

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: December 4, 2025

HEARING DATE: December 16, 2025                      AGENDA ITEM: 9

PROJECT NUMBER: PRJ2025-000279-(2)

PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2025000390

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 5005 S. La Brea Avenue, Ladera Heights/View Park – Windsor Hills

OWNER: Kevin L. Pickett

APPLICANT: Kevin L. Pickett

CASE PLANNER: Susan Zermeno, Senior Planner  
szermeno@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 PRJ2025-000279-(2), CUP Number RPPL2025000390, 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 motions:

### **CEQA:**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE CONDITIONAL PERMIT NUMBER RPPL2025000390 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement Requested**

- A CUP to authorize the continued operation and maintenance of an existing 28-unit motel in the C-1 (Restricted Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zone).

**B. Project**

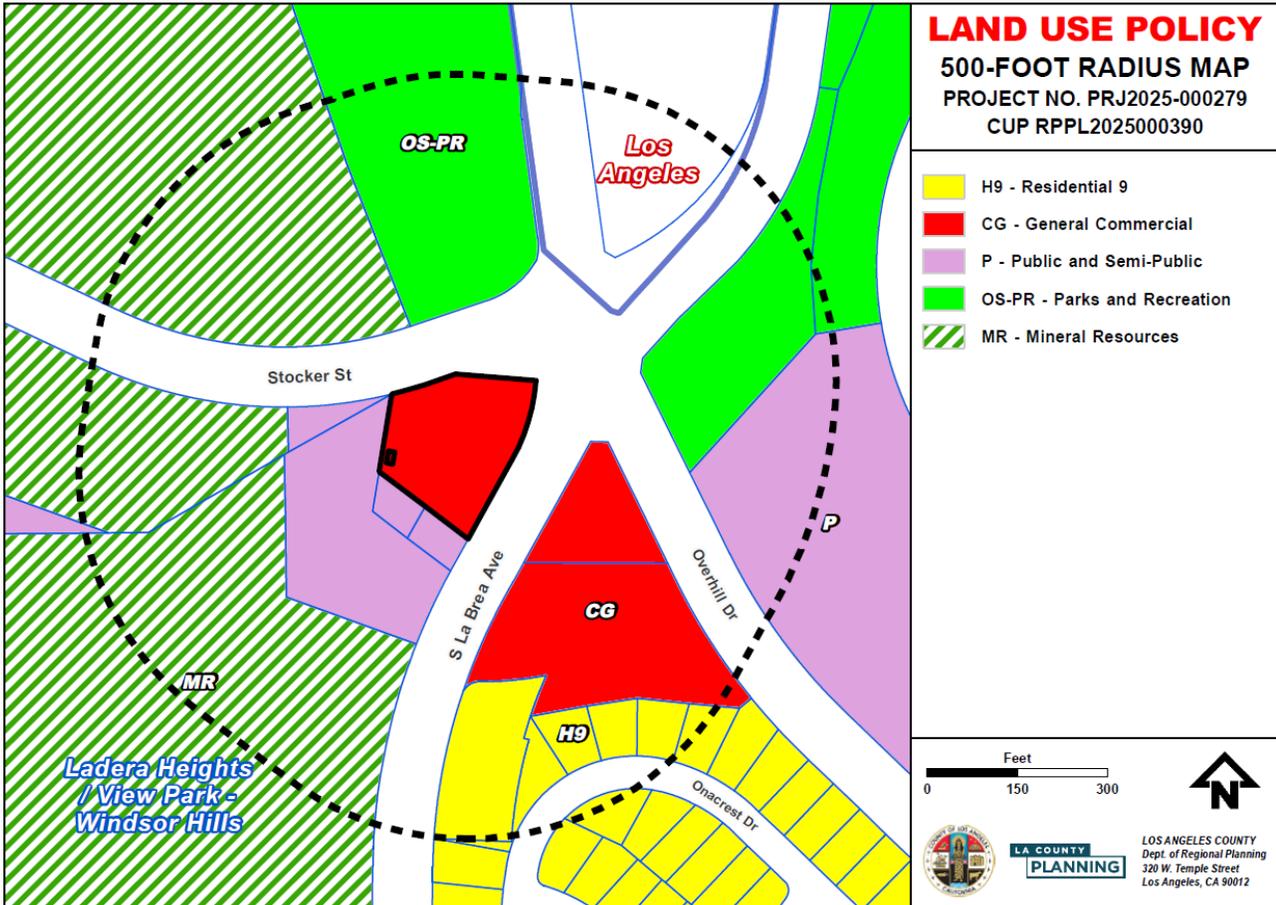
The applicant, Kevin L. Pickett, requests a CUP to allow for the continued operation of an existing 28-unit motel (“Summit Motel”) located at 5005 South La Brea Avenue in the unincorporated Ladera Heights/View Parking – Windsor Hills community (“Project Site”). Summit motel has been in continuous operation since its establishment in 1948. The motel provides an accessible lodging option that supports local commerce by accommodating visitors who visit nearby establishments or residences. The motel’s continued operation maintains the existing land use. The applicant is not proposing any expansion or modifications to the Project Site. There are 56 vehicle parking spaces onsite of which 33 vehicle parking spaces are allocated for the motel. Ordinance 10,826, which became effective on February 8, 1974, required a CUP to operate a motel in zones, C-H, C-1, C-2, C-3, C-M, C-R, and R-R. The Project Site was rezoned to C-1 (Restricted Commercial) in October 6, 2015 with the approval of the 2035 General Plan. Other uses on the property that are not part of this CUP review include retail shops in an adjacent 5,127 square foot building approved in 1992, a wireless communications facility approved in 1997 and an existing billboard approved in 1967.

