



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

October 1, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Bhupendra Bhakta
3800 E. Colorado Blvd.
Pasadena, CA 91107

RE: PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT CASE NO. 200600099-(5)
REQUEST TO CONTINUE OPERATION AND MAINTENANCE OF A MOTEL

Dear Mr. Bhankta:

The Regional Planning Commission, by its action of October 1, 2008, **DENIED** the above described Conditional Use Permit.

The applicant or other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on October 15, 2008.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

For further information on appeal procedures or any other matter pertaining to this case, please contact Mi Kim in the Zoning Permits Section I at (213) 974-6443.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Mark Child
Supervising Regional Planner
Zoning Permits I Section

Enclosures: Findings

c: Board of Supervisors; Department of Public Works (Building and Safety); Zoning Enforcement

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. R2006-01328-(5)
CONDITONAL USE PERMIT NO. 200600099-(5)**

REGIONAL PLANNING COMMISSION HEARING DATE: September 10, 2008

SYNOPSIS:

The applicant, Bavpenda Bhakta, is requesting a conditional use permit to authorize the continued operation and maintenance of a 35-unit motel. The applicant also requests a minor parking deviation to authorize a reduction in parking, allow greater number of compact parking spaces, allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A"; and relief from the County Code for the existing freestanding sign located on the subject property.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

February 6, 2008

The Commission held the first public hearing on the conditional use permit. The public hearing was duly noticed through mailing, newspaper advertisement, and on-site posting. The applicant and the applicant's representative spoke in favor of the project. Four persons spoke in opposition to the proposed project. The opponents testified that the area has a historical problem with prostitution, and motels contribute to this and other crimes in the area. The opponents also submitted a petition with 105 names in opposition. The Commission voted 4-0 to continue the case to March 5, 2008 and directed staff to provide the Commission with options for dealing with the case. Commissioners Helsley, Valadez, Rew, and Modugno were present, Commissioner Bellamy was absent.

March 5, 2008

Staff provided three options to the Commission, approve, deny, or continue the case for 6 months to evaluate the operations of the motel. The applicant informed the Commission that the motel has been franchised as a Days Inn Motel with new operating procedures. The new operating procedures include new check-in procedures, better surveillance and security, removal of a pay phone, and restrictions on minimum and maximum stay. The applicant and the applicant's two representatives spoke in favor of the proposed project, and four persons spoke in opposition. The Commission voted 4-0 to continue the case for 6 months to evaluate the operations of the motel. Commissioners Helsley, Bellamy, Rew, and Modugno were present and Commissioner Valadez was absent.

June 11, 2008

Residents within 1,000 feet radius of the subject property received notice of the 3-month interim status report to the Commission on the operations of the motel. Zoning inspection revealed no violations. The Sheriff's report showed that there was a slight increase in the number of calls for service at the subject property but a decrease in the number of calls at the block level. The applicant reported that a new security guard and manager were hired and a problematic bus stop had been relocated.

The applicant and one resident testified in favor of the proposed project; two letters of support were also received. Twenty-six residents testified in opposition and delivered a petition signed by 20 businesses opposed to the project. The residents raised concerns over the housing of sex offenders and parolees in the area motels, historical problem with prostitution, and the need for revitalization. The Commission referred the issue of revitalization to the Community Development Corporation and instructed Staff to provide a motel study. The Commission set the 6-month public hearing date to September 10, 2008.

September 10, 2008

The public hearing was duly noticed through mailing, newspaper advertisement, and on-site posting. Staff provided the Commission with the 6-months status report. Zoning inspection revealed no zoning violations. The Sheriff's crime statistics report showed there were 3 calls for service, down from 5 reported with the last status report. The Community Development Commission reported the subject area did not qualify for programs administered by the said commission. The motel study showed that there were 16 motels within 1.5 miles west of the subject motel. Of these, 8 were in the unincorporated area of Los Angeles County, and 8 were in the City of Pasadena. Of the 8 motels in the unincorporated area, only 2 motels (Days Inn and Lucky Star) did not have conditional use permits.

The applicant and four others testified in favor of the project. The supporters stated that the franchise motel has made significant improvements. Twelve people testified in opposition citing the history of prostitution in the area and housing of sex offenders and parolees in the area motels. Commissioners, Helsley, Bellamy and Modugno were present, Commissioners Valadez and Rew were absent. The Commission took action on two motions. On the motion to deny the case, the Commission's vote was split 2-1. Commissioners Modugno and Bellamy voted in favor of the denial, Commissioner Helsley opposed the denial. On the motion to instruct staff to return with final documents for denial and approval with additional conditions, the Commission's vote was 3-0. The additional conditions prohibit renting rooms to sex offenders and parolees, and limit the grant to the motel as long as it remains a franchise motel.

October 1, 2008

The Commission held a continued public hearing from September 10, 2008. At the previous public hearing, the Commission instructed staff to prepare final documents for either denial or approval action.

The applicant requested a 60-day continuance to meet with the community to develop additional conditions and pursue alternative solutions, such as a community plan or community standards district, to the community's concerns. Ten people spoke in opposition to allowing any motels to operate in the area because of the history of prostitution and housing of sex offenders and parolees in the motels.

The Commission took final action voting 4-1 to deny the request for a conditional use permit. Commissioners Helsley, Bellamy, Valadez, Rew and Modugno were present.

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a motel; minor parking deviation to authorize a reduction in parking; allow more compact parking spaces, and allow vehicles to back onto a street or alley; and relief from the County Code locational requirements for the existing freestanding sign.
2. The property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District.
3. The subject site is zoned C-2 (Neighborhood Commercial Zone).
4. The subject property is developed with an existing motel. The motel was constructed in 1964. In 1965, the County Code was amended to require a conditional use permit for the motel in the C-2 zone. Pursuant to Section 22.56.1540 of the County Code the use on the subject property became nonconforming, and the amortization period expired in 2005.
5. The applicant purchased the subject property in July 2005. After purchase, the motel was substantially remodeled. The exterior was painted and updated and the motel rooms and bathrooms were remodeled. The Department of Public Works issued building permits for this work in June and July of 2005 and has given final approval to the permitted work. On May 2, 2006, the applicant applied for the requested conditional use permit. The motel is currently operating as a Days Inn Motel.
6. The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a

Class 1 Categorical Exemption (existing facilities). Based upon CEQA analysis, the project will have no significant impact on the environment.

7. The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.
8. Surrounding properties land uses include the following uses:
 - North: retail, apartments, and single family;
 - East: retail, offices, and single family;
 - South: single family;
 - West: retail and single family
9. The subject property is designated Major Commercial under the Los Angeles County General Plan.
10. At the public hearing, neighborhood residents testified that the proposed project is incompatible with the surrounding community. Residents testified that prostitution is a historical problem, that sex offenders and parolees are housed in motels on Colorado Blvd, and that sex offenders and parolees were housed in the subject motel when it was a Regal Inn. The residents also expressed concern over truck parking on residential streets.
11. A Sheriff's Department representative also testified and corroborated the concerns of the residents. The Sheriff's Department submitted a letter regarding criminal investigations in 2007, which indicate the poor upkeep of the subject property and arrests of residents for prostitution and other criminal activities in the past.
12. The Sheriff's Department also testified that prostitution is cyclical in the subject area and that motels in the area house sex offenders and parolees.
13. The subject motel is a franchise Days Inn motel since early 2008. However, the residents testified that prostitution is a historical and cyclical problem. Prostitution and other criminal activities decrease with a major cleanup effort by law enforcement only to increase again in later years.
14. The residents are concerned that the subject motel has improved for now, but the future operation of the motel may deteriorate to past conditions.

15. The City of Arcadia submitted a letter stating that the Arcadia Police Department made arrests at the subject site when it was a "Regal Inn."
16. There are 8 motels within 1.5 miles west of the subject motel on East Colorado Blvd within the unincorporated area of Los Angeles County. Of these 8 motels, 6 motels have conditional use permits and 2 motels, Days Inn and Lucky Star, have pending requests. Three of the conditional use permits do not have expiration dates, thereby limiting the County's ability to regulate motels on Colorado Blvd and nuisance activities associated with motels.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will not be consistent with the adopted Countywide General Plan;
- B. That the applicant has failed to substantiate to the satisfaction of the Commission that the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. This is demonstrated by the neighbors' testimony that prostitution is a historical and cyclical problem and that sex offenders and parolees were housed in the subject motel in the past and their concern that the new operations of the motel may not be long term. The Sheriff's Department also corroborates the testimony of the residents; and
- C. That the proposed site is not adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code for the use as proposed, or as is otherwise required in order to integrate said use with the uses in the surrounding area because the applicant requests less than the required amount of parking to allow more than the allowed number of compact parking spaces and to allow vehicles to back onto a street or alley, and the applicant requests relief of the County's locational requirements for the existing freestanding sign.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings and burden of proof for a conditional use permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200600099-(5) is **DENIED**.

VOTE:

Concurring: Bellamy, Valadez, Rew, Modugno

Dissenting: Helsley

Abstaining: None

Absent: None

Action Date: October 1, 2008

MC:MKK:JB

10/1/08

February 6, 2008 Public Hearing

**Hearing Materials
&
Public Comments**

RPC MEETING DATE

02/06/08

AGENDA ITEM NUMBER

5

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NUMBER: R2006-01328-(5)

CASE NUMBER: RCUP 200600099-(5)

CONTACT PERSON: James Bell

- STAFF REPORT
- DRAFT CONDITIONS
- DRAFT FINDINGS FOR APPROVAL
- DRAFT FINDINGS FOR DENIAL
- BURDEN OF PROOF STATEMENT(S)
- ENVIRONMENTAL DOCUMENTATION
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- SITE PLAN AND ELEVATIONS
- PHOTOGRAPHS
- CORRESPONDENCE
- _____
- _____

Reviewed By: Mark And



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT CASE NO. RCUP
200600099-(5)

RPC/HO CONSENT DATE	CONTINUE TO
AGENDA ITEM 5	
PUBLIC HEARING DATE 02/06/08	

APPLICANT Bavpenda Bhakta	OWNERS Bavpenda Bhakta	REPRESENTATIVE Michael Lewis
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REQUEST
Conditional Use Permit: To authorize the continued operation and maintenance of a motel.
Minor Parking Deviation: To authorize less that the required number of parking spaces.

LOCATION/ADDRESS 3800 E. Colorado Blvd., Pasadena	ZONED DISTRICT East Pasadena Zoned District		
ACCESS Access to the site is via Colorado Blvd. to the east and west and Quigley Ave. to the north and south	COMMUNITY East Pasadena-East San Gabriel		
	EXISTING ZONING C-2 (Neighborhood Commercial) Zone		
SIZE 18,200 square feet	EXISTING LAND USE Motel	SHAPE Irregular	TOPOGRAPHY level

SURROUNDING LAND USES & ZONING

North: C-2, R-2 (Two-Family Residence), and R-1 (Single-Family Residence),/Single-family, commercial, and triplex	East: C-2, R-2 (Two-Family Residence), and R-1 (Single-Family Residence)/Single-family, and commercial
South: R-1/Single-family	West C-2 , and R-1/Single-family and Commercial

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles County Wide General Plan	Major Commercial	NA	See Staff Analysis

ENVIRONMENTAL STATUS
 Categorically Exempt, Class 1 determination pursuant to per the California Environmental Quality Act (CEQA)

DESCRIPTION OF SITE PLAN
 The site plan depicts a 35 unit motel with associated landscaping and parking. The internal traffic circulation is proposed to be altered to improve traffic circulation on site and accessing Colorado Boulevard. Access to the site is from via Colorado Blvd. to the east and west and Quigley Ave. to the north and south

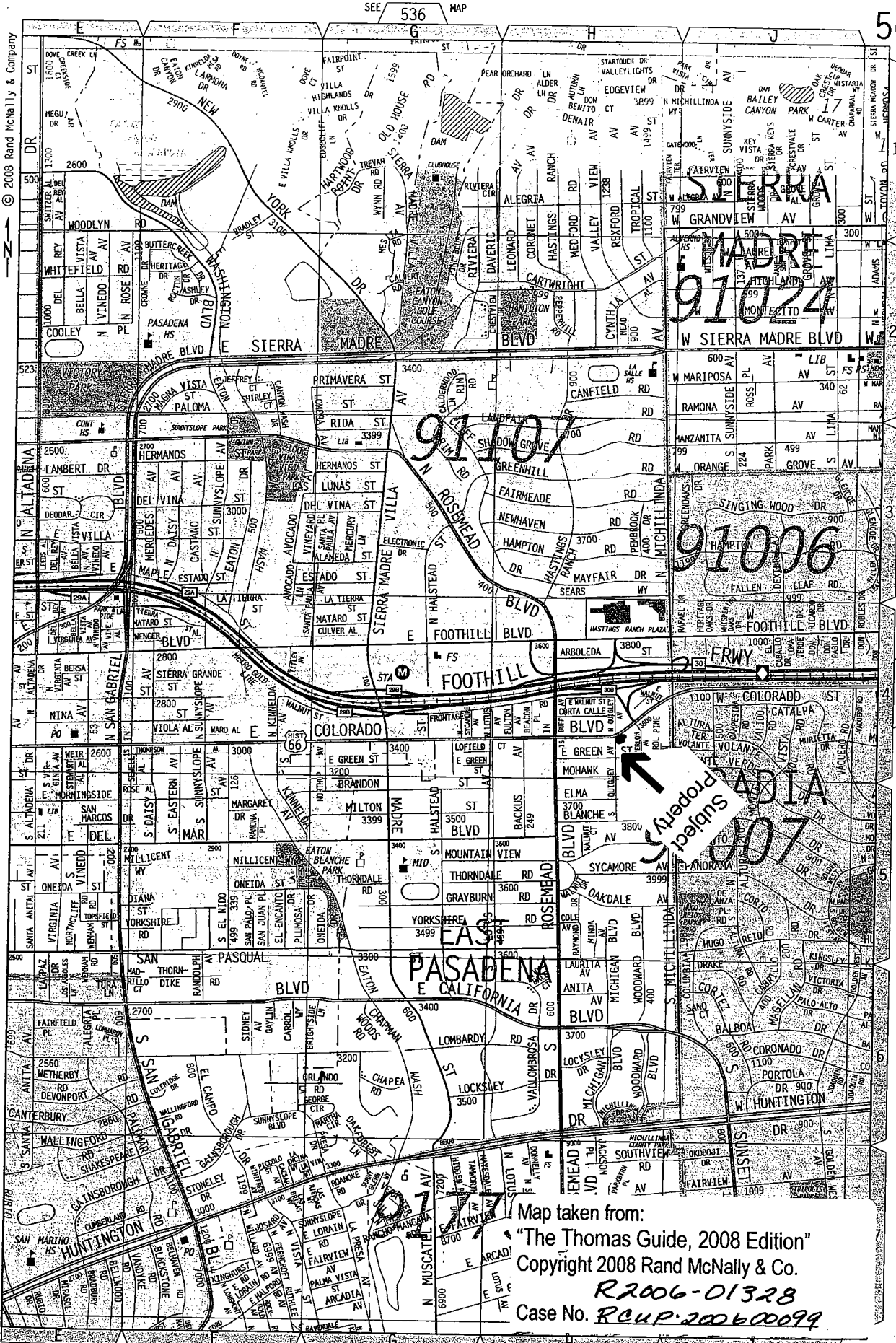
KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor



© 2008 Rand McNally & Company

SEE 536 MAP

566

SEE 567 MAP

Map taken from:
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 R2006-01328
 Case No. RCUP-200600099

SEE 596 MAP

0 .125 .25 .375 .5 miles 1 in. = 1900 ft.

STAFF ANALYSIS
PROJECT NUMBER R2006-01328-(5)
CONDITONAL USE PERMIT CASE NO. RCUP 200600099-(5)

ENTITLEMENT REQUEST

The applicant, Bavpenda Bhakhta, requests a conditional use permit to authorize the continued operation and maintenance of a motel and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement.

PROJECT DESCRIPTION

The request is to authorize the continued operation and maintenance of a 35 unit motel in the C-2 (Neighborhood Commercial) Zone.

LOCATION

The subject property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena-East San Gabriel community.

SITE DESCRIPTION

The site plan depicts a 35 unit motel with associated landscaping and parking. The proposed internal traffic circulation would be altered to improve traffic circulation on site and improved access to Colorado Boulevard. Access to the site is from via Colorado Boulevard to the east and west and Quigley Avenue to the north and south.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (existing facilities).

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

There are no prior cases on the subject property.

STAFF EVALUATION

General Plan Consistency

The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service actives. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.

Zoning Ordinance and Development Standards Compliance

1. East Pasadena-San Gabriel Community Standards District (Section 22.44.135 of the County Code)

A. Signs.

Prohibited signs include freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way.

The proposed freestanding signs would stand 22 feet four inches tall and 6 feet tall respectively. They would be sited 113 feet and 114 feet from residentially zoned property, respectively. Neither of the proposed signs would intrude into the right-of-way. Both of the proposed freestanding signs conform to the East Pasadena-San Gabriel Community Standards District's standards.

B. Zone C-2 Development Standards

1. Maximum Height. The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.

The existing structure stands 26 feet tall. This structure meets the County Code's height requirement.

2. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.

The subject property has approximately 18,200 square feet of area. The existing motel has 10,680 square feet of floor area. This is 59 percent of the net lot area. The project conforms to the County Code's requirement.

3. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.

The subject property has approximately 18,200 square feet of area. The existing motel has 8,696 square feet (48 percent) of lot coverage. The project conforms to the County Code's requirement.

4. Setback. For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

The East Pasadena-San Gabriel Community Standards District was adopted in 2002 and the existing motel became nonconforming because of standards

at that time with regards to setbacks. Additionally, the County Code does not require the existing structure to conform to current development standards.

5. Lighting. Exterior lighting shall be of a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination.

The subject property does not have any exterior lighting adjacent to residentially zoned properties. Therefore, light from the project does not spill on the adjacent residential properties to the south. The project conforms to the County Code.

2. C-2 Zone Development Standards (Section 22.28.170 of the County Code)

- A. Ten (10) percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

Approximately 13 percent of the site is proposed to be landscaped. The project conforms to the County Code.

- B. Outside Display. Except for the following uses, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

The subject property does not have any outside display nor is any proposed.

3. Roof and Freestanding Signs (Section 22.52.890 of the County Code)

- A. Frontage. Roof and freestanding business signs shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more.

The subject property has 245 lineal feet of street frontage. This allows the project to have two freestanding signs. Two freestanding signs are proposed.

B. Area Permitted.

The maximum sign face area allowed 150 square feet plus three-fourths of a square foot of sign face area for each one foot of street frontage in excess of 100 feet. Where the locational requirements allow an additional freestanding sign on the same frontage, sign area allocated for each sign may be in any proportion, provided that the sum does not exceed the maximum permitted sign area established for a specific frontage or combination of frontages, and that they conform to all other requirements of this section.

With 245 feet of street frontage, the subject property is allowed a total of 258.75 square feet of freestanding sign face area. Two freestanding signs are proposed. One with 102.47 square feet of sign face area and the second with

72.22 square feet of sign face area which totals 179.69 square feet. This complies with the County Code's requirements.

C. Location of Signs.

1. In Zone C-2 no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every three square feet of sign area in excess of 150 square feet.

The easterly freestanding sign is 21 feet from the east property line and the westerly freestanding sign is 13 feet from the west property line. These distances are less than the 25 feet required by the County Code. The applicant is requesting that this requirement be waived.

2. In Zone C-2, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each three square feet of the largest sign's computed area in excess of 75 square feet to a maximum of 200 feet.

The proposed signs are less than the required 100 foot distance between freestanding signs. The applicant is requesting that this requirement be waived.

4. Parking

A. Number of Required Parking Spaces

Section 22.52.1140 of the County Code establishes the parking requirements for motels. Motels require one parking space for each guest room; and parking for each dwelling unit per Section 22.52.1180 of the County Code, an apartment having two or more bedrooms requires one and one-half covered, plus one-half uncovered parking spaces.

The project has 34 guest rooms and one two bedroom manager's apartment. Therefore, a total of 36 parking spaces are required. The site plan shows 30 parking spaces. To provide the correct amount of back distance, the number of parking spaces would have to be reduced to 28. The applicant is requesting a minor parking deviation to authorize this reduction.

B. Access

Parking lots shall be designed so as to preclude the backing of vehicles over a sidewalk, public street, alley or highway.

The project was developed in 1964 prior to the requirement to not have vehicles backing into a street or alley. With the existing structures on the site, it is not

possible to design the parking layout without backing onto a street or an alley. The applicant is requesting that this requirement be waived.

D. Number of Compact Parking Spaces

Up to 40 percent of the parking spaces can be compact parking spaces.

The site plan has 12 compact parking spaces. This amount conforms to the County Code requirements for the percentage of compact parking spaces.

E. Landscaping

At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses.

The site plan shows two percent of landscaping of the parking area. This amount conforms to the County Code requirements.

F. Backup Distance

Twenty six feet of backup distance is required for each parking space with 90 degree parking.

Several of the parking spaces have less than the required backup distance. This issue can be resolved by a redesign of the parking layout.

Neighborhood Impact/Land Use Compatibility

Surrounding properties to the north are zoned C-2, R-2 (Two-Family Residence), and R-1 (Single-Family Residence); properties to the east are zoned C-2, R-2 (Two-Family Residence), and R-1 (Single-Family Residence); properties to the south are zoned R-1 and properties to the west are zoned C-2, and R-1. Surrounding land uses to the north are single-family residential, commercial, and triplex; to the south: Single-family; to the east: single-family residential, and commercial; and to the west Single-family and Commercial.

Over the last two years the County has received complaints about criminal activities in the area and the subject property's condition. Since this time the property has been rehabilitated. The exterior has been painted and updated and the motel rooms and bathrooms remodeled. The Department of Public Works issued building permits for this work in June and July of 2005 and has given final approval to the permitted work. The plans submitted for this application indicate the motel will be rebranded to be a Days Inn.

Staff is proposing several conditions that address the operation and maintenance of the motel. These include: security patrols during the evening, length of rental period (minimum and maximum), location of pay phones, no loitering on-site, a video camera

in the motel office that records the activities at the registration desk and outside at the entrance to the motel. The motel would be subject to review for conformance with the adopted conditions six months after approval and then annually thereafter.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Sheriff's Department

On October 31, 2007, Deputy Fellows of the Temple Station stated that during the last year the Sheriff's Department received 15 calls for service at this location. Most of these calls were for domestic disturbances, and none of the calls were for prostitution. In a one block radius of the subject property, the Sheriff's Department received 50 calls for prostitution. Most of these calls came from a nearby bar, Frank & Dean's.

PUBLIC COMMENTS

Staff has received one letter on this project and one call from the adjacent commercial property owner to the east. The letter addressed prostitutes congregating on or around the subject property. The caller, Mr. Siefke, had concerns about the minor parking variance and its impact on parking on Colorado Boulevard. He did state that some of the criminal activity has lessened since the subject property was rehabilitated, and that the observed criminal activity only seems to exist during the evening.

PUBLIC OUTREACH

The applicant mailed a letter to the surrounding neighborhood describing their use and the improvements that they have made to the subject property and how they intend to operate the motel. Additionally they have met individually with selected neighbors to address their concerns.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends APPROVAL of project number R2006-01328-(5), Conditional Use Permit Case No. RCUP 200600099-(5), subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the public hearing be closed and that the Regional Planning Commission approve Conditional Use Permit Case No. RCUP 200600099-(5) with the findings and conditions.

Prepared by James Bell, Principal Regional Planning Assistant
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits I Section

Attachments:
Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs
Site Plan
Land Use Map

02/06/08

MC:JB

PROJECT NO. R2006-01328-(5),
CONDITONAL USE PERMIT NO. 200600099-(5)

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: November 19, 2007

SYNOPSIS:

The applicant, Bavpenda Bhaktta, is requesting a conditional use permit to authorize the continued operation and maintenance of a motel, and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement in the C-2 (Neighborhood Commercial) Zone. The subject property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena-East San Gabriel community.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a motel, and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement.
2. The property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District.
3. The subject site is zoned C-2 (Neighborhood Commercial Zone).
4. The subject property is developed with an existing motel. The motel was constructed in 1964. In 1965, the County Code was amended to require a conditional use permit for the motel in the C-2 zone. Pursuant to Section 22.56.1540 of the County Code the use on the subject property became nonconforming, and the amortization period expired in 2005.
5. The applicant purchased the subject property in July 2005. After purchase, the motel was substantially remodeled. The exterior was painted and updated and the motel rooms and bathrooms were remodeled. The Department of Public Works issued building permits for this work in June and July of 2005 and has given final approval to the permitted work. On May 2, 2006, the applicant applied for the requested conditional use permit. The plans submitted for this application indicate the motel will be rebranded to be a Days Inn. The motel is currently continuing to operate.

6. The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (existing facilities). Based upon CEQA analysis, the project will have no significant impact on the environment.
7. The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.
8. Surrounding properties land uses include the following uses:
 - North: retail, apartments, and single family;
 - East: retail, offices, and single family;
 - South: single family;
 - West: retail and single family
9. The subject property is designated Major Commercial under the Los Angeles County General Plan.
10. The applicant has requested that a minor parking deviation be approved. The existing motel was developed with several parking spaces that were not functional. The applicant is proposing a redesign of the parking that provides eight (8) parking spaces less than required, but the layout is functional. The Planning Commission finds that the minor parking deviation conforms to the principles and standards contained in Section 22.56.1690 of the County Code.
11. The applicant has requested that the County Code be waived with regards to the locational requirements for both freestanding signs and to allow vehicles to back onto a street. The Planning Commission finds that the project as designed conforms to the principles and standards contained in Section 22.56.1690 of the County Code.
12. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.
13. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the

Section Head of the Zoning Permits I Section, Los Angeles County
Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed reduction in parking conforms to the principals and standards contained in County Code Section 22.56.1690.
- F. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, Conditional Use Permit. No. RCUP 200600099-(5), is APPROVED, subject to the attached conditions.

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

**Project No. R2006-01328-(5),
Conditional Use Permit No. 200600099-(5)**

Page 4 of 4

Action Date:

MC:JB

02/06/08

1. This grant authorizes the continued use of the subject property as a motel, in accordance with the approved Exhibit "A", subject to all of the following conditions of approval, a minor parking deviation to allow eight (8) parking spaces less than the number required by County Code, and to waive the County Code locational requirements for both freestanding signs and to allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A".
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will

be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within one hundred and twenty (120) days from the date of approval. A one-month time extension may be requested, in writing with payment of the applicable fee. The Director may approve the time extension request. Compliance with condition No. 3 shall constitute use of this grant.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate February 6, 2018.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Upon written request made by the permittee not less than six (6) months prior to the termination date, the Director of Planning shall extend the term of this permit for five (5) years to February 6, 2023, if the use is found to be in substantial compliance with the conditions of approval and has been conducted in compliance with applicable laws and regulations; and the permittee has exercised utmost diligence to resolve any Notice of Violation throughout the term of the permit.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,650**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for one initial inspection within six months and annual inspections for the term of the grant, for a total of 11 inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be

made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.
17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within twenty-four (24) hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.
18. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing that depicts all project changes required as a condition of approval. Such plans shall provide: (1) the required backup distance for each parking space and (2) directional signage at the entrance and exit to Colorado Boulevard. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director. All revised plot plans must be accompanied by the written authorization of

the property owner.

19. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan that may be incorporated into a Revised Exhibit "A". The landscape plan shall indicate the size, number and type of all plants, trees and an automatic irrigation system. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing and replacement of plants when necessary.
20. The operation of the proposed use shall be further subject to all of the following restrictions:
 - a. The permittee shall provide adequate lighting for the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be so arranged to prevent glare or direct illumination in adjoining properties. All lighting shall be depicted on the Revised Exhibit "A";
 - b. The permittee shall maintain a minimum of 28 on-site parking spaces;
 - c. Amplified sound equipment, music or public address systems intended to be audible outside the building is prohibited;
 - d. The use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood, and the right is reserved to the Regional Planning Commission to impose additional corrective conditions, if, in the Commission's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property;
 - e. The motel manager shall be made completely familiar with these conditions and shall implement them as required;
 - f. The on-site manager shall have duplicate room keys available at all times for emergency service personnel;
 - g. The permittee shall engage a licensed security patrol service, charged with the responsibility to prevent violations of law, to enforce compliance with the conditions of this grant, and to notify the County Sheriff of any violations of law observed on or in the vicinity of the subject premises. Security guards required by this condition shall be uniformed in a manner so as to be readily identifiable as a security guard as required by applicable provisions of state or local law. The security patrol shall occur during the evening hours at least hourly. The

permittee shall, within thirty (30) days of the approval date of this grant, provide the Director with evidence that he has entered into a binding contract with a licensed security patrol service;

- h. A copy of these conditions shall be kept in the motel office and shall be made available to all enforcement personnel upon demand;
- i. The manager on duty shall be fluent in the English language;
- j. Motel rooms shall not be knowingly rented for more than the number of persons designated by the motel management based upon the type and number of beds in each room and the number of occupants indicated on the registry card;
- k. Rooms shall not be rented for less than one night's stay and rent for each room shall not be collected more frequently than once daily. The maximum length of stay shall be 29 days; *Corporate credit card*
- l. At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the motel;
- m. The consumption of alcoholic beverages shall be prohibited in public areas of the motel;
- n. No loitering shall be permitted on-site;
- o. No abandoned or inoperable vehicles shall be permitted on the subject property;
- p. Any pay telephones on the subject property shall be located inside the building where they can be readily monitored by the manager on duty;
- q. The permittee shall install a video camera in the motel office that records the activities at the registration desk and outside at the entrance to the motel. The tapes shall be kept for at least a two-week period and shall be surrendered to the Sheriff if requested.

Health Department x Permitted food service

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed use is the continuation of an existing motel use which, has operated without incident or complaint since 1963. The applicant is currently upgrading and remodeling all of the motel units to enhance local property values. The previous long-term tenants have been relocated. The applicant has successfully renovated and operated other motels in the region.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is completely developed with adequate landscaping, parking, yards, walls and fences to accommodate the guests and protect the adjacent properties. The motel has operated for over 40 years at this location.

- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required

The location is adequately served by fully improved streets (including a major arterial), local utilities and public transportation. With only 35 motel units the traffic generation is minimal and Colorado Boulevard is adequate to handle the expected number of visitor trips.

Fax

Los ANGELES COUNTY
 To: DEPARTMENT OF REGIONAL PLANNING From: CONCERNED CITIZENS OF EAST PASADENA
 Fax #: (213) 626-0434 Pages: (including this cover sheet) 3
 Phone: Date: 7-23-07
 Re: REGAL INN MOTEL - CUP CC:

- Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

PROJECT #: R2006-1328 (5)
 CASE #: RCUP 2000600099-(5)
 3800 E. COLORADO BLVD. PASADENA

To: Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

From: Concerned Citizens of East Pasadena

Re: Regal Inn Motel – Conditional Use Permit

To Whom It May Concern:

As citizens and business owners of East Pasadena who are concerned with maintaining a safe and wholesome community for our families, we must bring to your attention our ongoing concern for a specific property in our neighborhood: Regal Inn Motel at 3800 E Colorado Boulevard.


Regal Inn Motel has been a nuisance to the community for many years. Specifically, prostitutes congregate on and around the property, bringing a seedy element into an otherwise family orientated neighborhood.

According to Megan's Law website by the Office of the Attorney General of California, seven registered sex offenders claim their permanent residence to be at 3800 E Colorado Boulevard- Regal Inn Motel. This is alarming and concerning to all residents, especially when one considers the other illicit activities taking place on and around the motel grounds.

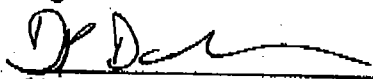
It has been brought to our attention that Regal Inn Motel's Conditional Use Permit (CUP) is up for review. It is our hope that the information provided in this letter as well as the insight you obtain from local law enforcement (who are presumably well aware of the continual problems created by the use of this property) will encourage you to deny the re-issuance of a CUP.

We are certain that we share the same priority for the East Pasadena community- the safety and well being of all citizens. Thank you for your thoughtful consideration of this important matter. Should you require anymore information, please fax us at (626) 449-4344.

Sincerely,



Signature



Signature

TOPS

Business / Residence

CWA Local 8505

Business / Residence

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Elizabeth M. Selig
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Rose Muñoz
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Marilyn K. Rasmussen
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Kathleen E. Larson
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Wayne H. Larson
Signature

GREAT WESTERN TOURS
Business / Residence

resident
Business / Residence

Business / Farmac. Ins.
Business / Residence

FARMERS INSURANCE
Business / Residence

FARMERS INSURANCE
Business / Residence

S.A. LARSON & ASSOC.
Business / Residence

Ultima Insurance Services
Business / Residence

P.G. & Co. S. INC.
Business / Residence

41 MERLOW AVE
PASADENA CA. 91107
Business / Residence

Resident
Business / Residence

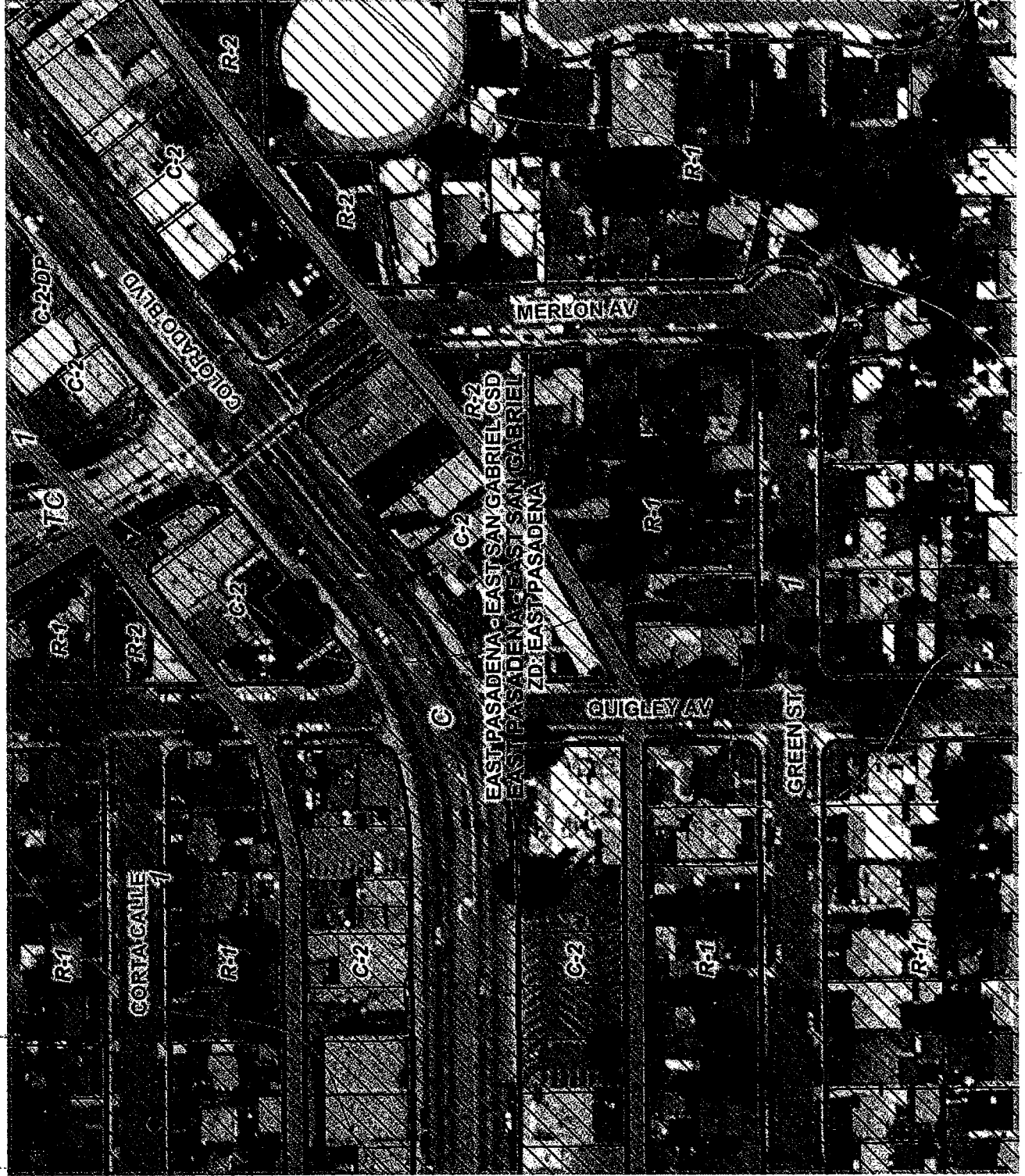
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Business Property Owner
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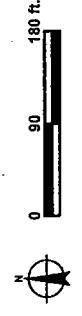
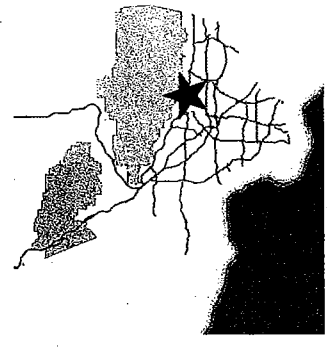


Legend

- Parcel Boundary
- Major Street
- Freeway
- Zoning (Boundary)
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- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
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- Land Use Policy (Not in Comm/ Area Plan)
- 1 - Low Density Residential
- 2 - Medium Density Residential
- 3 - High Density Residential
- 4 - Single-Family Residential
- 5 - Medium Density Residential
- 6 - High Density Residential
- 7 - Office
- 8 - Retail
- 9 - Industrial
- 10 - Public and Semi-Public
- 11 - Agriculture
- 12 - Open Space
- 13 - Recreation
- 14 - Community
- 15 - Other
- 16 - Unspecified
- 17 - Non-Usable
- 18 - Transportation Corridor
- 19 - Inland Waterbody
- 20 - Canal
- 21 - Intermittent
- 22 - Dry

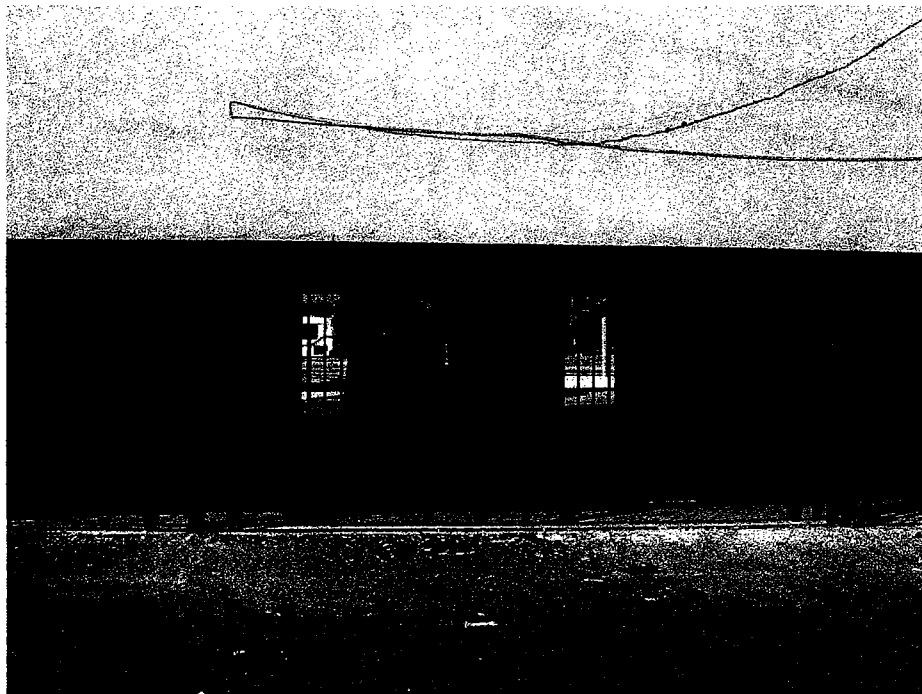
Master Plan of Highways
 Expressway - (E)
 Light Secondary Highway - (L)
 Major Highway - (M)
 Standard Highway - (S)
 Intersecting Highway - (I)
 Railroad or Rapid Transit
 Rapid Transit
 Underground Rapid Transit
 Significant Ridges
 Classic CSD Boundary
 Classic CSD Secondary
 SMNNA Significant
 Census Tract (2000)
 Assessor Map Book (AMB) Bay
 Zoning Map Ord
 The Thomas Guide Ord
 TB Internal Page Ord
 Very High Fire Hazard Severity
 Community Standards District
 (CSD)
 CSD Area Specific Boundary
 SBRA (Coast Only)
 Significant Ecological Area
 (SEA)
 Section Line
 Township and Range
 Equestrian District (EOD)
 Transit Oriented District (TOD)
 Seaback District
 Zone District (ZD)
 Supervisorial District Boundary
 Safety Related Stations (from TB)
 Fire Station
 Highway Patrol
 Ranger Station
 Sheriff Station

Note: This is a star legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.

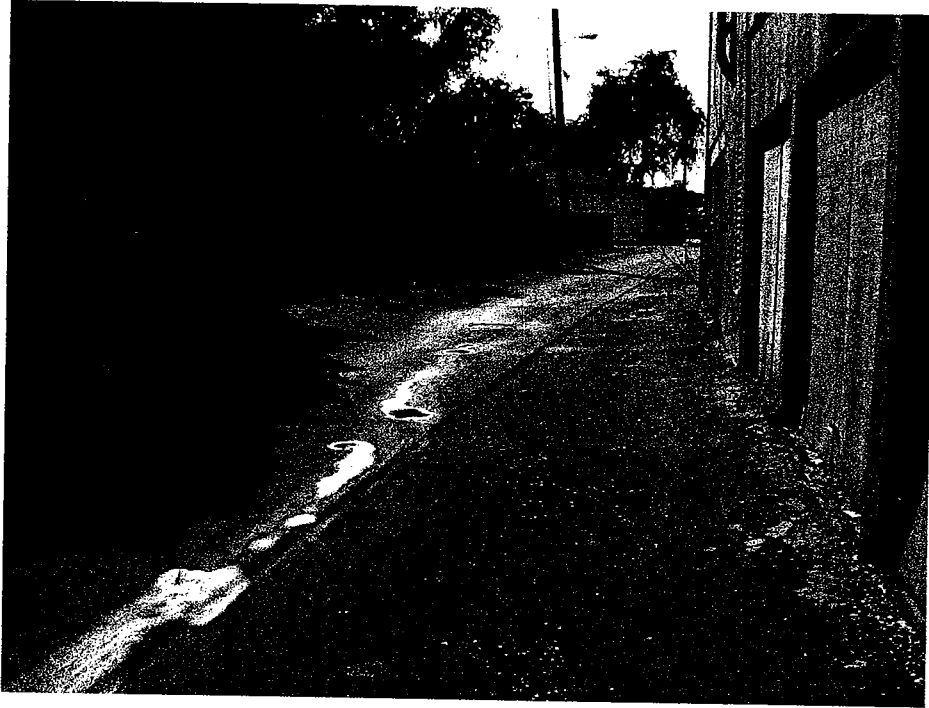




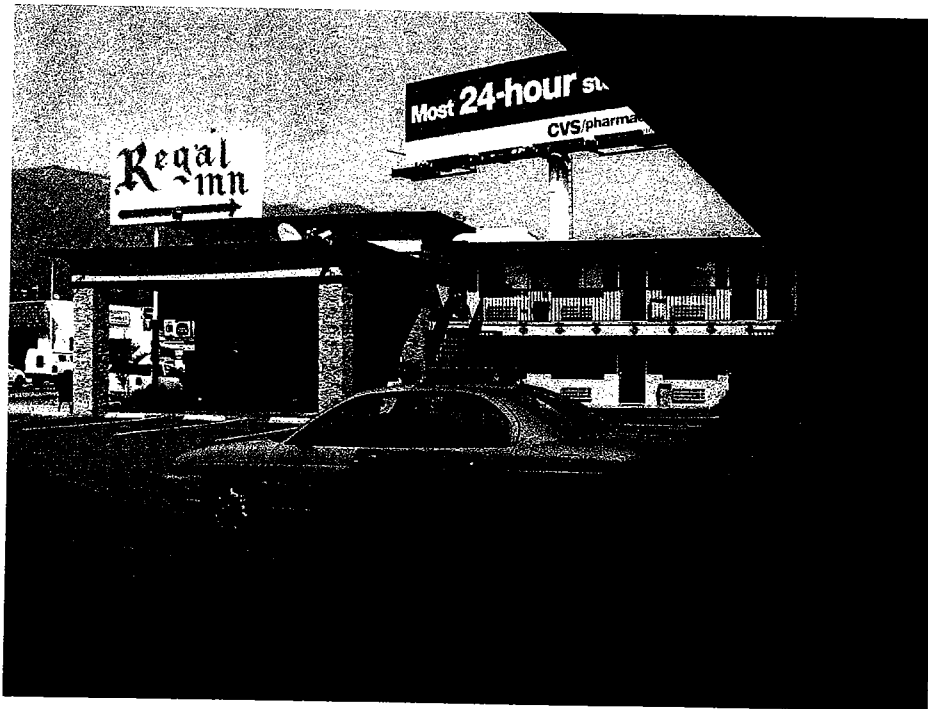
Subject Property Looking East



Subject Property Looking North from the Alley



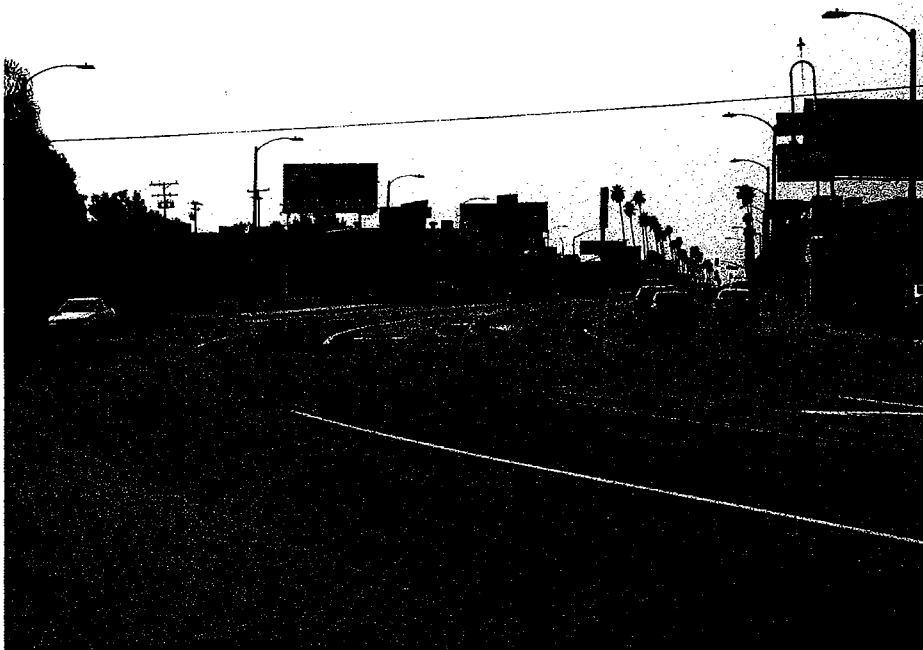
Subject Property Looking West Along the Alley



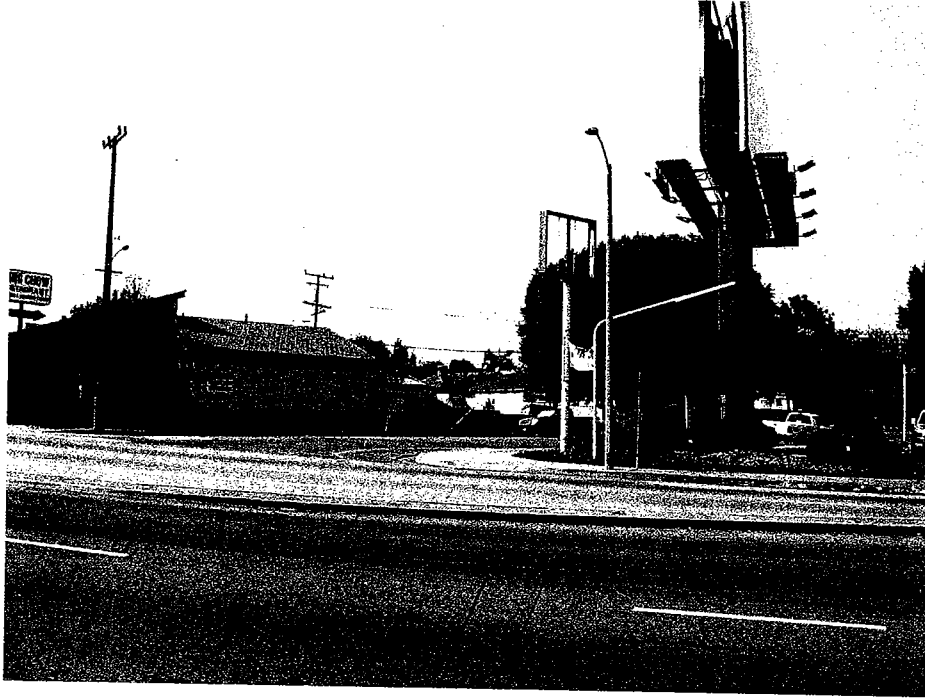
Subject Property Looking Northeast



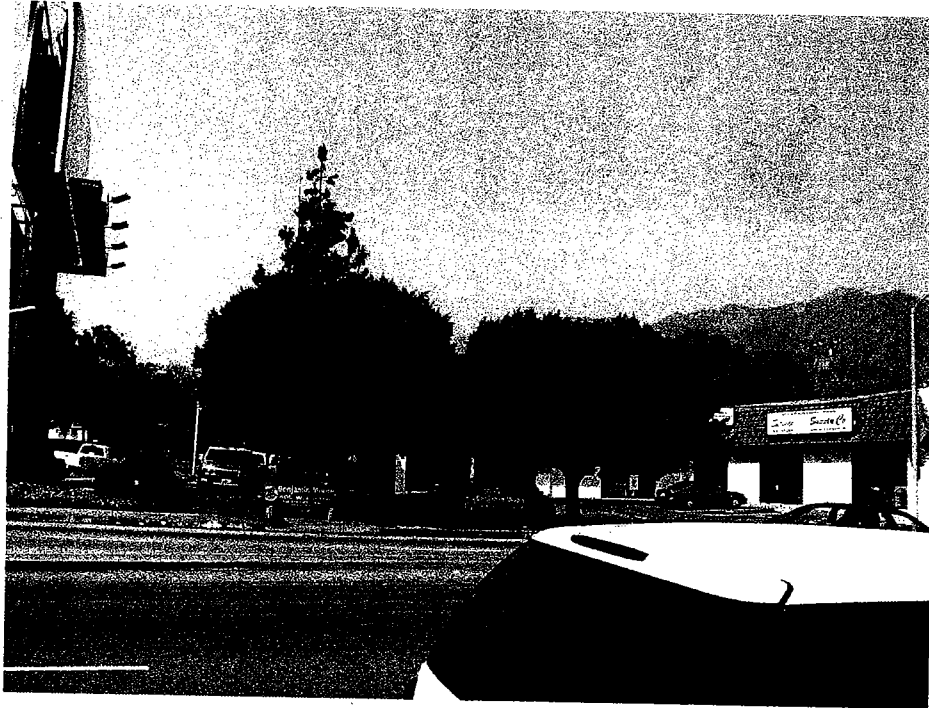
Planter Adjacent to Colorado Boulevard



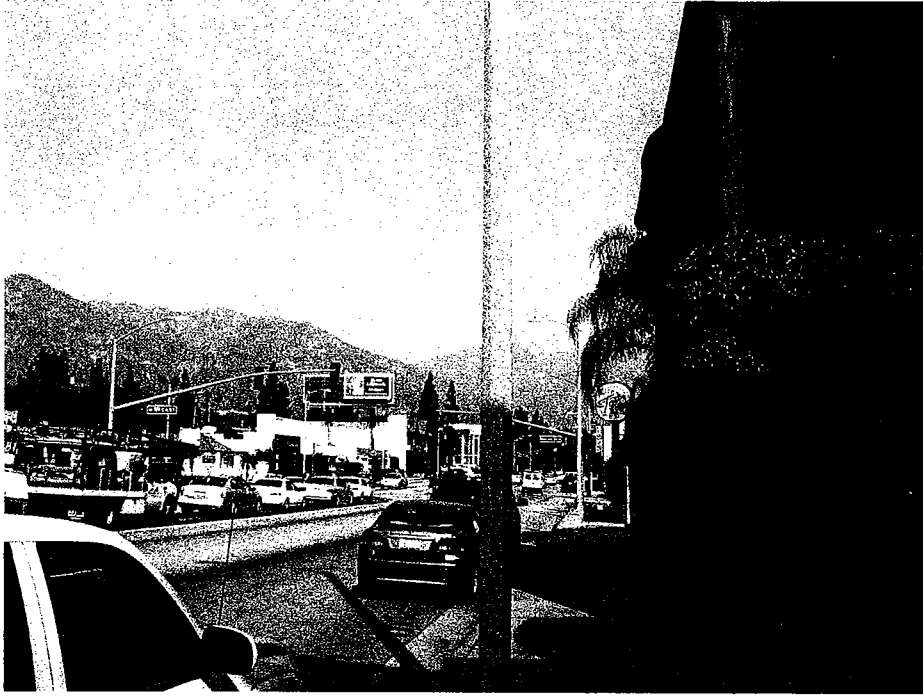
Looking West on Colorado Boulevard



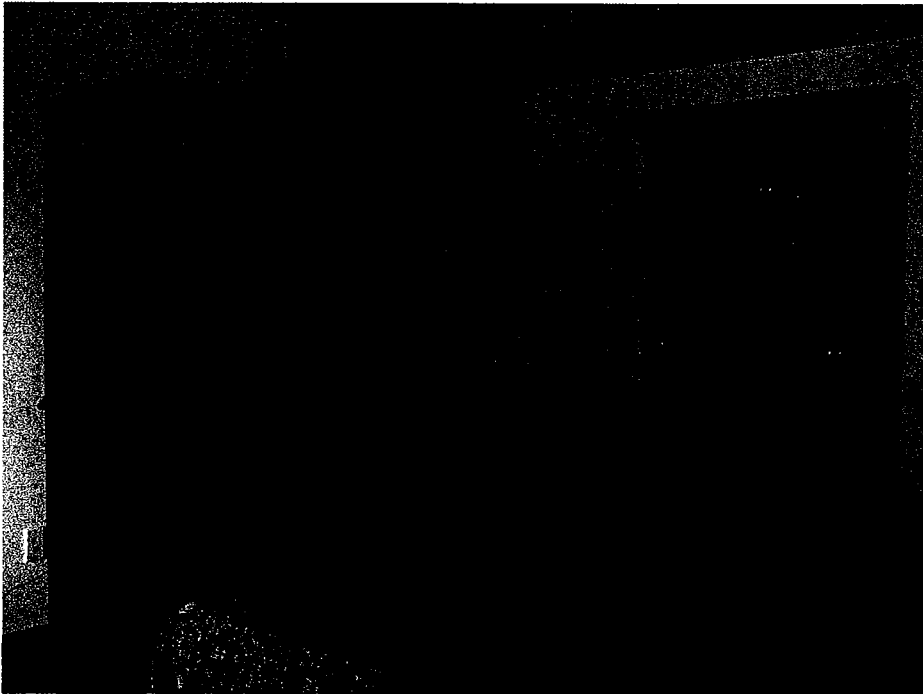
Looking North from the Subject Property



Looking North from the Subject Property



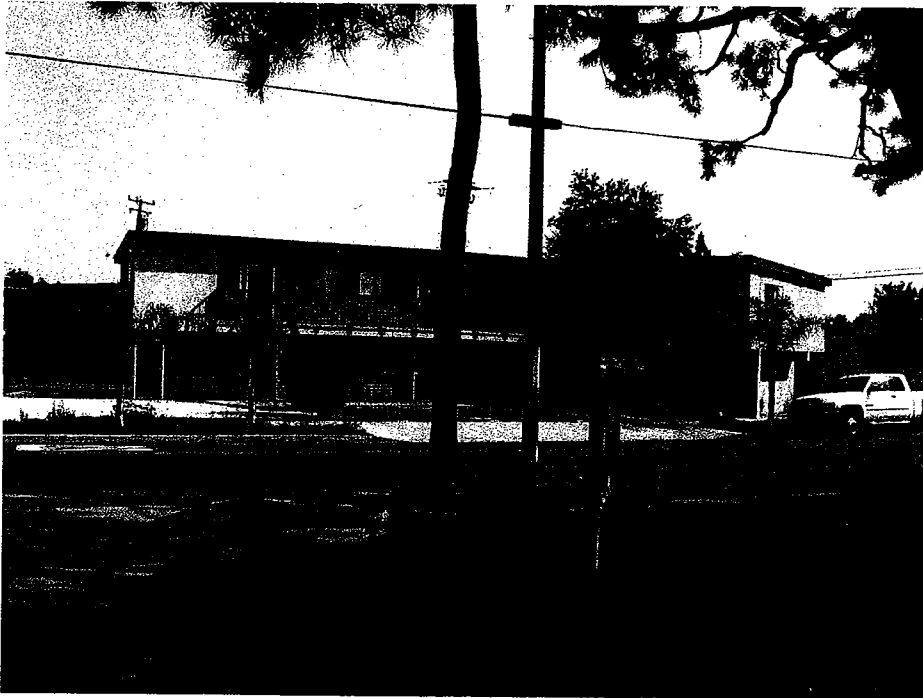
Looking East from the Subject Property



Room Interior



Subject Property Looking East



Subject Property Looking East

DAYS INN
3800 Colorado Boulevard
Pasadena, CA 91107

February 4, 2007

Regional Planning Commission
320 Temple Street
Los Angeles, CA 90012

RE: RCUP 200600099 – (5)

Dear Planning Commissioners:

My wife Yasmin and I purchased the Regal Inn in June of 2005 and immediately began \$500,000 worth of remodeling. At the time, we were unaware that the amortization period for the motel's non-conforming use had expired. After receiving a notice of violation, we filed for the appropriate Conditional Use Permit. Along the way, we encountered several problems, including an eight month legal battle to evict the long term tenants who were hold-overs of the previous owner. We also realized that the new parking standards would be impossible to meet given the site's configuration.

We appreciate the assistance of Jim Bell on your staff in addressing the problems of bringing a 45 year old motel up to current zoning code requirements. We will be ready to submit the revised "Exhibit A" called for in the conditions.

In addition to the remodeling and upgrades to the exterior, we invested another \$75,000 in franchising the motel to a **DAYS INN**. This has already begun to generate the vacationers and business travelers we need to make this operation a successful motel. Most of our guests now come through the national **DAYS INN** reservation system.

There are several conditions in the proposed permit we would like to address.

First, the requirement of condition 20i to have the manager on duty fluent in English seems arbitrary and difficult to enforce. All of our guests speak English. It is certainly in the best interest of our business to have managers and staff who speak fluent English, and they do! The determination of who is fluent and who is not seems very subjective and open to wide interpretations. It would leave us open to great uncertainty in compliance. We would like to ask that you remove that condition.

Second, the existing payphone will be removed. Our guests have no need for it. It is used primarily by persons waiting for public transit at the adjacent bus stop.

Third, we have installed a video surveillance system to monitor the entire premises, not just the registration desk as you have requested. That system cost \$25,000 and has nine cameras (Attachment 1). It video tapes the entire exterior of our motel and can be monitored from two locations inside. In addition our room key system tracks the traffic into and out of the guest rooms. The video recordings are kept for at least two weeks.

Fourth, we would like to delete condition 20g which requires an hourly security patrol during the evening hours. We have contacted over 30 security companies and received two bids from firms that were willing to work on a premises as small as ours. Those bids were \$45,000 and \$70,000 per month (Attachment 2). Those costs are far beyond the means of this business. Since we reopened this motel a year and a half ago, we have had none of the prostitution or drug incidents cited by the neighbors or the sheriffs department in their reports about the previous owner. Our security system (Attachment 1) monitors the entire property. The report provided to us by the Sheriff indicates a dramatic drop in "calls for service" (56 in '04-'05 and 13 in '06-'07) since re-opening and becoming a DAYS INN and we believe those statistics will continue to improve. It also appears that most of the unsavory activity reported by the neighbors occurs at the adjacent bar and restaurant.

Fifth, we would like to seek a modification to condition 20k. Since becoming a DAYS INN, we have been able to attract a number of business travelers. In addition, since we are the only DAYS INN in the City of Pasadena, several corporations have contacted us about providing corporate rates for their employees who are in California for 30 and 45 day training sessions. While we understand the need for the 29 day limit (it cost us thousands of dollars to evict the previous owners tenants), we need this corporate business to make this motel successful. If the condition cannot be eliminated, we would like to propose that there be an exception for guests who are paying with a corporate credit card, live outside a 10 mile radius or have made their reservations through the national reservation system.

Sixth, we would like to request that the term of the permit be extended to twenty years. We have already made a substantial investment in this property and the DAYS INN franchise agreement requires that we make another \$150,000 in cosmetic changes to improve the exterior of the buildings (Attachment 3) A ten year permit is simply not enough time to amortize the nearly \$750,000 dollars in additional improvements we are making to the business.

Finally, we have reviewed the letters submitted to the Commission from the neighboring property owners and we would agree that "no parking" and "speed limit" signs should be posted in the alley. Our guests are not using the alley. As soon as the permit is approved, we will be constructing a proper trash enclosure that will be internal to the property and not adjacent to the alley. That should eliminate the any trash problem caused by our property.

We don't believe that monitoring of our guests for prostitution and drug activity is necessary. Our minimum nightly rate is \$71.43 + tax. (Attachment 4 - rate sheet). The previous owner charged \$30 a night and \$160 a week. We do not have weekly or monthly rates (Attachment 5). Our emphasis on vacationers and business travelers, and our new higher rates have already eliminated those guests who are interested in illicit activity.

We have visited personally with most of the neighbors who signed the petition to the Planning Commission in June of 2006. We shared with them the attached letter (Attachment 6). They signed the attached page acknowledging the improvements we have

Regional Planning Commission

February 4, 2008

Page 3

made to the property. Most also expressed their pleasure with those improvements and indicated that they had noticed a reduction in the loitering in the neighborhood.

This is the third run-down, poorly managed motel that we have purchased, remodeled, franchised and made successful. We believe we can make it an asset that will be welcome in the neighborhood. We appreciate the Commission's attention to this matter and hope we can modify the conditions as we have proposed.

