

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 8, 2025

HEARING DATE: May 20, 2025 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2021-002752-(4)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2021007440

SUPERVISORIAL DISTRICT: 4

PROJECT LOCATION: 8226 Santa Fe Avenue, Walnut Park

OWNER: Yogesh Kapoor

APPLICANT: Yogesh Kapoor

CASE PLANNER: Melissa Reyes, Principal Planner
MReyes2@planning.lacounty.gov

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 PRJ2021-002752-(4), CUP Number RPPL2021007440, 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 USE PERMIT NUMBER RPPL2021007440 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- CUP to authorize the continued operation and maintenance of an existing eight-unit motel and caretaker's residence in the C-3-CRS (Mixed Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

B. Project

The Project is the continued operation of an existing eight-unit motel and caretaker's residence located at 8226 Santa Fe Avenue ("Project Site"). The motel has been in continuous operation since its establishment in 1940, serving as a long-standing lodging option for travelers and visitors to the area. The motel, including the caretaker's unit, is 2,406 square feet in floor area. The applicant does not propose any expansions or major modifications, aside from the removal of an unpermitted carport. There are nine parking spaces on the Project Site and the Project is legally nonconforming with respect to landscaping, walls, and signage. The Project was previously authorized by CUP No. 200600341, which was approved on December 2, 2009, and expired on December 1, 2019.

A complete application was received prior to the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete application be subject to the zoning and regulations in effect at the time it was submitted.

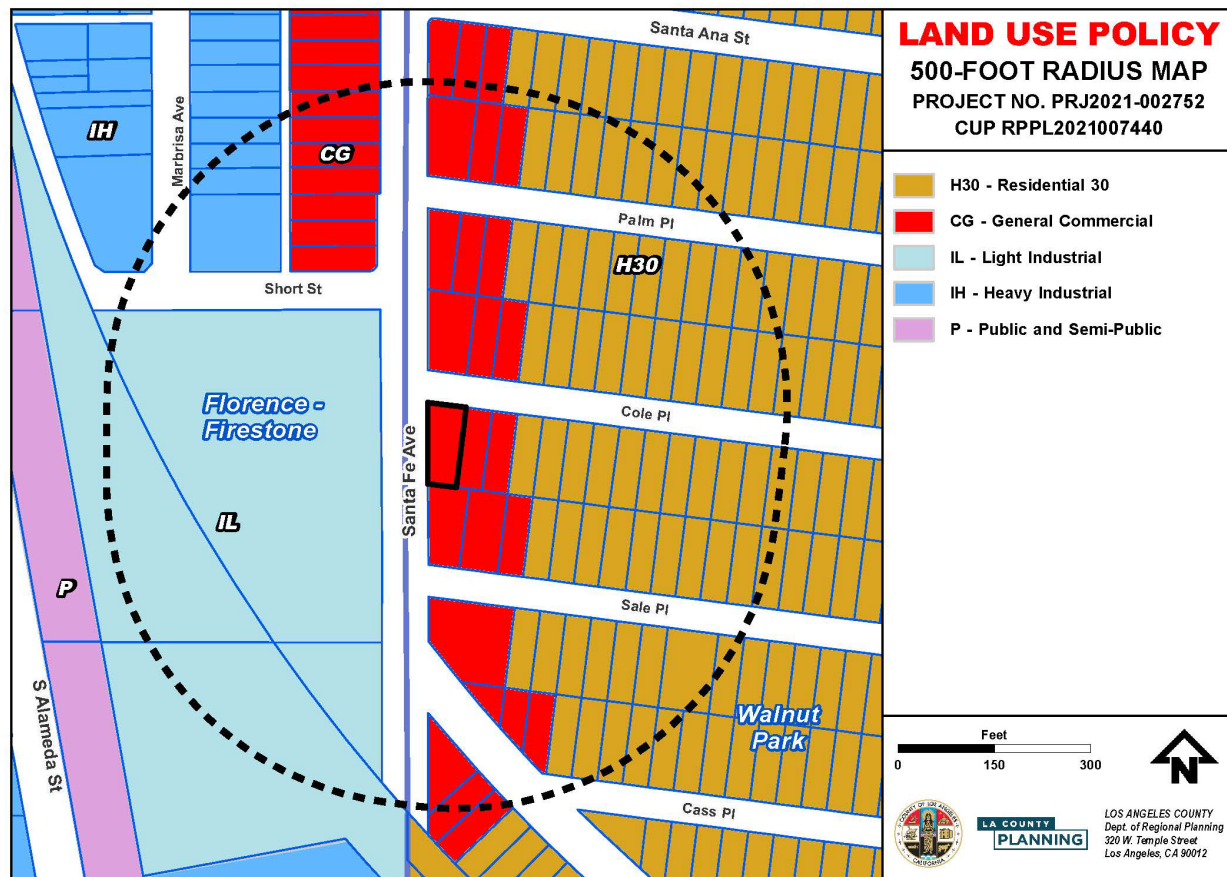
SUBJECT PROPERTY AND SURROUNDINGS

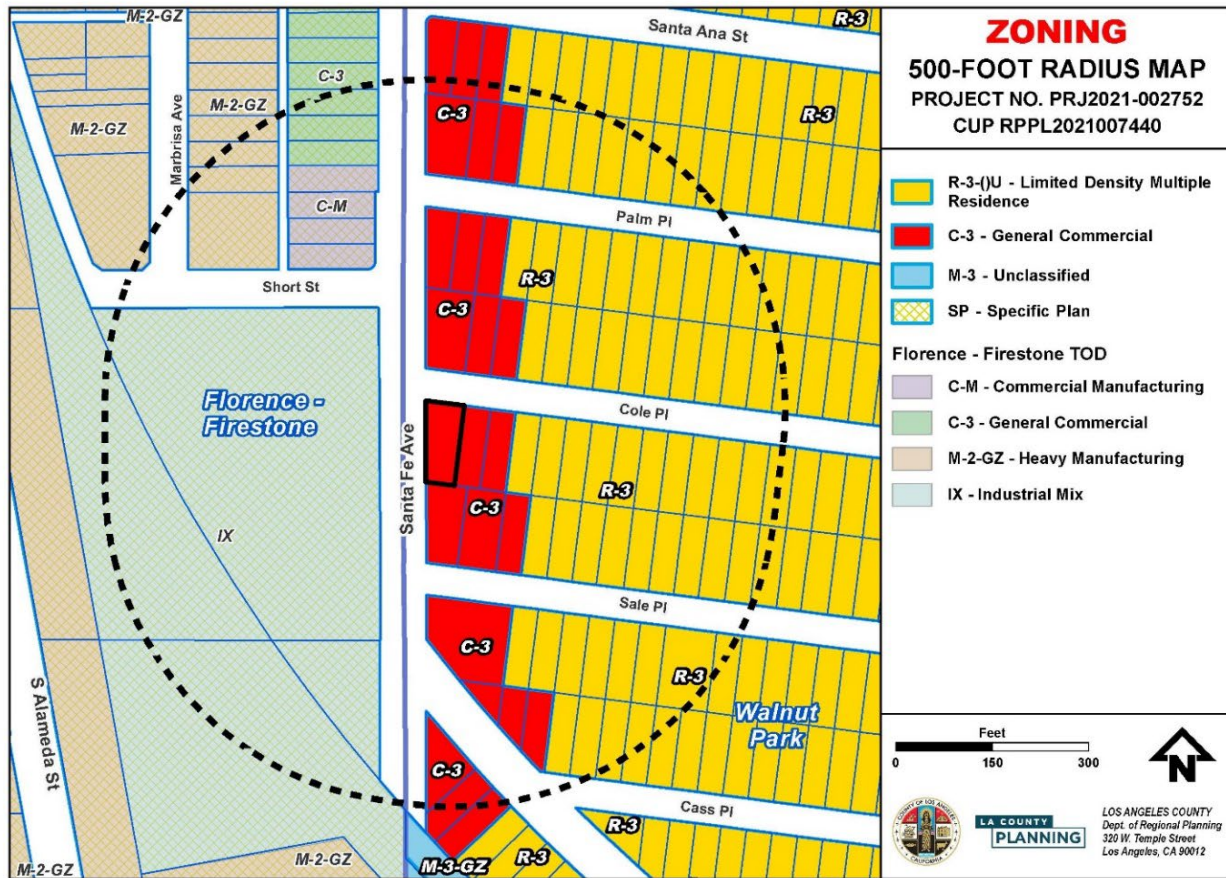
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3-CRS (Mixed Commercial)	Subject motel
NORTH	CG	C-3-CRS	Multifamily residences ("MFR") and single-family residences ("SFR")
EAST	H30 (Residential 30)	R-3-NR (NR Neighborhood Revitalization)	MFRs and SFRs
SOUTH	CG and H30	C-3-CRS	Markets and MFRs
WEST	IL (Light Industrial), P (Public and Semi- Public)	IX (Florence- Firestone Specific Plan: Industrial Mix)	Storage

* Note: Pursuant to 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 zoning and regulations in effect at the time it was submitted on July 15, 2021. The application for the Project was deemed complete prior to the adoption of the Metro Area Plan.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2024-0032	C-3 (General Commercial)	May 21, 2024
870161z	C-3-CRS (Mixed Commercial)	September 24, 1987
1494_1	Zone 7 (Unrestricted)	September 12, 1927

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP 200600341	CUP to authorize the continued operation and maintenance of an eight-unit motel and caretaker's residence	December 2, 2009

Business License Referrals	Business license referrals for a motel	July 11, 1979 October 15, 1981 April 5, 1982 May 3, 1989
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C. Violations

CASE NO.	VIOLATION	CLOSED
RPCE2020004541	Motel maintained on the property without a CUP	January 6, 2022, because this CUP application was submitted
RPZPE2015000052	Violations of CUP conditions	March 9, 2016
06-0025774	Motel maintained on the property without a CUP	May 1, 2008, because CUP No. 200600341 was approved

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 commercial, residential, and industrial 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. Additionally, the applicant does not propose any expansions or major modifications, ensuring that the motel's scale and use will continue to be consistent with its current operations. The unpermitted carport currently does not comply with the required dimensions for standard parking spaces or compact parking spaces and the applicant agreed to remove it. The motel provides lodging accommodations 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 coexist with neighboring properties without adversely affecting the character or 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, apart from the removal of an unpermitted carport. The Project has been operating since 1940 and was previously approved by CUP No. 200600341 on December 2, 2009. The continued operation of the motel provides a valuable lodging option that meets the needs of travelers, temporary workers, and visitors to the area. The motel offers a convenient and accessible place to stay. 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, industrial operations, retail shops, and service providers, which benefit from motel guests. Additionally, the motel serves as an option for short-term stays, reducing the demand for informal or unauthorized lodging arrangements that could otherwise impact residential neighborhoods.

