Department, Department of Building and Safety, the Director, the Zoning Administrator or City Planning Commission, or any other governmental agency)**

Governmental efforts to cause the owner or operator to eliminate the nuisance problems associated with the use have failed, as documented in the recurrent nature of criminal activity evident in the arrest reports, investigative reports, and calls for service submitted by the Los Angeles Police Department. There has been no discernible improvement of the operation, even after repeated actions of the Los Angeles Police Department with respect to its investigations and arrests.

Additionally, Conditions suggested by the Los Angeles Police Department to the operator of the motel were not fully implemented, demonstrating an insufficient effort to comply with existing governmental efforts to correct or address the nuisance conditions identified.

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 use or discretionary zoning approval.**

The current operator and his legal representative attended the public hearing June 28, 2022. They denied that many of the crimes submitted by the Police Department had taken place at the location and that the crime is related to an investigation (Code 6). Furthermore, they attempted to establish that the city wants the subject motel for transitional housing without any substantial evidence. The operator/owner has exhibit little willingness and effort to work with LAPD and the community to eliminate public nuisances at the location associated with the use of the site as a motel.

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

**ADDITION AND MODIFICATION OF CONDITIONS**

The following modification of and addition to conditions have been made based upon the administrative record, communication from the operator's representative, Los Angeles Police Department, and testimony received at the public hearing:

Condition No. 1 – This Condition requires that the owner/operator file a Plan Approval with the Office of Zoning Administration within 12 to 18 months of the effective date of this determination. It is the intent of this Condition to permit the Zoning Administrator to maintain close monitoring of the operation of the premises. To do so, it is necessary to determine whether the owner/operator is complying with the Conditions imposed herein and to determine whether more or less restrictive controls are required, or whether the Conditions imposed herein have resulted in the desired effect of reducing or eliminating the nuisance activities associated with the current use, or whether revocation of the use is warranted. A compliance review is also a requirement of the Municipal Code provisions regarding nuisance abatement procedures pursuant to Section 12.27.1 of the Municipal Code.

Condition Nos. 2 and 3 – These Conditions are designed to ensure that any use of the land or business operation is conducted in a manner which respects the character of the surrounding community, including to ensure that all other regulations of the Municipal Code shall be observed.

Condition No. 4 – Graffiti clean-up is required within 24 hours of occurrence to lessen public nuisance impacts caused by any such graffiti.

Condition Nos. 5 and 6 – These Conditions require that the operator and the property owner implement an on-site manager at all times and require all employees familiar with all Conditions of this action and require the retention and posting of the Conditions so that the operator and employees are knowledgeable in how to implement the Conditions. Familiarity with such Conditions is intended to promote compliance with the Conditions. Retention and posting of Conditions ensure that enforcement agencies that may need to evaluate compliance while visiting the premises will have access to the Conditions.

Condition No. 7 – This Condition requires the property owner and/or the operator to establish and maintain motel registration procedures and ensure that all employees are properly trained.

Condition No. 8 – This Condition imposes age restrictions as to who may rent a room with the intent to discourage underage prostitution, human trafficking, crimes against children, and juvenile runaways.

Condition Nos. 9 and 10 – These Conditions provide a means for the operator to monitor the presence of persons on the property and determine who may rent a guestroom, which when combined with the prohibition of short time stay, are designed to prevent the rental of rooms for purposes of prostitution and other illicit criminal activity.

Condition No 11 – This Condition provides assurance that all persons in the rooms have been given advance notice of activities that will result in termination of occupancy and/or eviction.

Condition Nos. 12, 13, 14 and 15 – These Conditions provide an appropriate means to monitor the presence of guest(s) and their vehicles on the property at all times.

Condition No. 16 – This Condition provides a means to ensure that there is a surveillance system and technology to reliably monitor the site as well as to record of any criminal activity that can be provided to any government law enforcement agency.

Condition No. 17, 18, 19, and 20 – These Conditions require an on-site security guard as a severe number of past arrests and testimony direct to illegal activities executed on the premises by guests shall demand a full-time security presence to deter the existing high number of crimes. The unlicensed security personnel currently on duty at the motel site while observing an irregular basis cannot effectively address the persist crimes.

Condition No. 21 – This Condition is intended to secure the property from the presence of unauthorized persons with locking devises.

