

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED: August 8, 2024  
HEARING DATE: August 21, 2024 AGENDA ITEM: 7  
PROJECT NUMBER: PRJ2024-000133-(5)  
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2021006454  
SUPERVISORIAL DISTRICT: 5  
PROJECT LOCATION: 3853 East Colorado Boulevard, East Pasadena  
OWNER: Pi O Jan Trust and Vincent Tong  
APPLICANT: Pi O Jan Trust and Vincent Tong  
CASE PLANNER: Sean Donnelly, AICP, Senior Planner  
sdonnelly@planning.lacounty.gov

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### 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:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-000133-(5), CUP Number RPPL2021006454 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT):**

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2021006454 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

- CUP for continued operation and maintenance of an existing motel in the C-2 (Neighborhood Business) and MXD (Mixed Use Development) Zones pursuant to County Code Sections 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) and 22.26.030 (Mixed Use Development Zone).

**B. Project**

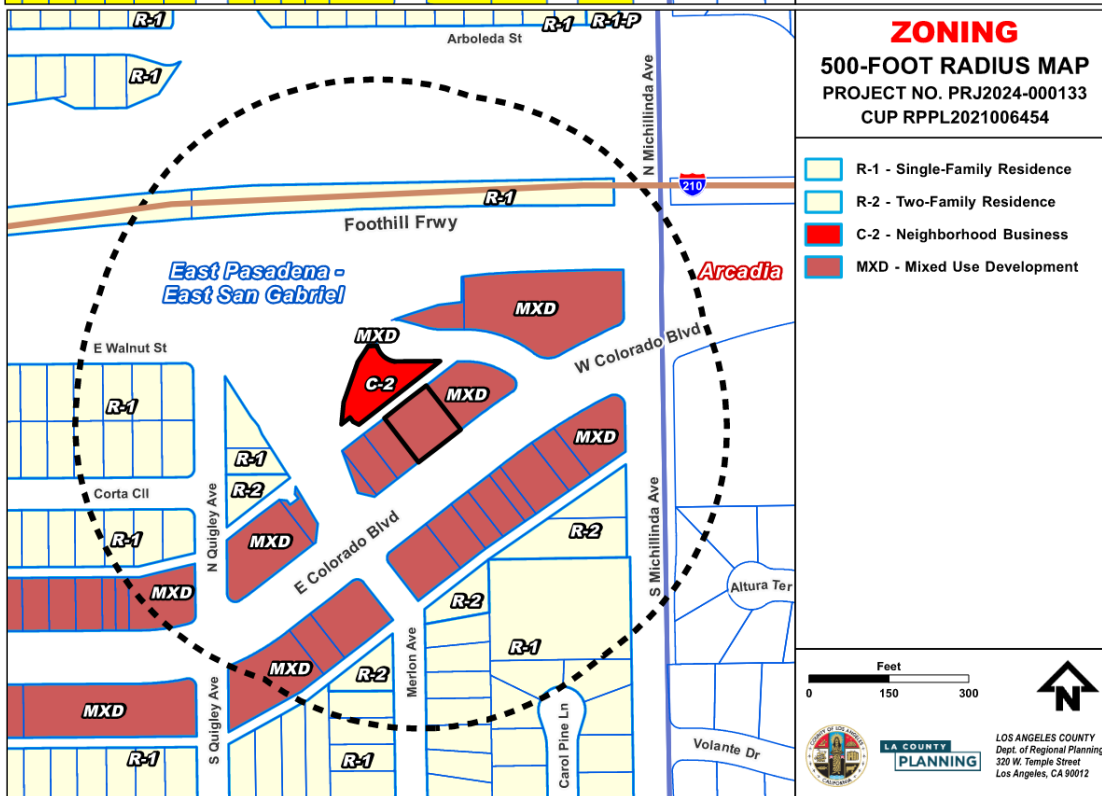
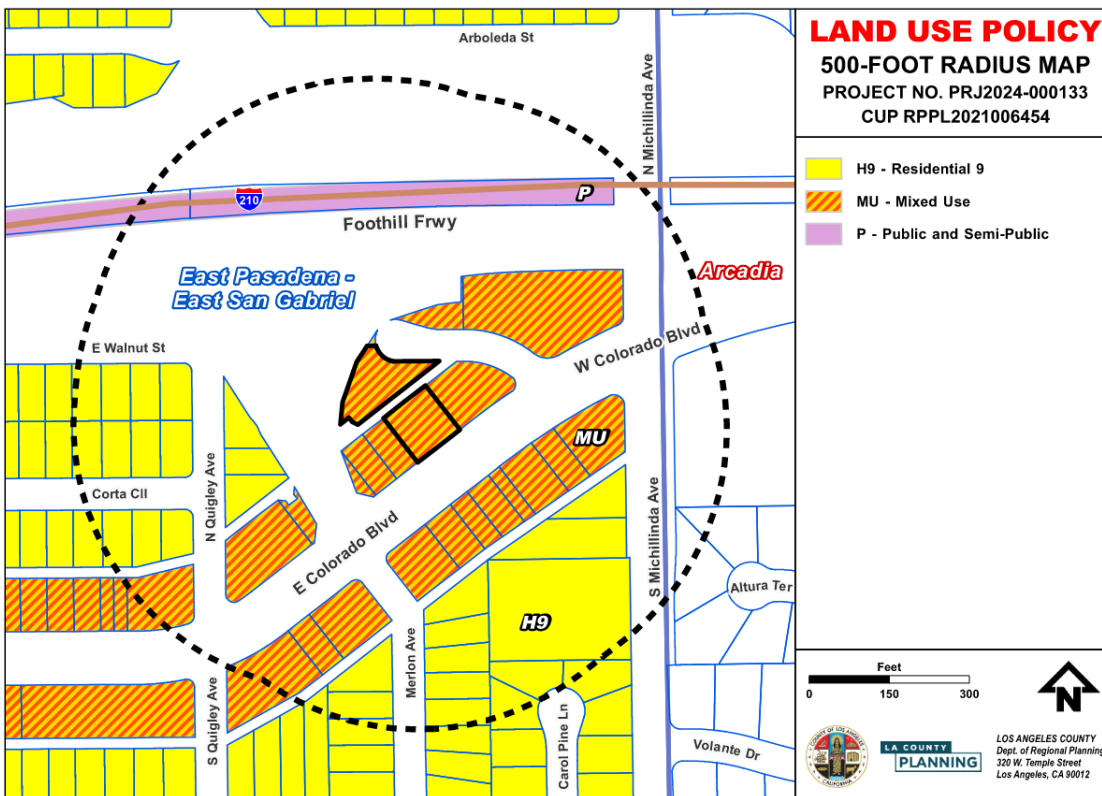
CUP for the continued operation and maintenance of an existing 17-unit motel. The Project is located on two parcels. Three motel units and one manager’s apartment unit are located in a building on the northern parcel, and the remaining 14 motel units are located in two buildings on the southern parcel. The managers unit includes an office area for the motel. There are three parking spaces located on the northern parcel, two of which are inside a garage, and 17 parking spaces located on the southern parcel.

The Project was previously approved by CUP 00-60 on February 14, 2002, which expired on June 13, 2021.

**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	MU (Mixed Use)	C-2, MXD	Subject motel
NORTH	MU, P (Public and Semi-Public)	R-1 (Single-Family Residence)	Interstate 210
EAST	MU, City of Arcadia	MXD, City of Arcadia	Single-family residences (“SFRs”), restaurant
SOUTH	MU, H9 (Residential 9 – 0 to 9 Units per Acre)	MXD, R-2 (Two-Family Residence, R-1	Retail, offices, SFRs, City of Arcadia Water utilities
WEST	MU, H9	MXD, R-1, R-2	SFRs, restaurants, retail, offices



**PROPERTY HISTORY**

**A. Zoning History**

Assessor's Parcel Number 5755-033-031

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO:2021-0012Z	C-2	March 9, 2021
ZCO:2001-0088Z	C-2-DP (Neighborhood Business - Development Program)	October 23, 2001
ZCO:1959	R-2	July 11, 1931
ZCO:1494_1	Zone 7 (Unrestricted)	September 12, 1927

Assessor's Parcel Number 5755-033-010

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2015-0043Z	MXD	October 6, 2015
2001-0088Z	C-2-DP	October 23, 2001
1959	C-2	July 11, 1931
ZCO:1494_1	Zone 7 (Unrestricted)	September 12, 1927

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
CUP 00-60	Continued operation of 17-unit motel.	Approved February 14, 2002, Expired June 13, 2021
Zoning Exception Case 154	Authorized three-unit apartment complex.	Approved on September 27, 1949, Superseded by CUP 00-60.

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
04-0015576	Junk and salvage. Lack of trash enclosure.	Opened March 11, 2002 Closed November 14, 2002

**ANALYSIS**

**A. Land Use Compatibility**

The Project request will continue the existing motel use that has been located on the Project Site for more than 20 years. The motel is located on two parcels, within three existing buildings. The motel is a commercial lodging use which is compatible with the other uses located within the larger commercial corridor of West Colorado Boulevard. The motel provides lodging for visitors in the area, which helps to increase business to surrounding retail and restaurant uses. As the Project Site driveway is located 230 feet from the freeway entrance and exit ramps, the motel, provides convenient access for customers to access both the surrounding neighborhood and the general vicinity.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The Project will not involve any physical alterations or modifications to any exterior structures and will continue to operate as it currently exists. The Project is a commercial lodging use which is compatible with the other uses located within the larger wider commercial corridor of West Colorado Boulevard. The Project has operated for more than 20 years, and was previously approved by CUP 00-60 on February 14, 2002, which expired on June 13, 2021. The Project will continue to operate with the same development and use as it has since the approval of the previous CUP. The Project is in keeping with the character of the area, being located along a commercial boulevard with access to the freeway.

**C. Design Compatibility**

The Project is located within three existing buildings. Approval of this Project does not include any new improvements or expansions at the Project Site. The Project Site is located within the East Pasadena-East San Gabriel Community Standards District (“CSD”). The structures used by the Project have existed on the Project Site since the 1950s, with the expansion to their current use and design in 2002 and are in keeping with the character of the surrounding community. As no physical improvements to the Project Site are proposed at this time, CSD standards do not apply. However, many of these standards are met, nevertheless. These pertinent standards include a maximum height of 35 feet, a maximum floor area of 100 percent of the net lot area, a maximum lot coverage of 75 percent of the net lot area, a setback-to-height maximum, and regulations pertaining to lighting.

All buildings on the Project Site are one story in height and under 35 feet. Both maximum floor area and maximum lot coverage are under established thresholds, the height-to-setback regulation does not apply, and the Project complies with applicable lighting requirements.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.158.050 (Findings and Decision) of the County Code. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project consists of the continued use and maintenance of an existing motel with no development or expansion beyond what is existing. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) “Unusual Circumstances” or Significant Effects: The Project is for the continued operation of a motel with no expansion. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’s (“DTSC’s”) EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the California Department of Health Services. Finally, the Project Site is not included in any Water Board’s list of solid waste disposal sites, list of “active” orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Furthermore, while the age of the subject buildings the motel operates within are more than 40 years old, the continued operation of the motel will not affect the building in any way.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

Staff has not received any comments at the time of report preparation. As the Project is for the continuation of an existing use, consultation was not required.

**B. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

**C. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By: *Michele R. Bush*  
Michele R. Bush, Supervising Regional Planner

Report  
Approved By: *Susan Tae*  
Susan Tae, AICP, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

# EL RANCHO MOTEL

3853 E. COLORADO BLVD.  
PASADENA, CA 91107  
5755-033-031 & 5755-033-010

## PROJECT TEAM

**OWNER:**  
VINCENT TONG, PI O JAN,  
LI HENG JAN,  
AND PI O JAN FOR CHEN FU JAN (POA)  
3853 E. COLORADO BLVD.  
PASADENA, CA 91107

**ARCHITECT:**  
J W D A  
8432 E. MISSION DR. Ste. 101  
ROSEMEAD, CA 91770  
Telephone: (626) 288-9199  
Fax: (626) 288-9154  
Contact: Moises Barroso

**PROJECT INFORMATION:**

APN: 5755-033-031 & 5755-033-010  
LOT AREA: 52 ACRE, 22651.2 SF  
BUILDING AREA: 6,900 SF

LOT COVERAGE: 6,900 SF / 22651.2 SF:  
30.461% = 30%  
LOT COVERAGE ALLOWED: 90%  
90% > 30% WELL UNDER MAXIMUM ALLOWABLE

LOT LANDSCAPE COVERAGE:  
8,100 SF / 22651.2 SF: 38.408% = 38.41%  
LOT LANDSCAPE MINIMUM: 10%  
10% < 38% WELL OVER MINIMUM REQUIRED

MOTEL PARKING PROVIDED: 17  
MOTEL PARKING REQUIRED: 17  
1 PER GUEST ROOM PER SECTION  
22.52.1170 COUNTY CODE

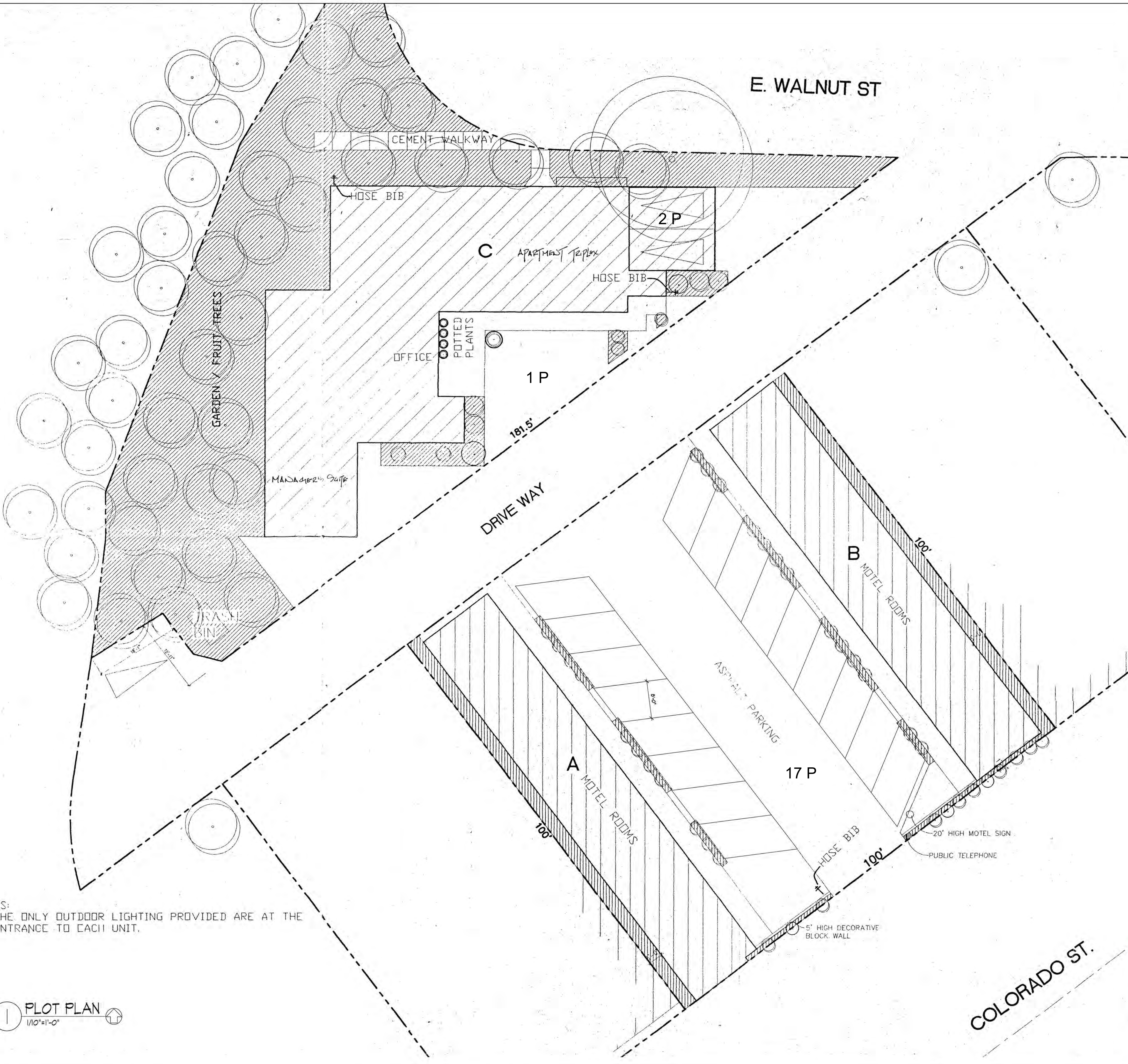
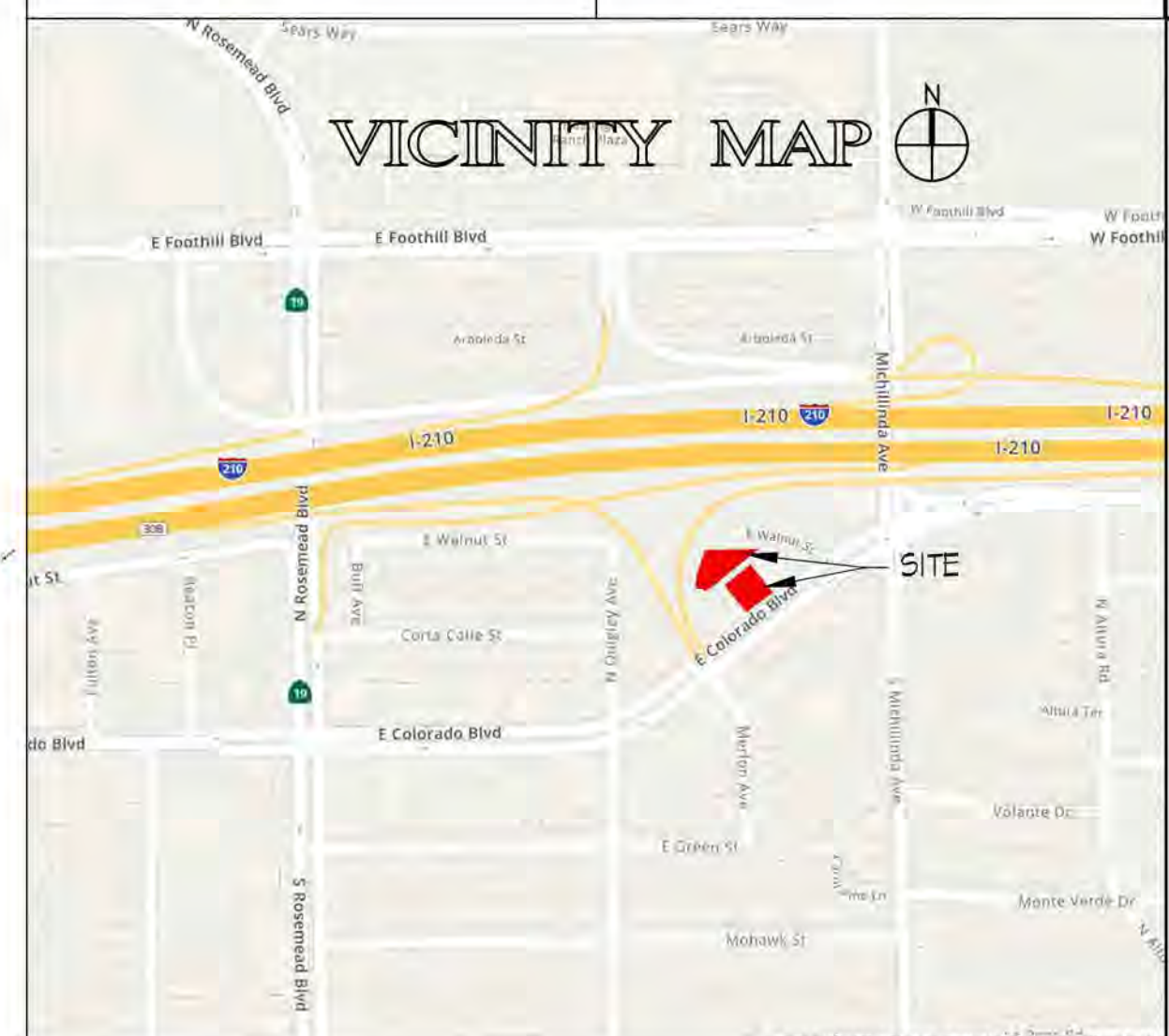
MANAGER'S APARTMENT PROVIDED:  
2 CAR GARAGE AND 1 UNCOVERED PARKING SPACE  
MANAGER'S APARTMENT REQUIRED:  
1 & 1/2 COVER AND 1/2 UNCOVERED PARKING  
SPACE PER SECTION 22.52.1180 (2) COUNTY CODE

