

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

STAFF INVESTIGATOR REPORT

June 22, 2022

Chief Zoning Administrator (A)
Office of Zoning Administration
200 North Spring Street, #763
Los Angeles, CA 90012

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

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

CASE NO. DIR-2022-2202-RV
POSSIBLE 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: Fr. Lot
365; Fr. Lot 367; and Fr. Lot 368, Arb 2;
Tract 26766: Lot 1, Arbs 1 and 2; and
Fr. Lot 2, Arbs 1 and 2.

Request

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the Magic Carpet Motor Inn, location address 400 – 414 1/4 West Century Boulevard. Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete, or impose additional conditions regarding its use as a motel in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

The Zoning Administrator will consider:

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Los Angeles Police Department calls for service, arrest reports, and crime analysis documentation 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, ex-convict possession of firearm.

Authority

The Director of Planning, through the Office of Zoning Administration, has the authority to modify or discontinue the use, or to impose corrective conditions on the operation of

the existing business as a motel under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

Property Description

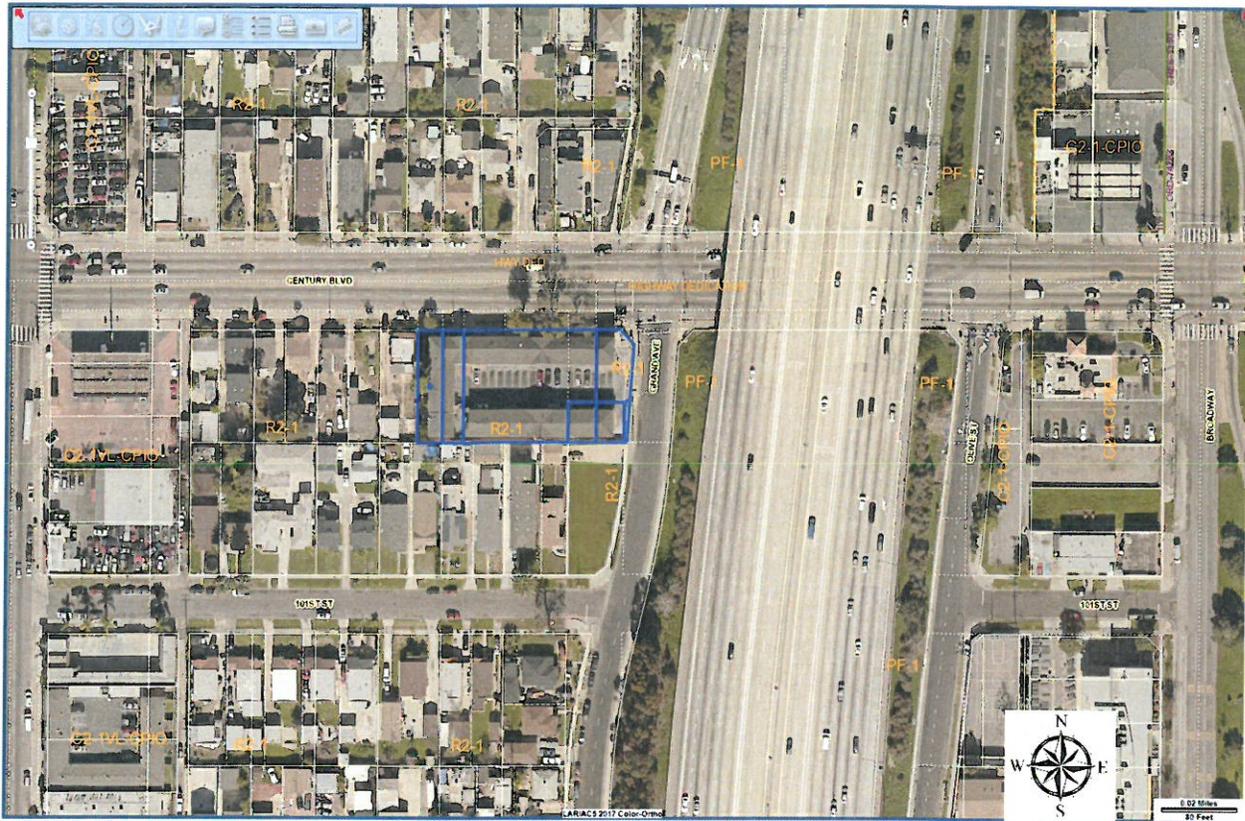
The South Los Angeles Community Plan Map designates the property for Low Medium I Residential (R2) land uses with Height District No. 1. The property is within the South Los Angeles Alcohol Sales Specific Plan (ZI-1231), State Enterprise Zone (ZI-2374), and subject to the Freeway Adjacent Advisory notice 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.



ZIMAS Generalized Zoning Map, 2017



ZIMAS Aerial, 2017

The property is developed with a two-story, 34 guest rooms with 35 parking spaces. A vehicular driveway is located on the north western portion of the building.

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.

Background

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.