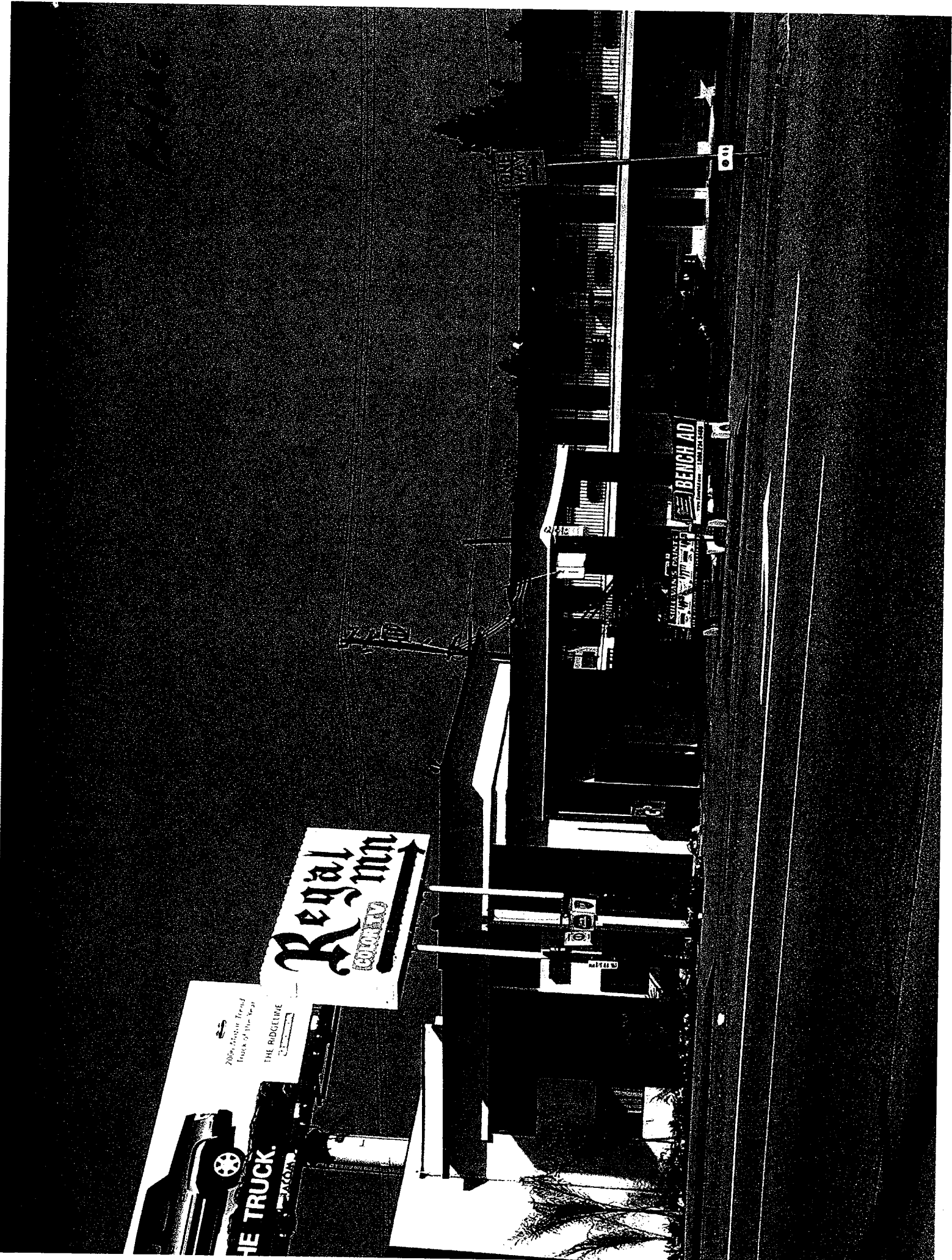
Sincerely,



Bobby Bhakta



Yasmin Bhakta



2009 Dodge Ram Truck of the Year

THE RIDGELINE

Royal in COLORADO

THE TRUCK.

BENCH AD

WINE

After

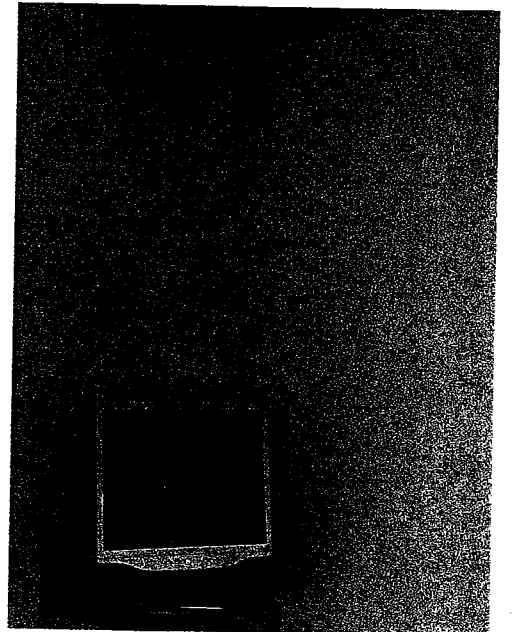
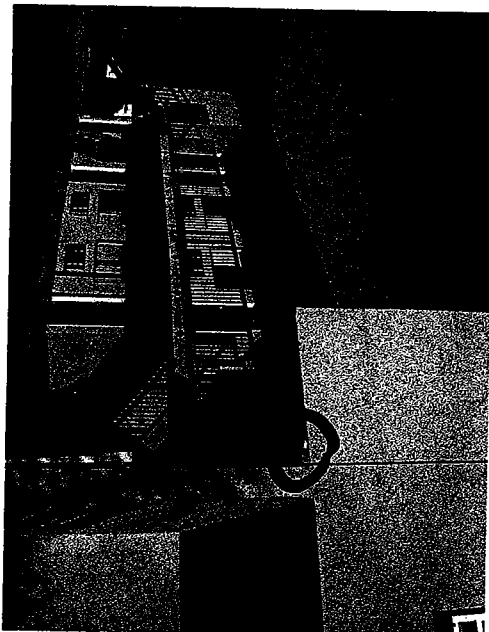
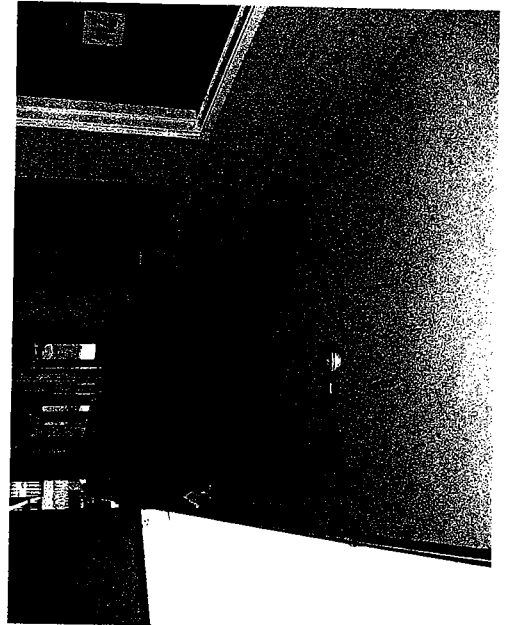
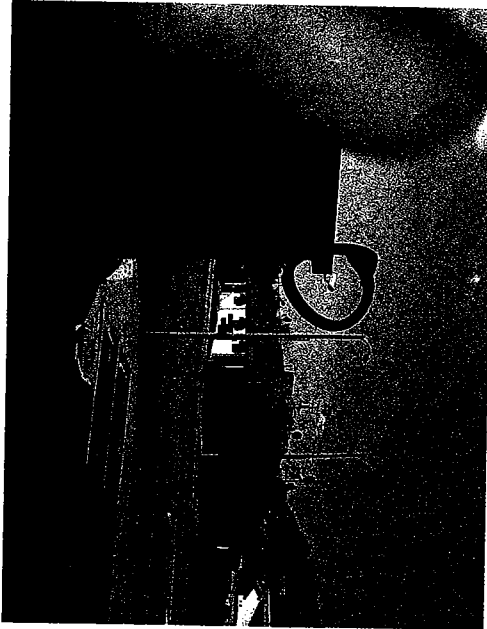
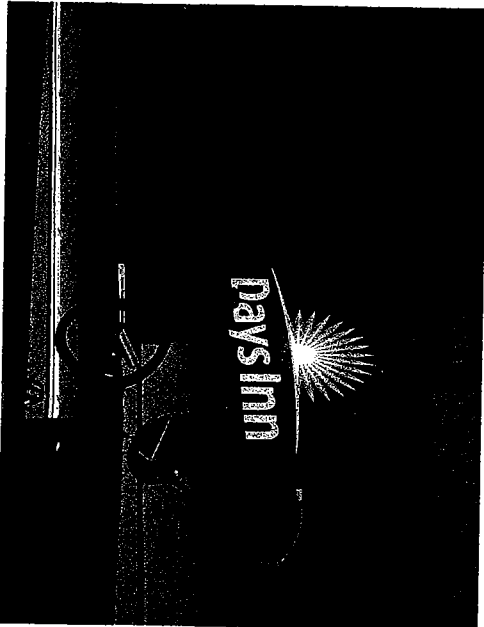
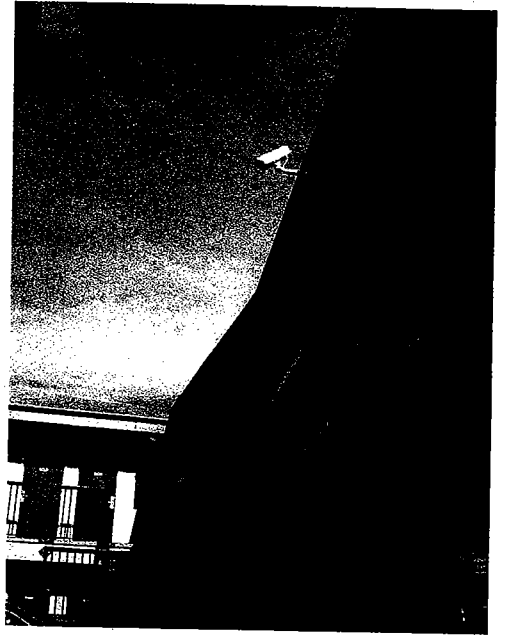
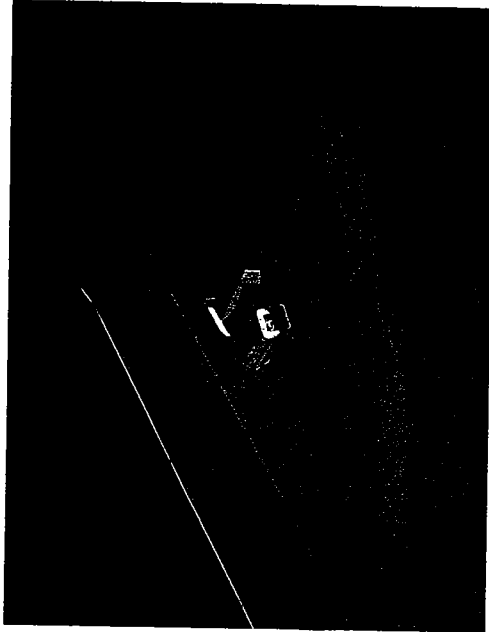
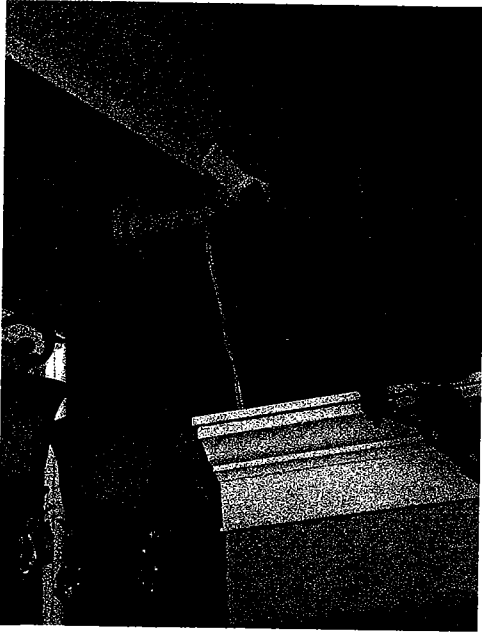


Days Inn

ONE WAY

BENCH AD

Benjamin Mitchell
PHOTOGRAPHY



ATTACH 1

Select Patrol

Since 1984/PPO-922

P.O. Box 94214, Pasadena, CA 91109 323.644.1014 FAX 323.443.3742

January 29, 2008

Days Inn
3800 E. Colorado Bl
Pasadena, CA 91107

Yasmin,

Thank you for your interest in Select Patrol. The following is our proposal and agreement for standing guard service for your establishment. The rates quoted are valid through March 31st, 2008.

Select Patrol shall provide one uniformed and unarmed guard to patrol the premises of the Days Inn, Pasadena 24 hours a day, seven days a week for a period of one month.

Billing

The billing rate is proposed at \$24.00 per hour, for all straight time hours. Overtime at the request of Days Inn Pasadena shall be billed at the rate of \$36.00 per hour. Overtime shall also be charged during coverage on recognized holidays. Invoices shall be prepared and delivered on Monday of each week, and are due immediately. Payment for the prior week's service must be paid in full no later than the following Friday in order for the service to continue.

Termination

Select Patrol reserves the right to terminate this agreement at any time on the happening of one of the following events: Client premises are destroyed by fire or other catastrophe, or are so damaged that it is impractical to continue service; Client does not permit Select Patrol guards to carry out their assigned duties; Duly appointed government agencies prohibit Select Patrol from fulfilling its contractual responsibilities. Client fails to pay for services as described previously.

$$\begin{array}{r} 5 \times 24 \\ \hline 120 \times 31 = 3,720 \end{array}$$

$$+ 36 \times 13 \times 31 = 14,508$$

total 18,228 / month. just for patrolling.

Proximity Guard 800 / day
x 31
24,800 / month.

$$\begin{array}{r} 18,228 \\ + 24,800 \\ \hline = 43,028 / month. \end{array}$$



ARMGUARD SECURITY

Southern California Operations Center
P. O. BOX 4754
Glendale, CA 91222-4754
1 (800) 654-7797
www.armguard.com

State of California ACO 4251, PPD 9480



ATT YASMIN

For Patrol services From 5pm Till 6AM everyday
11h Time a day 2100.00 = \$63,000 / month

For SECURITY Guard For 24 Hours A Day
14.50 HOURS = \$348 / day
\$10,440 / month

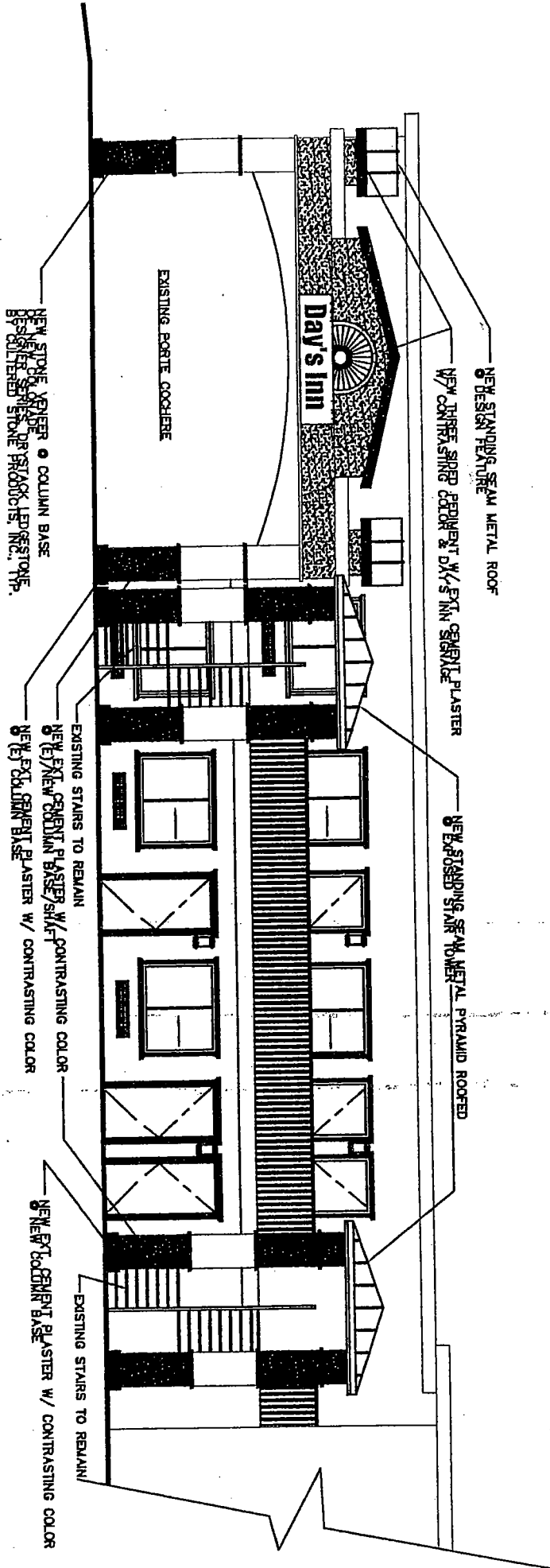
PLEASE CONTACT MY STEVE

818 429 3331

63,000
+ 10,440

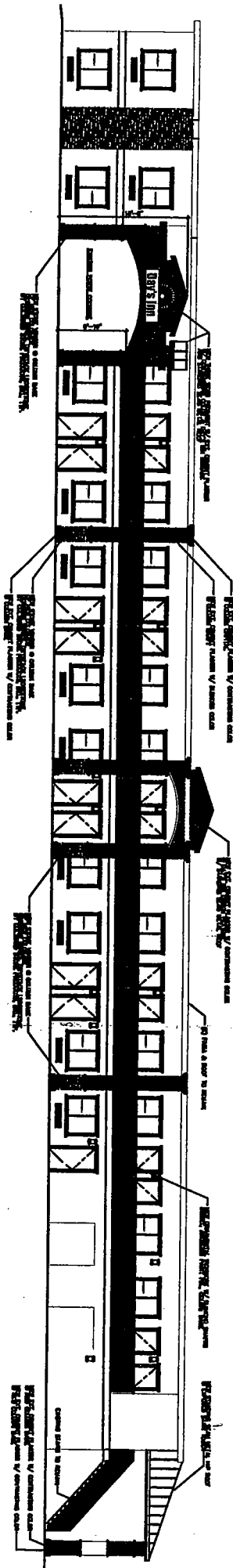
\$ 73,440 / month

ATTACH 2



RIGHTSIDE ELEVATION
 1/8" WEST

BUILDING FRONT ELEVATION



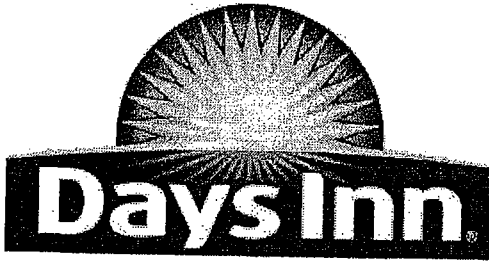
Rate Management for RACK for 2/2/2008

2/2/2008 2:32:30 PM

Page 1 of 1

Type	Person	2/2 (Sat)	2/3 (Sun)	2/4 (Mon)	2/5 (Tue)	2/6 (Wed)	2/7 (Thu)	2/8 (Fri)
NKI	1 Person	\$75.89	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$75.89
	2 People	\$75.89	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$75.89
	3 People	\$85.89	\$81.43	\$81.43	\$81.43	\$81.43	\$81.43	\$85.89
	4 People	\$95.89	\$91.43	\$91.43	\$91.43	\$91.43	\$91.43	\$95.89
	Extra	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Child 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Child 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
K11	1 Person	\$75.89	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$75.89
	2 People	\$75.89	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$75.89
	3 People	\$85.89	\$81.43	\$81.43	\$81.43	\$81.43	\$81.43	\$85.89
	4 People	\$95.89	\$91.43	\$91.43	\$91.43	\$91.43	\$91.43	\$95.89
	Extra	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Child 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Child 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
QQ1	1 Person	\$85.89	\$81.43	\$81.43	\$81.43	\$81.43	\$81.43	\$85.89
	2 People	\$85.89	\$81.43	\$81.43	\$81.43	\$81.43	\$81.43	\$85.89
	3 People	\$95.89	\$91.43	\$91.43	\$91.43	\$91.43	\$91.43	\$95.89
	4 People	\$105.89	\$101.43	\$101.43	\$101.43	\$101.43	\$101.43	\$105.89
	Extra	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Child 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Child 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S11	1 Person	\$102.89	\$98.43	\$98.43	\$98.43	\$98.43	\$98.43	\$102.89
	2 People	\$102.89	\$98.43	\$98.43	\$98.43	\$98.43	\$98.43	\$102.89
	3 People	\$112.89	\$108.43	\$108.43	\$108.43	\$108.43	\$108.43	\$112.89
	4 People	\$122.89	\$118.43	\$118.43	\$118.43	\$118.43	\$118.43	\$122.89
	Extra	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Child 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Child 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PNKI	1 Person	\$75.89	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$75.89
	2 People	\$75.89	\$71.43	\$71.43	\$71.43	\$71.43	\$71.43	\$75.89
	3 People	\$85.89	\$81.43	\$81.43	\$81.43	\$81.43	\$81.43	\$85.89
	4 People	\$95.89	\$91.43	\$91.43	\$91.43	\$91.43	\$91.43	\$95.89
	Extra	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Child 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Child 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ATTACH 6



DAYS INN PASADENA
3800 E. COLORADO BLVD.
PASADENA, CA 91107
US

Phone: 626-449-4743

Fax: 626-449-5008

Email: daysinnpasadena@gmail.com

Printed: 2/1/2008 4:40:37 PM

Registration

Name:

Confirmation Number:

Address:

Room Type:

Nights:

Guests

Room:

Daily Rate:

GTD:

Rate Plan:

Departure:

Arrival:

ROOMS WILL NOT BE RENTED WITHOUT PROPER IDENTIFICATION. WE APOLOGIZE, BUT WE DO NOT OFFER WEEKLY RATES. PLEASE VISIT OUR CONTINENTAL BREAKFAST EVERY MORNING IN THE LOBBY FROM 7AM UNTIL 10AM.

Room Rate:

License Plate #: _____

Make: _____

Model: _____

In case of emergency do you need assistance? Yes No

Guest Signature: _____

- By signing above, I agree to these terms and conditions.

Check-in time: 1:00 PM

Check-out time: 11:00 AM

(1) I agree that my liability for this bill is not waived and I agree to be held personally liable in the event that the indicated person, company, or association fails to pay for any or part of the full amount of these charges and I shall be responsible for any loss or damage to the premises or contents. (2) The property is privately owned and management reserves the right to refuse service to any one, and will not be responsible for injury or accidents to guests or loss of money, jewelry or any personal valuables of any kind.

ATTACH 5

DAYS INN
(formerly REGAL INN)
3800 Colorado Boulevard
Pasadena, CA

January 3, 2008

Dear Neighbor:

My wife Yasmin and I are the new owners of the former Regal Inn located at 3800 Colorado Boulevard in Pasadena.

Since acquiring this property we have spent over \$500,000 completely renovating the rooms and evicting the long term tenants. We have also discontinued the policy of allowing the Parole Department to temporarily house transitional clients at the motel. The renovations included new plumbing and fixtures; new windows/doors/carpets/ furnishings and energy efficient air conditioning units. We will soon be adding more landscaping, an irrigation system, trash enclosures, exterior security lighting and removing old signage.

We hope you have noticed the improvements.

In addition, we have joined the well known **DAYS INN** chain and will be changing the signage very soon. **DAYS INN** is a prestige national chain catering to vacationing families and business travelers. We are very proud to have met their high standards and to be a part of their national network. This is the first **DAYS INN** in the City of Pasadena.


It has been a difficult transition to upgrade this under-performing, poorly managed, run down property. The former owner failed to notify us that the property had been deemed nonconforming by the County of Los Angeles and we have been working with the County staff for the last year to obtain the required Conditional Use Permit.

We have finally met all the County's conditions and requirements and our application will be reviewed by the Regional Planning Commission in February 2008.

Once the new permit is approved, and we can complete the changes to the property. We believe it will be an asset to the community and a welcome change in the neighborhood. We appreciate your patience while we have made this difficult transition. If you have any questions, or would like to contact us about the project we can be reached at 909-467-3788.

Thank you.

Sincerely,



Bobby Bhakta

ATTACH 6

CWS Systems
Abed El-Abar
3814 E. Colorado
Pasadena 91015

ULTIMA INSURANCE SERVICES INC.
3848 E. COLORADO SUITE #2
PASADENA, CA 91107
SHANE CURRACROSSMAN

TOURMART, INC
BIM SIEKKE
3814 E. Colorado Bl. #200
PASADENA, CA 91107

WAYNE L. BURKHALTER, C.P.A.
3814 E COLORADO BL #101
PASADENA, CA 91107
Wayne L Burkhalter

Nancy Rasmussen
3848 E Colorado Bl - rec'd letter (999) 293-3518
Pasadena, Ca 91107
business owner

Ganna Kirchhoff
29886 Via Puerta del Sol
Temecula CA 92591

Wayne & Kathleen Larson - rec'd letter
3848 E Colorado Bl
Pasadena, Ca 91107 (building owner)

Mari Proano (resident)
55 Winton Ave (rec'd letter)
Pasadena 91107

Anna Larson
3848 E. Colorado Blvd #124
Pasadena, CA 91107

Joe Viggento #124
3848 E. Colorado Blvd
Pasadena, CA 91107

Ron Steicher
3807 East Green Street
Pasadena, CA 91107



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

February 6, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: James Bell 
Principal Regional Planning Assistant
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 5**
PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT NO. RCUP 200600099-(5)

Staff has received three letters of opposition, one neutral and one in support. They are attached. The letters of opposition cite a prostitution and drug problem in the area, trash and graffiti in the alley, and the impact of truck parking on residential streets. The letter of support requests conditions that address the following issues:

- Monitoring the clientele to eliminate prostitution activities;
- Monitoring the clientele to eliminate drug activities;
- Improved maintenance of the trash problem in the alley;
- Completion and regular maintenance of the landscaping;
- No Parking signs posted along the alley; and
- A speed limit sign posted in the alley.

Staff recommended APPROVAL of project number R2006-01328-(5), Conditional Use Permit Case No. RCUP 200600099-(5), in the staff report prepared for this case subject to the draft conditions.

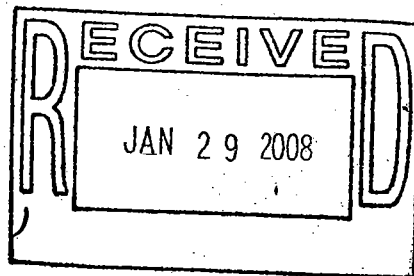
SUGGESTED APPROVAL MOTION

I move that the public hearing be closed and that the Regional Planning Commission approve Conditional Use Permit Case No. RCUP 200600099-(5) with the findings and conditions.

If you need further information, please call Mr. James Bell at (213) 974-6443. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

Attachments

To whom it may concern,



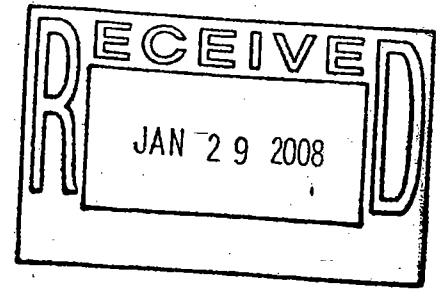
I'm writing to voice my opinion regarding the "conditional use permit" for the property at 3800 E. Colorado Blvd. in Pasadena. Our neighborhood has seen a rash of unacceptable behavior associated with the hotel at that address including prostitution, drugs and a general disrespect for the residents (i.e. trash on the street, late-night loud noise, etc.) As a homeowner, I am against renewing said permit and would like to see a more family-friendly business at that location. Thank you!

Sincerely,

Dana A. Anderson

Date 01-25-2008

To: Planning Commission
320 West Temple Street
Los Angeles, California 90012



Re: PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT NO> 200600099-(5)
Days Inn/Regal Motel Conditional Use Permit

Dear Planning Commission:

I live with my wife and 2 children a few blocks south of what is now called Days Inn, formally the Regal Motel. The motel is located at 3800 Colorado Blvd., Pasadena, CA 91107 in an unincorporated portion of Los Angeles County. We have lived in our home for over 17 years and completely re-constructed/re-modeled in 2003.

This motel is not the type of business that is desirable or useful to our neighborhood. The current owners have done some remodeling and now are under the Days Inn banner, but a low-budget motel is still not a business that we would desire to see continue.

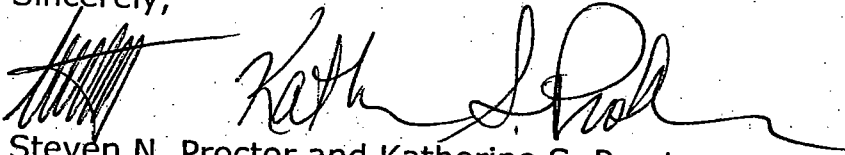
I still find myself having to call the Sheriff Department regarding prostitution in the area of this motel. Even with the remodel, weeds and trash are continually found especially on the Quigley Avenue side of the motel. When I tried to speak to the owner in the past about painting out the graffiti on the wall behind the building, it still took weeks to see the situation corrected. Large semi-trucks of motel guests are often parked on Quigley Ave, which gives the neighborhood an industrial look that does not help maintain our property values or a pleasant residential neighborhood feel.

Most Days Inns are located in industrial or very busy commercial areas. It does not fit well into the landscape of single family homes, many of which have children. With the terrible history of this establishment, we do not feel comfortable living next to so many transient people on any given night. I have worked very hard calling on neighbors and all the businesses along Colorado Blvd. to have them participate in calling the Sheriff when there is unlawful or suspicious behavior. Many people with whom I have spoken feel uneasy with the state of this part of Colorado Blvd.

We see this as an extremely exciting opportunity begin to see this commercial area transform and evolve into something that is more useful for the people that live in the neighborhood and surrounding communities. This change should do nothing but raise property values, both commercially and residentially which in turn would raise revenues for the County of Los Angeles. With the vacant properties in the area, productive and desirable businesses are more likely to move in.

I envision this area some day being re-vitalized. It can easily happen, and we have this rare opportunity to change something for the better by not allowing the Conditional Use Permit (CUP) from being renewed for the referenced property. Please do not issue another CUP for the property at 3800 Colorado Blvd., Pasadena, CA. We deeply appreciate this opportunity to participate in this needed change.

Sincerely,

Handwritten signatures of Steven N. Proctor and Katherine S. Proctor. The signature for Steven N. Proctor is on the left, and the signature for Katherine S. Proctor is on the right.

Steven N. Proctor and Katherine S. Proctor
3801 Elma Road
Pasadena, CA 91107

RONALD DAVID STREICHER

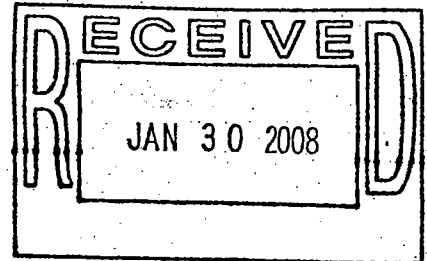
3807 E. GREEN STREET, PASADENA, CA 91107-3904

PHONE: (626) 449-9353 FAX: (626) 395-9793

E-MAIL: RSTREICHER@AOL.COM CELL-PHONE: (626) 827-2795

To: L.A. COUNTY PLANNING COMMISSION
320 West Temple Street
Los Angeles, CA 90012

re: Project no. R2006-01328-(5)
Conditional Use Permit No. 200600099-(5)
Days In / Regal Motel
3800 East Colorado Blvd., Pasadena 91107



2008 January 27

In 2001, I purchased the private residence immediately south and across the alley behind the Regal Motel (now Days Inn / Regal Motel). At that time, the facility was quite run-down, with broken or open windows all along the south wall overlooking the alley and my backyard; loud noises emanated from the motel at all hours of the day and night; garbage from the dumpster was frequently overflowing and littering the alley; residents (?) of the motel were known to be soliciting for prostitution and/or drug deals in the parking area of the motel and the alley.

Wary of the motel's reputation for prostitution, prior to entering into my escrow I telephoned the L.A. County Sheriff's office to inquire what they were doing about the situation. The officer I spoke to reassured me: "We've made a lot of progress, and now if you see someone soliciting on the street, she's probably one of ours."

During the past several months, however, there have been significant changes and improvements at the motel under its new ownership: the entire facility has been renovated and repainted; the south wall has been completely rebuilt with no windows; all new furnishings have been provided for the rooms; the dumpster has been relocated and is emptied more frequently to reduce overflow and litter; landscaping has begun; the amount of parking on the motel property has been increased; and most significantly, the obvious signs of illegal activity (drugs and prostitution) have been reduced significantly.

The motel also has become part of the Days Inn chain. While this does not bring it up to the class of a Marriott or Hilton, neither is it the sleazy "one nighter" (or less) that it was under the previous ownership. Hopefully, all of these improvements will tend to draw a better class of clientele to the facility.

All of this is to say that while I do not oppose the granting of the Conditional Use Permit *per se*, I would like to see a few additional *conditions* imposed, which must be rigorously maintained by the motel if the Permit is to be granted and/or continue in effect:

- 1) Close monitoring of the clientele to eliminate all prostitution activities.
- 2) Close monitoring of the clientele to eliminate all drug-related activities.
- 3) Better maintenance of the trash problem in the alley behind the motel.
- 4) Completion and regular maintenance of the landscaping around the motel.
- 5) "No Parking at Any Time" signs placed along the alley.
- 6) Some form of speed limit signs placed along the alley.

(Admittedly, speeding here is not specifically the fault of the motel, but rather the fact that the alley has become a "shortcut" between Rosemead Blvd. and the entrance to the 210-Freeway. This also, by the way, is a problem with the entire length of Green Street between Rosemead Blvd. and Merlon Ave.)

I regret that I am unable to attend the February 6th hearing in person, but I am confident that my comments will be given proper consideration by the Commission.

Sincerely,



Ronald D. Streicher

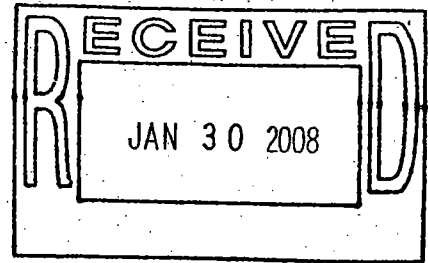
January 28, 2008

Dear Sir or Madam:

We would like to request that the conditional use permit for the us as a motel for the property at 3800 E. Colorado Blvd be REVOKED. We have been in the neighborhood for more than 20 years. This is where where our children grew up and have our grandchildren build their dreams and hope. We also plan to retire here. Having the motel will degrade the beauty of the neighborhood.

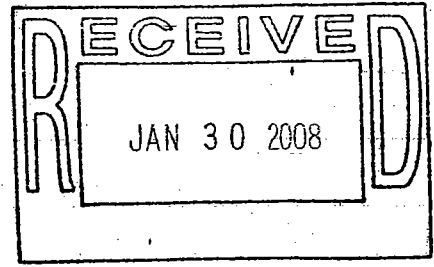
Sincerely yours,


Carlos T. Tan



Feb. 29, 2008

Hanning Commission
20 West Temple St.
Los Angeles
Ca 90012



I want to express my concerns
about Days Inn, located at
3800 E. Colorado Blvd., Pasadena
Ca 91107..

It's a well known fact that it
is a low budget motel.

Transients, and prostitution
incidents continue to plague
this area, and our neighborhood,
in which we do not need.

Continued surveillance is very much needed
needed for this area, and our neighborhood
if a conditional use permit is granted.

I have seen some improvements, hope-
fully it will continue.

Florence Carzone
3829 Elma Rd.
Pasadena, Ca 91107

March 3, 2008 Public Hearing

**Hearing Materials
&
Public Comments**



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

March 5, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: James Bell
Principal Regional Planning Assistant
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 8**
PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT NO. RCUP 200600099-(5)

BACKGROUND

The Planning Commission, on February 6, 2008, heard a request to authorize the continued operation and maintenance of a 35 unit motel located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena-East San Gabriel community. The Commission continued this case to March 5, 2008, and directed Staff to identify the Planning Commission's options for dealing with this case.

DISCUSSION

Staff has identified three options for proceeding with this case: (1) approval with conditions, (2) denial, or (3) continuance.

Approval

The Planning Commission could approve the project with conditions. If this was done Staff recommends that the Sheriff Department's recommended conditions be incorporated into the project. Requested conditions that were not in the draft conditions were:

1. A photo copy of the identification shall be made at check in; and
2. A vehicle description to be taken at check in.

These conditions have been incorporated into the attached draft conditions. Additionally, a condition was added by Staff regarding compliance with the Health Services Department's requirements as the applicant testified that they were serving food.

It should be noted that, pursuant to Part 13 of Chapter 22.56 of the County Code, a conditional use permit may be revoked or modified for, among other things, noncompliance with the conditions of the conditional use permit or because the use is so exercised as to be detrimental to public health or safety, or so as to be a nuisance.

Denial

The Planning Commission could find that the application does not meet the necessary burden of proof and, therefore, could deny the application for the conditional use permit. The necessary findings for denial are attached. According to County Code Section 22.56.020, the applicant would be prohibited from submitting a request for the same or a substantially similar permit for one year after final action. Denial of the conditional use permit application would require the motel to cease operating as a motel, which could result in the presence of a vacant structure until another use is determined for the site. The property could be converted to a use allowed by right on the site, such as a retail or office use, or the applicant could apply for another use allowed on the property with a permit. Another option would be the demolition of the motel (to facilitate the sale of the subject property) and new construction.

Continuance

The Planning Commission could continue the hearing for some period of time to allow a period of observation of the operation of the motel as a Days Inn. Staff and Sheriff's Department would conduct inspections during this period, and Staff would report the results to the Commission. The continuance would allow Staff and the Sheriff's Department to determine how the property is being maintained and if the motel is being operated in a manner consistent with the character of the surrounding neighborhood.

A continuance would allow the applicant time to pursue additional community outreach to the neighborhood. This could take the form of an open house, mailings, and/or meetings with individuals or groups to address their concerns.

If the Planning Commission decides to continue the hearing, Staff would recommend a continuance of six months to allow for adequate time to assess the operation of the motel and to enable the applicant to undertake additional community outreach.

If you need further information, please call Mr. James Bell at (213) 974-6443. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

**PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT CASE NO. RCUP 200600099-(5)**

PAGE 3 OF 3

Attachments:

Revised Draft Conditions of Approval

Draft Findings of Approval

Draft Findings of Denial

**PROJECT NO. R2006-01328-(5)
CONDITONAL USE PERMIT NO. 200600099-(5)**

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: February 6, 2008

SYNOPSIS:

The applicant, Bavpenda Bhaktta, is requesting a conditional use permit to authorize the continued operation and maintenance of a motel, and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement and to waive the County Code locational requirements for the freestanding sign adjacent to the easterly property line and distance required between freestanding signs, to allow more than the allowed number of compact parking spaces and to allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A" in the C-2 (Neighborhood Commercial) Zone. The subject property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena-East San Gabriel community.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a motel, and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement and to waive the County Code locational requirements for the freestanding sign adjacent to the easterly property line and distance required between freestanding signs, to allow more than the allowed number of compact parking spaces and to allow vehicles to back onto a street or alley from a designated parking space.
2. The property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District.
3. The subject site is zoned C-2 (Neighborhood Commercial Zone).
4. The subject property is developed with an existing motel. The motel was constructed in 1964. In 1965, the County Code was amended to require a conditional use permit for the motel in the C-2 zone. Pursuant to Section 22.56.1540 of the County Code the use on the subject property became nonconforming, and the amortization period expired in 2005.

5. The applicant purchased the subject property in July 2005. After purchase, the motel was substantially remodeled. The exterior was painted and updated and the motel rooms and bathrooms were remodeled. The Department of Public Works issued building permits for this work in June and July of 2005 and has given final approval to the permitted work. On May 2, 2006, the applicant applied for the requested conditional use permit. The plans submitted for this application indicate the motel will be rebranded to be a Days Inn. The motel is currently continuing to operate, and is currently operating as a Days Inn.
6. The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (existing facilities). Based upon CEQA analysis, the project will have no significant impact on the environment.
7. The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.
8. Surrounding properties land uses include the following uses:
 - North: retail, apartments, and single family;
 - East: retail, offices, and single family;
 - South: single family;
 - West: retail and single family
9. The applicant has requested that a minor parking deviation be approved. The existing motel was developed with several parking spaces that were not functional. The applicant is proposing a redesign of the parking that provides eight (8) parking spaces less than required, but the layout is functional. The Planning Commission finds that the minor parking deviation conforms to the principles and standards contained in Section 22.56.1762 of the County Code.
10. The applicant has requested that the County Code be waived with regards to the locational requirements for both freestanding signs, to allow vehicles to back onto a street, and to allow a greater number of compact spots. The Planning Commission finds that the project as designed conforms to the principles and standards contained in Section 22.56.090 of the County Code.
11. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning

Commission determines that it is necessary to limit the term of the grant to 10 years.

12. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed reduction in parking conforms to the principals and standards contained in County Code Section 22.56.090.
- F. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, Conditional Use Permit. No. RCUP 200600099-(5), is APPROVED, subject to the attached conditions.

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:JB

03/05/08

1. This grant authorizes the continued use of the subject property as a motel, in accordance with the approved Exhibit "A", subject to all of the following conditions of approval, a minor parking deviation to allow eight (8) parking spaces less than the number required by County Code for a total of 30 spaces, and to waive the County Code locational requirements for the freestanding sign adjacent to the easterly property line and distance required between freestanding signs, to allow more than the allowed number of compact parking spaces and to allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A".
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within one hundred and twenty (120) days from the date of approval. A one-month time extension may be requested, in writing with payment of the applicable fee. The Director may approve the time extension request. Compliance with condition No. 3 shall constitute use of this grant.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate February 6, 2018.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Upon written request made by the permittee not less than six (6) months prior to the termination date, the Director of Planning shall extend the term of this permit for five (5) years to February 6, 2023, if the use is found to be in substantial compliance with the conditions of approval and has been conducted in compliance with applicable laws and regulations; and the permittee has exercised utmost diligence to resolve any Notice of Violation throughout the term of the permit.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,650**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for one initial inspection within six months and annual inspections for the term of the grant, for a total of 11 inspections. Inspections shall be unannounced.

In the event that a Director's Review is approved after the initial approval of the permit, the permittee shall deposit with the County of Los Angeles an additional sum

of **\$750**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for annual inspections for the term of the grant, for a total of five (5) additional inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.
17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within twenty-four (24) hours of such

- occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.
18. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing that depicts all project changes required as a condition of approval. Such plans shall provide: (1) the required backup distance for each parking space and (2) directional signage at the entrance and exit to Colorado Boulevard. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director. All revised plot plans must be accompanied by the written authorization of the property owner.
 19. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan that may be incorporated into a Revised Exhibit "A". The landscape plan shall indicate the size, number and type of all plants, trees and an automatic irrigation system. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing and replacement of plants when necessary.
 20. The operation of the proposed use shall be further subject to all of the following restrictions:
 - a. The permittee shall provide adequate lighting for the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be so arranged to prevent glare or direct illumination in adjoining properties. All lighting shall be depicted on the Revised Exhibit "A";
 - b. The permittee shall maintain a minimum of 28 on-site parking spaces;
 - c. Amplified sound equipment, music or public address systems intended to be audible outside the building is prohibited;
 - d. The use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood, and the right is reserved to the Regional Planning Commission to impose additional corrective conditions subject to proper notice and applicable procedures, if, in the Commission's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property;

- e. The motel manager shall be made completely familiar with these conditions and shall implement them as required;
- f. The on-site manager shall have duplicate room keys available at all times for emergency service personnel;
- g. The permittee shall engage a licensed security patrol service, charged with the responsibility to prevent violations of law, to enforce compliance with the conditions of this grant, and to notify the County Sheriff of any violations of law observed on or in the vicinity of the subject premises. Security guards required by this condition shall be uniformed in a manner so as to be readily identifiable as a security guard as required by applicable provisions of state or local law. The security patrol shall occur during the evening hours at least hourly. The permittee shall, within thirty (30) days of the approval date of this grant, provide the Director with evidence that he has entered into a binding contract with a licensed security patrol service;
- h. A copy of these conditions shall be kept in the motel office and shall be made available to all enforcement personnel upon demand;
- i. The manager on duty shall speak English
- j. Motel rooms shall not be knowingly rented for more than the number of persons designated by the motel management based upon the type and number of beds in each room and the number of occupants indicated on the registry card;
- k. Rooms shall not be rented for less than one night's stay and rent for each room shall not be collected more frequently than once daily. The maximum length of stay shall be 29 days;
- l. At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the motel; additionally, a photo copy of the identification shall be made at check in; and a vehicle description shall be taken at check in.
- m. The consumption of alcoholic beverages shall be prohibited in public areas of the motel;
- n. No loitering shall be permitted on-site;
- o. No abandoned or inoperable vehicles shall be permitted on the subject property;
- p. Any pay telephones on the subject property shall be located inside the building

where they can be readily monitored by the manager on duty;

- q. The permittee shall install a video camera in the motel office that records the activities at the registration desk and outside at the entrance to the motel. The tapes shall be kept for at least a two- week period and shall be surrendered to the Sheriff if requested.
- r. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water, sewage, and food storage and handling shall be provided to the satisfaction of said Department.

**PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT NO. 200600099-(5)**

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: February 6, 2008

SYNOPSIS:

The applicant, Bavpenda Bhaktta, is requesting a conditional use permit to authorize the continued operation and maintenance of a motel, and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement and to waive the County Code locational requirements for the freestanding sign adjacent to the easterly property line and distance required between freestanding signs, to allow more than the allowed number of compact parking spaces and to allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A" in the C-2 (Neighborhood Commercial) Zone. The subject property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena-East San Gabriel community.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a motel, and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement. [And other things, see note above]
2. The property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District.
3. The subject site is zoned C-2 (Neighborhood Commercial Zone).
4. The subject property is developed with an existing motel. The motel was constructed in 1964. In 1965, the County Code was amended to require a conditional use permit for the motel in the C-2 zone. Pursuant to Section 22.56.1540 of the County Code the use on the subject property became nonconforming, and the amortization period expired in 2005.
5. The applicant purchased the subject property in July 2005. After purchase, the motel was substantially remodeled. The exterior was painted and updated and the motel rooms and bathrooms were remodeled. The Department of Public Works issued building permits for this work in June and July of 2005 and has given final approval to the permitted work. On May 2, 2006, the applicant applied for the requested conditional use permit. The plans submitted for this application

- indicate the motel will be rebranded to be a Days Inn. The motel is currently continuing to operate.
6. The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (existing facilities). Based upon CEQA analysis, the project will have no significant impact on the environment.
 7. The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.
 8. Surrounding properties land uses include the following uses:
 - North: retail, apartments, and single family;
 - East: retail, offices, and single family;
 - South: single family;
 - West: retail and single family
 9. The subject property is designated Major Commercial under the Los Angeles County General Plan.
 10. At the public hearing, neighborhood residents testified as to the incompatibility of the proposed use with the surrounding community. They testified that the property's landscaping has not been adequately maintained and that litter has been allowed to collect on and around the subject property. An additional concern was that truck parking has been occurring in the neighborhood by patrons of the motel.
 11. A Sheriff's Department representative also testified and corroborated the concerns of the neighborhood representative. This testimony and evidence submitted in a letter from the Sheriff's Department of criminal investigations in 2007 indicates that the poor upkeep of the subject property and arrests of residents for prostitution and other criminal activities, substantiates that the use of the subject property is a nuisance to the community and is an incompatible land use at that location.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the Commission finds that the proposed use will be consistent with the adopted general plan for the area, consisting of the Countywide General Plan;
- B. That the applicant has failed to substantiate to the satisfaction of the Commission that the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. This is demonstrated by the neighbors' testimony that the property's landscaping has not been adequately maintained and that litter has been allowed to collect on and around the subject property. An additional concern was that truck parking has been occurring in the neighborhood by patrons of the motel, and evidence submitted in a letter from the Sheriff's Department of criminal investigations in 2007 indicates that the poor upkeep of the subject property and arrests of residents for prostitution and other criminal activities, substantiates that the use of the subject property is a nuisance to the community and is an incompatible land use at that location; and
- C. That the proposed site is not adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code for the use as proposed, or as is otherwise required in order to integrate said use with the uses in the surrounding area as exhibited by the applicants' request for less than the required amount of park and request to waive the County Code's locational requirements for the freestanding sign adjacent to the easterly property line and distance required between freestanding signs, to allow more than the allowed number of compact parking spaces and to allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A".

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings and burden of proof for a conditional use permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200600099-(5) is **DENIED**.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

DAYS INN: 3800 EAST COLORADO BLVD, PASADENA, CA

PROPOSED OPERATING CONDITIONS AND POLICIES TO ADDRESS NEIGHBORHOOD
IMPACTS/ LAND USE COMPATIBILITY

The Applicant Bobby Bhakta wants to ensure his business does not negatively impact the surrounding neighborhood. Accordingly, in addition to the numerous other operating conditions recommended by the Planning Department, Mr. Bhakta will immediately implement the following operating policies to address potential concerns of the County, law enforcement, and the surrounding community:

- (1) Days Inn shall employ and post a uniformed security guard between the hours of 8 p.m. until 12 a.m. , seven days a week.¹
 - a. Security shall proactively patrol the motel property including the sidewalks around the premises and the parking lot, and take all reasonable steps to prevent loitering, and any other illegal activity from occurring.
 - b. During the hours when a security guard is posted, the security guard shall be dedicated only to security duties and shall not perform any clerical duties.
 - c. Security Staff shall complete and maintain weekly activity logs documenting any nuisance and/or criminal activity occurring around the property. Security logs shall be made available to law enforcement upon request. (Volunteered by Days Inn)
- (2) As recommended by Planning Staff, Days Inn has installed a digital video surveillance system that records both the activities at the registration desk and outside the motel. Surveillance footage shall be kept on digital media for at least a two-week period and provided to the Sherriff's Department upon request. (Volunteered by Days Inn)
- (3) Days Inn voluntarily agrees to post prominent signs indicating the premises is under video surveillance, as follow:

THE COMMON AREAS AND OUTSIDE PORTIONS OF THIS BUSINESS ARE UNDER DIGITAL SURVEILLANCE FOR YOUR PROTECTION. SURVEILLANCE FOOTAGE OF ANY ILLEGAL ACTIVITY WILL BE PROVIDED TO LAW ENFORCEMENT.²

¹ Security will be posted during periods when the potential for criminal activity is greatest based on experience of law enforcement and Days Inn Management. Security hours may be revised based on changing conditions and experience.

² Professional signs have been ordered and are expected to be delivered February 28th. These signs will be posted upon delivery.

- (4) Days Inn shall remove graffiti within twenty-four (24) hours. (Recommended by Planning Staff as Condition 17)
- (5) Days Inn shall provide adequate lighting for the parking lot as determined by the County. (Recommended by Planning Staff as Condition 19)
- (6) Days Inn shall have a minimum of 28 on-site parking spaces. (Recommended by Planning Staff as Condition 20b)
- (7) Amplified sound equipment or music intended to be audible outside the building is prohibited. (Recommended by Planning Staff as Condition 20c)
- (8) The on-site manager shall have duplicate room keys available at all times for emergency service personnel. (Recommended by Planning Staff as Condition 20f)
- (9) The on-duty manager shall be speak English. (Recommended by Planning Staff as Condition 20i)
- (10) Rooms shall not be rented for less than one night's stay. The maximum length of stay shall be 29 days, however, long term-corporate tenants may be permitted to stay longer upon written request and approval by law enforcement. (Modified from Condition 20K recommended by Planning Staff)
- (11) Guests shall be required to present a drivers' license or photo identification in accordance with posted rules and regulations. (Recommended by Planning Staff as Condition 20I)
- (12) The consumption of alcoholic beverages shall be prohibited in public areas of the motel. (Recommended by Planning Staff as Condition 20m)
- (13) Days Inn shall remove any pay telephones on the subject property. (Permittee has already complied with this condition) (Removal volunteered by Applicant)

Cooperation with law enforcement: Please also note that Mr. Bhakta will offer his full cooperation with law enforcement to help deter criminal activity in and around the Days Inn and neighborhood. In addition to the above conditions, Mr. Bhakta will take additional good faith steps including but not limited to making motel rooms available to the Sherriff's Department as observation posts, or for undercover sting operations targeting criminal activity.



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

March 5, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: James Bell 
Principal Regional Planning Assistant
Zoning Permits Section

SUBJECT: **AGENDA ITEM NO. 8**
PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT NO. RCUP 200600099-(5)

Staff has received one additional letter of opposition. It is attached. The letter of opposition cite a prostitution and drug problem in the area

If you need further information, please call Mr. James Bell at (213) 974-6443. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

Attachments

Great Western Tours



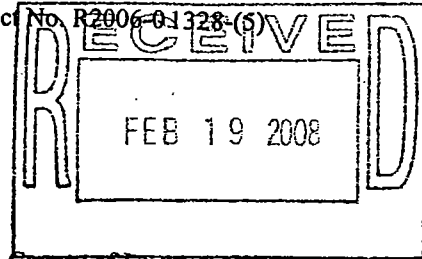
814 EAST COLORADO BOULEVARD, SUITE 200, PASADENA, CA 91107-3993 • 626-578-1161 • FAX 626-792-6108

CST# 1016229-40

February 14, 2008

Mr. James Bell
Department of Regional Planning
Planning Commission - County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Project No. R2006-01328-(5)



Dear Mr. James Bell,

I have been in business in the 3800 block of East Colorado Blvd., Pasadena, County of Los Angeles since 1970. I operated my business at 3820 E. Colorado Blvd. for 13 years as a renter and built an office building in 1985 at 3814 E. Colorado Blvd which is where we are located today.

Having been in this neighborhood for 38 years, I, along with my fellow business owners and residents have seen our streets used for everything but transportation arteries. The business area is notorious for drug trafficking and prostitution. My office window fronts on Colorado Blvd with two bus benches across the street. Prostitutes operate freely between Rosemead Blvd. and Michilinda Blvd. on Colorado walking in one direction or the other or getting up from the bus bench to make a deal in the adjacent parking lot. I remove syringes from my front shrubbery on a regular basis.

We have had many meetings over the years with those most effected by the above activities as well as law enforcement from numerous agencies. The sheriffs department does what they can with the limited resources that they have. Certain periods of time we are fortunate to have two cars for this area, while other times only one. We have called many times complaining about the problems. Sometimes it seems to quiet down, only to start up again. About eight years ago, I had an opportunity to rent half of the downstairs in my building to Allstate Insurance. They were moving their agents into neighborhood locations. But the prostitute working Colorado Blvd. that day managed to discourage the Allstate area supervisor from selecting my location. Last summer, one of my tenants decided to look elsewhere for office space and he filled out an application to rent an Arcadia office. Note the attached form for reason for vacating. This is just the tip of the iceberg.

With all this said, we are now faced with an opportunity to begin the process to rebuild this neighbor. Both businesses and residents have major investments at stake. The former Regal Motel, now the Days Inn, has been a major contributor to the overall problem affecting this neighbor. I was hoping the physical changes made to the property by the new owners was a good start. However, I now understand there was a drug bust by the Los Angeles County Sheriff's department on December 27, 2007 with the arrest of five suspects on the Days Inn property who were evidently registered at the motel. The motel in this neighborhood is a contributor to the overall series of problems that we have had for many years.

Adding insult to injury, I further understand that Frank & Dean's Restaurant was recently sold and the principals who own Pleasures in Pasadena, a "Gentlemans" club are the new owners of the restaurant.

I would like to go on record that the renewal of Conditional Use Permit No. 20060099-(5) be denied.

Sincerely,

William J. Siefke
Owner

Attachment: 1


REQUEST FOR VERIFICATION OF RENT OR MORTGAGE

We have received an application for a loan from the applicant listed below, to whom we understand you rent or have extended a loan.

INSTRUCTIONS: LENDER - Complete items 1 thru 6. Have applicant(s) complete item 7. Forward directly to lender named in item 1.
 LANDLORD/CREDITOR - Please complete Part II as applicable. Sign and return directly to the lender named in item 2.

PART I REQUEST

1. TO (Name and address of Landlord/Creditor) William J. Siefke Landlord / Owner (626) 792-6108		2. FROM (Name and address of lender) Mark F. Young Many Investments, Inc. 148 E. FOOTHILL BLVD., SUITE201 Arcadia, CA 91006	
--	--	---	--

3. SIGNATURE OF LENDER 	4. TITLE Broker	5. DATE 7/06/07	6. LENDER'S NUMBER
--	--------------------	--------------------	--------------------

7. INFORMATION TO BE VERIFIED			
<input type="checkbox"/> MORTGAGE <input type="checkbox"/> LAND CONTRACT <input checked="" type="checkbox"/> RENTAL <input type="checkbox"/>	PROPERTY ADDRESS 3814 East Colorado Blvd #102 Pasadena, CA. 91006	ACCOUNT IN THE NAME OF: Faruq Sehwal Abed El'Abour Kathy Ionescu	ACCOUNT NO.

8. NAME AND ADDRESS OF APPLICANT(S)	9. SIGNATURE OF APPLICANT(S) See Attachment
-------------------------------------	--

PART II TO BE COMPLETED BY LANDLORD/CREDITOR

<input checked="" type="checkbox"/> RENTAL ACCOUNT		<input type="checkbox"/> MORTGAGE ACCOUNT		<input type="checkbox"/> LAND CONTRACT	
Tenant has rented since _____ * to _____	Date mortgage originated _____	Interest rate _____			
Amount of rent \$ _____ per _____	Original mortgage amount \$ _____	FIXED _____	ARM _____		
Is rent in arrears? Yes _____ No _____	Current mortgage balance \$ _____	FHA _____	VA _____		
Amount \$ _____ Period _____	Monthly Payment P & I only \$ _____	FNMA _____	CONV _____		
Number of times 30 days past due* _____	Payment with taxes & ins. \$ _____	Next pay date _____			
Is account satisfactory? Yes _____ No _____	Is mortgage current? Yes _____ No _____	No of late payments* _____			
	Is mortgage assumable? Yes _____ No _____	Insurance agent: _____			
	Satisfactory account? Yes _____ No _____				
	* Number of times account has been 30 days overdue in last 12 months				

ADDITIONAL INFORMATION WHICH MAY BE OF ASSISTANCE IN DETERMINING APPLICANT(S) CREDIT WORTHINESS

SIGNATURE OF CREDITOR 	TITLE	DATE *
	PHONE NO.	

The confidentiality of the information you have furnished will be preserved except where disclosure of this information is required by applicable law. The form is to be transmitted directly to the lender and is not to be transmitted through the applicant or any other party.

JUN-26-07 04:12PM FROM:CWS SYSTEMS INC.

46267021177

T=000 P.02/07 F=066



Many Investments, Inc.

COMMERCIAL LEASE APPLICATION

BUSINESS INFORMATION

FULL LEGAL COMPANY NAME: CWS Systems, Inc.
 Business License #: 846110 Federal Employee ID #: 20-1415566
 Business Address (Main Office): 3814 E. Colorado Blvd. Suite 102 Pasadena CA 91107
Number Street City State Zip
 DBA: N/A Date Filed: July '04
 Type of Business: General Contractor Years Established: 4
 If a Corporation, State of Inc.: CA Name and Address of Officers (use separate sheet if necessary):
Abed EL-Abour - 832 W. Huntington Dr. Arcadia, CA 91007
 If a Partnership, Name and Address of General Partners:
Please see Attached
 Name and Address of Limited Partners (If any): N/A
 If a Limited Liability Company, Name and Address of Members: N/A
 If a Sole Proprietor, Name and Address: N/A
 Contact Person: Nathy Jonescu Title: Manager
 Phone #: 626-506-7627 Fax #: 626-792-1177 Email: Nathy@cwsystems.com

COMMERCIAL RENTAL HISTORY

Present Address: 3814 E. Colorado Blvd Ste 102 Pasadena CA 91107
Number Street City State Zip
 Rent Own Rental / Mortgage Amount Paid Monthly: \$ 1,035.00 From / To: 05 - July 07
 Reason for vacating: Location (Bad neighborhood at night)
 Landlord Name / Lender: Great Western Travel Phone #:

If at present address for less than two years, complete the following:

Previous Address: Myrtle Ave, Monrovia
Number Street City State Zip
 Rent Own Rental / Mortgage Amount Paid Monthly: \$ _____ From / To: _____
 Reason for vacating: _____
 Landlord Name / Lender: _____ Phone #: _____

JUN-20-07 04:12PM FROM: CBS SYSTEMS INC.

40207021177

T-000 P.04/07 P-000

PERSONAL INFORMATION (continued)

HAVE YOU EVER BEEN CONVICTED OF A FELONY?

Yes

No

If yes, date and explanation: _____

EMERGENCY CONTACT:

Name: Abed EL-Abour

Phone #: 626-818-6441

Address: 832 W. Huntington Dr Arcadia CA 91007

Number

Street

City

State

Zip

I HEREBY GIVE PERMISSION FOR THE INDIVIDUALS AND BUSINESS LISTED ABOVE AS REFERENCES TO PROVIDE FINANCIAL AND CREDIT INFORMATION TO MY PROSPECTIVE LESSOR, HIS MANAGER AND / OR HIS BROKER. I ALSO HEREBY AUTHORIZE THE OWNER AND HIS / HER REPRESENTATIVES TO PERFORM A CREDIT CHECK ON MYSELF AND / OR MY COMPANY.

THE REPRESENTATIONS OF FACT CONTAINED IN THIS APPLICATION ARE CONSIDERED PART OF THE LEASE AND ARE TRUE AND CORRECT. IF ANY INFORMATION HEREIN CONTAINED IS DISCOVERED TO BE FALSE OR MISLEADING, THE LEASE MADE ON THE STRENGTH OF THIS APPLICATION MAY, AT THE OPTION OF THE LESSOR, BE TERMINATED AT ANY TIME. IN ADDITION, THE LESSOR IS HEREBY GRANTED PERMISSION TO VERIFY ALL CREDIT / PERSONAL INFORMATION AND TO OBTAIN ANY CREDIT REPORTS IT DEEMS NECESSARY.

By Lessee:

Executed at: _____

On: 6/20/07

By: [Signature]

(Signature)

Name Printed: Farug Sehunil

Phone #: 312-650-5570

Title: Vice-President

By: [Signature]

(Signature)

Name Printed: Abed EL-Abour

Phone #: 626-818-6441

Title: President

June 11, 2008 Public Hearing

Hearing Materials & Public Comments



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

May 28, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mi Kim *Mi Kim*
Principal Regional Planning Assistant
Zoning Permits I Section

Original

**SUBJECT: AGENDA ITEM NO. 6
PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT NO. RCUP 200600099-(5)
3800 E. COLORADO BLVD**

The above referenced project is a request to continue the operation of a 35-unit motel in a C-2 (Neighborhood Commercial) Zone. Your commission held a public hearing on the matter on February 6, 2008 and March 5, 2008. The public hearing was continued for six months and you requested a status report in three months. Following is a status report including comments from the Zoning Enforcement Officer and Sheriff's Department.