The Project's location along Santa Fe Avenue provides easy access to major roadways and public transportation, enhancing its convenience for guests without adding significant traffic congestion. Furthermore, the motel serves as a transitional use between the commercial and residential properties on the east side of Santa Fe Avenue and the industrial properties on the west side of Santa Fe Avenue, offering a buffer that minimizes land use conflicts. The site's design, which includes nine on-site parking spaces, ensures that guest parking does not overflow into adjacent properties or public streets. With no proposed expansion or intensification of use, the motel will continue to operate at its historical capacity, minimizing any additional potential neighborhood impacts. The removal of the unpermitted carport further ensures compliance with the County Code, maintaining orderly development and preserving the character of the surrounding area.

The Los Angeles County Sheriff's Department ("Sheriff's Department"), Century Station, submitted correspondence recommending approval of this CUP. The Sheriff's Department reviewed a five-year history for calls for service and 50 calls for service were generated at the Project Site. According to the Sheriff's Department, the calls for service at the location were reflective of the surrounding community and they had no reason to recommend denial of this CUP.

C. Design Compatibility

The Project is located within an existing building. The applicant is not proposing any new improvements or expansions, apart from the removal of an unpermitted carport. The structures used by the Project have existed on the Project Site since 1940.

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 Section 22.158.050 (Findings and Decisions). 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 eight-unit motel and caretaker's residence with no new development or expansion, apart from the removal of an unpermitted carport. 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, in a letter dated January 30, 2025, recommended that the Project proceed to a public hearing.
2. The Fire Department, in a letter dated January 6, 2025, recommended that the Project proceed to a public hearing.
3. The Department of Public Health, in a letter dated January 29, 2025, recommended that the Project proceed to a public hearing.
4. The Sheriff's Department, in a letter received on March 4, 2025, recommended approval of this CUP. The Sheriff's Department reviewed a five-year history for calls for service and 50 calls for service were generated at the Project Site. According to the Sheriff's Department, the calls for service at the location were reflective of the surrounding community and they had no reason to recommend denial of this CUP.

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.

Report
Reviewed By: Elsa M. Rodriguez
Elsa M. Rodriguez, Acting Supervising Regional Planner

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

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



A-1
MOTEL

DESCRIPTION:

[illegible]

SP-1



STANDARD SPACES	8 SPACES
ADA PARKING	1 SPACE

AREA CALCULATIONS

BUILDING AREA:	2,406.72 SQ. FT.
LANDSCAPED AREA:	595 SQ. FT.
TOTAL SITE AREA:	7,000.63 SQ. FT.

SUBJECT PREMISE:	34.37%
LANDSCAPING:	8.5%

PROJECT:

A-1
MOTEL
8226 SANTA FE AVE. HUNTINGTON PARK, CA 90255

DESCRIPTION:

