



**NOTICE AND CALL
CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY
SPECIAL MEETING**

TO THE MEMBERS OF THE CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY FOR THE CITY OF STANTON AND TO THE CITY CLERK / SECRETARY:

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council / Successor Agency / Stanton Housing Authority for the City of Stanton is hereby called by the Mayor / Chairman, to be held on January 23, 2024, commencing at 5:30 p.m. at 7800 Katella Avenue, Stanton, CA 90680.

The Agenda for the Special Meeting is attached to this Notice and Call.

Dated: January 18, 2024

s/ Patricia A. Vazquez, City Clerk / Secretary

PUBLIC ACCESS IN-PERSON AND VIA TELECONFERENCE
(Electronically / Telephonically)

Attendance by the members of the public may view the meeting live in one of the following ways:

- Attend in person - City Council Chambers: 7800 Katella Avenue, California 90680.
- Via Teleconference (electronically / telephonically) - Zoom:

In order to join the meeting via telephone please follow the steps below:

1. Dial the following phone number +1 (669) 444-9171 (US).
2. Dial in the following **Meeting ID: (824 7695 8838)** to be connected to the meeting.

In order to join the meeting via electronic device please utilize the Zoom URL link below:

- <https://us02web.zoom.us/j/82476958838?pwd=OGhGUUtacEVvaFlsRE5ZRvJ3cmZvZz09>

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:

- Attend in person and complete and submit a request to speak card to the City Clerk.
- E-Mail your comments to Pvazquez@StantonCA.gov with the subject line "PUBLIC COMMENT ITEM #" *(insert the item number relevant to your comment)*. Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the City Council, and made available to the public before the start of the meeting. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the City Council Meeting, please contact the City Clerk's Office at (714) 890-4245 or via e-mail at Pvazquez@StantonCA.gov.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE OFFICE OF THE CITY CLERK AT (714) 890-4245. NOTIFICATION PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.



**AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY
SPECIAL & JOINT REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**

**TUESDAY, JANUARY 23, 2024
SPECIAL CLOSED SESSION - 5:30 P.M.
JOINT REGULAR SESSION - 6:30 P.M.**

PUBLIC ACCESS IN-PERSON AND VIA TELECONFERENCE
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In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (714) 890-4245 or via e-mail at Pvazquez@StantonCA.gov. Notification prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

The City Council agenda and supporting documentation is made available for public review and inspection during normal business hours in the Office of the City Clerk, 7800 Katella Avenue, Stanton California 90680 immediately following distribution of the agenda packet to a majority of the City Council. Packet delivery typically takes place on Thursday afternoons prior to the regularly scheduled meeting on Tuesday. The agenda packet is also available for review and inspection on the city's website at www.StantonCA.gov.

1. CLOSED SESSION (5:30 PM)

- 2. ROLL CALL** Council / Agency / Authority Member Taylor
Council / Agency / Authority Member Torres
Council / Agency / Authority Member Van
Mayor Pro Tem / Vice Chairperson Warren
Mayor / Chairman Shawver

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS

Closed Session may convene to consider matters of purchase / sale of real property (G.C. §54956.8), pending litigation (G.C. §54956.9(a)), potential litigation (G.C. §54956.9(b)) or personnel items (G.C. §54957.6). Records not available for public inspection.

4. CLOSED SESSION

4A. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

Pursuant to Government Code section 54956.9(d)(1)

Number of cases: 1

Case Name: Tina Pacific Residents Association, et al. v. City of Stanton

Case Number: OCSC 39-2023-01316300-CU-WM-CXC

4B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Pursuant to Government Code Section 54956.8)

Property: 8830 Tina Way, Anaheim, CA (APN 126-481-01)
8840 Tina Way, Anaheim, CA (APN 126-481-02)
8850 Tina Way, Anaheim, CA (APN 126-481-03)
8860 Tina Way, Anaheim, CA (APN 126-481-04)
8870 Tina Way, Anaheim, CA (APN 126-481-05)
8880 Tina Way, Anaheim, CA (APN 126-481-06)
8890 Tina Way, Anaheim, CA (APN 126-481-07)
8900 Tina Way, Anaheim, CA (APN 126-481-08)
8910 Tina Way, Anaheim, CA (APN 126-481-09)
8920 Tina Way, Anaheim, CA (APN 126-481-10)
8930 Tina Way, Anaheim, CA (APN 126-481-11)
8940 Tina Way, Anaheim, CA (APN 126-481-12)

8950 Tina Way, Anaheim, CA (APN 126-481-13)
8960 Tina Way, Anaheim, CA (APN 126-481-14)
8970 Tina Way, Anaheim, CA (APN 126-481-15)
8841 Pacific Avenue, Anaheim, CA (APN 126-481-29)
8851 Pacific Avenue, Anaheim, CA (APN 126-481-28)
8861 Pacific Avenue, Anaheim, CA (APN 126-481-27)
8870 Pacific Avenue, Anaheim, CA (APN 126-482-05)
8871 Pacific Avenue, Anaheim, CA (APN 126-481-26)
8880 Pacific Avenue, Anaheim, CA (APN 126-482-06)
8881 Pacific Avenue, Anaheim, CA (APN 126-481-25)
8890 Pacific Avenue, Anaheim, CA (APN 126-482-07)
8891 Pacific Avenue, Anaheim, CA (APN 126-481-24)
8900 Pacific Avenue, Anaheim, CA (APN 126-482-08)
8901 Pacific Avenue, Anaheim, CA (APN 126-481-23)
8910 Pacific Avenue, Anaheim, CA (APN 126-482-09)
8911 Pacific Avenue, Anaheim, CA (APN 126-481-22)
8920 Pacific Avenue, Anaheim, CA (APN 126-482-10)
8921 Pacific Avenue, Anaheim, CA (APN 126-481-21)
8930 Pacific Avenue, Anaheim, CA (APN 126-482-11)
8931 Pacific Avenue, Anaheim, CA (APN 126-481-20)
8940 Pacific Avenue, Anaheim, CA (APN 126-482-12)
8941 Pacific Avenue, Anaheim, CA (APN 126-481-19)
8950 Pacific Avenue, Anaheim, CA (APN 126-482-13)
8951 Pacific Avenue, Anaheim, CA (APN 126-481-18)
8960 Pacific Avenue, Anaheim, CA (APN 126-482-14)
8961 Pacific Avenue, Anaheim, CA (APN 126-481-17)
8970 Pacific Avenue, Anaheim, CA (APN 126-482-15)
8971 Pacific Avenue, Anaheim, CA (APN 126-481-16)

Negotiating Parties: Hannah Shin-Heydorn, City Manager, City of Stanton
Hannah Shin-Heydorn, Executive Director, Housing Authority
Hannah Shin-Heydorn, Executive Director, Successor Agency
David M. Cook and Chaicran Daphnie, Owner
Jennie Trust, Owner
Nga Summer Thien Trang (Trang Trust), Owner
Ngoc Trieu and Andy Pham, Owner
Sky Nguyen / Nguyen Sky SN Living Trust, Owner
Steven W. Reiss Trust (Steven W. Reiss), Owner
Tammy T. Doan and H. Le Harvey, Owner
Trachy Family Trust (Phillip R. Trachy), Owner

Under Negotiation: Instruction to negotiator will concern price and terms of payment.

5. **CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY JOINT REGULAR MEETING (6:30 PM)**
6. **ROLL CALL** Council / Agency / Authority Member Taylor
Council / Agency / Authority Member Torres
Council / Agency / Authority Member Van
Mayor Pro Tem / Vice Chairperson Warren
Mayor / Chairman Shawver
7. **PLEDGE OF ALLEGIANCE**
8. **SPECIAL PRESENTATIONS AND AWARDS**
 - A. Presentation of American Flag to the City of Stanton by Congressman J. Luis Correa (CA-46).
 - B. Introduction of newly assigned Orange County Sheriff's Department (OCSD) Deputies to the City Council and Community, announcement of the 2023 Deputy of the Year, and recognition of the outgoing Human Liaison Officer.
 - C. Presentation by the Cypress College Foundation regarding the 49th Annual Americana Awards, which will honor Mr. Rigoberto A. Ramirez as the 2024 Citizen of the Year for the City of Stanton
9. **CONSENT CALENDAR**

All items on the Consent Calendar may be acted on simultaneously, unless a Council/Board Member requests separate discussion and/or action.

CONSENT CALENDAR

- 9A. **MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

RECOMMENDED ACTION:

City Council/Agency Board/Authority Board waive reading of Ordinances and Resolutions.

9B. APPROVAL OF WARRANTS

City Council approve demand warrants dated December 22, 2023 – January 11, 2024, in the amount of \$3,368,736.24.