Background

At the March 5, 2008 public hearing, the applicant presented the motel's proposed operation procedures in response to the concerns and issues raised by the residents. The residents' raised concerns regarding prostitution, drug use, trash and graffiti in the alley, and truck parking on residential streets.

Zoning Inspection

A Zoning Enforcement Officer conducted a site inspection on May 27, 2008. The site inspection revealed no zoning violations. The subject property was well maintained, free of debris and graffiti in the alley and elsewhere. At the time of the inspection, there was no loitering in and around the premises, on the sidewalk or in the parking lot. Site photographs from the inspection are attached.

Sheriff's Report

The Sheriff's provided a crime statistics report for the five-month period from November

2007 to April 2008 compared to the same period the previous year.

At the subject property, the crime statistics from the Los Angeles Crime Information System (LARCIS) increased from 2 (previous time period) to 5 (current time period). Calls regarding narcotics increased from 1 to 2. Calls regarding prostitution increased from 0 to 1.

At the block on which the subject property is located, the LARCIS crime statistics decreased from 21(previous time period) to 17 (current time period). Calls regarding narcotic decreased from 5 to 4. Calls regarding prostitution also decreased from 4 to 1.

Statistics of all the activities reported in LARCIS for the subject property and surrounding area provided by the Sheriff's Department is attached.

Applicant's Comment

According to the applicant, the new property owner has instituted a new check-in procedure and updated the motel's operations procedure pursuant to comments; and since the last public hearing, the property owner hired a security guard to patrol the premises from 4 p.m. to midnight and hired a new manager. The applicant also reports that a bus stop on Foothill Blvd and Colorado Blvd, which the applicant believes was the cause of loitering, has been relocated.

This is the 3 months status report requested by your commission. The next continued public hearing will be in September. If you need further information, please call Ms. Mi Kim at (213) 974-6443. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MC:MKK 5/28/08

Attachments
Sheriff's Crime Statistics
Site Photographs

CALL FOR SERVICE (RAPS)
 11/01/07~04/30/08 11/01/06~04/30/07

LARCIS QUERY
 11/01/07~04/30/08 11/01/06~04/30/07

Address	11/01/07~04/30/08	11/01/06~04/30/07	Total	Total Phone Call
3800 Colorado Blvd.	2	1	5	18
Narcotics	1	-	1	
Prostitution	-	1	1	
Failing to Register as Sex Offender	1	-	1	
Grand Theft	1	-	1	
Vehicle laws	1	-	1	
Total:	5	2	7	18

Address	11/01/07~04/30/08	11/01/06~04/30/07	Total	Total Phone Call
3800 Colorado Blvd.	4	5	9	
3800 Beck	1	4	5	
Narcotics	1	1	2	
Prostitution	2	2	4	
Vehicle impounded	2	-	2	
Drunk	2	-	2	
Grand Theft	2	-	2	
Vehicle laws	2	-	2	
Person Dead	1	-	1	
Vandalism	2	-	2	
Robbery	-	1	1	
Failing to Register as Sex Offender	-	1	1	
Mentally	-	1	1	
Commercial Burglary	-	1	1	
Rape	-	1	1	
Child Abuse	-	1	1	
Assault	-	1	1	
Vehicle Burglary	-	2	2	
Property lost/found	-	1	1	
Total:	17	21	38	184

3800 Colorado, Pasadena, Colorado & Quigley, and "Regal Inn"
EXACT ADDRESS, INTERSECTION, AND BY NAME

RAPS (Regional Allocation of Police Services)

2006 - 89 Calls

2007 - 163 Calls

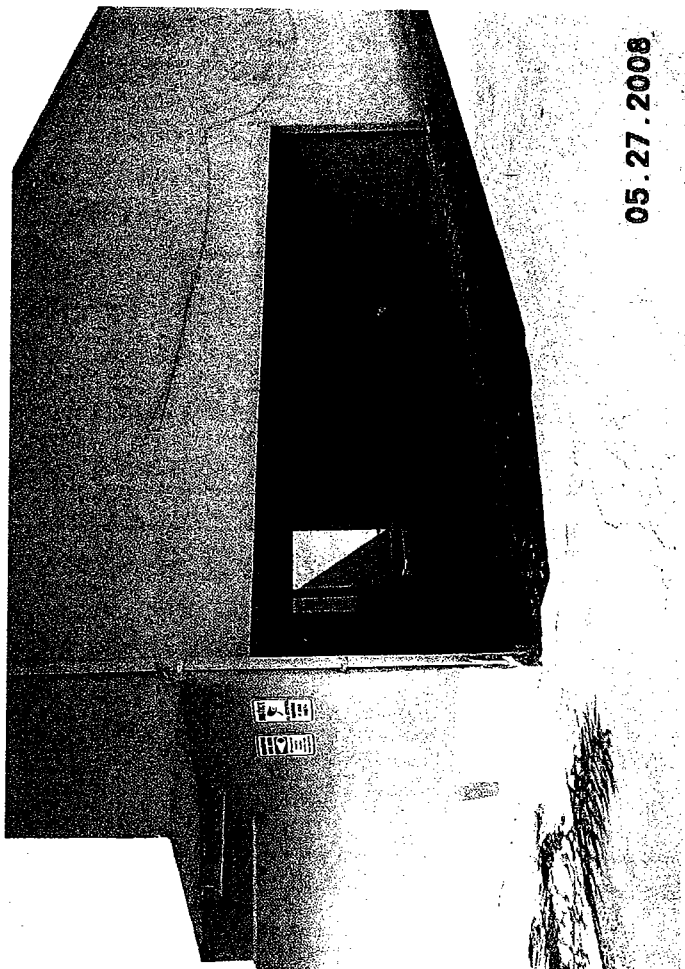
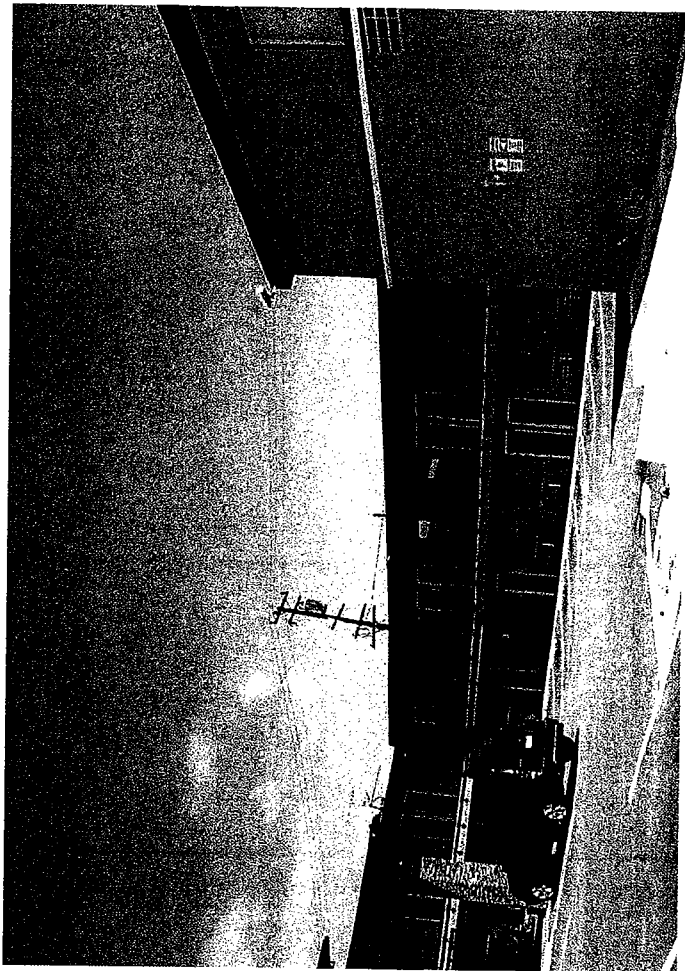
Reports taken:

2006 - 2

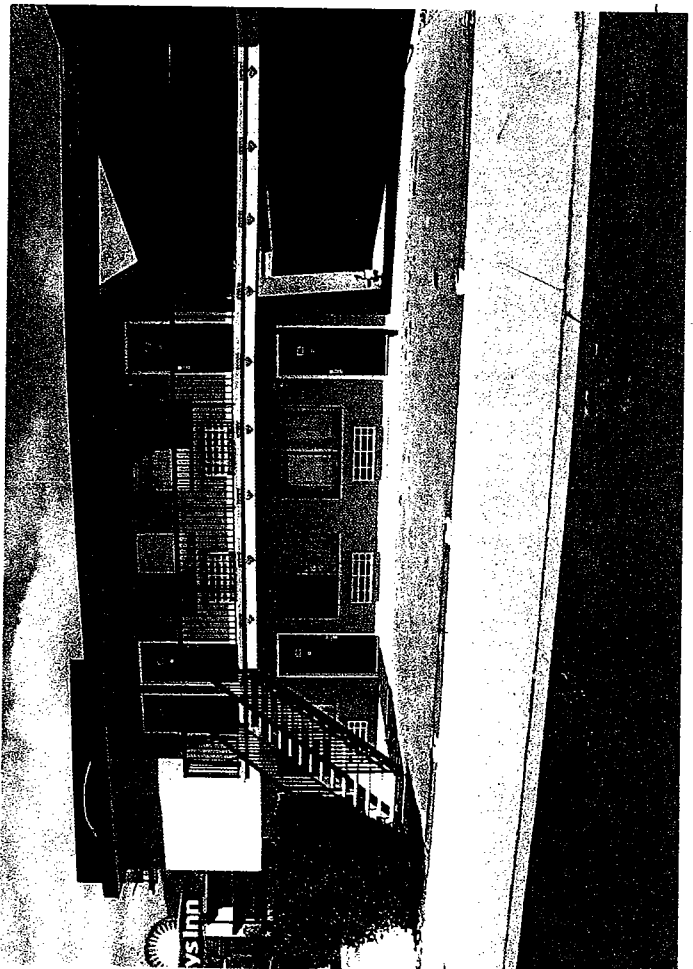
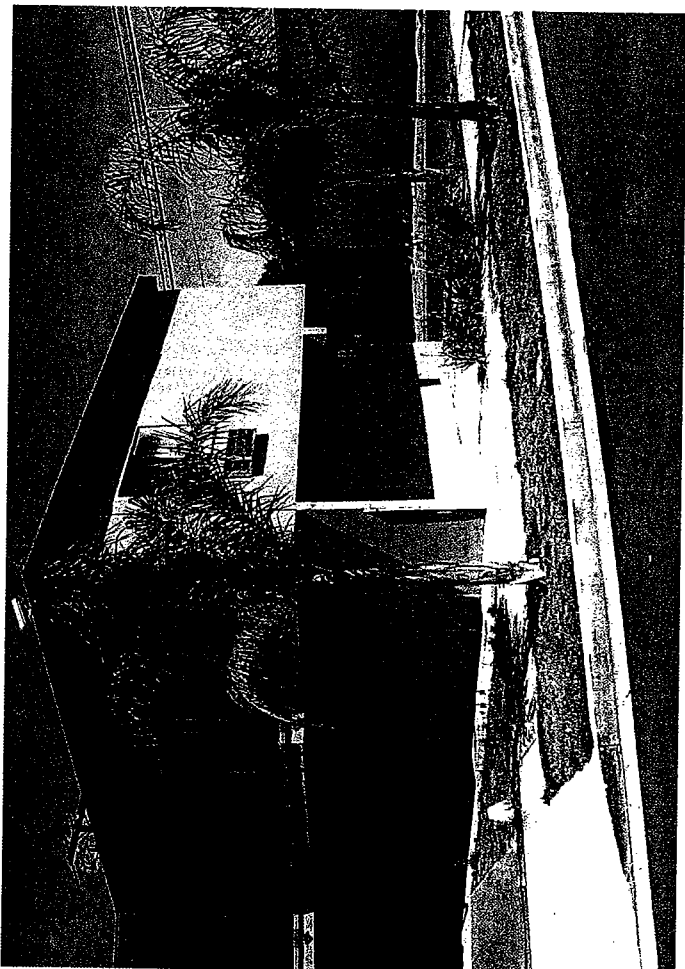
2007 - 9

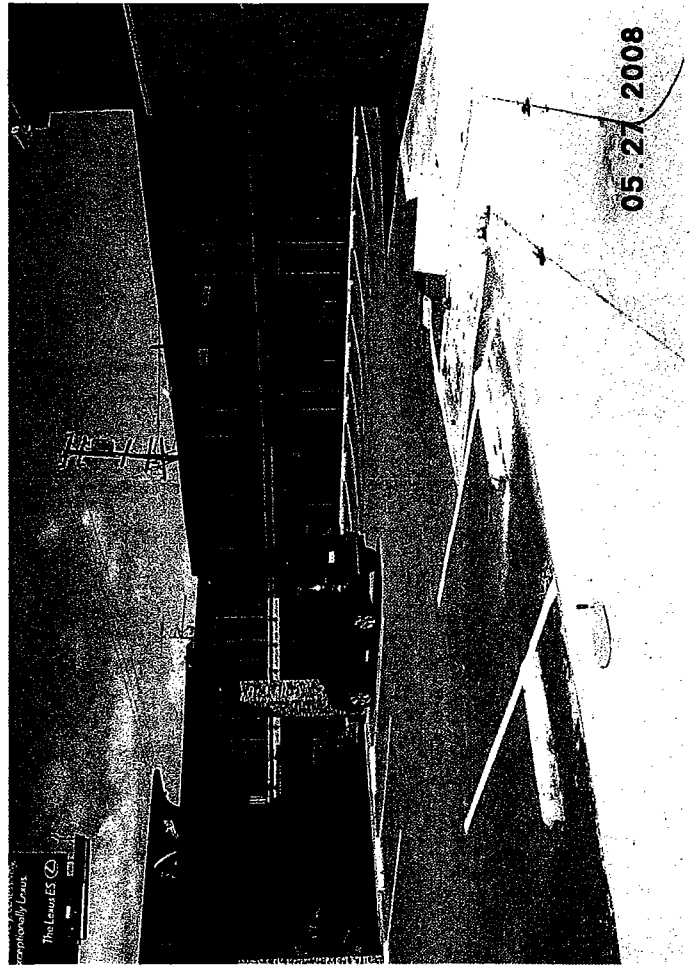
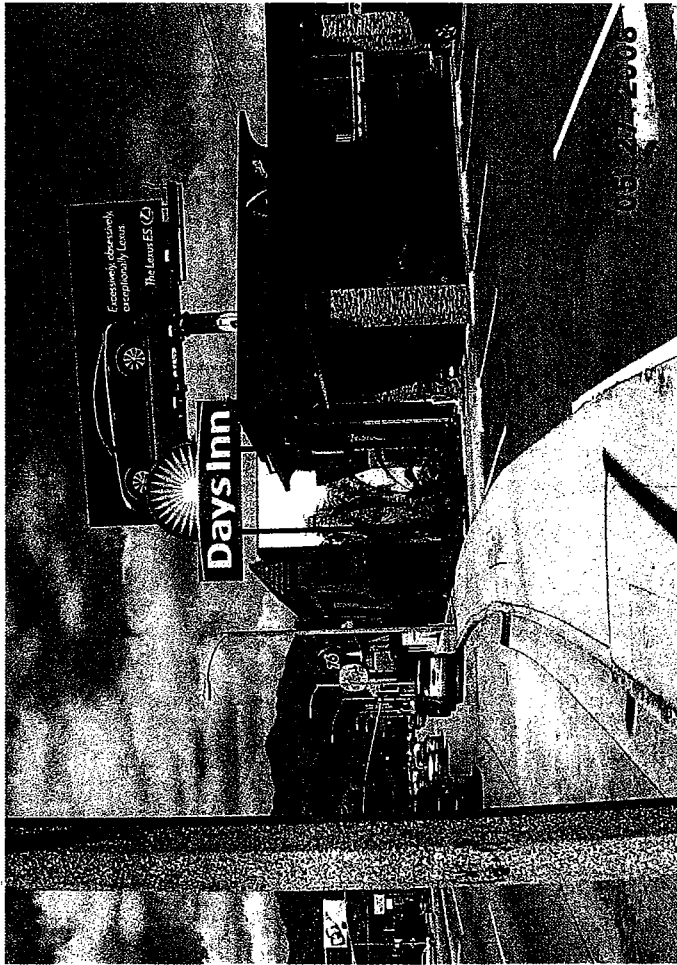
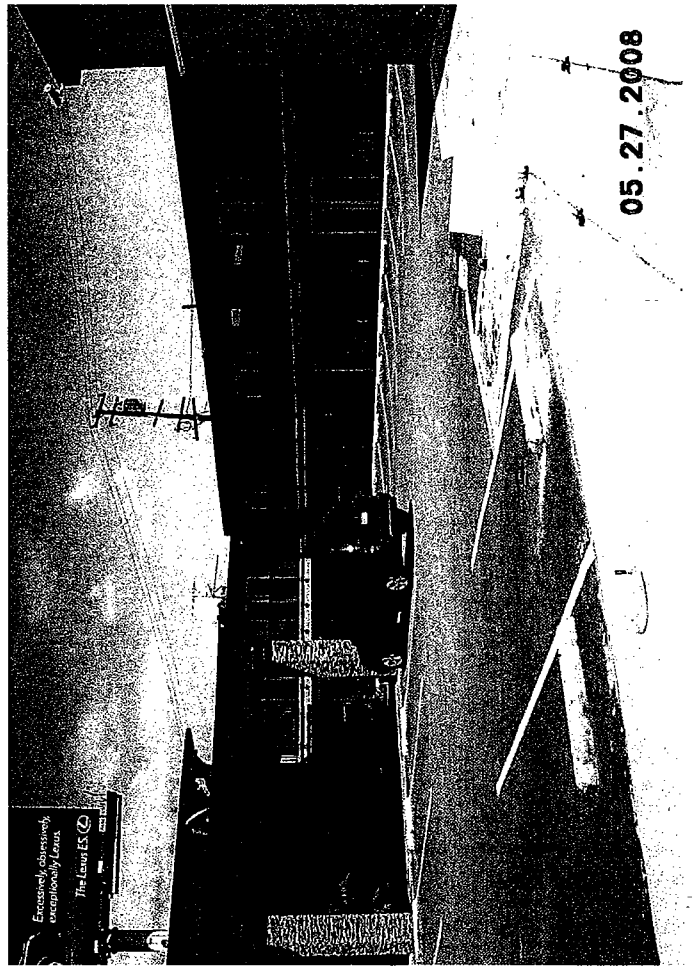
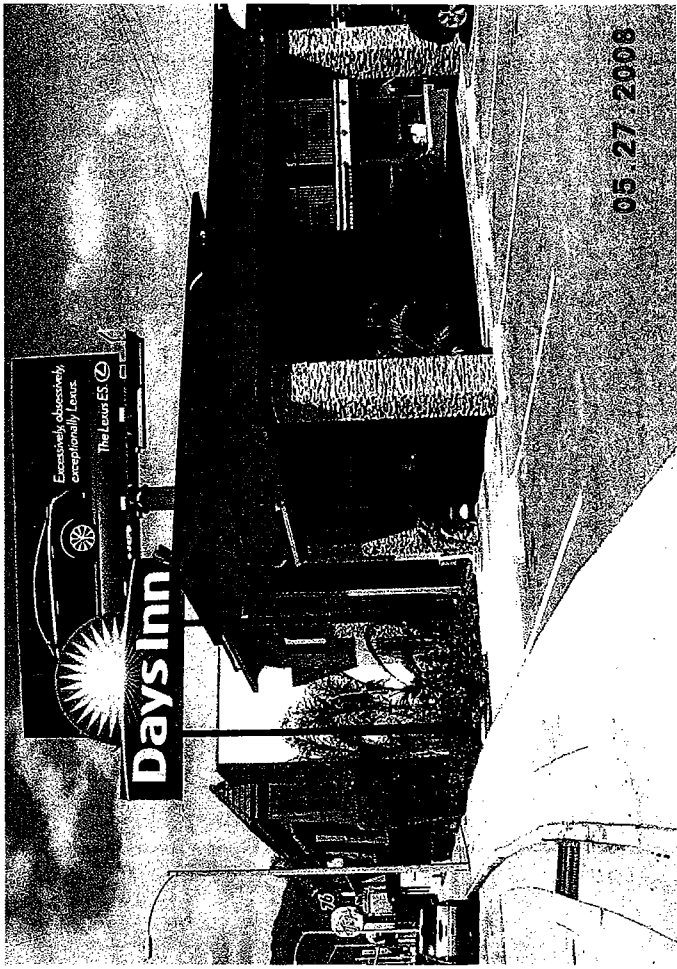
Arrests 2007:

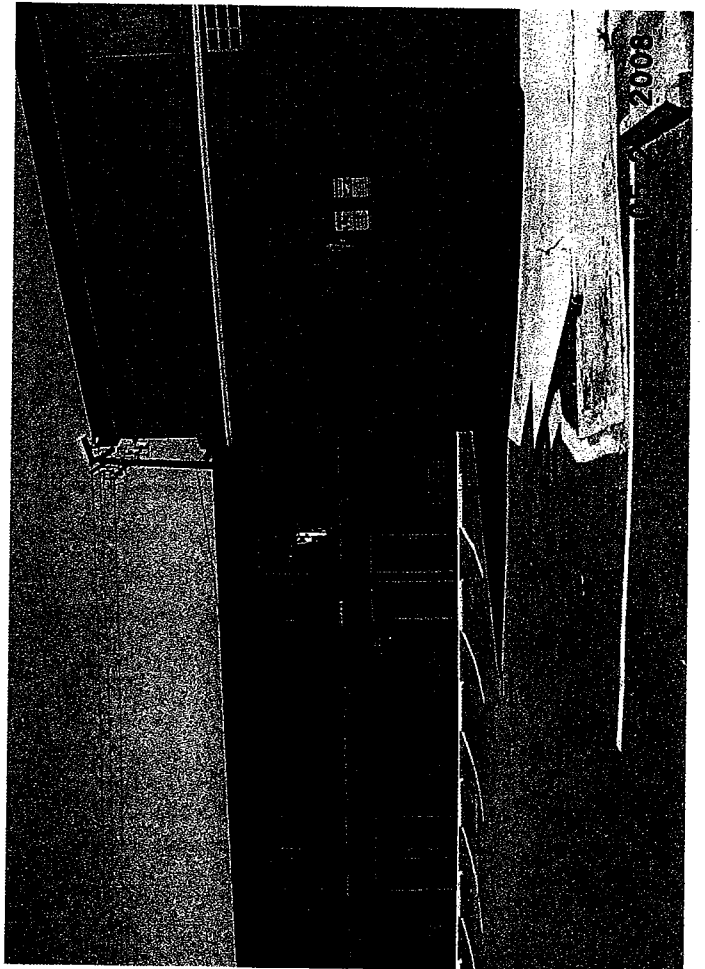
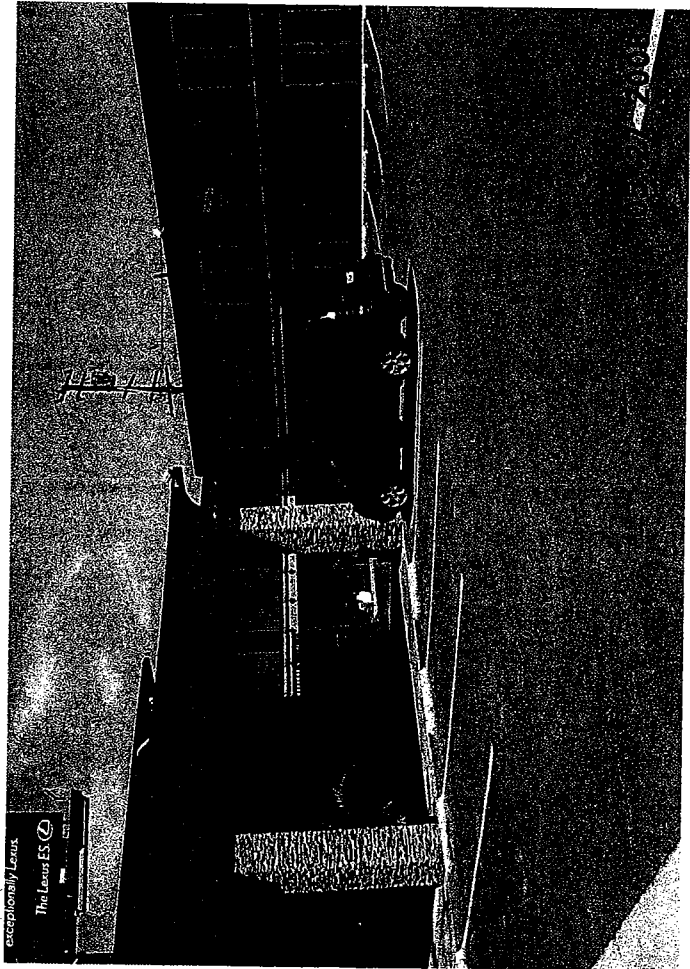
Prostitution:	115
Drugs:	63
<u>Parole violation:</u>	<u>12</u>
Total:	190



05.27.2008









Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

June 11, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mi Kim 
Principal Regional Planning Assistant
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 6**
PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT NO. RCUP 200600099-(5)

Staff received a letter of support which is being forwarded for your review.

In addition, the Sheriff's Department submitted graphs to illustrate the crime statistics provided to your commission in last week's package.

If you need further information, please call Ms. Mi Kim at (213) 974-6443, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachments

2007-108

I wish to thank the operators of the Days
inn for their investment and management
of the motel. They are hard working and try
to be good neighbors. I believe the motel
had Foothill transit remove a bus stop
in front of the motel because the prostitutes
were looking for work. My family have
been living in this neighborhood since 1960.
Prostitutes have always been here. What
attracts the prostitutes is the Ruby Star
motel 3872 Colorado plus the liquor
store at 3860 Colorado. We do feel safe
here because the sheriffs, highway patrol,
Arvada police and L.A. county fire men
all eat at Top's fast food 3838 Colorado.
On the weekends the Days inn is mostly
full of cars. They clean the units and the
grounds. You should come and spend
the night.

Thank you

Oleg Wilken
71 Medon Ave
Pasadena, Cal 91109



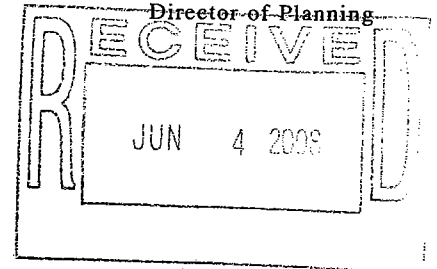
Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead.

Bruce W. McClendon FAICP

Director of Planning



PUBLIC HEARING INFORMATION

PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT NO. 200600099-(5)
PROJECT LOCATION: 3800 E. COLORADO BLVD
PROJECT SCOPE: CONTINUED OPERATION OF AN EXISTING MOTEL

This is to inform you that a continued hearing on the above referenced project has been scheduled June 11, 2008 for discussion by the Regional Planning Commission. The case was last heard on March 5, 2008. At that meeting the Commission continued the public hearing for 6 months to a date in September (yet to be determined) and instructed the staff to report back in 3 months with a status update on the operation of the motel. The meeting on June 11 is to provide the commission with this status update. You may provide comment in person or in writing.

If you would like to comment **in person**, you may attend the hearing at the following time and location:

Wednesday, June 11, 2008
9:00 am
at
Hall of Records, Room 150
320 West Temple Street
Los Angeles, CA 90012

If you would like to provide **written comment**, you may send the correspondence to the following location:

Attn: R2006-01328
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

*It certainly has
impaired the
neighborhood*

*Melvin
Barner
3851*

*Blanche
Pasa. 91107*

Agenda Item #6
R2007-01328

Temple Station Unincorporated Area

3800 Colorado Boulevard, Pasadena

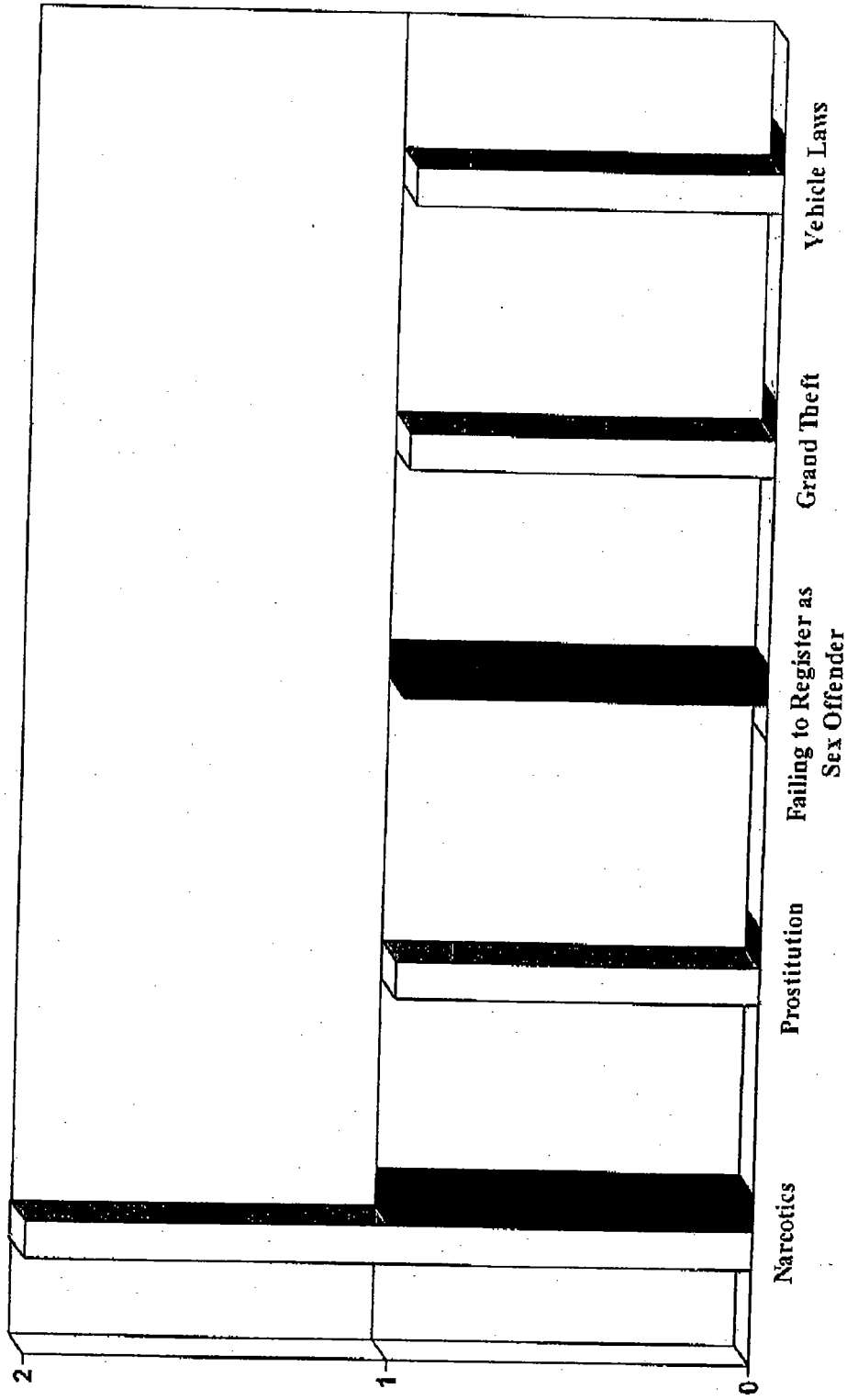
Temple Station Unincorporated Area

Crime Incidents 3800 Colorado Boulevard, Pasadena.

Crimes	11/01/07~04/30/08	11/01/06~04/30/07
Narcotics	2	1
Prostitution	1	0
Failing to Register as Sex offender	0	1
Grand Theft	1	0
Vehicle Laws	1	0
Total Crimes	5	2

Temple Station Unincorporated Area

Crime Incidents 3800 Colorado Boulevard, Pasadena



11/01/07~04/30/08
 11/01/06~04/30/07

Multiple Station Unincorporated Area

Incidents Comparison

Address	11/01/07~04/30/08	11/01/06~04/30/07
3800 Colorado Blvd.	5	2
00 Block Colorado Blvd.	17	21

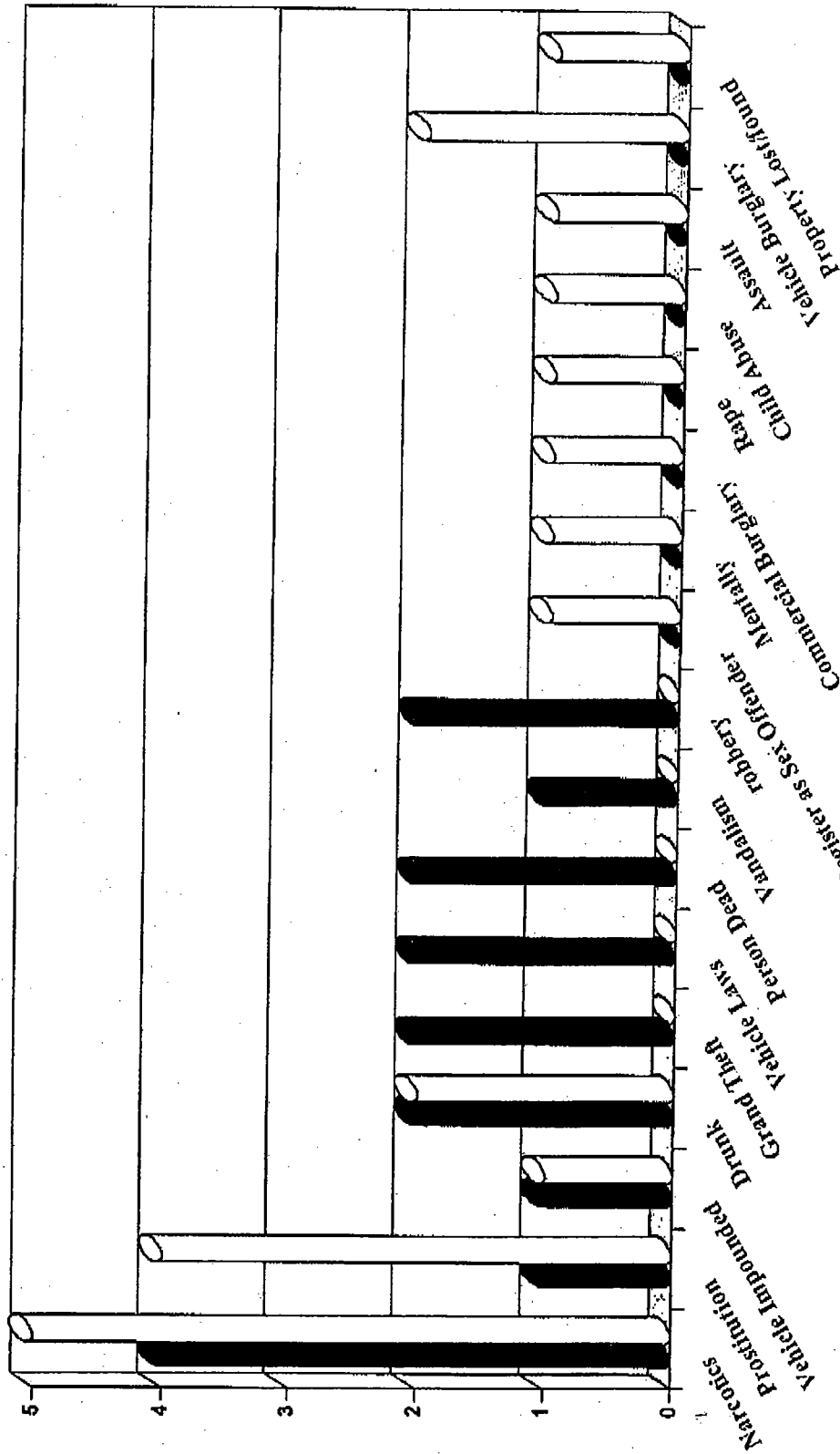
Temple Station Unincorporated Area

Crime Incidents 3800 Block of Colorado Boulevard, Pasadena.

Crimes	11/01/07~04/30/08	11/01/06~04/30/07
Narcotics	4	5
Prostitution	1	4
Vehicle Impounded	1	1
Drunk	2	2
Grand Theft	2	0
Vehicle Laws	2	0
Person Dead	2	0
Vandalism	1	0
Robbery	2	0
Failing to Register as Sex Offender	0	1
Mentally	0	1
Commercial Burglary	0	1
Rape	0	1
Child Abuse	0	1
Assault	0	1
Vehicle Burglary	0	2
Property Lost/Found	0	1
Total Crimes	17	21

Temple Station Unincorporated Area

Crime Incidents 3800 Block of Colorado Boulevard, Pasadena.



11/01/07-04/30/08
 11/01/06-04/30/07
 Falling to Register as Sex Offender

Temple Station Unincorporated Area

Total Calls for Service Comparison

Address	11/01/07~04/30/08	11/01/06~04/30/07
3800 Colorado Blvd.	18	8
3800 Block Colorado Blvd.	184	130

East Pasadenaans Improving Community
EPIC

Co-Chairs Dr. Rex A. Meats
V-President
President Mr. Steve Procter

www.eastpasadena.org
(626) 354-0013

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REGIONAL PLANNING COMMISSION

Office of the Attorney General • Megan's Law

State of California • Department of Justice





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In Violation

New Search

REGIONAL PLANNING COMMISSION
page 1 2 3
(41-56) of 56 offenders

	<u>↓</u> <u>↑</u> Name	Address	<u>↓</u> <u>↑</u> City	<u>↓</u> <u>↑</u> ZIP	<u>↓</u> <u>↑</u> County
	<u>POQUETTE, MICHAEL GERARD</u> More Info	3853 E COLORADO BOULEVARD # 8 Show on map	PASADENA	91107	LOS ANGELES
	<u>QUIJANO, TONY JESSE</u> More Info	3853 COLORADO BOULEVARD # 15 Show on map	PASADENA	91107	LOS ANGELES
	<u>RIVERA, STEVEN ROY</u> More Info	3872 E COLORADO BLVD # 109 Show on map	PASADENA	91107	LOS ANGELES
	<u>SANCHEZ, HENRY R</u> More Info	50 NORTH QUIGLEY AVENUE	PASADENA	91107	LOS ANGELES
	<u>SMITH, LEONARD</u> More Info	3872 EAST COLORADO BOULEVARD # 108 Show on map	PASADENA	91107	LOS ANGELES
	✓ <u>SMITH, MARSHALL D</u> More Info	Specific address not subject to disclosure	PASADENA	91107	LOS ANGELES
	<u>SNIDER, LARRY DON</u> More Info	1842 E DEL MAR BLVD Show on map	PASADENA	91107	LOS ANGELES
	<u>SNIECINSKI, KENNETH JAMES</u> More Info	3853 E COLORADO BLVD # 1 Show on map	PASADENA	91107	LOS ANGELES
	<u>STACEY, PETER H</u> More Info	3625 E COLORADO BLVD # 107 Show on map	PASADENA	91107	LOS ANGELES
	<u>STEPHENS, DARRYL D</u> More Info	Specific address not subject to disclosure	PASADENA	91107	LOS ANGELES
	<u>TORRES, RUBEN</u> More Info	89 N PARKWOOD # 1 Show on map	PASADENA	91107	LOS ANGELES
	<u>UTLEY, KENNETH MARK</u> More Info	3625 EAST COLORADO BOULEVARD # 102	PASADENA	91107	LOS ANGELES
	<u>WALKER, PATRICK</u>	Specific address not	PASADENA	91107	LOS



WILLIAM
[More Info](#)

BOULEVARD # 205
[Show on map](#)

ANGELES



MESHELSKI, JACK
JOSEPH
[More Info](#)

35 N CRAIG
[Show on map](#)

PASADENA 91107 LOS ANGELES



MITCHELL, JOSEPH
THOMAS
[More Info](#)

Specific address not subject to disclosure

PASADENA 91107 LOS ANGELES



MOORE, NATHAN
JOSEPH
[More Info](#)

3872 E COLORADO BOULEVARD # 116
[Show on map](#)

PASADENA 91107 LOS ANGELES



OCHI, LINDA RUIZ
[More Info](#)

1150 MEDFORD RD
[Show on map](#)

PASADENA 91107 LOS ANGELES



ORNA, ANTHONY
DENNIS
[More Info](#)

3872 E COLORADO BLVD # 118
[Show on map](#)

PASADENA 91107 LOS ANGELES



ORNA, DANIEL
[More Info](#)

3800 EAST COLORADO AVENUE # 105
[Show on map](#)

PASADENA 91107 LOS ANGELES

*Rape by force
They have relocated*



POLK, ALVIN
[More Info](#)

3872 E COLORADO BOULEVARD # 103
[Show on map](#)

PASADENA 91107 LOS ANGELES



In Violation

New Search

page 1 2 3
(21-40) of 56 offenders

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key name elevated

"Letter the neighborhood"

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REGIONAL PLANNING COMMISSION

**East Pasadenans Improving Community
 Opposing Motels on Colorado Blvd.**

	Business Name	Signature	Taking Bus	# on Bus
1	POWER COHEN Samuella	[Signature]		
2	CWA local 9505	[Signature]		
3	FARMER INSURANCE	[Signature]	yes	1
4	CHOO	[Signature]		
5	Bill Rogers (Dunn Edwards)	[Signature]		
6	Michael Zb	[Signature]		
7	Acrylics	[Signature]		
8	Catherine Bandura (Advisory Board)	[Signature]		
9	LTC Navigators	[Signature]		
10	YANG HOW PATRICK	[Signature]		
11	Sir Guy's Barber shop	[Signature]		
12	Boxcar Send Etc	[Signature]		
13	Bruce's Lawnmower	[Signature]		
14	Cabinet City	[Signature]		
15	TWO DRAGONS MARTIAL ARTS STUDIO	[Signature]		
16	SERVICE SUPPLY COMPANY	[Signature]	no	
17	PIA PENA LILLO	[Signature]		
18	SYLVIA BEENAN DDS	[Signature]	yes	4
19	The Original Tops	[Signature]		
20	DR. SAM CONTINO (DENTIST)	[Signature]		

Re: CUP No. R2006-01328 Grant
6/11/08

They use these motels to conduct business. You do NOT see any families staying at these motels. These motels are breeding grounds for all deviants that the rest of LA County doesn't want.

And the irony is the County of LA pays to have these deviants stay in our neighborhood and at these motels. We do not want them here. Period. We want a better quality of life for this neighborhood. We do not want to just exist. We do not want to ignore what is going on, on Colorado Blvd, between Michillinda Ave. and Rosemead Blvd. We care about our neighborhood.

Getting rid of these 3 motels will improve the neighborhood. There is no need for them. We have plenty of quality hotels and motels to the East of us in Arcadia, and to the West of us in Pasadena. That is where families stay when they come to town.

It is your duty to protect our neighborhood from these deviants. And all it takes is your vote against the permit. These motels had 40 years to prove themselves. They have not. No more second chances. Give us a better quality of life.

If you vote to renew these permits, then you are publicly saying you do not care about our neighborhood and you favor shady motels, prostitutes, and sexual predators over family safety. Your public record of your vote will ring out loudly during re-election for those who have been elected and for those who work for elected officials. Please help us and do the right thing.

Sincerely,

**Freddie & Mariesse Garcia
3921 Mohawk St.
Pasadena, CA 91107**

CC: EPIC

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JUN 11 2008
REGIONAL PLANNING COMMISSION

June 7, 2008

Dear Planning Committee Members,

Thank you for taking the time to read our letter. We live one block south of the Days Inn. My husband and I bought our house nearly eight months ago. I feel that I need to write to you, and tell you about the crime in our neighborhood.

Just tonight I had to call the police because of a drug deal in front of my neighbor's house. I called the police, but the transaction had taken place and both parties went their separate ways. I have noticed that the prostitutes are always nearby the seediest motels on Colorado Blvd. I have called the police numerous times for people using drugs in their cars, or men, not from this neighborhood, picking up women, not from this neighborhood. The drug users will leave their uneaten fast food in the street where they have parked. A few times they have thrown it on the sidewalk. Believe me, it is no fun scraping mayonnaise off your sidewalk, or a bloody feminine hygiene pad. Our wonderful dogs are usually the family members who alert us to these happenings, but they don't stay out all night. Sometimes, I or another neighbor will be up late, and notice activity at an odd hour. I call the police whenever I see anything suspicious, but occasionally my husband will get so irritated that he will go out and confront these people. One guy who had spent several hours outside our house in his RV left for a few hours and came back. We couldn't tell if he brought anyone back. My husband banged on his door, and told him of the problems we were having in the neighborhood, and that the sheriff would be driving by to check him out. He got mad and said he had the right to park there. The guy explained that he had too much too drink, and he was going to sleep a few hours before driving to his home out of town. The man left five minutes later.

I have driven by the Days Inn on several occasions, and have seen disreputable people loitering around the side of the property. Sex offenders have been housed there in the past. One guy from the motel would walk down our street several times a day. Was he a child molester cruising for victims? Who can say, but given the level of drug and prostitution surrounding the motel, I don't want to find out after one of my children is assaulted. How do we know that the Days Inn will not ever rent rooms to sex offenders on parole again? Promises can be broken when there is potential rent money to be gained.

We do believe that the motel in question attracts not only a bad element, but a dangerous element to our neighborhood. We personally are concerned that one of these men waiting to pick up a prostitute will decide he wants to sexually assault the fifteen year old girl walking home from school with her backpack on. One of many sex offenders in this neighborhood could walk away with any of our precious children. Committee members, please help our community and the Temple City Sheriffs protect our families.

Sincerely,

Dr. and Mrs. Eric D. Black
3798 E. Green Street
Pasadena, Ca, 91107

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JUN 11 2008

REGIONAL PLANNING COMMISSION

June 10, 2008

Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Attn: R2006-01328

To Whom It May Concern:

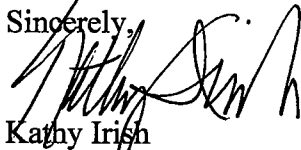
This letter is to express to the Planning Commission my complete opposition to the proposed renewal of the Conditional Use Permit for the Regal Inn located at 3800 East Colorado, Pasadena, California, 91107.

The context for my opposition is that currently, the residential community within a two-to-three-mile radius of the subject location is pocked by motels, halfway houses and the undesirable, lewd and criminal activities that unfailingly accompany these land uses. The need for another motel cannot be substantiated under any circumstance. Its odious presence will most certainly require of law enforcement increased resources to deter the well-established and documented prostitution in the area as well as heighten the already agitated and despondent neighboring residents.

I would prefer that the Planning Commission shift its community development focus away from approving proposed land uses that further strain law enforcement, threaten to depress currently declining property values and contaminate sturdy neighborhoods with undesirable social behavior and instead, turn its eye toward developing real and workable strategies for creating a robust commercial/retail corridor east of Rosemead Boulevard. If the Commission affected this paradigm shift, we, the residence of this community, could rightfully expect to experience and enjoy a healthy quality of life for ourselves and our children while happily coexisting with more a desirable and vibrant local business sector.

Thank you for your attention to this correspondence.

Sincerely,



Kathy Irish
3744 Corta Calle
Pasadena, CA 91107

R E C E I V E D
JUN 11 2008

REGIONAL PLANNING COMMISSION

Warren J. Meyer
584 Michigan Blvd.
Pasadena, CA 91107
(626) 683-8306

June 10, 2008

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

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JUN 11 2008

REGIONAL PLANNING COMMISSION

Re: **R2006-01328**

Opposition to Conditional Use Permit renewal for motel at 3800 E. Colorado Blvd.

Dear Commission members,

I have been a resident of East Pasadena for over 40 years and homeowner for 12 years. During this time I have seen the continued decay of East Pasadena, specifically the Colorado Corridor, with the degradation of business and increase in transient activities including prostitution and loitering. Not to mention the increased concentration of sexual offenders who have taken up residence in the numerous run down motels that saturate this part of the business district.

As a parent of two young boys, ages 12 and 9, I am deeply concerned about their safety and their exposure to these illegal and illicit activities in our neighborhood. I strongly support the urban renewal of Pasadena and I am hopeful the transition and beautification will continue eastward into our neighborhood in East Pasadena.

The Planning Commission must lead the effort of positive change and work to eliminate those elements of our community that discourage business growth and attract negative influences into our neighborhoods. The elimination of motels that promote or facilitate illegal undesirable activities is critical to this effort.

For this reason, I strongly oppose the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107. This facility, while freshly painted, has long allowed or promoted transient activities that are at the center of East Pasadena's degradation.

Only through your support can we build a better community for our families, businesses and friends.

Sincerely,



Warren J. Meyer
CC: EPIC

Cynthia Riegsecker
1129 Drake Road
Arcadia, CA 91007
626-294-9028

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REGIONAL PLANNING COMMISSION

June 10, 2008

Re: **R2006-01328**

Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members,

I am 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107. The prostitution and housing of sex offenders there is continuing and will not be tolerated.

I am writing on behalf of the Hugo Reid Elementary School PTA and it's 600 members when I say allowing child predators to live within 1 mile of our school is unacceptable and puts our children at risk. Our PTA will continue to fight the continual dumping of convicted criminals in our neighborhood. Please do not renew this permit, the tenant has had many chances to stop housing predators and prostitutes and has not followed through on his promises as witnessed by our residents.

Sincerely,

Cynthia Riegsecker

Cynthia Riegsecker

CC: EPIC

THE LUMARDA FAMILY

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REGIONAL PLANNING COMMISSION

June 10, 2008

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

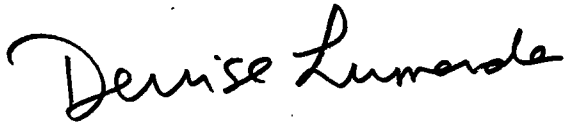
Re: R2006-01328 Conditional Use Permit renewal for motel
located at 3800 E. Colorado, Pasadena, CA

Dear Commission Members,

I was thrilled to find out that the Conditional Use Permit for this hotel was up for renewal. These motels and their residents have been a blight on our community for a long time and we now have a wonderful opportunity to put them out of business.

For the sake of our community and the safety of the families we are raising here, I respectfully request that you do not renew the Conditional Use Permit for this motel, or any of the other motels in our neighborhood.

Sincerely,



Denise Lumarda

cc: EPIC

Susan Broyles
36 West Mira Monte Avenue
Sierra Madre, CA 91024
(626) 355-7735

June 10, 2008

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street
Suite 1348
Los Angeles, CA 90012

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JUN 11 2008

REGIONAL PLANNING COMMISSION

Dear Commission Members:

I have been a resident and homeowner in the San Gabriel Valley area for 20 years and love our area. I am now married with two children, who also love our very special corner of the world. I am originally from a small town in Wisconsin and have adored the the small-town experience of Sierra Madre (where I now live) and the history and special personality of Pasadena.

That is, except for the personality of East Pasadena on Colorado Boulevard. How can an area, not even a mile from schools with children, just feet from family restaurants such as Tops and Coco's, and on the way home (most times with my kids) from family retailers such as Target and Orchards Supply, be such a blight to what Pasadena stands for? Why do my children (and my husband and I) have to be exposed to prostitutes and the knowledge that there are male customers—and sex predators—in the area? Why do they need to be exposed to the extremely unsavory characters that so publicly frequent the area around the Regal Inn?

Pasadena deserves more. But more importantly, our children deserve more. I beg of you to not renew the Conditional Permit for the Old Regal Inn at 3800 East Colorado, Pasadena CA 91107. Let's extend the success of legitimate and family-oriented businesses such as Tops, Target, Orchards Supply, Dunn Edwards and Coco's by eliminating the blight of motels that sponsor crime.

Thank you for your consideration,


Susan Broyles

Cc: EPIC

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JUN 11 2008

Evelyn Wong REGIONAL PLANNING COMMISSION
946 Palo Alto Drive
Arcadia, CA 91007
626-821-6505

June 10, 2008

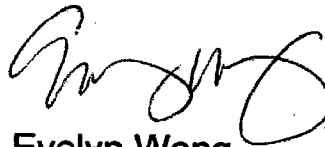
Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

**Re: R2006-01328 Conditional Use Permit renewal for motel
located at 3800 E. Colorado, Pasadena, CA**

Dear Commission members,

This is to respectfully request that the renewal of the
Conditional Use Permit for the old Regal Inn (aka Days Inn)
located at 3800 East Colorado, Pasadena CA 91107 be
DENIED. Our family home is 1.4 miles from this motel.

Sincerely,



Evelyn Wong

CC: EPIC

Steve and Allison Witter
286 Bonita Avenue
Pasadena, CA 91107
626-577-6796

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JUN 11 2008

REGIONAL PLANNING COMMISSION

June 10, 2008

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Subject: Conditional Use Permit renewal for motel at 3800 E. Colorado Blvd.,
Pasadena
R2006-01328

Dear Commission members;

For the past 8 years, our sons have been driven to school each day past this motel, since it is the most direct way from our home. Their eyes are quick to notice any unusual characters or behavior, anything that looks out of place. This motel site was no exception. On many occasions, we have seen scantily clad women walking in the driveway, vagrants lying on the ground or leaning against the building. It was always a colorful scene at night when we would pass this way to school for evening functions too.

No matter the renovations to this motel, under new management or not, this type of transient clientele could still continue. In this lagging economy, business from any source would be welcome to the new owners, so only the façade is different.

We are 100% against the renewal of the Conditional Use Permit for Days Inn (Formerly Regal Inn) at 3800 East Colorado Blvd., Pasadena, CA 91107.

Sincerely,

Allison L. Witter

CC: EPIC

June 10, 2008

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REGIONAL PLANNING COMMISSION

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: R2006-01328 Conditional Use Permit renewal for motel
located at 3800 E. Colorado, Pasadena, CA

As a resident of Pasadena for 25 years and homeowner for 18 years, I have watched the continued decay of East Pasadena, specifically the Colorado Corridor, with the degradation of business and increase in transient activities including prostitution and loitering. Not to mention the increased concentration of sexual offenders who have taken up residence in the numerous run down motels that saturate this part of the business district. As a parent of two young children, 11 year-old twins, I am deeply concerned about their safety and their exposure to these illegal and illicit activities in our neighborhood.

For the sake of our community and the safety of the families we are raising here, I respectfully request that you do not renew the Conditional Use Permit for this motel, or any of the other motels in our neighborhood.

Most sincerely,



Carole Paddock
1588 N. Roosevelt Ave.
Pasadena, CA 91104
626 791-9306

cc: EPIC

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REGIONAL PLANNING COMMISSION

Cheryl Butler
3560 Landfair Road
Pasadena, CA 91107
626-351-1264

June 10, 2008

Re: R2006-01328

Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members,

I am 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

Sincerely,

Cheryl A. Butler

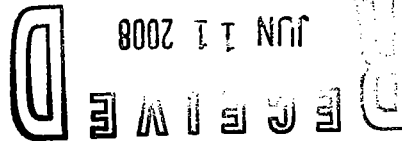
Cheryl Butler

CC: EPIC

Attn: R2006-01328
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Kenneth and Shellie Lee
3746 East Green Street
Pasadena, CA 91107

REGIONAL PLANNING COMMISSION



06/11/08

We are writing this letter in hopes that the Days Inn Hotel on East Colorado Boulevard is permanently closed.

We bought our home in the summer of 2002. We were pleased to find that there were so many wonderful and hospitable people living in this neighborhood. Ever since we moved here, the hotel in question was always an eye sore to the neighborhood due to it's run down nature and the questionable characters that either loitered or resided there.

Over the years this hotel has not improved and is still currently a major concern for my family and I. The residents of this neighborhood do not want this hotel. We implore you shut it down if for nothing else, the safety of the many wonderful families that make up this neighborhood.

We thank you for your time and understanding.

Regards,

Kenneth and Shellie Lee

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JUN 11 2008

REGIONAL PLANNING COMMISSION

June 10, 2008

Los Angeles Department of Regional Planning
320 West Temple St. Room 1348
Los Angeles, CA 90012

Project No. R2006-01328-(5)
Conditional Use Permit No. 200600099-(5)
Project Location: 3800 E Colorado Blvd
Project Scope: Continued Operation Of An Existing Motel

Attn: R2006-01328

I am a homeowner and have live a block away from the current Days Inn Motel since 1988. This place has been a haven for people engaged in illicit activities and has been a concern of mine over the years. We are located in an R-1 residential neighborhood and having such an establishment poses a serious threat to my family's security.


Non compliance with the business is very visible, upkeep has been very bad. There have been changes in proprietors over the years which showed signs of doing cleanup only to see it back where it was before. Having a low budget motel with a transient population undoubtedly endangers the neighborhood. It is a breeding place for very serious crimes.

The existence of such an establishment has caused negative impact to our property values and I feel very strongly against its continued operation. I have invested my years of hard work where I lived and I express my strongest opposition in granting a CUP for this establishment.

This is an appeal for help. The future of our families and this community are in your hands. I urge you not to issue the CUP for its continued operation.

Thank you,

Sincerely,


Meliton Ruz
226 5755 025 006

Name: Houry Tatlian
Address: 34 N. Quigley Ave.
Pasadena Ca. 91107

June 11, 2008

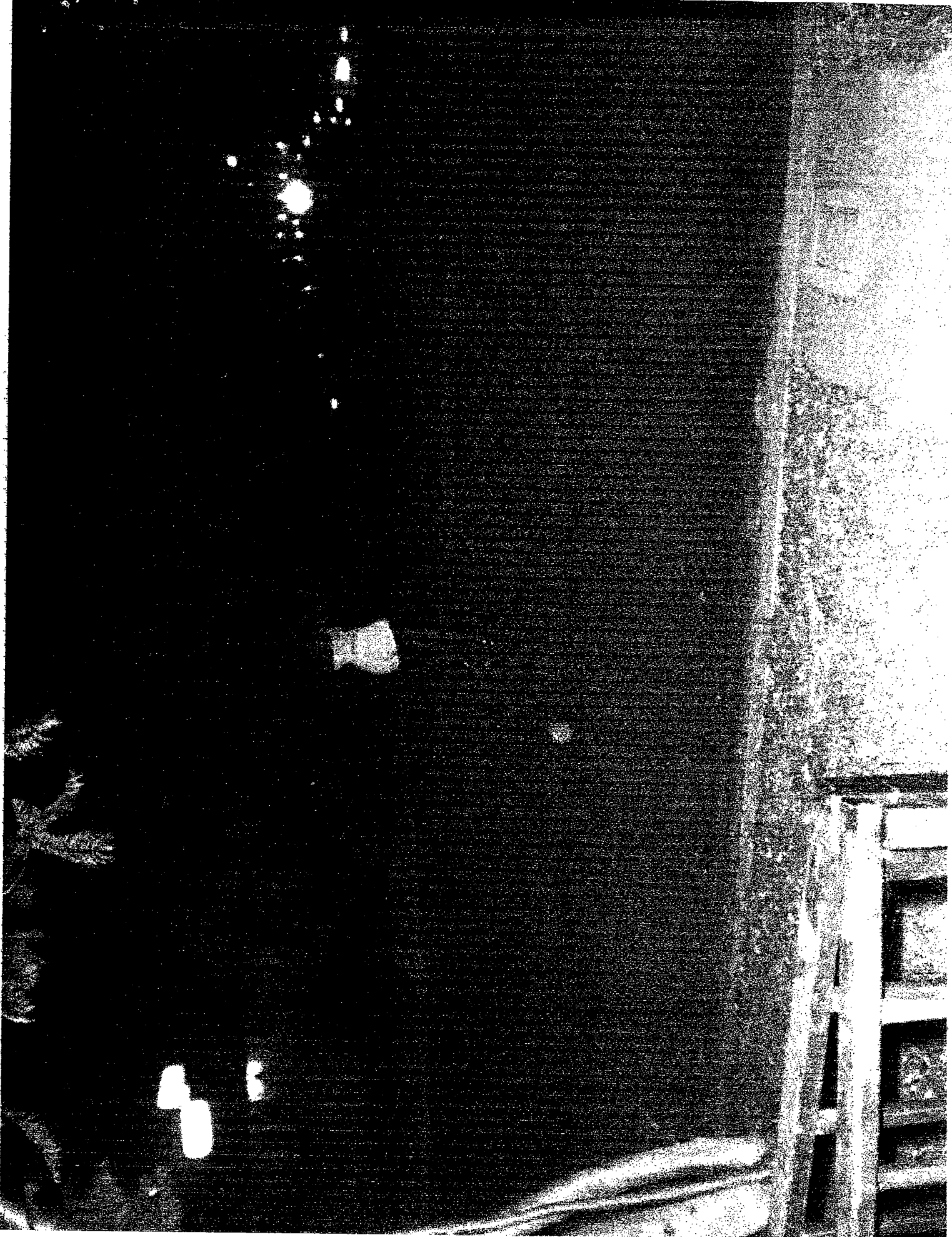
Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members;

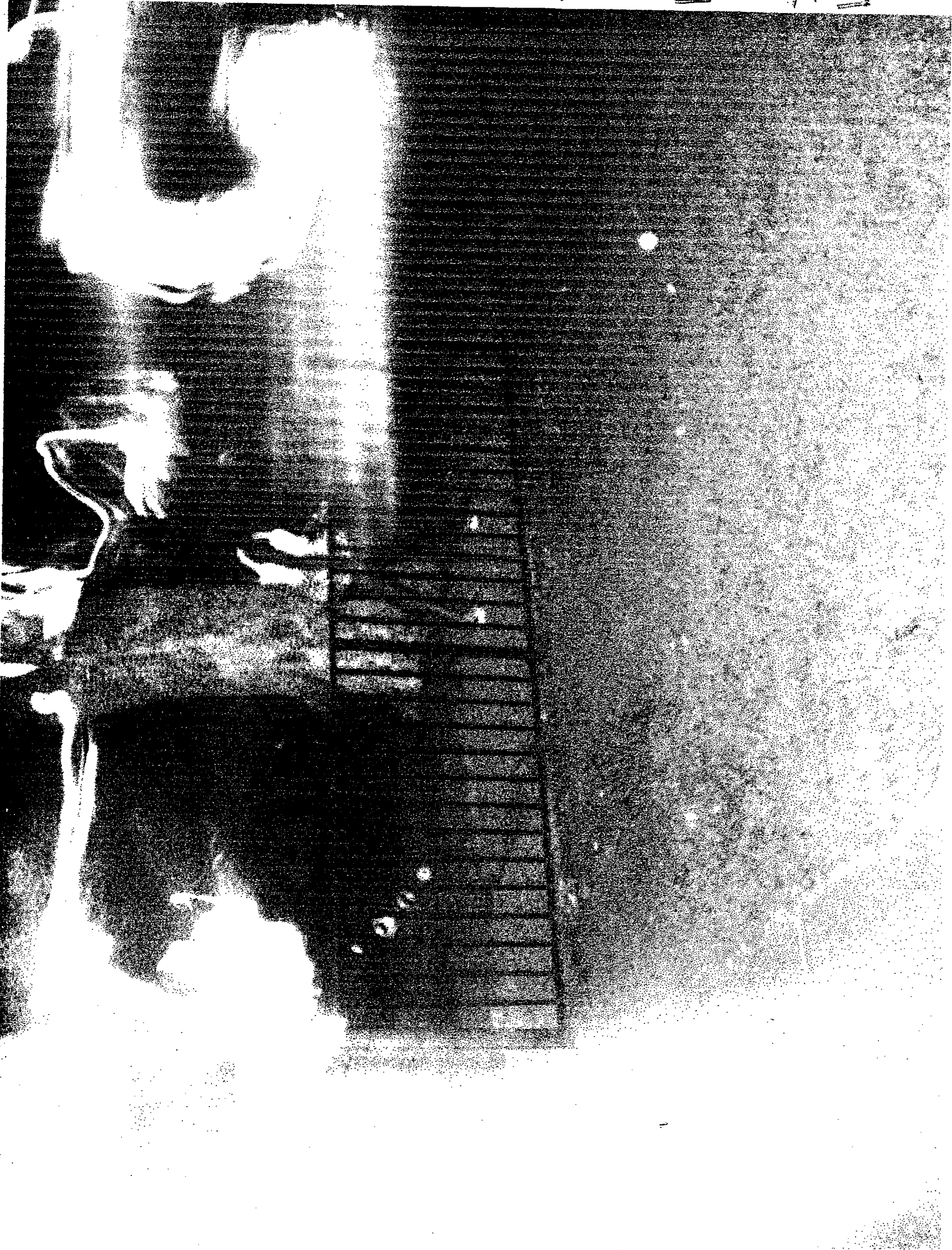
I strongly disagree with the renewal of the Conditional Use Permit No. R2006-01328 for the motel Days Inn located at 3800 E. Colorado Blvd. in Pasadena Ca. 91107. Since 1992, I have observed illegal activities in my neighborhood and especially around the above mentioned motel. I have seen:

- ❖ Prostitutes waiting or walking in front of the motel to be picked up by customers.
- ❖ Pimps chasing hookers in front of my house
- ❖ Pimps sitting inside parked cars in front of my house and communicating with the prostitutes who are standing in front of this motel or across the street
- ❖ Condoms on the streets
- ❖ Hookers using this motel
- ❖ Customers dropping off prostitutes in front of my house
- ❖ Sex offenders walking in front of the motel and in front of my house
- ❖ On June 3rd, 2008 at 9:10 p.m. an African American prostitute was waiting in front of the motel and then she crossed the street and headed towards my house. I took her picture. Then a car came and picked her up.
- ❖ On June 6, 2008 at 9:40 p.m. the same lady was standing in front of the motel and then she crossed the street and walked towards my house, I took her picture for the second time. Then an SUV stopped and picked her up.
- ❖ **See attached pictures taken on June 3rd and June 6th, 2008.**

THE JOURNAL OF THE ...