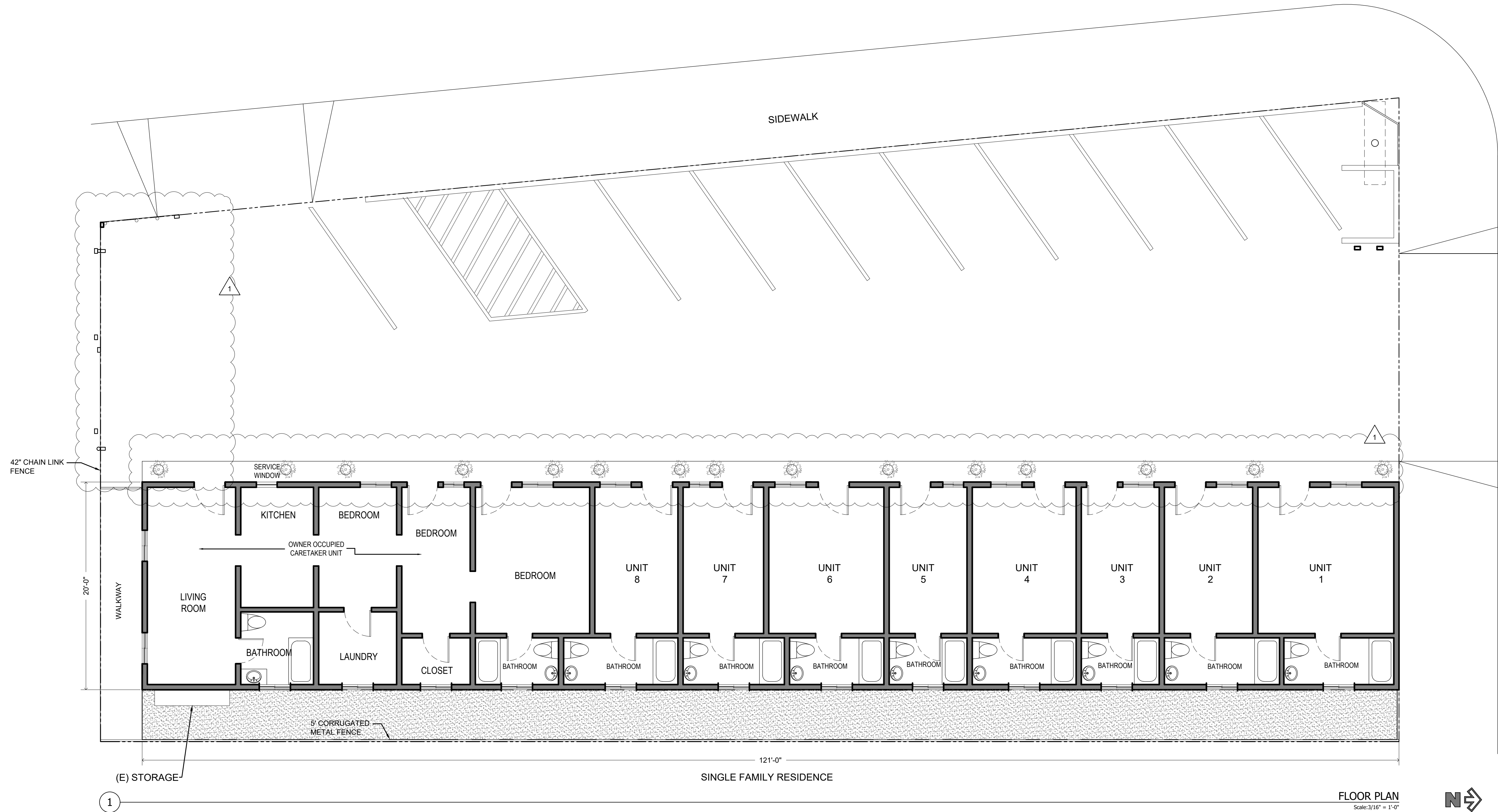
FLOOR PLAN

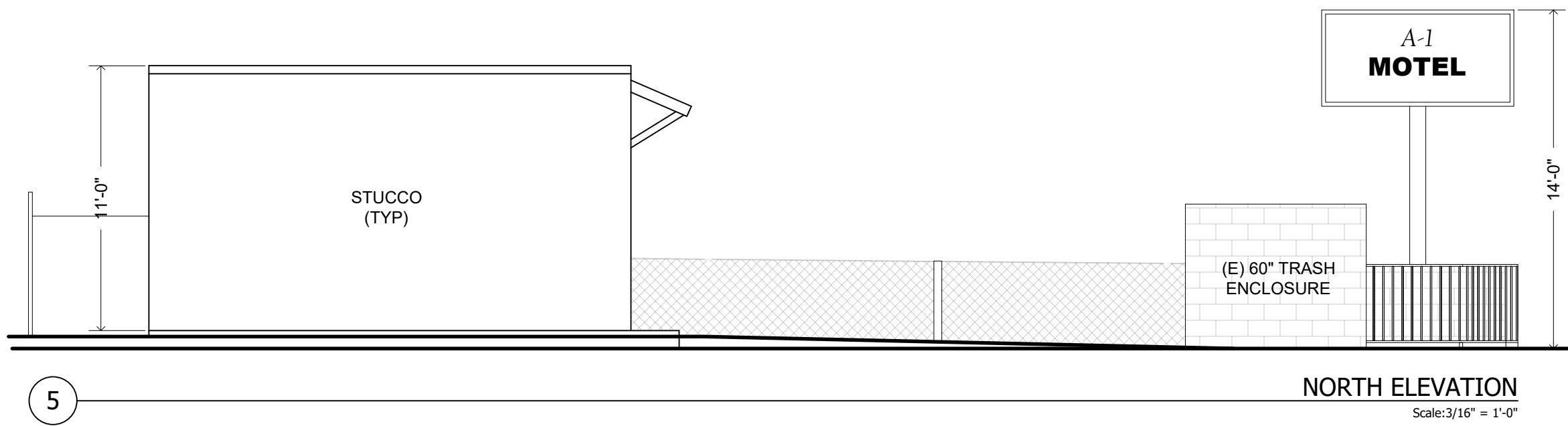
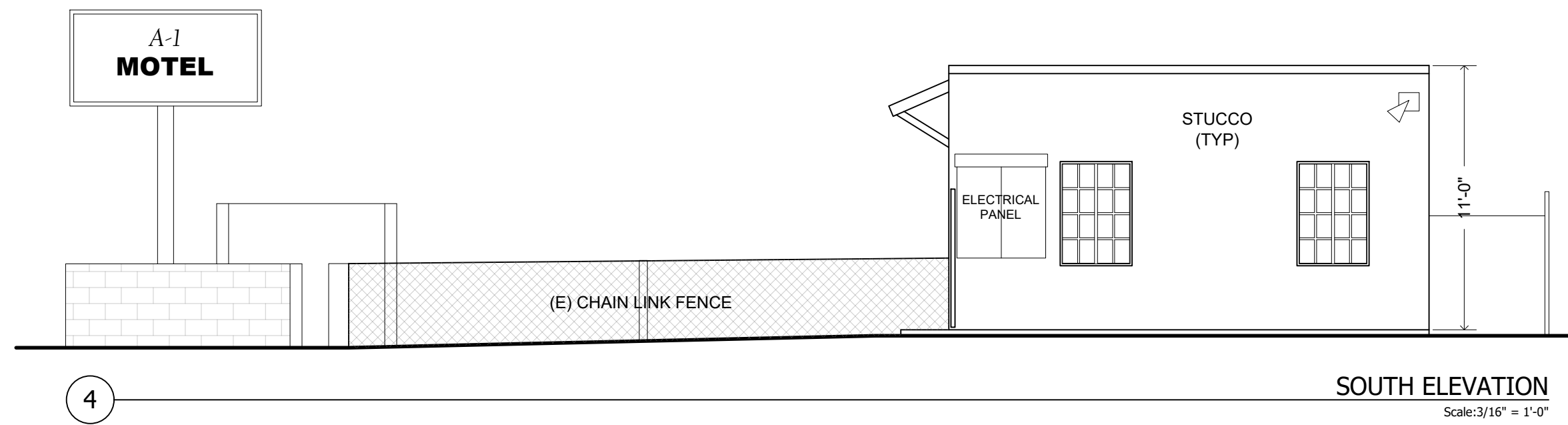
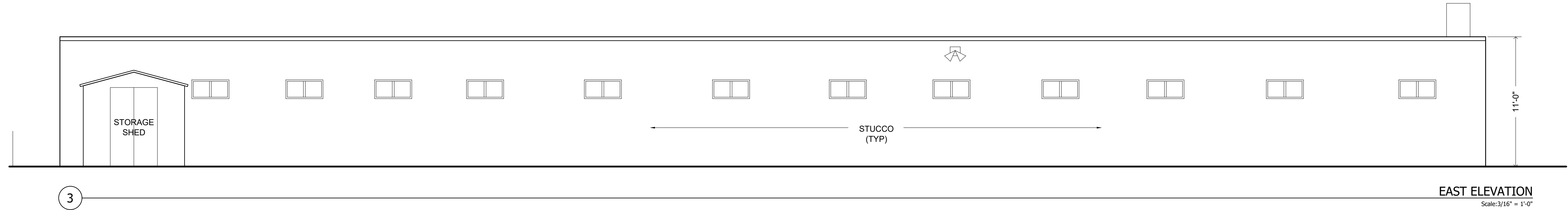
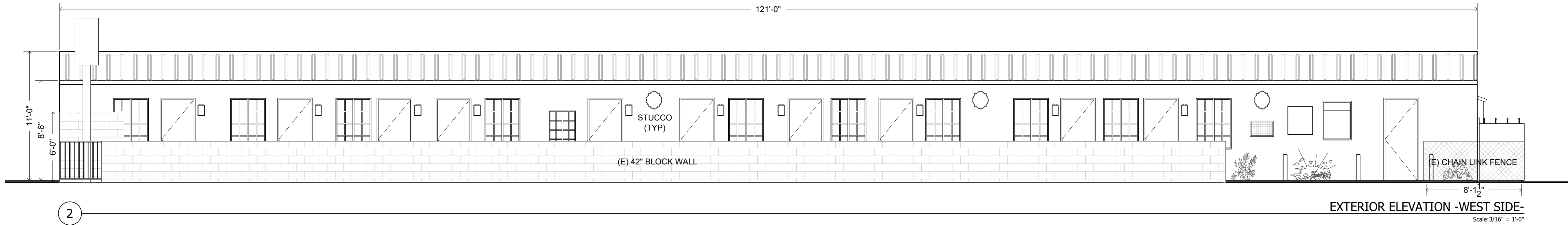
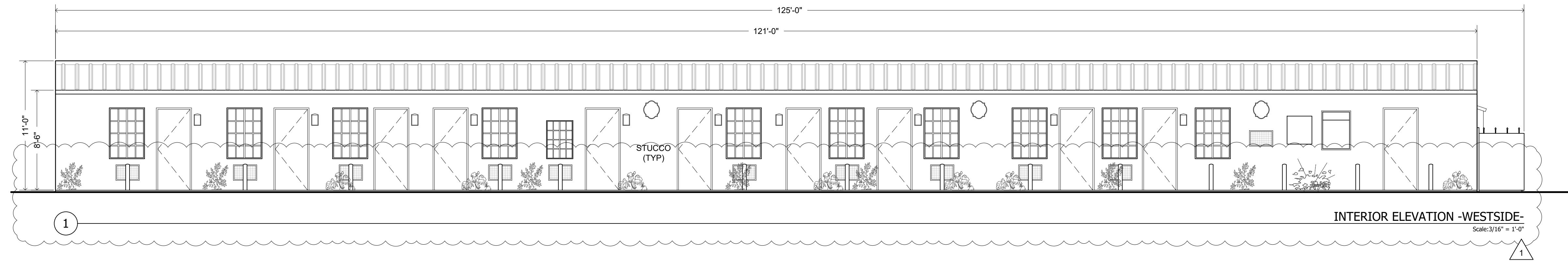
REVISIONS:

1	10-30-24	PLANNING

SHEET:

A-1





REVISIONS:		
1	10-30-24	PLANNING



PROJECT NUMBER
PRJ2021-002752-(4)

HEARING DATE
May 20, 2025

REQUESTED ENTITLEMENT
Conditional Use Permit (“CUP”) No.
RPPL2021007440

PROJECT SUMMARY

OWNER / APPLICANT

Yogesh Kapoor

MAP/EXHIBIT DATE

October 30, 2024

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing eight-unit motel and caretaker’s residence in the C-3-CRS (Mixed Commercial) Zone. A total of nine parking spaces are provided, including one designated accessible parking space. The Project was previously approved by RCUP-200600341 on December 2, 2009, which expired on December 1, 2019.

LOCATION

8226 Santa Fe Avenue, Walnut Park

ACCESS

Santa Fe Avenue and Cole Place

ASSESSORS PARCEL NUMBER

6202-026-020

SITE AREA

0.15 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035
Walnut Park Neighborhood Plan *

ZONED DISTRICT

Walnut Park

PLANNING AREA

Metro

LAND USE DESIGNATION

CG (General Commercial) *

ZONE

C-3-CRS (Mixed Commercial) *

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Walnut Park *

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)
 - Chapter 22.346 (Walnut Park Community Standards District)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 204-9945

E-MAIL ADDRESS:

Mreyes2@planning.lacounty.gov

* Note: Pursuant to 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 zoning and regulations in effect at the time it was submitted on July 15, 2021. The application for the Project was deemed complete prior to the adoption of the Metro Area Plan.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-002752
CONDITIONAL USE PERMIT NO. RPPL2021007440

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2021007440** ("CUP") on May 20, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Yogesh Kapoor ("Permittee"), requests the CUP to authorize the continued operation and maintenance of a motel ("Project") on a property located at 8226 Santa Fe Avenue in the unincorporated community of Walnut Park ("Project Site") in the C-3-CRS (Mixed Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones) and County Code Chapter 22.346 (Walnut Park Community Standards District ("CSD")). A complete application was received prior to the adoption of the Metro Area Plan, which repealed the CSD and changed the zoning of the Project Site. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete application be subject to the zoning and regulations in effect at the time it was submitted.
4. **ENTITLEMENT REQUIRED.** The CUP is a request to authorize the continued operation and maintenance of a motel in the C-3-CRS Zone pursuant to County Code Section 22.02.030 (Land Use Regulations for Commercial Zones). A complete application was received prior to the adoption of the Metro Area Plan, which changed the zoning of the Project Site. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete application be subject to the zoning and regulations in effect at the time it was submitted.
5. **LOCATION.** The Project is located at 8226 Santa Fe Avenue within the Walnut Park Zoned District and Metro Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
CUP 200600341	CUP to authorize the continued operation and maintenance of an eight-unit motel and caretaker's residence	December 2, 2009

Business License Referrals	Business license referrals for a motel	July 11, 1979 October 15, 1981 April 5, 1982 May 3, 1989
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7. **LAND USE DESIGNATION.** The Project Site is located within the CG (Commercial General) land use designation of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Walnut Park Zoned District and was zoned C-3-CRS at the time the complete application was received. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones), a CUP is required for motels.
9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY *	ZONING *	EXISTING USES
NORTH	CG (General Commercial)	C-3-CRS (Mixed Commercial)	Multifamily residences ("MFR") and single-family residences ("SFR")
EAST	H30 (Residential 30)	R-3-NR (NR Neighborhood Revitalization)	MFRs and SFRs
SOUTH	CG and H30	C-3-CRS	Market and MFRs
WEST	IL (Light Industrial), P (Public and Semi-Public)	IX (Florence-Firestone Specific Plan: Industrial Mix)	Storage

* Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on July 15, 2021. The application for the Project was deemed complete prior to the adoption of the Metro Area Plan.