9C. APPROVAL OF MINUTES

1. City Council/Successor Agency/Housing Authority approve Minutes of Joint Regular Meeting – December 12, 2023; and
2. City Council/Successor Agency/Housing Authority approve Minutes of Joint Regular Meeting – January 9, 2024.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. PUBLIC HEARING TO CONSIDER APPEAL OF PLANNING COMMISSION RESOLUTION NO. 2562, WHICH APPROVED THE REVOCATION OF PLANNING COMMISSION RESOLUTION NO. 859 (PRECISE PLAN OF DESIGN P-435), FOR THE OPERATION OF A MOTEL AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE OPERATION OF THE MOTEL USE

This matter is before the City Council as an appeal of the Planning Commission decision to revoke Precise Plan of Design P-435 for the operation of a motel use at 11632 Beach Boulevard, where the Dixie Orange County currently operates.

RECOMMENDED ACTION:

1. City Council conduct a public hearing; and
2. Find that the effects of the proposed action are Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270, as CEQA does not apply to projects which a public agency disapproves; and
3. Adopt Resolution No. 2024-02 denying the appeal of Planning Commission Resolution No. 2562 and rescinding and revoking Resolution No. 859, which approved Precise Plan of Design P-435, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2562, WHICH REVOKED PRECISE PLAN OF DESIGN 435 FOR THE

DEVELOPMENT AND OPERATION OF A PUBLIC LODGING/MOTEL USE ON THE PROPERTY LOCATED AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED-USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE OPERATION OF THE PUBLIC LODGING/MOTEL USE, DENYING AN APPEAL BY CALIFORNIA ONE HOSPITALITY, LLC AND MEGHA HOSPITALITY, LLC, AND MAKING A FINDING OF EXEMPTION FROM CEQA”.

- 10B. AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW TOBACCO RETAILER BUSINESS, AS DEFINED, AND TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING TOBACCO RETAILER BUSINESSES PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY’S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

The City of Stanton (“City”) has identified ongoing violations among local tobacco retailers that continue to sell flavored tobacco products in violation of Senate Bill 793 (“SB 793”) and the Stanton Municipal Code (“SMC”). The persistence of these sales not only violates State law but also impedes SB 793’s core objective of reducing the prevalence of adolescent tobacco use throughout California.

To safeguard youth and curb illegal tobacco sales within the City, the City Council is asked to consider an interim urgency ordinance to temporarily prohibit the establishment of “tobacco retailers,” as defined, below, and/or the expansion, enlargement, or alteration of existing tobacco retailers within the City. The interim urgency ordinance is intended to provide the City with sufficient time to study the continuing impacts of these establishments and to develop new municipal and zoning code regulations.

RECOMMENDED ACTION:

1. City Council find that the proposed urgency ordinance is: Not a “project” within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines (Title 14 of the California Code of Regulations) because it has no potential for resulting in physical change in the environment, directly or indirectly and is exempt from the requirements of CEQA under Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Adopt Urgency Ordinance No. 1138, entitled:

“AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW TOBACCO RETAILER BUSINESS, AS DEFINED, AND A TEMPORARY

MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING TOBACCO RETAILER BUSINESS PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY'S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA".

11. UNFINISHED BUSINESS **None.**

12. NEW BUSINESS

12A. CYPRESS COLLEGE FOUNDATION ANNUAL AMERICANA AWARDS

City Council will consider participation through a sponsorship contribution for the 49th Annual Cypress College Foundation Americana Awards scheduled for Saturday, March 16, 2024. The awards ceremony serves as a fundraiser for the Cypress College Foundation with all proceeds benefiting Cypress College students and programs and honors the Citizens of the Year from surrounding communities. This year Mr. Rigoberto A. Ramirez has been selected and will be honored as the City of Stanton's Citizen of the Year.

RECOMMENDED ACTION:

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approve the City's participation through a sponsorship contribution for the 49th Annual Cypress College Foundation Americana Awards; and
3. Discuss and direct staff to proceed with the selection and purchase of either Option 1: the Benefactor Sponsorship at a cost of \$3,500 which includes registration for ten (10) and a half-page color donor acknowledgement in the American Program or Option 2: the purchase of ten (10) individual registrations at a cost of \$300 per registration for a total cost of \$3,000.

12B. OPPOSITION TO STATE BALLOT INITIATIVE 21-0042A1, THE TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT

The Taxpayer Protection and Government Accountability Act would amend the California Constitution with provisions that limit voters' authority and input, adopt new and stricter rules for raising taxes and fees, and may make it more difficult to impose fines and penalties for violation of state and local laws. The measure puts billions of local government tax and fee revenues at risk statewide along with the provision and delivery of related core public services.

RECOMMENDED ACTION:

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. City Council adopt Resolution No. 2024-01 opposing State Ballot Initiative 21-0042A1, the "Taxpayer Protection and Government Accountability Act", entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA TO OPPOSE INITIATIVE 21-0042A1".

13. ORAL COMMUNICATIONS - PUBLIC

At this time members of the public may address the City Council/Successor Agency/Stanton Housing Authority regarding any items within the subject matter jurisdiction of the City Council/Successor Agency/Stanton Housing Authority, provided that NO action may be taken on non-agenda items.

- Members of the public wishing to address the Council/Agency/Authority during Oral Communications-Public or on a particular item are requested to fill out a REQUEST TO SPEAK form and submit it to the City Clerk. Request to speak forms must be turned in prior to Oral Communications-Public.
- When the Mayor/Chairman calls you to the microphone, please state your Name, slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Oral Communications and Agenda Items. Speakers are then to return to their seats and no further comments will be permitted.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council/Agency/Authority and Staff need to be recognized by the Mayor/Chairman before speaking.

14. WRITTEN COMMUNICATIONS **None.**

15. MAYOR/CHAIRMAN COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS

15A. COMMITTEE REPORTS/ COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

At this time Council/Agency/Authority Members may report on items not specifically described on the agenda which are of interest to the community provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

15B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE MEETING

At this time Council/Agency/Authority Members may place an item on a future agenda.

15C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

At this time Council/Agency/Authority Members may place an item on a future study session agenda.

Currently Scheduled: **None.**

15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING CREATION OF AN ORDINANCE ALLOWING FOR THE USE OF FIREWORKS DURING CULTURAL EVENTS/HOLIDAYS ALONG WITH A SOCIAL HOST ORDINANCE

At the January 9, 2024, City Council meeting, Mayor Pro Tem Warren requested that this item be agendaized for discussion. Mayor Pro Tem Warren is requesting to discuss creation of an ordinance allowing for the use of fireworks during cultural events/holidays along with a social host ordinance. Mayor Pro Tem Warren further requested that the City monitor the use of fireworks during the upcoming 2024 cultural holiday season, reach out to neighboring cities to inquire about their current practices/policies and to report back to the City Council at a future meeting.

RECOMMENDED ACTION:

City Council provide direction to staff.

15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE CITY’S IN-HOUSE TRAFFIC COMMITTEE

At the January 9, 2024, City Council meeting, Mayor Shawver requested that this item be agendaized for discussion. Mayor Shawver is requesting to discuss assigning a City Council liaison to the City’s in-house Traffic Committee.

RECOMMENDED ACTION:

City Council provide direction to staff.

15F. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING CONTRACT PARKING ENFORCEMENT

At the January 9, 2024, City Council meeting, Mayor Shawver requested that this item be agendaized for discussion. Mayor Shawver is requesting to discuss contract parking enforcement.

RECOMMENDED ACTION:

City Council provide direction to staff.

15G. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING EXPLORING ALTERNATIVE OPTIONS FOR THE TINA/PACIFIC DEVELOPMENT

At the January 9, 2024, City Council meeting, Mayor Shawver requested that this item be agendaized for discussion. Mayor Shawver is requesting to discuss exploring alternative options for the Tina/Pacific development.

RECOMMENDED ACTION:

City Council provide direction to staff.

16. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

18. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 18th day of January, 2024.

s/ Patricia A. Vazquez, City Clerk/Secretary

Item: 9B

Click here to return to the agenda.

