

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>B.1 Although the issue in the area is the relatively high cost of land for housing and community-serving uses. The property does provide access various social and physical environments/open spaces that are pedestrian-friendly and community• serving in walking distance of the Summit Motel, most notably, Stocker Corridor Trail Head and the 308-acres Kenneth Hahn state park featuring a Japanese garden, a workout course, athletic fields and scenic trails help to improve the social and physical environment of the community.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>There is no adverse affect on the health, peace, comfort or welfare from the Summit Motel on the neighborhood, because the character of the site is that it is in "walking distance from the motel to the motel rooms. The surrounding open space and mountain range that are pedestrian-friendly and community serving in walking distance of the motel, most notably, Stocker Corridor Trail Head, the 308- acres Kenneth Hahn State Park featuring a Japanese garden, a workout course, athletic fields and scenic trails, and the travel time by from the Summit Motel to the Baldwin Hills Scenic Overlook is 9 minutes by vehicle and 24 minutes by bicycle.</p>
<p>B.3 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.</p>
<p>The site consists of two legally defined parcels, which totals ±45,939 square feet (about half the area of a Manhattan city block) and is at street grade and has level/gently sloping topographyand is adequate in size and shape to accommodate parking, landscaping and other development.</p>

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

The site is adequately served by the 3-way intersection of Overhill Drive, Stocker Street, and La Brea Avenue. La Brea Avenue at the site is a primary feeder street with three lanes of traffic in each direction plus center turning lanes. Stocker Street at the site is a secondary arterial street with two lanes of traffic in each direction. This primary arterial provides access to other major streets in the neighborhood.