

1. This grant authorizes the continued use of the subject property as a motel, in accordance with the approved Exhibit "A", subject to all of the following conditions of approval, a minor parking deviation to allow eight (8) parking spaces less than the number required by County Code, and to waive the County Code locational requirements for both freestanding signs and to allow vehicles to back onto a street or alley from a designated parking space as shown on Exhibit "A".
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. 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 Department of Regional 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. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 10.
4. 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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will

be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within one hundred and twenty (120) days from the date of approval. A one-month time extension may be requested, in writing with payment of the applicable fee. The Director may approve the time extension request. Compliance with condition No. 3 shall constitute use of this grant.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate February 6, 2018.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Upon written request made by the permittee not less than six (6) months prior to the termination date, the Director of Planning shall extend the term of this permit for five (5) years to February 6, 2023, if the use is found to be in substantial compliance with the conditions of approval and has been conducted in compliance with applicable laws and regulations; and the permittee has exercised utmost diligence to resolve any Notice of Violation throughout the term of the permit.
10. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$1,650**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for one initial inspection within six months and annual inspections for the term of the grant, for a total of 11 inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made

to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file.

11. 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 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.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.
17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within twenty-four (24) hours of such occurrence, 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. The only exceptions shall be seasonal decorations.
18. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing that depicts all project changes required as a condition of approval. Such plans shall provide: (1) the required backup distance for each parking space and (2) directional signage at the entrance and exit to Colorado Boulevard. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director. All revised plot plans must be accompanied by the written authorization of

the property owner.

19. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan that may be incorporated into a Revised Exhibit "A". The landscape plan shall indicate the size, number and type of all plants, trees and an automatic irrigation system. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing and replacement of plants when necessary.
20. The operation of the proposed use shall be further subject to all of the following restrictions:
 - a. The permittee shall provide adequate lighting for the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be so arranged to prevent glare or direct illumination in adjoining properties. All lighting shall be depicted on the Revised Exhibit "A";
 - b. The permittee shall maintain a minimum of 28 on-site parking spaces;
 - c. Amplified sound equipment, music or public address systems intended to be audible outside the building is prohibited;
 - d. The use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood, and the right is reserved to the Regional Planning Commission to impose additional corrective conditions, if, in the Commission's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property;
 - e. The motel manager shall be made completely familiar with these conditions and shall implement them as required;
 - f. The on-site manager shall have duplicate room keys available at all times for emergency service personnel;
 - g. The permittee shall engage a licensed security patrol service, charged with the responsibility to prevent violations of law, to enforce compliance with the conditions of this grant, and to notify the County Sheriff of any violations of law observed on or in the vicinity of the subject premises. Security guards required by this condition shall be uniformed in a manner so as to be readily identifiable as a security guard as required by applicable provisions of state or local law. The security patrol shall occur during the evening hours at least hourly. The

permittee shall, within thirty (30) days of the approval date of this grant, provide the Director with evidence that he has entered into a binding contract with a licensed security patrol service;

h. A copy of these conditions shall be kept in the motel office and shall be made available to all enforcement personnel upon demand;

i. The manager on duty shall be fluent in the English language;

| ~~k-i.~~ Motel rooms shall not be knowingly rented for more than the number of persons designated by the motel management based upon the type and number of beds in each room and the number of occupants indicated on the registry card;

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| ~~l-k.~~ Rooms shall not be rented for less than one night's stay and rent for each room shall not be collected more frequently than once daily. The maximum length of stay shall be 29 days;

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| ~~m-l.~~ At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the motel;

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| ~~o-m.~~ The consumption of alcoholic beverages shall be prohibited in public areas of the motel;

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n. No loitering shall be permitted on-site;

o. No abandoned or inoperable vehicles shall be permitted on the subject property;

p. Any pay telephones on the subject property shall be located inside the building where they can be readily monitored by the manager on duty;

| q. The permittee shall install a video camera in the motel office that records the activities at the registration desk and outside at the entrance to the motel. The tapes shall be kept for at least a ~~twoone~~ week period and shall be surrendered to the Sheriff if requested.