Friday, June 4 1908



6-5-08

TO: LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

I would like to inform you that the continual operation of the motel at 3800 E. Colorado Boulevard is hurting the community economically and in its safety.

I have been living at 34 N. Quigley Ave since 1992. During that time I have observed illegal activities such as prostitution. As a concerned parent of two children I have made excess of calls to the Temple City police station. Sometimes they arrive after one hour; other times they do not arrive at all. Unfortunately, when I call them back and ask them that they did not send their officers to investigate they state that they do not have enough officers or the police are busy taking care of other things that are more critical.

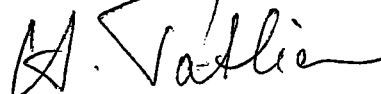
I got sick of gathering condoms in front of my house and I am worried about my kids as well as my neighbors' kids. I am aware that if the kids get in touch with used condoms, and then they might catch a disease.

I have also noticed some improvements in reducing the number of illegal activities due to police interventions or sting operations done by undercover agents. With this particular issue of prostitution, this issue keeps on resurfacing over and over again.

Hookers used to wait in front of the above-mentioned motel. However, due to calls by residents to Temple City Sheriffs station, they are now walking back and forth.

In conclusion, I would not agree under any circumstances on issuing a permit to operate this motel. Thank you very much for your time and consideration.

Respectfully,
Hratch Tatlian



6-5-08

To whom it may concern

I would like to let you know that the continual operation of the motel at 3800 E. Colorado Boulevard is hurting the community economically and in its safety.

I live at 34 N. Quigley for over 15 years and during that time I have seen illegal activities like prostitution. I have made excess calls to the police department regarding these activities. The last call that I made was on Tuesday June 3rd, 2008 around 9:10 p.m. I saw an African American woman dropped from an SUV and walked towards the motel. She waited in front of the above-mentioned motel for about 15 minutes and then she crossed Colorado boulevard and headed north on Quigley Ave. and stopped next to a car to speak with a person who was in a car parked across my house. I also have found out that there is a sex offender living in this motel.

I had to explain this situation to my kids and asked them to be extra careful. As a result, my daughter keeps her windows closed 24 hours a day and she is afraid to stay home alone not even for 10 minutes.

I have noticed that the number of illegal activities is reduced due to the presence of police; however this issue keeps resurfacing over and over again. After living in this neighborhood for over fifteen years, I came to the conclusion that this motel is bad for the community economically and in its safety.

Sincerely,
Houry Tatlian



6-5-08

To whom it may concern

I, Michel Melikian, the grandfather of Karny and Nairy Tatlian who live at 34 N. Quigley Ave. Pasadena Ca. 91107, do not like to visit them, because when I go to their house I see prostitutes waiting or walking near the motel which is located at the corner of Colorado and Quigley Ave. This is not a healthy environment for my grandchildren and for us. Please consider this situation and make the right decision. I do not want this motel to operate under any circumstances..

Michel Melikian

Eliza Jane Whitman
3775 Corta Calle
Pasadena, CA 91107

June 11, 2008

Re: Conditional Use Permit No. R2006-01328- Renewal for Motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members;

There are many reasons why I oppose the renewal for the Conditional Use Permit No. R2006-01328 for the motel Days Inn (formerly Regal Inn) at 3800 E. Colorado, Pasadena, CA 91107. Below briefly summarizes my understanding of the impacts to both the 91107 community and the LA County economy:

PLANNING COMMISSION AND CODE RELATED

- The area was never zoned for these motels
- Basis for Motel's requests for a code-violation waiver is questionable
- Motel improvements, based on historic activities, are temporary
- Motels have supported prostitution (including existing owner) for years
- Planning commission has no clear vision for this neighborhood and community

COMMUNITY AND BUSINESS RELATED

- Viable businesses are moving out due to the activities and behaviors of those frequenting the motels
- This area has been labeled the red-light zone and more sex-related businesses are encouraged (by lack of strong County vision and enforcement) and allowed to move in
- State of CA Parole Board is placing registered sex offenders in these second rate motels
- Area saturated with motels/ hotels
- Threat to women and children unprecedented - Children and parents afraid

ECONOMIC RELATED

- Overall net economic loss for LA Co.
- Economically un-viable as a business
- Housing prices have fallen more dramatically than other areas, due to the concentration of sex offenders in 91107 zip-code area

The following explains in more detail the items listed above, as understood from discussions with various neighbors, the neighborhood's Sheriff representative, Deputy Sandors, business owners, and personal observations.

6/11/2008

Re: CUP No. R2006-01328

1/4

PLANNING COMMISSION AND CODE RELATED

The area was never zoned for these motels

In the mid-1960s, when the 91107 area was zoned and the General Plan was approved, the planning/zoning map indicated that this area was for R-1 and C-2 (businesses) only. However the existing motels, built a few years before, were allowed to stay. Since the area was never zoned for these motels, these motels were granted a Conditional Use Permit for 40 years only. This was due to the fact that the Planning Commissioners at that time understood that eventually these motels might not be appropriate for this neighborhood and the permit should not be renewed.

Basis for Motel's requests for a code-violation waiver is questionable

It is very strange that a motel owner in the LA area would want fewer parking spaces than the number of rooms. In the LA region this is unheard of. The only reason plausible, that any neighborhood or community person can envision, appears to be so that practices employed less than 6 months ago, when 'afternoon' or 'evening' rates were provided, can continue. Please refer back to Deputy Sandor's testimony on February 5, 2008 when he discussed specific incidences with the existing owners renting to 'Prostitutes' and 'Johns' and how angry they were at the motel clerk when they could not get 'their' rates. .

Motel improvements, based on historic activities, are temporary

My husband and I have lived in the 91107 neighborhood since 1994. In 1995, the Sheriff department completed many prostitution and 'John' stings. We even hosted the first Neighborhood Watch community meeting with the Sheriff officers conducting the stings.

We have seen improvements to the neighborhood and community, but this has only been temporary. The improvements have always been tied to the funding that the LA Co. had for law enforcement for this area. In 2002, the Cops Bureau was completely unfunded and crime, prostitution, and 'John' activity in this community rose dramatically.

For these motel owners, we have already observed their 'temporary' improvements based on statements that their hired Consultants made during the February and March meetings. For example, the owners and/or their staff stated a security guard 'will be there' . However, Dr. Pollack observed the presence of the security guard and his car for approximately three weeks following the public statement. Then the guard was not observed again until a few weeks ago, as preparation occurs for the CUP meeting.

Motels have supported prostitution activities (including existing owner) for years

The current owners want to get their permit renewed for 20 years. If this happens, prostitution will continue. The owners have demonstrated that business habits and hooker activity have not changed by their actions since they bought the motel in 2006. As recently as one week ago, a hooker was seen walking in front of the Days Inn motel, walking in to our neighborhood and then hopping in to a red truck. Based on not only neighborhood observations, but law enforcement reports (refer to Officer Sandor's comments to the Commission on 2/5/08 re: hourly, afternoon and evening rates), arrests, and the Megan's Law website, the current owners only 'cleaned up' their act when they realized that their permit may actually not get renewed. The concentration and drop-off of prostitutes will not go away until the motels do.

Planning commission has no clear vision for this neighborhood and community

One can envision an area of thriving offices, shops, walking paths with native plants and energy-efficient lighting, a solar power station, multi-purpose activities and a community where the Sierra Madre Gold Line metro is accessed and used extensively by walking (with no fear) from the 91107 area. Children could walk and ride bikes to school safely, decreasing the diabetes trend.

By doing nothing, and/or granting the motel's permit, the Commission is allowing a neighborhood and community full of professionals and hard-working people to degrade and turn into an undesirable area. Who will buy in a neighborhood where within a one square mile there are over 50 sex offenders? Who will build a business when prostitutes are walking about and neighbors see strangers showing off guns during the daylight? The expectation from the community is that more sex offenders will be coming since this has been deemed the 'dumping grounds' for the State of CA Parole Board and has been labeled the 'Red Light Zone' for LA County? 'Investors' are calling our neighbors so that they can have more 'group homes' for sex offenders.

COMMUNITY AND BUSINESS RELATED

Viable businesses are moving out due to the activities and behaviors of those frequenting the motels

This community has seen many businesses come in and then move out due to the prostitution in this area. Law enforcement attempts, when funding is available, to arrest many. However, this problem will not be solved until this motel and others are completely shut down.

This area has been labeled the red-light zone and more sex-related businesses are encouraged (by lack of strong County vision and enforcement) and allowed to move in

We have heard many rumors and are disheartened as they review the Megan's Law website to find more and more sex offenders entering the area. In addition, it is not clear why the County has allowed a family restaurant, which was frequented by the entire neighborhood and business community, to become a place where windows are painted black so that no one can see in (why? What is there to hide?) and 'outsiders' come.

State of CA Parole Board is placing registered sex offenders in these second rate motels

From testimony during the Commission's 2/5/08 meeting, it was revealed by the current owners that they 'tried' to not allow sex offenders in to the motel, but that the State of CA Parole Board staff, those required to place sex offenders somewhere, were resorting to 'devious' methods and giving cash to sex offenders daily so that they could 'live' in the motel (refer to statements made on 2/5/08 by owner and/or owner's lawyer). The concentration of sex offenders will not go away until this motel and others do.

The threat to women and children unprecedented - Children and parents afraid

With the concentration of sex offenders, and continued prostitution and the crime and drugs associated with that activity, the risks and statistics of crime are increasing for this area. Review the actual number of arrests and actual number of calls to the police/ sheriff station. Sex offenders rotate through the motels and houses where the CA Parole Board places them at an alarming rate. Approximately 50 have turned over in a year period in the one -2 bedroom house on Quigley Street.

6/11/2008

Re: CUP No. R2006-01328

3/4

Children in the neighborhood have stopped playing, riding bikes, roller-blading, playing basketball and just having fun. They are afraid. My 5-year old is afraid someone will 'steal him' and my 7 year-old daughter is afraid to sleep in her room because 'they' will come through the window. The 'ghetto-birds' are frightening to children.

ECONOMIC RELATED

Overall net economic loss for LA Co.

The County has been losing money, when the entire economic picture is considered for this area. This involves looking at the costs associated with the Cops Bureau (estimated around \$500,000/year); the economic losses to the housing prices; the loss of tax producing businesses, and the lost revenue due to increased business for the existing businesses. If the money spent of policing was instead invested in the area, a completely different tax base would be realized and the Community would make sure of that.

Economically un-viable as a business

Since the owners committed on 2/5/08 to provide security and to only rent to 'legitimate' travelers, a survey was completed by Dr. Harvey Pollack. Almost every night during a 3-month period, an average of 10.7 rooms were rented out of 36. Anyone who knows anything about economics knows that once all staff is paid, franchising dues are paid, and O&M costs are covered, there is little to no profit, much less anything left over to pay income taxes. It is not clear how a company will thrive and grow and it appears, based on existing behaviors, that this facility will only decrease in value, relatively speaking, compared to other areas and depress the property values for both businesses and homes.

Housing prices have fallen more dramatically than other areas, due to the concentration of sex offenders in 91107 zip-code area

On the 2/5/08 meeting, the Commissioners were concerned about depriving a 'business' to operate and someone mentioned that they had empathy and could relate to the current owners plight of owning a business, investing in a business and how the LA Co. should be pro-business.

However, no-one mentioned the economic-related concerns of the hundreds of home owners and their economic loss (which is order of magnitudes larger than this one business owner), nor did they mention the empathy, plight, or pro-homeowner stance. Economically standing, they are putting the individual interests of one above the interests of hundreds, maybe thousands.

I encourage each and every one of you to envision a better place and a stronger community.

Sincerely


Eliza Jane Whitman

CC: EPIC

6/11/2008

Re: CUP No. R2006-01328

4/4

Janet Fong
3730 Corta Calle
Pasadena, CA 91107
626-405-8107
Date: June 7, 2008

Re: R2006-01328
Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members:

I am 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

I live right around the block from this place and I am a renter. It is very disturbing that there are child molesters and prostitutes in our area. I walk my dog around the block where the motel is and I am not comfortable doing that because I feel like I have to be on my guard for criminal activity. I moved back to Pasadena all the way from the Sacramento area. I never even knew that there were so many parolees in the area.

I have seen a few prostitutes hanging out around the Yang Chow restaurant and it is not good for the business or children in our neighborhood to be exposed to this. My neighbor gets home late and sees them almost every night hanging out there. I protest about the Days Inn Motel and want it out of our neighborhood. The zoning department is turning the businesses around our residential area of outstanding citizens into a red light area. For God's desire and mine don't let this motel be and oversight. It's better to bring in good businesses so the area can thrive!!!

Sincerely,

Janet Fong
Janet Fong

CC: EPIC

RECEIVED
JUN 11 2008

REGIONAL PLANNING COMMISSION

Agenda Item # 6
R2006-01328

June 7, 2008

Dear Planning Committee Members,

Thank you for taking the time to read our letter. We live one block south of the Days Inn. My husband and I bought our house nearly eight months ago. I feel that I need to write to you, and tell you about the crime in our neighborhood.

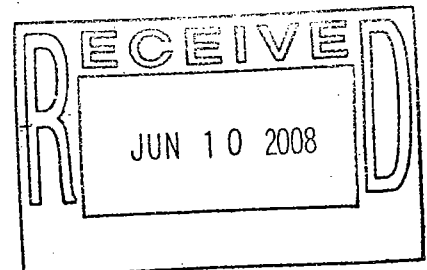
Just tonight I had to call the police because of a drug deal in front of my neighbor's house. I called the police, but the transaction had taken place and both parties went their separate ways. I have noticed that the prostitutes are always nearby the seediest motels on Colorado Blvd. I have called the police numerous times for people using drugs in their cars, or men, not from this neighborhood, picking up women, not from this neighborhood. The drug users will leave their uneaten fast food in the street where they have parked. A few times they have thrown it on the sidewalk. Believe me, it is no fun scraping mayonnaise off your sidewalk, or a bloody feminine hygiene pad. Our wonderful dogs are usually the family members who alert us to these happenings, but they don't stay out all night. Sometimes, I or another neighbor will be up late, and notice activity at an odd hour. I call the police whenever I see anything suspicious, but occasionally my husband will get so irritated that he will go out and confront these people. One guy who had spent several hours outside our house in his RV left for a few hours and came back. We couldn't tell if he brought anyone back. My husband banged on his door, and told him of the problems we were having in the neighborhood, and that the sheriff would be driving by to check him out. He got mad and said he had the right to park there. The guy explained that he had too much too drink, and he was going to sleep a few hours before driving to his home out of town. The man left five minutes later.

I have driven by the Days Inn on several occasions, and have seen disreputable people loitering around the side of the property. Sex offenders have been housed there in the past. One guy from the motel would walk down our street several times a day. Was he a child molester cruising for victims? Who can say, but given the level of drug and prostitution surrounding the motel, I don't want to find out after one of my children is assaulted. How do we know that the Days Inn will not ever rent rooms to sex offenders on parole again? Promises can be broken when there is potential rent money to be gained.

We do believe that the motel in question attracts not only a bad element, but a dangerous element to our neighborhood. We personally are concerned that one of these men waiting to pick up a prostitute will decide he wants to sexually assault the fifteen year old girl walking home from school with her backpack on. One of many sex offenders in this neighborhood could walk away with any of our precious children. Committee members, please help our community and the Temple City Sheriffs protect our families.

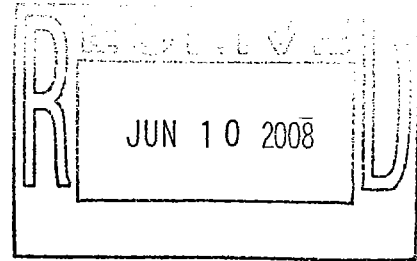
Sincerely,

Dr. and Mrs. Eric D. Black
3798 E. Green Street
Pasadena, Ca, 91107



Agenda Item # 6

R2006-01328



Freddie & Mariesse Garcia
3921 Mohawk St.
Pasadena, CA 91107 (unincorporated LA Co)
626.796.9029
Date: 6/8/08
Re: R2006-01328

Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members,

I am 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

We have lived in this neighborhood for 21 years. We have great neighbors and complimenting businesses in the neighborhood with the exception of the 3 motels (former Regal Inn, El Rancho, and the Lucky Star) and now this strip club called The Show. This club and motels do not benefit the neighborhood or community at large in any way.

I have called the Temple City Sheriff over 50 times in the last 20 years because of the prostitutes that setup business outside these motels. They don't go away. Two get arrested, more take their place. These are not independent prostitutes. They are an organized group. We see their drug dealer pimps dropping them off in vans. They do not care about our neighborhood.

They use these motels to conduct business. You do NOT see any families staying at these motels. These motels are breeding grounds for all deviants that the rest of LA County doesn't want.


And the irony is the County of LA pays to have these deviants stay in our neighborhood and at these motels. We do not want them here. Period. We want a better quality of life for this neighborhood. We do not want to just exist. We do not want to ignore what is going on, on Colorado Blvd, between Michillinda Ave. and Rosemead Blvd. We care about our neighborhood.

Getting rid of these 3 motels will improve the neighborhood. There is no need for them. We have plenty of quality hotels and motels to the East of us in Arcadia, and to the West of us in Pasadena. That is where families stay when they come to town.

It is your duty to protect our neighborhood from these deviants. And all it takes is your vote against the permit. These motels had 40 years to prove themselves. They have not. No more second chances. Give us a better quality of life.

If you vote to renew these permits, then you are publicly saying you do not care about our neighborhood and you favor shady motels, prostitutes, and sexual predators over family safety. Your public record of your vote will ring out loudly during re-election for those who have been elected and for those who work for elected officials. Please help us and do the right thing.

Sincerely,

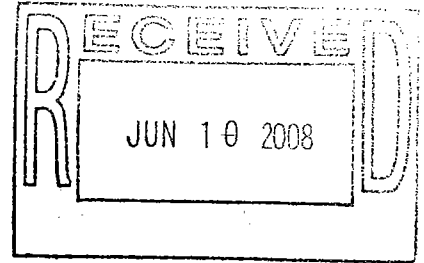


**Freddie & Mariesse Garcia
3921 Mohawk St.
Pasadena, CA 91107**

CC: EPIC

Agenda Item # 6

Attn: R2006-01328
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012



To whom it may concern:

I live on the corner of Quigley and Mohawk streets in Pasadena. My husband and I are first time Home owners who bought an old fixer upper to invest in and make our home. At the time of purchase it seemed like a wonderful place to live and raise two young girls who are 4 and 5 years old. The streets are lined with beautiful trees and modest homes with very kind neighbors.

After a month of living in our new house we started to notice what type of neighborhood we got ourselves into. We noticed the prostitutes that would walk around the hotel on the corner of Quigley and Colorado and up and down Colorado Blvd in broad daylight. We started calling the Police or Sheriff's office as soon as we noticed anything suspicious.

Then we noticed the used condoms and wrappers right on the street by our cars and near the sidewalks that would appear every other day. This really frightened me because I was afraid my children would pick it up thinking they were balloons. I don't even want to think about what type of diseases that may be on the condoms.

Then we noticed strange and unfamiliar cars parking in front and on the side of our house conducting lewd acts in the cars, which would explain the condoms. One night just recently we had to come out of our house and scare away a couple parked on the side of the house having sex in the car. We turned on the lights and actually watched the lady put her clothes back on then speed away.

Just recently the restaurant right across from the hotel has tinted its windows black and has been changed from a restaurant to a show/entertainment restaurant. I don't even know what type of restaurant this is but I definitely know it's not a family restaurant. A Family restaurant on the other hand would be a wonderful thing to have in our neighborhood. For example Tops Restaurant which attracts families and makes money too.

What else can we expect from our neighborhood, drugs, crime, rape, home invasions and robbery? I'm sure they are next in line if they haven't already happened. These types of businesses only attract these types of acts.

My husband and I were on Megan's Law website and were shocked at the 3 page registry of sex offenders/child molesters that live in our neighborhood. I am afraid to leave my girls side even for one second. I am afraid to walk out of my house alone at night or even in the daytime.

The hotels in our areas attract and house these people. Why are we hard working American innocent citizens being punished for other people's mistakes? It is obvious that these Hotels do not belong in neighborhoods that have young children. I know 9 other families on my immediate street who have young children. Do our kids have to be locked indoors because sex predators walk freely on our streets? We were not aware of the people living in these Hotels and the type of people that come around these hotels if we had we would not have moved into this location.

As far as I can remember Prostitution was against the law. Don't allow these Hotel businesses to open their doors to acts that are against the law. I pray that you will take action and correct this big mistake.

Thank you for reading my letter.

Sincerely,

Concerned mother, neighbor and home owner

Please contact me if needed at akeor@att.net.

Your Name (please print): KIEN-PHU VUONG
Your Address: 3734 E. Walnut street
Your Phone: 626-577-8246
Date:
Re: **R2006-01328**

Concerning Conditional Use Permit renewal for motel at
3800 E. Colorado Blvd., Pasadena, Ca 91107.

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members:

I am 110% against the renewal of the Conditional Use Permit for the old
Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)



REGIONAL PLANNING COMMISSION

Your Name (please print): Kristin Watring
Your Address: 3730 Corta Calle, Pasadena, CA 91107
Your Phone: (626) 390-2879
Date:
Re: R2006-01328

Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado Blvd., Pasadena, Ca 91107.

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members:

I am 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

This is a neighborhood of families and family-friendly businesses, and it should remain that way. I want businesses here that are family-friendly - not ones that de-value people and expose all of us, especially children, to crime. Days Inn (formerly Regal Inn) is an extremely negative influence to our neighborhood – morally, socially, legally, and economically. I don't want that business impacting my life or that of my neighbors and their children!

Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

RECEIVED
JUN 11 2008

REGIONAL PLANNING COMMISSION

Your Name (please print): *FRED BROCKETT*
Your Address: *3755 CORTA CALLE, PASADENA 91107*
Your Phone: *626 449-5721*
Date: *6-10-08*
Re: **R2006-01328**

Concerning Conditional Use Permit renewal for motel at
3800 E. Colorado Blvd., Pasadena, Ca 91107.

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members:

I am 110% against the renewal of the Conditional Use Permit for the old
Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

Sincerely,

Fred Brockett
Name (signature)

RECEIVED
JUN 11 2008

cc: East Pasadenans Improving Community (EPIC)

REGIONAL PLANNING COMMISSION

SEE ATTACHED

REX;
COPY OF LETTER I
MAILED BACK ON
FEB 2ND OR 3RD

JANUARY 4, 2008

TO: DEPT. OF REGIONAL PLANNING

FROM: MR. FREDERICK R. BROCKETT

DAMN THAT COST ME
\$15⁰⁰ FOR OVERWEIGHT
DELIVERY

SIRS;

THE PURPOSE OF THIS LETTER
CONDITIONAL USE PERMIT RELATING TO PROPOSED
COLORADO BLVD., PASADENA.

PREP

DING THE
00 E.

I HAVE LIVED IN AND OWNED RESIDENTIAL PROPERTY AT 3755 CORTA CALLE ST., PASADENA SINCE 1971. MY RESIDENCE IS APPROX. 200 YDS. FROM 3800 E. COLORADO BLVD., A MOTEL. FOR THE PAST 36 YEARS MY FAMILY, MYSELF AND MY VISITING GRANDCHILDREN AGES 12, 14 & 22 HAVE WITNESSED AT OR NEAR THIS LOCATION DRUG DEALS, PROSTITUTION, UNKNOWN CARS PARKED ON OUR STREET AT NIGHT AND EARLY MORNING HOURS SERVING AS AN OVERFLOW(SO TO SPEAK) FOR THE MOTEL, DISCARDED OBVIOUSLY USED CONDOMS IN THE GUTTER AND ON MY FRONT LAWN, UNSAVORY LOOKING CHARACTERS WHO ARE WALKING THE NEIGHBORHOOD AND CHECKING OUT UNOCCUPIED PARKED CARS AND AS RECENTLY AS TWO WEEKS AGO A REQUEST OF ME TO "BUY ME SOMETHING TO EAT?" BY AN OBVIOUS PROSTITUTE OUTSIDE A LOCAL RESTAURANT.

OVER THE YEARS I AND OTHER NEIGHBORS HAVE REPORTED THESE ACTS TO THE TEMPLE CITY SHERIFFS DEPT. WHO HAVE ALWAYS BEEN PROMPT TO RESPOND AND WHO HAVE PARTICIPATED IN A NEIGHBORHOOD WATCH PROGRAM INITIATED BY LOCAL RESIDENTS. I WOULD FEEL SAFE IN STATING THAT ABOUT 30 % OF NEIGHBORHOOD RESIDENTS HAVE CONTACTED LAW ENFORCEMENT ABOUT THE SAME AND OTHER GRIEVANCES THAT I HAVE JUST LISTED. THESE CONTINUING TAX PAID LAW ENFORCEMENT RESPONSES HAVE TO BE EXPENSIVE AND PROVOKED IN LARGE PART BY ACTIVITIES AT THE MOTEL AND ARE A NECESSARY DELAY BY LAW ENFORCEMENT TO MORE DESERVING AND URGENT MATTERS.

IN SUMMARY, I AM OPPOSED TO GRANTING AN EXTENSION OF THIS CONDITIONAL LAND USE PERMIT FOR 3800 E. COLORADO BLVD. MY NEIGHBORS AND I DESERVE TO LIVE IN A SAFER ENVIRONMENT AND TO HAVE OUR TAX DOLLARS SPENT IN A MORE PRODUCTIVE MANNER. A COMMERCIAL ESTABLISHMENT AT THIS LOCATION WOULD BE TAX DOLLAR POSITIVE WHILE ALSO ADDRESSING OUR GRIEVANCES.

THANK YOU FOR YOUR ATTENTION.

SINCERELY,

Frederick R. Brockett

FREDERICK R. BROCKETT
3755 CORTA CALLE ST.
PASADENA, CA. 91107-3802
(626)449-5721

RECEIVED
JUN 11 2008

REGIONAL PLANNING COMMISSION


Your Name (please print): *ISHKHAN ZAROYAN*
Your Address: *3763 E. COLORADO CALLE ST. PASADENA*
Your Phone: *(818) 341 099 (626) 7935 375*
Date: *06.05.08*
Re: **R2006-01328**

Concerning Conditional Use Permit renewal for motel at
3800 E. Colorado Blvd., Pasadena, Ca 91107.

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members:

I am 110% against the renewal of the Conditional Use Permit for the old
Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

Sincerely, *ZAROYAN ISHKHAN*

Name (signature)

cc: East Pasadenans Improving Community (EPIC)

RECEIVED
JUN 11 2008

REGIONAL PLANNING COMMISSION

Your Name (please print): ZAROYAN Army
Your Address: 3763 E. CORONA CANE ST. PASADENA
Your Phone: (626) 793-5375
Date: 06 09 08
Re: R2006-01328

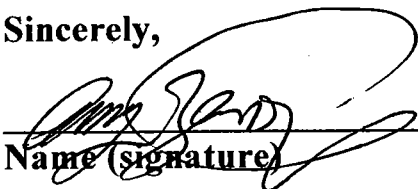
Concerning Conditional Use Permit renewal for motel at
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Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

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Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.

Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

RECEIVED
JUN 13 2008

REGIONAL PLANNING COMMISSION

Your Name (please print): **ALEXANDER VAZQUEZ**
Your Address: **3776 CORTA CALE ST.**
Your Phone: **(626) 793-9138**
Date: **6-09-08**
Re: **R2006-01328**

**Concerning Conditional Use Permit renewal for motel at
3800 E. Colorado Blvd., Pasadena, Ca 91107.**

**Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012**

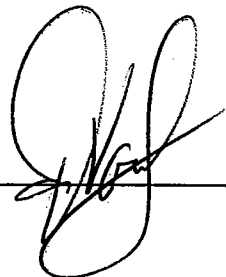
Dear Commission members:

**I am 110% against the renewal of the Conditional Use Permit for the old
Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.**

Sincerely,

Alexander Vazquez

Name (signature)



cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Carlos & Susana Rivas*
Your Address: *3751 Corta Calle St., Pasadena 91107*
Your Phone: *(626) 578-9052*
Date: *4/9/08*
Re: **R2006-01328**

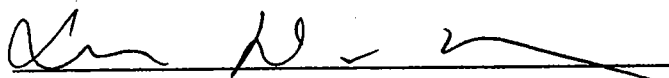
**Concerning Conditional Use Permit renewal for motel at
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**Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012**

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Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): PAT + MIKE NOLAN
Your Address: 3745 CORTA CALLE
Your Phone: 626-744-9901
Date: 6-9-08
Re: **R2006-01328**

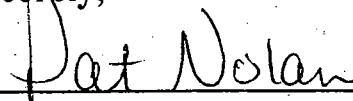
**Concerning Conditional Use Permit renewal for motel at
3800 E. Colorado Blvd., Pasadena, Ca 91107.**

**Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012**

Dear Commission members:

**I am 110% against the renewal of the Conditional Use Permit for the old
Regal Inn at 3800 East Colorado, Pasadena Ca. 91107.**

Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): Carolina Sosa
Your Address: 3766 Corta Calle St
Your Phone: 626 432-4649
Date: 06-09-08
Re: **R2006-01328**

Concerning Conditional Use Permit renewal for motel at
3800 E. Colorado Blvd., Pasadena, Ca 91107.

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Sincerely,

Carolina Sosa
Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): MICHAEL GUERRIERO
Your Address: 3742 E WALNUT ST PASADENA CAL 91107
Your Phone: 626-395-9753
Date: 6-9-8
Re: **R2006-01328**

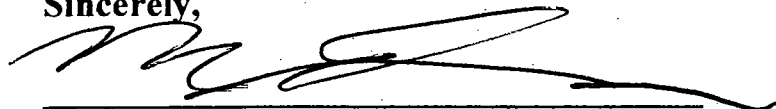
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Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): Michael Najor
Your Address: 3756 Walnut
Your Phone: (818) 640-1066
Date: 6/9/08
Re: **R2006-01328**

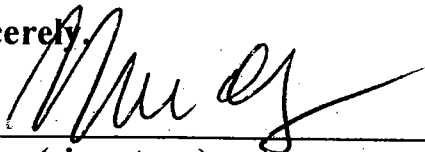
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Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Marcela Hernández-Pons*
Your Address: *3740 Corta Calle 91107*
Your Phone: *(626) 564-8038*
Date: *June 9, 08*
Re: **R2006-01328**

Concerning Conditional Use Permit renewal for motel at
3800 E. Colorado Blvd., Pasadena, Ca 91107.

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Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): Judy Barnes
Your Address: 3712 Corta Calle
Your Phone: (626) 793-3262
Date: 6-9-08
Re: **R2006-01328**


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Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): James Law
Your Address: 3716 Corta Calle, Pasadena, CA 91107
Your Phone: (626) 676-5518
Date: 6-9-08
Re: **R2006-01328**

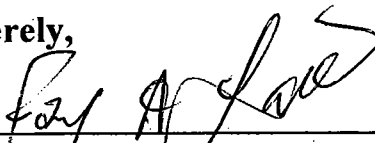
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Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Robert Bottcher*
Your Address: *3720 E Walnut*
Your Phone: *626-255-7336*
Date: *6-9-08*
Re: **R2006-01328**

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Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Justus Bradshaw*
Your Address: *3740 Corte Calle, Pasadena, Ca 91107*
Your Phone: *(626) 564-8038*
Date: *6/9/08*
Re: **R2006-01328**

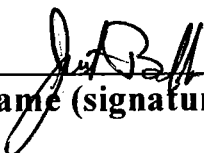
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Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): **SAEED KASHEM**
Your Address: **3768 E. WALNUT ST. PASADENA - CA - 91107**
Your Phone: **626 229-7514**
Date: **6/9/08**
Re: **R2006-01328**

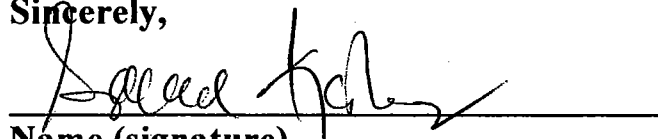
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Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Brenda Cabato*
Your Address: *3731 Cor la calle st pasadena, CA 91107*
Your Phone: *(626) 584-6980*
Date: *6-9-08*
Re: **R2006-01328**

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Sincerely,

B Cabato

Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Gerard Bolden*
Your Address: *3741 Corta Calle Pasadena CA 91107*
Your Phone: *626.298.0593*
Date: *6/9/08*
Re: **R2006-01328**

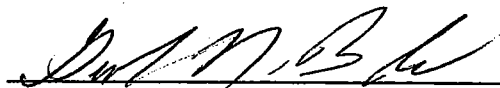
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Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Heather Bolden*
Your Address: *3741 Corta Calle*
Your Phone: *0210-298-6593*
Date: *10/9/08*
Re: **R2006-01328**

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Sincerely,

Heather Bolden

Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Louise M. Alvarado*
Your Address: *3718 E. Walnut Street*
Your Phone: *626-405-9735*
Date: *06-08-2008*
Re: **R2006-01328**

Concerning Conditional Use Permit renewal for motel at
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Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): Vicky Banuelos
Your Address: 3717 Corda Calle St.
Your Phone: (626) 644-8056
Date: 4/9/08
Re: **R2006-01328**

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Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): William Christopher Uzal
Your Address: 8712 E. Walnut St Pasadena, CA
Your Phone: (818) 793-0446
Date: 06 09 08
Re: **R2006-01328**

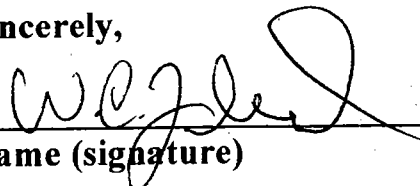
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Name (signature)

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Your Name (please print): **LEROY WELCH**
Your Address: **3772 E. WALNUT ST., PASADENA, CA 91107**
Your Phone: **620-796-0170**
Date: **6-09-08**
Re: **R2006-01328**

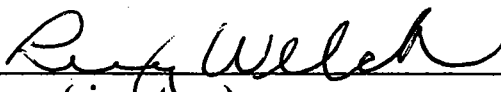
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Your Name (please print): *William Chris Lord*
Your Address: *3712 E. Walnut St Pasadena*
Your Phone: *(626) 7430447*
Date: *05 09 06*
Re: **R2006-01328**

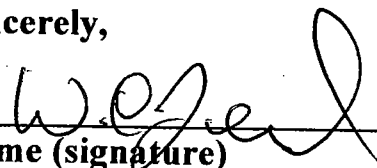
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Sincerely,



Name (signature)

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Your Name (please print): Gerard Bolden
Your Address: 3741 Corta Calle Pasadena CA 91107
Your Phone: 626 298 6593
Date: 4/9/08
Re: **R2006-01328**

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Your Name (please print): *Heather Bolden*
Your Address: *3741 Corta Calle Pasadena CA 91107*
Your Phone: *626 298 6593*
Date: *6/9/08*
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Name (signature)

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Your Name (please print): Judy Barnes
Your Address: 3712 Corta Calle
Your Phone: (626) 793-3262
Date: 6-9-08
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Your Name (please print): *Carlos + Susana Rivas*
Your Address: *3751 Corta Calle ST., Pasadena, CA 91107*
Your Phone: *(626) 578-9052*
Date: *6/9/08*
Re: **R2006-01328**

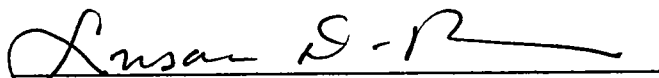
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Pat Nolan

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Your Name (please print): Carolina Sosa
Your Address: 3766 Corta Calle St
Your Phone: (626) 432 46-49
Date: 06-09-08
Re: R2006-01328

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cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Mike Montgomery*
Your Address: *3724 Corta Calle Pasadena, CA 91107*
Your Phone: *323-792-5443*
Date: *6-9-08*
Re: **R2006-01328**

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Sincerely,


Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): *Perfecto Cabeza*
Your Address: *3721 Corta Calle, Pasadena, CA 91107*
Your Phone: *626-578-9158*
Date: *6-09-08*
Re: **R2006-01328**

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Perfecto Cabeza

Name (signature)

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Your Name (please print): LEROY WELCH
Your Address: 3772 E. WALNUT ST.
Your Phone: PASADENA, CA. 91107
Date: 626-796-0170
Re: R2006-01328

Concerning Conditional Use Permit renewal for motel at
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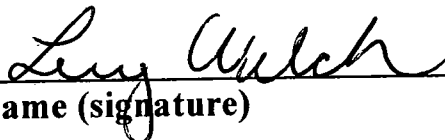
6-09-08

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Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): CARLOS YANEZ
Your Address: 3726 E. WALNUT ST. PASADENA CA 91107
Your Phone: 626-844-7346
Date: 6/09/08
Re: **R2006-01328**

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Sincerely,



Name (signature)

cc: East Pasadenans Improving Community (EPIC)

Your Name (please print): Michelle Yanez
Your Address: 3726 E. Walnut St., Pasadena, CA 91107
Your Phone: (626) 844-7346
Date: 6-9-08
Re: **R2006-01328**

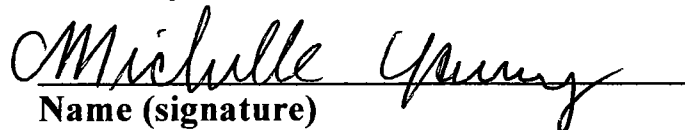
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DAYS INN

VACANT BUSINESS

Most are duplicates of letters. Fed extd on 6/11

→
WEST

3
C

HMA referred to Commission 6/11/08

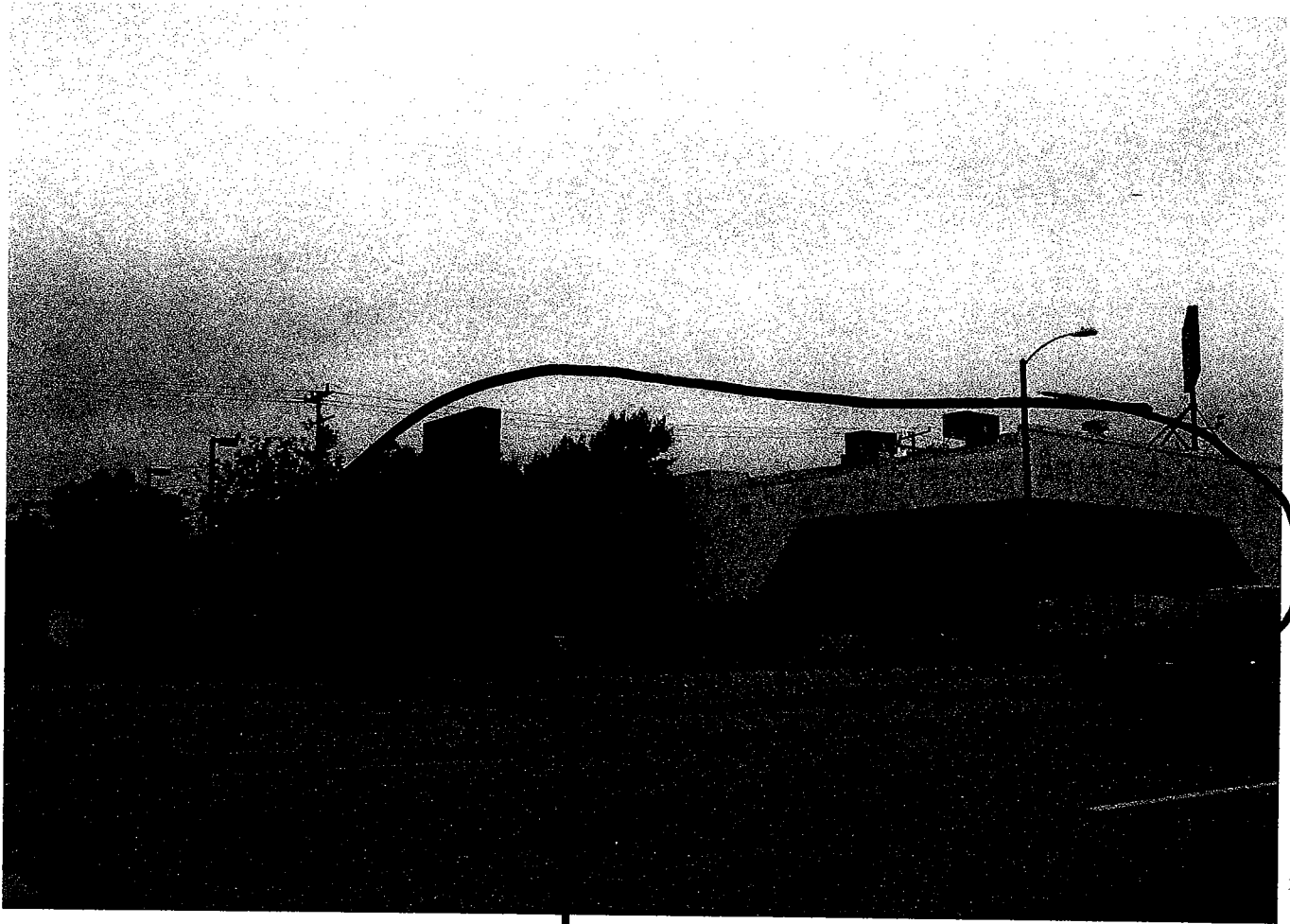
@ PH. -



VACANT BUSINESSES



WEST
3700 BLOCK (SOUTH SIDE)
COLORADO BLVD.



VACANT
BUSINESS

COLORADO BLVD.
3700 BLOCK (SOUTH SIDE)
WEST



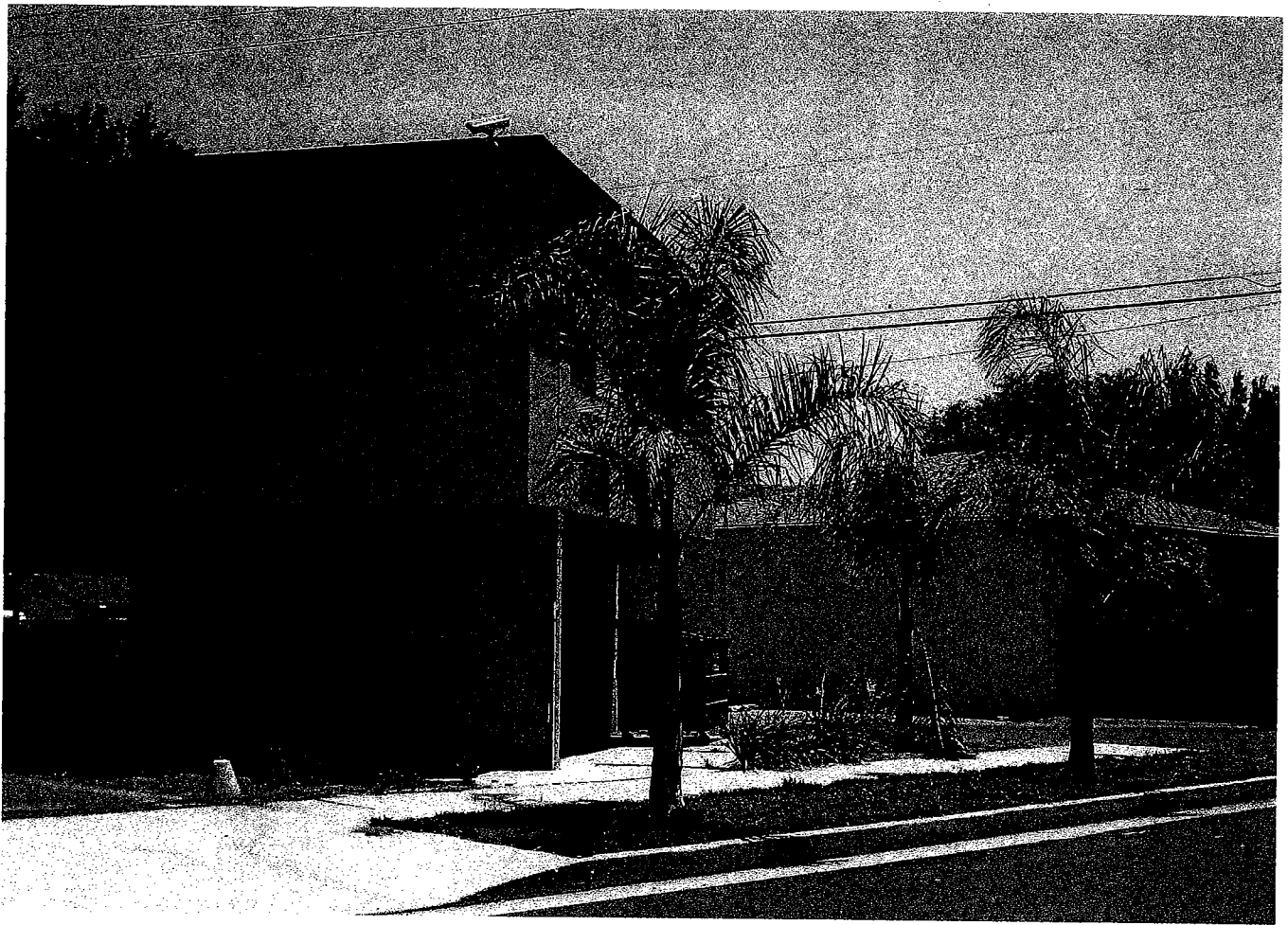


PHOTO TAKEN
06/01/2008

WEED RIDDEN
PLANTERS

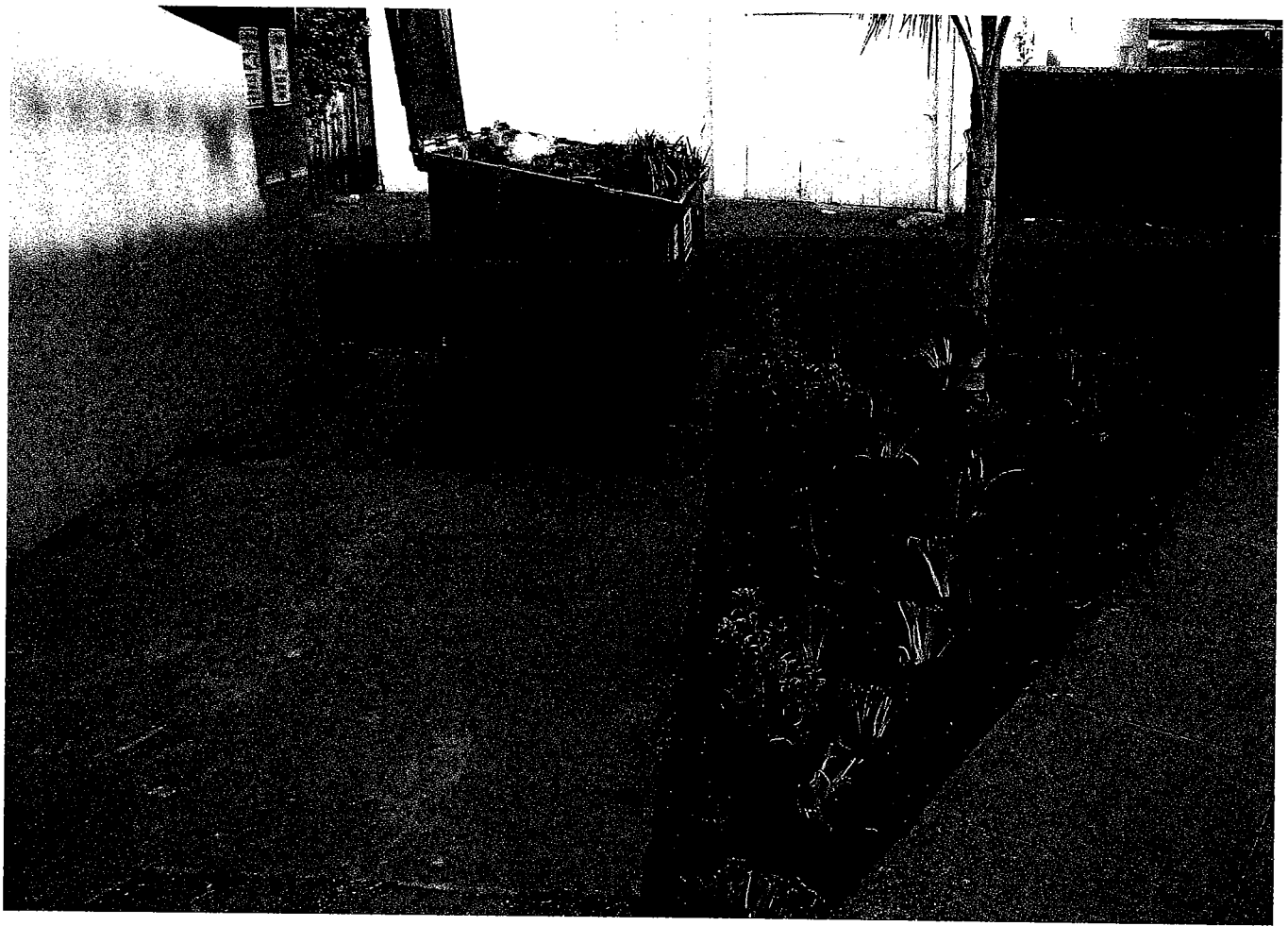


PHOTO TAKEN
06/02/2008

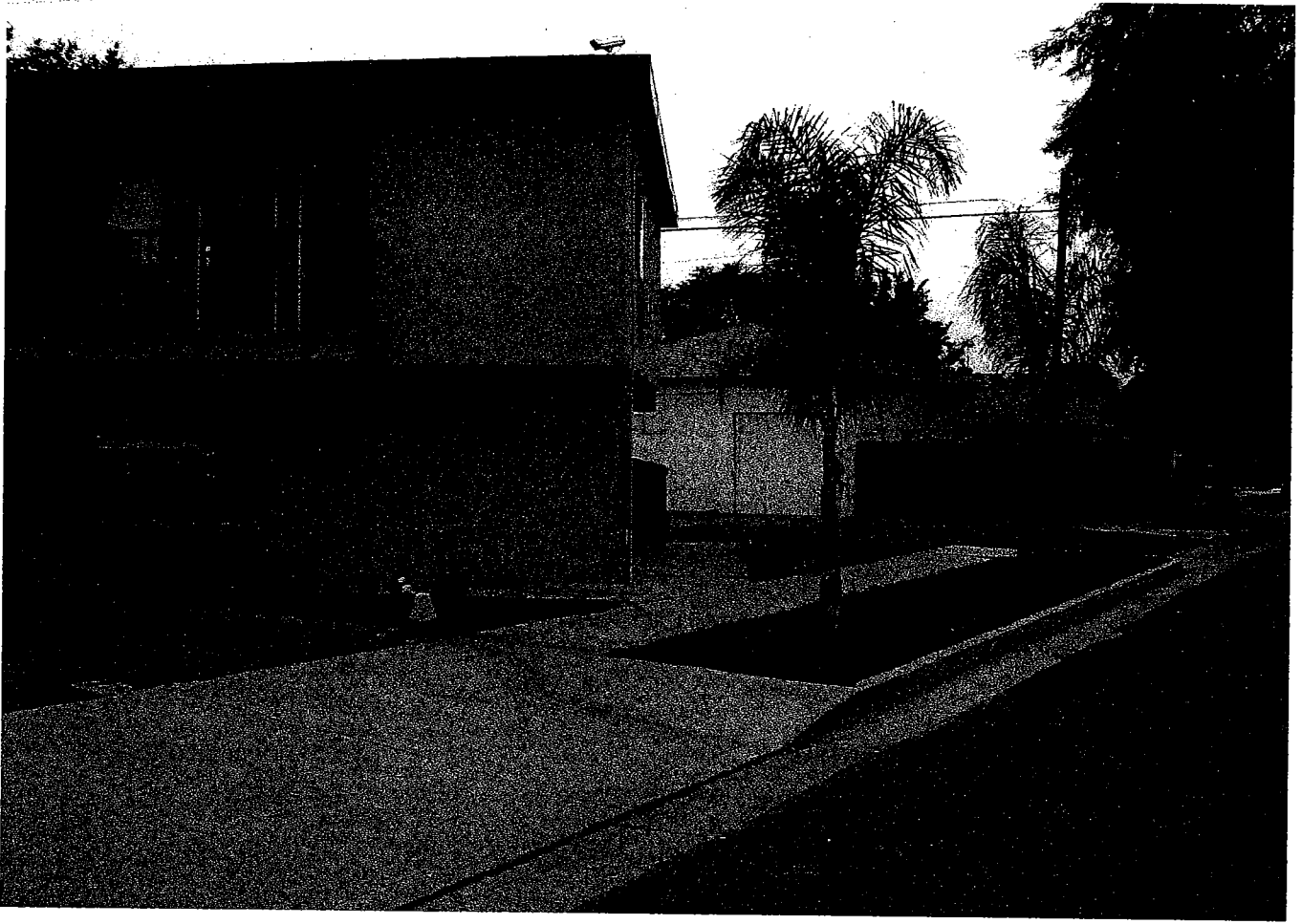


PHOTO TAKEN
06/11/2008

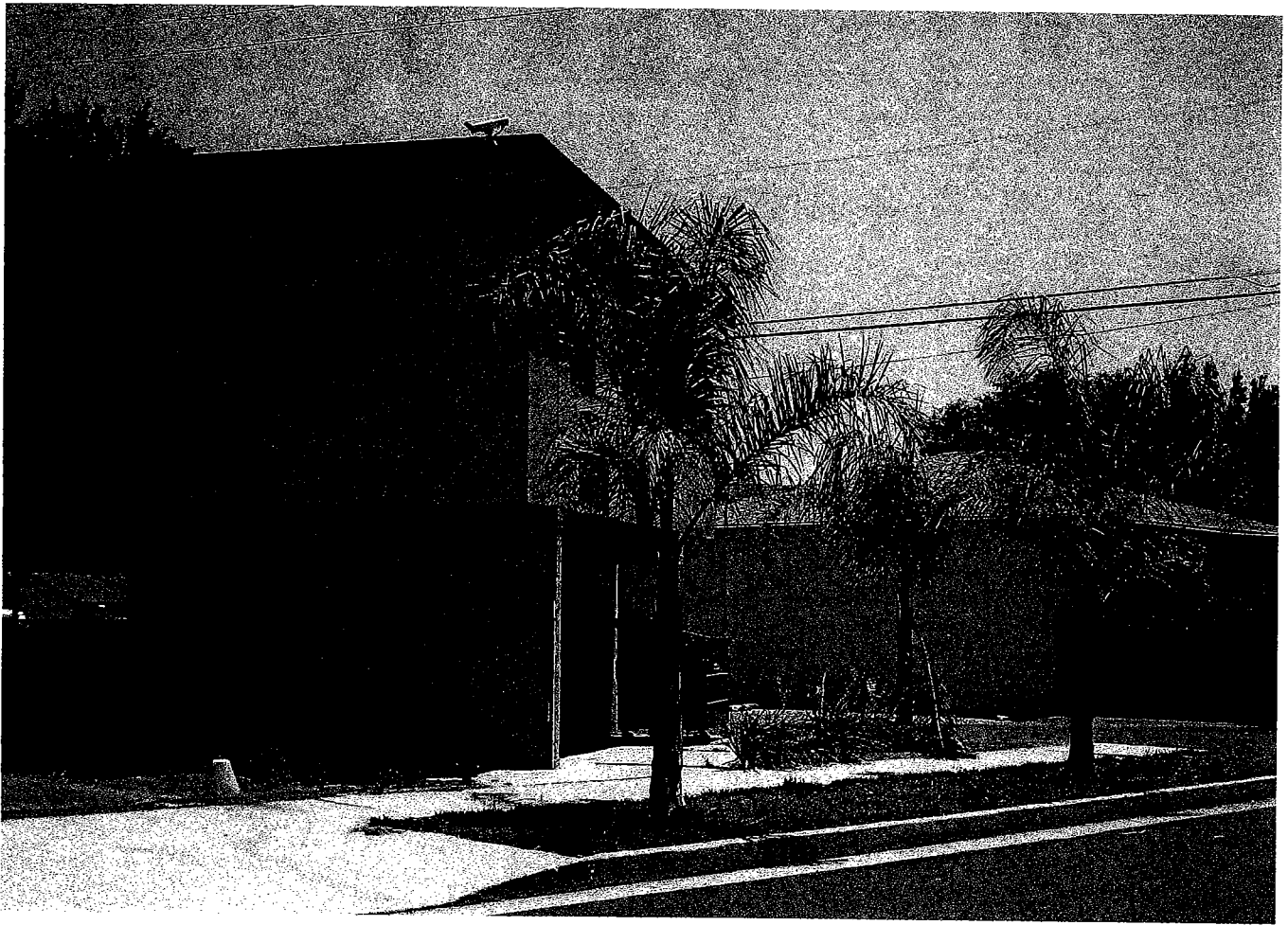


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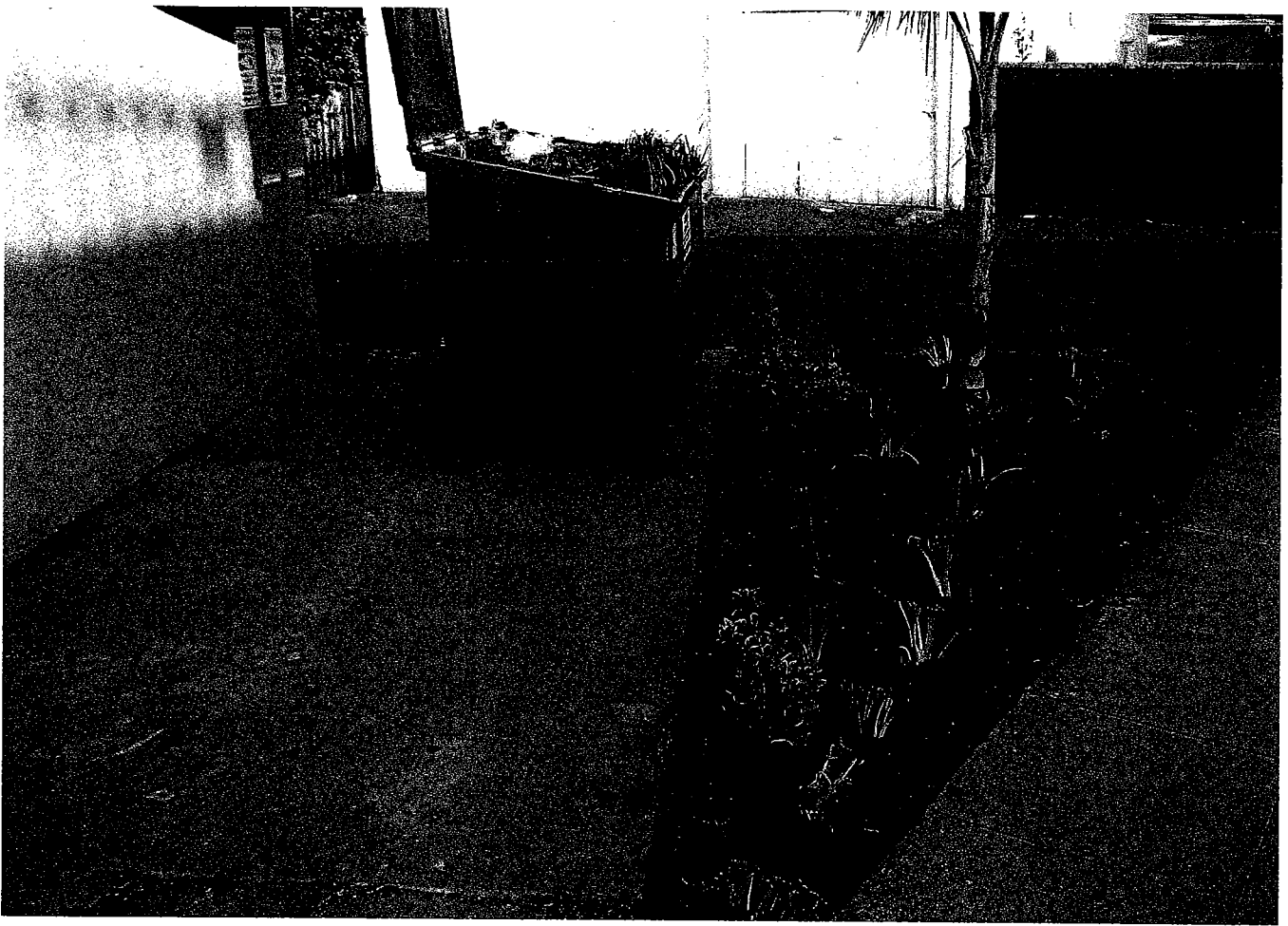


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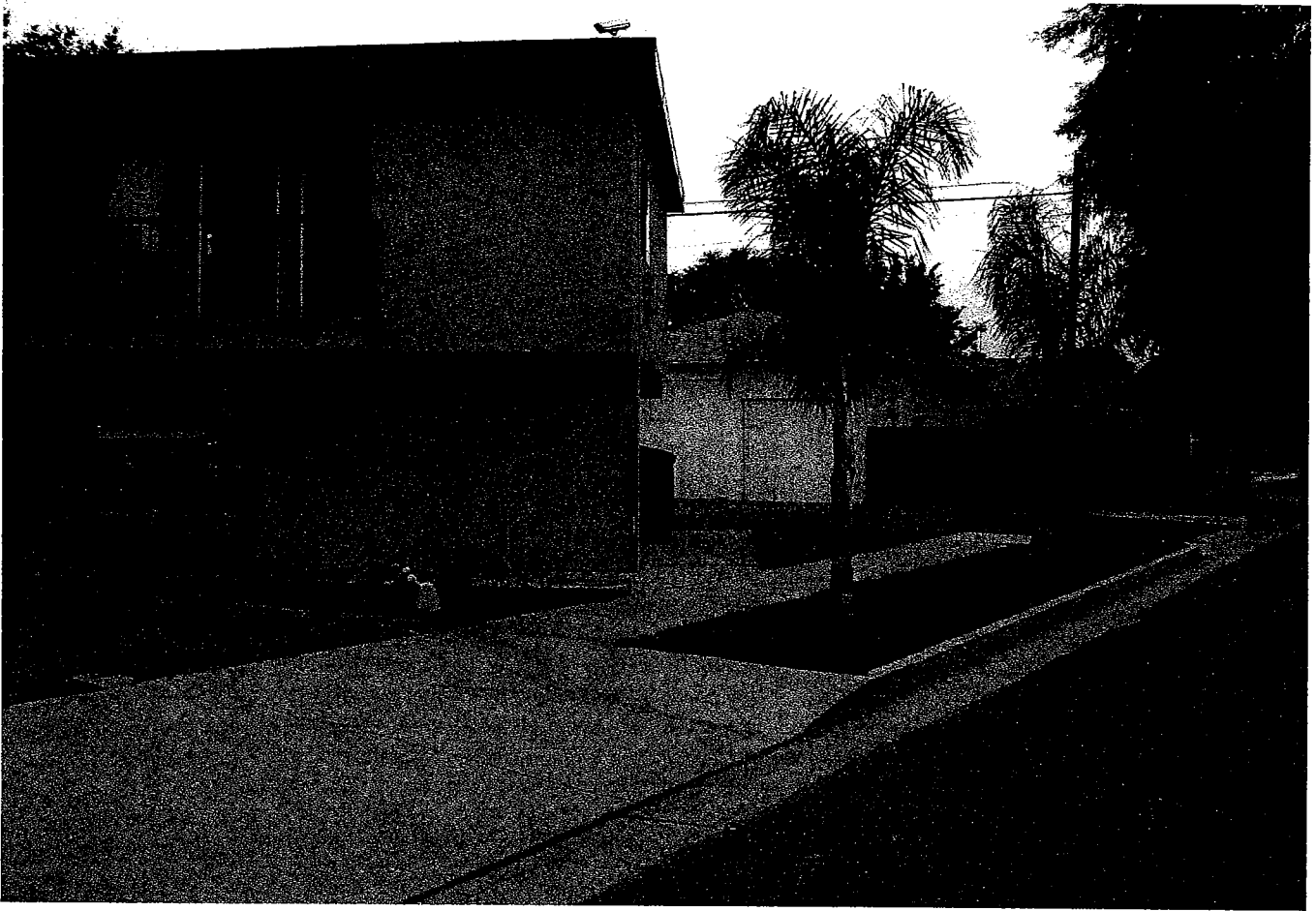


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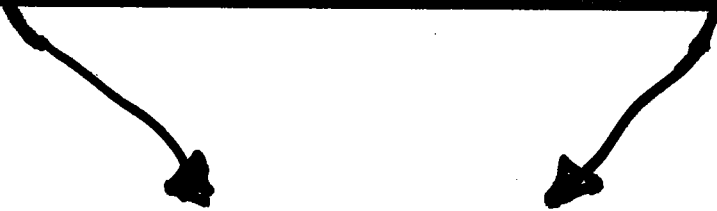
VACANT
BUSINESS



WEST

COLORADO BLVD.

3700 BLOCK (SOUTH SIDE)



VACANT BUSINESSES
COLORADO BLVD.
3700 BLOCK (SOUTH SIDE)
WEST





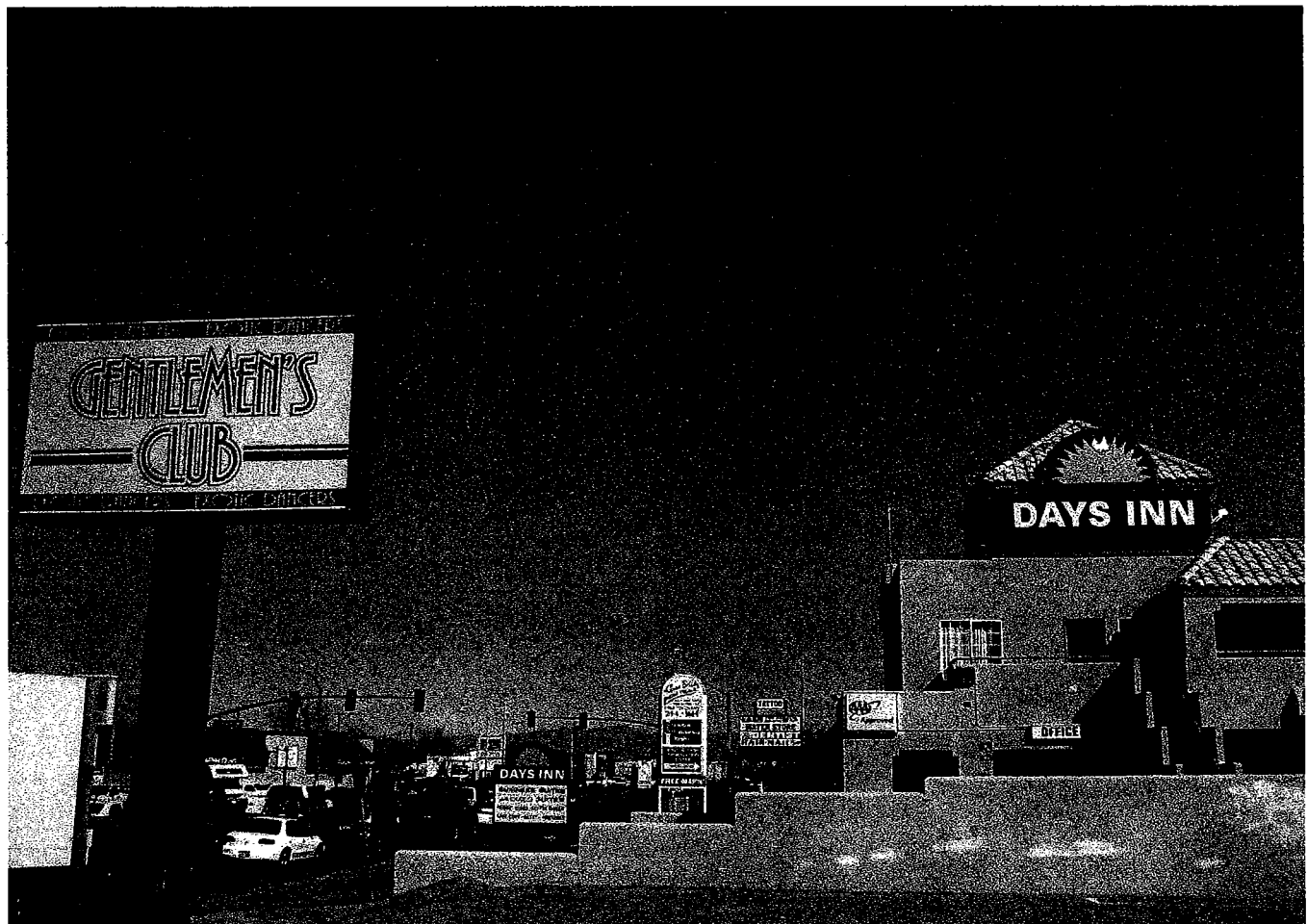
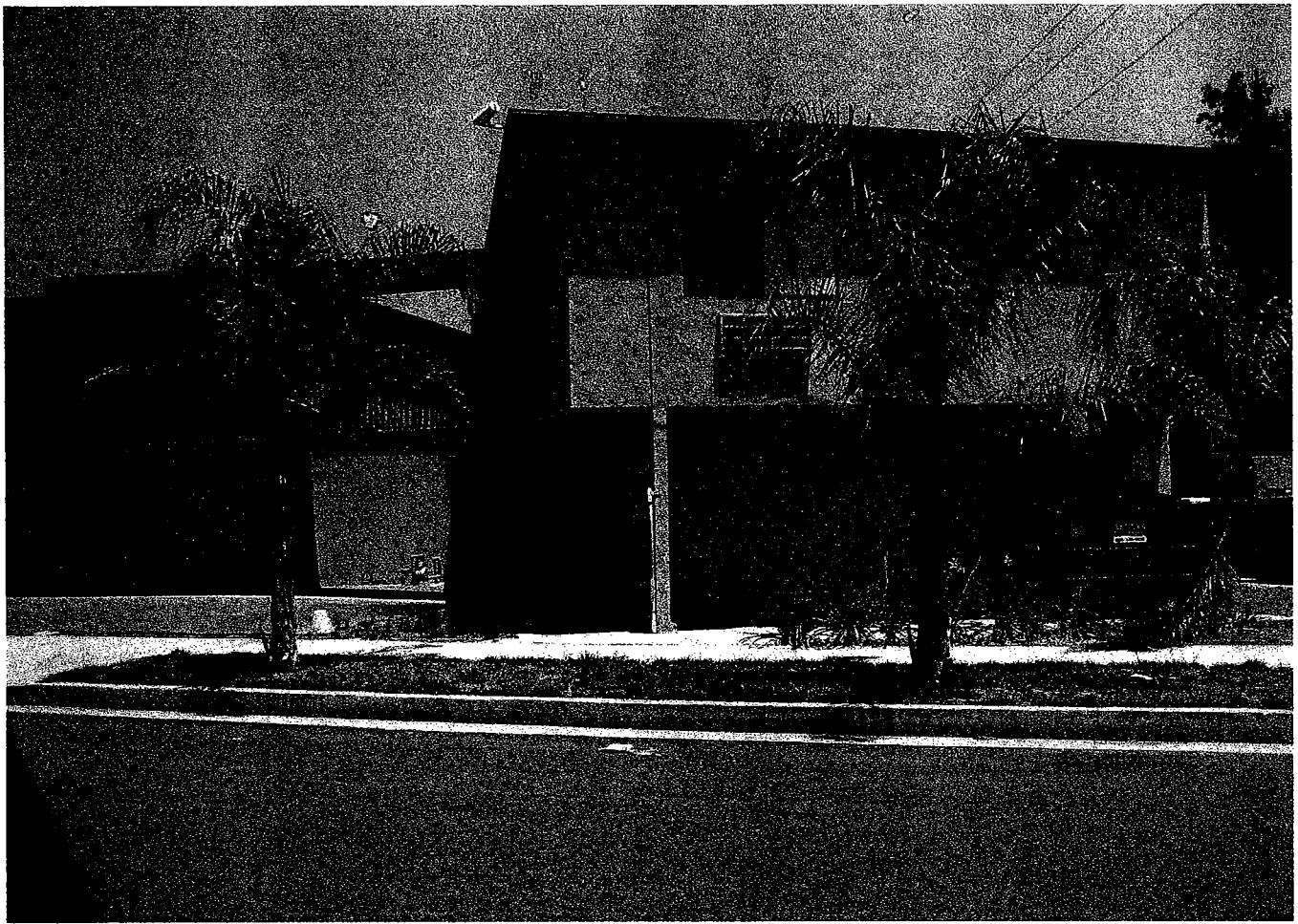
VACANT BUSINESS



WEST

COLORADO BLVD.

3700 BLOCK (SOUTH SIDE)



September 10, 2008 Public Hearing

**Hearing Materials
&
Public Comments**



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

August 28, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mi Kim
Principal Regional Planning Assistant
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 6**
PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT NO. RCUP 200600099-(5)
3800 E. COLORADO BLVD

The above referenced project is a request to continue the operation of a 35-unit motel in a C-2 (Neighborhood Commercial) Zone. Your commission held public hearings on the matter previously on February 6, 2008 and March 5, 2008. The public hearing was continued for six months to evaluate the operations of the motel. Staff presented an interim status report on June 11, 2008. At that time, your Commission set the six-month continued public hearing date to September 10, 2008.

Background

At previous public hearings, residents testified against the approval of the permit. The residents testified that the subject motel is associated with prostitution, drug use, trash and graffiti in the alley, and truck parking on residential streets. In response to these concerns, the applicant promised to institute new operating procedures. The three-month status report at the June 11, 2008 public hearing included the following information:

- Zoning Inspection revealed no zoning violations.
- Sheriff's crime statistics report indicated that calls for service at the subject property increased during the five-month period from November 2007 to April 2008. Conversely, calls for service at the subject block decreased during the same period.
- The applicant indicated that a new check-in procedure was instituted, a security guard and a new manager were hired, and a bus stop on Foothill Blvd and Colorado Blvd was relocated. The applicant also made landscaping

improvement.

At the June 11th public hearing, 26 residents testified in person against the project. They also delivered a number of opposition letters from residents who could not attend. Letters in opposition have been received after the last hearing date. These letters are being forwarded to you with this report. Residents in the area formed a neighborhood group, the East Pasadenans Improving Community (EPIC). EPIC submitted a petition signed by 20 businesses opposed to "motels on Colorado Blvd."

One person and the applicant spoke in favor of the project, and two letters of support were received.

In response to the testimony by the residents and the Sheriff's Department, the Commission took the following actions: continued the public hearing to September 10, 2008; instructed staff to provide a study of motels in the area; and referred the issue of neighborhood revitalization to the Community Development Commission (CDC). The motel study and the response from the CDC are attached to this letter.

Motel Study

The study area is limited to the portion of the East Colorado Blvd within 1.5 miles west of the subject project site. Within this stretch, there are approximately 16 motels. Eight of these motels are located within the unincorporated area of Los Angeles County, and 8 are located within the City of Pasadena. A detailed matrix of the motels is attached to this report and a summary is provided below. Also attached is a map of the East Colorado Corridor with the location of the motels in the study area created by the GIS Section.

Motels in the Unincorporated Area

The 8 motels within the unincorporated area (including the subject motel) are located on East Colorado Blvd between Michillinda Ave to the east and Halstead Street to the west. Eight motels are within this 0.6-mile stretch.

Five out of the 8 motels in the unincorporated area were constructed before 1965 (including the subject motel) and before zoning regulations required a use permit for motels in the C-2 zone. The remaining 3 motels were constructed in the 1980's subject to a conditional use permit. Conditional use permits were granted for these motels in 1980's for the construction and establishment of the motels.

Of the 5 motels constructed before the conditional use permit requirement, 3 motels applied for and were granted a conditional use permit to continue the existing motel in 2000 and 2001. The remaining two motels (Days Inn and Lucky Star Motel) have a pending conditional use permit to be considered by your Commission on September 10, 2008.

Four (including the subject motel) out of the 8 motels are national franchise motels. The remaining 4 appear to be independent, smaller motels with less rooms than the franchise motels.

Motels in the City of Pasadena

The 8 motels within the City of Pasadena are further west of the project site and are located on East Colorado Blvd between Halstead St and San Gabriel Blvd. The distance between these two points is approximately 0.9 miles.

Three out of the 8 motels were constructed before 1965; one was constructed in 1970, and the remaining three were built in 1980's.

Community Development Corporation

On June 16th, the Regional Planning Commission referred the matter of revitalization of the East Colorado Blvd commercial corridor to the Community Development Commission (CDC). In response, the CDC drafted a report on the revitalization of the East Colorado Boulevard Corridor. That report is attached to this letter. The CDC provided the following comments on the applicability of the revitalization programs:

- **Redevelopment Project Area**
The East Colorado Blvd commercial corridor would not meet the findings of blight as defined by the state. Also, a creation of a redevelopment area would require creating tax increment funding for revitalization activities.
- **Redevelopment Area**
Funding for revitalization projects are funded primarily by the Community Development Block Grant (CDBG) funds. The CDBG funds are designated for low-income to moderate-income communities. The community that the businesses serve do not meet the minimum threshold income category required by CDBG.
- **State Enterprise Zone**
An enterprise zone is created through a competitive process and provides tax credits and incentives to businesses located in an economically depressed area as measured by factors such as low-income residents, high unemployment rate, or high public-assistance receipt rate. The East Colorado Blvd commercial corridor does not meet the State Enterprise Zone criteria as an economically depressed area; however, there is a possibility that the City of Pasadena's Enterprise Zone can be extended to the subject area.
- **Business Loan Programs**
The CDC has loan programs for businesses that create and retain low to moderate income jobs.

Zoning Inspection

A Zoning Enforcement Officer conducted a site inspection on August 26, 2008 and found no zoning violations.

Sheriff's Report

The Sheriff's provided a Regional Allocation of Police Services Report. During the 2-month period (June 11, 2008 to August 11, 2008, since the last public hearing, there were eight patrol checks of the motel, one call for service, one report on a sex offender, and one arrest for drugs. The Sheriff's report is attached.

Site Visit

Staff visited the site on August 24, 2008. The project site is located on East Colorado Blvd, a major west-east thoroughfare with convenient access to freeway on- and off-ramps on both East Colorado Blvd and Michillinda Ave. One freeway entrance-exit is located on East Colorado Blvd directly northeast of the project site.

The businesses fronting East Colorado Blvd include retail stores, restaurants, offices, and motels; however, immediately behind the commercial properties fronting East Colorado Blvd are properties developed with single-family residences. These residences are well maintained and the residential streets are quiet in contrast to the traffic on East Colorado Blvd.

The subject property was well maintained. The premises in and around the project site was free of debris, litter, and graffiti. The access to the subject property is via East Colorado Blvd. An alley behind the subject property provides access to four additional parking spaces. The alley was also free of litter and graffiti.

This report is provided to you at the conclusion of the 6-month period set aside by your Commission to evaluate the operation and maintenance of the subject motel. If you need further information, please call Ms. Mi Kim at (213) 974-6443. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MC:MKK 8/26/08

Attachments

- Motel Study Matrix
- GIS Motels Map
- Community Development Commission Letter
- Sheriff's Crime Statistics Report
- Site Photographs

HOTELS IN UNINCORPORATED LOS ANGELES WITHIN 0.5 MILE OF THE PROJECT SITE

	Address	Name	Year Built	No. of Rms	Project No.	Case No.	Case Notes	Grant Expires
1	3800 E. Colorado Blvd.	Days Inn aka Regal Inn	1964	34	R2006-01328	RCUP 200600099	Commission will consider the CUP request 9/10/08. Case continued from 2/6/08, 3/5/08, and 6/11/08.	--
2	3625 E. Colorado Blvd.	Pasadena Motel	1959	28	00-255	CP00-255	CUP to continue the existing motel in a C-2 zone was granted on 5/17/2001.	2021
3	3474 E. Colorado Blvd.	Hiway Host Motel	1956	42	01-126	CP01026	CUP to continue the existing motel in a C-2 was granted on 2/14/2001.	2012
4	3500 E. Colorado Blvd.	Holiday Inn Express	1989	81	87128	CP87128 ZC87128	CP87128 Zone change from C3, R3P & B1 to C-3-DP was adopted on 5/26/88. CUP to allow the construction of a hotel, restaurant and retail stores in C-3-DP zone was approved on 3/9/88.	--
					99103	CP99103	CP99103 CUP granted to establish a acupuncture therapy business on 11/16/1999	2009
5	3570 E. Colorado Blvd.	Best Western - Pasadena Inn	1981	64	1523		CUP to construct and operate a motel in C-3 zone was approved by the zoning board on 10/16/79.	--
6	3600 E. Colorado Blvd.	Best Western - Pasadena Royale	1986	61	572	CP2440	CUP to construct the 61-unit motel was approved on 6/6/84.	--
7	3872 E. Colorado Blvd.	Lucky Star Motel	1947	13	R2006-01315	RCUP 200600095	Commission will consider the CUP request to continue an existing 13-unit motel in C-2 zone on 9/10/08	--
8	3853 E. Colorado Blvd.	El Rancho Motel	1950	17	00-60	CP00-60 ZC00-60	Zone change from R-2 to C-2-DP was adopted on 10/23/2001. CUP to continue the existing motel was approved on 6/13/08.	2021

HOTELS IN CITY OF PASADENA WITHIN 1.5 MILE OF THE PROJECT SITE

	Address	Name	Year Built	No. of Rooms	Project No.	Case No.	Case Notes	Grant Term
1	2462 Colorado Blvd.	Comfort Inn	1984	50	--	--	--	--
2	2800 Colorado Blvd.	Swiss Lodge	1961	33	--	--	--	--
3	2814 Colorado Blvd.	Astro Motel	1962	26	--	--	--	--
4	2855 Colorado Blvd.	Siesta Inn	1986	20	--	--	--	--
5	2863 Colorado Blvd.	Super 8 Motel	1970	71	--	--	--	--
6	2870 Colorado Blvd.	Ace Motel	1947	12	--	--	--	--
7	3321 Colorado Blvd.	Quality Inn Motel	1985	70	--	--	--	--
8	2860 (2850,) Colorado Blvd.	America's Best Value Inn			--	--	--	--

Los Angeles County

COLORADO BOULEVARD CORRIDOR

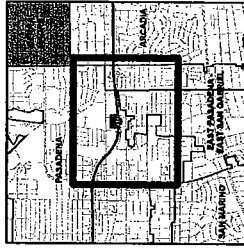
Motels

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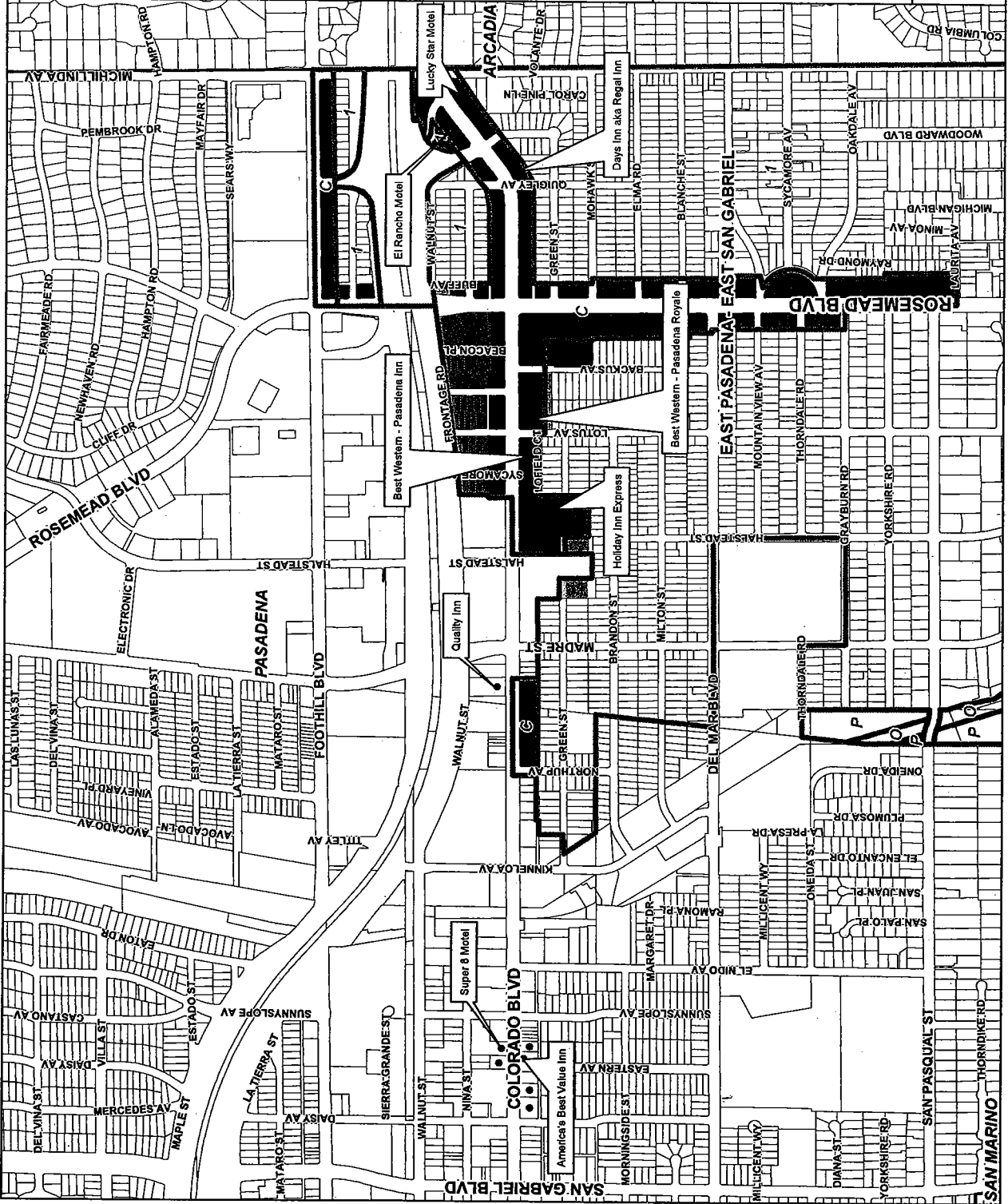
LEGEND:

- Motel
- City Boundaries
- ▭ Countywide LUP
- ▭ Parcels
- Zoning
 - Zone R-1
 - Zone R-2
 - Zone R-3-0U
 - Zone R-4-0U
 - Zone R-A
 - Zone RPD
 - Zone A-1
 - Zone A-2
 - Zone A-2-H
 - Zone C-H
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-M
 - Zone C-R
 - Zone CPD
 - Zone M-1
 - Zone D-2
 - Zone IT
 - Zone SP
 - Zone M-1.5
 - Zone MPD
 - Zone M-2
 - Zone M-3
 - Zone M-4
 - Zone M-2.5
 - Zone B-1
 - Zone B-2
 - Zone R-R
 - Zone W
 - Zone P-R
 - Zone SR-D
 - Zone O-S
 - Zone A-C
 - Zone MXD

VICINITY MAP:



LOS ANGELES COUNTY
 Planning and Public Works
 255 W. Temple St.
 Los Angeles, CA 90017





**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

William K. Huang
Acting Executive Director

August 11, 2008

Mr. Harold V. Helsley, Chair
The Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

AUG 21 2008

**Re: Revitalization of the East Colorado Boulevard Corridor
Unincorporated Community of East Pasadena**

Dear Mr. Helsley:

This letter is to inform you that Community Development Commission (CDC) staff have conducted several site visits and surveyed the East Colorado Boulevard Corridor in unincorporated East Pasadena. Our review and analysis was pursuant to a written request dated June 16, 2008 by the Los Angeles County Regional Planning Commission who heard complaints from residents of the area about illegal activities such as prostitution and drugs along East Colorado Boulevard and a general decline of the commercial corridor.

Observations

The commercial corridor along Colorado Boulevard from Northrup Avenue on the west to Michillinda Avenue on the east has excellent access to the 210 Freeway with off ramps at Madre Street and Merlon Avenue and a frontage road from East Walnut Street to Rosemead Boulevard. The dominant commercial uses along Colorado Boulevard include Target, Smart and Final, Cadillac and Buick automobile dealerships, Cost Plus, Staples, Coco's Restaurant and home improvement stores such as OSH, Sherwin Williams paint stores, and specialty door and flooring companies. There are smaller commercial lots between Rosemead Boulevard and Michillinda Avenue and there are a few vacancies in these smaller stores.

The most prominent vacancy at 3722 E Colorado was a former sewing center that will soon reopen as a medical office use. Real estate brokers who serve the area say that more vacancies have been occurring and attribute it to the economy and increased competition from a higher income area and strong retail sales north of the 210 Freeway. However, with a few exceptions, the corridor features well-maintained properties with adequate parking on large lots. The intersection of Colorado and Rosemead Boulevards has high



Harold V. Helsley

August 11, 2008

Page Two

traffic counts, a good indicator for retail businesses. Additionally, the area is relatively free of graffiti.

Because of the excellent freeway access and the nearby attractions of Santa Anita Race Course, Los Angeles County Arboretum, Rose Bowl, Huntington Gardens, and Old Town Pasadena, the area is part of a larger San Gabriel Valley tourist destination. As a result, there are eight motels in the area ranging from a Best Western Pasadena Inn and a Holiday Inn Express to a Days Inn and the Lucky Star Motel.

APN Number	Address	Name	Year Built	Owner	Last Sale	No. of Rooms
5755-029-014	3800 East Colorado Blvd	Days Inn	1964	Bhupendra Bhakta/Yasmin Sitaram	2005	34
5754-003-029	(Pasadena) 3321 East Colorado Blvd	Quality Inn Motel	1985	King Pacific Pasadena Investment Inc	1998	70
5755-001-025	3625 East Colorado Blvd		1959	Thomas & Heidi Liu	2003	28
5754-018-009	3474 East Colorado Blvd		1956	Gerald & Diane Wang	2005	42
5754-018-017 5754-018-020	3500 East Colorado Blvd	Holiday Inn Express	1989	Oak View Hotel LP	2002	81
5754-019-033	3570 East Colorado Blvd	Best Western Pasadena Inn	1981	Grand Pasadena Inn Inc	2007	64
5755-004-031	3600 East Colorado Blvd	Best Western Pasadena Royale	1986	Rhythm Sea LLC	2005	61
5755-028-008	3872 East Colorado Blvd	Lucky Star Motel	1947	Glen Dana Inc	1978	13

Redevelopment Project Area

Redevelopment is a process created to assist city and county government in eliminating blight from a designated area, and to achieve desired development, reconstruction and rehabilitation including but not limited to: residential, commercial, industrial, and retail. The establishment of a redevelopment project area is a long process of identifying a study area, then specific project areas for which a redevelopment plan is prepared and adopted by the Board of Supervisors. Redevelopment project areas may be formed for up to thirty years plus a ten year extension.

To qualify as a redevelopment project area, the area must be characterized by conditions causing a reduction of property use of the area to such an extent that it constitutes a serious physical or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone. The State definition of slums or blight (Health and Safety Code Sec. 33030(b)) is one that requires the area to be predominately urbanized and either:

- 1) an area that is characterized by the existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownerships; or,
- 2) An area that is characterized by both physical and economic conditions that cause blight:
 - a) Physical conditions that cause blight include buildings which are unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design, physical construction, faulty or inadequate utilities, or other similar factors. Physical conditions also include inadequate building size given present standards and market conditions, or lack of parking.
 - b) Economic conditions that cause blight include depreciated or stagnant property values, abnormally high business vacancies, abandoned buildings, residential overcrowding, and a high crime rate. Economic conditions also include an excess of bars, liquor stores or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.

Redevelopment activities are funded by property tax increment -- increased property taxes generated in the redevelopment area that result from increased property values. Generally, for a redevelopment project area to be viable it must generate sufficient tax increment to fund activities by having a large project area, or experience major changes in land use through increased development in the area.

Harold V. Helsley
August 11, 2008
Page Four

Taken overall, the East Colorado Corridor would not meet the test of both physical and economic conditions to qualify for a finding of blight. Moreover, we do not believe there would be community support for an increase in development intensity sufficient enough to create tax increment to fund property acquisition, relocation and other redevelopment activities.

Revitalization Area

In assessing the opportunities for economic revitalization as opposed to redevelopment, we found that the residential population in the unincorporated area near Colorado and Rosemead Boulevards is not predominately low- and moderate-income, nor do the businesses along Colorado Boulevard serve a low- and moderate-income community. The population in the area is 35% low- and moderate-income, compared to the minimum requirement of 51% to qualify for Community Development Block Grant (CDBG) funds for programs such as a commercial façade improvement program.

CDBG is the primary source of funding for the CDC's Community Business Revitalization (CBR) program that provides grants to property owners to improve the exterior of their commercial buildings. Eligible improvements typically include painting, awnings, storefront replacement, and signs. The CDC pays for design and construction management services and contracts for the construction. The CBR program requires property owners to share in the cost of the improvements.

State Enterprise Zone

The designation of an area as a State Enterprise Zone is a competitive process that includes meeting criteria such as a high (7.4 percent) unemployment rate and at least 70 percent of households with incomes below 80 percent of median County family income.

Designation provides tax credits and incentives to businesses located in the area who hire employees that qualify under any one of several categories, such as residents of a low-income area, unemployed, receiving public assistance, ex-offenders, veterans, disabled, or a member of a recognized Indian Tribe. Tax credits are also available for equipment purchased for use in the zone. Lenders can earn tax-free interest on loans made to Enterprise Zone businesses. Net operating losses may be carried forward for 15 years to reduce the amount of taxable income for those years.

The City of Pasadena's Enterprise Zone links directly to the unincorporated County area in question, making expansion of Pasadena's Enterprise Zone a possibility if the area has not already been expanded by 15% and the City is willing to extend the area into unincorporated East Pasadena.

Harold V. Helsley
August 11, 2008
Page Five

The East Colorado Corridor does not meet the State Enterprise Zone criteria as an area that is economically depressed. However, a State Enterprise Zone provides tax benefits and does not target objectionable activities such as those voiced by the community at public hearings.

Business Loan Programs

For your information, the CDC has a number of loan programs available to businesses for working capital and improvements to facilities. Eligibility for the loans is related to the creation or retention of low- and moderate-income jobs. While there could be businesses within the East Pasadena corridor that may be interested in the loans, this funding mechanism will not address the underlying concern of objectionable activities.

Summation

Having carefully researched the area, the East Pasadena corridor would not qualify for a redevelopment project area or a State Enterprise Zone. Moreover, other CDC revitalization programs would not address the reported illegal activities that appear to be related to a few individual properties.

If you have any questions or need further information, please call me at (323) 890-7400 or Corde Carrillo, Director of Economic/Redevelopment at (323) 890-7205.

Sincerely,



WILLIAM K. HUANG,
Acting Executive Director

bj:eastpasadena



Los Angeles County Sheriff's Department
Temple Station Detective Bureau

8838 East Las Tunas Drive
Temple City, CA 91780

Date: 08-11-08

To: REGIONAL PLANNING

Attn: MI KEM

Fax No.: 213-626-0434

From: DEP. ANDREW SANDOR

Re: 3872 AND 3800 COLORADO BL, PASADENA

Phone No.: (626) 285-7171 Ext.: 3346

Fax No.: (626) 287-7353

Number of Pages (Including Cover): 3

3800 Colorado Blvd, Pasadena, CA — "Days Inn"

RAPS: Regional Allocation of Police Services

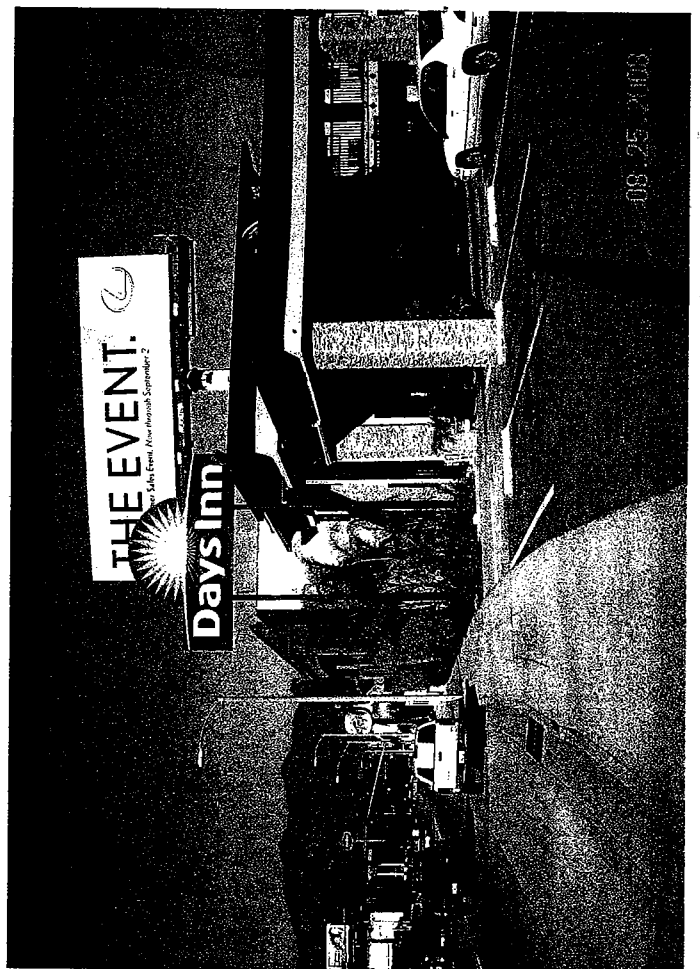
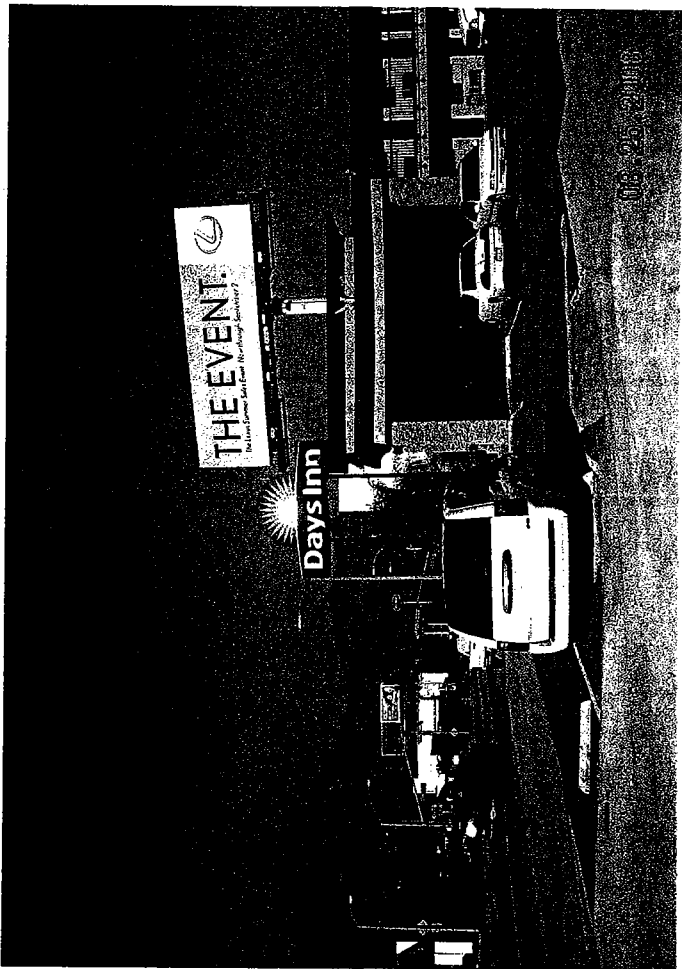
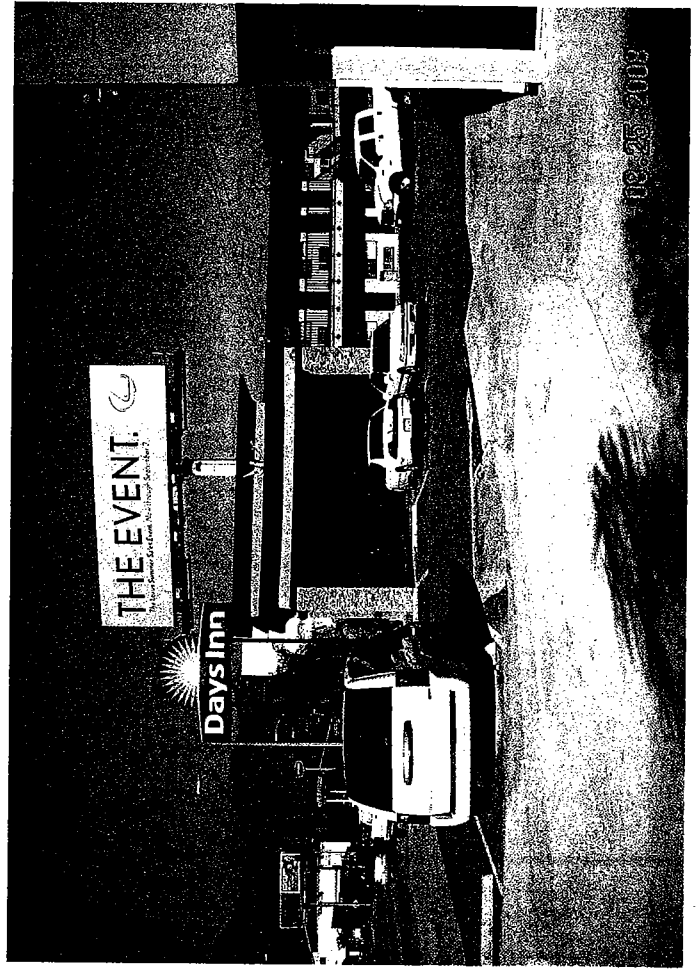
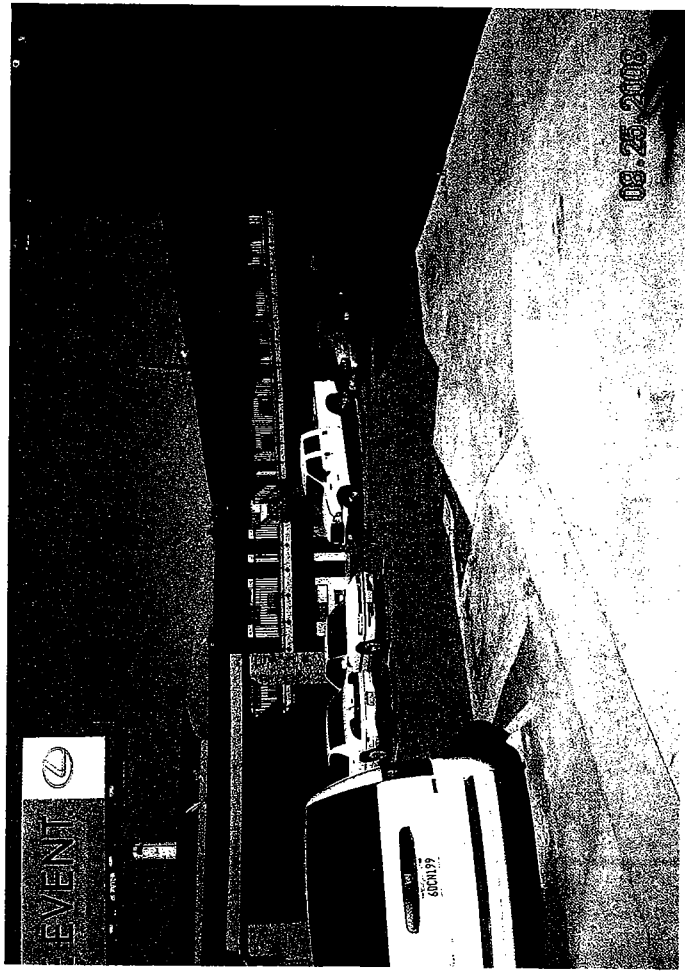
06-11-08 to 08-11-08

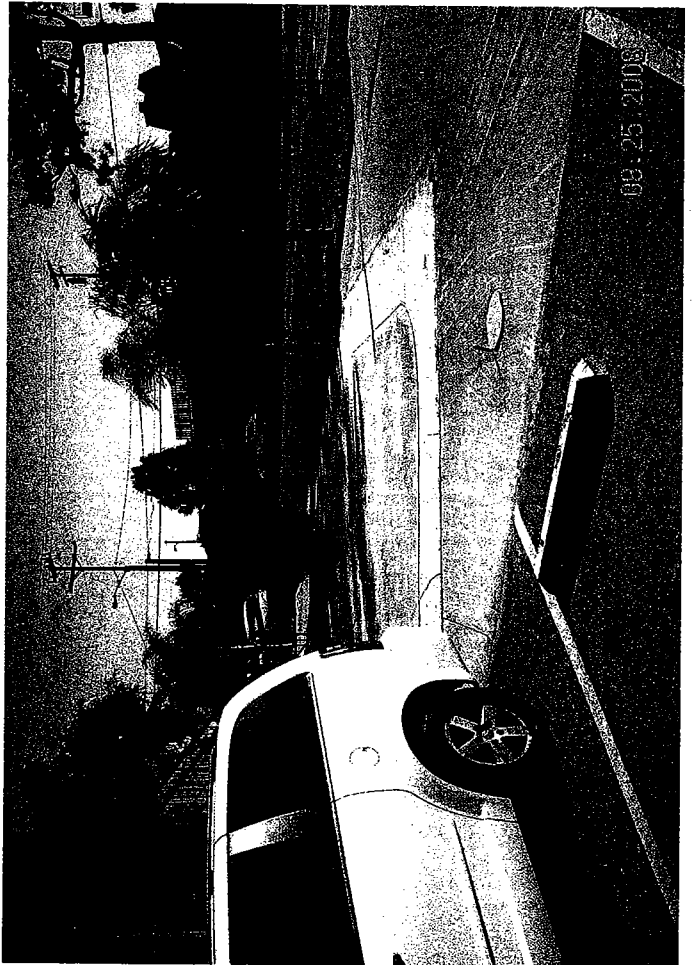
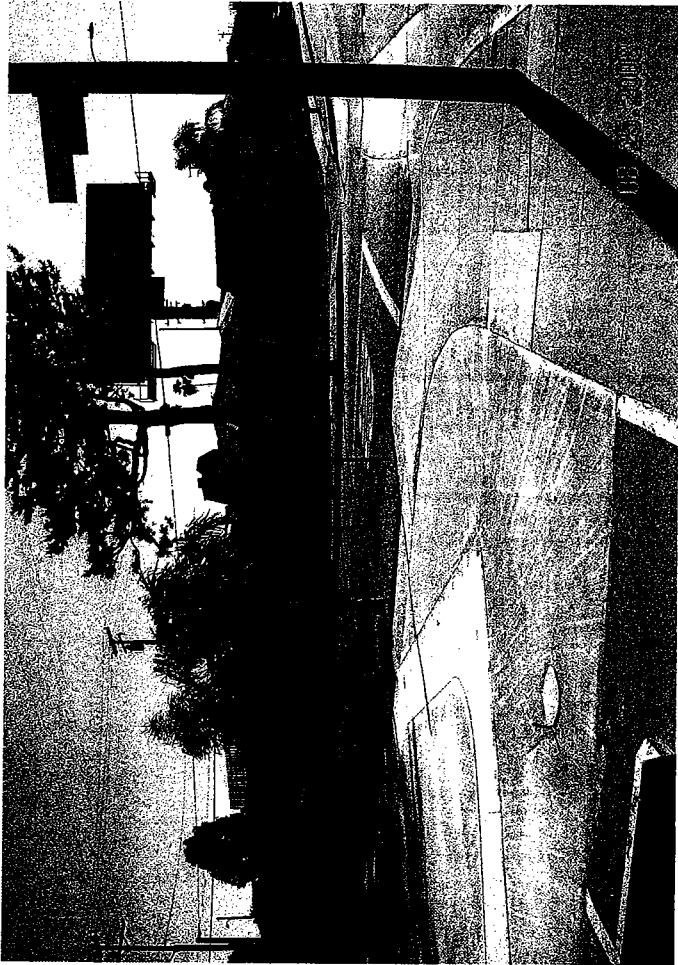
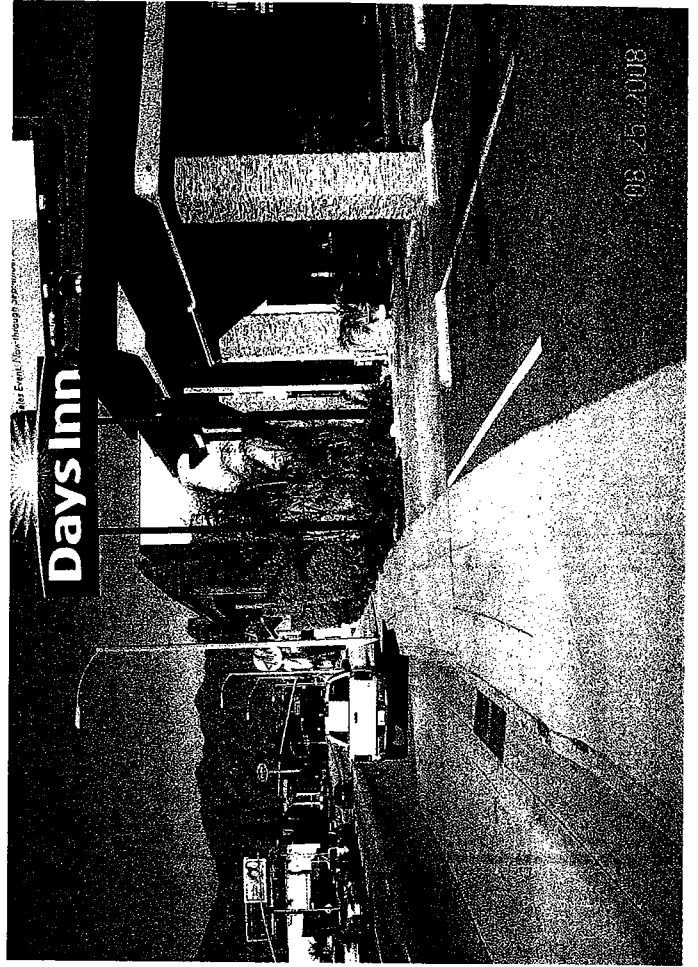
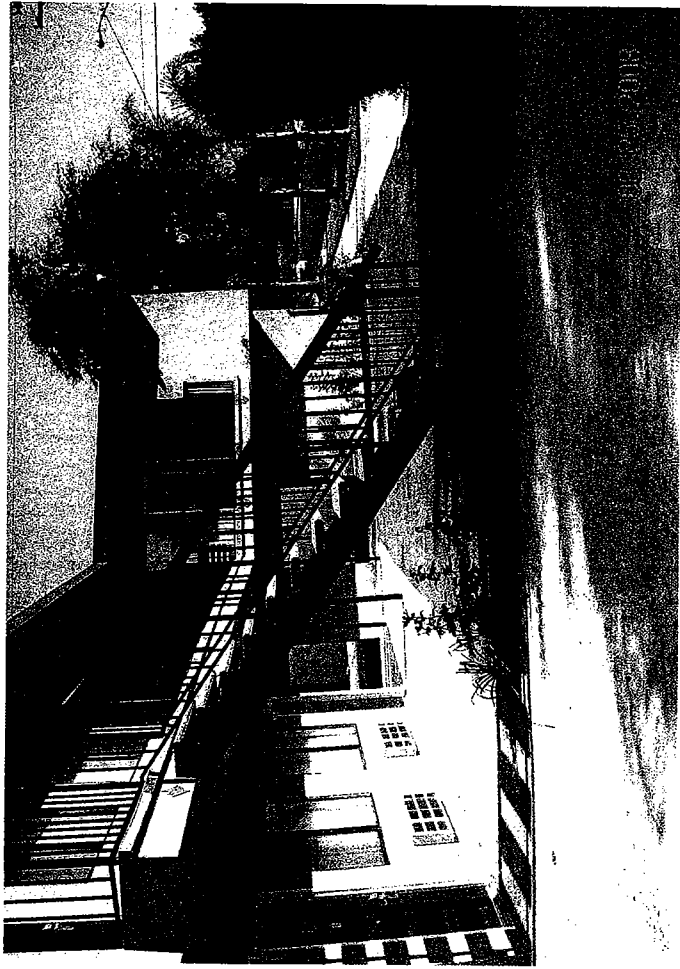
1 call for service, medical only

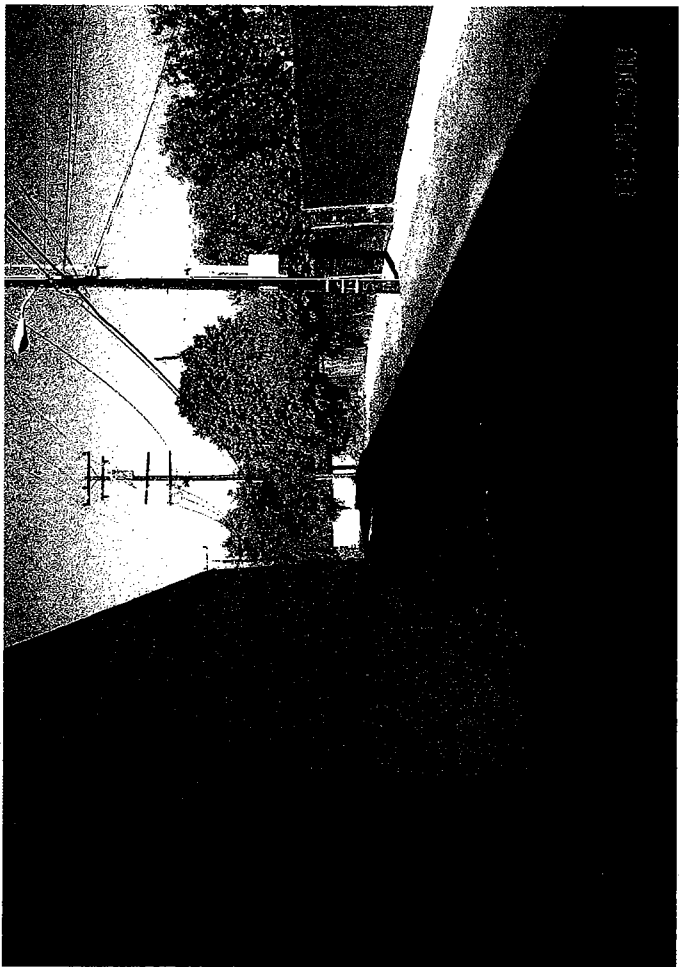
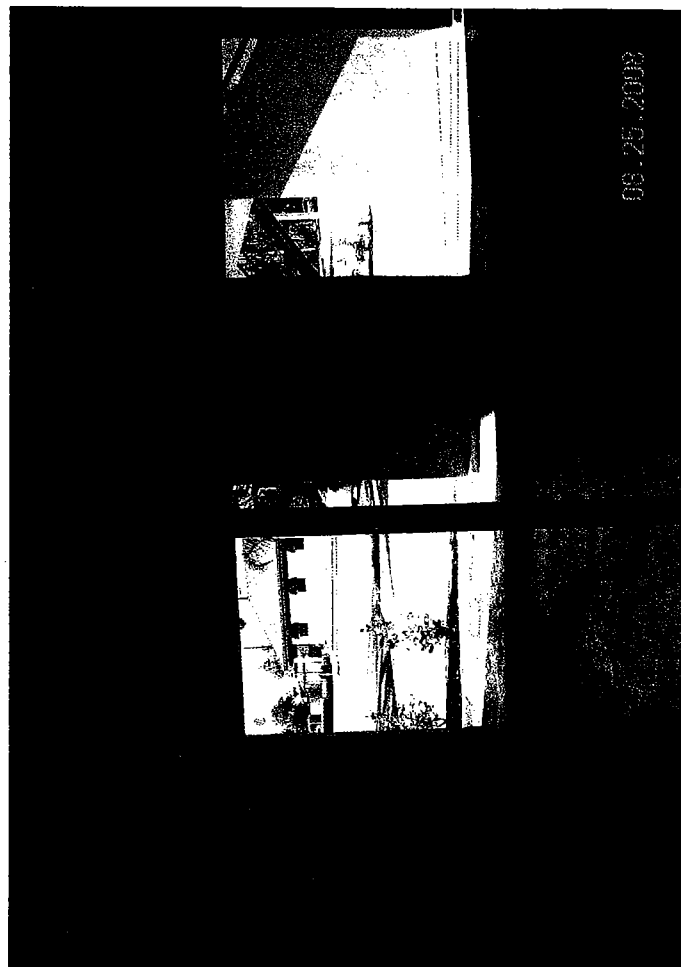
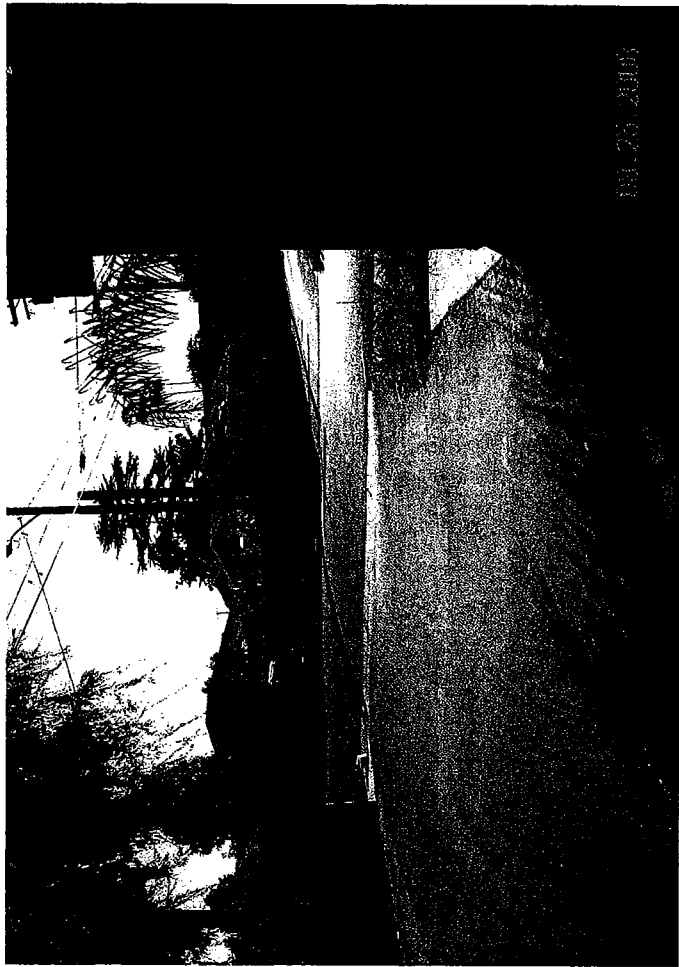
8 logged patrol checks of motel

1 report- sex offender out of compliance with conditions of Penal Code section 290 (suspect no longer at location)

1 arrest- male adult arrested for possession of methamphetamine in motel room.









3836 E Green St
Paradise 9107
5/6/08

re Conditional Use Permit

Days Inn - 3800 E Colorado - Paradise

There seems to be a real organized effort to have this permit denied - why?

To me, the presence of motels here is just a continuation of motels on Colorado west of here - It seems a logical location - If the police would do more to curb prostitution neighbors would probably be better satisfied - I have not had any kind of trouble from any of the motels mentioned and do not object to their presence and I've lived here for over forty years.

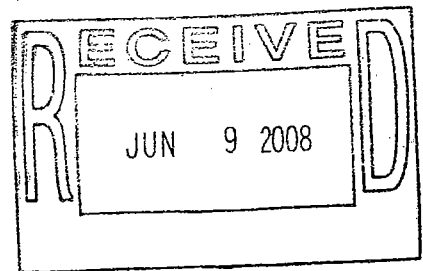
There is no assurance that "community friendly businesses" would move in - whatever they are - There's quite a hodge-podge of businesses now - Parking is a greater problem than the nature of the business - There are not many "neighborhood stores" anymore - People drive to shop - There are fast food places and a

variety of restaurants in walking distance of the motels. Convenient - Some of us need low budget motels when we travel - Are we a hazard to residents nearby?

To me the freeway on and off ramps are of greater concern than low budget motels -

Policing and inspecting could take care of problems -

Sabel Ober -



To Whom it may concern,

I am writing to let you know the concerns we have on the status of the Conditional Use Permit on the Days Inn on Colorado Blvd in Pasadena. As a residential home owner, our family does not feel secure with a transient population in our neighborhood because of the crime it might bring. We would much prefer to see community friendly businesses in our area.

We hope you will consider all of the neighbors concerns before making a decision. Thank you, Jane

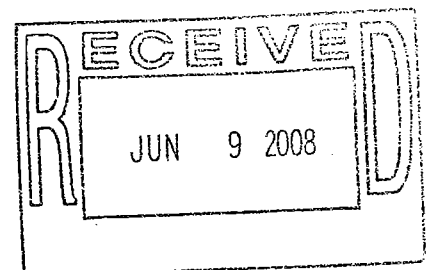

Anne Shircore
3431 Huntington Dr
Pasadena, Ca 91107

6/5/2008

ATT. R2006-01328
Los Angeles County Department of Regional Planning
320 West Temple Street
Room 1348
Los Angeles, Ca 90012

As a resident of Chapman Woods I voice my opposition to the granting of a Conditional Use Permit for the Days Inn on Colorado Blvd in East Pasadena. This motel is next to an R-1 Residential neighborhood and close to several schools in the area. A low budget hotel of this kind contributes to blight in that area. Several similar cheap motels in that area have been plagued by prostitution for years and are sources of crime and disturbances and have a negative effect on the quality of life of what is mostly an upscale residential neighborhood. Furthermore such an establishment works against the likelihood of more family oriented business locating in the area. I strongly urge you not to grant the permit to Days Inn.

Sincerely



Joseph Rodriguez
Corta Calle St.
Pasadena, CA 91107

Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: R2006-01328

June 5, 2008

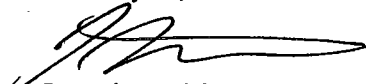
To Whom It May Concern:

As a homeowner affected by the presence of motels along Colorado Boulevard, I would like to recommend the disapproval of the conditional use permit for the operation of the Days Inn motel, formerly Regal Inn, at 3800 E. Colorado, Boulevard.