CITY OF STANTON ACCOUNTS PAYABLE REGISTER

December 22, 2023-January 11, 2024

Electronic Transaction Nos.	2972-3003	\$	3,185,772.34
Check Nos.	137402-137446	\$	182,963.90

TOTAL	\$	3,368,736.24
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**Demands listed on the attached registers
conform to the City of Stanton Annual
Budget as approved by the City Council.**

**Demands listed on the attached
registers are accurate and funds
are available for payment thereof.**

/s/ Hannah Shin-Heydorn

/s/ Michelle Bannigan

Finance Director

Accounts Payable

Checks by Date - Detail by Check Number

User: MBannigan
Printed: 1/11/2024 5:38 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
2972	MIS16496 PPE 12/16/2023	MISSIONSQUARE PPE 12/16/2023- #302393	12/22/2023	2,335.00
Total for Check Number 2972:				2,335.00
2973	EDD1067 12/21/2023 12/21/2023	EDD State Tax Withholding State Unemployment	12/22/2023	8,271.41 21.90
Total for Check Number 2973:				8,293.31
2974	INT1569 12/21/2023 12/21/2023 12/21/2023	INTERNAL REVENUE SERVICE (MC) Medicare - Employee Share (FD) Federal Tax Withholding (ME) Medicare - City Share	12/22/2023	2,720.20 22,145.19 2,828.46
Total for Check Number 2974:				27,693.85
2975	OCA2137 SH 67182	COUNTY OF ORANGE TREASURER- T. AFIS (Fingerprinting) December, 2023	12/22/2023	1,425.00
Total for Check Number 2975:				1,425.00
2976	PUB15477 PPE 12/16/2023	PUBLIC AGENCY RISK SHARING AUT. PARS - PPE 12/16/2023	12/22/2023	1,434.26
Total for Check Number 2976:				1,434.26
2977	HOP16467 2023-0026	HOPE CENTER OF ORANGE COUNTY North Orange County Regional Outreach & Eng;	12/22/2023	337,626.58
Total for Check Number 2977:				337,626.58
2978	USB3019	US BANK	01/03/2024	
	76 Gas Station	OCSD Motor Officer/Motorcycle Gas		26.92
	76 Gas Station	OCSD Motor Officer/Motorcycle Gas		28.81
	76 Gas Station	OCSD Motor Officer/Motorcycle Gas		30.88
	Above All Cater	Veterans Day Catering		2,509.01
	Above All Cater	Veterans Day Catering Fee (half)		2,509.01
	AC Pro Westmins	Parts for HVAC repair at Sheriff		5.73
	Amazon	Wood slices for craft for KNO November		22.53
	Amazon	Coffee Supplies Restock		79.26
	Amazon	Computer Hardware/Network Cables		221.30
	Amazon	bank deposit bags		104.60
	Amazon	Employee Holiday Lunch Supplies		117.46
	Amazon	Veterans Day decor supplies		18.07
	Amazon	Veterans Day decor supplies		25.02
	Amazon	Phone cases/Screen Protectors/HOCs		46.13
	Amazon	office supplies, labels		72.75
	Amazon	(1) box of binder clips, (1) 100pk of zip ties		13.13
	Amazon	portable monitor for remote work		113.74

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Amazon	Halloween decor supplies		27.18
	Amazon	Window clings refund		-9.26
	Amazon	FRC mosquito catcher		43.09
	Amazon	Halloween decor supplies		23.90
	Amazon	Veterans Day decor supplies		18.07
	Amazon	Paint, mod podge, paint supplies, gift wrapping,		45.08
	Amazon	Vent Cover		99.09
	Amazon	Halloween decor supplies		19.28
	Amazon	Halloween decor supplies		11.84
	Amazon	OCS/SPS Supplies/Garage Door Remote		38.05
	Amazon	Access Control/Hardware/Supplies		67.21
	Amazon	Computer Hardware/Battery Backup/UPS System		1,206.96
	Amazon	Microphone Stands and Cord Covers		113.60
	Amazon	Computer Hardware/Battery Backup/UPS System		789.47
	Amazon	CSMFO meeting costs (reimbursable from CSM		182.04
	Amazon	December KNO Backdrop		13.03
	Amazon	Code Enf. Supplies/Gloves		120.64
	Amazon	Computer Hardware/Power Supply/Charger Cord		42.43
	Amazon	CSMFO meeting costs (reimbursable from CSM		26.60
	Amazon	Gift Bags for Adopt a Tree		21.72
	Amazon	Veterans Day decor supplies		18.07
	Amazon	Foot rest for senior rec leader		36.37
	Amazon	Seat cushion, foot rest, and surface stand for sr r		117.71
	Amazon	Computer Hardware/Laptops/Surface Pro		2,725.43
	Amazon	Family Night Out craft supply		10.76
	Amazon	Veterans Day decor supplies		25.02
	Amazon	Halloween decor refund		-11.95
	Amazon	PC monitor stand for senior rec leader		27.55
	Amazon	HR Office Supplies/Ergonomic Keyboard		96.79
	Amazon	OCS Office Supplies/Air Purifier Filters		27.18
	Amazon	Open House decor		130.22
	Amazon	CSMFO meeting costs (reimbursable from CSM		22.80
	Amazon	misc supplies (returned/credit pending from vend		10.82
	Amazon	New lights for park		260.96
	Amazon	office supplies, labels		19.78
	Amazon	Code Enf. Office Supplies		22.83
	Amazon	CSMFO meeting costs (reimbursable from CSM		19.45
	Amazon	Computer Hardware/Battery Backup/UPS System		160.84
	Amazon	Stick-ups & window clings		23.78
	Amazon	Halloween decor supplies assorted		88.90
	Amazon	Security Hardware/Storage/Hard Drives		691.62
	Amazon	RETURN - Under desk foot rest and surface pro		-85.97
	Amazon	Computer Hardware/Battery Backup/UPS System		789.47
	Amazon	Veterans Day decor supplies		25.02
	Amazon	HR Office Supplies/Ergonomic Mouse		93.47
	Amazon	Open House decor		16.74
	Apple	Computer Purchase Program/iPad Pro - J. Brama		818.54
	Apple	Computer Purchase Program/iPad Pro - D. Lyon		818.54
	Apple	Computer Purchase Program/Apple Pencil - D. I		129.41
	Apple	Computer Purchase Program/Apple Pencil - J. B		129.41
	Astro Eclipse	Work on fleet vehicles		327.00
	AutoNation-Toyo	Repair to Rav 4		888.77
	Autozone	Windshield Wiper Replacements		100.01
	BMC/So Cal Gas	FaCT-EA payment for Gas Company		206.39
	CALED	CALED Membership		120.00
	Canva	Monthly Subscription		12.99
	CEAOC	CEAOC meeting for December for Cesar & Am		100.00
	Certifix Live S	Sep-2023/Fingerprint Rolling Fees		25.00
	Certifix Live S	Oct-2023/Fingerprint Rolling Fees		149.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Chevron	OCSD Motor Officer/Motorcycle Gas		15.00
	Chevron	OCSD Motor Officer/Motorcycle Gas		28.97
	Chevron	OCSD Motor Officer/Motorcycle Gas		28.19
	Chevron	OCSD Motor Officer/Motorcycle Gas		25.17
	Classics Flower	Veterans Day Flowers		1,131.38
	CMTA	Annual CMTA Dues-Bannigan		95.00
	Command Link	Internet Coverage for City/NOV-2023		3,230.83
	Constant Contac	Monthly Subscription		41.00
	Corner Bakery	CPR/AED Training Lunch		159.90
	Costco	OCSD/SPS Thanksgiving Meal		126.19
	Costco	Supplies/Candy for FRC Open House Event		20.98
	Costco	Halloween pumpkins		34.95
	Costco	Open House- water gallons for flavored water		35.18
	Costco	Family Night Out pizza		150.10
	Costco	Water and Ice for Halloween Festival		28.95
	Costco	Open House cups, waters, sugar		84.62
	Costco	Supplies/Homeless Outreach Svcs/Snacks		108.02
	Costco	Clorox Wipes		20.33
	CSMFO	CSMFO/2024 Membership Dues/A.Massey		135.00
	CSMFO	Annual CSMFO Dues-Bannigan		125.00
	CSMFO	CSMFO/2024 Membership Dues/V.Holguin		75.00
	CSMFO	Orange County Chapter Meeting for 3 staff		180.00
	Daiso	December KNO garland		3.81
	Digital Space	NOV-2023/Domain Hosting Service		22.00
	Dollar Tree	(20) Table covers for Halloween Festival		27.38
	Dollar Tree	Family Night Out Napkins		2.79
	Dollar Tree	Family Night Out game- M&M's		22.71
	Dollar Tree	OST craft sticks		9.62
	Dollar Tree	Supplies/Restock Finance Department Birthday t		4.31
	Dollar Tree	December KNO- table covers, activity ingredints		35.30
	Dominos	Parenting Class dinner		42.39
	Dos Amigos	City Council Closed Session Expense		157.42
	Double Tree	CMRTA Conference/11/8-9/23/F.Ruiz/Berkely/F		709.77
	El Chivito	Open house tacos		1,200.50
	Exxon Mobil	OCSD Motor Officer/Motorcycle Gas		35.69
	First Choice Co	Coffee for yard		348.00
	Food 4 Less	Open House water gallons		29.80
	Food 4 Less	Open House aguas frescas ingredients		14.32
	Food 4 Less	EA- Food gift card		500.00
	Food 4 Less	Parenting Class snacks		14.78
	Food4Less	Coffee-Seniors		8.99
	Glasby Supply	52 gallons for soap for SCP		296.32
	Global Industri	(6) Mobile Computer Workstations/EOC		2,426.34
	Google LLC Apps	Work Order Program Usage Fee 11/5/23-12/5/23		450.00
	Harbor Freight	Parts for City yard repair		118.51
	Herc Rental	Light tower rental for Halloween festival		874.27
	Hobby Lobby	Card. decoration, and supplies for KNO Novemt		119.93
	Hobby Lobby	RETURN - supplies for KNO November		-26.88
	Home Depot	Code Enf. Equipment/Tool Set		227.25
	Home Depot	Supplies for Facility repairs		128.33
	Home Depot	5-Shelf Rack/EOC		326.18
	Home Depot	Public Safety Cleaning Supplies		72.29
	Home Depot	Miscellaneous Supplies		10.58
	Home Depot	Miscellaneous Supplies		39.62
	Home Depot	Paint for FRC		17.36
	Home Depot	Parts for Dotson Park		16.23
	Home Depot	Code Enf. Equipment Hardware		13.01
	Home Depot	Miscellaneous Supplies		759.55
	Home Depot	Code Enf. Supplies/Caution Tape		11.93