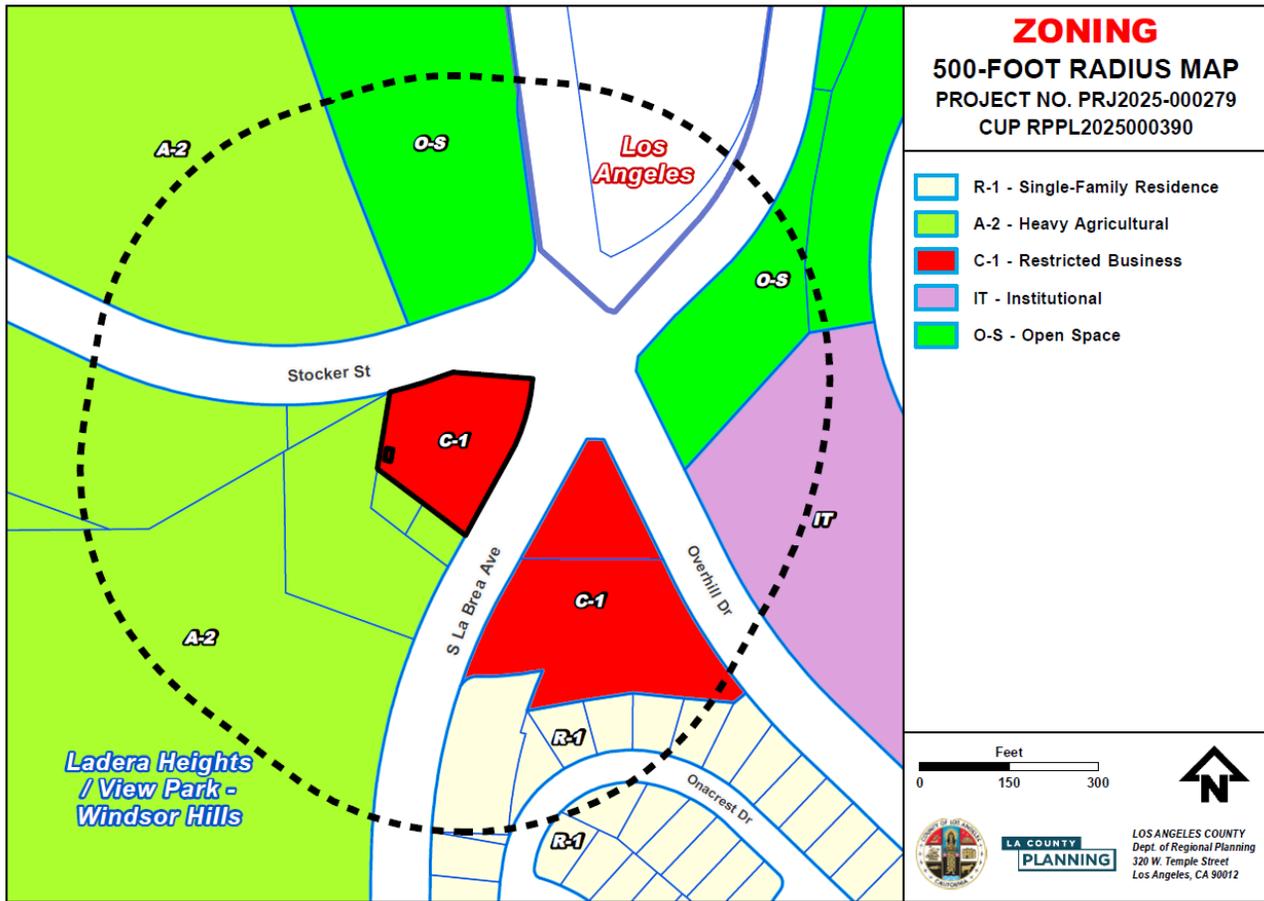
**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	GENERAL PLAN 2035 LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	CG- (General Commercial)	C-1 (Restricted Commercial)	Subject Motel
NORTH	OS-PR (Parks and Recreations)	O-S (Open Space) and A-2 (Heavy Agricultural)	State Recreation
EAST	CG OS-PR H9 (Residential 9)	C-1 (Restricted Commercial), O-S, and R-1 (Single-family Residences)	Retail spaces, County Recreation Park, and Single-family residences
SOUTH	MR (Mineral Resources) and P (Public and Semi-Public)	A-2	Oil Wells and Public Utilities Substation
WEST	MR and P	A-2	Oil Wells and Public Utilities Substation