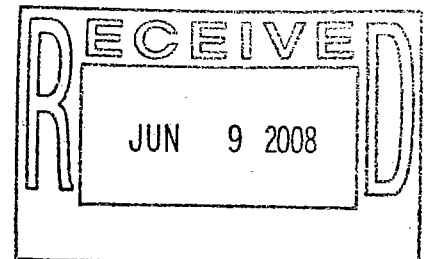
This area already has two other low budget motels within two city blocks of the Days Inn. This establishment, along with the other motels, detracts from the community, as prostitution and drug-related crimes occur right around it. We do not need these motels in the area.

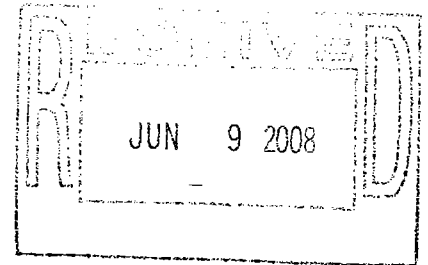
The Days Inn does nothing to improve property values or the quality of life in the neighborhood. This neighborhood is already plagued with the presence of a house for paroled sex-offenders. Combining this with the presence of the motels and the prostitutes seems like the homeowners and business owners in the area are being expected to accept reduced living conditions and reduced safety in the area. It is vital to encourage positive changes in this neighborhood, and as this opportunity might not again become available for many years, I ask that you decline to issue a conditional use permit for the Days Inn, formerly Regal Inn at 3800 E. Colorado Blvd.

Thank you,



Joseph Rodriguez





PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT NO. 200600099-(5)
PROJECT LOCATION: 3800 E. COLORADO BLVD.
PROJECT SCOPE: CONTINUED OPERATION OF AN EXISTING
MOTEL

I live in here over 10 years. I had burglar Sept. 13, 2002.
I reported to Sheriff. I never heard anything about it at all.

I saw suspicious people on the street but I was not so sure.
I found used condom in front of my house. I never thought this area is
problem.

I was interested in public hearing previously. I could not participate because
of my job.

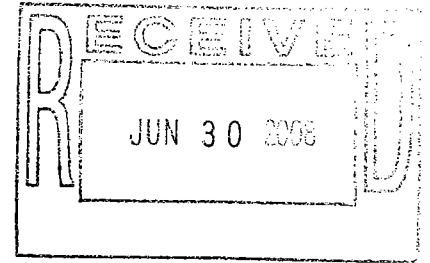
I signed up attending the hearing.

**I do not want MOTEL in my area. CHEAP MOTEL around this area
lower quality of my life. No circumstance, NO MOTEL.**

Sung Hee Shim
3753 East Green Street
Pasadena, Ca. 91107



169 North Halstead Street,
Pasadena, CA 91107.
Tel: (626) 744 9111
Cell: (626) 848 3793



Attn:

R2006-01328

Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

6.13.'08

Concerning Conditional use Permit for Motel at 3800 East Colorado

Dear Commission members,

I am a keen new business owner in East Pasadena excited by the growth of other respectable new businesses and apartments in the area. I am delighted with the great plans to clean up East Pasadena to make it as wonderful as we can.

I live in East Pasadena and I have three young children; 3, 4 and 10. I also run a top quality Pre-School, Happy Sunshine Kids, very close to the motel in question!

Please do not allow the motel at 3800 E Colorado to renew their conditional use permit to continue their questionable business with lovely young children just around the next corner. It seems so wrong to me. There are plenty of other cities to run establishments such as these, in darker corners of the world.

Thank you for your time.

With very best wishes and hopes for a brighter future,

Sarah Wiles (Owner)

If I can be of further help please contact me on my cell 626 848 3797. Thanks
CC: EPIC



3800 E. Colorado Blvd., Pasadena, Ca 91107
Tel: 626-449-4743 Fax: 626-449-5008

July 23, 2008

Dear Neighbor:

My wife Yasmin and I wanted to give you an update on the progress we have made in renovating and upgrading the operation of the former Regal Inn at 3800 E. Colorado Boulevard (the corner of Quigley and Colorado Boulevard).

We officially became a member of the DAYS INN family in late December. Since that time business has increased and more than 70% of our guests now book their stays through the DAYS INN reservation system. Our minimum room rate is \$71.80 per night, and we do not offer discounted rates for longer stays.

In January we hired a new manager, we have begun evening patrols with our own security guard and we have installed a nine-camera video monitoring and recording system to view all exterior areas of the property. We have also posted signs around the property to alert non-guests that their activities will be recorded. Working with the Sheriff's Department, we have modified our check-in procedures to allow quick verification of guest identities. Our attorney has notified the Department of Corrections that parolees are not welcome at our business, and they have agreed not to place them in our hotel. Finally, the source of loitering, the pay phone and the bus stop have both been removed.

We believe we have successfully addressed the issues that existed with the previous operation of this motel and since the changes in February; we have had no calls for service with the Sheriff's Department. We think that it is a small, but significant step in reclaiming Colorado Boulevard from the undesirable visitors that have frequented the neighborhood.

Had we been aware of the long-standing problems in the neighborhood, we might have chosen to invest our hard earned money elsewhere. But, now that we are here and we have demonstrated that you can successfully renovate and upgrade a run-down, underperforming property, we are determined to be a part of the solution and to make this section of Colorado Boulevard one where quality businesses will be eager to locate.

With that goal in mind, I have instructed our security guard to include the entire block, including the alley, in his evening patrols. In addition he will be maintaining a log and taking pictures of any unusual activities he witnesses and he will be notifying the Sheriff of all undesirable activities occurring in the neighborhood.

Days Inn
July 23, 2008
Page 2

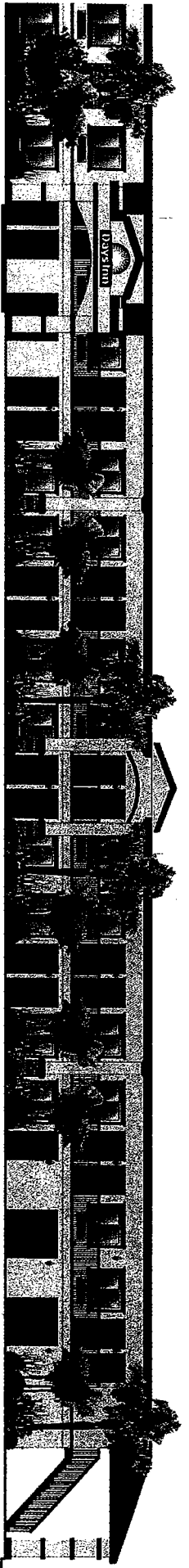
We still have additional improvement plans for our property. Once we have completed the County approval process we will be constructing a proper trash enclosure, adding additional landscaped areas with irrigation, re-stripping the parking lot and adding architectural treatments to update the exterior appearance of the buildings. Our goal is to operate a business that is an asset to the community and a source of pride for our family.

We certainly appreciate your patience while we have made this difficult transition. We are always available to listen to your concerns and address any issues with regard to the operation of our business. We welcome your comments. Yasmin can be reached on her cell phone at 714-334-4736. Or feel free to stop by anytime, or call and talk to our manager Pete at 626-449-4745.

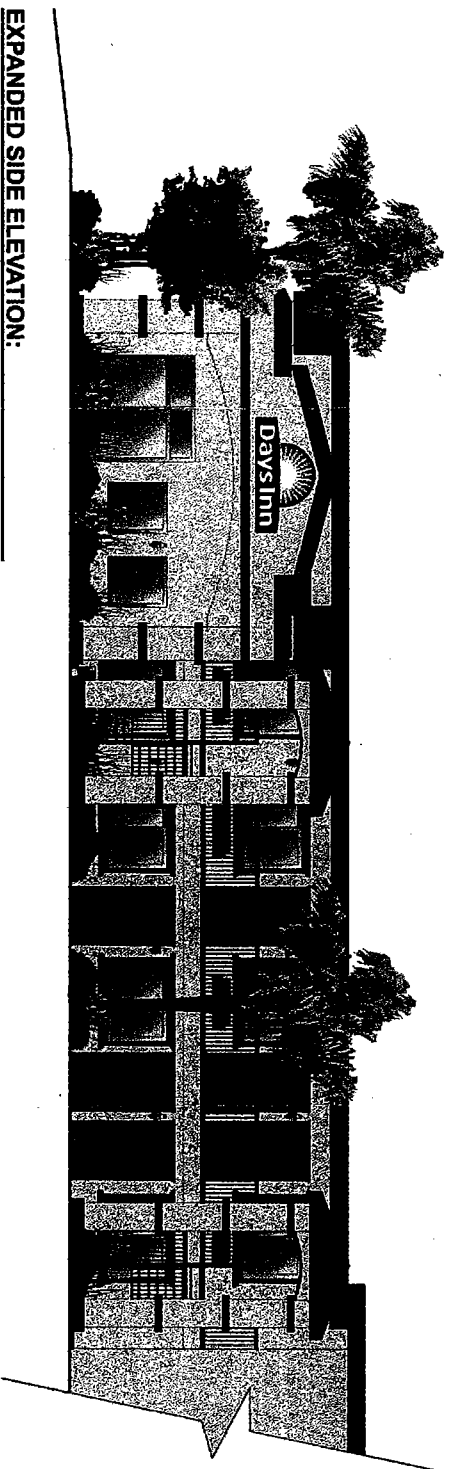
Yasmin and I are also hosting a series of open houses to introduce ourselves and our staff to the community. We hope you will drop by during one of these dates to introduce yourself. We will be serving refreshments on Sunday, July 27, August 10 and August 17, from 4:00PM to 6:00PM. The renderings for our improvement plans will also be available for your review and we will be happy to show you the improvements to our guest rooms.

Sincerely,

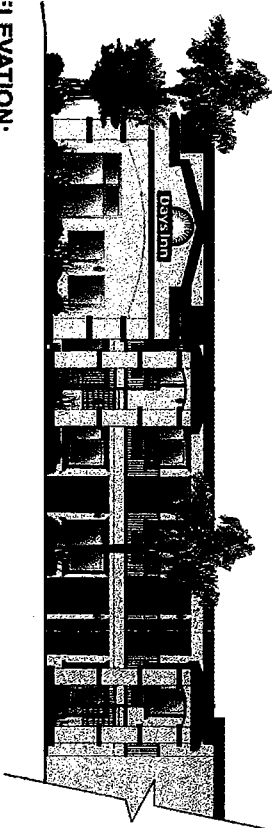
Bobby and Yasmin Bhakta
Proprietors, Days Inn Pasadena



FRONT ELEVATION:


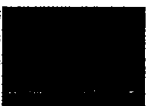





EXPANDED SIDE ELEVATION:



REAR ELEVATION:

COLOR AND MATERIALS LIST:

	Field Colors		Accent		Accent Roof		Field Stone		Stone
---	---------------------	---	---------------	---	--------------------	---	--------------------	---	--------------



Hospitality Group
 1 Blvd. : Suite 201
 Park, CA. 90620

**Days Inn
 Pasadena**

3800 E. Colorado Blvd.
 Pasadena, CA. 91107





3800 E. Colorado Blvd., Pasadena, Ca 91107
Tel: 626-449-4743 Fax: 626-449-5008

August 7, 2008

Dear Neighbor:

Thank you to all of you who participated in our Open House and have stopped by since to offer your support and encouragement. We are delighted to meet so many nice neighbors and to share our future plans for the DAYS INN property.

For those of you who were not able to attend our open house we have two more planned on Sunday August 10th and August 17th from 4:00PM to 6:00PM in our newly renovated lobby. Please stop by and say hello, meet the staff and our security guard and see one of our completely remodeled guest rooms.

We are very proud of the additional work we have planned to enhance the appearance of the motel and we have enclosed one of the designer's elevations of the exterior architectural treatments. We will be adding new paint colors, accent trim, stonework and constructing stairwell enclosures with accent roofs. These changes should bring a nice fresh look to the neighborhood.

In addition we are planning to construct a proper trash enclosure, add additional landscaped areas with an irrigation system and re-stripe the parking lot as soon as our County permitting process is completed.

We certainly appreciate your patience while we have made the time-consuming transition of this old property. We are always available to listen to your concerns and address any issues with regard to the operation of our business. We welcome your comments. Yasmin can be reached on her cell phone at 714-334-4736. Feel free to stop by anytime or call and talk to our full-time resident manager Pete at 626-449-4745.

Our goal is to operate a business that is an asset to the community and a source of pride for our family. We are grateful to be a part of the neighborhood.

Thank you.

Sincerely,

Bobby and Yasmin Bhakta
Proprietors, Days Inn Pasadena



3800 E. Colorado Blvd., Pasadena, Ca 91107
Tel: 626-449-4743 Fax: 626-449-5008

September 2, 2008

Dear Neighbor:

We are hopeful to have final approval to proceed with our remaining improvements from the County in the next few weeks. Thank you to all of those who have expressed their support and encouragement.

We are very pleased with the way our business has grown since we officially became a DAYS INN in December. We are also very happy with the response we have received from our new guests and repeat customers. On the back of this letter we have shared some of the comments from those guests who have visited from around the world.

We also wanted to share with you some pictures of our guest rooms and the lobby/breakfast room. Our goal is to create a warm, inviting and comfortable environment for our guests and their families. If you were unable to attend one of our open houses, feel free to stop by anytime if you would like to view one of the guest rooms or chat with our resident manager Pete.

In our previous letters we have shared with you some of the improvements we will be making including, landscaping, irrigation, architectural treatments and parking. The changes should enhance the appearance of the motel and will make the site a real asset to the community.

With everyone's busy schedule we realize that it is hard to get to know all of our neighbors, but our long-term goal is to talk with everyone who is interested. We certainly are interested in your thoughts and suggestions. We would like to hear from you and we have enclosed a postage-paid card to make it easy for you to provide your comments. Please take a moment to give us your thoughts.

Yasmin and I appreciate the friends we have made since we acquired this business in East Pasadena. We are determined to be a part of the solution and to make this section of Colorado Boulevard one where other quality businesses will be eager to locate.

We are glad to be part of the neighborhood.

Sincerely,

Bobby and Yasmin Bhakta
Proprietors, DAYS INN Pasadena

STAY WITH US ON YOUR NEXT TRIP TO PASADENA



DAYS INN

3800 E COLORADO BLVD
PASADENA, CA 91107
(626)449-4743

LOCATED ON THE HISTORIC COLORADO BLVD IN PASADENA, CA

**Completely Remodeled, All New Furnishings,
Complimentary Continental Breakfast**



*Close to The Rose Bowl, the Santa Anita Race Track, Huntington Gardens and
many other Famous Southern California Attractions*



BOOK YOUR STAY TODAY!!!

RON STREICHER

3807 E. GREEN STREET, PASADENA, CA 91107-3904
PHONE: (626) 449-9353 FAX: (626) 395-9793
E-MAIL: RSTREICHER@AOL.COM CELL-PHONE: (626) 827-2795

To: Mr. and Mrs. Bhakta
Days Inn
3800 East Colorado Blvd.
Pasadena, CA 91107

Dear Mr. and Mrs. Bhakta:

2008 July 24

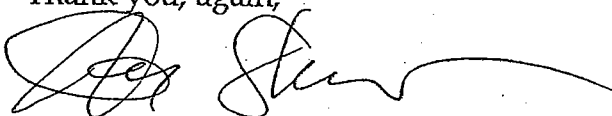
Thank you for your letter of July 23rd, and even more for all of the work you have done to improve the motel. As the owner of a home across the alley and directly behind the motel, I truly appreciate your efforts to clean-up the property and environs, and the elimination of the illegal activities conducted by the residents of the former Regal Inn.

In fact, two out-of-town clients of mine stayed there a few weeks ago while working on a project with me at my home. They were very pleased with the accommodations and the service you provided them.

I look forward to the coming improvements you cite in your letter — especially the full-time security guard and the enclosure of the trash dumpster. Both should help to keep the alley clean of trash and graffiti — two problems that still plague the area.

I will try to visit one of your open house events to meet you in person.

Thank you, again,



Ron Streicher

3836 E Green St
Pasadena 91107
5/6/08

re Conditional Use Permit
Days Inn - 3800 E Colorado - Pasadena

There seems to be a real organized effort to have this permit denied - why?

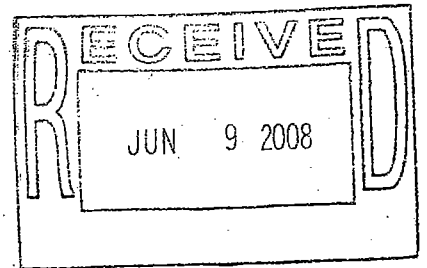
To me, the presence of motels here is just a continuation of motels on Colorado west of here - It seems a logical location - If the police would do more to curb prostitution, neighbors would probably be better satisfied - I have not had any kind of trouble from any of the motels mentioned and do not object to their presence and I've lived here for over forty years -
There is no assurance that "community friendly businesses" would move in - whatever they are - There's quite a hodge-podge of businesses now - Parking is a greater problem than the nature of the business - There are not many "neighborhood stores" anymore - People drive to shop - There are fast food places and a

variety of restaurants in walking distance of the motels. Convenient - Town of us need low budget motels when we travel - Are we a hazard to residents nearby?

To me the freeway on and off ramps are of greater concern than low budget motels -

Policing and inspecting could take care of problems -

Isabel Otero -



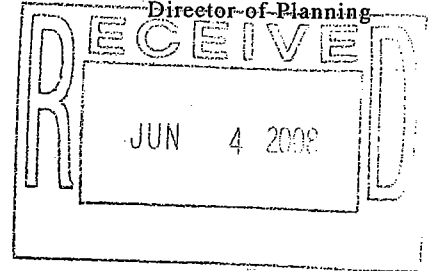


Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead.

Bruce W. McClendon FAICP
Director of Planning



PUBLIC HEARING INFORMATION

PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT NO. 200600099-(5)
PROJECT LOCATION: 3800 E. COLORADO BLVD
PROJECT SCOPE: CONTINUED OPERATION OF AN EXISTING MOTEL

This is to inform you that a continued hearing on the above referenced project has been scheduled June 11, 2008 for discussion by the Regional Planning Commission. The case was last heard on March 5, 2008. At that meeting the Commission continued the public hearing for 6 months to a date in September (yet to be determined) and instructed the staff to report back in 3 months with a status update on the operation of the motel. The meeting on June 11 is to provide the commission with this status update. You may provide comment in person or in writing.

If you would like to comment in person, you may attend the hearing at the following time and location:

Wednesday, June 11, 2008
9:00 am
at
Hall of Records, Room 150
320 West Temple Street
Los Angeles, CA 90012

If you would like to provide written comment, you may send the correspondence to the following location:

Attn: R2006-01328
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

*It certainly has
improved the
neighborhood*

*Melvin
Banner
3851*

*Blanche
Pasa 91107*

JUN 2, 2008

I wish to thank the operators of the Days
inn for their investment and management
of the motel. They are hard working and try
to be good neighbors. I believe the motel
had Foothill transit remove a bus stop
in front of the motel because the prostitutes
were looking for work. My family have
been living in this neighborhood since 1960.
Prostitutes have always been here. What
attracts the prostitutes is the Lady Star
motel 3872 Colorado plus the liquor
store at 3860 Colorado. We do feel safe
here because the sheriffs, highway patrol,
Armed police and L.A. county fire men
all eat at Top's fast food 3838 Colorado.
On the weekends the Days inn is mostly
full of cars. They clean the units and the
grounds. You should come and spend
the night.

Thank you

Oloper Wilkerson

71 Merlon Ave

Pasadena, Cal 91109

I come and stay in this Days Inn all the time, because Pete (Mr. Petal) is really a great manager in hotel business, and moreover, a great friend, as a person!

I noticed that most of the guests as they check out, they would tell Pete that they'll stay in this hotel next time they visit Pasadena.

I think Mr. Petal is an invaluable asset to this hotel, and a great friend!

Ron Hsu. Rm. 223. 6/7/08
(408) 306-7529. ron_hsu@
hotmail.com

Abhai Chand - Room - 223. 6/4/08

I am very impressed with this friendly atmosphere and the smiling face of the ~~staff~~ management. I have been staying here for 4 weeks now and the service provided is excellent. The room is very comfortable and the facilities provided is very good. ~~I~~ Everytime I will come to LA, ~~I~~ this is the place I will stay.

Because of my work, I travel a lot and live in Hotels / motels, but this place is just too good. ~~I~~ My assessment of this (Days Inn) is at least 3 1/2 star / 4 star

6/6/08
9:00
pm
(110)

Many thanks for a fine stay in Pasadena. The roof was great and we especially thank you for keeping the jacket safe until we returned. Gil & Constanza Berjof Tucson, Arizona 85750.

I want to tell you that you are the best people on the roof. Your Hotel is the best! Constanza

RM-109
Checked out - 5/24/08

May 24th 2008

We came from San Francisco and stayed two nights at Days Inn. We found the room very clean & comfortable and on top of that we enjoyed the breakfast. Next time we are visiting Pasadena definitely you'll see us again and we shall recommend you to our friends - Thank you so much for the good service -

Sincerely,

The Hernes

4.12.12

BEST SERVICE !! VERY NICE. ROOM WAS
MORE THEN EXPECTED. GAVE ME MILITARY
DISCOUNT!

THANK YOU!

7th April 2008.

Many thanks a wonderful room and a great breakfast.

We visited the Huntington Botanical gardens and Library, well worth the visit.

The Cacti garden had on show some of the largest Cacti I have ever seen.

The Days Inn was perfectly placed for all the sites and restaurants we used and had planned to see.

Many thanks.

212

3/29

Great Services, nice people, very well maintained. perfect Conditions.

RM
#110

I found the room & motel very clean & comfortable. The staff (Manager & his wife) are ^{very} friendly people and make sure my stay is asery comfortable, takes care of all my needs. I would definitely come again & would even recommend my friends.

Robert J.

PM
Feb.
112

Mar 25, 2008

We stayed at your motel for the first time and found the room and the office staff to be very nice. We will return as we travel between Northern Calif + Phoenix. Cliff D. Strano

3-21-08 - Very comfortable & quiet, will come back again. Thanks

Alonso Bryant

~~208~~

~~DATTEN photo~~

3/21

VERY GOOD ROOM

PM

221

3-21-2008 - Very comfortable room, service is excellent, felt like at home. Will come back again. Thank you!!

Carlos Navarro & Jenny Ariza.

3-18-09 I came in to request a favor and Mr. Bate
was kind enough to oblige me. I wish
him and the Ann success.

Albert Metzger

3/13/08
PM
114
3/14

Very nice rooms! more towels
release! i. Casey McCabe

03/22/08

210

The hotel is good
for this morning.
Room is clean. People
can stay here

Rm.
110
107

3/14/08 - Very nice room - loved the bed & shower! The previous night we stayed in hotel that had poor shower - not running correct. Nice to see that this owner cares to keep rooms clean, neat & operating correctly. Will definitely stay here again if in area -

Maureen Burns
San Antonio, TX

3/18/08 ~~By~~ Very good location, easy
access with very clear room.

Rm 108
checked
out
3/18/08

William Tsot
Draper, UT

3/13/08 626-755-3483

3800 E Colorado Blvd, Pasadena, Ca. 91107

2 M 11/11

203

As a professional traveler working for Amtrak I have stayed in hundreds of motels and hotels in the past 30 years. This Days Inn ranks at the top. It's clean and comfortably furnished but the combination of outstanding cable package, refrigerator, microwave, coffee pot, ironing board are hard to beat even in more expensive motels. A tremendous value. And a friendly and helpful staff.
Rick Fisher

23-28
FEB 08

BRUCE & RITA YOUMANS

RAYTHEON MISSILE SYSTEMS

BRYOUMANS @ RAYTHEON - COM
RM 222

23-28 FEB 08 STAYING AT DAYS INN

ENJOYED OUR STAY, VERY NICE ROOM,
FRIENDLY STAFF, WILL RETURN

MAILING ADDRESS: 1569 N. SAN FRANCISCO CIRCLE
SIERRA VISTA, AZ 85635

3/12

PM
108

NICE ROOM CLEAN I LIKE IT VERY
NICE BLOW DRYER IS A NICE
TOUCH. THANKS I SEE YOU
AGAIN

R G ENDEAVOR

Ricardo Granados
(918) 428-5451

We enjoyed the staying at Days Inn
Clean room, and excellent service.
In addition, good Continental breakfast!
Vallejo CA North Bay S.F.C.

**DAYS INN
3800 EAST COLORADO BOULEVARD
PASADENA, CA 91107**

September 8, 2008

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Project No. R2006-1328-(5)
Conditional Use Permit No. 200600099 – (5)
Project Location: 3800 E. Colorado Blvd.

Honorable Members of the Planning Commission:

As you know, my wife Yasmin and I purchased the Regal Inn in June of 2005. It took an eight month legal battle just to evict the prior long term tenants. When we began the process to remodel, improve and franchise the motel as part of a national chain, we were unaware that the amortization period for the motel's non-conforming use had expired. Nor were we aware of the long standing problems in the neighborhood. Nonetheless, we have invested our life savings in this business and we are determined to make it work and further determined that our business be part of the solution, not the problem. We have met our initial goal of improving the property and franchising the motel as a DAYS INN.

The anger and frustration expressed by speakers during prior hearings is clearly sincere. However, it saddens us that despite our successful efforts to turn this property around, our conditional use permit process has, as Commissioner Mendugno noted previously, become a catalyst for this community's long simmering frustration and we believe a scapegoat for many neighborhood ills which we are also fighting to correct. Although no doubt genuine, we believe that much of the communities' frustration has been misplaced when directed at our business. Moreover, there have been many misrepresentations made about our business. We would like to set the record straight on a few of these points.

Issue # 1) The Current Clientele of DAYS INN

DAYS INN Response: Some in the opposition have suggested that nothing has changed since the old days of the Regal Inn and that our business caters to lowlifes. This is simply not true. In fact, since franchising as part of the National DAYS INN chain, **70% to 80%** of our bookings are vacationers and business travelers. As evidenced, by this, we have attached as ~~Exhibit 1~~ our records showing there were over 140 internet bookings alone made through travel websites such as Travelocity and Expedia between May 19 and June 15, 2008.

We also do not rent to parolees or sex offenders. As shown on Exhibit 2, we requested in writing back in March 2008 that the Department of Corrections not place parolees at our business, and they agreed not to do so. We further check the Megan's Law Website regularly to confirm there are no sex offenders staying in our business. The Megan's Law Website confirms there have been no registered sex offenders in our premises for more than one year, and we will decline to rent rooms to any such persons. The Megan's Law Website confirms our commitment to refuse to rent rooms to these persons, and further distinguishes our business from the other motels in our immediate area.

Our minimum nightly rate is \$71 per day, up from the \$30 a night and \$160 a week charged by the prior owner of the Regal Inn. We do not have weekly or monthly rates.

Issue #2) Building Improvements

DAYS INN Response: Some in the opposition have repeated several times that the improvements to our facility are nothing more than "window dressing" or a "coat of paint." Again, this is simply not true. As shown on Exhibit 3, a description of just some of work performed by our contractor includes installing new:

- Windows
- Doors
- Showers/Tubs
- Sinks
- Faucets
- Fixtures
- Granite countertops
- Cabinets
- Carpeting
- Tile
- Electrical
- Plumbing
- Parking lot lighting
- Drywall

As shown on Exhibit 3, the above improvements cost over **\$640,000** for labor and materials and we also spent another **\$23,000** to remodel our lobby.

Issue #3) Operational Changes

DAYS INN Response:

- We have a security guard in place every night patrolling our premises and the frontage of Colorado Blvd. See photos in Exhibit 4. We believe our security guard is a valuable asset to this section of Colorado Blvd., and the

community and that he will deter the type of past criminal conduct we all object to.

- We have installed a state of the art \$25,000 video surveillance system monitoring the entire premises. The entire exterior of the premises can be monitored from the managers desk and all nine cameras can be monitored simultaneously on the video monitor. See photos in Exhibit 4.
- We have posted signage indicating the premises are under surveillance for our guest protection. See photos in Exhibit 4.
- We were also able to remove the bus stop and pay phone in front of our business, which combined with the efforts of our security guard, has eliminated loitering.

In sum, we believe our investment into this business, our operating policies, and our commitment to address the concerns of the community is the type of change that will help bring this neighborhood up, not down. We ask that you approve our CUP.

Thank you for your consideration.

Sincerely,



Bobby and Yasmin Bhakta
Proprietors, DAYS INN Pasadena

DAYS INN WORLDWIDE INC

TRAVEL AGENCY COMMISSION PAYMENTS INVOICE

FROM: 05-19-08 THRU: 06-15-08

DAYS INN WORLDWIDE INC
3800 E. COLORADO BLVD.
PASADENA, CA 91107

CUSTOMER ENTITY NUMBER: 70077
CUSTOMER LICENSE NUMBER: 528454
SITE NUMBER: 19604
INVOICE DATE: 06-27-08
INVOICE NUMBER: 3274435

GUEST NAME	CONFIRM NUMBER	ARRIVAL DATE	RM NT	A C	TRAVEL AGT ID	P C	TOTAL REVENUE	TA COMM AMOUNT
	60124159	23FEB08	1	O	00020018	1	TMC OVRIDE	1.33
	63997463	15MAY08	4	D	07723203		NO COMM	0.00
	63950291	16MAY08	3	D	11617270		NO COMM	0.00
	64070878	16MAY08	3	N	00022002		NO SHOW	0.00
	63700429	17MAY08	2	D	00022002		NO COMM	0.00
	63700971	17MAY08	2	C	00022002		CANCEL	0.00
	63889929	17MAY08	2	D	11617270		NO COMM	0.00
	62710261	17MAY08	4	C	50458940		CANCEL	0.00
	63880598	17MAY08	4	D	11617270		NO COMM	0.00
	63889928	17MAY08	2	D	11617270		NO COMM	0.00
	62919048	17MAY08	7	D	11617270		NO COMM	0.00
	63889930	17MAY08	2	D	11617270		NO COMM	0.00
	64075385	17MAY08	3	D	00022002		NO COMM	0.00
	63145283	18MAY08	1	D	00022002		NO COMM	0.00
	64210048	19MAY08	1	D	07723203		NO COMM	0.00
	64057383	19MAY08	1	D	00022002		NO COMM	0.00
	64057315	20MAY08	2	N	00022002		NO SHOW	0.00
	64280078	20MAY08	1	D	11617270		NO COMM	0.00
	64191864	20MAY08	4	D	00022002		NO COMM	0.00
	63681884	21MAY08	4	D	07508546		NO COMM	0.00
	64323994	21MAY08	1	D	00025303		NO COMM	0.00
	64307798	21MAY08	1	A	05800922		98.43	9.84
	64307798	21MAY08	1	O	00020013	2	TMC OVRIDE	1.72
	64325379	21MAY08	1	D	45528081		NO COMM	0.00
	64377311	22MAY08	1	D	07723203		NO COMM	0.00
	63310335	22MAY08	3	D	11617270		NO COMM	0.00
	63704738	22MAY08	1	D	00022002		NO COMM	0.00
	63986990	22MAY08	1	C	00022002		CANCEL	0.00
	64364327	22MAY08	2	D	45528081		NO COMM	0.00
	64353904	22MAY08	1	D	00022002		NO COMM	0.00

(CONTINUED ON PAGE 2)

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DAYS INN WORLDWIDE INC 15009 COLLECTIONS CTR DRCHICAGO IL 60693

DAYS INN WORLDWIDE INC

TRAVEL AGENCY COMMISSION PAYMENTS INVOICE

FROM: 05-19-08 THRU: 06-15-08

CUSTOMER ENTITY NUMBER: 70077
 CUSTOMER LICENSE NUMBER: 528454
 SITE NUMBER: 19604
 INVOICE DATE: 06-27-08
 INVOICE NUMBER: 3274435

PAGE: 2

GUEST NAME	CONFIRM NUMBER	ARRIVAL DATE	RM NT	A C	TRAVEL AGT ID	P C	TOTAL REVENUE	TA COMM AMOUNT
[REDACTED]	63664112	22MAY08	1	D	11617270		NO COMM	0.00
[REDACTED]	64348634	22MAY08	2	D	45528081		NO COMM	0.00
[REDACTED]	64391178	23MAY08	3	D	45528081		NO COMM	0.00
[REDACTED]	64406318	23MAY08	1	D	00022002		NO COMM	0.00
[REDACTED]	63574944	23MAY08	3	D	00022002		NO COMM	0.00
[REDACTED]	63660399	23MAY08	1	C	11617270		CANCEL	0.00
[REDACTED]	64104427	23MAY08	1	D	11617270		NO COMM	0.00
[REDACTED]	64400016	23MAY08	1	D	07723203		NO COMM	0.00
[REDACTED]	64104428	23MAY08	1	D	11617270		NO COMM	0.00
[REDACTED]	63758796	23MAY08	3	C	45781433		CANCEL	0.00
[REDACTED]	62631632	23MAY08	2	C	00022002		CANCEL	0.00
[REDACTED]	64341679	23MAY08	3	D	00022002		NO COMM	0.00
[REDACTED]	64441907	23MAY08	1	D	45528081		NO COMM	0.00
[REDACTED]	64433438	24MAY08	1	D	26643245		NO COMM	0.00
[REDACTED]	64491279	24MAY08	1	D	00022002		NO COMM	0.00
[REDACTED]	64493375	24MAY08	1	D	00022002		NO COMM	0.00
[REDACTED]	64282758	24MAY08	2	A	50458940		132.59	13.26
[REDACTED]	64421202	24MAY08	1	D	00022002		NO COMM	0.00
[REDACTED]	64454885	24MAY08	1	D	45528081		NO COMM	0.00
[REDACTED]	64339732	24MAY08	1	D	00022002		NO COMM	0.00
[REDACTED]	64488171	24MAY08	2	D	45528081		NO COMM	0.00
[REDACTED]	64488426	24MAY08	2	D	45528081		NO COMM	0.00
[REDACTED]	64225963	24MAY08	1	C	45528081		CANCEL	0.00
[REDACTED]	64507548	25MAY08	1	D	00022002		NO COMM	0.00
[REDACTED]	64365745	25MAY08	1	D	45528081		NO COMM	0.00
[REDACTED]	63664209	25MAY08	1	D	11617270		NO COMM	0.00
[REDACTED]	64543708	27MAY08	2	D	00022002		NO COMM	0.00
[REDACTED]	63398155	28MAY08	4	M	00062615		265.18	26.52
[REDACTED]	64532227	28MAY08	2	D	07723203		NO COMM	0.00
[REDACTED]	64580376	28MAY08	2	D	00022002		NO COMM	0.00

(CONTINUED ON PAGE 3)

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GUEST NAME	CONFIRM NUMBER	ARRIVAL DATE	RM A NT C	TRAVEL AGT ID	P C	TOTAL REVENUE	TA COMM AMOUNT
[REDACTED]	63984781	29MAY08	3 C	45781433		CANCEL	0.00
[REDACTED]	63852234	29MAY08	3 D	07723203		NO COMM	0.00
[REDACTED]	64577442	30MAY08	3 D	00022002		NO COMM	0.00
[REDACTED]	64728003	30MAY08	1 A	45528081		48.38	4.84
[REDACTED]	64740702	30MAY08	1 M	00065101		68.30	6.83
[REDACTED]	64771340	30MAY08	1 N	45528081		NO SHOW	0.00
[REDACTED]	64770934	31MAY08	2 D	00022002		NO COMM	0.00
[REDACTED]	64838306	31MAY08	1 A	45528081		48.38	4.84
[REDACTED]	64752927	31MAY08	1 A	11617270		48.38	4.84
[REDACTED]	64838305	31MAY08	1 A	45528081		48.38	4.84
[REDACTED]	64835334	31MAY08	1 A	45528081		48.38	4.84
[REDACTED]	64793543	31MAY08	1 A	00026946		73.01	5.11
[REDACTED]	64800264	31MAY08	1 A	11617270		64.51	6.45
[REDACTED]	63514082	01JUN08	2 A	51789021		128.58	12.86
[REDACTED]	64893717	02JUN08	1 C	00022002		CANCEL	0.00
[REDACTED]	64926840	02JUN08	2 D	00022002		NO COMM	0.00
[REDACTED]	64571978	03JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	64986400	03JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	64999884	04JUN08	2 D	00022002		NO COMM	0.00
[REDACTED]	63725197	04JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	63725461	04JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	65052880	04JUN08	1 C	00022002		CANCEL	0.00
[REDACTED]	65034396	04JUN08	1 A	11617270		45.54	4.55
[REDACTED]	65046994	04JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	65023145	04JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	65106976	05JUN08	1 N	45528081		NO SHOW	0.00
[REDACTED]	65059589	05JUN08	2 D	00022002		NO COMM	0.00
[REDACTED]	65164248	06JUN08	2 A	45528081		96.76	9.68
[REDACTED]	65059021	06JUN08	1 D	45781433		NO COMM	0.00
[REDACTED]	65124312	06JUN08	1 A	11617270		64.51	6.45

(CONTINUED ON PAGE 4)

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GUEST NAME	CONFIRM NUMBER	ARRIVAL DATE	RM A NT C	TRAVEL AGT ID	P C	TOTAL REVENUE	TA COMM AMOUNT
[REDACTED]	65153941	06JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	65162639	06JUN08	1 A	45528081		48.38	4.84
[REDACTED]	65163280	06JUN08	1 A	11617270		48.38	4.84
[REDACTED]	65162590	06JUN08	1 A	45528081		48.38	4.84
[REDACTED]	64947363	07JUN08	1 D	45528081		NO COMM	0.00
[REDACTED]	65218708	07JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	65176835	07JUN08	1 N	00027296		NO SHOW	0.00
[REDACTED]	65198912	07JUN08	1 A	45528081		48.38	4.84
[REDACTED]	64548867	07JUN08	1 D	00025303		NO COMM	0.00
[REDACTED]	65218688	07JUN08	1 D	07723203		NO COMM	0.00
[REDACTED]	65201237	07JUN08	1 C	07593375		CANCEL	0.00
[REDACTED]	65258424	08JUN08	1 A	11617270		45.54	4.55
[REDACTED]	65301624	09JUN08	1 A	45528081		45.54	4.55
[REDACTED]	65304862	09JUN08	1 A	45528081		45.54	4.55
[REDACTED]	65301171	09JUN08	1 A	45781433		45.54	4.55
[REDACTED]	65144975	09JUN08	2 D	11617270		NO COMM	0.00
[REDACTED]	65350041	10JUN08	1 A	45528081		45.54	4.55
[REDACTED]	65279254	10JUN08	5 D	00022002		NO COMM	0.00
[REDACTED]	65273835	10JUN08	1 D	45528081		NO COMM	0.00
[REDACTED]	65360278	10JUN08	1 A	45528081		45.54	4.55
[REDACTED]	65369258	10JUN08	3 D	11617270		NO COMM	0.00
[REDACTED]	65402365	11JUN08	1 A	45781433		45.54	4.55
[REDACTED]	65345564	11JUN08	1 D	00022002		NO COMM	0.00
[REDACTED]	65368684	11JUN08	2 D	45781433		NO COMM	0.00
[REDACTED]	65242430	11JUN08	4 D	07723203		NO COMM	0.00
[REDACTED]	65242593	11JUN08	3 D	07723203		NO COMM	0.00
[REDACTED]	62921461	11JUN08	2 C	00022002		CANCEL	0.00
[REDACTED]	62921461	11JUN08	2 D	00022002		NO COMM	0.00
[REDACTED]	62921461	11JUN08	2 D	00022002		NO COMM	0.00
[REDACTED]	62921461	11JUN08	2 C	00022002		CANCEL	0.00

(CONTINUED ON PAGE 5)

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GUEST NAME	CONFIRM NUMBER	ARRIVAL DATE	RM NT	A C	TRAVEL AGT ID	P C	TOTAL REVENUE	TA COMM AMOUNT
[REDACTED]	62921461	11JUN08	2	C	00022002		CANCEL	0.00
[REDACTED]	64004256	11JUN08	3	C	00022002		CANCEL	0.00
[REDACTED]	65484178	12JUN08	2	D	11617270		NO COMM	0.00
[REDACTED]	65433864	12JUN08	1	A	11617270		45.54	4.55
[REDACTED]	65484084	12JUN08	1	A	11617270		45.54	4.55
[REDACTED]	65279856	12JUN08	2	D	11617270		NO COMM	0.00
[REDACTED]	65053151	12JUN08	1	A	44688873		102.00	10.20
[REDACTED]	65227710	12JUN08	1	D	00022002		NO COMM	0.00
[REDACTED]	65178048	13JUN08	1	D	45528081		NO COMM	0.00
[REDACTED]	65363500	13JUN08	1	D	45528081		NO COMM	0.00
[REDACTED]	65362861	13JUN08	1	D	45528081		NO COMM	0.00
[REDACTED]	65158522	13JUN08	1	D	45528081		NO COMM	0.00
[REDACTED]	65381136	13JUN08	1	D	11617270		NO COMM	0.00
[REDACTED]	65434572	13JUN08	1	A	03840502		68.30	6.83
[REDACTED]	65434582	13JUN08	1	A	03840502		68.30	6.83
[REDACTED]	64873715	13JUN08	1	D	26643245		NO COMM	0.00
[REDACTED]	65403225	13JUN08	1	C	00022002		CANCEL	0.00
[REDACTED]	65351996	13JUN08	1	D	00025303		NO COMM	0.00
[REDACTED]	65351996	13JUN08	1	D	00025303		NO COMM	0.00
[REDACTED]	65190719	13JUN08	2	D	00022002		NO COMM	0.00
[REDACTED]	65384825	13JUN08	1	D	45528081		NO COMM	0.00
[REDACTED]	63531630	13JUN08	2	D	00022002		NO COMM	0.00
[REDACTED]	65384906	13JUN08	1	D	45528081		NO COMM	0.00
[REDACTED]	64828489	13JUN08	1	D	00022002		NO COMM	0.00
[REDACTED]	64941525	14JUN08	1	D	07723203		NO COMM	0.00
[REDACTED]	65520785	14JUN08	1	A	45528081		48.38	4.84
[REDACTED]	65598275	14JUN08	1	A	45528081		48.38	4.84
[REDACTED]	65197425	14JUN08	1	D	45528081		NO COMM	0.00
[REDACTED]	65444946	14JUN08	1	D	45781433		NO COMM	0.00
[REDACTED]	65594462	14JUN08	1	D	00022002		NO COMM	0.00

(CONTINUED ON PAGE 6)

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PAGE: 6

GUEST NAME	CONFIRM NUMBER	ARRIVAL DATE	RM NT	A C	TRAVEL AGT ID	P C	TOTAL REVENUE	TA COMM AMOUNT
[REDACTED]	65587160	14JUN08	1	D	00022002		NO COMM	0.00
[REDACTED]	65556729	14JUN08	1	A	45528081		48.38	4.84
[REDACTED]	65600264	14JUN08	1	D	00022002		NO COMM	0.00
[REDACTED]	65600264	14JUN08	1	D	00022002		NO COMM	0.00
[REDACTED]	65559718	14JUN08	1	A	45528081		48.38	4.84

TOTAL COMMISSIONABLE REVENUE: 2,314.81
 REGULAR COMMISSIONS: 229.28
 MEMBER BENEFIT COMMISSIONS: 33.35
 GENERAL SALES AGENTS: 0.00
 TMC OVERRIDE COMMISSIONS: 3.05
 TOTAL CREDITS: 0.00
 TOTAL COMMISSIONS: 232.33

 TOTAL AMOUNT DUE (USD) THIS INVOICE: 232.33

(CONTINUED ON PAGE 7)

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LAW OFFICES OF
SOLOMON, SALTSMAN & JAMIESON

A Partnership Including Professional Corporations

426 CULVER BOULEVARD
PLAYA DEL REY, CA 90293
(310) 822-9848
FAX (310) 822-3512

March 3, 2008

Dept of Corrections
Attention: Regional Administrator Alfred Martinez
320 W. 4th St, Suite 1000
Los Angeles, CA 90013

RE: Request to Not Place Parolees at Days Inn Motel located at 3800 East Colorado, Blvd.,
Pasadena, CA.

Dear Mr. Martinez:

This firm represents Bobby and Yasmeen Bhakta, the owners and operators of the Days Inn Hotel located at 3800 East Colorado Boulevard, Pasadena, CA. As the legal representative of Mr. and Mrs. Bhakta, I respectfully request the Department of Corrections take all reasonable steps to prevent the placement of parolees at this location.

The Pasadena Days Inn is bordered by a bar to the west, and a liquor store and 2 low rent motels to the east. Mr. And Mrs. Bhakta have recently purchased this business and rebranded it as part of the national chain of Days Inn hotels. They are making great efforts to improve the image of this business and deter criminal activity. Placement of parolees undermines the Bhaktas' efforts. The Bhaktas' will monitor the Megan's law and other websites and eject any persons determined to be on parole. For all these reasons, we ask that your Department look elsewhere to house parolees.

I would greatly appreciate confirmation from the Department that this request will be honored. Please call me if you have any questions.

Very truly yours,

SOLOMON SALTSMAN & JAMIESON



R. BRUCE EVANS

RBE/nm

Enclosure

cc: Los Angeles County Sherriff's Department, Deputy Andrew Sandor
Bobby and Yasmeen Bhakta
Mike Lewis, Lewis and Co.

RELIANCE CONSTRUCTION
 2241 S. Country Canyon Road
 Hacienda Heights, Ca 91745
 PH: (626) 695 - 2607
 Fax: (626) 336 - 0074
 Lic. # 494314

REGAL INN MOTEL
 3800 E. Colorado Blvd.
 Pasadena, Ca 91107
 909 - 449 - 4743

Date: 01-08-07

This is the estimate for the office renovation as we discuss with Yasminben on Sunday January 2007 with Martin. Also install the florescent light in the managers living room and the bedroom also give a switch for the lights at each locations.

The cost break down is as follows:

The drywall is overlay of 1/2" over existing	\$	3,300.00
Rough Framing in the office and night window	\$	900.00
Floor travertine/ Parceling/ Ceramic- office, bathroom	\$	2,500.00
Crown molding	\$	1,500.00
Bathroom fixtures/sinks/water closet	\$	950.00
Paint and Primer	\$	850.00
Cabinet	\$	2,400.00
Door total of 4 doors/locks	\$	1,700.00
Counter tops granite and the face of the counter	\$	1,800.00
Base Molding	\$	750.00
Grab bar in the bathroom	\$	190.00
Night Window	\$	1,500.00
Stucco Plaster patch	\$	900.00
Electrical rough , (finish fixture by owner)	\$	3,500.00
labor & material	--	Total
		\$ 22,740.00

The total wall and ceiling area for dry wall is 1944 sq. ft.
 Total floor area is 340 sq. ft. including the bathroom.
 Total lineal feet for the crown and base is 220 ft..
 Total cabinet needed is 7 including wall and floor.
 Total electrical light recess is +/- 8 maximum & wall mount fixture is +/-10.
 One chandelier bought by owner. We will install it.
 One night window. One heat pump. 2 grab bars in the bathroom.
 4 doors including the office door from floor to inside the counter.
 Granite counter top total needed 4 pieces. Granite front of the counter facing the main door. Bathroom pedestal sink, faucet, water closet, mirror in the bathroom.

Sanjay R. Patel
 Reliance Construction.

Regal Inn Motel
 3800 E. Colorado Blvd.
 Pasadena, California 91107
 Ph: (626) - 449 - 4743
 Date: 06-12-05

This are the items to be required to complete the project,

Description	total qty.	Amount
Demolition	- 35	-
Window 6' x 4' dual glaze, tampered window	- 35	-
Room Entry Door (1 hr. timely frame and door)	- 35	-
Room entrance door lock (electronic card lock)	- 35	-
Entrance door closure	- 35	-
Bathroom door solid core wood frame	- 35	-
Bathroom door lock lever handle chrome finish	- 35	-
Shower tub (approximately Steel white)..????..	- 35	-
Waste and overflow brass finish	- 35	-
Shower valve (existing) ???	- 35	-
Lavatory sink china 19" x 22" oval white	- 35	-
Lavatory faucet chrome finish	- 35	-
Vanity counter top granite	- 35	-
Kitchen sink two compartment steel	- 1	-
Kitchen sink faucet chrome finish	- 1	-
Kitchen cabinets	- 29'	-
Kitchen counter top granite	- 29'	-
Water closet oval 1.6 gal. white china	- 35	-
Water closet oval sheet cover	- 35	-
Toilet tissue holder chrome recess	- 35	-
Sanitary tissue holder chrome finish	- 35	-
Towel rack chrome finish	- 35	-
Single towel holder chrome finish	- 35	-
Cloth hook chrome finish behind door	- 35	-
Vanity mirror 3' x 6'	- 35	-
Grab bar 36" concealed finish	- 04	-
Grab bar 24" concealed finish	- 04	-
Hair dryer ??????	- 35	-
Heat pump with sleeves and standard grill	- 35	-
Dry wall scrape pope corn ceiling	- 35	-
Dry wall install new at door & window wall	- 35	-
Insulation wall R- 13 one wall	- 35	-
Ceramic tile floor	- 1,998 sq. ft.-	
Ceramic tile wall - full bathroom walls	- 6,400 sq. ft.-	
Wonder board	- 7,400 sq. ft.-	
Paint and primer	- 35,724 sq. ft.-	

Carpet	-	7,956 sq. ft	-
Electrical pick up and finish	-	35	-
Plumbing pick up and finish	-	35	-
Water heater system	-	00	-
Land-scape sprinkler system	-	00	-
Fire sprinkler system	-	00	-
Fire hydrant	-	00	-
Parking lot	-	00	-
Parking lot lights roof mounted	-	4	-
Canopy lights replace existing	-	4	-
Framing pick and finish for A.C hole	-	35	-
Permits and business license fees	-	1	-
Plans and specification	-	1	-
Office remodeling	-	1	-
Stucco the outer building surface with patch work of A/C hole and color coat the final coat	-	1	-

Please note that the above motel has 35 guest rooms, 2 room manager apartment, 1 kitchen area for manager apartment, 1.5 bathroom in the manager apartment, and the office area. So the total count of the motel rooms is plus or minus 39 rooms. For remodeling.

The above workmanship is warrantee for two years of the completion of work unless damage due to natural disaster.

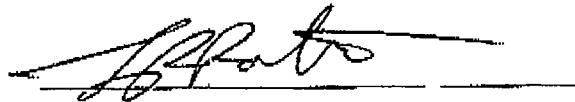
The option of the work is as follows :

The lump sum price to do all the above work is \$ 350,000.00

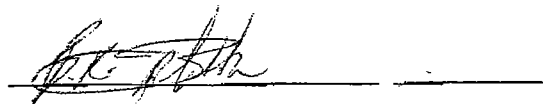
Three hundred fifty thousand dollar even.

Change order - Add change to copper lines \$1,650.00 per room add more.

Acceptance by Contractor
Sanjay R. Patel.
Reliance Construction,
Owner.



Acceptance by Owner
Bobby Bhakta
Regal Inn Motel
3800 E. Colorado Blvd.
Pasadena, Ca 91107



06-29-05

- 1 - There is increase in contract amount for the re-piping of galvanized water piping to copper piping in 12 bathrooms and kitchen that is the south wing of the motel or the office side of the motel rooms which is \$ 1,650.00 per bath room. The total is 19,800.00 total increases in coast for the extra work.
- 2 - There is increase in cost of granite from the ceramic tiles in material prize the difference will be paid by the owner. The difference of any thing over \$2.00 per square foot of ceramic tiles should be paid the owner.
3. There is increase in cost for replacing water heater, sewer lines that are plugged up and so we have to change the sewer for twelve rooms.
4. Electrical sub-panel is upgraded due to more power required in each room for ironing board, heat pump and air conditioning, as well as smoke detectors. There is up grade in the main breaker from 125, 150, 175 ampere to 200 ampere each breaker and so we can up grade the sub panel to 200 ampere each.
5. Increase in the cost of the estimated contract for 26 rooms the entire sewer lines for the remaining sewer, water, vents and the underground sewer lines also the cutting of concrete, digging
6. Backfilling the dirt and pour concrete, approximately 18 yards.
7. Removing and installing the bathroom framing at the partition walls and the walls at the doors.
8. Drop the ceiling at the vanity for recess light fixture.
9. Temporary hot and cold water lines for the 5 units to keep in operation.
10. Extra work for stucco, Handicap rooms upgrades, new sewer and water lines for plumbing, change in framing inside the for two rooms, extra work to change the framing for six rooms. The total cost for this extra work is \$ 67,238.72.

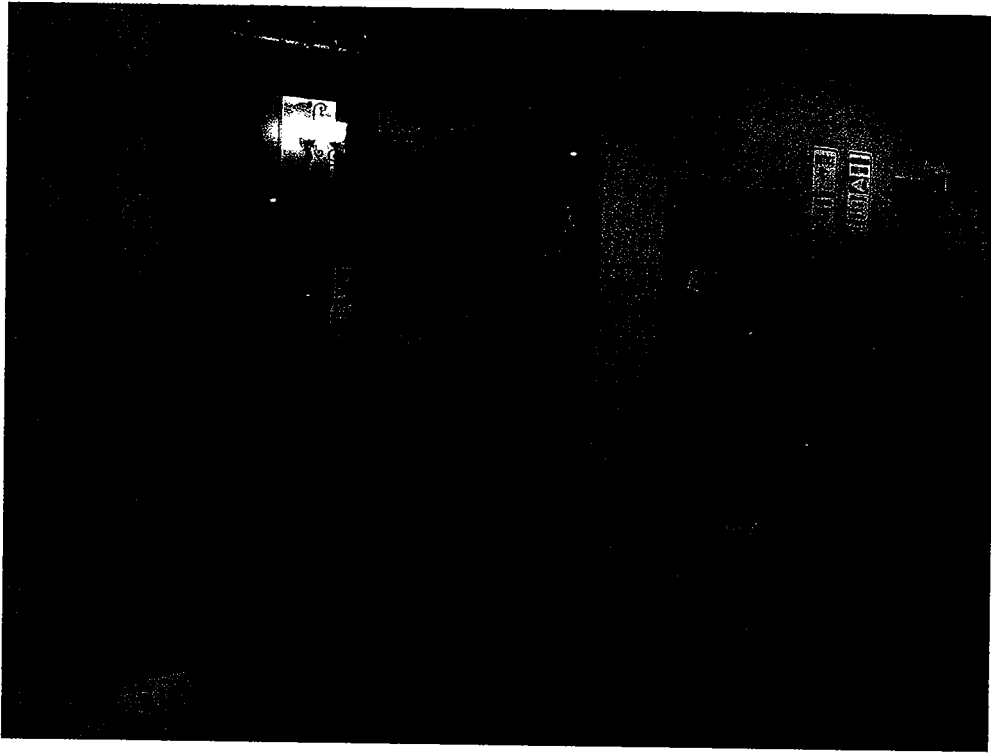
The increase in the cost for all the above items is approximately \$ 292,238.72.00 including roofing work.

So the increase in the total project cost is \$ 350,000 + \$ 292,238.72 = \$ \$ 642,238.42

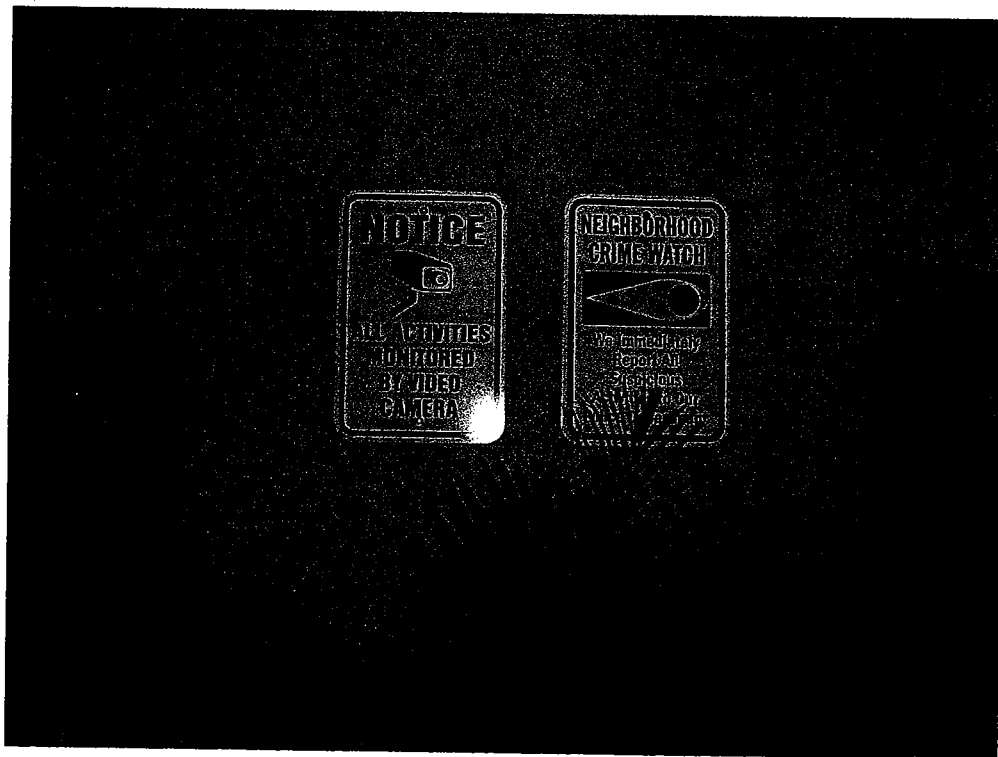
Total paid so far on the project is \$ 642,238.72 in full.

Regal Inn Motel 3800 E. Colorado Blvd. Pasadena, Ca 91107				
				12/30/2006
Item#	Amount	Date	Description	Amount Received
1	\$ 0,000,00.00	6/20/2005		\$ 0,000,00.00
1	\$0.00	6/20/2005	Pasadena job check	\$35,000.00
2	\$0.00	6/20/2005	Pasadena job check	\$4,300.00
3	\$0.00	6/30/2005	Pasadena job check	\$20,000.00
4	\$0.00	7/8/2005	Pasadena job check	\$30,000.00
5	\$0.00	7/15/2005	Pasadena job check	\$40,000.00
6	\$0.00	12/16/2005	check	\$25,000.00
7	\$0.00	3/11/2006	check	\$65,000.00
8	\$0.00	3/16/2006	check	\$50,000.00
9	\$0.00	3/20/2006	check	\$50,000.00
10	\$0.00	4/14/2006	check	\$20,000.00
11	\$0.00	4/25/2006	check	\$30,000.00
12	\$0.00	5/25/2006	Check	\$92,000.00
13	\$0.00	7/10/2006	check	\$65,000.00
14	\$0.00	8/25/2008	check	\$65,000.00
15	\$0.00	12/2/2008	check	\$30,938.72
			Total cost for the project is	\$842,238.72

Days Inn
3800 East Colorado Boulevard
Pasadena, CA 91107



State licensed security guard on patrol from 9:00 pm until 1:00 am.

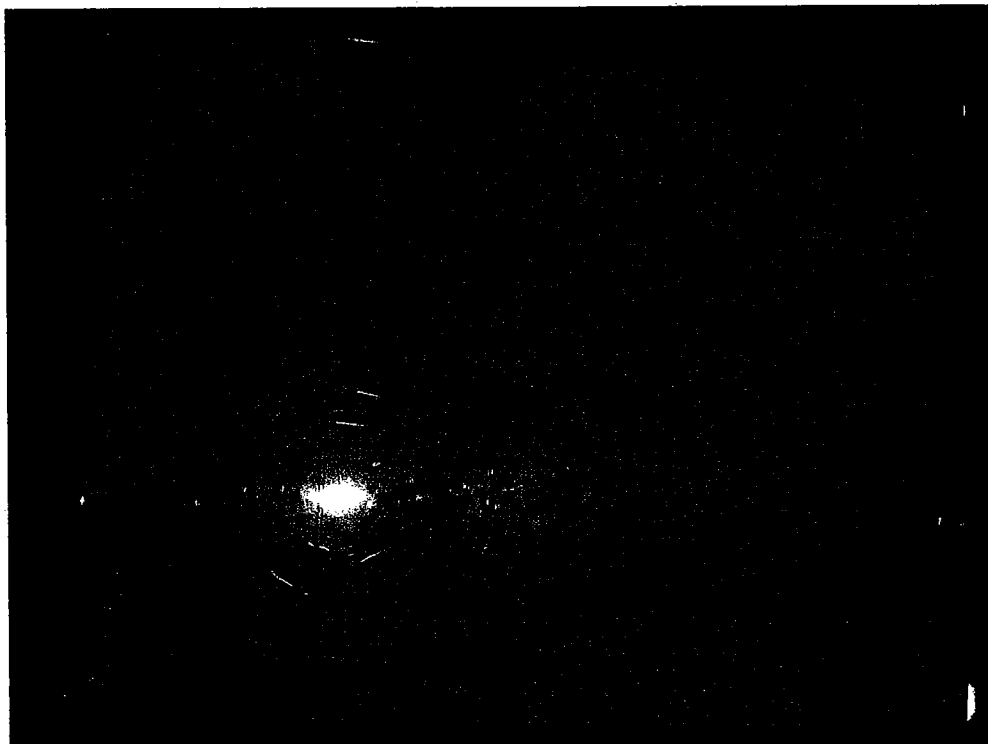


Signs indicating surveillance cameras are on-site. Posting is on 3 sides of building.

Days Inn
3800 East Colorado Boulevard
Pasadena, CA 91107

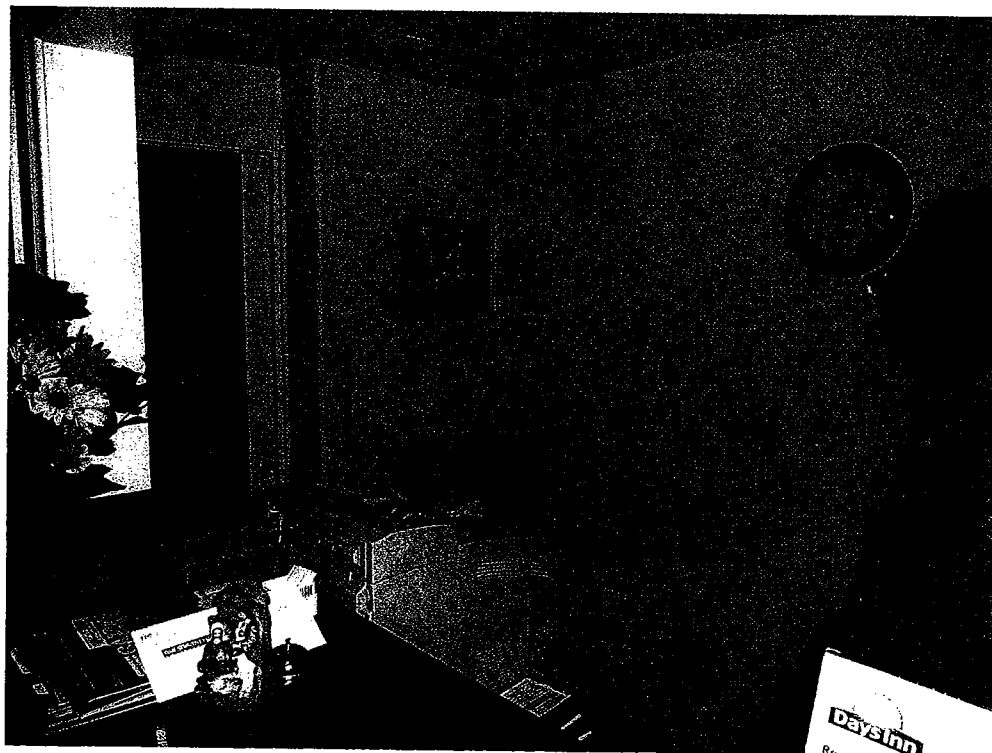


Front Lobby

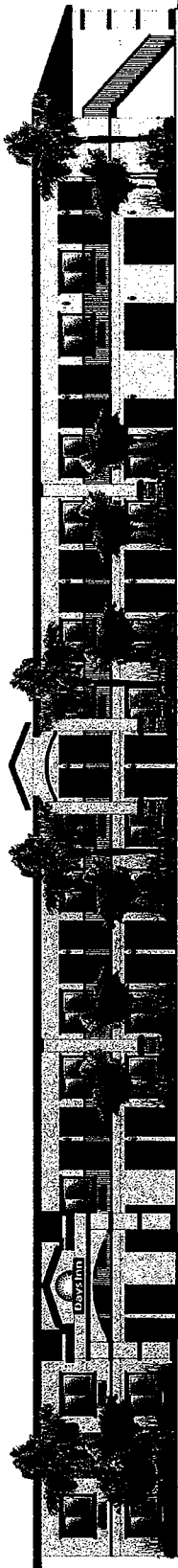


Desk Form

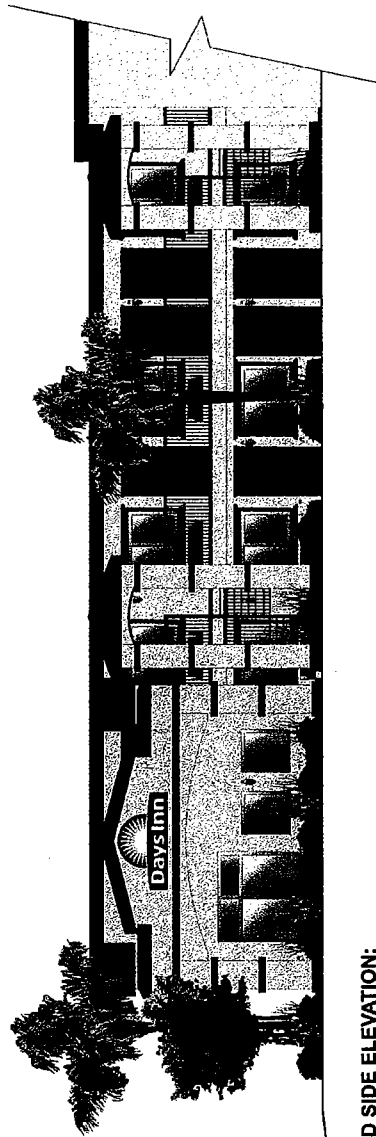
Days Inn
3800 East Colorado Boulevard
Pasadena, CA 91107



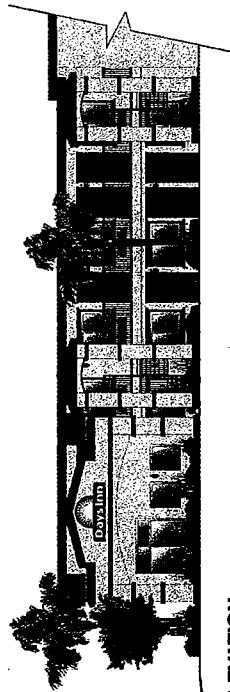
Surveillance monitor at front desk. Desk clerk can observe 9 views of exterior and interior of location.



FRONT ELEVATION:



EXPANDED SIDE ELEVATION:



SIDE ELEVATION:

Field Colors	Accent	Accent Roof	Field Stone	Storefront
<small>Char 275 Medium Grey</small>	<small>White</small>	<small>White</small>	<small>Field Stone</small>	<small>Dark Bronze</small>

COLOR AND MATERIALS LIST:

Days Inn
Pasadena

3800 E. Colorado Blvd.
Pasadena, CA. 91107

Days Inn
Western Hospitality Group
8682 Reach Blvd. : Suite 201
Buena Park, CA. 90620



MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

- I Support bringing Quality Businesses into the East Pasadena Community. PLEASE REZONING & STUDY NEEDED TO PROMOTE SERIOUS REDEVELOPMENT OF COMM'L & RESIDENTIAL
- I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn. COUNTY NOW NEEDS TO FOCUS ON OTHER MOTELS IN 3800, 3600 & 2800 BLOCKS OF E. COLORADO
- I do not want to see a closed motel creating blight in my neighborhood ONLY IF IT IS THE "LUCKY STAR" (3872) AND/OR OTHERS IN 2800 BLOCK E. COLO.

COMMENTS:

DRAMATIC REDUCTION IN VISIBLE PROSTITUTION. VERY POSITIVE VISUAL IMPROVEMENT OF PROPERTY. BELIEVE BHAKTA'S & DAYS INN HAVE HELPED NEIGHBORHOOD IMPROVE IMAGE.

Name FRED BROCKETT
Address 3755 CORTA CALLE City PASADENA ZIP 91107
Phone 626-449-5721 E-Mail

(39 YR HOMEOWNER - 1 BLOCK AWAY)

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

- I Support bringing Quality Businesses into the East Pasadena Community.
- I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.
- I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

Excellent work. Excellent p.r. and neighborhood relations. Good luck with your business.

Name James Cole / Residents Community Standards Committee
Address 8418 Santa Ynez St City San Gabriel ZIP CA
Phone 626-285-4753 E-Mail jamescole@extreme.com

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

- I Support bringing Quality Businesses into the East Pasadena Community.
- I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.
- I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

We visited Day's Inn (3800 Colo.) & found attractive, modern accommodations & will recommend it to visitors & clients.

Name Bertram Potter (Potter, Cohen, & Samuelson Esqs.)
Address 3852 E. Colorado Blvd City Pasad. ZIP 91107
Phone 626/755-0681 E-Mail

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

I Support bringing Quality Businesses into the East Pasadena Community.

I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.

I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

I own the small shopping center across the street. I am very glad that the Bhaktas have upgraded the motel very nicely. It upgrades the entire area and benefits everyone in the neighborhood. It makes you proud.

Name Serry Engle

Address 4068 Hayvenhurst Dr.

City Encino, Ca

ZIP 91436

Phone (818) 788-~~6127~~ 5577 E-Mail Fax: (818) 788-6127

The neighbors should be very grateful that the motel is so much better and nicer than it was before.

J. Engle

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

I Support bringing Quality Businesses into the East Pasadena Community.

I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.

I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

Name WANDA LEE

Address 3775 Mohank St

City _____

ZIP 91107

Phone Pasadena

E-Mail _____

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

I Support bringing Quality Businesses into the East Pasadena Community.

I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.

I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

Name JAMES OGBERDE

Address 3821 ELMA RD

City Pasadena

ZIP 91107

Phone _____

E-Mail _____

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

YES I Support bringing Quality Businesses into the East Pasadena Community.

YES I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.

YES I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

Name ART PEDERSEN
Address 1113 ABBOT AVE. City SAN GABRIEL ZIP 91776
Phone 626-284-3569 E-Mail —

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

I Support bringing Quality Businesses into the East Pasadena Community.

I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.

I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

Name Mr. Dustin Drummond
Address 84 Merlon Ave. City _____ ZIP _____
Phone _____ Pasadena, CA 91107 Mail _____



MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

I Support bringing Quality Businesses into the East Pasadena Community.

I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.

I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

Happy to see improvements being made.

Name WILBURD
Address 1123 Monte Verde City Arcadia ZIP 91007
Phone _____ E-Mail _____

MEMBERS OF THE COUNTY REGIONAL PLANNING COMMISSION

I Support bringing Quality Businesses into the East Pasadena Community.

I am pleased with the improvements that have been made to the former Regal Inn, now, Days Inn.

I do not want to see a closed motel creating blight in my neighborhood

COMMENTS:

Name _____

Address _____

City _____

ZIP _____


Phone _____

E-Mail _____

Memorandum – City of Pasadena
Police Department

September 9, 2008

To: Los Angeles County Board of Supervisors

From: Christopher O. Vicino,
Acting Chief of Police
Pasadena Police Department 

Re: Project Number R2006-01315-5
CUP# 2006-00095-5

Summary

This is a summary of statistical information for all hotel / motels on Colorado Boulevard east of San Gabriel Avenue including the impact on prostitution.

Background

East Colorado Boulevard has been a chronic area for prostitution for many years. There is no one single reason for this fact but there are several contributing factors to this issue. For prostitution to take place, clients (Johns) must know where to go to find prostitutes who conduct business without the benefit of signage or other normal business marketing techniques. This usually results in clients returning to the same general area which partially explains why the activity has gone on for so long despite Pasadena Police Departments' ongoing and aggressive enforcement efforts.

The presence of low cost hotels and motels in the area is also conducive to continued prostitution. While not necessarily the actual site of the crime, these facilities provide for a convenient place where prostitutes can sleep or service their clients near the area they work in. This exacerbates the overall crime issue.

The presence of such hotels and motels is not exclusive to Pasadena. The Lucky Star and The Regal Hotels are several blocks outside of the east city limit in the County area of Los Angeles. Because both locations are not inside the city of Pasadena, no statistical information is maintained by the Pasadena Police Department regarding them.

However, these two hotels have contributed to this problem for as long as anyone can remember at the Pasadena Police Department. I have personally seen as many as six prostitutes at a time casually walking into Pasadena, westbound on Colorado Blvd on many occasions, travelling from both hotels. I have also noticed that during sting operations those arrested or those who have seen others arrested for prostitution, often notify other prostitutions about our enforcement operations. During these times I've then witnessed an exodus from Pasadena to these hotels to avoid apprehension.

This area of East Colorado is a buffer zone between the County area and the City of Pasadena. It extends from Symes Cadillac on the north to the intersection of Northrop Ave & Colorado on the west and south sides.

This buffer zone also provides a jurisdictional haven for prostitutes who become savvy about law enforcement efforts by avoiding arrest and prosecution by remaining in this area to avoid our enforcement efforts.

Over the past two years there have been 322 total incidents and arrests of prostitution or prostitution related offenses on East Colorado between San Gabriel Bl. to the east city limit.

The presence of low cost hotel and motel rooms is a significant contributing factor to this chronic problem.

Recommendation

For staff review and public comments.

Sylvia Beeman, D.D.S.

3858 E. Colorado Blvd

Pasadena, CA 91107

626-795-4251

8 September 2008

Dear Commissioners,

I again want to protest against the Days Inn formerly the Regal Inn being allowed to continue doing business at 3800 East Colorado Blvd, Pasadena, CA 91107. The community of residents and businesses alike are tired of this type of business being in the area.

The owner has stated he will no longer house sex offenders which is proof he was housing them in the first place. This was no problem with his conscience then and it won't be in the future after the permit is given. He did not think of the element he was bringing into the neighborhood until it alarmed his pocketbook. He can clean up the motel but it still sits across the street from a restaurant "The Show" which used to operate as Pleasures on Foothill Blvd. notorious for being a sleazy men's club that was shut down due to various criminal activities. Having the motel in this proximity only entices prostitutes to set up camp at the motel. It is hard to police this activity night after night. This activity takes a toll on the neighbors who see the solicitations etc taking place in their front yards.

My building has recently been put up for sale. I have not offered to buy it because I am waiting to see if the LA County Commissioners really want to see our neighborhood improve more than they want the tax revenue from the motels on Colorado. I am not willing to invest my hard earned money into a property that will never increase in value if the motels are left to flourish with their sex offenders and prostitutes.

You, Commissioners, have the opportunity to help the neighborhood avoid being a permanent Red Light district by voting NO to the Days Inn.

Sincerely,


Sylvia Beeman, DDS

Michael and Melanie Smoron
3769 Mohawk St., Pasadena CA. 91107
626-744-0235
September 9, 2008
Re: R2006-01328

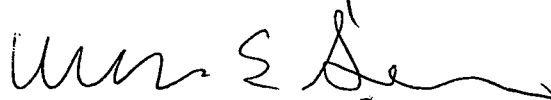
Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members,

We are 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107. This establishment along with the other run-down hotels located on Colorado harbor and cater to registered sex offenders, prostitutes, and invites bad behavior. The rooms are mostly used on an hourly basis unless a sex offender or drug abuser is residing there. We find prophylactics in the street, we have had strangers knocking at our door late at night posing as salesmen and asking for money. In the past year, two of our neighbors have experienced break-ins in the middle of the day. The kind of clientele that frequents this hotel, and the others, is not very family friendly. We have a 5 year old daughter and we do not feel safe letting her play in our own front yard. We are working very hard to rebuild the neighborhood to make it a safe and enjoyable place to live. If you allow this permit to pass you are allowing and inviting corrupt behavior that will infect numerous families. Please do not allow this permit to pass

Sincerely



CC: EPIC

Alejandro and Nicole Alix Garcia
3856 Mohawk St., Pasadena CA. 91107
626-216-6811
September 9, 2008
Re: R2006-01328

Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members,

We would like to express that we are against the renewal of the Conditional Use Permit for the old Regal Inn located at 3800 East Colorado, Pasadena Ca. 91107. This establishment has been known for housing sex offenders, prostitutes, and drug dealers. The rooms are rented on an hourly basis and the cliental is a menace to our neighborhood. We already are fighting against the bikini bar located across the street from the Regal Inn. We have challenge after challenge to keep this neighborhood safe. We constantly find prophylactics in the street, strangers posing as salesmen coming to our door, and we have experienced a home robbery. Two of our neighbor's who also live on Mohawk have experienced 3 robberies 2 were successful 1 was not but left damage to property. This has all happened over the past two years in the middle of the day. The clientele that frequents the Regal Inn and the other hotels on Colorado Blvd do not create a safe and family friendly environment. We have 3 kids and we do not feel safe letting them play in our own front yard or walk to their friend's house on the same street. We are working very hard to rebuild the neighborhood to make it a safe and enjoyable place to live. If you allow this permit to pass you are inviting nothing but corrupt behavior that will infect numerous families. Please do not allow this permit to pass

Sincerely,



September 8, 2008

Department of Regional Planning Commission
320 West Temple Street Room 1348
Los Angeles, CA 90012

Re: Project No. R2006-1328 (Days Inn)

Dear Ms Kim,

I am a resident within a block of the Days Inn. I am against the Conditional Use Permit No. **2006-00099-(5)** which provides a permit to the motel, unconditionally. There are many reasons why I am against this permit.

- The presence over the last four decades of this motel and the others down the street (Lucky Star and the El Rancho) has led to criminal behavior in your business and residential neighborhood.
- The presence of a motel in our area, an area that is not zoned for motels, is not conducive to family life.
- Just because the current owners have improved the area since February, 2008 this will be a temporary improvement, because the costs for these improvements (security guard, etc.) will not be sustained.


I have lived here since 1994 and, as seen before, the motel will improve and then, when the pressure is off, return to 'easy money' such as hourly rates and income from the State Parole Board to house sex offenders, bringing the questionable characters and criminal behavior back to the motel and region.

Not believing the Planning Commission is listening to us and thinking about our residential economic health, not the economic health of the legitimate businesses in the 91107 area, if this permit is granted, at a minimum, the motel's permit should be reviewed every 6 months to assure compliance with the permit and improvements.

I really appreciated and support the statements from our region's Captain from the Sheriff department, made at the June 6th Planning meeting in which he stated that the County needs to invest in our 91107 un-incorporated area and really spend time, money and effort on its improvement.

I strongly disagree that the County should approve the permit for all motels, for example, Days Inn, Lucky Star, and El Rancho, Adult entertainment activities (The Show) and businesses in this region (91107). Instead I would support activities to begin investigating options for removing these businesses, providing economic incentives, and investing in alternative commercial facilities, those that are consistent with the zoning of this area.

Sincerely,



E.J. Whitman
3775 Corta Calle
Pasadena, CA 91107

September 8, 2008

Department of Regional Planning Commission
320 West Temple Street Room 1348
Los Angeles, CA 90012

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Sincerely,



Dr. Rex A, Moats
3775 Corta Calle
Pasadena, CA 91107

Anita Reinsma
3050 East Mohawk Street since 1964 Pasadena, CA 91107
626.792.8592

September 9, 2008

LA County Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

To Whom it May Concern:

RE Permit for Days Inn (Regal Inn) Restrict Permit Length #2006-00099-15)

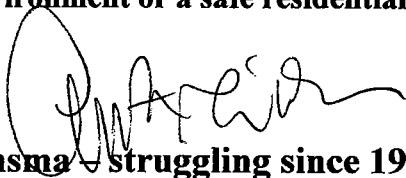
I am requesting you to make this permit a conditional permit to be renewed at six month intervals. We have seen the damage of the long-term permits given to the other sleazy motels on the street JUST STEPS AWAY from the Days Inn. They are havens to registered sex offenders and prostitutes. We need to be able to have control of our neighborhood.

The Days Inn/Regal Inn has done a very nice job of renovation and presentation. BUT this needs to an ongoing effort. **Allowing oversight and short term permits** can give us back control and serve to put the owner on notice that this must be maintained at the level of when the permit was granted.

Further, the Days Inn/Regal Inn owners DO NOT DESERVE to have the Commission grant permits to flea-bag, scummy motels half a block away and across the street from them. I insist upon the same amount of scrutiny as the Days Inn for the other motels.. You do not realize the proximity of these flea-bag scummy motels to the Days Inn. It is a scandal that the Days Inn owners have worked diligently to comply with terms for a permit and the other motels in this little area continue merrily along as havens to registered sex offenders (THIS IS ON THE RECORD with 7-8 in each motel), prostitution and drugs.

Two months ago the Sheriff Mounted Police came down Colorado Blvd., the very area we are talking about today. To make a show of force against the ongoing prostitution, drugs and they even stopped at each location where the sex offenders are housed. Imagine how surprised the owners of the Days Inn were to witness this! This was covered on every local tv station and every paper locally and regionally. What a pathetic invitation and welcome to our neighborhood after investing perhaps a hundred thousand dollars in the Days Inn.

YOUR DECISIONS ON THE OTHER PERMITS ARE GOING TO DIRECTLY EFFECT the Days Inn profitability and success. This is not conducive to a inviting business environment or a safe residential community which we keep fighting for!



Anita Reinsma struggling since 1964 to protect this area

Anita Reinsma
3050 East Mohawk Street since 1964 Pasadena, CA 91107
626.792.8592

September 9, 2008

LA County Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

To Whom it May Concern:

RE Permit for Days Inn (Regal Inn) Restrict Permit Length #2006-00099 (5)

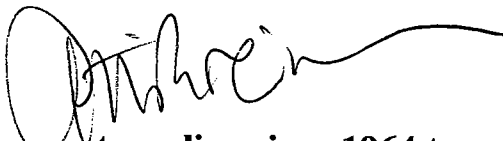
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Anita Reinsma - struggling since 1964 to protect this area

2107-D W. Commonwealth Ave.
Alhambra, CA 91803
Phone: 626)308-3002
Fax: (626)308-3464



Fax

ATTN: Mrs. Kim.

To: Planning Commission From: Karanya

Fax: 213-676-0434 Phone:

Phone: Pages:

Re: Proj # R2006-01328 (Days Inn) Date: 9-9-08
Proj # R2006-1348 (Lucky Star)

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

• Comments:

CUP renewal for Days Inn + Lucky Star motels - AGAINST THE RENEWAL.

THANK YOU

Forwarded per 9/9/08 PH.

Karanya Piphatanapoka
3810 E. Green St.
Pasadena, CA 91107

September 9, 2008

**PROJECT NO. R2006-01328
RENEWAL OF CUP NO. 2006-00099-(5)
DAYS INN MOTEL AT 3800 E. COLORADO BLVD.**

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
ATTENTION: Ms. Kim

Dear Commission members,

I am **totally against** the renewal of the CUP for the Days Inn motel, located at 3800 E. Colorado Blvd., Pasadena, CA 91107 (Project No. R2006-01328, CUP No. 2006-00099-(5)). My main concerns are **safety and unsuitable environment** to the neighborhood of single family homes, some with children and senior citizens. This motel and other nearby motels (Lucky Star and El Rancho) have housed **registered sex offenders** (some are in violation) and allowed tenants whose business are prostitution (visibly seen them roaming around and trashed used condoms in back alleys).

The owner's claim of hiring security guards to monitor surrounding areas of the motel started around early of this year. It seems the security guards have already disappeared! Other claim includes they no longer allow housing of parolees. However, my concern is how long these will sustain due to its on going maintenance cost and its lack of potential revenue to the owner.

It is shameful to allow or continue to allow such a harmful business be situated in the neighborhood of single family homes with children! As a member of this community, I do not want to see these motels use our neighborhood as an unguarded detention center and dumping ground. I do not want these motels and their harmful business in our neighborhood!!!

Sincerely,



Karanya Piphatanapoka

CC: EPIC

Karanya Piphatanapoka
3810 E. Green St.
Pasadena, CA 91107

September 9, 2008

**PROJECT NO. R2006-1348
RENEWAL OF CUP NO. 2006-00095-(5)
LUCKY STAR MOTEL AT 3872 E. COLORADO BLVD.**

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
ATTENTION: Ms. Kim

Dear Commission members,

I am totally against the renewal of the CUP for the Lucky Star motel, located at 3872 E. Colorado Blvd., Pasadena, CA 91107 (Project No. R2006-1348, CUP No. 2006-00095-(5)). My main concerns are **safety and unsuitable environment to the neighborhood of single family homes, some with children and senior citizens. This motel and other nearby motels (Days Inn and El Rancho) have housed **registered sex offenders** (some are in violation) and allowed tenants whose business are prostitution (visibly seen them roaming around and trashed used condoms in back alleys).**

It is shameful to allow or continue to allow such a harmful business be situated in the neighborhood of single family homes with children! As a member of this community, I do not want to see these motels use our neighborhood as an unguarded detention center and dumping ground. I do not want these motels and their harmful business in our neighborhood!!!

Sincerely,



Karanya Piphatanapoka

CC: EPIC

Kim, Mi

From: Alexanian, Sorin
Sent: Wednesday, September 10, 2008 8:09 AM
To: Kim, Mi
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails

Importance: High

Attachments: Hearing Notices.pdf



Hearing Notices.pdf
(194 KB)

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacobos.org]
Sent: Wednesday, September 10, 2008 7:30 AM
To: Sanabria, Jon; Alexanian, Sorin
Subject: Fw: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails
Importance: High

Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy
To: Novak, Paul
Sent: Wed Sep 10 07:15:53 2008
Subject: Fw: Commission Hearing

----- Original Message -----

From: Steve Haderlein <haderlein@earthlink.net>
To: Nemer, Sussy
Sent: Wed Sep 10 06:17:08 2008
Subject: Commission Hearing

To: L.A. County Regional Planning Commission

I am writing to request that the Commission deny the CUP #200600095-(5) and CUP # 200600099-(5) (attached).

I base this request on the fact that the subject properties are causing negative impacts to the City of Pasadena in the form of crimes such as prostitution and drug sales.

Thank you for your consideration.

Steve Haderlein
Vice Mayor

Kim, Mi

From: Alexanian, Sorin
Sent: Wednesday, September 10, 2008 8:10 AM
To: Kim, Mi
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacbos.org]
Sent: Wednesday, September 10, 2008 7:31 AM
To: Sanabria, Jon; Alexanian, Sorin
Subject: Fw: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails

Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy
To: Novak, Paul
Sent: Wed Sep 10 07:17:28 2008
Subject: Fw: (no subject)

----- Original Message -----

From: Drtemjr@aol.com <Drtemjr@aol.com>
To: Nemer, Sussy
Sent: Tue Sep 09 20:57:28 2008
Subject: (no subject)

Dear Sussy Nemer,

This letter is in regards to the motels located at 3800 E Colorado Blvd. and at 3872 E Colorado Blvd. These hotels are frequented by sex predators and what appear to be drug abusers and women trying to solicit men. We live in Arcadia on Volante Dr. approximately 1/2 mile from these hotels. There are many children in this area. We cannot allow our children to go near the area to go to the local Tops hamburger joint or conduct any other business in this area and frankly we fear for our own lives in this area. The proximity to our home allows these individuals to walk and scout our neighborhood. Approximately one month ago a young lady was soliciting help to get a ride to another area. It was quite obvious she was on drugs, probably speed. I am a nurse and she was trying to stand in the middle of the street flagging other neighbors and children down to get help. She stated she came from the Lucky Star hotel. It is unacceptable to have these people in the area. The county houses these men in the location because it is county land. It is unacceptable for these proprietors to continue to house drug addicts and dealers and for the county to continue to allow this type of behavior. These residences need to be closed for the safety of our citizens.

Sincerely, Cecilia Miles

Psssst...Have you heard the news? There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com <<http://www.stylelist.com/trends?ncid=aolsty00050000000014>>

Kim, Mi

From: Alexanian, Sorin
Sent: Wednesday, September 10, 2008 8:10 AM
To: Kim, Mi
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 3 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacbos.org]
Sent: Wednesday, September 10, 2008 7:32 AM
To: Sanabria, Jon; Alexanian, Sorin
Subject: Fw: TODAY's Regional Panning Commission Hearing - No. 3 of 7 e-mails

Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy
To: Novak, Paul
Sent: Wed Sep 10 07:19:53 2008
Subject: Fw: Tomorrow's hearing on Colorado Blvd. motels in Pasadena

----- Original Message -----

From: Laura Rodriguez <laurardgz@gmail.com>
To: Nemer, Sussy
Cc: James Brennan <brennanjames2@gmail.com>
Sent: Tue Sep 09 15:16:23 2008
Subject: Tomorrow's hearing on Colorado Blvd. motels in Pasadena

Dear Ms. Nemer,

I was asked by the president of our association, Jim Brennan, to send in this comment on behalf of our group. We live less than a mile from the location of the two motels that are the subject of tomorrow's meeting.

We have an active homeowners group called Lower Hastings Ranch Association which encompasses Michillinda Avenue on the east, Sierra Madre Villa Ave. on the west, Sierra Madre Ave. on the north, and Rosemead Blvd. on the south. Over the years we have watched those two motels grow older and seedier and have not seen any upgrades to their facilities. One matter of special concern has always been the tenants of these hotels. We are aware that they house a number of registered sex offenders. We check the Megan's Law website regularly and are always amazed at the number of offenders living in those addresses.

We also have seen prostitution in that area.

We believe that their request for a conditional use permit should be denied. Those facilities need urgent repairs and upgrades which should be done before granting them a CUP.

If you could please append this commentary to the record I would be grateful.

Laura Rodriguez
3880 Hampton Rd.
Pasadena, CA 91107

Kim, Mi

From: Alexanian, Sorin
Sent: Wednesday, September 10, 2008 8:10 AM
To: Kim, Mi
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 4 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacbos.org]
Sent: Wednesday, September 10, 2008 7:33 AM
To: Sanabria, Jon; Alexanian, Sorin
Subject: TODAY's Regional Panning Commission Hearing - No. 4 of 7 e-mails

Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy
To: Novak, Paul
Sent: Wed Sep 10 07:21:20 2008
Subject: Fw: CUP for Pasadena hotels

----- Original Message -----

From: kathy gregg <kgregg91107@yahoo.com>
To: Nemer, Sussy
Cc: Rhonda Stone <rstone@ci.pasadena.ca.us>; Steve Haderlein <haderlein@earthlink.net>
Sent: Tue Sep 09 10:58:36 2008
Subject: CUP for Pasadena hotels

These hotels are scum magnets. There are druggies, alcoholics, and hookers hanging around there year-round. If you allow the CUP for the hotels to expand, it will only exacerbate the problem. Something needs to be done to get rid of the "germs" in town, not add to the problem!!!

Thank you for your consideration.

Kathy Gregg, East Pasadena Homeowner

Kim, Mi

From: Alexanian, Sorin
Sent: Wednesday, September 10, 2008 8:10 AM
To: Kim, Mi
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 5 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacbos.org]
Sent: Wednesday, September 10, 2008 7:33 AM
To: Sanabria, Jon; Alexanian, Sorin
Subject: TODAY's Regional Panning Commission Hearing - No. 5 of 7 e-mails

Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy
To: Novak, Paul
Sent: Wed Sep 10 07:22:32 2008
Subject: Fw: RE: UHRA: Hearing Notices

----- Original Message -----

From: Guerin, Holly D <HDGuerin@cbbank.com>
To: Stone, Rhonda <rstone@cityofpasadena.net>
Cc: Nemer, Sussy
Sent: Tue Sep 09 09:25:40 2008
Subject: RE: RE: UHRA: Hearing Notices

Rhonda,

These motels have been a blight on this part of town. I don't see Linda Vista accepting and don't understand why it has been allowed on our side of town. I have lived in the Hastings Ranch area my whole life (55 years) and have had to witness the unseemly illegal activity for too many years. I say CLOSE it down as it is illegal activities where the Police need our support!!! This is NOT about an honest business but one that knowingly supports activities that Pasadena would NOT want anywhere!!!

Thank You,

Holly Guerin
3840 Valleylights Dr.
Pasadena, Ca.
(626) 445-7350 Office

CC: Sussy Nemer

From: Stone, Rhonda [mailto:rstone@cityofpasadena.net]
Sent: Monday, September 08, 2008 4:10 PM
To: m_saladbar@yahoo.com
Cc: Guerin, Holly D
Subject: RE: RE: UHRA: Hearing Notices

Hi Holly,

My understanding there are issues however the Conditional Use Permit is up for renewal as a standard procedure. The Conditional Use Permit is necessary for the basic operation of the motel. Without the CUP they would have to close down. The issues surrounding this area are many related to:

* rooms being rented to the same person as a long term rental (full
time)
* prostitution
* drugs
* over the limit of registered sex offenders registered as living in
the motel
* health concerns
* amount of calls made to this area by the Sheriffs
* increases in theft

Holly there is a very good chance these small hotels might have there operational permit denied by the County. Steve wanted to share the information because even e-mail helps as they become part of the larger record. If you have an opinion regarding what you think should happen I would encourage you to respond.

Rhonda Stone
Field Representative District 4
From the Office of Vice Mayor Steve Haderlein
(626) 744-4740

From: Maria Salazar [mailto:m_saladbar@yahoo.com]
Sent: Mon 9/8/2008 9:13 AM
To: Stone, Rhonda
Cc: Holly Guerin
Subject: Fw: RE: UHRA: Hearing Notices

Hi Rhonda,

An Upper Hastings Ranch homeowner is requesting more information about the hearing. Please address her questions.

Thanks,

Maria

--- On Mon, 9/8/08, Guerin, Holly D <HDGuerin@cbbank.com> wrote:

From: Guerin, Holly D <HDGuerin@cbbank.com>
Subject: RE: UHRA: Hearing Notices
To: m_saladbar@yahoo.com
Date: Monday, September 8, 2008, 9:02 AM

Maria,

What are the issues or the CUP for?

Holly

From: Maria Salazar [mailto:m_saladbar@yahoo.com]
Sent: Saturday, September 06, 2008 1:53 PM
To: Maria Salazar

Subject: UHRA: Hearing Notices

--- On Fri, 9/5/08, Stone, Rhonda <rstone@cityofpasadena.net> wrote:

From: Stone, Rhonda <rstone@cityofpasadena.net>
Subject: FW: Hearing Notices
Date: Friday, September 5, 2008, 2:58 PM

Dear Neighborhood Leaders and Commissioners:

We have received the attached correspondence from Supervisor Michael D. Antonovich's office. The Vice Mayor will be sending a letter requesting the denial of the CUP extensions requested by two small hotels on Colorado Blvd located in the County section of East Pasadena. This information has been shared throughout the City and we would like to share it with you and your neighbors.

Two small hotels (Lucky Star and formerly the Regal Motel believe it is now the Days Inn) are scheduled for a CUP hearing next Wednesday morning at 9:00 a.m. What happens at this hearing should be very telling about what happens to the entire strip of small hotels in the unincorporated area on Colorado Blvd.

If you would like to have your opinion heard at the hearing you are welcome to attend or send a letter. The where and how is in the attachment and pasted below. You may also send an e-mail to Sussy Nemer, Senior Deputy Office of Supervisor Michael D. Antonovich snemer@lacbos.org <<mailto:snemer@lacbos.org>>

as is the case for all of us.

We appoligize for the short response time

Best wishes,

Rhonda Stone

District 4 Field Representative

Office of Vice Mayor Steve Haderlein

L.A. County Regional Planning Commission
will conduct a public hearing concerning the proposed land use of the above two sites on

WEDNESDAY, September 10, 2008

9 a.m. in Room 150

Hall of Records

320 W. Temple Street

Los Angeles, CA 90012

Written comments can be sent to:

Regional Planning Commission

320 W. Temple Street

Room 135

Los Angeles, CA 90012

Attention: Ms. Mi Kim

Legal Disclaimer: The information transmitted may contain confidential material and is intended only for the person or entity to which it is addressed. Any review, retransmission, dissemination or other use of, or taking of any action by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, please delete the information from your system and contact the sender.

Kim, Mi

From: Alexanian, Sorin
Sent: Wednesday, September 10, 2008 8:11 AM
To: Kim, Mi
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 6 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacbos.org]
Sent: Wednesday, September 10, 2008 7:34 AM
To: Sanabria, Jon; Alexanian, Sorin
Subject: TODAY's Regional Panning Commission Hearing - No. 6 of 7 e-mails

Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy
To: Novak, Paul
Sent: Wed Sep 10 07:23:57 2008
Subject: Fw: CUP for 3800 and 3872 E. Colorado Blvd, Pasadena

----- Original Message -----

From: Marian Leos <amam4@charter.net>
To: Nemer, Sussy
Sent: Mon Sep 08 17:11:43 2008
Subject: CUP for 3800 and 3872 E. Colorado Blvd, Pasadena

Hello Ms. Nemer,

I am writing concerning the two motels in East Pasadena. The CUP numbers are 200600095 and 2006600099. The hearing is on September 10, 2008

I have lived in this area for 16 years and I have never understood why we have to live among prostitutes, drug dealers, and numerous sex offenders. Our neighborhood would welcome the CUP being revoked for both of these motels.

I would be interested to know what the time limit is for a motel stay as opposed to being a customer's residence. I have print-outs that I made from the Office of the Attorney General (the Megan's Law website) that shows the same four sex offenders living at the Lucky Star Motel at 3872 E. Colorado on March 4, 2008 and then six months later on September 5, 2008. Does this qualify as a motel stay??

Thank you,

Marian Dorsett-Leos
3839 Mayfair Drive
Pasadena, CA 91107

Janet Fong
3730 Corta Calle
Pasadena, CA 91107
626-405-8107
September 9, 2008

RE: R2006-00099-(5)
Concerning the Notice of Public Hearing for the Days Inn Conditional Use Permit

LA County Planning Commissions
320 W. Temple Street
Los Angeles, CA 90012
Fax: # 213-626-0434

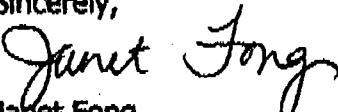
Dear Planning Commission Members:

I am a resident in the area a block away from the Days Inn Motel. I wrote a letter last June and also was at the last hearing on June 8th to petition against having this business in our neighborhood. The owners may be doing all they can do to improve their operations, however, I know there are sexual offenders living at the Day's Inn and we still have prostitutes in our neighborhood. Every time I go out, especially at night, I have to worry about criminal activity 5X as much as I would in another neighborhood. I am having so much anxiety and can not live at ease with prostitution and red light type activity happening a block away.

I feel sorry for the children who can't come out to play and have a normal childhood with parent's keeping them inside. They can feel the fear of their parents and it can affect them emotionally. The people who live in the area are very admirable people and work hard for a living. We all deserve to come home to a relaxing home life. Please remember what Captain Shaw said about the need to start taking action in this area.

I love Pasadena and even if it's the unincorporated part it needs to keep up its reputation of being a wonderful place to live.

Sincerely,


Janet Fong

Commission Copy

Janet Fong
3730 Corta Calle
Pasadena, CA 91107
626-405-8107
September 9, 2008

RE: R2006-00095-(5)

Concerning the Notice of Public Hearing for the Lucky Star Conditional Use Permit

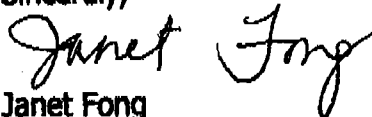
LA County Planning Commissions
320 W. Temple Street
Los Angeles, CA 90012
Fax: # 213-626-0434

Dear Planning Commission Members:

I am in favor of getting rid of the Lucky Star Motel and its activities that are not conducive to citizens' well being and rights to feel safe.

I live very close to the Lucky Star Motel and have known that sex offenders are in the motel. However, I just found out that more than half the occupants are sexual offenders living in the motel. We can't just dump all the people with felonies in one area where there are neighborhoods with children and adults who are a block away! I took a city planning class at UC Davis and I don't think that was what they taught us to do when zoning for neighborhoods that share boundaries with businesses. You know you need to do something about this type of problem and clean up the mess that has been there for so long. I'm from Woodland, CA, a small city near Davis and I grew up in safe neighborhoods where we didn't even have to lock the door when we left to go to the store. I am appalled at Southern California's allowance of this type of zoning to take place. Please do your job and get rid of these tiny motels that need to be in an area that provides more security.

Sincerely,


Janet Fong

Commissions Copy



science and data center
for infrared astronomy

INFRARED PROCESSING AND ANALYSIS CENTER

California Institute of Technology

Mail Stop 100-22

Pasadena, CA 91125

IPAC Director's Office Fax: (626) 397-7018



PLEASE DELIVER
To: **L.A. CO. PLANNING COMMISSION**

From: **Pat Patterson**

Organization: Phone: (626) 395-1801

Fax Number: **213-626-0434** Date: **9/9/2008**

Re: **PUBLIC HEARING OF SEPT. 10, 2008**

Number of pages (including cover sheet): **3**

MESSAGE:

FOR PLANNING COMMISSIONERS
(ATTACHED)

Mr Kim

THANK YOU.

Pat Patterson

Mr Kim

September 8, 2008

To: Los Angeles Department of Regional Planning
Attn: Ms Kim
320 West Temple St.
Room 1348
Los Angeles, CA 90012

**RE: Disapproval of Conditional Use Permit No. 2006-00099-(5),
Project No. R2006-01328, Day's Inn Motel
Disapproval of Conditional Use Permit No. 2006-00095-(5),
Project No. R2006-1348, Lucky Star Motel**

Dear Ms Kim

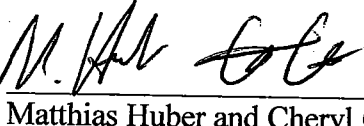
My name is Matthias Huber and I recently purchased a house on 3796 Elma Road, Pasadena, CA 91107. I moved there with my wife Cheryl, and our first child, Simon, who was born in August. While we have not lived at this address for a long time, I can describe the negative effect on property values from a recent buyer's perspective.

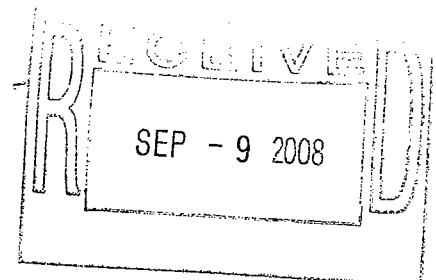
Property values are determined by the purchase price, so ultimately, the property value is determined by the buyer. Here I explain to you our thought process when purchasing the house on 3796 Elma Road on July 30, 2008.

The house was a short-sale, so it was priced to sell. And originally it was offered at \$530,000. My wife and I had done market research in Pasadena since January, so we were very informed at the time we saw this property. When we looked at it, we thought it was truly priced to sell, and the \$530,000 was a reasonable price. Then we started looking in detail at the neighborhood, and on the sex offender website. After seeing this, my wife did not want this house at that price. We figured we need to invest in alarm system, security camera, and fence, which would cost \$15,000 - \$20,000. In addition, our desire to purchase the property fell. So we decided that \$530,000 was too high. We waited and watched how the seller dropped the price week by week. At \$480,000 we decided to put-in an offer. Our realtor informed us that there were several offers already made, and we offered \$485,000, which was the highest. That's \$45,000, or about 10%, less than what we would have paid if the Day's Inn Motel and the Lucky Star Motel with their occupants would not be present.

Extrapolating this 10% drop in property value to all properties in East Pasadena, you can calculate the loss in revenue for the county to exceed several million dollars over a 20 year period.

I hereby urge you to disapprove the above Conditional Use Permits for the better of the community and the better of the County revenue.


Matthias Huber and Cheryl Chan



Patricia A. Patterson
3720 Corta Calle St.
Pasadena, CA 91107-3801

September 9, 2008

Do NOT Approve Conditional Use Permit For LUCKY STAR MOTEL.

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

SUBJECT: AGENDA ITEM No. 6, SEPTEMBER 10, 2008
Project Number R2006-01315-(5)
Conditional Use Permit No. RCUP 2006-00095-(5)
Lucky Star Motel, 3872 E. Colorado Blvd., Pasadena, CA 91107

Dear Planning Commission:

I strongly disapprove of the Conditional Use Permit for the Lucky Star Motel at 3872 E. Colorado Blvd., Pasadena, CA 91107. This motel now houses six convicted sex offenders.

I own a home located within two blocks of the Lucky Star Motel. I have owned my property for six year since September, 2002, and have had many occasions to encounter "residents" of the Lucky Star who panhandle for money on Corta Calle. On one particular occasion, very early in the morning, I was accosted and in fear of a man who demanded money from me, stating he was staying at the Lucky Star Motel and needed money.

The Lucky Star Motel already seems to be condoning socially unacceptable and illegal sexual behavior by housing convicted sexual offenders as documented by the Megan's Law website. The Lucky Star Motel is a downtrodden motel, a slum-looking structure in very poor condition.

Members of the Planning Commission: If you are the guardians of the ongoing progress and welfare of the citizens of L.A. County, please do not approve this Conditional Use Permit. This is your opportunity to improve the East Colorado area. Thank you.

Yours sincerely,



Patricia A. Patterson

Dept. of Regional Planning
320 W. Temple St.
Los Angeles, ca. 90012

Sept. 10, 2008
To whom it may concern,

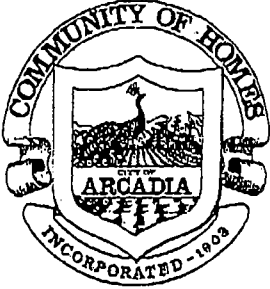
We are sending this letter to inform you that we are opposing to the operations of Days Inn (conditional use permit No. 2006-00099-(5) and Lucky Star Motel (conditional permit No. 2006-00095-(5) in our community.

The reason for our opposition is because it is not conducive to family life & since my residency from July of 1985, I have experienced that these motels have also led to criminal activities.

Thank you for your kind attention

Carlos Tan
41 Merlon Ave.
Pasadena, Ca. 91107

Mi Kim



**CITY OF ARCADIA
DEVELOPMENT SERVICES DEPARTMENT**

FACSIMILE TRANSMISSION

TO: *Jon Sanabria* Date: *9/8/08*

Firm: *LA County Dept. of Regional Planning*

Fax No: *213-974-6384*

FROM: *Jason Kruckeberg*

- Community Development Division -- Fax No. (626) 447-9173
- Economic Development Division -- Fax No. (626) 447-3309
- Engineering Division -- Fax No. (626) 447-7866

NUMBER OF PAGES IN THIS TRANSMISSION (including this page): *3*

TRANSMISSION CONTENTS: *Regional Planning*
Commission Hearings

COMMENTS/ACTION REQUESTED: _____

If there are any problems with this transmission, please contact the operator at (626) 574-5415.



September 8, 2008

City of Arcadia

Los Angeles County Department of Regional Planning
ATTN: Jon Sanabria, Deputy Director/ Mi Kim, Regional Planning
320 West Temple Street, Room 1348
Los Angeles CA 90012

SENT VIA FAX: 213-974-6384

Development
Services
Department

**SUBJECT: REGIONAL PLANNING COMMISSION HEARINGS,
COUNTY PROJECT #R2006-0128 AND R2006-0135,
MOTELS ON EAST COLORADO BOULEVARD**

Jason Kruckeberg
Development Services Director

Mr. Sanabria:

The City of Arcadia Development Services Department received notice of two Conditional Use Permit hearings to be held with the Regional Planning Commission on September 10, 2008. These two Conditional Use Permits are related to motels at 3800 and 3872 East Colorado Boulevard, near the jurisdiction of the City of Arcadia. Your project numbers are referenced above in the subject line. This letter is intended to provide the Commission with information from the City of Arcadia on some of the impacts to our jurisdiction as a result of conditions at these two motels. The notices were forwarded to the Arcadia Police Department for their comments on these locations. We have combined the comments into one letter although we acknowledge these are two separate Conditional Use Permits and separate actions.

With regard to 3800 East Colorado, the "Regal Inn", Arcadia Police have made arrests out of this location for drug violations and warrants, and prostitutes who have used this motel have operated on the streets in the area of Michillinda/Colorado, Altura/Colorado, on the parking lot of Coco's Restaurant and into the residential neighborhood south of Colorado Boulevard from Altura. Arcadia PD has received calls from the local Homeowner's Association and residents complaining of prostitution activity occurring on the residential streets in this area generated from this motel. A crime suppression detail was active on this problem earlier in the calendar year which suppressed the immediate problem. These problems have

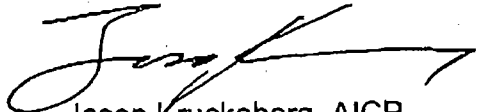
240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021
(626) 574-5414
(626) 447-3309 Fax

occurred for many years and it is anticipated they will continue to occur.

With regard to 3872 East Colorado, the "Lucky Star", this motel is almost immediately adjacent to our jurisdictional boundaries at Michillinda/Colorado Blvd. Arcadia PD has made arrests from this motel of a robbery/sexual assault suspect, prostitution, drugs, and warrants. Prostitutes contacted by Arcadia PD in the Coco's parking lot and residential streets to the east also came from this motel. Similar to the motel above, these problems have occurred for many years and it is anticipated they will continue.

With these two motels so close to Arcadia jurisdiction and residential neighborhoods in Arcadia, City staff believes it is important for the Commission to be aware of the problems encountered by Arcadia Police. Please contact me if you have any questions at 626-574-5414.

Sincerely,



Jason Kruckeberg, AICP
Development Services Director

CC: Donald Penman, City Manager
Bob Sanderson, Chief of Police

9/9/08

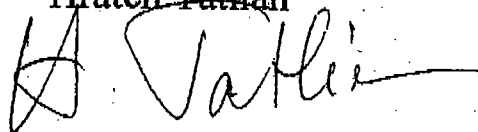
TO: LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

I have been living at 34 North Quigley Avenue for over sixteen years. During this time I have observed illegal activities such as prostitution. As a father of two children I am concerned about their safety. I have made several calls to the Temple City police station to report illegal activities such as prostitution. I have to admit that there is some improvement in reducing illegal activities due to police presence. However, prostitution keeps on resurfacing over and over again. I strongly believe that the operation of motels like Lucky Star are encouraging this kind of illegal activities and they have a negative impact on the community economically and in its safety.

I support Captain Shaw's comments at the June 6th planning meeting in which he stated, "The County needs to invest in our 91107 unincorporated areas and spend time, money, and effort on its improvement".

I strongly disagree on issuing a permit for the operation of the above-mentioned motel and other motels such as Days Inn and El Rancho. Instead, I would like to see that the County begins to invest in alternative commercial facilities, those that are consistent with the zoning of this area. Thank you for your time and consideration.

Respectfully,
Hratch Tatlian



Michael and Melanie Smoron
3769 Mohawk St., Pasadena CA. 91107
626-744-0235
September 9, 2008
Re: R2006-01328

Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members,

We are 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107. This establishment along with the other run-down hotels located on Colorado harbor and cater to registered sex offenders, prostitutes, and invites bad behavior. The rooms are mostly used on an hourly basis unless a sex offender or drug abuser is residing there. We find prophylactics in the street, we have had strangers knocking at our door late at night posing as salesmen and asking for money. In the past year, two of our neighbors have experienced break-ins in the middle of the day. The kind of clientele that frequents this hotel, and the others, is not very family friendly. We have a 5 year old daughter and we do not feel safe letting her play in our own front yard. We are working very hard to rebuild the neighborhood to make it a safe and enjoyable place to live. If you allow this permit to pass you are allowing and inviting corrupt behavior that will infect numerous families. Please do not allow this permit to pass

Sincerely

Michael Smoron
M. S. Smoron

CC: EPIC

Alejandro and Nicole Alix Garcia
3856 Mohawk St., Pasadena CA. 91107
626-216-6811
September 9, 2008
Re: R2006-01328

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Los Angeles, CA 90012

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Sincerely,

Nicole Alix Garcia

September 8, 2008

Department of Regional Planning Commission
320 West Temple Street Room 1348
Los Angeles, CA 90012

Re: Project No. R2006-1328 (Days Inn)

Dear Ms Kim,

I am a resident within a block of the Days Inn. I am against the Conditional Use Permit No. 2006-00099-(5) which provides a permit to the motel, unconditionally. There are many reasons why I am against this permit.

- The presence over the last four decades of this motel and the others down the street (Lucky Star and the El Rancho) has led to criminal behavior in your business and residential neighborhood.
- The presence of a motel in our area, an area that is not zoned for motels, is not conducive to family life.
- Just because the current owners have improved the area since February, 2008 this will be a temporary improvement, because the costs for these improvements (security guard, etc.) will not be sustained.

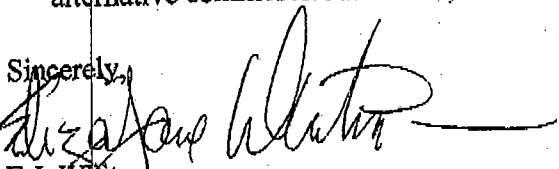
I have lived here since 1994 and, as seen before, the motel will improve and then, when the pressure is off, return to 'easy money' such as hourly rates and income from the State Parole Board to house sex offenders, bringing the questionable characters and criminal behavior back to the motel and region.

Not believing the Planning Commission is listening to us and thinking about our residential economic health, not the economic health of the legitimate businesses in the 91107 area, if this permit is granted, at a minimum, the motel's permit should be reviewed every 6 months to assure compliance with the permit and improvements.

I really appreciated and support the statements from our region's Captain from the Sheriff department, made at the June 6th Planning meeting in which he stated that the County needs to invest in our 91107 un-incorporated area and really spend time, money and effort on its improvement.

I strongly disagree that the County should approve the permit for all motels, for example, Days Inn, Lucky Star, and El Rancho, Adult entertainment activities (The Show) and businesses in this region (91107). Instead I would support activities to begin investigating options for removing these businesses, providing economic incentives, and investing in alternative commercial facilities, those that are consistent with the zoning of this area.

Sincerely,


E.J. Whitman
3775 Corta Calle
Pasadena, CA 91107

September 8, 2008

Department of Regional Planning Commission
320 West Temple Street Room 1348
Los Angeles, CA 90012

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FedEx Kinko's
Office and Print Center

Fax Cover Sheet

Date 9/10/08 7:30AM Number of pages 9 (including cover page)

To: Ms. KIM From: EPIC Neighbors
 Name LA Co Planning Name _____
 Company _____ Company _____
 Telephone _____ Telephone _____

Fax _____
 Comments Opposition letters for Lucky Star & Days Inn



Fax - Local Send



Fax - Domestic Send



DOMESTIC Send Addl Pages



Fax - International Send

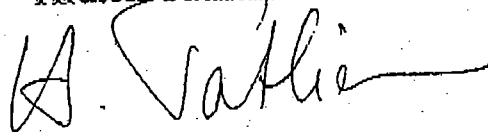
9/9/2008

TO: LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

I have been living at 34 north Quigley Avenue since 1992. During this time I have observed illegal activities such as prostitution. I have two children and I am concerned about their safety. I strongly believe that the presence of a motel like Days Inn in our neighborhood is not conducive to family life. Moreover, I do not believe that the temporary improvement of the above mentioned motel would have any positive impact on the community because the costs of the improvements (such as hiring security guard, etc) will not be sustained. When the pressure is off, the management of this motel will return to "easy money" such as hourly rates and income from the State Parole Board to house sex offenders. This in turn will bring criminal behavior back to the region.

In conclusion, I would not agree on issuing a permit to operate this motel. Thank you for your time and consideration.

Respectfully,
Hratch Tatlian



Janet Fong
3730 Corta Calle
Pasadena, CA 91107
626-405-8107
September 9, 2008

RE: R2006-00099-(5)
Concerning the Notice of Public Hearing for the Days Inn Conditional Use Permit

LA County Planning Commissions
320 W. Temple Street
Los Angeles, CA 90012
Fax: # 213-626-0434

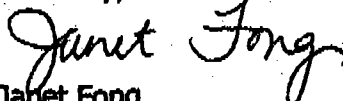
Dear Planning Commission Members:

I am a resident in the area a block away from the Days Inn Motel. I wrote a letter last June and also was at the last hearing on June 8th to petition against having this business in our neighborhood. The owners may be doing all they can do to improve their operations, however, I know there are sexual offenders living at the Day's Inn and we still have prostitutes in our neighborhood. Every time I go out, especially at night, I have to worry about criminal activity 5X as much as I would in another neighborhood. I am having so much anxiety and can not live at ease with prostitution and red light type activity happening a block away.

I feel sorry for the children who can't come out to play and have a normal childhood with parent's keeping them inside. They can feel the fear of their parents and it can affect them emotionally. The people who live in the area are very admirable people and work hard for a living. We all deserve to come home to a relaxing home life. Please remember what Captain Shaw said about the need to start taking action in this area.

I love Pasadena and even if it's the unincorporated part it needs to keep up its reputation of being a wonderful place to live.

Sincerely,


Janet Fong

Commission Copy

Michael and Melanie Smoron
3769 Mohawk St., Pasadena CA. 91107
626-744-0235
September 9, 2008
Re: **R2006-01328**



Concerning Conditional Use Permit renewal for motel at 3800 E. Colorado

Planning Commission
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Commission members,

We are 110% against the renewal of the Conditional Use Permit for the old Regal Inn at 3800 East Colorado, Pasadena Ca. 91107. This establishment along with the other run-down hotels located on Colorado harbor and cater to registered sex offenders, prostitutes, and invites bad behavior. The rooms are mostly used on an hourly basis unless a sex offender or drug abuser is residing there. We find prophylactics in the street, we have had strangers knocking at our door late at night posing as salesmen and asking for money. In the past year, two of our neighbors have experienced break-ins in the middle of the day. The kind of clientele that frequents this hotel, and the others, is not very family friendly. We have a 5 year old daughter and we do not feel safe letting her play in our own front yard. We are working very hard to rebuild the neighborhood to make it a safe and enjoyable place to live. If you allow this permit to pass you are allowing and inviting corrupt behavior that will infect numerous families. Please do not allow this permit to pass

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CC: EPIC

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3856 Mohawk St., Pasadena CA. 91107
626-216-6811
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September 8, 2008

Department of Regional Planning Commission
320 West Temple Street Room 1348
Los Angeles, CA 90012

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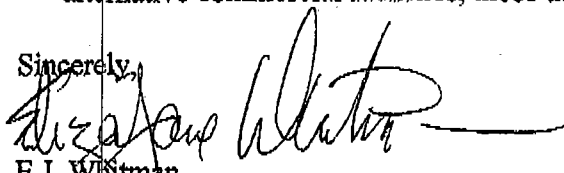
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3775 Corta Calle
Pasadena, CA 91107

September 8, 2008

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320 West Temple Street Room 1348
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FedEx Kinko's
Office and Print Center

Fax Cover Sheet

Date 9/10/08 7:30AM Number of pages 9 (including cover page)

To: MS. KIM From: EPIC Neighbors
 Name LACo Planning Name EPIC Neighbors
 Company LACo Planning Company _____
 Telephone _____ Telephone _____

Fax _____
Comments Opposition letters for Lucky Star & Days Inn



Fax - Local Send



Fax - Domestic Send



DOMESTIC Send Addl Pages



Fax - International Send

9/9/2008

TO: LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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In conclusion, I would not agree on issuing a permit to operate this motel. Thank you for your time and consideration.

Respectfully,
Hratch Tatlian



October 1, 2008 Public Hearing

**Hearing Materials
&
Public Comments**



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

October 1, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mi Kim 
Principal Regional Planning Assistant
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 6**
PROJECT NUMBER R2006-01328-(5)
CONDITIONAL USE PERMIT NO. 200600099-(5)
3800 E. COLORADO BLVD

The above referenced project is a request to continue the operation of a 35-unit Days Inn Motel in a C-2 (Neighborhood Commercial) Zone. Your commission held previous public hearings on the matter on February 6, 2008, March 5, 2008, June 11, 2008, and September 10, 2008.

At the last public hearing, your Commission continued the public hearing to October 1, 2008 and instructed staff to prepare the final documents for either approval or denial action by the Commission. Your Commission also directed staff to add two additional conditions: one condition prohibiting renting rooms to sex offenders and parolees and another condition specifying that the grant term is applicable only as long as the motel remains a franchise motel. The final documents have been prepared as directed and are attached to this memo.

MC:MKK 10/1/08

Attachments

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. R2006-01328-(5)
CONDITONAL USE PERMIT NO. 200600099-(5)**

REGIONAL PLANNING COMMISSION HEARING DATE: September 10, 2008

SYNOPSIS:

The applicant, Bavpenda Bhaktta, is requesting a conditional use permit to authorize the continued operation and maintenance of a motel. The applicant also requests a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement, which would allow more than the required number of compact parking spaces and vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A." The applicant also requests relief from the County Code for the existing freestanding sign located on the property.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

February 6, 2008

The Commission held the first public hearing on the conditional use permit. The public hearing was duly noticed through mailing, newspaper advertisement, and on-site posting. The applicant and the applicant's representative spoke in favor of the project. Four persons spoke in opposition to the proposed project. The opponents testified that the area has a historical problem with prostitution and that motels contribute to this and other crimes in the area. Staff also received a petition with 105 names in opposition. The Commission voted 4-0 to continue the case to March 5, 2008 and directed staff to provide the Commission with options for dealing with the case. Commissioners Helsley, Valadez, Rew, and Modugno were present, Commissioner Bellamy was absent.

March 5, 2008

Staff provided three options to the Commission: 1) approve, 2) deny, or 3) continue the case for 6 months to evaluate the operations of the motel. The applicant provided the Commission with information on the operations of the motel as a franchise Days Inn motel. The new operating procedures included new check-in procedures, surveillance and security, removal of a pay phone, and restrictions on minimum and maximum stay. The applicant and the applicant's two representatives spoke in favor of the proposed project. Four persons spoke in opposition to the proposed project. The Commission voted 4-0 to continue the case for 6 months to evaluate the operations of the motel. Commissioners Helsley, Bellamy, Rew, and Modugno were present and Commissioner Valadez was absent.

June 11, 2008

Residents within 1,000 feet radius of the subject property received notice that the Commission would be receiving the 3-months interim status report on the operations of the motel. Staff provided the Commission with the following information: zoning inspection did not reveal any violations; Sheriff's report showed that there was a slight increase in the number of calls for service at the subject property, but a decrease in the number of calls at the block level; the applicant reported that a new security guard and manager were hired, and that a problematic bus stop had been relocated. The applicant and one resident testified in favor of the proposed project; two letter of support were also received. Twenty-six residents testified in opposition and delivered a petition signed by 20 businesses opposed to the project. The residents raised concerns over the housing of sex offenders and parolees in the area motels and the historical problem with prostitution and the need for revitalization in the area. The Commission referred the issue of revitalization to the Community Development Corporation and instructed staff to provide a motel study. The Commission set the 6-month public hearing date to September 10, 2008.

September 10, 2008

The public hearing was duly noticed through mailing, newspaper advertisement, and on-site posting. Staff provided the Commission with the 6-months status report. Another zoning inspection revealed no zoning violations. The Sheriff's crime statistics report showed that there were 3 calls for service, down from 5 reported with the last status report. The Community Development Commission reported that the subject area did not qualify for any programs administered by the said commission. The motel study showed that there were 16 motels within 1.5 miles west of the subject motel. Of these 8 were in the unincorporated area of Los Angeles County, and 8 were in the City of Pasadena. Of the 8 motels in the unincorporated area, only 2 motels (Days Inn and Lucky Star) did not have conditional use permits. On the motion to deny the case, the Commission's vote was split 2-1. Commissioners Modugno and Bellamy voted in favor of the denial, Commissioner Helsley opposed the denial. On the motion to instruct staff to return with final documents for denial and approval with additional conditions, the Commission's vote was 3-0. The additional conditions are prohibit renting rooms to sex offenders and parolees and limit the grant to the motel only as long as it remains a franchise motel.

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a motel, and a minor parking deviation to authorize a reduction in parking that is within the 30 percent County Code requirement to allow more compact parking spaces and allow vehicles to back into the street or alley and to waive the County Code locational requirements for the existing freestanding sign.

2. The property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District.
3. The subject site is zoned C-2 (Neighborhood Commercial Zone).
4. The subject property is developed with an existing motel. The motel was constructed in 1964. In 1965, the County Code was amended to require a conditional use permit for the motel in the C-2 zone. Pursuant to Section 22.56.1540 of the County Code the use on the subject property became nonconforming, and the amortization period expired in 2005.
5. The applicant purchased the subject property in July 2005. After purchase, the motel was substantially remodeled. The exterior was painted and updated and the motel rooms and bathrooms were remodeled. The Department of Public Works issued building permits for this work in June and July of 2005 and has given final approval to the permitted work. On May 2, 2006, the applicant applied for the requested conditional use permit. The plans submitted for this application indicate the motel will be rebranded to be a Days Inn. The motel is currently continuing to operate, and is currently operating as a Days Inn.
6. The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (existing facilities). Based upon CEQA analysis, the project will have no significant impact on the environment.
7. The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.
8. Surrounding properties land uses include the following uses:
 - North: retail, apartments, and single family;
 - East: retail, offices, and single family;
 - South: single family;
 - West: retail and single family
9. The applicant has requested that a minor parking deviation be approved. The applicant is proposing a redesign of the parking lot that provides eight (8) parking spaces less than required. The Planning Commission finds that the minor parking deviation conforms to the principles and standards contained in Section 22.56.1762 of the County Code.

10. The applicant has requested that the County Code be waived with regards to the location of the existing freestanding sign. The Planning Commission finds that the project as designed conforms to the principles and standards contained in Section 22.56.090 of the County Code.
11. The applicant instituted new operating procedures as a franchise Days Inn Motel, which include new check-in procedures, surveillance system, security guard, new manager, upgraded landscaping, removal of pay phone, and relocation of a bus stop.
12. The Commission set aside 6 months to evaluate the operations of the motel as a franchise Days Inn motel. The Commission received a 3-month and 6-month status reports, which indicate that there were no zoning violations and decreases in crime statistics at the subject property and at the block level.
13. Residents testified that prostitution is a historical problem and that sex offenders and parolees are housed in motels on Colorado Blvd. The applicant stated that the franchise agreement prohibits renting rooms to sex offenders and parolees. The Sheriff's attested to the fact that sex offenders and parolees are not housed at the Days Inn motel currently.
14. Sheriff's report shows that the number of calls for service has decreased at the subject motel in the last 6 months.
15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.
16. The Regional Planning Commission grants the entitlement to a franchise motel; therefore, the grant term is applicable only as long as the motel remains a franchise motel.
17. The Regional Planning Commission prohibits the room rental to sex offenders and parolees.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, landscaping and other development features;
- D. The proposed reduction in parking conforms to the principals and standards contained in County Code Section 22.56.090;
- E. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, Conditional Use Permit. No. RCUP 200600099-(5), is APPROVED, subject to the attached conditions.

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:MKK:JB
10/01/08

This grant authorizes the continued use of the subject property as a motel, in accordance with the approved Exhibit "A", subject to all of the following conditions of approval. This grant also authorizes a minor parking deviation to allow eight (8) parking spaces less than the number required by County Code for a total of 30 spaces; waives County Code locational requirements for the existing freestanding sign adjacent to the easterly property line; allows greater number of compact parking spaces; and allows vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A".

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required inspection and processing fees have been paid pursuant to Condition No. 9.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will

be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within one hundred and twenty (120) days from the date of approval. A one-month time extension may be requested, in writing with payment of the applicable fee. The Director may approve the time extension request. Compliance with condition No. 2 shall constitute use of this grant.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
8. **This grant will terminate October 1, 2018.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Upon written request made by the permittee not less than six (6) months prior to the termination date, the Director of Planning shall extend the term of this permit for five (5) years to October 1, 2023, if the use is found to be in substantial compliance with the conditions of approval and has been conducted in compliance with applicable laws and regulations; and the permittee has exercised utmost diligence to resolve any Notice of Violation throughout the term of the permit.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,650**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for one initial inspection within six months and annual inspections for the term of the grant, for a total of 11 inspections. Inspections shall be unannounced.

In the event that a Director's Review is approved after the initial approval of the permit, the permittee shall deposit with the County of Los Angeles an additional sum of **\$750**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses

incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for annual inspections for the term of the grant, for a total of five (5) additional inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file.

The grant term specified herein shall be effective only as long as the motel operates as a franchise motel subject to the rules and conditions governing the operations of the motel as a national franchise.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.
16. In the event such extraneous markings occur, the permittee shall remove or cover

said markings, drawings, or signage within twenty-four (24) hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.

17. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing that depicts all project changes required as a condition of approval. Such plans shall provide: (1) the required backup distance for each parking space and (2) directional signage at the entrance and exit to Colorado Boulevard. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director. All revised plot plans must be accompanied by the written authorization of the property owner.
18. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan that may be incorporated into a Revised Exhibit "A". The landscape plan shall indicate the size, number and type of all plants, trees and an automatic irrigation system. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing and replacement of plants when necessary.
19. The operation of the proposed use shall be further subject to all of the following restrictions:
 - a. The permittee shall provide adequate lighting for the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be so arranged to prevent glare or direct illumination in adjoining properties. All lighting shall be depicted on the Revised Exhibit "A";
 - b. The permittee shall maintain a minimum of 28 on-site parking spaces;
 - c. Amplified sound equipment, music or public address systems intended to be audible outside the building is prohibited;
 - d. The use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood, and the right is reserved to the Regional Planning Commission to impose additional corrective conditions subject to proper notice and applicable procedures, if, in the Commission's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property;

- e. The motel manager shall be made completely familiar with these conditions and shall implement them as required;
- f. The on-site manager shall have duplicate room keys available at all times for emergency service personnel;
- g. The permittee shall engage a licensed security patrol service, charged with the responsibility to prevent violations of law, to enforce compliance with the conditions of this grant, and to notify the County Sheriff of any violations of law observed on or in the vicinity of the subject premises. Security guards required by this condition shall be uniformed in a manner so as to be readily identifiable as a security guard as required by applicable provisions of state or local law. The security patrol shall occur during the evening hours at least hourly. The permittee shall, within thirty (30) days of the approval date of this grant, provide the Director with evidence that he has entered into a binding contract with a licensed security patrol service;
- h. A copy of these conditions shall be kept in the motel office and shall be made available to all enforcement personnel upon demand;
- i. The manager on duty shall speak English;
- j. Motel rooms shall not be knowingly rented for more than the number of persons designated by the motel management based upon the type and number of beds in each room and the number of occupants indicated on the registry card;
- k. Motel rooms shall not be knowingly rented to sex offenders and parolees.
- l. Rooms shall not be rented for less than one night's stay and rent for each room shall not be collected more frequently than once daily. The maximum length of stay shall be 29 days;
- m. At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the motel; additionally, a photo copy of the identification shall be made at check in; and a vehicle description shall be taken at check in.
- n. The consumption of alcoholic beverages shall be prohibited in public areas of the motel;

- o. No loitering shall be permitted on-site;
- p. No abandoned or inoperable vehicles shall be permitted on the subject property;
- q. Any pay telephones on the subject property shall be located inside the building where they can be readily monitored by the manager on duty;
- r. The permittee shall install a video camera in the motel office that records the activities at the registration desk and outside at the entrance to the motel. The tapes shall be kept for at least a two- week period and shall be surrendered to the Sheriff if requested.
- s. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water, sewage, and food storage and handling shall be provided to the satisfaction of said Department.
- t. The permittee shall not rent rooms to sex offenders and parolees for any length of time.

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. R2006-01328-(5)
CONDITONAL USE PERMIT NO. 200600099-(5)**

REGIONAL PLANNING COMMISSION HEARING DATE: September 10, 2008

SYNOPSIS:

The applicant, Bavpenda Bhaktta, is requesting a conditional use permit to authorize the continued operation and maintenance of a 35-unit motel. The applicant also requests a minor parking deviation to authorize a reduction in parking, allow greater number of compact parking spaces, allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A," and the applicant also requests relief from the County Code for the existing freestanding sign located on the subject property.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

February 6, 2008

The Commission held the first public hearing on the conditional use permit. The public hearing was duly noticed through mailing, newspaper advertisement, and on-site posting. The applicant and the applicant's representative spoke in favor of the project. Four persons spoke in opposition to the proposed project. The opponents testified that the area has a historical problem with prostitution and that motels contribute to this and other crimes in the area. Staff also received a petition with 105 names in opposition. The Commission voted 4-0 to continue the case to March 5, 2008 and directed staff to provide the Commission with options for dealing with the case. Commissioners Helsley, Valadez, Rew, and Modugno were present, Commissioner Bellamy was absent.

March 5, 2008

Staff provided three options to the Commission: 1) approve, 2) deny, or 3) continue the case for 6 months to evaluate the operations of the motel. The applicant provided the Commission with information on the operations of the motel as a franchise Days Inn motel. The new operating procedures included new check-in procedures, surveillance and security, removal of a pay phone, and restrictions on minimum and maximum stay. The applicant and the applicant's two representatives spoke in favor of the proposed project. Four persons spoke in opposition to the proposed project. The Commission voted 4-0 to continue the case for 6 months to evaluate the operations of the motel. Commissioners Helsley, Bellamy, Rew, and Modugno were present and Commissioner Valadez was absent.

June 11, 2008

Residents within 1,000 feet radius of the subject property received notice that the Commission would be receiving the 3-months interim status report on the operations of the motel. Staff provided the Commission with the following information: zoning

inspection did not reveal any violations; Sheriff's report showed that there was a slight increase in the number of calls for service at the subject property, but a decrease in the number of calls at the block level; the applicant reported that a new security guard and manager were hired, and that a problematic bus stop had been relocated. The applicant and one resident testified in favor of the proposed project; two letter of support were also received. Twenty-six residents testified in opposition and delivered a petition signed by 20 businesses opposed to the project. The residents raised concerns over the housing of sex offenders and parolees in the area motels and the historical problem with prostitution and the need for revitalization in the area. The Commission referred the issue of revitalization to the Community Development Corporation and instructed staff to provide a motel study. The Commission set the 6-month public hearing date to September 10, 2008.

September 10, 2008

The public hearing was duly noticed through mailing, newspaper advertisement, and on-site posting. Staff provided the Commission with the 6-months status report. Another zoning inspection revealed no zoning violations. The Sheriff's crime statistics report showed that there were 3 calls for service, down from 5 reported with the last status report. The Community Development Commission reported that the subject area did not qualify for any programs administered by the said commission. The motel study showed that there were 16 motels within 1.5 miles west of the subject motel. Of these 8 were in the unincorporated area of Los Angeles County, and 8 were in the City of Pasadena. Of the 8 motels in the unincorporated area, only 2 motels (Days Inn and Lucky Star) did not have conditional use permits. On the motion to deny the case, the Commission's vote was split 2-1. Commissioners Modugno and Bellamy voted in favor of the denial, Commissioner Helsley opposed the denial. On the motion to instruct staff to return with final documents for denial and approval with additional conditions, the Commission's vote was 3-0. The additional conditions prohibit renting rooms to sex offenders and parolees, and specify that the grant is applicable only to a franchise motel.

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a motel; minor parking deviation to authorize a reduction in parking, allow more compact parking spaces, and allow vehicles to back onto a street or alley; and relief from the County Code locational requirements for the existing freestanding sign.
2. The property is located at 3800 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District.
3. The subject site is zoned C-2 (Neighborhood Commercial Zone).
4. The subject property is developed with an existing motel. The motel was constructed in 1964. In 1965, the County Code was amended to require a

conditional use permit for the motel in the C-2 zone. Pursuant to Section 22.56.1540 of the County Code the use on the subject property became nonconforming, and the amortization period expired in 2005.

5. The applicant purchased the subject property in July 2005. After purchase, the motel was substantially remodeled. The exterior was painted and updated and the motel rooms and bathrooms were remodeled. The Department of Public Works issued building permits for this work in June and July of 2005 and has given final approval to the permitted work. On May 2, 2006, the applicant applied for the requested conditional use permit. The motel is currently operating as a Days Inn Motel.
6. The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (existing facilities). Based upon CEQA analysis, the project will have no significant impact on the environment.
7. The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.
8. Surrounding properties land uses include the following uses:
 - North: retail, apartments, and single family;
 - East: retail, offices, and single family;
 - South: single family;
 - West: retail and single family
9. The subject property is designated Major Commercial under the Los Angeles County General Plan.
10. At the public hearing, neighborhood residents testified that the proposed project is incompatible with the surrounding community. Residents testified that prostitution is a historical problem, that sex offenders and parolees are housed in motels on Colorado Blvd, and that sex offenders and parolees were housed in the subject motel when it was a Regal Inn. The residents also expressed concern over truck parking on residential streets.
11. A Sheriff's Department representative also testified and corroborated the concerns of the residents. The Sheriff's Department submitted a letter regarding criminal investigations in 2007, which indicate the poor upkeep of the subject property and arrests of residents for prostitution and other criminal activities in the past.

12. The Sheriff's Department also testified that prostitution is cyclical in the subject area and that motels in the area house sex offenders and parolees.
13. The subject motel is a franchise Days Inn motel since early 2008. However, the residents testified that prostitution is a historical and cyclical problem. Prostitution and other criminal activities decrease with a major cleanup effort by law enforcement only to increase again in later years.
14. The residents are concerned that the subject motel has improved for now, but the future operation of the motel may deteriorate to past conditions.
15. The City of Arcadia submitted a letter stating that the Arcadia Police Department made arrests at the subject site when it was a "Regal Inn."
16. There are 8 motels within 1.5 miles west of the subject motel on East Colorado Blvd within the unincorporated area of Los Angeles County. Of these 8 motels, 6 motels have conditional use permits and 2 motels, Days Inn and Lucky Star, have pending requests. Three of the conditional use permits do not have expiration dates, thereby limiting the County's ability to regulate motels on Colorado Blvd and nuisance activities associated with motels.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will not be consistent with the adopted Countywide General Plan;
- B. That the applicant has failed to substantiate to the satisfaction of the Commission that the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. This is demonstrated by the neighbors' testimony that prostitution is a historical and cyclical problem and that sex offenders and parolees were housed in the subject motel in the past and their concern that the new operations of the motel may not be long term. The Sheriff's Department also corroborates the testimony of the residents; and
- C. That the proposed site is not adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code for the use as proposed, or as is otherwise required in order to integrate said use with the uses in the surrounding area because the applicant requests less than the required amount of parking to allow more than the allowed number of compact parking

spaces and to allow vehicles to back onto a street or alley, and the applicant requests relief of the County's locational requirements for the existing freestanding sign.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings and burden of proof for a conditional use permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200600099-(5) is **DENIED**.

VOTE:

Concurring:

Dissenting:

Abstaining:

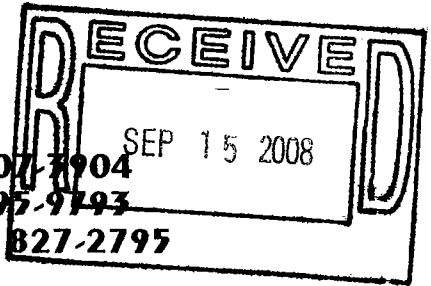
Absent:

Action Date:

MC:MKK:JB
10/1/08

RON STREICHER

3807 E. GREEN STREET, PASADENA, CA 91107-3904
PHONE: (626) 449-9353 FAX: (626) 397-9793
E-MAIL: RSTREICHER@AOL.COM Cell-phone: (626) 827-2795



To: Los Angeles County Department of Regional Planning
320 West Temple Street – Room 1348
Los Angeles, CA 90012

Ref: R2006-01328-(5)

2008 September 4

I own the house directly south across the alley from the Days Inn motel at 3800 East Colorado Blvd, Pasadena, CA 91107. I have lived here since October of 2001. During the intervening years, the motel (previously the Regal Inn) has undergone a significant improvement from a sleazy, crime-ridden eyesore into a clean, safe, and respectable motel for business travelers (including two of my own clients).

Thus, I am writing in support of Bobby and Yasmin Bhakta, proprietors of the Days Inn, in their request for continuance of the Conditional Use Permit for the motel.

As I wrote to the Commission in my letter of 2008 January 27 (see attached):

During the past several months, however, there have been significant changes and improvements at the motel under its new ownership: the entire facility has been renovated and repainted; the south wall has been completely rebuilt with no windows; all new furnishings have been provided for the rooms; the dumpster has been relocated and is emptied more frequently to reduce overflow and litter; landscaping has begun; the amount of parking on the motel property has been increased; and most significantly, the obvious signs of illegal activity (drugs and prostitution) have been reduced significantly.

Also in that letter, I noted several conditions which would lead me to support the granting of their permit; I am happy to say that since then most of these have been met:

- 1) Close monitoring of the clientele to eliminate all prostitution activities. [done]
- 2) Close monitoring of the clientele to eliminate all drug-related activities. [done]
- 3) Better maintenance of the trash problem in the alley behind the motel. [in planning]
- 4) Completion and regular maintenance of the landscaping around the motel. [being done]
- 5) "No Parking at Any Time" signs placed along the alley. [not done]
- 6) Some form of speed limit signs placed along the alley. [Actually this is the responsibility of the County, not the motel. So is the enforcement of these speed limits.]

Also attached is a copy of a letter I sent to Mr. and Mrs. Bhakta on 2008 July 24 stating my gratitude and satisfaction with the work they have done to date, and looking forward to the further improvements they have planned.

Given the extraordinary amount of work and money the Bhaktas (and the Days Inn) have invested into the improvements of the motel, and their promises to continue to upgrade the facilities and their surroundings, I am grateful for their efforts and happy to support them in their request for a continuation of their Conditional Use Permit.

Sincerely,



Ron Streicher

Encl:

Letter dated 2008 January 27 to the LA County Planning Commission
Letter dated 2008 July 24 to Mr. and Mrs. Bhakta



Item #6

3800 E. Colorado Blvd., Pasadena, Ca 91107
Tel: 626-449-4743 Fax: 626-449-5008

LOS ANGELES COUNTY
REGIONAL PLANNING COMMISSION

October 1, 2008

RE: Request for 60 day continuance – CUP 200600099-(5) DAYS INN

Dear Commissioners:

Since our last hearing we have had several productive discussions with our neighbors and members of the EPIC community group about the problems in our East Pasadena neighborhood. We have tried to assist them in outlining a course of action that would initiate a community planning process and address all the issues of prostitution, group homes, sex offenders, parolees, a proliferation of motels, declining commercial activity and adult entertainment establishments.

Based on those discussions we prepared a draft narrative outlining the issues and recommending steps to address them. While there is no agreement on the wording of the preamble, we think the recommendations are appropriate and will be supported by the broader community. We had hoped that the EPIC organization would be able to reach a consensus on these recommendations before this meeting. But we have no indication that they are prepared to accept any of the proposals. We also shared these ideas with Supervisor Antonovich's office and asked for his support for these recommendations.

With regard to our specific CUP, we have also suggested to the community that the conditions prepared for our CUP should be viewed as a potential template for the other motels in the neighborhood. And that they could be incorporated in a future Community Standards District as one way to impose them on the other motels. We believe that the conditions that the Commission has developed will assure the type of motel operation that will be acceptable to the community.

We would like to spend a little more time working with the neighbors in refining the conditions and assuring that all the concerns they have raised are adequately addressed. For example, we have agreed not to offer weekly or monthly rates but there is no specific condition to address that matter. For that reason we would like to request a 60 day continuation to make one last effort to find a consensus on the conditions for the DAYS INN.

Our investment in this community is nearly \$4 million to date. We very much want to see the neighborhood improve. We intend to do it on our property and we intend to participate in the community planning process to make it happen throughout the neighborhood.

We hope you will grant us one last opportunity to work with the neighbors to fine tune our CUP.

Sincerely

The Bhakta's

The unincorporated community of East Pasadena encompasses an irregular shaped area from the 210 freeway on the north and Michillinda Blvd on the east from Huntington Drive on the South and Sierra Madre on the west. It is bisected north/south by Rosemead Blvd. and east/west by Colorado and California Boulevards. It includes a mix of strip commercial districts and single family residential neighborhoods build primarily in the 50's and 60's.

For the East Pasadena: Improving Community organization (EPIC) the commercial stretch of Colorado Blvd. from Sierra Madre to Michillinda is particularly troubling. Many of the commercial properties have deteriorated and are vacant. This is especially true of the area east of Rosemead Boulevard. Many of the old independent motels have become homes for parolees and convicted sex offenders. Some of these smaller budget motels also rent to prostitutes who frequent the Boulevard. There are eight motels in the unincorporated area along Colorado Boulevard and 8 more in the adjacent City of Pasadena area. In addition a "Bikini Bar" with dancing poles at the tables has moved into the neighborhood.

The commercial properties along the section of Colorado from Rosemead to Michillinda are not the most desirable due to lack of off street parking or inadequate parking, difficult access and the age of most of the buildings.

The local residents and business owners have grown frustrated with the low level of Sheriff coverage in the area and with their inability to have the County focus on developing some solutions to the improve and redevelop the commercial areas. Various County departments have examined the area and have determined that it does not meet the criteria for a Redevelopment Project area, a redevelopment area, a state Enterprise Zone or any other revitalization program.

As a consequence a great deal of attention has been focused on the Conditional Use Permit filed by the new owner of a motel at Colorado and Quigley. Even though the owner has evicted the long term tenants, invested \$700,000 in remodeling, franchised the motel to a national chain, hired an evening security guard, installed 9 security cameras, secured agreement from the parole department that they would not seek to house parolees there, agreed not to offer weekly or monthly rates, and has established a minimum room rate more than double the surrounding motels, the community has vigorously opposed the continued operation of the motel. However, it is not the intent of the community to further blight the neighborhood with vacant and boarded up motels.

The community has initiated their own "visioning" process to establish some short and long term goals for the commercial neighborhood on Colorado from Rosemead to Michillinda. But, without some support from the Regional Planning Department those goals will remain unachievable.

The residents and business owners also recognize that changes in the land uses and zoning may be the only way to effectively redevelop this area by encouraging private

investors to acquire the underperforming properties and convert them to more desirable uses.

The community and the applicant for the DAYS INN would like to request that the Regional Planning Commission consider the following recommendations.

1. Retain the application for the DAYS INN at the Commission for another 90 days to allow the community to work with the owner to develop some additional conditions that could then be the subject of a community standards district for the other motels, and/or a standard set of conditions that could be imposed on those other motels.
2. Assist the community to develop a "Community Plan" for the commercial strip along Colorado. An updated plan and zoning could be designed to encourage private investment that would redevelop most of the area with more desirable retailers, provide for mixed uses, allow outdoor dining and create a more pedestrian friendly environment.
3. Request that the Board of Supervisors allocate funds for a planning consultant to work with the community to develop the plan and community standards and to work with the residents and business owners to create a task force to assist in the effort
4. Develop an "adult nuisance" ordinance that would provide some enforcement "teeth" to deal with the concentration of prostitution, parolees, sex offenders, group homes and adult businesses in the neighborhood.
5. Examine the possibility of allocating some or all of the County's Hotel Occupancy Tax generated in this area to a 5-year revitalization effort. This would provide some resources for additional enforcement, planning and land use consultants and other revitalization efforts and it would not involve a tax increase.
6. Ask the Department of Public Works to undertake a project to landscape the medians, plant street trees and add modern street furniture at the public transit stops.



Los Angeles County
Department of Regional Planning

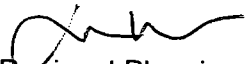
Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

October 1, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mi Kim 
Principal Regional Planning Assistant
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 6**
PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT NO. 200600099-(5)

AGENDA ITEM NO. 8
PROJECT NUMBER R2006-01315-(5)
CONDITIONAL USE PERMIT NO. RCUP 200600095-(5)

Staff received the attached additional correspondence regarding the Days Inn and Lucky Star motels.

If you need further information, please call Ms. Mi Kim at (213) 974-6443, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachments



PLANNING AND DEVELOPMENT DEPARTMENT

September 30, 2008

Los Angeles County Department of Regional Planning
Attn: Jon Sanabria, Deputy Director/Mi Kim, Regional Planning
320 West Temple Street, Room 1348
Los Angeles CA 90012

SENT VIA FAX: 213-974-6384

Re: REGIONAL PLANNING COMMISSION HEARINGS, COUNTY PROJECT #R2006-0128 AND R2006-0135, MOTELS ON EAST COLORADO BOULEVARD (THE LUCKY STAR AND REGAL HOTELS).

Mr. Sanabria:

The City of Pasadena received notice of two Conditional Use Permits hearings that are scheduled to be held with the Regional Planning Commission on October 1, 2008. These two Conditional Use Permits are related to motels at 3800 and 3872 East Colorado Boulevard, near the jurisdiction of Pasadena. The project numbers are referenced above.

This letter is intended to provide the Commission with information from the City of Pasadena on negative impacts to our City and the surrounding area as a result of the operations and conditions at these two motels. Attached to this letter is a memo from the Pasadena Police Department outlining their concerns and opposition, which includes statistical data related to several similar hotels in the surrounding area from September 1, 2006 through September 8, 2008 (The Lucky Star and Regal Hotels are outside of the City of Pasadena, therefore no direct statistics are available for those two locations). Based on evidence from the Pasadena Police Department (as well as comments received from adjacent jurisdictions such as Arcadia), East Colorado Boulevard has been a chronic area for prostitution for many years. These two hotels have contributed to this problem and Pasadena police officers have witnessed prostitutes westbound on Colorado Boulevard traveling between both hotels. Also, during prostitution arrests officers have witnessed prostitutes leaving Pasadena hotels and entering the subject hotels to avoid arrest. A summary of the police activity is provided for your review and includes arrests ranging from homicide to lewd conduct and public intoxication.

With the location of these two motels in close proximity to the City of Pasadena and residential neighborhoods in adjacent jurisdictions, City staff including the Pasadena Police Department find it necessary to provide this information to decision makers as they consider the Conditional Use Permits for these two motels. The Commissioners

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should be aware that these two hotels contribute directly to the continued prostitution and overall decay of the area, as well as the police resources from several jurisdictions that are necessary to continually respond to problems.

If you have any additional questions, please contact me at 626-744-4009.

Sincerely,



Richard J. Bruckner
Director of Planning and Development

RB/jps
enc

cc: Bernard Melekian, Acting City Manager, City of Pasadena
Christopher O. Vicino, Acting Chief of Police, City of Pasadena

Memorandum – City of Pasadena
Police Department

September 9, 2008

To: Los Angeles County Board of Supervisors

From: Christopher O. Vicino,
Acting Chief of Police
Pasadena Police Department

Re: Project Number R2006-01315-5
CUP# 2006-00095-5

Summary

This is a summary of statistical information for all hotel / motels on Colorado Boulevard east of San Gabriel Avenue including the impact on prostitution.

Background

East Colorado Boulevard has been a chronic area for prostitution for many years. There is no one single reason for this fact but there are several contributing factors to this issue. For prostitution to take place, clients (Johns) must know where to go to find prostitutes who conduct business without the benefit of signage or other normal business marketing techniques. This usually results in clients returning to the same general area which partially explains why the activity has gone on for so long despite Pasadena Police Departments' ongoing and aggressive enforcement efforts.

The presence of low cost hotels and motels in the area is also conducive to continued prostitution. While not necessarily the actual site of the crime, these facilities provide for a convenient place where prostitutes can sleep or service their clients near the area they work in. This exacerbates the overall crime issue.

The presence of such hotels and motels is not exclusive to Pasadena. The Lucky Star and The Regal Hotels are several blocks outside of the east city limit in the County area of Los Angeles. Because both locations are not inside the city of Pasadena, no statistical information is maintained by the Pasadena Police Department regarding them.

However, these two hotels have contributed to this problem for as long as anyone can remember at the Pasadena Police Department. I have personally seen as many as six prostitutes at a time casually walking into Pasadena, westbound on Colorado Blvd on many occasions, travelling from both hotels. I have also noticed that during sting operations those arrested or those who have seen others arrested for prostitution, often notify other prostitutions about our enforcement operations. During these times I've then witnessed an exodus from Pasadena to these hotels to avoid apprehension.

This area of East Colorado is a buffer zone between the County area and the City of Pasadena. It extends from Symes Cadillac on the north to the intersection of Northrop Ave & Colorado on the west and south sides.

This buffer zone also provides a jurisdictional haven for prostitutes who become savvy about law enforcement efforts by avoiding arrest and prosecution by remaining in this area to avoid our enforcement efforts.

Over the past two years there have been 322 total incidents and arrests of prostitution or prostitution related offenses on East Colorado between San Gabriel Bl. to the east city limit.

The presence of low cost hotel and motel rooms is a significant contributing factor to this chronic problem.

Recommendation

For staff review and public comments.

Summary By Location By Call Type
September 1, 2006 through September 1, 2008

Call Type	Location																TOTALS					
	Ace Motel	America's Best Western/ EconoLodge Motel	Astro Motel	Best Western	Comfort Inn	Hi-Way Host Motel	Kingston	Marriott Hotel	Pasadena Inn	Pasadena Motor Inn	Quality Inn	Ritz Carlton/ Langham Hotel	Sheraton Hotel	Siesta Inn Motel	Super 8 Motel	Swiss Lodge Motel		Travel Lodge Motel	Vagabond Motel	Westway Inn Motel	The Westin	
187 - Homicide											1											1
243A - Battery	4	2					3				2	4	1	2	1	2				2		23
245A - Asst W/Deadly Weapon	1								4							2						7
273-5 - Spouse Beating	1	1					1		1							1			1			6
415BG - Disturbance - Boy/Girl	5		1				2	1	12	2	4			3	2	9			4	5	2	52
415FAM - Disturbance - Family		1			1				8	1	1				2					3	1	18
415FYT - Disturbance - Fight		1							1	1	1		3							1	1	9
415G													1									1
415GRP - Disturbance - Group		1					1		2		1											1
415J - Disturbance - Juvenile																					2	8
415M - Disturbance - Misc.	10	13	1		2	1	14	12	35	11	13	9	10	21	16	14	9	34	8			233
415MUS - Disturbance - Loud Music	1									1	2	2		1					1			8
415T - Disturbance - Threat															1							3
647A - Lewd Conduct																						2
647B - Prostitution	1		1		1	2	1		3	47				11	32							99
647F - Public Intox Alcohol	1	2	1				6	1	3	4	8	3		2	1	2	1	2	6			43
918 - Psycho	1	2					3	1	3	4	2			2	1	2	5	8	2			36
918V																						0
HSVIOL - Misc. Health-Safety Violation	24	4	4		2		2		16	16				4	11	12	3	10	29	1		138
WRTARS - Warrant Arrest	14	5	2	1	1	2	1	1	29	14				6	11	24	5	5	15			137

Summary By Location By Call Type
 September 1, 2006 through September 1, 2008

TOTAL	63	32	10	1	7	5	22	28	5	119	104	34	21	27	64	101	29	30	101	23	826
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The Westin Hotel
191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
415BG	DISTURBANCE - BOY/GI	10/28/2006	Saturday	1:02	P06060080	RES	191 N LOS ROBLES AV	3Q1	P063010015
415BG	DISTURBANCE - BOY/GI	2/15/2008	Friday	3:03		CAN	191 N LOS ROBLES AV	4L15	P080460035
Count									
415FAM	DISTURBANCE - FAMILY	2/11/2008	Monday	3:47		CAN	191 N LOS ROBLES AV #1037	3L31	P080420043
415FAM									
Count									
415FYT	DISTURBANCE - FIGHT	1/28/2007	Sunday	1:52	P07005324	GOA	191 N LOS ROBLES AV	3S3	P070280037
Count									
415GRP	DISTURBANCE - GROUP	1/2/2007	Tuesday	9:38	P07000317	RES	191 N LOS ROBLES AV		
415GRP	DISTURBANCE - GROUP	8/16/2007	Thursday	0:35		CAN	191 N LOS ROBLES AV	1L52	P070020056
415GRP									P072280010
Count									
415M	DISTURBANCE - MISCEL	11/21/2006	Tuesday	20:11	P06065029	RES	191 N LOS ROBLES AV #941	3L51	P063250315
415M	DISTURBANCE - MISCEL	8/19/2007	Sunday	5:56	P07045934	RES	191 N LOS ROBLES AV	3L41	P072310079
415M	DISTURBANCE - MISCEL	9/30/2007	Sunday	1:17	P07054293	RES	191 N LOS ROBLES AV	3L52	P072730033
415M	DISTURBANCE - MISCEL	11/11/2007	Sunday	3:32	P07062648	RES	191 N LOS ROBLES AV	3L52	P073150065
415M	DISTURBANCE - MISCEL	3/25/2007	Sunday	19:24	P07016493	RES	191 N LOS ROBLES AV	3A21	P070840253
415M	DISTURBANCE - MISCEL	5/28/2007	Monday	1:13	P07028860	RES	191 N LOS ROBLES AV #1046	3L52	P071480012
415M	DISTURBANCE - MISCEL	3/8/2008	Saturday	0:11		CAN	191 N LOS ROBLES AV #1005		P080680003
415M	DISTURBANCE - MISCEL	8/11/2008	Monday	3:34	P08042839	RES	191 N LOS ROBLES AV #523	3L31	P082240029
Count									
647F	PUBLIC INTOX ALCOHOL	12/14/2007	Friday	19:25	P07068920	RPT	191 N LOS ROBLES AV #2	2L15	P073480279
647F	PUBLIC INTOX ALCOHOL	11/24/2006	Friday	21:49	P06065550	RPT	191 N LOS ROBLES AV	3L52	P063280254
647F	PUBLIC INTOX ALCOHOL	12/16/2006	Saturday	0:17	P06069512	RES	191 N LOS ROBLES AV	3L51	P063500009
647F	PUBLIC INTOX ALCOHOL	4/29/2007	Sunday	2:33		CAN	191 N LOS ROBLES AV	3S3	P071190050
647F	PUBLIC INTOX ALCOHOL	6/13/2008	Friday	1:20	P08030955	RPT	191 N LOS ROBLES AV	4C1	P081650025
647F	PUBLIC INTOX ALCOHOL	1/5/2006	Sunday	19:51	P06061880	GOA	191 N LOS ROBLES AV	2L15	P063090307
Count									
918	PSYCHO	1/11/2007	Thursday	12:41	P07060782	RES	191 N LOS ROBLES AV #1025	1L51	P073050197
918	PSYCHO	6/28/2007	Thursday	16:58	P07035291	RES	191 N LOS ROBLES AV	HP3	P071790320

The Westin Hotel
 191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
918 Count									
HSVIOL	MISC HEALTH-SAFETY V	7/23/2008	Wednesday	11:45	P08039247	GOA	191 N LOS ROBLES AV #303	1L51	
HSVIOL									2
Count									P082050151

1

23

Vagabond Motel
1203 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
415BG	DISTURBANCE - BOY/GI	10/12/2006	Sunday	21:28	P06054990	RES	1203 E COLORADO BL	3L41	P062740301
415BG	DISTURBANCE - BOY/GI	8/4/2007	Saturday	1:54	P07042796	RES	1203 E COLORADO BL #311	3L11	P072160038
415BG	DISTURBANCE - BOY/GI	4/13/2008	Sunday	23:37	P08019395	RES	1203 E COLORADO BL #212	2L55	P081040321
415BG	DISTURBANCE - BOY/GI	8/3/2008	Sunday	8:34	P08041452	RES	1203 E COLORADO BL #225	1A31	P082160069
Count									
415J	DISTURBANCE - JUVENI	12/30/2006	Saturday	10:36		CAN	1203 E COLORADO BL		P063640122
Count									
415M	DISTURBANCE - MISCEL	1/21/2007	Sunday	7:32	P07004018	RES	1203 E COLORADO BL #105	1L42	P070210049
415M	DISTURBANCE - MISCEL	3/8/2007	Thursday	6:17	P07012861	GOA	1203 E COLORADO BL #107	S80	P070670045
415M	DISTURBANCE - MISCEL	4/28/2007	Saturday	2:24	P07022822	RES	1203 E COLORADO BL	3A21	P071180046
415M	DISTURBANCE - MISCEL	4/29/2007	Sunday	4:12		CAN	1203 E COLORADO BL		P071190071
415M	DISTURBANCE - MISCEL	10/21/2006	Saturday	14:10		CAN	1203 E COLORADO BL		P062940205
415M	DISTURBANCE - MISCEL	9/10/2007	Monday	12:32	P07050397	RES	1203 E COLORADO BL	2L35	P072530137
415M	DISTURBANCE - MISCEL	12/2/2006	Saturday	14:16	P06066937	RES	1203 E COLORADO BL #319	2A35	P063360203
415M	DISTURBANCE - MISCEL	5/30/2008	Friday	18:15	P08028325	RES	1203 E COLORADO BL	2U73	P081510372
415M	DISTURBANCE - MISCEL	10/7/2006	Saturday	19:27	P06056184	RES	1203 E COLORADO BL	2A35	P062800293
Count									
647F	PUBLIC INTOX ALCOHOL	7/27/2008	Sunday	1:38	P08040000	RES	1203 E COLORADO BL	2A55	P082090047
Count									
HSVIOL	MISC HEALTH-SAFETY V	1/3/2007	Wednesday	2:47	P07000482	RPT	1203 E COLORADO BL	3L11	P070030027
HSVIOL	MISC HEALTH-SAFETY V	11/10/2006	Friday	20:14	P06062861	GOA	1203 E COLORADO BL	3A31	P063140315
HSVIOL	MISC HEALTH-SAFETY V	10/7/2007	Sunday	18:56	P07055884	GOA	1203 E COLORADO BL	Z50	P072800275
HSVIOL	MISC HEALTH-SAFETY V	11/26/2007	Monday	0:24	P07065493	RPT	1203 E COLORADO BL #303	2A35	P073300005
HSVIOL	MISC HEALTH-SAFETY V	12/1/2006	Friday	22:25	P06066774	RPT	1203 E COLORADO BL #319	2A35	P063350343
HSVIOL	MISC HEALTH-SAFETY V	4/16/2008	Wednesday	21:55	P08019984	RPT	1203 E COLORADO BL	2K43	P081070487
HSVIOL	MISC HEALTH-SAFETY V	4/17/2008	Thursday	21:27	P08020190	RPT	1203 E COLORADO BL	4A35	P081080431
HSVIOL	MISC HEALTH-SAFETY V	4/23/2007	Monday	20:49	P07022001	GOA	1203 E COLORADO BL	2L55	P071130288
HSVIOL	MISC HEALTH-SAFETY V	1/3/2007	Wednesday	2:41	P07000477	RPT	1203 E COLORADO BL	3L41	P070030023
HSVIOL	MISC HEALTH-SAFETY V	1/3/2007	Wednesday	2:46	P07000481	RPT	1203 E COLORADO BL	4S4	P070030026
Count									10

Vagabond Motel
1203 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
WRTARS	WARRANT ARREST	8/4/2007	Saturday	2:39	P07042797	RPT	1203 E COLORADO BL #311	3L11	P072160052
WRTARS	WARRANT ARREST	1/3/2007	Wednesday	2:45	P07000480	RPT	1203 E COLORADO BL #323	4A35	P070030025
WRTARS	WARRANT ARREST	3/14/2007	Wednesday	16:51	P07014210	RPT	1203 E COLORADO BL	3L31	P070730317
WRTARS	WARRANT ARREST	6/30/2007	Saturday	22:29	P07035819	RES	1203 E COLORADO BL	3A31	P071810346
WRTARS	WARRANT ARREST	1/3/2007	Wednesday	1:08	P07000479	RPT	1203 E COLORADO BL #323	4A35	P070030013

Count
Grand
Count

5

30

Westway Inn Motel
1599 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
243A	BATTERY	9/20/2006	Wednesday	3:20	P06052604	RES	1599 E COLORADO BL #310	4L35	P062630029
243A	BATTERY	7/21/2007	Saturday	7:48	P07039959	RPT	1599 E COLORADO BL	1L32	P072020089
Count									
273-5	SPOUSE BEATING	7/13/2008	Sunday	15:10	P08037923	RPT	1599 E COLORADO BL #308	2L35	P081950180
Count									
415BG	DISTURBANCE - BOY/GI	11/29/2006	Wednesday	5:44	P06066268	RES	1599 E COLORADO BL #202	4L35	P063330044
415BG	DISTURBANCE - BOY/GI	6/9/2007	Saturday	21:51	P07031404	GOA	1599 E COLORADO BL	2L35	P071600321
415BG	DISTURBANCE - BOY/GI	9/4/2006	Monday	15:01	P06049446	GOA	1599 E COLORADO BL	2L35	P062470210
415BG	DISTURBANCE - BOY/GI	5/18/2008	Sunday	20:59	P08026087	RES	1599 E COLORADO BL #308	3L31	P081390288
415BG	DISTURBANCE - BOY/GI	11/20/2006	Monday	4:59			1599 E COLORADO BL #317	3L51	P063240044
Count									
415FAM	DISTURBANCE - FAMILY	9/20/2006	Wednesday	4:14	P06052607	RES	1599 E COLORADO BL	4L35	P082630033
415FAM	DISTURBANCE - FAMILY	6/16/2008	Monday	18:49	P08031746	RES	1599 E COLORADO BL	3L31	P081680293
415FAM	DISTURBANCE - FAMILY	9/24/2006	Sunday	23:04	P06053574	RES	1599 E COLORADO BL #310	2L35	P062670275
Count									
415FYT	DISTURBANCE - FIGHT	6/9/2007	Saturday	1:00	P07031251	RES	1599 E COLORADO BL #318	3L11	P071600017
Count									
415M	DISTURBANCE - MISCEL	2/24/2007	Saturday	23:54	P07010675	RES	1599 E COLORADO BL	2A25	P070550337
415M	DISTURBANCE - MISCEL	3/5/2007	Monday	19:39	P07012362	RES	1599 E COLORADO BL #212	3L31	P070640289
415M	DISTURBANCE - MISCEL	3/29/2007	Thursday	23:00		CAN	1599 E COLORADO BL #212	3L31	P070880370
415M	DISTURBANCE - MISCEL	3/30/2007	Friday	16:24		CAN	1599 E COLORADO BL	2L35	P070890215
415M	DISTURBANCE - MISCEL	4/26/2007	Thursday	23:26	P07022603	RES	1599 E COLORADO BL #212	4L35	P071160433
415M	DISTURBANCE - MISCEL	6/2/2007	Saturday	11:22	P07029949	RES	1599 E COLORADO BL	1L31	P071530100
415M	DISTURBANCE - MISCEL	9/23/2006	Saturday	15:09	P06053311	RES	1599 E COLORADO BL #210	1L31	P062660197
415M	DISTURBANCE - MISCEL	11/4/2006	Saturday	9:25	P06061566	GOA	1599 E COLORADO BL #314	1L31	P063080106
415M	DISTURBANCE - MISCEL	6/13/2007	Wednesday	3:53	P07031986	RES	1599 E COLORADO BL		P071640179
415M	DISTURBANCE - MISCEL	7/3/2007	Tuesday	8:49	P07036276	RES	1599 E COLORADO BL #206	1L31	P071840079
415M	DISTURBANCE - MISCEL	12/10/2006	Sunday	1:17	P06068411	UTL	1599 E COLORADO BL	3L32	P063440041
415M	DISTURBANCE - MISCEL	8/21/2007	Tuesday	16:43	P07046393	UTL	1599 E COLORADO BL #314	1A21	P072330236
415M	DISTURBANCE - MISCEL	8/22/2007	Wednesday	13:47		CAN	1599 E COLORADO BL #215		P072340149

Westway Inn Motel
1599 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
415M	DISTURBANCE - MISCEL	8/24/2007	Friday	13:36	P07046965	RES	1599 E COLORADO BL	1L31	P072360172
415M	DISTURBANCE - MISCEL	9/5/2007	Wednesday	12:55			1599 E COLORADO BL	1A21	P072480155
415M	DISTURBANCE - MISCEL	9/12/2007	Wednesday	22:43	P07050895	RES	1599 E COLORADO BL	4A35	P072550442
415M	DISTURBANCE - MISCEL	10/14/2007	Sunday	1:37	P07057138	RES	1599 E COLORADO BL	3L31	P072870030
415M	DISTURBANCE - MISCEL	10/14/2007	Sunday	3:36	P07057161	RES	1599 E COLORADO BL	3A21	P072870058
415M	DISTURBANCE - MISCEL	1/14/2008	Monday	13:10	P08002506	RES	1599 E COLORADO BL #409	1L31	P080140170
415M	DISTURBANCE - MISCEL	2/17/2008	Sunday	17:23		CAN	1599 E COLORADO BL #417		P080480214
415M	DISTURBANCE - MISCEL	3/9/2008	Sunday	0:43	P08012320	UTL	1599 E COLORADO BL		P080690018
415M	DISTURBANCE - MISCEL	4/5/2008	Saturday	19:34	P08017786	RES	1599 E COLORADO BL	2A35	P080960274
415M	DISTURBANCE - MISCEL	5/9/2008	Friday	19:24	P08024222	RES	1599 E COLORADO BL	2L35	P081300343
415M	DISTURBANCE - MISCEL	5/17/2008	Saturday	22:52	P08025905	RES	1599 E COLORADO BL #214	2L55	P081380353
415M	DISTURBANCE - MISCEL	1/29/2007	Monday	15:32	P07005611	GOA	1599 E COLORADO BL	2A35	P070290216
415M	DISTURBANCE - MISCEL	5/25/2008	Sunday	0:54	P08027292	RES	1599 E COLORADO BL	3L31	P081460024
415M	DISTURBANCE - MISCEL	2/9/2008	Friday	12:19	P07007642	RES	1599 E COLORADO BL #212	1L21	P070400132
415M	DISTURBANCE - MISCEL	6/21/2008	Saturday	13:49		CAN	1599 E COLORADO BL		P081730177
415M	DISTURBANCE - MISCEL	6/28/2008	Saturday	20:15	P08034219	RES	1599 E COLORADO BL	3L31	P081800255
415M	DISTURBANCE - MISCEL	6/29/2008	Sunday	22:41		CAN	1599 E COLORADO BL	2A55	P081810310
415M	DISTURBANCE - MISCEL	7/2/2008	Wednesday	21:36	P08035041	RES	1599 E COLORADO BL	2A35	P081840453
415M	DISTURBANCE - MISCEL	2/24/2007	Saturday	22:33		CAN	1599 E COLORADO BL #212	2A25	P070550319
415M	DISTURBANCE - MISCEL	7/25/2008	Saturday	23:05		CAN	1599 E COLORADO BL		P082080330
415M	DISTURBANCE - MISCEL	7/31/2008	Thursday	21:45	P08040942	RES	1599 E COLORADO BL	Z50	P082130417
Count									
415MUS	DISTURBANCE - LOUD M	2/24/2007	Saturday	3:38	P07010531	RES	1599 E COLORADO BL #218	3L31	P070550046
415MUS									34
Count									
647F	PUBLIC INTOX ALCOHOL	7/5/2008	Saturday	21:46	P08035790	UNF	1599 E COLORADO BL	3L31	P081870349
647F	PUBLIC INTOX ALCOHOL	12/31/2007	Monday	13:00	P07071993	RPT	1599 E COLORADO BL	BR91	P073650153
Count									
918	PSYCHO	9/2/2007	Sunday	14:50	P07048808	RPT	1599 E COLORADO BL	HP1	P072450126
918	PSYCHO	5/16/2008	Friday	8:21	P08025538	RES	1599 E COLORADO BL	HP3	P081370104
918	PSYCHO	3/16/2008	Sunday	13:15	P08013725	RES	1599 E COLORADO BL #302	HP1	P080760139
918	PSYCHO	3/22/2008	Saturday	11:46	P08014974	RES	1599 E COLORADO BL #219	HP3	P080820118
918	PSYCHO	5/19/2008	Monday	18:36	P08026266	RES	1599 E COLORADO BL #316	3L32	P081400326

Westway Inn Motel
1599 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
918	PSYCHO	2/11/2007	Sunday	0:38	P07007995	RPT	1599 E COLORADO BL #111	3A11	P070420013
918	PSYCHO	4/8/2008	Tuesday	11:06	P08018259	RES	1599 E COLORADO BL #414	HP1	P080990111
918	PSYCHO	6/19/2008	Thursday	11:36	P08032285	RES	1599 E COLORADO BL	HP3	P081710139
918									
Count									8
HSVIOL	MISC HEALTH-SAFETY V	1/27/2008	Sunday	12:39	P08004758	RPT	1599 E COLORADO	1L41	P080270127
HSVIOL	MISC HEALTH-SAFETY V	1/27/2008	Sunday	14:51	P08004771	RPT	1599 E COLORADO BL #307	S96	P080270151
HSVIOL	MISC HEALTH-SAFETY V	2/10/2008	Sunday	0:28	P08007235	RPT	1599 E COLORADO	2A35	P080410006
HSVIOL	MISC HEALTH-SAFETY V	11/26/2006	Sunday	0:44	P06065752	RPT	1599 E COLORADO BL	3A41	P063300010
HSVIOL	MISC HEALTH-SAFETY V	2/22/2008	Friday	12:05	P08009394	RPT	1599 E COLORADO BL #117	1L31	P080530165
HSVIOL	MISC HEALTH-SAFETY V	7/22/2007	Sunday	2:38	P07040160	RPT	1599 E COLORADO BL	3A22	P072030061
HSVIOL	MISC HEALTH-SAFETY V	3/13/2008	Thursday	12:36	P08013160	RPT	1599 E COLORADO BL #112	Z53	P080730114
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	4:04	P07041429	RPT	1599 E COLORADO BL	3A22	P072090072
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	5:16	P07041430	RPT	1599 E COLORADO BL	3A22	P072090080
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	17:29	P07041509	RPT	1599 E COLORADO BL	2L35	P072090246
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	19:34	P07041526	RPT	1599 E COLORADO BL	2A45	P072090292
HSVIOL	MISC HEALTH-SAFETY V	7/30/2007	Monday	0:48	P07041766	RPT	1599 E COLORADO BL	3A22	P072110014
HSVIOL	MISC HEALTH-SAFETY V	7/30/2007	Monday	2:03	P07041767	RPT	1599 E COLORADO BL	3A22	P072110025
HSVIOL	MISC HEALTH-SAFETY V	8/18/2007	Saturday	16:37	P07045794	RPT	1599 E COLORADO BL	2L15	P072300248
HSVIOL	MISC HEALTH-SAFETY V	11/3/2006	Friday	23:50	P06061503	RPT	1599 E COLORADO BL	V23	P063070450
HSVIOL	MISC HEALTH-SAFETY V	4/13/2007	Friday	13:54	P07020109	RPT	1599 E COLORADO BL	1L41	P071030158
HSVIOL	MISC HEALTH-SAFETY V	2/16/2007	Friday	18:34	P07009110	GOA	1599 E COLORADO BL #209	2A25	P070470287
HSVIOL	MISC HEALTH-SAFETY V	6/13/2008	Friday	19:48	P08031103	RPT	1599 E COLORADO BL	S86	P081650293
HSVIOL	MISC HEALTH-SAFETY V	8/28/2007	Tuesday	22:16	P07047834	RPT	1599 E COLORADO BL	3L31	P072400366
HSVIOL	MISC HEALTH-SAFETY V	5/30/2007	Wednesday	20:46	P07029423	RPT	1599 E COLORADO BL #119	3L31	P071500382
HSVIOL	MISC HEALTH-SAFETY V	12/8/2006	Friday	23:24	P06068185	RPT	1599 E COLORADO BL	3L32	P063420464
HSVIOL	MISC HEALTH-SAFETY V	11/3/2006	Friday	19:34	P06061472	RPT	1599 E COLORADO BL #314	V26	P063070330
HSVIOL	MISC HEALTH-SAFETY V	10/11/2007	Thursday	12:08	P07056566	RPT	1599 E COLORADO BL #303	S91	P072840146
HSVIOL	MISC HEALTH-SAFETY V	1/13/2007	Saturday	3:36	P07002524	RPT	1599 E COLORADO BL	3L41	P070130054
HSVIOL	MISC HEALTH-SAFETY V	11/3/2006	Friday	21:37	P06061477	RPT	1599 E COLORADO BL #314	V26	P063070380
HSVIOL	MISC HEALTH-SAFETY V	12/28/2007	Friday	1:10	P07071371	RPT	1599 E COLORADO BL	3L31	P073620013
HSVIOL	MISC HEALTH-SAFETY V	6/16/2007	Saturday	5:10	P07032661	RPT	1599 E COLORADO BL	3A22	P071670066
HSVIOL	MISC HEALTH-SAFETY V	3/27/2007	Tuesday	13:39	P07016846	UNF	1599 E COLORADO BL #212	2L45	P070860173
HSVIOL	MISC HEALTH-SAFETY V	8/1/2008	Friday	22:28	P08041175	RPT	1599 E COLORADO BL	Z50	P082140358

Westway Inn Motel
 1599 E. Colorado Blvd.
 September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
HSVIOL									
Count									29
WRTARS	WARRANT ARREST	11/16/2007	Friday	14:34	P07063750	RPT	1599 E COLORADO BL #404	1L52	P073200196
WRTARS	WARRANT ARREST	11/16/2007	Friday	16:03	P07063760	RPT	1599 E COLORADO BL #404	1L52	P073200236
WRTARS	WARRANT ARREST	6/13/2008	Friday	20:20	P08031108	RPT	1599 E COLORADO BL	S86	P081650305
WRTARS	WARRANT ARREST	5/24/2007	Thursday	0:12	P07028053	RPT	1599 E COLORADO BL	4A35	P071440007
WRTARS	WARRANT ARREST	6/24/2007	Sunday	4:19	P07034340	RPT	1599 E COLORADO BL	3A22	P071750069
WRTARS	WARRANT ARREST	7/29/2007	Sunday	17:23	P07041696	RPT	1599 E COLORADO BL	2L35	P072100218
WRTARS	WARRANT ARREST	4/2/2007	Monday	19:31	P07018027	RPT	1599 E COLORADO BL #314	2L45	P070920287
WRTARS	WARRANT ARREST	4/13/2008	Sunday	23:03	P08019389	RPT	1599 E COLORADO BL #118	3L31	P081040309
WRTARS	WARRANT ARREST	1/29/2007	Monday	14:39	P07005597	RPT	1599 E COLORADO BL #303	2A35	P070290185
WRTARS	WARRANT ARREST	2/7/2008	Thursday	21:04	P08006802	RPT	1599 E COLORADO BL	Z51	P080380364
WRTARS	WARRANT ARREST	4/13/2007	Friday	15:08	P07020111	RPT	1599 E COLORADO BL	1L41	P071030182
WRTARS	WARRANT ARREST	4/14/2007	Saturday	16:13	P07020340	RPT	1599 E COLORADO BL	1L41	P071040178
WRTARS	WARRANT ARREST	12/9/2006	Saturday	0:23	P06068187	RPT	1599 E COLORADO BL	3L32	P063430012
WRTARS	WARRANT ARREST	5/23/2008	Friday	21:07	P08027077	RPT	1599 E COLORADO BL #115	2L15	P081440332
WRTARS	WARRANT ARREST	9/1/2008	Monday	0:12	P08046938	RPT	1599 E COLORADO BL	3L41	P082450004

Count
 Grand
 Count

15

101

The Westin Hotel
191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Sireet	Incident Number	Handling Unit
415BG	DISTURBANCE - BOY/GI	10/28/2006	Saturday	1:02	P06060080	RES	191 N LOS ROBLES AV	3Q1	P063010015
415BG	DISTURBANCE - BOY/GI	2/15/2008	Friday	3:03		CAN	191 N LOS ROBLES AV	4L15	P080460035
Count									
415FAM	DISTURBANCE - FAMILY	2/11/2008	Monday	3:47		CAN	191 N LOS ROBLES AV #1037	3L31	P080420043
415FAM									
Count									
415FYT	DISTURBANCE - FIGHT	1/28/2007	Sunday	1:52	P07005324	GOA	191 N LOS ROBLES AV	3S3	P070280037
415FYT									
Count									
415GRP	DISTURBANCE - GROUP	1/2/2007	Tuesday	9:38	P07000317	RES	191 N LOS ROBLES AV	1L52	P070020056
415GRP	DISTURBANCE - GROUP	8/16/2007	Thursday	0:35		CAN	191 N LOS ROBLES AV		P072280010
415GRP									
Count									
415M	DISTURBANCE - MISCEL	11/21/2006	Tuesday	20:11	P06065029	RES	191 N LOS ROBLES AV #941	3L51	P063250315
415M	DISTURBANCE - MISCEL	8/19/2007	Sunday	5:56	P07045934	RES	191 N LOS ROBLES AV	3L41	P072310079
415M	DISTURBANCE - MISCEL	9/30/2007	Sunday	1:17	P07054293	RES	191 N LOS ROBLES AV	3L52	P072730033
415M	DISTURBANCE - MISCEL	11/11/2007	Sunday	3:32	P07062648	RES	191 N LOS ROBLES AV	3L52	P073150065
415M	DISTURBANCE - MISCEL	3/25/2007	Sunday	19:24	P07016493	RES	191 N LOS ROBLES AV	3A21	P070840253
415M	DISTURBANCE - MISCEL	5/28/2007	Monday	1:13	P07028860	RES	191 N LOS ROBLES AV #1046	3L52	P071480012
415M	DISTURBANCE - MISCEL	3/8/2008	Saturday	0:11		CAN	191 N LOS ROBLES AV #1005		P080680003
415M	DISTURBANCE - MISCEL	8/11/2008	Monday	3:34	P08042939	RES	191 N LOS ROBLES AV #523	3L31	P082240029
415M									
Count									
647F	PUBLIC INTOX ALCOHOL	12/14/2007	Friday	19:25	P07068920	RPT	191 N LOS ROBLES AV #2	2L15	P073480279
647F	PUBLIC INTOX ALCOHOL	11/24/2006	Friday	21:49	P06065550	RPT	191 N LOS ROBLES AV	3L52	P063280254
647F	PUBLIC INTOX ALCOHOL	12/16/2006	Saturday	0:17	P06069512	RES	191 N LOS ROBLES AV	3L51	P063500099
647F	PUBLIC INTOX ALCOHOL	4/29/2007	Sunday	2:33		CAN	191 N LOS ROBLES AV	3S3	P071190050
647F	PUBLIC INTOX ALCOHOL	6/13/2008	Friday	1:20	P08030955	RPT	191 N LOS ROBLES AV	4C1	P081650025
647F	PUBLIC INTOX ALCOHOL	11/5/2006	Sunday	19:51	P06061880	GOA	191 N LOS ROBLES AV	2L15	P063090307
647F									
Count									
918	PSYCHO	11/1/2007	Thursday	12:41	P07060782	RES	191 N LOS ROBLES AV #1025	1L51	P073050197
918	PSYCHO	6/28/2007	Thursday	16:58	P07035291	RES	191 N LOS ROBLES AV	HP3	P071790320

The Westin Hotel
191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
918									
Count									
HSVIOL	MISC HEALTH-SAFETY V	7/23/2008	Wednesday	11:45	P08039247	GOA	191 N LOS ROBLES AV #303	1L51	P082050151
HSVIOL									2

Count
Grand
Count

1

23



City of Arcadia

Development
Services
Department

Jason Kruckeberg
Development Services Director

September 8, 2008

Los Angeles County Department of Regional Planning
ATTN: Jon Sanabria, Deputy Director/ Mi Kim, Regional Planning
320 West Temple Street, Room 1348
Los Angeles CA 90012

SENT VIA FAX: 213-974-6384

**SUBJECT: REGIONAL PLANNING COMMISSION HEARINGS,
COUNTY PROJECT #R2006-0128 AND R2006-0135,
MOTELS ON EAST COLORADO BOULEVARD**

Mr. Sanabria:

The City of Arcadia Development Services Department received notice of two Conditional Use Permit hearings to be held with the Regional Planning Commission on September 10, 2008. These two Conditional Use Permits are related to motels at 3800 and 3872 East Colorado Boulevard, near the jurisdiction of the City of Arcadia. Your project numbers are referenced above in the subject line. This letter is intended to provide the Commission with information from the City of Arcadia on some of the impacts to our jurisdiction as a result of conditions at these two motels. The notices were forwarded to the Arcadia Police Department for their comments on these locations. We have combined the comments into one letter although we acknowledge these are two separate Conditional Use Permits and separate actions.

With regard to 3800 East Colorado, the "Regal Inn", Arcadia Police have made arrests out of this location for drug violations and warrants, and prostitutes who have used this motel have operated on the streets in the area of Michillinda/Colorado, Altura/Colorado, on the parking lot of Coco's Restaurant and into the residential neighborhood south of Colorado Boulevard from Altura. Arcadia PD has received calls from the local Homeowner's Association and residents complaining of prostitution activity occurring on the residential streets in this area generated from this motel. A crime suppression detail was active on this problem earlier in the calendar year which suppressed the immediate problem. These problems have

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021
(626) 574-5414
(626) 447-3309 Fax

occurred for many years and it is anticipated they will continue to occur.

With regard to 3872 East Colorado, the "Lucky Star", this motel is almost immediately adjacent to our jurisdictional boundaries at Michillinda/Colorado Blvd. Arcadia PD has made arrests from this motel of a robbery/sexual assault suspect, prostitution, drugs, and warrants. Prostitutes contacted by Arcadia PD in the Coco's parking lot and residential streets to the east also came from this motel. Similar to the motel above, these problems have occurred for many years and it is anticipated they will continue.

With these two motels so close to Arcadia jurisdiction and residential neighborhoods in Arcadia, City staff believes it is important for the Commission to be aware of the problems encountered by Arcadia Police. Please contact me if you have any questions at 626-574-5414.

Sincerely,



Jason Kruckeberg, AICP
Development Services Director

CC: Donald Penman, City Manager
Bob Sanderson, Chief of Police



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2006-01328-(5)
CONDITIONAL USE PERMIT CASE NO. RCUP
200600099-(5)

RPC/HO CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE 9/10/08	

APPLICANT Bavpenda Bhaktta	OWNERS Bavpenda Bhaktta	REPRESENTATIVE Michael Lewis
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ENTITLEMENT REQUEST
 Conditional Use Permit to authorize the continued operation and maintenance of a motel in a C-2 (Neighborhood Commercial) zone and a request for a minor parking deviation.

LOCATION/ADDRESS 3800 E. Colorado Blvd., Pasadena	ZONED DISTRICT East Pasadena Zoned District		
ACCESS Access to the site is via Colorado Blvd. to the east and west and Quigley Ave. to the north and south	COMMUNITY East Pasadena-East San Gabriel		
	EXISTING ZONING C-2 (Neighborhood Commercial) Zone		
SIZE 18,200 square feet	EXISTING LAND USE Motel	SHAPE Irregular	TOPOGRAPHY level

SURROUNDING LAND USES & ZONING			
North: C-2, R-2 (Two-Family Residence), and R-1 (Single-Family Residence)/Single-family, commercial, and triplex	East: C-2, R-2 (Two-Family Residence), and R-1 (Single-Family Residence)/Single-family, and commercial		
South: R-1/Single-family	West: C-2, and R-1/Single-family and Commercial		

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles County Wide General Plan	Major Commercial	NA	See Staff Analysis

ENVIRONMENTAL STATUS
 Categorically Exempt, Class 1 determination pursuant to per the California Environmental Quality Act (CEQA)

DESCRIPTION OF SITE PLAN
 The site plan depicts a 35 unit motel with associated landscaping and parking. The internal traffic circulation is proposed to be altered to improve traffic circulation on site and accessing Colorado Boulevard. Access to the site is from via Colorado Blvd. to the east and west and Quigley Ave. to the north and south

KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Mi Kim		
RPC HEARING 2/6/08, 3/5/08, 6/11/08, 9/10/08, 10/1/08	RPC ACTION DATE 10/1/08	RPC RECOMMENDATION Denial
MEMBERS VOTING AYE Valadez, Rew, Modugno	MEMBERS VOTING NO Helsley	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) 59 (F) 13	PETITIONS (O) 56 (F) 10	LETTERS (O) 60+ (F) 7

* (O) = Opponents (F) = In-Favor