

MODIFIED CONDITIONS AS APPROVED BY THE PLANNING AND LAND USE MANAGEMENT COMMITTEE ON MAY 16, 2023

The Planning and Land Use Management Committee hereby deletes, modifies, adds to, and/or retains the existing MODIFIED Conditions (as shown in underline or cross-out) as follows:

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. **[MODIFIED]** A wrought iron vehicular entrance gate, and a pedestrian gate for Los Angeles Police Department access at all times, shall be installed located along Century Boulevard. The vehicular gate ~~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.