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Home Depot	Parts for swing repair		406.31
	Home Depot	Code Enf. Equipment/Tool Set		70.65
	Home Depot	Parts for Dotson Park		9.31
	Home Depot	Pubic Safety Cleaning Supplies		33.11
	Home Depot	FRC lights		129.39
	Home Depot	Code Enf. Equipment Hardware		25.99
	Home Depot	Supplies for park repairs		65.15
	Home Depot	Code Enf. Equipment Hardware		22.02
	Home Depot	Supplies for Facility repairs		139.96
	Home Depot	Home Depot (Posting Supplies - Site Posting for		57.02
	Home Depot	Miscellaneous supplies for Parks		111.31
	Home Depot	Supplies to freshen up Veterans Park		348.41
	Home Depot	Parts for Dotson Park		80.94
	Home Depot	Supplies for Facility repairs		46.71
	Home Depot	Supplies for Sheriff Station		38.40
	Home Depot	Supplies for windows at FRC		102.39
	Home Depot	Parts for FRC		49.32
	KDs Donuts	Senior Halloween Party		9.95
	Lakeshore Learn	Materials for Open House-3 packs of leaves		19.38
	Lakeshore Learn	Materials for Open House- Big tree- 2 Packs of I		26.77
	Magic Jump Rent	Open House bounce houses- deposit		68.07
	Magic Jump Rent	Carnival game and inflatable rental		2,989.10
	Magic Jump Rent	Open House bounce houses- balance		612.63
	Michaels	Halloween decor supplies		22.39
	Michaels	Family Night Out game- craft sticks		9.68
	Microsoft	Microsoft IT Services/OCT-2023		48.27
	Midway City Fee	Halloween- hay		394.80
	Motel 6	Emergency Hotel Assistance (3 nights)		273.50
	Motel 6	Relocation Assistance/Client Bridging (2 nights)		188.20
	Papa Johns Pizz	OCSD/SPS Halloween Festival Refreshments		53.82
	Parkhouse Tire	Emergency Vehicle Repair		553.49
	Party City	Family Night Out table covers		26.94
	Pizza Damore	4 cheese pizza and 3 pepperoni pizza for Novem		58.70
	Quick Quack Car	Car Wash		23.99
	Republic Servic	FaCT-EA payment for Republic Services Trash		81.87
	Sam Ash Music	Microphone for events		102.23
	Sams Club	Candy for Halloween Festival		183.46
	Sams Club	Candy and pretzels for Halloween Festival		255.00
	Shutterfly	FRC Decor		1,741.42
	Siteone Landsca	Sand Bags		383.77
	Smart & Final	Halloween- candy and water		76.66
	Smart & Final	Veterans Day Plates		65.19
	Smart & Final	Halloween Employee Lunch Supplies		99.55
	Smart & Final	OST Halloween party snacks		45.66
	Smart & Final	Plates - Veterans Day		106.55
	Smart & Final	Family Night Out: Utensil, waters, chips		116.79
	Smart & Final	Open House table cover		21.19
	Smart & Final	HDM Bags		35.87
	Smart & Final	Council Refreshment Restock		26.39
	Spotify	Monthly subscription - Spotify		10.99
	Staples	Office Supplies (Folders, headphones for zoom c		77.28
	Staples	Colored Paper		154.99
	Starbucks	Halloween- teen prizes		15.00
	Successories	Employee Service Award - D. Lujan		58.48
	Super King	Open House water ingredients		57.84
	Target	December KNO: water		4.94
	Target	CSMFO meeting costs (reimbursable from CSM		21.00
	Target	Smore supplies and other supplies for KNO Nov		22.11
	Target	Halloween: Poster Supplies		47.10

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Target	bag reimbursement		-0.10
	Target	Ornaments and Lights for Adopt a Tree		105.16
	Target	December KNO:frosting, chips, juice		28.79
	Target	Family Night Out-raffles		50.00
	Target	Chips and capri sun for November KNO		23.36
	Target	Certificate Cardstock		7.70
	Target	December KNO- cookies		10.18
	Target	Ornaments and Lights for Adopt a Tree		210.38
	Target	cardstock		7.70
	The Grand Food	Employee Holiday Lunch Catering Deposit		845.81
	The Toll Road	Motor Deputy/Travel on Toll Road		2.00
	The Tolls Roads	Tolls paid to go to Sheriff Headquarters		246.40
	Thrifty Clean	Dry Cleaning/HOC Tablecloth/FRC Open House		13.00
	Trader Joes	Senior Halloween Party		19.26
	Trader Joes	Halloween Pumpkins		177.74
	Trader Joes	Halloween Pumpkins		79.90
	Travel Inn Mote	Relocation Assistance/Client Bridging (7 nights)		840.00
	Travel Inn Mote	Relocation Assistance/Client Bridging (4 nights)		480.00
	Travel Inn Mote	Relocation Assistance/Client Bridging (3 nights)		360.00
	Travel Inn Mote	Relocation Assistance/Client Bridging (4 nights)		480.00
	Travel Inn Mote	Relocation Assistance/Client Bridging (1 nights)		120.00
	Travel Inn Mote	Relocation Assistance/Client Bridging (5 nights)		600.00
	Travel Inn Mote	Relocation Assistance/Client Bridging (3 nights)		360.00
	Uber	CMRTA Conference/11/8-9/23/F.Ruiz/Berkely/T		38.93
	Uber	CMRTA Conference/11/8-9/23/F.Ruiz/Berkely/T		38.99
	U-Line	Large trash can and delivery		154.86
	Uprising	Veterans Day Program		229.86
	Walmart	Ergonomic keyboard for senior rec leader		54.36
	Walmart	Veterans Day Decor Supplies supplies		113.53
	Walmart	Tissues and oil plug ins		21.22
	Walmart	Veterans Day Decor Supplies		133.76
	Walmart	Veterans Day Decor Supplies		267.53
	Walmart	Candy for Halloween Festival		54.09
	Walmart	Veterans Day Decor Supplies supply refund		-111.45
	Walmart	Veterans Day Decor Supplies supply refund		-107.73
	Walmart	Veterans Day Decor Supplies supplies		31.25
	Yennis Party Re	Veterans Day chair/linen rental deposit		299.14
	Yennis Party Re	Veterans Day chair/linen rental fee		897.44
	Yeti	Employee Holiday Gift		2,996.28
	Youtube	Youtube Video rental for Brother Bear		3.99
Total for Check Number 2978:				54,093.98
2979	GOL1321	GOLDEN STATE WATER COMPANY	12/26/2023	
	December 22	10/31/23-11/30/23 Water Services Median		295.50
	December 22	10/31/23-11/30/23 Water Services Building		505.84
Total for Check Number 2979:				801.34
2980	AFL187	AFLAC-FLEX ONE	12/26/2023	
	246306	December 2023 AFLAC		415.51
Total for Check Number 2980:				415.51
2981	CAS680	CA ST PERS 103	12/26/2023	
	PPE 12/16/2023	PERS - City's Share T1		3,300.44
	PPE 12/16/2023	PERS-Employee Buy Back		49.69
	PPE 12/16/2023	PERS - Employee's Share T1		1,852.69
	PPE 12/16/2023	PERS - City's Share-Classic T2		5,779.07
	PPE 12/16/2023	PERS - City's Share-NewT3		5,768.36