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 0.15 acre in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with the subject motel.

B. Site Access

The Project Site is accessible via Santa Fe Avenue to the west. Primary access to the Project Site will be via an entrance on Cole Place and an exit on Santa Fe Avenue.

C. Site Plan

The Project consists of a 2,406-square-foot building with eight standard parking spaces and one parking space accessible to people with disabilities in accordance with the Americans with Disabilities Act (“ADA”). The floor plan depicts an existing motel with eight units and a caretaker’s unit.

D. Parking

The Project provides a total of nine vehicle parking spaces, one of which is accessible to people with disabilities in accordance with the ADA. Access to the parking lot is via an entrance along Cole Place and an exit along Santa Fe Avenue.

11. CEQA DETERMINATION.

Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is to permit the continued operation and maintenance of an existing eight-unit motel and caretaker’s residence, with negligible or no expansion of use, apart from the removal of an unpermitted carport.

12. COMMUNITY OUTREACH. Prior to the publication of the Report to the Hearing Officer dated May 8, 2025, Staff was unaware of community outreach.

13. PUBLIC COMMENTS. Prior to the publication of the Report the Hearing Officer dated May 8, 2025, Staff received no public comments.

14. AGENCY RECOMMENDATIONS.

A. County Department of Public Works: Recommended clearance to public hearing in a letter dated January 30, 2025.

B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated January 6, 2025.

C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated January 29, 2025.

D. Sheriff’s Department: Recommended approval in a letter received on January 13, 2025.

15. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper [The Sentinel and Daily News], and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On April 2, 2025, a total of 100 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 500-foot radius

from the Project Site, as well as five notices to those on the courtesy mailing list for the Walnut Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the CG land use designation is intended for local-serving commercial uses, including retail stores, restaurants, and personal and professional services, such as a motel. The Hearing Officer further finds that the Project supports the local economy because the motel provides overnight accommodations in the Walnut Park community.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with 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.*

This Project is consistent with Goal LU5, which seeks to provide a mix of land uses, services, and amenities. The motel contributes to a mix of uses by offering short-term rental options to visitors of the area.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

This Project is consistent with Policy LU 5.2, which encourages a diversity of commercial and retail services. The Project maintains the variety of uses available by providing lodging options for people visiting the area.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*

The Project is consistent with Goal LU 7 because it contributes to the variety of uses and services in the community. The Project is located along a commercial avenue. There are no proposed changes to the Project Site, apart from the removal of an unpermitted carport.

The Hearing Officer finds that the Project is consistent with the following goals and policies of the Walnut Park Neighborhood Plan, which was in effect at the time the complete application was received:

- *Land Use: Along Santa Fe Avenue, encourage the mixing of land uses (commercial and residential), with appropriate controls to ensure compatibility.*

This Project is consistent with this Land Use Policy, which encourages the mixing of land uses. The Project maintains the variety of uses available by providing lodging options for people visiting the area.

- *Circulation: Discourage curbside parking by commercial patrons in residential areas.*

The Project is consistent with this Circulation Policy, which discourages off-site parking. The project provides the minimum required nine parking spaces on the premises.

- *Housing: Improve the relationship between residential and commercial areas through landscape buffers and strengthened standards for vehicular access and parking.*

The Project is consistent with this Housing Policy, which requests a landscape buffer between residential and commercial areas. There is an existing landscaped area between the motel and the residential property located to the east.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3-CRS zoning classification, which was in effect at the time the complete application was received, because motels are permitted in such zone with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).
19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Commercial Zones) because there are no required yard depths for non-residential or mixed uses.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.050 (Development Standards for Commercial Zones), which limits the height of structures in the C-3-CRS Zone to 13 times the property's buildable area. The existing height of the building is 11 feet.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The required parking space for a motel is one space per guest room. The motel provides eight guest rooms and one caretaker unit for a total of nine units. A total of nine parking spaces are required and nine parking spaces are provided.
22. **MAXIMUM FLOOR AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), because the maximum allowed lot coverage is 90 percent. The existing lot coverage is 36 percent.
23. **LANDSCAPING.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.20.040 (Development Standards for

Commercial Zones), because the minimum required landscaping is 10 percent of the lot area. The existing landscaping is eight percent of the lot area.

24. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the following applicable standards identified in County Code Chapter 22.346 (Walnut Park CSD), which was in effect at the time the complete application was received:

Setbacks. When off-street parking areas are adjacent to a street separating off-street parking areas and residentially zoned lots, a masonry wall and/or a landscaped earthen berm, three feet high, shall be provided, except for points of vehicular ingress and egress, at the rear of the required front yard setback area and parallel to the street. The off-street parking provided for the motel does not meet these criteria. There is an existing forty-two-inch masonry wall between the parking area and the street.

Height. The maximum height of buildings or structures in the C-3-CRS Zone is 45 feet. The existing height of the building is 11 feet.

Floor Area Ratio ("FAR"). The total floor area in all buildings on one lot shall not exceed a FAR of 3.0. The total FAR is 0.36.

Desing Standards for Commercial Uses. All new improvements to existing structures that exceed 25 percent of the assessed valuation are subject to design review. The structure is exempt from the CSD design review process because it is an existing facility that does not propose alterations totaling more than 25 percent of its assessed value.

The Hearing Officer finds that the Project is not consistent with the following applicable standards identified in County Code Chapter 22.346 (Walnut Park CSD):

Signs. The existing freestanding pole sign does not conform to the standards of the Walnut Park CSD because freestanding signs are prohibited. CUP No. 200600341 allowed for the freestanding sign to remain, as the sign can only be viewed from Santa Fe Avenue and adjacent commercial and industrial properties. There have not been any complaints to LA County Planning regarding its continued existence.

CONDITIONAL USE FINDINGS

25. **The Hearing Officer finds that 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.** The motel is an existing use that has been in operation since 1940 and has been subject to a CUP since 2010. The prior CUP included conditions of approval that addressed concerns, such as conditions prohibiting loitering, limiting noise levels beyond the premises, and requiring security lighting in the

parking area to enhance safety. Prior to the public hearing, Staff consulted with the Sheriff's Department to assess the appropriateness of the requested CUP. The Sheriff's Department reported 50 calls for service at the property over the past five years, noting that these incidents were routine in nature and did not indicate any significant public safety concerns. Based on this assessment, the Sheriff's Department supported the approval of the CUP. Given the motel's long-standing presence and the absence of significant law enforcement concerns, the continued operation of the motel remains compatible with the surrounding area and will not result in adverse impacts on the community.

26. **The Hearing Officer 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, 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, apart from the removal of an unpermitted carport. The Project Site includes a designated parking area with nine parking spaces, which meets the minimum required parking for the motel use. These parking spaces adequately serve guests and an on-site manager, preventing parking overflow into adjacent properties or public streets. The existing driveways are sufficient to accommodate traffic associated with the use, ensuring safe and efficient ingress and egress without the need for modifications. Additionally, the Project does not propose any increase in capacity or intensity, further supporting its compatibility with the existing site layout and surrounding area. The motel's long-standing presence demonstrates its ability to operate effectively without adverse impacts on surrounding properties. Furthermore, the motel serves as a transitional use between commercial and residential properties on the east side of Santa Fe Avenue and industrial properties on the west side of Santa Fe Avenue, offering a buffer that minimizes land use conflicts.
27. **The Hearing Officer 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 via Santa Fe Avenue, which is designated as a Major Highway on the County Master Plan of Highways. The Project is located within an existing building and approval and does not include any new improvements or expansions. The Project does not include any physical expansions or modifications that would increase traffic demand beyond its current levels. Additionally, the existing site layout, including parking and access, has functioned historically without creating traffic or circulation concerns in the surrounding area. The Project is located within an established community that features a mix of residential, commercial, and industrial development, providing a lodging option that serves local residents, local businesses, and visiting guests. The Project's location along Santa Fe Avenue provides easy access to major roadways and public transportation, enhancing its convenience for guests without adding significant traffic congestion.
28. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 20 years.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer 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 eight-unit motel and caretaker's residence with no new development or expansion, apart from the removal of an unpermitted carport.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER 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 HEARING OFFICER:

- 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. RPPL2021007440**, subject to the attached conditions.

PROJECT NO. PRJ2021-002752
CONDITIONAL USE PERMIT NO. RPPL2021007440

EXHIBIT C
FINDINGS
PAGE 9 OF 9

ACTION DATE: May 20, 2025

MG:ER:MR

May 8, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-002752-(4)
CONDITIONAL USE PERMIT NO. RPPL2021007440

PROJECT DESCRIPTION

The project is the continued operation and maintenance of an existing eight-unit motel and caretaker's residence subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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. **Indemnification.** 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. **Litigation Deposit.** 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. **Invalidation.** 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. **Recordation.** 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's 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. **Grant Term. This grant shall terminate on May 20, 2045.** 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. **Expiration.** 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. **Inspections.** 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 or 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 **\$4,560.00**, 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 ten (10) inspections.

Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations).
11. **County Fire Code.** 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. **County Public Works Requirements.** 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. **Exhibit "A".** 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 Regional Planning ("Director").
14. **Maintenance.** 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. **Graffiti.** 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, 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. **Revisions to the Exhibit "A".** 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 20, 2025**.
17. **Subsequent Revisions to the Exhibit "A".** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic 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. **Retain Conditions.** The conditions of this grant shall be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning staff member. The manager and all employees of the motel 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).

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

19. **Scope of Approval.** This grant shall authorize the continued operation of the eight-unit motel and caretaker's unit.
20. **Management Staff.** The Permittee shall maintain on-site management staff available to respond to any and all issues, problems, and/or complaints 24 hours a day, seven days a week.
21. **Occupancy.** Guest rooms shall not be rented to more than the number of occupants indicated on the registry card completed at registration by the respective guests.
22. **Temporary Occupancy.** Guest rooms shall be occupied and rented on a temporary basis only. No "rental units" as defined in County Code Chapter 8.52 shall be maintained or offered on-site.
23. **Length of Stay.** Guest rooms shall not be rented for a period of less than one night's stay, and shall not be rented by the hour. Rent for each guest room or suite shall not be collected more frequently than once daily.

24. **Business License.** Prior to offering any guest room for rent, the Permittee shall obtain the required registration or business license under the County Code, which shall be maintained throughout the life of this grant.
25. **Identification.** The Permittee shall require all guests to present photo identification, such as a driver's license or passport, at the time of registration.
26. **Registration Log.** The Permittee shall keep a log indicating the name of all guests and their respective length of stay. Said log shall be made available upon request for inspection by County enforcement staff, including, but not limited to, LA County Planning staff and County Sheriffs.
27. **Recordings.** The Permittee shall install video recording devices at the motel's registration desk. The Permittee shall maintain such video footage for at least a two-week period and shall be made available to all law enforcement, LA County Planning staff, or other County staff upon request.
28. **Contact.** The Permittee shall keep a contact name and associated address, e-mail address, and telephone number on file with LA County Planning, and shall keep such information current and accurate.
29. **Amplified Sound.** Amplified sound equipment, music, or public address systems intended to be audible outside the motel boundaries are prohibited, except for an emergency address system.
30. **Signs.** The Permittee shall post signage on-site providing telephone numbers for LA County Planning and the County Sheriff's Department for reporting any problems associated with the motel.
31. **Room Keys.** The Permittee shall have duplicate room keys available at all times for emergency service personnel.
32. **Price for Accommodations.** Prices for accommodations shall be posted in the motel's registration window.
33. **Maintenance.** The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public right-of-ways, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
34. **Masonry Wall.** A 42-inch-high masonry wall shall be maintained along the western property line of the motel, as depicted on the approved Exhibit "A."
35. **Prohibitions.** The following shall be strictly prohibited on the property:
 - a. Outside storage or display.

- b. The consumption of alcoholic beverages in public areas of the motel.
 - c. Loitering, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
 - d. Neon accent lighting on the exterior of the motel structures.
36. **Parking.** A total of nine (9) parking spaces must be provided on the property. All parking spaces shall be clearly striped and delineated and contain wheel stops.
37. **Lighting.** The Permittee shall provide adequate lighting above the entrance of the premises, in the parking area and in the room entrance areas. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises.
38. **Community Engagement.** The Director may require the Permittee to initiate and maintain regular communication with local organizations, such as churches and neighborhood watch groups, as well as the local County Sheriff's office, and may require the Permittee to address any problems brought to his/her attention regarding the conduct of the business.

Attachments:

- Exhibit D-1 Department of Public Works letter dated January 30, 2025
Exhibit D-2 Fire Department letter dated January 6, 2025
Exhibit D-3 Public Health Department Letter dated January 29, 2025.

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.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	<div>The requested use at the location proposed will not:</div> <div> <div>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</div> <div>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</div> <div>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</div> </div>
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.

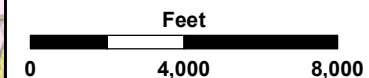
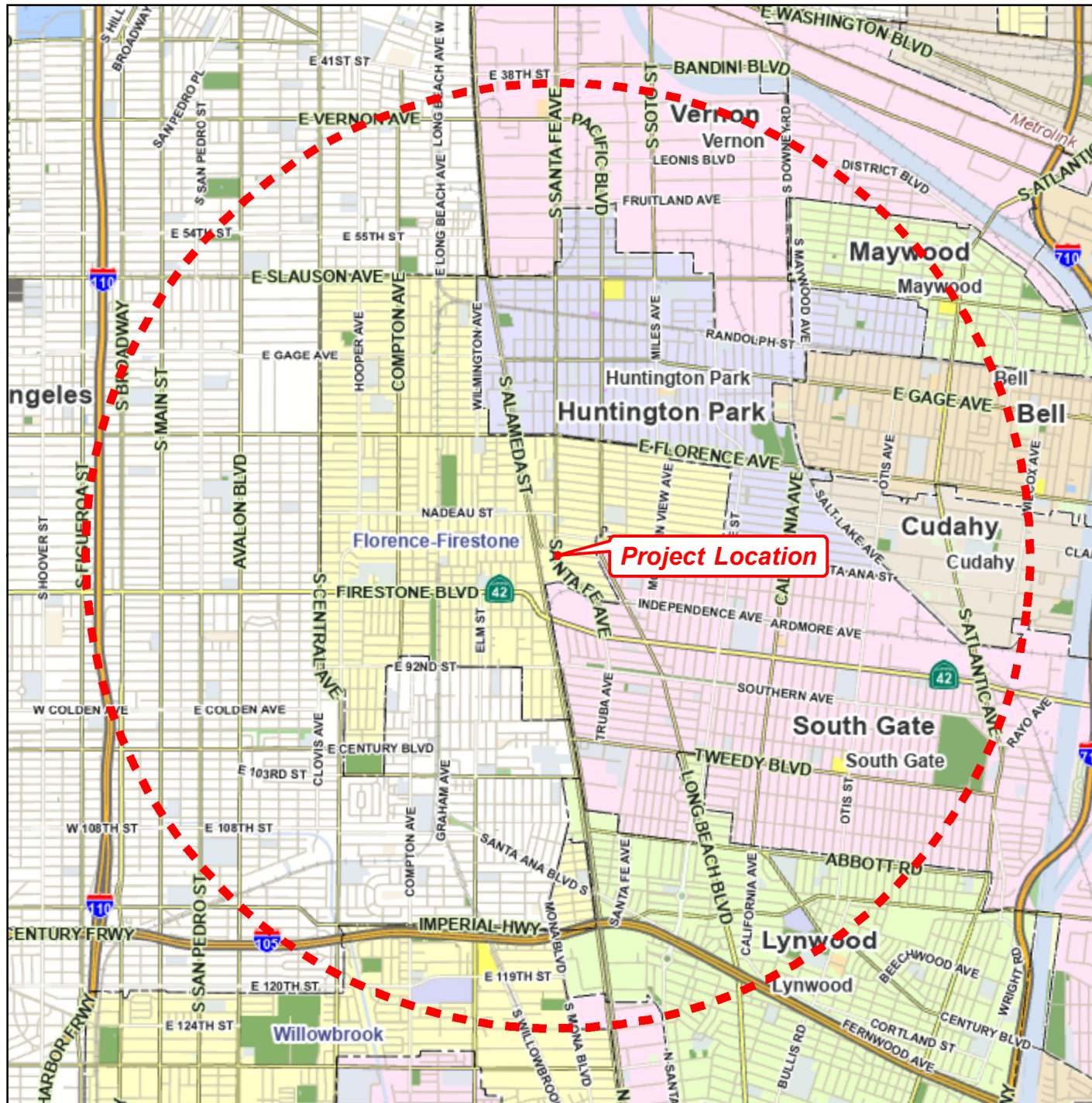
<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"> a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

