

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

November 22, 2011

Approval of a Conditional Use Permit for the Jet Inn

The Jet Inn is located at 4542 W. Slauson Avenue in the unincorporated community of View Park. In July 2010, the Regional Planning Commission approved a Conditional Use Permit (CUP) application (Project No. R2008-02179-(2) and CUP Case No. 201000028) that would allow for continued operation of the motel in the C-2 zone.

However, an appeal was filed on behalf of the United Homeowners Association, which cited various concerns including safety issues and lack of building maintenance. Subsequently, over the course of multiple meetings, the community worked with the applicant to develop plans for improvements to the facility. The applicant has already made notable improvements to address the safety concerns, including the installation of security cameras and lighting in the parking lot, filling in the swimming pool, and removing haphazard signage.

The surrounding community is currently working with the Second Supervisorial Office, the Department of Public Works and the Community Development Commission to develop a comprehensive revitalization strategy for the Slauson Avenue corridor. The

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proposed renovations and transformation of this facility could serve as a timely opportunity to develop a quality visitor-serving amenity that is compatible with this larger revitalization effort. However, should the proposed improvements, to which the applicant has previously committed, not be completed as required, the Department of Regional Planning should undertake timely and thorough enforcement actions, which could include anything from fines to revocation of the conditional use permit.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Close the public hearing and find that the project as modified by this motion is Categorically Exempt from the California Environmental Quality Act;
2. Indicate the Board's intent to deny the appeal and modify the Regional Planning Commission's approval of the CUP to include the following requirements:
 - o Exterior improvements including the painting of facade, new street signage and landscaping, be initiated within two months from the issuance of the CUP, and be completed within six months thereafter;
 - o The facade of the facility be repainted every eight to ten years;
 - o Interior improvements including updated carpeting, lobby and room interiors (including updated furniture, bedding, and other interior features), be initiated within three months from the issuance of the CUP, and be completed within five months thereafter;
 - o Both exterior and interior improvements be summarized in a detailed action plan that includes a timetable for implementation, which should be submitted to the Department of Regional Planning within two months from the issuance of the CUP;

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- The elevator be restored to working condition and the block wall repaired within 60 days from the issuance of the CUP; and
- The property owners attend the meetings of surrounding community groups, including the Windsor Knolls Block Club, the Windsor Hills Community Association, the United Homeowners Association, and the Ladera Civic Association, on an annual basis.

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS:

Direct County Counsel to prepare the final findings and conditions of approval for this CUP to bring back to a future Board of Supervisors meeting for the Board's consideration.

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