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	PPE 12/16/2023	PERS - Survivor (Employee) T1		7.44
	PPE 12/16/2023	PERS - Survivor New T3		26.04
	PPE 12/16/2023	PERS - Survivor Classic T2		8.37
	PPE 12/16/2023	PERS Employee Classic T2		4,005.28
	PPE 12/16/2023	PERS Employee New T3		5,820.90
			Total for Check Number 2981:	26,618.28
2982	GOL1321	GOLDEN STATE WATER COMPANY	12/28/2023	
	December 27	11/6/23-12/5/23 Water Services Median		858.22
	December 27	11/6/23-12/5/23 Water Services Park		1,494.13
	December 27	11/6/23-12/5/23 Water Services Building		447.44
	December 27	Oct 31 - Nov 30 Water Services Housing Author		3,966.09
			Total for Check Number 2982:	6,765.88
2983	GOL1321	GOLDEN STATE WATER COMPANY	01/03/2024	
	Dec 11	Water Services Park 11/8/23-12/8/23		7,864.75
	Dec. 11	Water Services Building 11/8/23-12/8/23		436.44
	December 11	Water Services Median 11/8/23-12/8/23		2,010.72
			Total for Check Number 2983:	10,311.91
2984	REC16138	RECTRAC REFUNDS	01/04/2024	
	63195041	Deposit Refund for #63195041 for Celene Luna		300.00
	63534519	Deposit Refund for #63534519 for Craig Willian		300.00
			Total for Check Number 2984:	600.00
2985	OCF2164	OC FIRE AUTHORITY	01/04/2024	
	S0497468	2nd Quarter Vehicle Replacement		13,869.00
	S0497468A	2nd Quarter Facilities Maintenance		3,218.25
	S0497468B	2nd Quarter Contract		981,689.00
	S0497468C	2nd Quarter Contract		375,000.00
			Total for Check Number 2985:	1,373,776.25
2986	BEN15755	BENEFIT COORDINATORS CORPORAT	01/05/2024	
	13833	December 2023 Prism Life Ins - City		475.20
	13833A	December 2023 Prism Disability Ins - City		2,703.96
	13833B	December 2023 Prism Life Ins - Employee		689.20
			Total for Check Number 2986:	3,868.36
2987	BES12575	BEST BEST & KRIEGER LLP	01/05/2024	
	983524	Tina / Pacific Development Fees thru 11-30-2023		58.57
	983524A	Tina / Pacific Development Fees thru 11-30-2023		58.56
	983524B	Tina / Pacific Development Fees thru 11-30-2023		58.57
			Total for Check Number 2987:	175.70
2988	BES12575	BEST BEST & KRIEGER LLP	01/05/2024	
	983516	General Fees thru 11-30-2023		15,995.43
	983520	Labor & Unemployment thru 11-30-2023		95.10
	983521	General Fees thru 11-30-2023		7,705.20
	983523	General Fees thru 11-30-2023		1,077.80
	983525	DFN 19-0121 Fees thru 11-30-2023 (Tina/ Pacif		2,627.45
	983526	DFN 19-0121 Fees thru 11-30-2023 (Tina/ Pacif		10,999.90
			Total for Check Number 2988:	38,500.88
2989	CAR15676	CARL WARREN & COMPANY	01/05/2024	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	1/2/2024	General liability account fund replenishment		4,480.10
			Total for Check Number 2989:	4,480.10
2990	ATH16520 REQUEST 10	ATHENS ADMINISTRATORS Account escrow replenishment	01/05/2024	4,482.90
			Total for Check Number 2990:	4,482.90
2991	MET12565 Jan-2024 Jan-24	METLIFE SBC January 24 Metlife Dental - Employee Share January 24 Metlife Dental - City Share	01/05/2024	32.00 137.04
			Total for Check Number 2991:	169.04
2992	VSP13387 819472262 819472262A	VISION SERVICE PLAN - (CA) January 2024 Health Ins - Employee VSP January 2024 Health Ins - Employer VSP	01/05/2024	57.14 477.61
			Total for Check Number 2992:	534.75
2993	BEN15755 B0165H B0165H-A	BENEFIT COORDINATORS CORPORAT January 2024 Delta Dental - City Share January 2024 Delta Dental - Employee Share	01/05/2024	1,775.10 247.60
			Total for Check Number 2993:	2,022.70
2994	PUB15477 PPE 12/30/2023	PUBLIC AGENCY RISK SHARING AUT PARS - PPE 12/30/2023	01/05/2024	1,585.35
			Total for Check Number 2994:	1,585.35
2995	JEN14424 PPE 12/30/23	ANA JENSEN Wage Garnishment PPE 12/30/23	01/05/2024	400.00
			Total for Check Number 2995:	400.00
2996	CAL15478 1/3/2024	CALIFORNIA JOINT POWERS INSURA Excess Liability Account Funding/ Ninos Settlen	01/05/2024	69,029.19
			Total for Check Number 2996:	69,029.19
2997	CAL12493 100000017393943	CALPERS 2024 Replacement benefit contribution	01/08/2024	4,754.88
			Total for Check Number 2997:	4,754.88
2998	MIS16496 PPE 12/30/2023	MISSIONSQUARE PPE 12/30/2023 - #302393	01/08/2024	2,335.00
			Total for Check Number 2998:	2,335.00
2999	CAS683 Jan-24 Jan-24A Jan-24B Jan-24C Jan-24D	CA ST PERS-HEALTH BENEFIT Jan 24 Health Ins - City Share Jan 24 Health Ins - Employee Jan 24 Retiree Insurance Jan 24 Adm Services - Retiree Jan 24 Adm Services - Health Ins	01/10/2024	39,149.54 4,869.72 2,795.00 140.86 21.96
			Total for Check Number 2999:	46,977.08
3000	OCA2137 SH 67458	COUNTY OF ORANGE TREASURER- T. Sheriff Contract Services January - 2024	01/10/2024	370,625.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	SH 67458 -Early	.25% Early Payment Discount		-2,711.43
	SH 67458A	Sheriff Contract Services January - 2024		695,502.82
	SH 67458B	Sheriff Contract Services (Crime Prevention Spec		9,519.25
	SH 67458C	Sheriff Contract Services (Office Specialist Front		8,926.67
Total for Check Number 3000:				1,081,862.31
3001	SOC2734	SO CAL EDISON	01/10/2024	
	01/03/24	Electric Service - Building - Dec		8,303.79
	01/03/24-A	Electric Service - Medians - Dec		44.26
	01/03/24-B	Electric Service - Signals - Dec		73.57
	01/03/24-C	Stanton District Light - Dec		85.00
Total for Check Number 3001:				8,506.62
3002	HOP16467	HOPE CENTER OF ORANGE COUNTY	01/10/2024	
	2024-0001	North OC Regional Outreach & Engagement Svc		63,698.33
Total for Check Number 3002:				63,698.33
3003	REC16138	RECTRAC REFUNDS	01/10/2024	
	63368024	Recreation program cancelled due to low enrolln		99.00
	63492084	Recreation program cancelled due to low enrolln		99.00
Total for Check Number 3003:				198.00
137402	PER16810	RAMIARO ESQUIVIAS PEREZ	01/04/2024	
	8930P-A2	Tina-Pacific Relocation - Rental Assistance		8,760.00
Total for Check Number 137402:				8,760.00
137403	SAN16809	ARTURO GOMEZ SANCHEZ	01/04/2024	
	8930P-A	Tina-Pacific Relocation - Rental Assistance		63,690.00
Total for Check Number 137403:				63,690.00
137404	SAN16809	ARTURO GOMEZ SANCHEZ	01/04/2024	
	8930P-A1	Tina-Pacific Relocation - Moving Assistance		2,065.00
Total for Check Number 137404:				2,065.00
137405	ALT16658	ALTA LANGUAGE SERVICES, INC	01/11/2024	
	IS692189	Bilingual Language Certification Tests (x1)		55.00
Total for Check Number 137405:				55.00
137406	AME15118	AMERICAN RENTALS, INC	01/11/2024	
	545208	Rental of boom lift for tree lighting		1,892.65
Total for Check Number 137406:				1,892.65
137407	AMT16214	AMTECH ELEVATOR SERVICE	01/11/2024	
	151401422901	Annual elevator maintenance services		5,838.48
Total for Check Number 137407:				5,838.48
137408	ASS12906	ASSOCIATION OF CALIFORNIA CITIES	01/11/2024	
	3602	2024 ACC-OC Annual Membership Dues (Jan -		4,668.32
	3602A	Prepays/ 2024 ACC-OC Annual Membership D		4,668.33
Total for Check Number 137408:				9,336.65
137409	ATT377	AT&T	01/11/2024	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	1/2/2024	Cerritos Intercon - Dec		185.69
	1/2/24	DMV Access Line - Dec		51.23
Total for Check Number 137409:				236.92
137410	AUT12223	AUTOZONE INC.	01/11/2024	
	4072030260	Wiper blades		37.61
	40720335020	Parts for fleet repair		51.70
	4072036172	Brake fluid and motor oil		35.90
	4072036173	Power steering fluid		21.23
Total for Check Number 137410:				146.44
137411	BOY13501	BOYS & GIRLS CLUBS OF GARDEN GI	01/11/2024	
	2086D	Contractual Services (FaCT) Boys & Girls Club		4,073.28
Total for Check Number 137411:				4,073.28
137412	CAA556	CA AUTO & BRAKE INC	01/11/2024	
	33838	SMOG Check for 1621863		61.75
	33840	SMOG Check for 1621849		61.75
Total for Check Number 137412:				123.50
137413	CRR888	CR & R INCORPORATED	01/11/2024	
	000332381	Trash bin rental for clean up of Santa Rosalia are		4,009.98
Total for Check Number 137413:				4,009.98
137414	DIS16517	DISABILITY ACCESS CONSULTANTS,	01/11/2024	
	23-280	ADA Self-Evaluation and Transition Plan		6,110.00
Total for Check Number 137414:				6,110.00
137415	ECO15351	ECONO TIRE, INC	01/11/2024	
	29103	Oil change on Tacoma Lic #1576938		80.00
Total for Check Number 137415:				80.00
137416	FED1155	FEDEX	01/11/2024	
	8-363-13738	Delivery Services		29.91
Total for Check Number 137416:				29.91
137417	FRI13695	FRIENDLY CENTER, INC	01/11/2024	
	FY2324-05FC	Contractual Services (FaCT) Friendly Center		9,356.53
Total for Check Number 137417:				9,356.53
137418	GOL16311	GOLDENWEST LAWNMOWERS	01/11/2024	
	273454	Supplies for clean up in public right of way		50.56
	273492	Supplies for public works staff		99.62
	274568	Supplies for public works staff		254.46
Total for Check Number 137418:				404.64
137419	HDL13965	HDL SOFTWARE, LLC	01/11/2024	
	SIN033856	Payment Services/ October 2023		108.05
Total for Check Number 137419:				108.05
137420	HIL1466	HILL'S BROS LOCK & SAFE INC	01/11/2024	
	85541	Replace cylinder on rear door City Hall		219.99