## PROJECT DATA

**SCOPE OF WORK:**  
KEEP THE CHANGE OF ZONE FROM C-2  
(NEIGHBORHOOD-COMMERCIAL)  
AND R-2 (TWO-FAMILY RESIDENCE) TO  
C-2-DP (NEIGHBORHOOD  
COMMERCIAL -DEVELOPMENT PROGRAM)  
ON A 0.52 ACRE SITE CONSISTING OF TWO  
PARCELS.  
THIS ALLOWS THE CONTINUATION OF AN  
EXISTING IT-UNIT MOTEL WITH MANAGER'S  
UNIT.  
THE RENTAL ROOMS AVERAGE  
APPROXIMATELY 240 SQUARE FEET IN SIZE.

## SHEET SCHEDULE

A-1 FLOT PLAN  
A-2 BUILDING "A" + "B" FLOOR PLAN  
A-3 BUILDING "C" FLOOR PLAN



NOTES:  
THE ONLY OUTDOOR LIGHTING PROVIDED ARE AT THE  
ENTRANCE TO EACH UNIT.

1 PLOT PLAN  
1/10"=1'-0"

REVISIONS:


PRODUCT NAME:  
**EL RANCHO MOTEL**  
3853 E. COLORADO BLVD.  
PASADENA, CA 91107

All fees, permits, assessments, and  
charges indicated or represented by  
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and fees incurred by the client in  
the process of obtaining any permits,  
licenses, and approvals from any  
governmental agency.

**JWDA-MS Architects**  
ARCHITECTURE / INTERIOR DESIGN / PLANNING  
8832 E. Mission Dr. #101  
Rosemead, California 91770  
Phone: (626) 288-9199 Fax: (626) 288-9154



SHEET TITLE:  
**PLOT PLAN**

DATE PRINTED: 04/30/2021  
DATE:                      
SCALE: AS SHOWN  
DRAWN: M. S.  
JOB NO. 0533  
SHEET A-1  
OF SHEETS

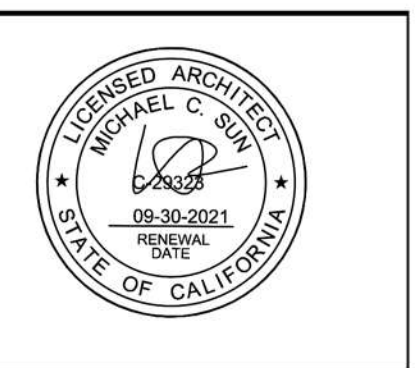


REVISIONS:


PROJECT NAME:  
**EL RANCHO MOTEL**  
 3853 E. COLORADO BLVD.  
 PASADENA, CA 91107

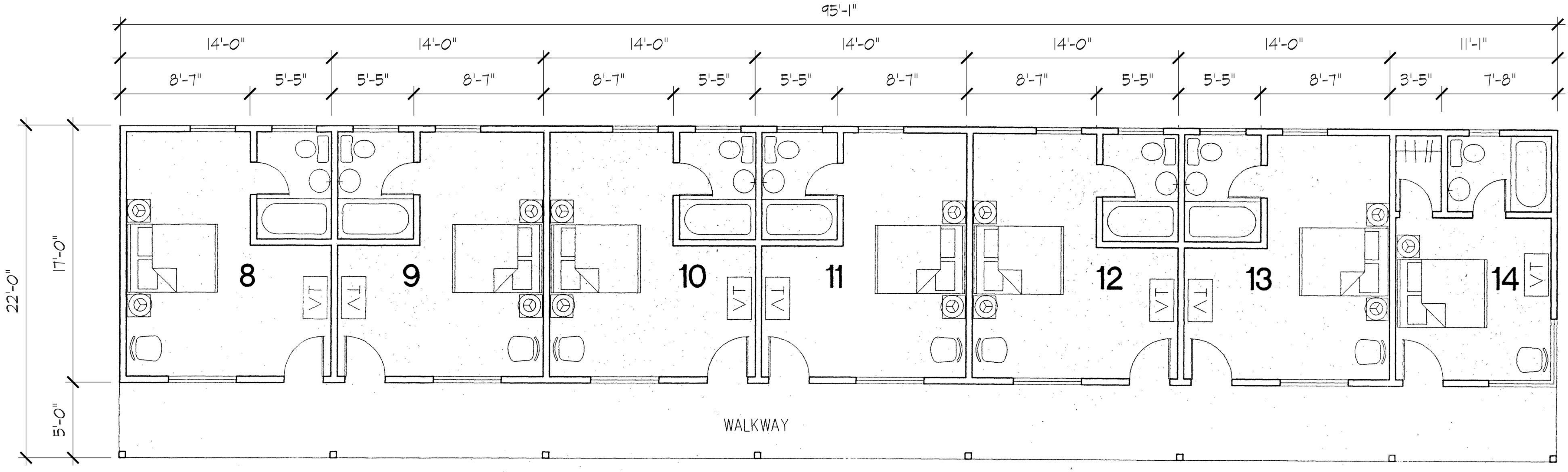
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 ARCHITECTURE / INTERIOR DESIGN / PLANNING  
 8032 E. Mission Dr. #101  
 Rosemead, California 91770  
 Phone: (626) 288-9199 Fax: (626) 288-9199