Condition No. 22 – This Condition seeks to ensure that the operator and the property owners concentrate on the upkeep of the premises and particularly conduct daily cleanup of the trash and debris on the premises. A lack of maintenance only affirms to those who want to loiter or use the property for criminal activity that there is no oversight of the property and that it is fine to further degrade it.

Condition No. 23 – This Condition requires that outdoor lighting be enhanced so as to discourage criminal activity or loitering in and around the premises and also to improve the visibility of anyone on the premises.

Condition No. 24 – This Condition ensures that only authorized clientele are able to gain entry and be parked in the motel parking lot and to further deter crime especially loitering, prostitution, theft, illegal parking, and vandalism.

Condition Nos. 25 and 26 – These Conditions are intended to prevent prostitution activities, and to prohibit the distribution of these items which are contributory to enhancing the experience of prostitution and the potential for escalating such criminal activity.

Condition No. 27 – This Condition is intended to ensure that the property owner and/or operator becomes an active and a positive contributor in the community through participation in community organizations and interaction with the Police Department, which can provide preventive advice to promote a more responsible operation.

Condition No. 28 – This Condition requires that there be no public phones permitted on the property as these tend to provide a cover for loiterers, pimps, prostitutes, or others who have no legitimate business at the site but who use the phone as a cover-up for criminal activity, which may include prostitution and narcotics.



Condition No. 29 – This Condition, combined with other conditions, limiting loitering and trespassing on the property. The Condition aims to prohibit the presence of unauthorized persons on the property or in front of it whose activities are criminally intended.

Condition No. 30 – This Condition provides warning to clientele of criminal activities that are not permitted, and which clientele should be forewarned of not engaging in. The trespass sign further seeks to limit loitering on the premises as prior consent is required to be on private property and such would be provided theoretically to only guests or others who have legitimate business on the property so as to prevent unauthorized individuals on the site. The Condition also requires that the rooms be available for the full posted rate and advises clientele that identification will be required in compliance with the Municipal Code.

Condition No. 31 – This Condition seeks to restrict the presence of unauthorized persons on the property at all times and provides a pre-approved mechanism for Police intervention when necessary.

Condition No. 32 – This Condition is an appropriate measure to assure that all persons responsible for the motel operation are trained in a responsible property management program which therefore can reduce the potential for criminal activity on the site.

Condition No. 33 – This Condition requires that a Covenant and Agreement regarding all of the Conditions be recorded with the County Recorder by the property owner. This is a standard Condition required in order to ensure that any future owner of the property be made aware of the restrictions and requirements that have been made applicable to the premises. This Condition serves to ensure that in the event of a successor owning or operating the site, the new owner or operator is made aware of the requirements of this Office in order to assure the compatibility of the use with the surrounding businesses and properties.

Condition No. 34 – This Condition provides for the owner/operator to reimburse the costs to conduct and process the subject case pursuant to Section 19.01 N of the Los Angeles Municipal Code.

Condition No. 35 – This Condition requires the owner/operator to 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.

It is the purpose of these proceedings under Ordinance No. 180,409 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. This action is, therefore, to advise the owner and any future owner or lessee that this determination constitutes the first governmental action under the above noted ordinance to make the herein cited correction and changes. Failure to comply with the Conditions herein will put the property at risk of revocation and the issue of an order directing the discontinuance of the use as a motel located at 400-414 1/4 West Century Boulevard.

It is further determined that the instant action by the Zoning Administrator on behalf of the Director of Planning is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. All of the procedures followed as a part of this action conform to the Municipal Code. The owner/operator of the business as well as the property owner have been provided notice of these proceedings and have been afforded the opportunity to testify and respond to the allegations concerning the impacts of the operation of the motel known as the Magic Carpet Motor Inn on the property and surrounding area. Representatives of the property owner and business owner were present at the public hearing and provided testimony. The Conditions imposed under this initial action are not so onerous as to prevent the viable, legal operation of the business.

Inquiries regarding this matter shall be directed to Matthew Lum, Planning staff for the Office of Zoning Administration at (213) 978-1912.

VINCENT P. BERTONI, AICP  
Director of Planning



JACK CHIANG  
Associate Zoning Administrator

JC:VS:ML:ds

cc: Councilmember Marqueece Harris-Dawson  
Eighth Council District  
Adjoining Property Owners  
Public Hearing Sign-in / Notification Sheet: June 28, 2022