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	85610	Replace special hinges on 4 rear doors at Sheriff		1,677.11
		Total for Check Number 137420:		1,897.10
137421	HIN1468 SIN034229 SIN034229A SIN034653	HINDERLITER DELLAMAS & ASSOCI/	01/11/2024	
		Audit Services - Sales Tax		337.56
		Contract Services - Sales Tax (October - Decem		1,323.28
		Contract Services - Transaction Tax (October - E		300.00
		Total for Check Number 137421:		1,960.84
137422	INT1579 FY2324-05STN	INTERVAL HOUSE	01/11/2024	
		Contractual Services (FaCT) Interval House		1,492.97
		Total for Check Number 137422:		1,492.97
137423	JBX16770 11822-110923	JBX IT & SURVEILLANCE INC	01/11/2024	
		FRC Cabling for Security Cams		5,375.00
		Total for Check Number 137423:		5,375.00
137424	HUN12150 STA1FOG12310 STA1MS412310	JOHN L. HUNTER & ASSOCIATES, INC	01/11/2024	
		FOG - Oct 23		1,045.00
		NPDES - Oct 23		6,329.30
		Total for Check Number 137424:		7,374.30
137425	LIF16289 57573999A	LIFE CHRISTIAN CHURCH OF ORANG	01/11/2024	
		Security Refund for 1 Guard on 8/13/23 // Life C		211.64
		Total for Check Number 137425:		211.64
137426	MAR1873 246125 247068	MARK'S OLD TOWNE SERVICE, INC.	01/11/2024	
		Repairs to the tractor		3,366.35
		Repairs to the tractor		380.00
		Total for Check Number 137426:		3,746.35
137427	MAS16381 0124	MASTER JANITORIAL SERVICE, LLC	01/11/2024	
		City Janitorial Services - Jan		6,265.90
		Total for Check Number 137427:		6,265.90
137428	NAT2050 33739	NATIONWIDE ENVIRONMENTAL SVC:	01/11/2024	
		Sweeper services for Jan 24		12,052.31
		Total for Check Number 137428:		12,052.31
137429	NOA16033 NN1424	NICANOR NOA	01/11/2024	
		Payment for youth and adult tennis classes - Fall		42.00
		Total for Check Number 137429:		42.00
137430	NV515131 367392	NV5, INC	01/11/2024	
		Consulting services for the preparation of an up		2,152.50
		Total for Check Number 137430:		2,152.50
137431	PIN16121 0325790 0325791	PINNACLE PETROLEUM INC	01/11/2024	
		Gasoline for City Yard		6,986.91
		Diesel for City Yard		2,607.62

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 137431:				9,594.53
137432	QUA15782 10-2023 Revised	QUALITY MANAGEMENT GROUP, INC Caltrans Dump Day Event 8-23-2023/ PC Maint	01/11/2024	760.00
Total for Check Number 137432:				760.00
137433	RSO15078 1-5-949756	R&S OVERHEAD DOORS OF SO. CAL, Repair front gate at City Yard	01/11/2024	548.75
Total for Check Number 137433:				548.75
137434	RAI2431 496138	RAILROAD MANAGMENT CO LLC Underground Traffic Interconnect Line from 2/16/2023 to 2/16/2024	01/11/2024	4,502.34
Total for Check Number 137434:				4,502.34
137435	ROD16805 55578719	ANNE RODRIGUEZ Deposit Refund for Anne Rodriguez 12/16/2023	01/11/2024	300.00
Total for Check Number 137435:				300.00
137436	STA12282 6003792597 6003792597A 6003792597B	SECURITAS TECHNOLOGY CORPORATION Maintenance/monitoring fire system & security system Maintenance/monitoring intrusion system for SC Maintenance/monitoring fire system - City Yard	01/11/2024	1,186.93 446.31 596.49
Total for Check Number 137436:				2,229.73
137437	SOC12606 666366 666367 668422	SO CAL INDUSTRIES Fence Rental for 8970 Pacific - Jan Fence Rental for 8870 Pacific - Jan Fence Rental for 8910-8920 Pacific - Jan	01/11/2024	231.21 208.58 311.94
Total for Check Number 137437:				751.73
137438	GAS1282 1/3/2024 1/3/24	SOCALGAS Gas Services - City Hall - Dec Gas Services - Corp Yard - Dec	01/11/2024	662.25 28.59
Total for Check Number 137438:				690.84
137439	WAT13601 31197	SOUTHLAND AUTOMOTIVE WORKS Patch flat tire on graffiti trailer	01/11/2024	25.00
Total for Check Number 137439:				25.00
137440	THO13835 50988127 51006698	THOMSON INC Service call for City Yard Service call for City Yard	01/11/2024	135.00 1,325.00
Total for Check Number 137440:				1,460.00
137441	TRU13167 650210557	TRULY NOLEN OF AMERICA INC Monthly pest spraying for Dec	01/11/2024	184.00
Total for Check Number 137441:				184.00
137442	UND2984 1020230727 1020230727A 1220230719	UNDERGROUND SERVICE ALERT DigAlert Monthly Services - Oct DigAlert Monthly Services - Oct DigAlert Monthly Services - Dec	01/11/2024	29.50 29.50 40.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	1220230719A	DigAlert Monthly Services - Dec		40.00
			Total for Check Number 137442:	139.00
137443	VIL14804 AV1424	ARACELY VILLARRUEL Payment for baile folklorico classes - Fall 2023 (01/11/2024	453.60
			Total for Check Number 137443:	453.60
137444	VIS3077 2023-281398-00 2023-283686-00 2023-284497-00	VISTA PAINT CORP Graffiti Supplies Graffiti Supplies Graffiti supplies	01/11/2024	858.30 46.95 123.69
			Total for Check Number 137444:	1,028.94
137445	WAG13143 INV6003731	WAGEWORKS, INC Dec 2023/ Administration and Compliance Fees	01/11/2024	110.00
			Total for Check Number 137445:	110.00
137446	YUN16677 90001201	YUNEX LLC Traffic Signal Maintenance for Nov 23	01/11/2024	1,297.50
			Total for Check Number 137446:	1,297.50
			Report Total (77 checks):	3,368,736.24

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING DECEMBER 12, 2023

1. **CLOSED SESSION** None.

2. **CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY JOINT REGULAR MEETING**

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:34 p.m. by Mayor Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Mr. Brian Donahue.

4. **ROLL CALL**

Present: Council/Agency/Authority Member Taylor, Council/Agency/Authority Member Torres, Council/Agency/Authority Member Warren, Mayor Pro Tem/Vice Chairperson Van, and Mayor/Chairman Shawver.

Absent: None.

Excused: None.

Mayor Shawver motioned to hear New Business Item 9A out of order.

Motion/Second: Shawver/Torres

Motion carried by the following vote:

AYES: 5 (Shawver, Taylor, Torres, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

Motion unanimously carried.

The City Council authorized the request to hear New Business Item 9A out of order.

9A. **CONSIDERATION OF ADOPTION OF RESOLUTION IN SUPPORT OF THE PALESTINIAN PEOPLE OF GAZA**

At the November 14, 2023, City Council meeting, Council Member Torres requested that this item be agendized for discussion. Council Member Torres requested to discuss the creation of a resolution in support of the Palestinian people of Gaza,

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which also calls for a ceasefire in Israel and occupied Palestine. At the November 28, 2023, City Council meeting, the City Council directed staff to create a staff report and resolution for City Council consideration modeling the proposed resolution passed by the City of Cudahy, California.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Mayor Shawver called point of order: Mayor Shawver reported that the request for approval of Resolution No. 2023-30 is in violation of the City's adopted Administrative Rules & Regulations Policy II-2-7.

Is request of approval of Resolution No. 2023-30 in violation of the City's adopted Administrative Rules & Regulations Policy II-2-7?

Motion/Second: Shawver/Warren

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	NO
	Council Member Warren	AYE
	Mayor Pro Tem Van	AYE
	Mayor Shawver	AYE

Motion carried:

The City Council voted that approval of Resolution No. 2023-30 is in violation of the City's adopted Administrative Rules & Regulations Policy II-2-7.

Mayor Shawver called for the question: Not to move forward with approval of Resolution No. 2023-30, due to the approval being in violation of the City's adopted Administrative Rules & Regulations Policy II-2-7.

Mayor Pro Tem Van called for a substitute motion: Requesting that the City Council review and consider an alternate resolution provided to the City Council.