Nuisance Investigation

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

Planning staff conducted a field analysis as part of the nuisance investigation on May 16, 2022 at approximately 11:00 a.m., accompanied by a Los Angeles Police Department officer. All photos included were taken on said date and time. At the time of the investigation, the subject motel was open to the public.

Signage

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.



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 drivers 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.



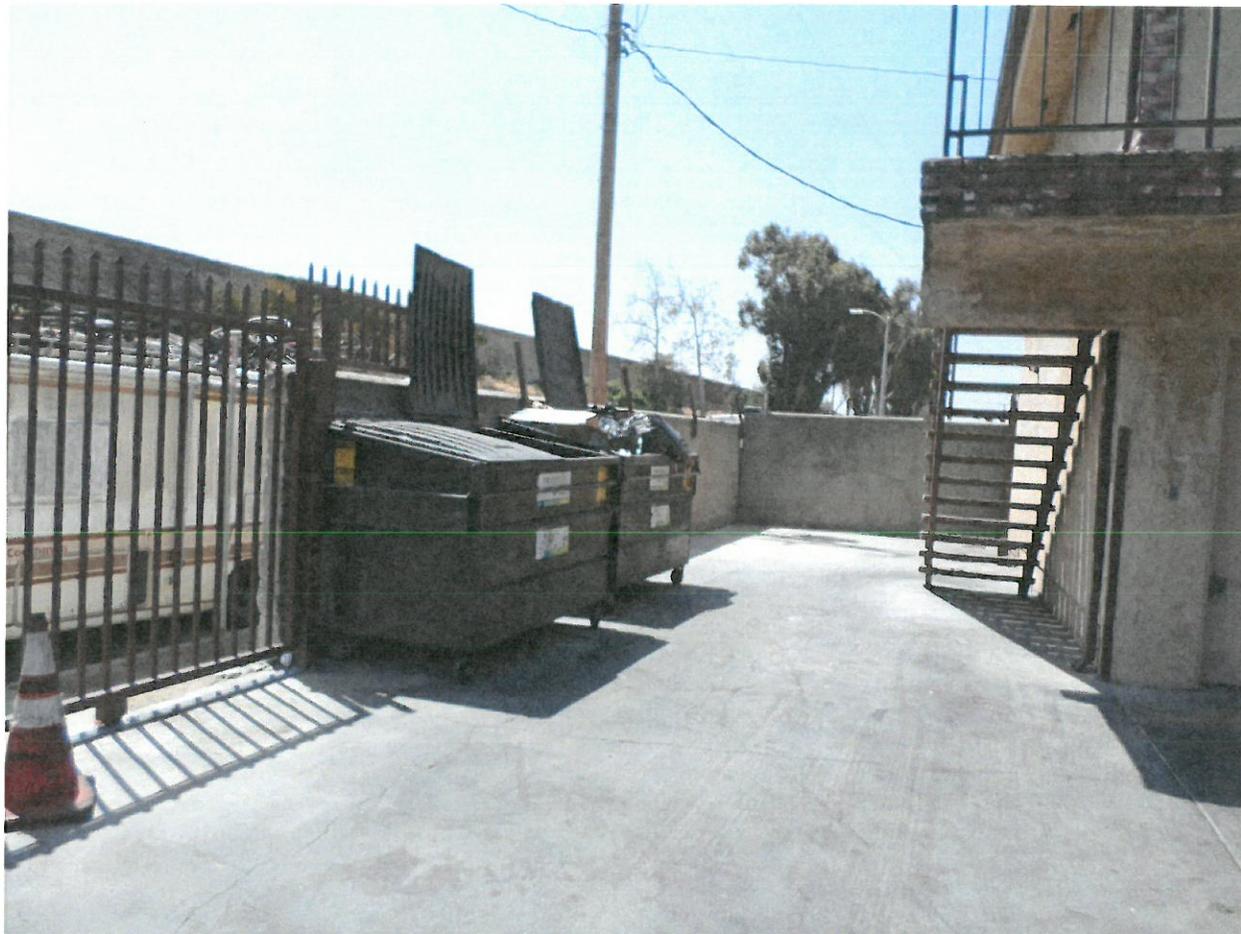
Parking Lot

The interior courtyard parking lot consists of 17 uncovered parking spaces. Staff observed some vehicles with a permit displayed in the front windshield. 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.

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.



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.



Comments from Other Departments and/or the General Public

The Los Angeles Police department submitted the following reports:

On-Site:

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

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

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 victims 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.

Comments from the Public

No comments were received from the public.

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. After the public hearing, the case was taken under advisement and the Zoning Administrator found that there is no cause for imposition of Corrective Conditions.

Certificate of Occupancy Permit No. LA11218, LA13965, and LA 16697 – On December 6, 1985, Building and Safety issued a Certificate of Occupancy for a two-story, type V, 34 unit motel and office with 35 parking spaces.

Surrounding Cases, Affidavits, Permits, and Order

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: 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 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 file a 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 include: drug sales, loitering, public drinking, trash, and public urination, located at 10001 South Figueroa.


MATTHEW LUM
Staff Investigator