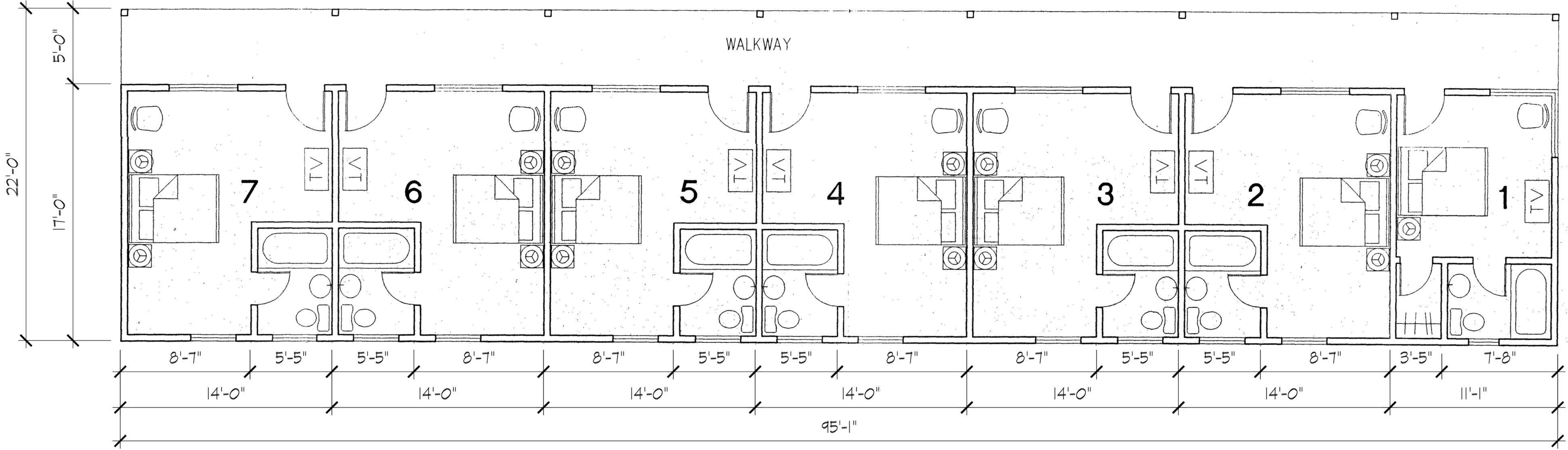


SHEET TITLE:  
**BUILDING 'A' + 'B'**  
**FLOOR PLAN**

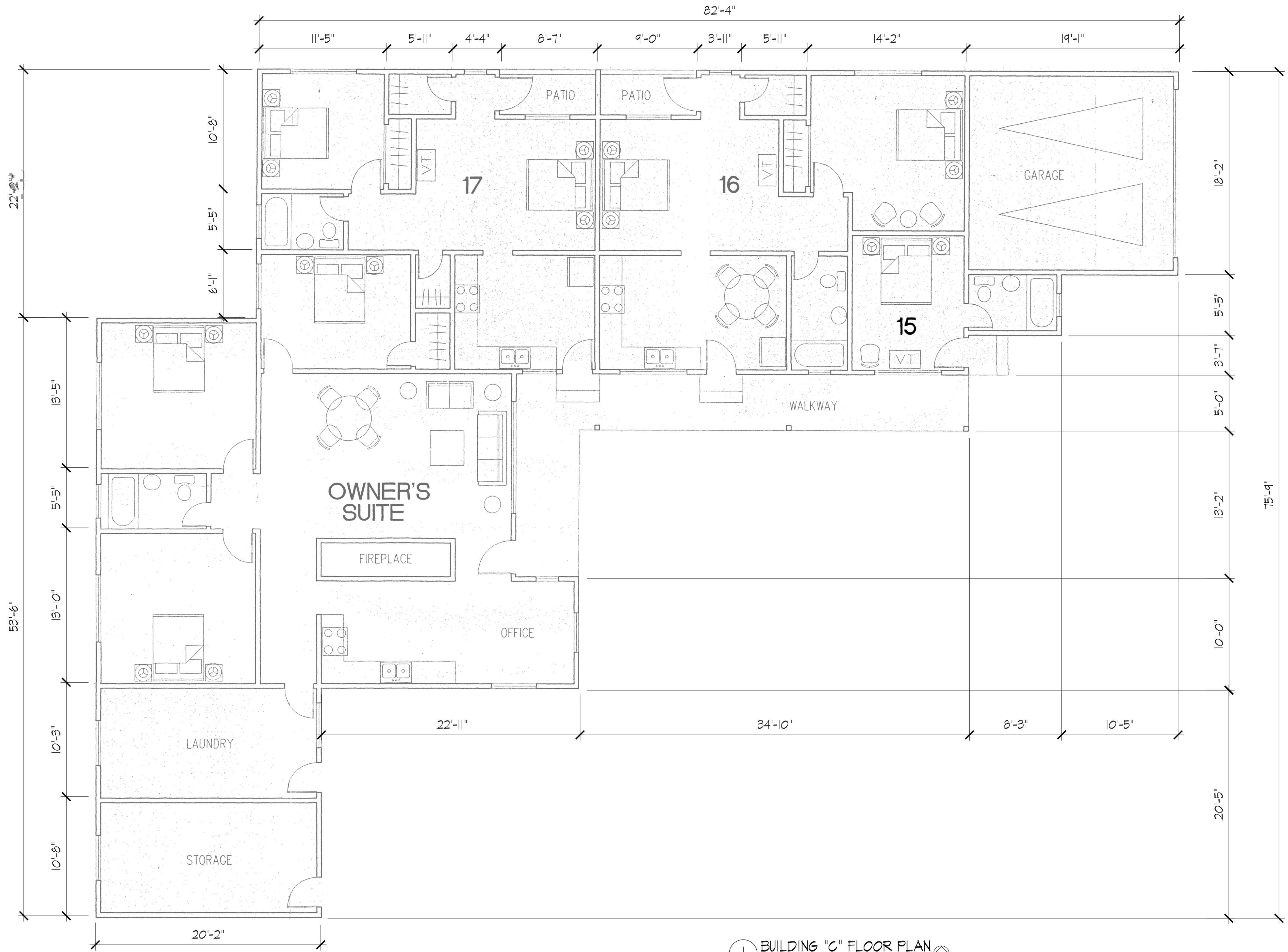
DATE PRINTED:	04/30/2021
DATE:	
SCALE:	AS SHOWN
DRAWN:	M. S.
JOB NO.	0533
SHEET:	A-2
OF SHEETS:	



2 BUILDING "B" FLOOR PLAN  
 1/4"=1'-0"



1 BUILDING "A" FLOOR PLAN  
 1/4"=1'-0"



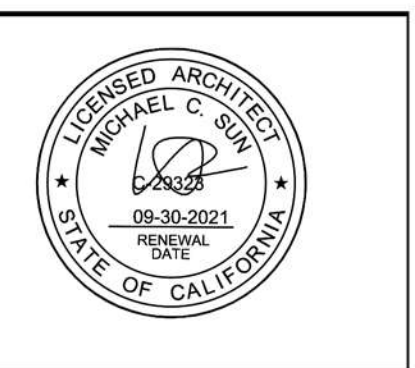
1 BUILDING "C" FLOOR PLAN  
1/4"=1'-0"

REVISIONS:


PROJECT NAME:  
**EL RANCHO MOTEL**  
3853 E. COLORADO BLVD.  
PASADENA, CA 91107

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**JWDA-MS Architects**  
ARCHITECTURE / INTERIOR DESIGN / PLANNING  
8032 E. Mission Dr. #101  
Rosemead, California 91770  
Phone: (626) 288-9199 Fax: (626) 288-9199



SHEET TITLE:  
**BUILDING "C" FLOOR PLAN**

DATE PRINTED:	04/30/2021
DATE:	
SCALE:	AS SHOWN
DRAWN:	M. S.
JOB NO.:	0533
SHEET:	A-3
OF SHEETS:	

**EXHIBIT B: PROJECT SUMMARY**

**PROJECT NUMBER** PRJ2024-000133-(5)  
**HEARING DATE** August 21, 2024  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2021006454

**PROJECT SUMMARY****OWNER / APPLICANT**

Pi O Jan Trust and Vincent Tong

**MAP/EXHIBIT DATE**

April 30, 2021

**PROJECT OVERVIEW**

Conditional Use Permit (“CUP”) for the continued operation and maintenance of an existing 17-unit motel, within the C-2 (Neighborhood Business) and MXD (Mixed Use Development) Zones. The Project is located on two parcels. Three motel units and one manager’s apartment unit are located in a building on the northern parcel, and the remaining 14 motel units are located in two buildings on the southern parcel. The managers unit includes an office area for the motel. There are three parking spaces located on the northern parcel, two of which are inside a garage, and 17 parking spaces located on the southern parcel.