\*Note: On April 11, 2025, the Westside Area Plan, a component of the General Plan became effective. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning and regulations in effect at the time it was submitted on November 11, 2024.





**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2015-0043Z	C-1	November 5, 2015
2000-0057Z	CPD	September 26, 2000
6431	C4	March 30, 1954
1495_1	Zone 7 (Unrestricted)	September 12, 1947

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
CUP-88368-21311	A CUP was denied for the expansion from 28 to 61 units.	December 13, 1989
CUP 97-129 (on Project site, but not part of the	CUP to authorize the construction, operation,	December 16, 1997

motel) *Note: this CUP has had subsequent approvals thereafter.	and maintenance of an unmanned wireless telecommunication facility in the C-3 (Unlimited Commercial) Zone	
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**ANALYSIS**

**A. Land Use Compatibility**

The Project site is designated CG (General Commercial) in the Los Angeles County General Plan (“General Plan”). This land use designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services. The surrounding area consists of a mix of open space, commercial, and public and semi-public uses. The motel provides an accessible lodging option that supports local commerce by accommodating visitors who visit nearby establishments or residences. The motel’s continued operation maintains the existing land use pattern and does not introduce new or intensified uses that could disrupt the surrounding community. The motel is not expanding or plans any major modifications, ensuring that the motel’s scale and use will continue to be consistent with its current operations. The motel is approximately 5.5 miles away from Los Angeles International Airport (LAX) which provides lodging accommodation for visitors in the area, which helps to increase business at surrounding retail and restaurant uses. Given its long-standing operation, the motel has demonstrated its ability to co-exist with neighboring properties without adversely affecting the character of functionality of the community.

**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 has been operating since 1948, the continued of the motel provides a valuable lodging option that meets the needs of travelers, visitors and temporary workers to the area. The motel offers a convenient and accessible place to play. This is particularly beneficial for those visiting family members in the neighborhood, conducting business locally, or passing through the area. The motel’s long-standing presence has contributed to the local economy by supporting nearby businesses, such as restaurants, retails shops, and service providers, which benefit from motel guests.

The Project’s location along South La Brea Avenue and Stocker Street provides easy access to major roadways and public transportation, enhancing its convenience for guests without adding significant traffic congestion. Furthermore, the Project is situated at a five-point intersection that allows for accessibility to various uses throughout the region. The site’s design, which includes 33 parking spaces for the motel and 23 parking spaces for the retail, ensures that guest parking does not overflow into adjacent properties or

public streets. Egress and ingress into the project site is from South La Brea only, which allows for the flow of traffic into the site.

### **C. Design Compatibility**

The Project is located within an existing building. The applicant is not proposing any new improvements or expansions. The building is a one-story structure with vehicle parking spaces located at the rear of the lot. Visibility of the vehicles parked at the motel cannot be seen from the street level and the motel entrance is buffered with an approximately three-foot-tall concrete masonry unit wall which separates the motel and retail shops.

### **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 County Code Section 22.158.050. 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, 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 28-unit motel with no new development or expansion. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the State Department of Toxic Substances Control's list of hazardous waste or clean up sites. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

1. The Department of Public Works did not require review of the Project because no new improvements were proposed.
2. The Fire Department, in a letter dated April 1, 2025, recommended that the Project proceed to public hearing.
3. The Department of Public Health, in a letter dated September 24, 2025, recommended that the Project proceed to public hearing.

4. The Los Angeles County Sheriff Department, in a letter dated November 6, 2025, recommended approval of the Conditional Use Permit.

**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: Elsa M. Rodriguez  
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report

Approved By: M. Glaser  
Mitch Glaser, Assistant Deputy Director

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**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence