



PROJECT NUMBER **HEARING DATE**
PRJ2025-000279-(2) December 16, 2025

REQUESTED ENTITLEMENT
Conditional Use Permit No. (“CUP”) NO.
RPPL2025000390

PROJECT SUMMARY

OWNER / APPLICANT

Kevin L. Pickett

MAP/EXHIBIT DATE

January 28, 2025

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing 28-unit, one-story motel, in the C-1 (Restricted Commercial) Zone. A total of 56 parking spaces are provided on site with 33 designated parking spaces for the subject motel. The parcel is approximately 1.07 acres, which encompasses a retail building of approximately 6,772 square feet and the motel of approximately 6,691 square feet.

LOCATION

5005 S. La Brea Avenue, Ladera Heights/View Park-Windsor Hills

ACCESS

South La Brea Avenue

ASSESSORS PARCEL NUMBERS

5009-006-011 and 5009-006-012

SITE AREA

1.07 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Baldwin Hills

PLANNING AREA

Westside

LAND USE DESIGNATION

CG - General Commercial

ZONE

C-1 (Restricted Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.20.030 (Land Use Regulations for Commercial Zones)

CASE PLANNER:

Susan Zermeno

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*Note: On March 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.