Public Comments / E-Mail (Written):

- Ms. Patricia A. Vazquez, City Clerk, reported that as of December 12, 2023, 5:32 PM, the City has received a total of 633 written comments.
 - 221 - Spoke in opposition of the proposed resolution.
 - 412 - Spoke in support of the proposed resolution.

Public Comments / In-Person:

- Mr. Joe Urcis, spoke regarding the proposed resolution.
- Ms. Anne Katz, spoke regarding the proposed resolution.
- Ms. Michal Accad Elisha, spoke regarding the proposed resolution.
- Mr. Speaker, spoke regarding the proposed resolution.

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In Opposition:

- Mr. David Tz Liezril, spoke in opposition of the proposed resolution.
- Mr. Peter Levi, spoke in opposition of the proposed resolution.
- Ms. Robin Gurien, spoke in opposition of the proposed resolution.
- Ms. Nika Galperin, spoke in opposition of the proposed resolution.
- Ms. Laurel Feldner, spoke in opposition of the proposed resolution.
- Mr. Levy Dror, spoke in opposition of the proposed resolution.
- Ms. Judy Yehuda, spoke in opposition of the proposed resolution.
- Mr. Manahil Haroon, spoke in opposition of the proposed resolution.
- Mr. Brett Nemeth, spoke in opposition of the proposed resolution.
- Ms. Rabbi Nancy Myers, spoke in opposition of the proposed resolution.
- Ms. Hadas Dvir, spoke in opposition of the proposed resolution.
- Mr. Mendel Rosenbluh, spoke in opposition of the proposed resolution.
- Mr. Charles Niederman, spoke in opposition of the proposed resolution.
- Ms. Wing Sum, spoke in opposition of the proposed resolution.

In Support:

- Ms. Rowan Saleh, spoke in support of the proposed resolution.
- Mr. Sam Stanton, spoke in support of the proposed resolution.
- Ms. Mona Yashruti Schnell, spoke in support of the proposed resolution.
- Mr. Thayer Hussein, spoke in support of the proposed resolution.
- Ms. Lulu Hammad, spoke in support of the proposed resolution.
- Mr. Amir Nash, spoke in support of the proposed resolution.
- Mr. Demian Garcia-Monroy, spoke in support of the proposed resolution.
- Ms. Salma Maaytah, spoke in support of the proposed resolution.
- Ms. Rawan Tahan, spoke in support of the proposed resolution.
- Mr. Rashad Al-Dabaagh, spoke in support of the proposed resolution.
- Ms. Ayah Maaytah, spoke in support of the proposed resolution.
- Ms. Maha Afra, spoke in support of the proposed resolution.
- Ms. Ryda Hamida, spoke in support of the proposed resolution.
- Ms. Mirvette Judeh, spoke in support of the proposed resolution.
- Ms. Mimi Jubran, spoke in support of the proposed resolution.
- Ms. Alexandra Noyes, spoke in support of the proposed resolution.
- Ms. Juliana M., spoke in support of the proposed resolution.
- Ms. Basha Jamil, spoke in support of the proposed resolution.
- Ms. Leena Sabagh, spoke in support of the proposed resolution.
- Ms. Aliya Yousufi, spoke in support of the proposed resolution.
- Mr. Adam Overton, spoke in support of the proposed resolution.
- Ms. Manahil Awan, spoke in support of the proposed resolution.
- Ms. Emma Jensen, spoke in support of the proposed resolution.
- Ms. Danyah Mousa, spoke in support of the proposed resolution.
- Mr. Ahmad Mousa, spoke in support of the proposed resolution.
- Ms. Estee Chandler, spoke in support of the proposed resolution.
- Mr. Ahmad A. Skoudarani, spoke in support of the proposed resolution.

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- Ms. Jessica Moss, spoke in support of the proposed resolution.
- Ms. Kayla Asato, spoke in support of the proposed resolution.
- Mr. Fernando Delgado, spoke in support of the proposed resolution.
- Ms. Fatnal, spoke in support of the proposed resolution.
- Ms. Nadeah, spoke in support of the proposed resolution.
- Ms. Ahmad Mukdad, spoke in support of the proposed resolution.
- Mr. Nicholas Dibs, spoke in support of the proposed resolution.

Public Comments / E-Mail (*Written*):

- Per Ms. Patricia A. Vazquez, City Clerk, as of December 12, 2023, 12:06 AM, the City has received an additional total of 959 written comments.
 - 196 - Spoke in opposition of the proposed resolution.
 - 763 - Spoke in support of the proposed resolution.

Motion/Second: Van/Shawver

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	NO
	Council Member Warren	AYE
	Mayor Pro Tem Van	AYE
	Mayor Shawver	AYE

Motion carried:

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approved amended Resolution No. 2023-30.

MAYOR SHAWVER CALLED FOR A RECESS AT 9:55 PM.

THE CITY COUNCIL RECONVENED AT 10:06 PM.

Mayor Shawver motioned to hear City Council Initiated Item 12D out of order.

Motion/Second: Shawver/Van

Motion carried by the following vote:

AYES:	5 (Shawver, Taylor, Torres, Van, and Warren)
NOES:	None
ABSTAIN:	None
ABSENT:	None

Motion unanimously carried.

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The City Council authorized the request to hear City Council Initiated Item 12D out of order.

12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING STRENGTHENING THE CITY'S TOBACCO RETAIL LICENSE ORDINANCE

At the November 28, 2023, City Council meeting, Mayor Pro Tem Van requested that this item be agendaized for discussion. Mayor Pro Tem Van is requesting to discuss strengthening the City's tobacco retail license ordinance to address any potential loopholes, ensure that the definition of both "tobacco retailer" and "flavored tobacco" is adequately defined, ensure that the City has an adequate application fee to cover the cost of enforcement and monitoring, and methodize compliance monitoring frequencies.

Presentation by Mayor Pro Tem Van.

Public Comments:

- Ms. Claire Braeburn, spoke in favor of this item.
- Ms. Maria Salgado, spoke in favor of this item.
- Ms. Maria Montes, spoke in favor of this item.
- Ms. Guadalupe Vigil, spoke in favor of this item.
- Ms. Eugenia Amaro, spoke in favor of this item.
- Ms. Lorena Flores, spoke in favor of this item.
- Ms. Aiya Kahawati, spoke in favor of this item.
- Dr. Maha Afra, spoke in favor of this item.

Motion/Second: Van/Taylor

Motion carried by the following vote:

AYES: 5 (Shawver, Taylor, Torres, Van, Warren)

NOES: None

ABSTAIN: None

ABSENT: None

Motion unanimously carried:

The City Council received consensus and directed staff to proceed with research and to bring this item back for City Council review at a future City Council meeting.

5. SPECIAL PRESENTATIONS AND AWARDS

At the request of the Orange County Sheriff's Department, item 5 was tabled for presentation at a future City Council meeting.

~~Introduction of newly assigned Orange County Sheriff's Department (OCSD) Deputies to the City Council and Community and recognition of outgoing Human Liaison Officer.~~

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6. CONSENT CALENDAR

Motion/Second: Warren/Taylor

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Torres	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairperson Van	AYE
	Mayor/Chairman Shawver	AYE

Motion unanimously carried:

CONSENT CALENDAR

6A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED

The City Council/Agency Board/Authority Board waived reading of Ordinances and Resolutions.

6B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated November 3, 2023 – November 30, 2023, in the amount of \$2,028,618.36.

6C. APPROVAL OF MINUTES

The City Council/Successor Agency/Housing Authority approved Minutes of Joint Special and Regular Meeting – November 28, 2023.

6D. OCTOBER 2023 INVESTMENT REPORT

The Investment Report as of October 31, 2023, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of October 2023.

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6E. OCTOBER 2023 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of October 31, 2023, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of October 2023.

6F. OCTOBER 2023 GENERAL FUND REVENUE AND EXPENDITURE REPORT; HOUSING AUTHORITY REVENUE AND EXPENDITURE REPORT; AND STATUS OF CAPITAL IMPROVEMENT PROGRAM

The Revenue and Expenditure Report for the month ended October 31, 2023, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) and is being provided to City Council. This report includes information for both the City's General Fund and the Housing Authority Fund. In addition, this report includes a status of the City's Capital Improvement Projects (CIP) as of October 31, 2023. The figures reported represent preliminary figures through October 31, 2023. The fiscal year end closing process for Fiscal Year 2022/23 is still in progress and the final figures are pending completion of the City's annual financial statement audit.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the General Fund and Housing Authority Fund October 2023 Revenue and Expenditure Reports and Status of Capital Improvement Projects for the month ended October 31, 2023.

6G. APPROVE REVISED BUDGET ADJUSTMENTS POLICY (ADMINISTRATIVE POLICY NO. IV-4-2)

The City's Budget Adjustments Policy (Administrative Policy No. IV-4-2) was last approved on September 25, 2007, and neither incorporates modern best practices nor reflects the City's current practices. The proposed policy has been updated to be consistent with the authorizations approved by the City Council with the adoption of the City's annual operating and capital budget (Resolution No. 2023-19).

