

PROJECT SUMMARY

OWNER / APPLICANT

Saki Investments Inc/Satish Patel

MAP/EXHIBIT DATE

December 3, 2025

PROJECT OVERVIEW

A CUP to authorize the continued operation and maintenance of an existing 17,978-square foot, two-story motel (“La Mirage Motel”). The motel consists of 44 units plus one manager’s unit. The project site provides a total of 59 vehicle parking spaces are provided on site, 57 of which are designated vehicle parking spaces for motel employee and customer use. Two covered parking spaces are provided on site within an enclosed garage for the manager’s unit. The motel was established in 1987 and currently employs six people. No changes are proposed to the motel, or any other use onsite.

LOCATION

11711 S Western Ave, West Athens - Westmont

ACCESS

South Western Avenue

ASSESSORS PARCEL NUMBER

4057-027-022

SITE AREA

1.85 Acres

GENERAL PLAN / LOCAL PLAN

1990 West Athens-Westmont Community Plan*

ZONED DISTRICT

West Athens - Westmont

PLANNING AREA

Metro

LAND USE DESIGNATION

C.2 Community Commercial

ZONE

C-2 (Neighborhood Commercial)

R-3-P (Limited Multiple Residence-Parking)

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 former Title 22 of the Los Angeles County Code:
 - Section 22.56.040 (Application—Burden of proof)
 - Section 22.28.160 (Uses subject to permits)
 - Chapter 22.28 (Commercial Zones)

CASE PLANNER:

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*Note: The zoning and land use designation changed to CSLA Mixed Use Development 2 (CSLA MXD-2 Zone) and Mixed-Use with the adoption of the Connect South West LA Specific Plan (“CSLA”) on May 21, 2024. 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 land use policies, zoning and regulations in effect at the time it was submitted on November 27, 2013.