The Project was previously approved by CUP 00-60 on February 14, 2002, which expired on June 13, 2021.

**LOCATION**

3853 E Colorado Boulevard, East Pasadena

**ACCESS**

East Colorado Boulevard, East Walnut Street

**ASSESSORS PARCEL NUMBER(S)**

5755-033-010, -031

**SITE AREA**

0.52 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

East Pasadena

**PLANNING AREA**

West San Gabriel Valley

**LAND USE DESIGNATION**

MU (Mixed Use)

**ZONE**

C-2, MXD

**PROPOSED UNITS**

1 (existing)

**MAX DENSITY/UNITS**

80

**COMMUNITY STANDARDS DISTRICT**

East Pasadena-East San Gabriel

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permits-Findings and Decision)
  - Chapter 22.318 (East Pasadena-East San Gabriel CSD)
  - Chapter 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R)
  - Section 22.26.030 (Mixed Use Development Zone)

**CASE PLANNER:**

Sean Donnelly, AICP

**PHONE NUMBER:**

(213) 893-7024

**E-MAIL ADDRESS:**

sdonnelly@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2024-000133-(5)  
CONDITIONAL USE PERMIT NO. RPPL2021006454

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2021006454** on August 21, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Pi O Jan Trust and Vincent Tong (“permittee”), requests the CUP to authorize the continued operation and maintenance of a motel (“Project”) on a property located at 3853 East Colorado Boulevard in the unincorporated community of East Pasadena-East San Gabriel (“Project Site”) in the C-2 (Neighborhood Business) and MXD (Mixed Use Development) Zones pursuant to Los Angeles County Code (“County Code”) Sections 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) and 22.26.030 (Mixed Use Development Zone).

4. **PREVIOUS ENTITLEMENTS.**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CUP 00-60	Continued operation of 17-unit motel.	Approved February 14, 2002, Expired June 13, 2021
Zoning Exception Case 154	Authorized three-unit apartment complex.	Approved on September 27, 1949, Superseded by CUP 00-60.

5. **LAND USE DESIGNATION.** The Project Site is located within the MU (Mixed Use) land use category of the General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the East Pasadena Zoned District and is currently zoned C-2 and MXD. Pursuant to County Code Sections 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) and 22.26.030 (Mixed Use Development Zone), a CUP is required for motels.

**7. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>GENERAL PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	MU, P (Public and Semi-Public)	R-1 (Single-Family Residence)	Interstate 210
EAST	MU, City of Arcadia	MXD, City of Arcadia	Single-family residences (“SFRs”), restaurant
SOUTH	MU, H9 (Residential 9, 0-9 dwelling units per net acre)	MXD, R-2 (Two-Family Residence, R-1)	Retail, offices, SFRs, City of Arcadia Water utilities
WEST	MU, H9	MXD, R-1, R-2	SFRs, restaurants, retail, offices

**8. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.52 acre in size and consists of two lots. The Project Site is irregular in shape with flat topography and is developed with the subject motel.

**B. Site Access**

The Project Site is accessible via East Colorado Boulevard, an 100-foot-wide Major Highway as identified on the County Master Plan of Highways to the south. Primary access to the Project Site will be via an entrance/exit on East Colorado Boulevard. Secondary access to the Project Site will be via an entrance/exit on East Walnut Street, a 60-foot-wide public street to the northeast.

**C. Site Plan**

The Project is located on two parcels. Three motel units and one manager’s apartment unit are located in a building on the northern parcel, and the remaining 14 motel units are located in two buildings on the southern parcel. The manager’s unit includes an office area for the motel. There are three parking spaces located on the northern parcel, two of which are inside a garage, and 17 parking spaces located on the southern parcel.

**D. Parking**

There are three parking spaces located on the northern parcel, two of which are inside a garage, and 17 parking spaces located on the southern parcel. This meets the parking requirement for motels, which is one space per guest room, and 1.5 covered spaces and 0.5 covered or uncovered spaces for the manager’s apartment.

**9. CEQA DETERMINATION.**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project consists of the continued use and maintenance of an existing motel with no development or expansion beyond what is existing. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) “Unusual Circumstances” or Significant Effects: The Project is for the continued operation of a motel with no expansion. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
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- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Furthermore, while the age of the subject buildings the motel operates within are more than 40 years old, the continued operation of the motel will not affect the building in any way.

**10. COMMUNITY OUTREACH.**

Staff is not aware of any community outreach performed by the Permittee at the time of report preparation.

**11. PUBLIC COMMENTS.**

Staff has not received any comments at the time of report preparation.

**12. AGENCY RECOMMENDATIONS.**

Staff has not received any comments at the time of report preparation.

**13. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (Pasadena Sun). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 18, 2024, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as five notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**14. LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the MU land use category is intended for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences, categories into which this Project falls.

**15. GOALS AND POLICIES.** The Commission finds that the Project supports the following goals and policies of the General Plan:

- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*

The motel maintains the variety of uses available in the area and provides a necessary service by providing lodging options for people visiting the area. The Project is a commercial lodging use which is compatible with the other uses located within the greater commercial corridor of West Colorado Boulevard. The Project provides lodging for visitors in the area, As the Project Site driveway is located 230 feet from the freeway entrance and exit ramps, the motel, provides convenient access for customers to access both the surrounding neighborhood and the general vicinit. The Project is in keeping with the character of the area, being located along a commercial boulevard with access to the freeway system.

**ZONING CODE CONSISTENCY FINDINGS**

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-2 and MXD zoning classifications as motels are permitted in such zones with a CUP pursuant to County Code Sections 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) and 22.26.030 (Mixed Use Development Zone).
17. **DEVELOPMENT STANDARDS.** The Commission finds that the Project is consistent with the standard identified in County Code Sections 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M) and 22.26.030 (Mixed Use Development Zone). The Project is located within existing structures and in conjunction with an existing use. No exterior or internal modifications are proposed as a part of this request. A minimum of 10 percent landscaping is required. The Project contains approximately 5,000 square feet of landscaping, which is approximately 22 percent of the total 22,651 square feet of the Project Site. No fences or walls are proposed on the Project Site.
18. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The parking requirement for motels is one space per guest room, and 1.5 covered spaces and 0.5 covered or uncovered spaces for the manager's apartment. There are 17 motel units and one manager's unit, for a total parking requirement of 17 uncovered, and two covered parking spaces. There are three parking spaces located on the northern parcel, two of which are inside a garage, and 17 parking spaces located on the southern parcel.

**COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.318 (East Pasadena-East San Gabriel CSD). The Project, will continue with existing structures and in conjunction with an existing use. No exterior or internal modifications are proposed as a part of this request. The maximum allowed height is 35 feet, with the Project being approximately 15 feet at its tallest point.

As no physical improvements to the Project Site are proposed at this time, CSD standards do not apply. However, many of these standards are met, nevertheless. These pertinent standards include a maximum height of 35 feet, a maximum floor area of 100 percent of the net lot area, a maximum lot coverage of 75 percent of the net lot area, a setback-to-height maximum, and regulations pertaining to lighting.

All buildings on the Project Site are one story in height and under 35 feet. Both maximum floor area and maximum lot coverage are under established thresholds, the height-to-setback regulation does not apply, and the Project complies with applicable lighting requirements.



### CONDITIONAL USE PERMIT FINDINGS

19. **The Commission finds that the use at the Project Site 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.** The Project is located within three existing buildings. The Project is a commercial lodging use which is compatible with the other uses located within the wider commercial corridor of West Colorado Boulevard. The motel provides lodging for visitors in the area, which helps to increase traffic to surrounding retail and restaurant uses. As the Project Site entrance and exit for Interstate, it provides convenient access for customers of the Project Site to access both the surrounding neighborhood, and wider parts of the area.
20. **The Commission finds 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 Title 22 (Planning and Zoning) of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project will not involve any physical alterations or modifications to any structures and will continue to operate as it currently exists. The Project is located within three existing buildings. The Project is a commercial lodging use which is compatible with the other uses located within the wider commercial corridor of West Colorado Boulevard. The existing driveways accommodate the traffic from the Project without a need for modifications. The existing parking areas with 20 parking spaces exceeds the minimum required parking space amount for the use. The Project has operated for over 25 years.
21. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site has access from via East Colorado Boulevard, an 84-foot-wide Major Highway as designated on the County Master Plan of Highways. Secondary access to the Project Site will be via an entrance/exit on East Walnut Street, a 36-foot-wide public street to the northeast. The Project is located within three existing buildings. Approval of this Project does not include any new improvements or expansions at the Project Site.
22. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

### ENVIRONMENTAL FINDINGS

23. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project consists of the continued use and maintenance of an existing motel with no development or expansion beyond what is existing. The Project is not on a scenic highway or a hazardous waste site, is not known

to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) “Unusual Circumstances” or Significant Effects: The Project is for the continued operation of a motel with no expansion. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to DTSC’s EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the California Department of Health Services. Finally, the Project Site is not included in any Water Board’s list of solid waste disposal sites, list of “active” orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

Furthermore, while the age of the subject buildings the motel operates within are more than 40 years old, the continued operation of the motel will not affect the building in any way.

### **ADMINISTRATIVE FINDINGS**

**24. LOCATION OF DOCUMENTS.** 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 LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Foothills Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION  
CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.
- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2021006454**, subject to the attached conditions.

**ACTION DATE:**

**VOTE:**

Concurring:

Dissenting:

Abstaining:

Absent:

MRB:SD

August 8, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-000133-(5)  
CONDITIONAL USE PERMIT NO. RPPL2021006454

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit (“CUP”) for the continued operation and maintenance of a 17-unit motel and accompanying manager’s unit subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, 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 Los Angeles County ("County") Department of Regional Planning (“LA County 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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
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 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
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 make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on August 21, 2039.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the motel and satisfaction of Condition No. 2 shall be considered use of this grant.
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. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,528.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA

County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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 ("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, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, 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.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing **a digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **October 21, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

**PROJECT SITE-SPECIFIC CONDITIONS**

19. This grant shall authorize the continued operation of the 17-unit motel and manager's unit.
20. The Permittee shall provide vehicle parking as required by the County Code, calculated at a parking ratio of one space per guest room, and two covered spaces for the manager's apartment. The motel has 17 rental units, and one manager's unit, which requires 17 spaces plus two covered spaces, for a total of 19.

If the motel substantially changes its mode or character of operation or if the Permittee changes the use or occupancy or otherwise modifies the subject property so as to provide less parking than the minimum requirement, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

## EXHIBIT E: APPLICANT'S FINDINGS

### CONDITIONAL USE PERMIT BURDEN OF PROOF

#### Criteria A:

The motel area is separated from the residential area located to the west side and north side of the apartment triplex and freeway. The apartment triplex provides a shield from the residents that live in the area in case there is unnecessary noise emitting from the site that will most likely be over powered by the freeway noise. In site maintenance and cleaning removes the need of having extra circulation on the site reducing the co2 emitted in the surrounding air and vehicular noise. The majority of check in's to the motel are done during the evening. This creates a separation of the people that work during the day in the surrounding area. The contact with the guest checking out on the morning and the people that work in the area is very minimal since the guests are heading out of the area. The guests that stay on the area either get something quick from liquor store across the street, get gas for the car across the street, or breakfast also across the street helping the economy on the area.

Since this not a new project the property valuation should stay the same. Site cleaning and land scape maintenance is done regularly. This should help to maintain the property valuation.

#### Criteria B:

Currently the site is composed of an odd shape, but the hotel and the apartment triplex it has been designed in a way that takes as much advantage of the site. The irregular shape of lot creates many triangular slope yard areas. The large landscaping yard is at the back close to back street and next to freeway. The Los Angeles County General Plan designation for this site was Low-Density Residential (DU/AC). The intent of this designation was to maintain the character of existing low density residential neighborhoods and to provide additional areas to accommodate future market demand. This is clearly achieved by the scale and the architecture design elements that provide home feeling and complement the surrounding neighborhood.

#### Criteria C:

The motel is situated in the perfect location for traveling guest next to the freeway. The 210 Freeway exit is within 100 yards of Colorado Blvd in which the Motel is situated to the side. The infrastructure of roadways and the freeways around the motel property provide the perfect width for the surrounding circulation. The existing motel circulation allows the guest to have smooth transition when coming in to the motel because there is a two way path.



## PROPOSED ENVIRONMENTAL DETERMINATION

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DETERMINATION DATE:	August 21, 2024
PROJECT NUMBER:	PRJ2024-000133-(5)
PERMIT NUMBER(S):	Conditional Use Permit (“CUP”) RPPL2021006454
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	3853 East Colorado Boulevard, East Pasadena
OWNER:	Pi O Jan Trust and Vincent Tong
APPLICANT:	Pi O Jan Trust and Vincent Tong
CASE PLANNER:	Sean Donnelly, AICP, Senior Planner sdonnelly@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section (15301) because the Project consists of the continued use and maintenance of an existing 17-unit motel and associated manager’s unit, with no development or expansion beyond what is existing. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) “Unusual Circumstances” or Significant Effects: The Project is for the continued operation of a motel with no expansion. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the

California Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the California Department of Health Services. Finally, the project site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).

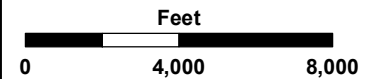
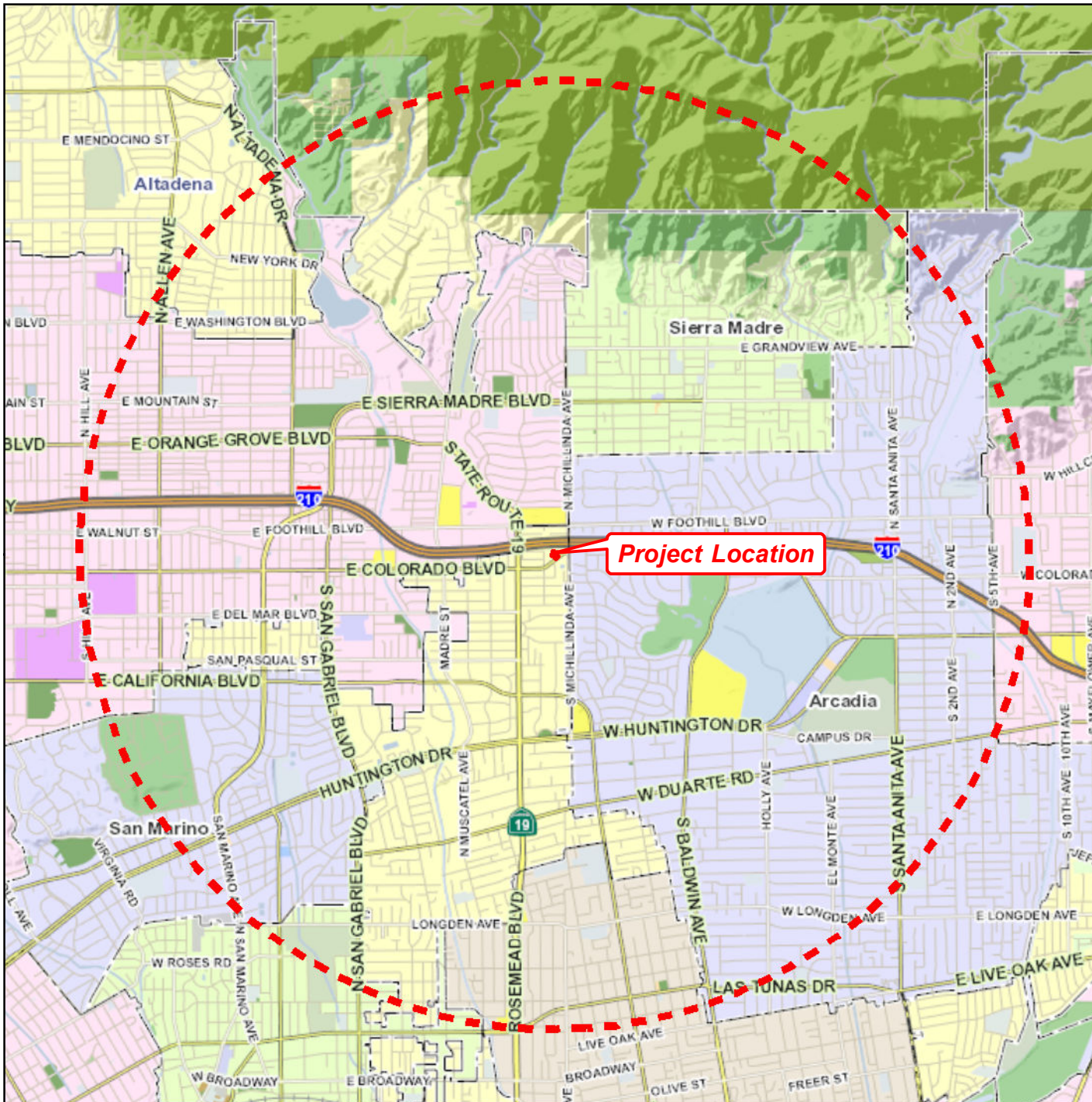
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Furthermore, while the age of the subject buildings the motel operates within are more than 40 years old, the continued operation of the motel will not affect the building in any way.

# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-000133

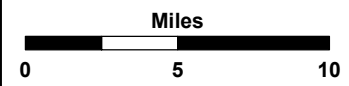
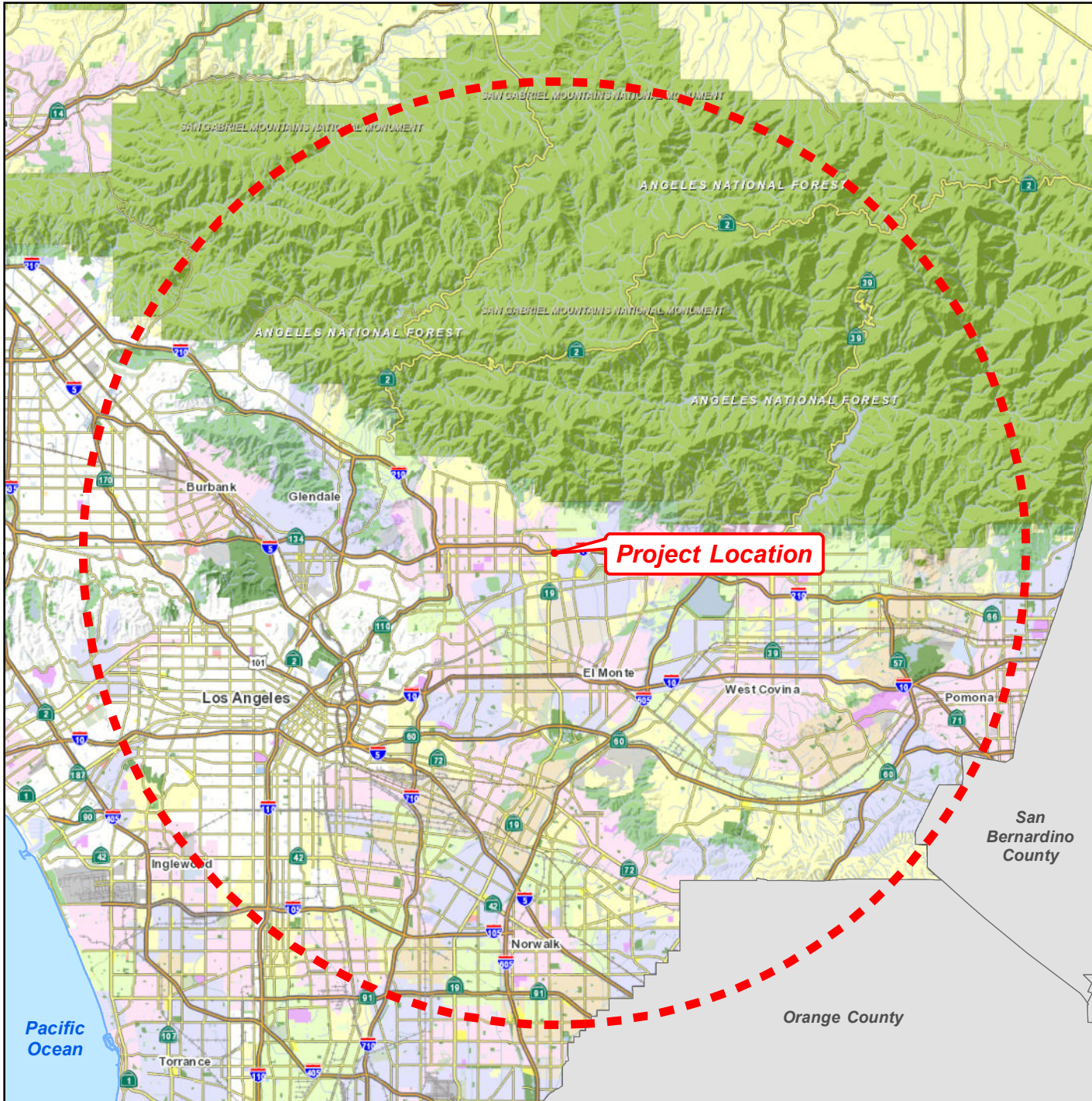
CUP RPPL2021006454



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**20-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2024-000133  
CUP RPPL2021006454



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



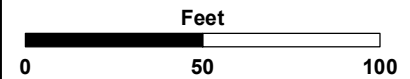
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000133

CUP RPPL2021006454

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023



LA COUNTY  
**PLANNING**

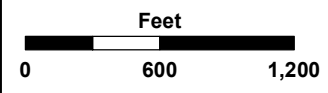
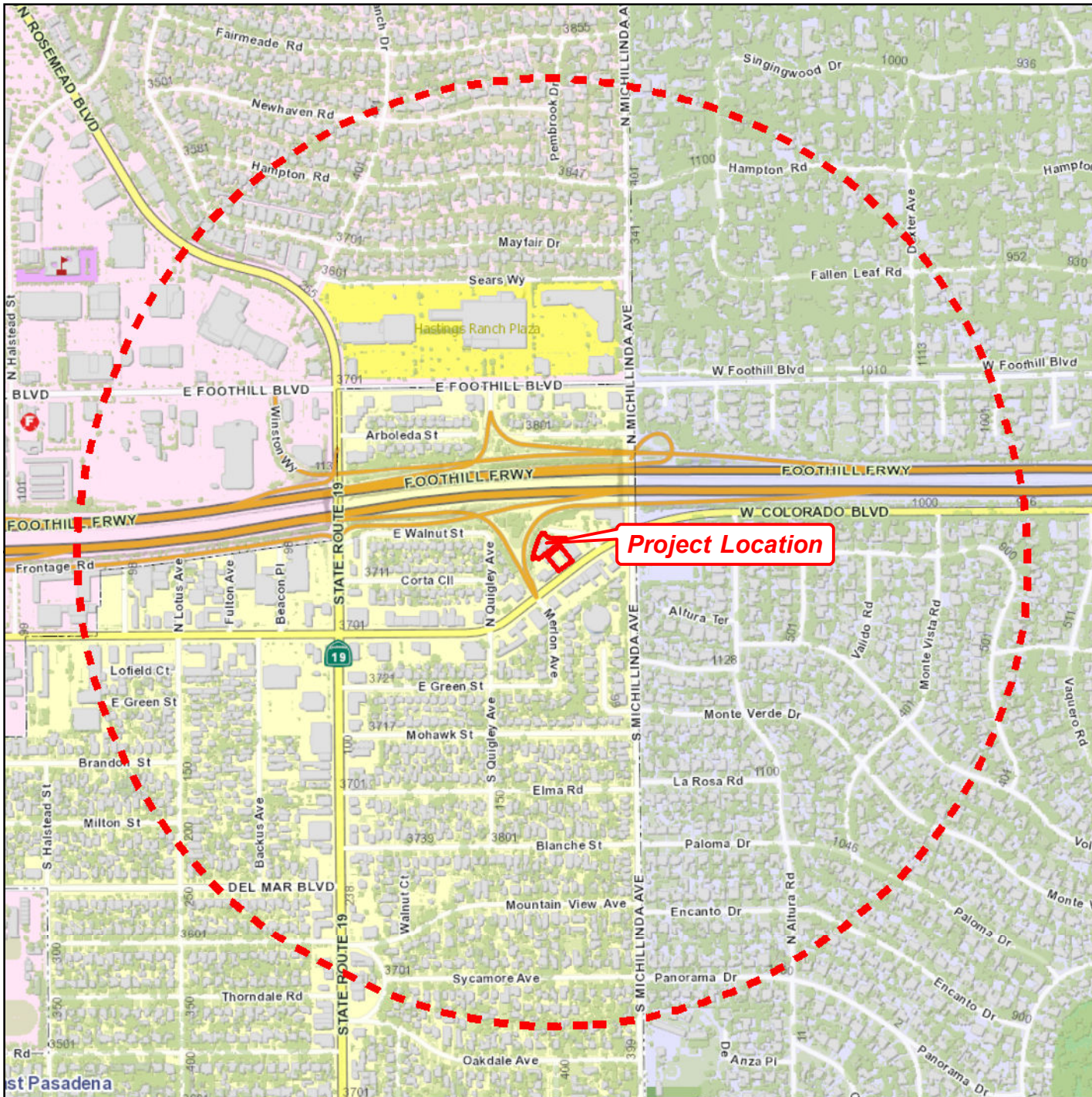
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-000133

