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September 24, 2025

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Elsa Rodriguez

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
5005 S LA BREA AVENUE LOS ANGELES CA 90056
RPPL2025000390**

Thank you for the opportunity to review the application for the project mentioned above. The applicant is requesting to renew a Conditional Use Permit for an existing motel. No new structures are proposed in this request.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project’s water demands.

The applicant provided a water bill from California American Water with a billing date of April 08, 2025. The name of the account, service address, and account number are included in the bill.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project’s load demands.

According to the most recent property tax bill’s direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

Community Protection Branch: Environmental Hygiene

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

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

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:

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

Commercial	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

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

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va
DPH_CLEARED_5005 S LA BREA AVENUE LOS ANGELES CA 90056_RPPL2025000390_09.24.2025



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



November 6, 2025

Subject: Conditional Use Permit (CUP) Consultation for The Summit Motel
Project No.: PRJ2025-000279-(2)
Permit No.: CUP RPPL2025000390
Establishment: Summit Motel (existing establishment)
Location: 5005 South La Brea Avenue, Los Angeles 90056 (unincorporated LA County)
Description: A request for a Conditional Use Permit for the continued operation and maintenance of an existing 28-unit motel subject to conditions of approval.

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

The Sheriff's Department has responded to one hundred forty five (145) calls for service to 5005 S. La Brea Ave, in the past five years; one call for Criminal Threats (pg.26), four Domestic Violence arrests (pgs. 17,18 and 40), two Narcotics arrests (pgs. 24 and 25) and two Assault with a Deadly Weapon – Firearm calls (pgs. 18 and 41). Attached is our (RAPS) report of the calls for service for your review.

(2) Comments/recommended conditions:

The majority of the calls for service in the past five years were disturbances in nature.

(3) Overall recommendation:

- Sheriff recommends approval of this CUP.
 Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Aura G. Sierra
 Aura G. Sierra, A/Captain
 Marina Del Rey Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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