PROPOSED ENVIRONMENTAL DETERMINATION

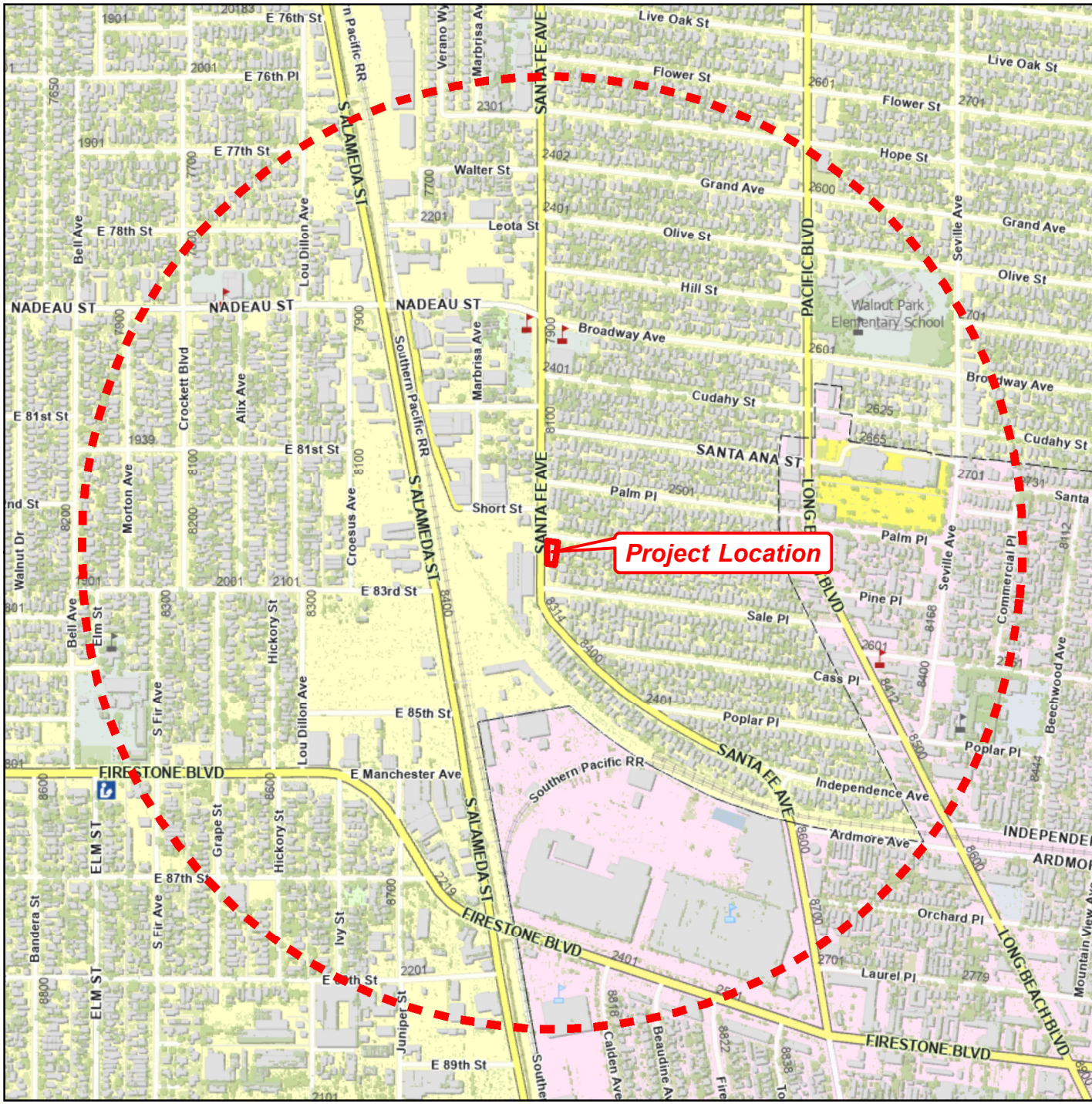
DETERMINATION DATE: May 20, 2025
PROJECT NUMBER: PRJ2021-002752-(4)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2021007440
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 8226 Santa Fe Avenue, Walnut Park
OWNER: Yogesh Kapoor and Dipika Kapoor
APPLICANT: Yogesh Kapoor
CASE PLANNER: Melissa Reyes, Principal Planner
Mreyes2@planning.lacounty.gov

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 for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301. The Applicant requests a CUP to authorize of the continued use and maintenance of an existing eight-unit motel and caretaker's residence with no new development or expansion, apart from the removal of an unpermitted carport. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment.

CUP RPPL2021007440

LA COUNTY
PLANNING

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


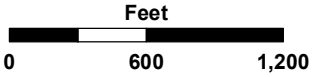



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-002752
CUP RPPL2021007440

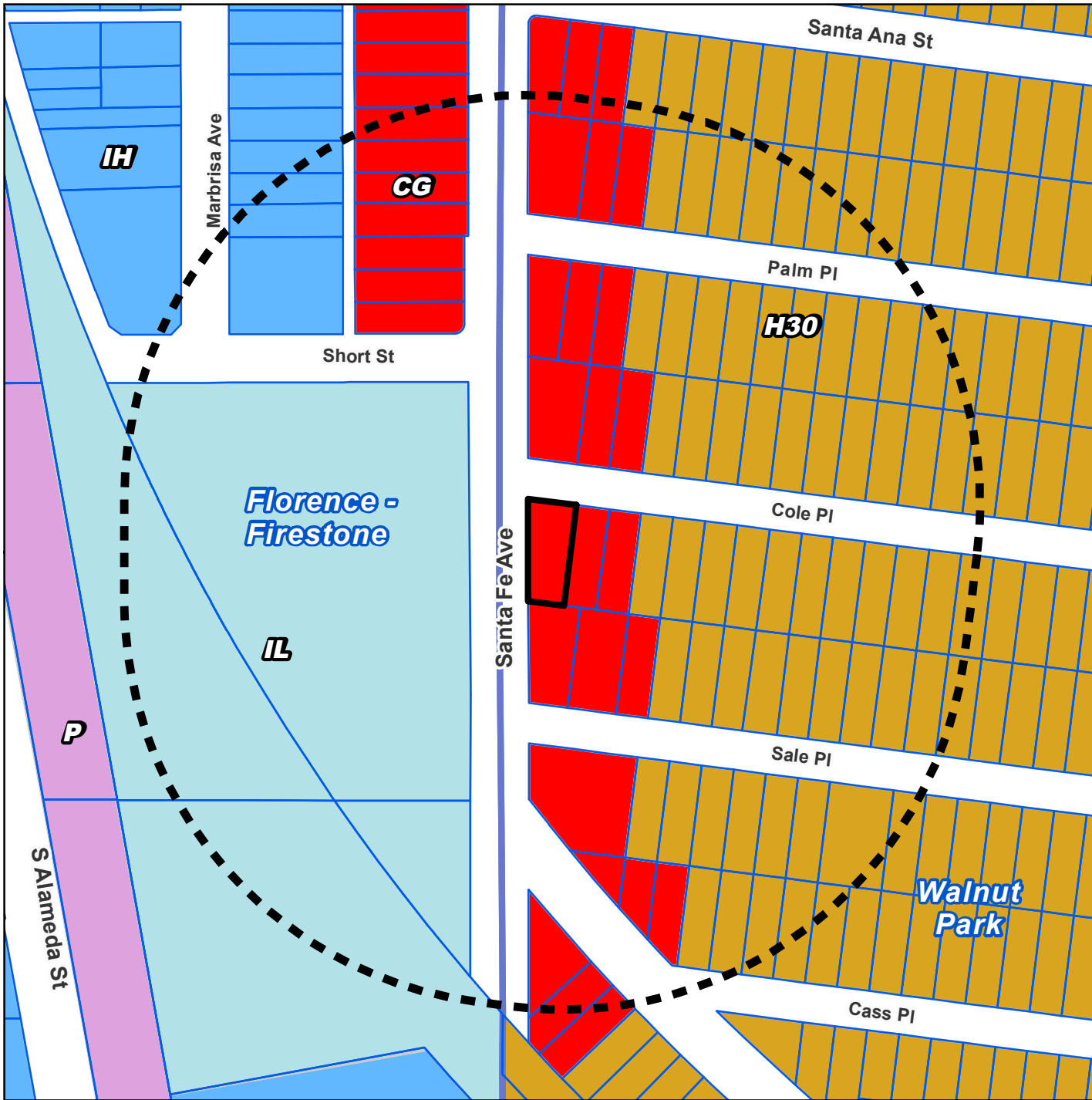






LA COUNTY
PLANNING






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

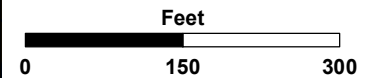


LAND USE POLICY

500-FOOT RADIUS MAP

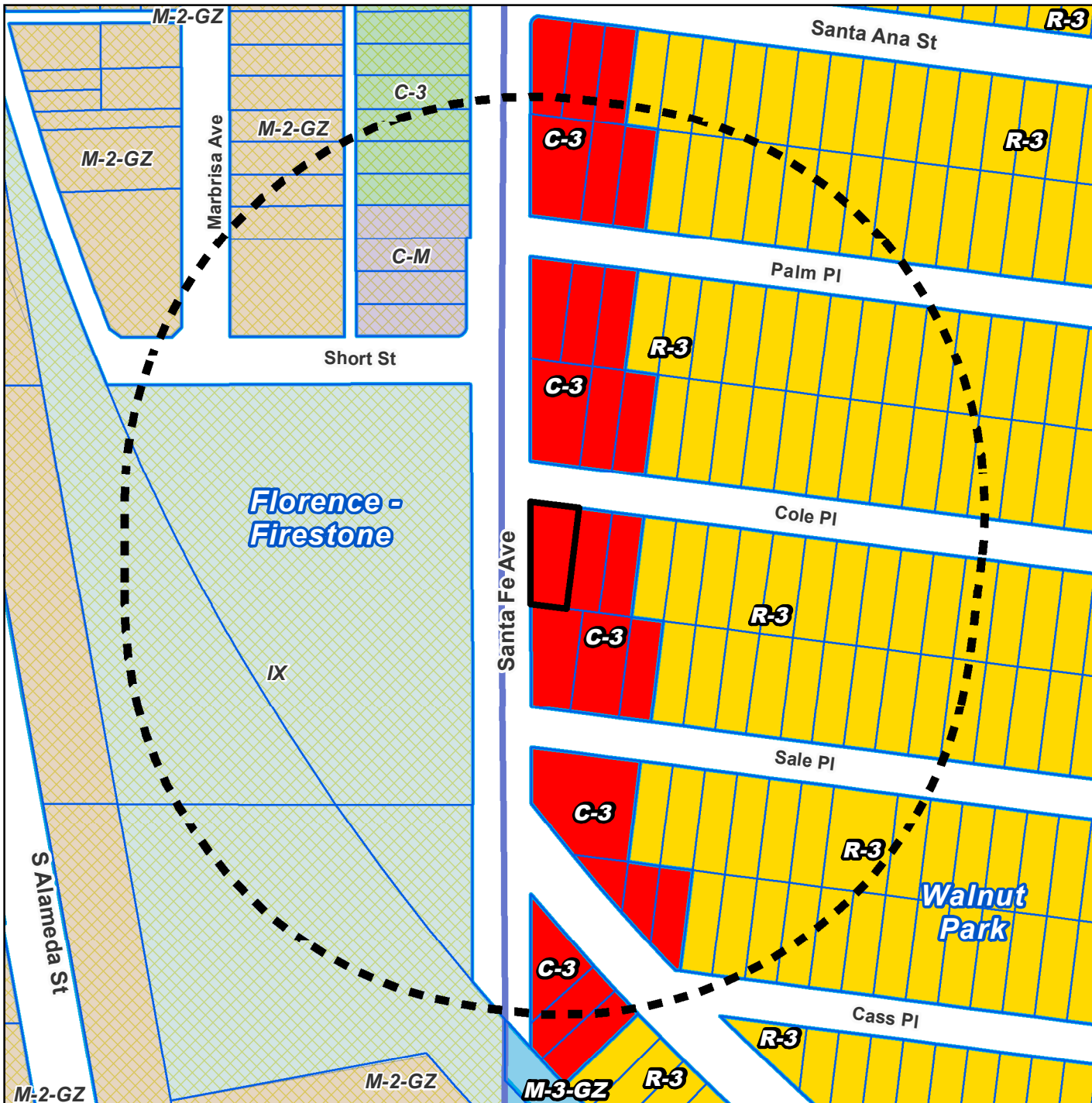
PROJECT NO. PRJ2021-002752
CUP RPPL2021007440

-  H30 - Residential 30
-  CG - General Commercial
-  IL - Light Industrial
-  IH - Heavy Industrial
-  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

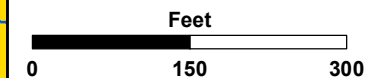
PROJECT NO. PRJ2021-002752

CUP RPPL2021007440

- R-3-(U) - Limited Density Multiple Residence
- C-3 - General Commercial
- M-3 - Unclassified
- SP - Specific Plan

Florence - Firestone TOD

- C-M - Commercial Manufacturing
- C-3 - General Commercial
- M-2-GZ - Heavy Manufacturing
- IX - Industrial Mix



LA COUNTY
PLANNING

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



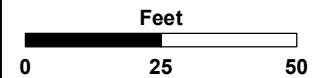
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-002752

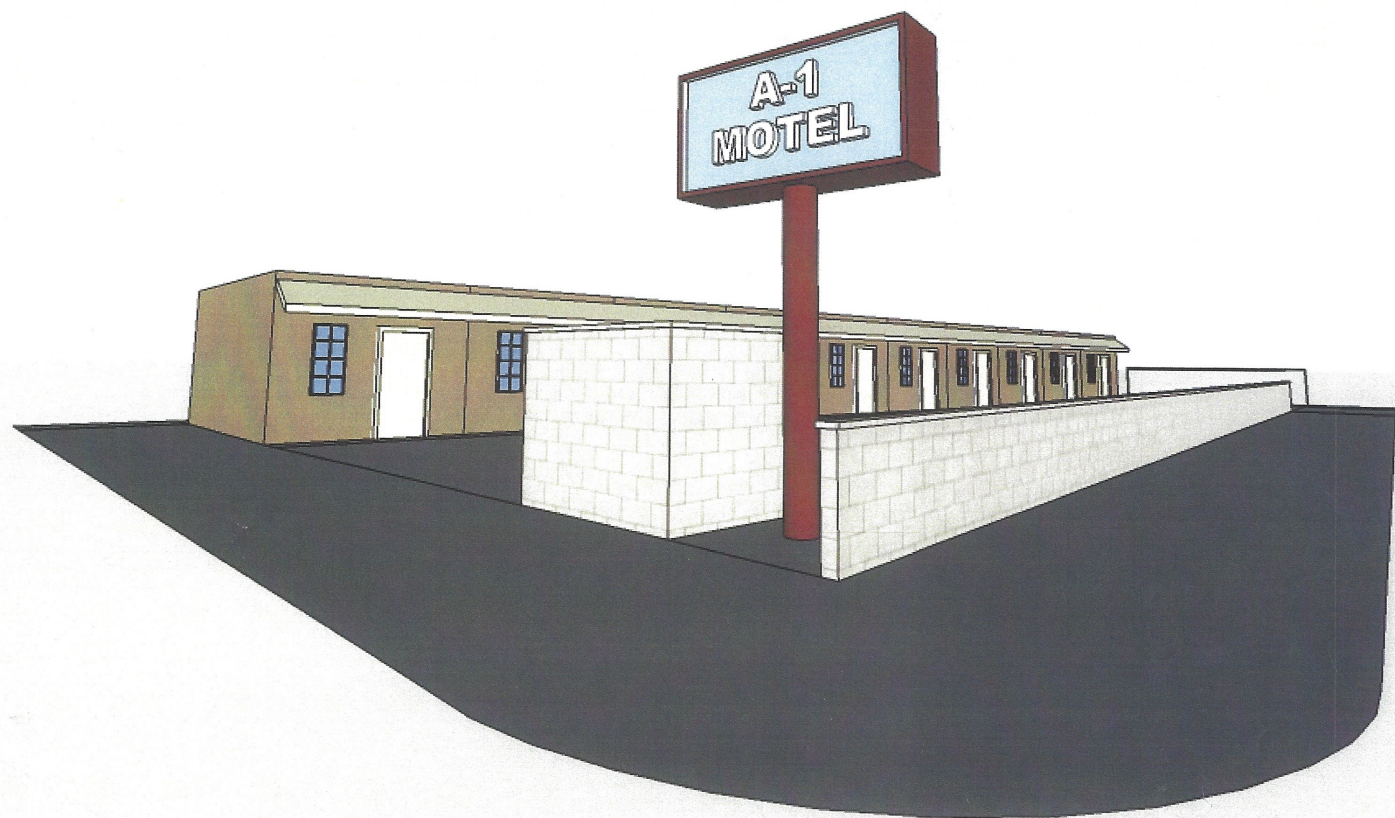
CUP RPPL2021007440

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024

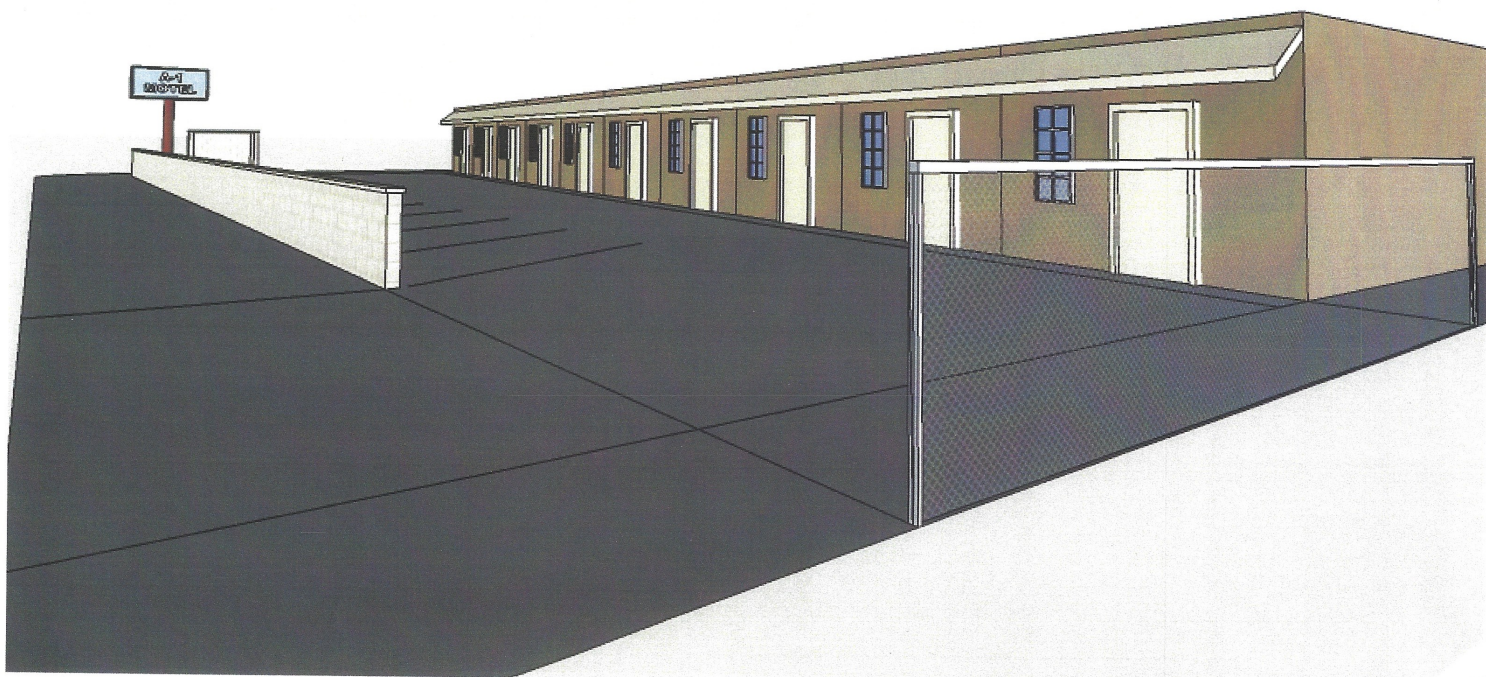


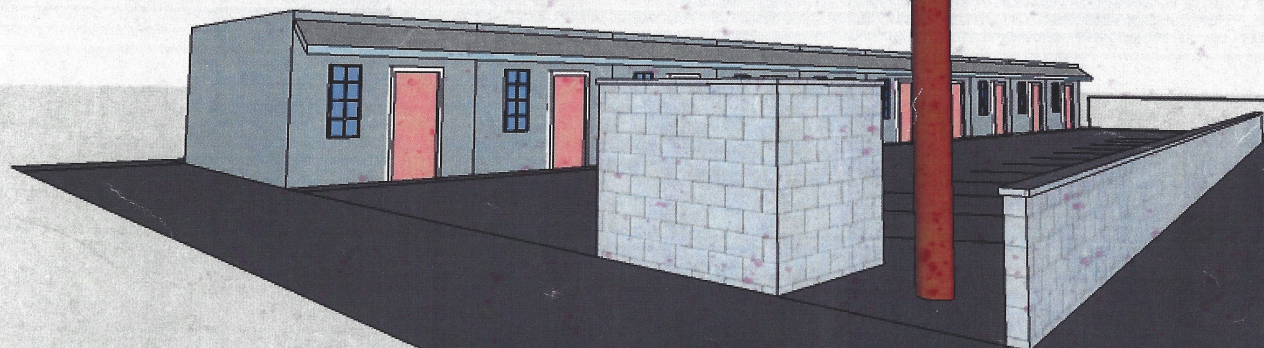
LA COUNTY
PLANNING

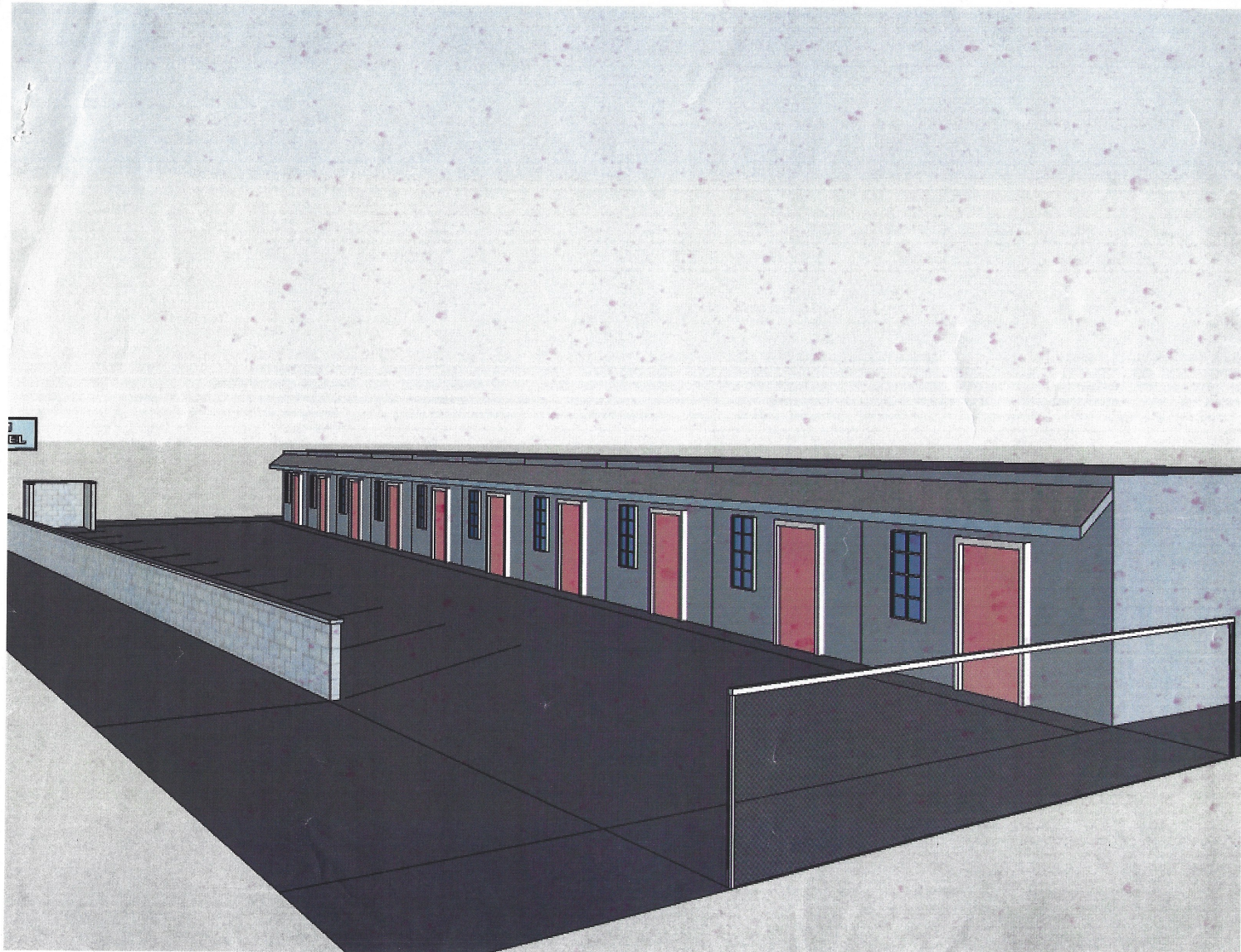
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



2-1
HOTEL

















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PURPOSES OF
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PLAN DE CUESTA NO
DE RESPONSABILIDAD
POR RUMOS O CAMINOS
A UN VEHICULO

HABOY





BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
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Lindsey P. Horvath
Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

January 29, 2025

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Melissa Reyes

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2021007440
8226 SANTA FE AVENUE HUNTINGTON PARK CA 90255**

Thank you for the opportunity to review the application and project located at the subject property. The applicant is requesting a renewal of a Conditional Use Permit for a ten (10) unit motel with an illegal car port. No new structures proposed.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency clearance; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

- 1.1 The applicant provided a copy of a water bill from Walnut Park Mutual Water Company with a billing date of December 31, 2024.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

- 2.1 According to the most recent property tax bill's direct assessment information, Los Angeles County Sanitation Districts currently service the project site.

For questions regarding onsite wastewater treatment program, please contact Tigran Khachatryan at (626-430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise

Ordinance:

Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75

Table 1. Std = Standard dB that may not exceed the cumulative period

Carmen Sainz
January 29, 2025
Page 3 of 3

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_8226 SANTA FE AVENUE HUNTINGTON PARK CA 90255_RPPL2021007440_01.29.2025



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2021007440	PROJECT NUMBER:	Motel@Santa Fe
CITY/COMMUNITY:	Walnut Park	STATUS:	Cleared
PROJECT ADDRESS:	8226 Santa Fe Avenue Huntington Park, CA 90255	DATE:	01/06/2025

CONDITIONS

1. The renewal of the existing CUP for the continued operation of a motel is cleared.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 30, 2025

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Melissa Reyes

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2021007440)
8226 SANTA FE AVENUE
ASSESSOR'S MAP BOOK 6202, PAGE 26, PARCEL 20
UNINCORPORATED WALNUT PARK

As requested, Public Works reviewed the zoning permit application and site plan to renew a Conditional Use Permit for an existing motel with an illegal carport. No new structures are proposed.

☒ Public Works has no comments, and this memo will serve as clearance for our review.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

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OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



Subject: Conditional Use Permit (CUP) Consultation for a Motel
Project No.: PRJ2021-002752-(4)
Permit No.: RPPL2021007440
Establishment: A-1 Motel
Location: 8226 Santa Fe Avenue Huntington Park, CA 90255
Description: CUP to authorize the continued operation and maintenance of an existing eight-unit motel and caretaker's residence.

(1) Summary of service calls and crime history for the project site over the last five years:

The Los Angeles County Sheriff's Department has responded to a total of 50 calls for service at 8226 Santa Fe Avenue, Huntington Park, CA 90255, over the past five years. These calls included one assault with a deadly weapon involving a firearm, one robbery, one stolen vehicle report, one burglary report, one petty theft report, one vandalism report and two battery reports. Additionally, there was one traffic collision report, one felony warrant arrest and several arrests related to low-level narcotics offenses, misdemeanors, and warrants. Furthermore, there were 10 calls for business disturbances, eight for loud music complaints, and two for family disturbances.

(2) Comments/recommended conditions:

The calls for service at the location have been reflective of the surrounding community. Based on the above, I see no reason to deny the Conditional Use Permit at this time.

(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

Robert G. Luna, SHERIFF

Christopher R. Minott, Captain
Century Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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