CUP RPPL2021006454






LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012

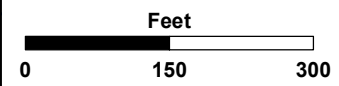
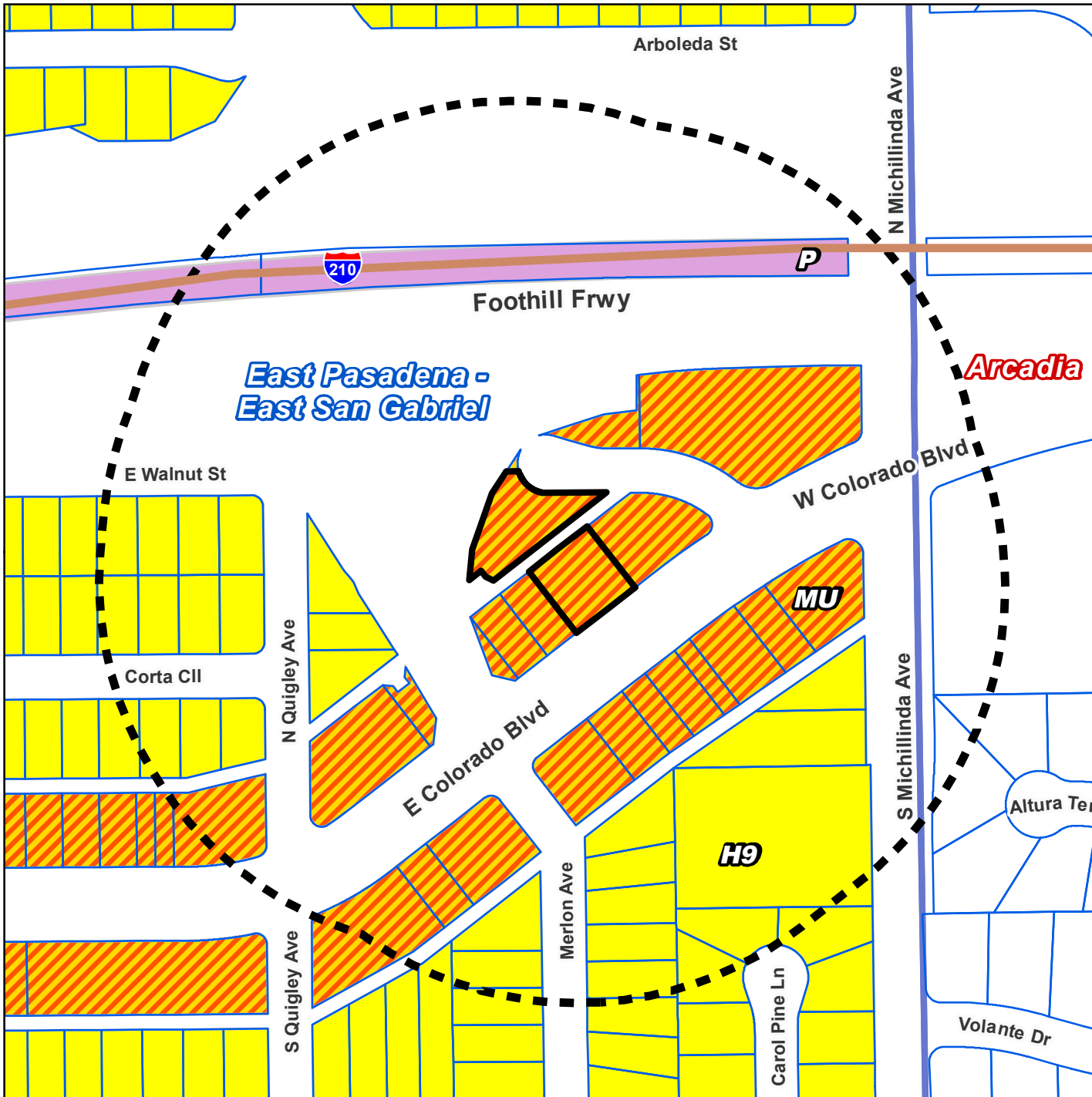
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000133

CUP RPPL2021006454

-  H9 - Residential 9
-  MU - Mixed Use
-  P - Public and Semi-Public







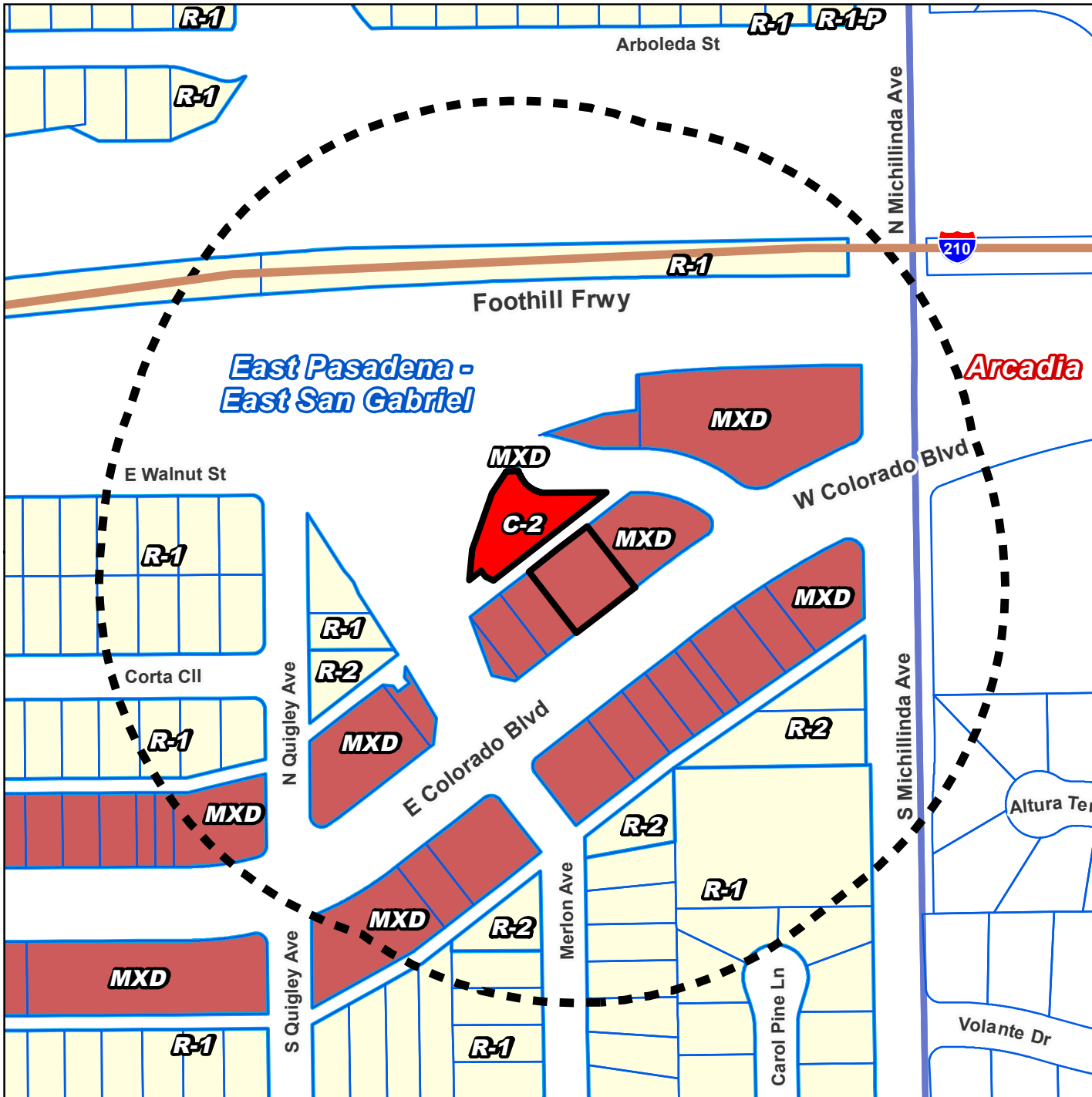
**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# ZONING

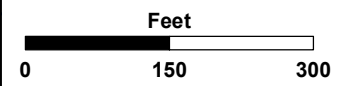
**500-FOOT RADIUS MAP**  
 PROJECT NO. PRJ2024-000133  
 CUP RPPL2021006454

-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  C-2 - Neighborhood Business
-  MXD - Mixed Use Development



*East Pasadena - East San Gabriel*

*Arcadia*



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012





3853 E. COLORADO BLVD.  
PASADENA, CA 91107

EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS