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1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approved the revised Budget Adjustments Policy (Administrative Policy No. IV-4-2).

6H. FISCAL YEAR 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) RESOLUTION

On November 29, 2023, the Orange County Community Resources Department released a Request for Applications (RFA) for Fiscal Year 2024-2025 Community Development Block Grant projects related to public facilities and improvements (PF&I). In response to the RFA, staff is proposing the Stanton Community/Senior Center Improvement Project. As part of the application process, the City Council must review and authorize Resolution No. 2023-31 authorizing the City Manager to execute the agreement, contract and other documents.

1. The City Council declared that this project is not subject to the California Environmental Quality Act (CEQA) because it is not a "project" as defined by CEQA; and
2. Approved Resolution No. 2023-31 authorizing the City Manager to execute the agreement, contract and other documents required by the Orange County Community Resources Department for participation in the CDBG program on behalf of the City Council, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA TO APPROVE THE CITY'S PARTICIPATION IN THE FISCAL YEAR 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) WITH THE COUNTY OF ORANGE".

6I. AUTHORITY TO ADVERTISE FOR CONSTRUCTION: PREMIER PARK RENOVATION PROJECT AND APPROVAL OF CONTRACT AMENDMENT #1 WITH RJM DESIGN GROUP

The plans and specifications for the Premier Park Renovation Project are complete. The City Engineer is recommending City Council approve the specifications and plans for bidding, subject to revision by the City Engineer and the City Attorney, to ensure the construction contract is awarded in an efficient and timely manner. To ensure construction of the Project is in conformance with the design, staff is recommending approval of a First Amendment to RJM Design Group, Inc.'s to extend the term of their Agreement.

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1. The City Council finds that this project is exempt from the California Environmental Quality Act ("CEQA"), Class 1, Section 15301 as an alteration of existing public facility and Class 2, Section 15302(c) as reconstruction of existing facility; and
2. Approved the bid specifications and plans, subject to revisions required by the City Engineer and the City Attorney; and
3. Authorized and advertise for bids the Premier Park Renovation Project (Task Code No. 2022-206); and
4. Approved the First Amendment to the existing agreement with RJM Design Group and allows the City Attorney to make minor edits as necessary prior to the execution of the Amendment; and
5. Authorized the City Manager to execute the First Amendment to the existing Agreement with RJM Design Group, Inc.

6J. PROFESSIONAL SERVICES AGREEMENTS TO PROVIDE ON-CALL GEOTECHNICAL ENGINEERING SERVICES

On September 26, 2023, staff released a "Request for Proposals" (RFP) soliciting firms to provide professional, on-call geotechnical engineering services in accordance with the City's Purchasing Policy and Procedures. Staff has pre-qualified four firms and recommends entering into on-call services agreements in the amount of \$150,000, annually, with each of the pre-qualified firms. Costs associated with work by these firms will be negotiated on a case-by-case basis and funded by each project's approved budget.

1. The City Council declared this action to be categorically exempt under the California Environmental Quality Act, since the action herein does not constitute a "project" as defined by section 15378 of the CEQA guidelines; and
2. Awarded a contract for professional geotechnical engineering services to GMU Geotechnical, Inc., Leighton Consulting, Inc., Ninyo & Moore Geotechnical and Environmental Sciences Consultants, and Petra Geosciences, Inc. to provide on-call professional geotechnical engineering services in an amount not-to-exceed \$450,000 or \$150,000 annually; and
3. Authorized the City Manager to bind the City of Stanton and GMU Geotechnical, Inc., Leighton Consulting, Inc., Ninyo & Moore Geotechnical and Environmental Sciences Consultants, and Petra Geosciences, Inc. in a contract to provide the services.

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6K. AWARD A PROFESSIONAL SERVICES AGREEMENT TO PACIFIC ADVANCED CIVIL ENGINEERING, INC. FOR THE STORM DRAIN MASTER PLAN UPDATE PROJECT (TASK CODE 2024-801)

A Storm Drain Master Plan assesses the needs of the City's storm drain system and plans and prioritizes maintenance and rehabilitation of the system with available funding. It also serves as a useful planning tool for the City's Capital Improvement Program. The previous Storm Drain Master Plan was prepared in 1991 by RBF Consulting Engineers. Staff released a "Request for Proposal" (RFP) soliciting proposals to provide a Storm Drain Master Plan Update to reflect the current condition of the storm drain system, assess the capacity of the existing system to handle flows generated at the ultimate "build-out" of the City, and develop a comprehensive 10-year Capital Improvement Program. Staff recommends awarding a contract to Pacific Advanced Civil Engineering, Inc. in the amount of \$539,870.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(b) as operation, repair, and maintenance of existing publicly owned utilities; and
2. Awarded a professional services agreement to Pacific Advanced Civil Engineering, Inc. for a Storm Drain Master Plan Update in the amount of \$539,870; and
3. Authorized the City Manager to bind the City of Stanton and Pacific Advanced Civil Engineering, Inc. in a contract to provide the services; and
4. Authorized the City Manager to approve a contract contingency, not to exceed ten percent of the contract amount, of \$53,987.

6L. LOW AND MODERATE INCOME HOUSING ASSET FUND ANNUAL REPORT FOR FISCAL YEAR 2022-2023 (HOUSING AUTHORITY)

The attached Low and Moderate Income Housing Asset Fund Annual Report for Fiscal Year 2022-2023 is being presented for consideration as required by State Law.

1. The Authority Board declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and
2. Received and filed the Annual Progress Report.

END OF CONSENT CALENDAR

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- 7. PUBLIC HEARINGS None.
- 8. UNFINISHED BUSINESS None.
- 9. NEW BUSINESS

New Business item 9A was heard out of order.

~~9A. CONSIDERATION OF ADOPTION OF RESOLUTION IN SUPPORT OF THE PALESTINIAN PEOPLE OF GAZA~~

9B. CONSIDERATION OF EXTENSION OF EXPIRED COMMERCIAL CANNABIS PERMITS

At the October 24, 2023, City Council meeting, Mayor Shawver requested that a discussion regarding a review and update of the City's current cannabis ordinance be agendized for discussion. At the November 14, 2023, City Council meeting, per the discussion, the City Council directed staff to bring back an agenda report focused on the possible extension of recently expired cannabis permits.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Public Comments:

- Mr. Joseph Adeife, representative for Culture and Stanton Fresh Farms, spoke in favor of an extension of expired commercial cannabis permits, requested that the City Council grant an additional 36 months, and further reported that they are prepared to pay respective fees to show that they are dedicated to being responsible stakeholders in this process.
- Mr. Allan Othman, business owner, spoke in favor of an extension of expired commercial cannabis permits, proposed that prior to the City's issuance of licenses ensure that the granted licensee confirm that they have secured a suitable location, and further stated that in not granting an extension of expired permits would displace current permit holders and the City would also be at a disadvantage.

Motion/Second: Shawver/Van

Motion carried by the following vote:

AYES: 5 (Shawver, Taylor, Torres, Van, Warren)
NOES: None
ABSTAIN: None
ABSENT: None

Motion unanimously carried:

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1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. The City Council directed staff to conduct a cultivation survey (timeline/cost and/or fees) of neighboring/surrounding cities and to bring this item back for City Council review at a future City Council meeting.

9C. AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW PUBLIC LODGING, LODGING FACILITY OR LODGING BUSINESSES OR USES, AND A TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING PUBLIC LODGING, LODGING FACILITY, OR LODGING BUSINESSES AND USES PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY'S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

The City of Stanton ("City") has documented that a number of motels in the City are magnets for criminal activity. This is a significant drain on City resources. Each year, the City's law enforcement responds to hundreds of calls for services that include, among other things, prostitution, narcotics violations, stolen vehicles, weapon possession, probation/parole violations, burglary, robbery, gang activity, assaults, and assaults with deadly weapons. That amounts to hundreds of thousands of dollars spent on law enforcement, code enforcement, public safety, and other City costs. The high level of criminal activity at motels in the City poses immediate impacts on the health, safety, and welfare of the community. The crime endangers residents, businesses, and visitors, and significantly degrades quality of life. Against this backdrop, the City Council is asked to consider an interim urgency ordinance to temporarily prohibit the establishment of public lodging and/or the expansion, enlargement, or alteration of existing public lodging businesses and uses within the City. The interim urgency ordinance is intended to provide the City with sufficient time to study the continuing impacts of these establishments and to develop new municipal and zoning code regulations.

Introduction by Ms. HongDao Nguyen, City Attorney.

Ms. HongDao Nguyen, City Attorney announced that due to a conflict of interest the City Council will segment the discussion and vote so that Mayor Pro Tem Van and Council Member Warren, Council Members who own property close to the Dixie Hotel, Starlite Motel, and Villa Motel, would not vote on whether the moratorium should apply to those hotels/motels.

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First Discussion: Jade Palace, Chester Inn, Casa Playa Inn and Suites, and Motel 6.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Motion/Second: Taylor/Torres

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Van	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council finds that the proposed urgency ordinance is:
 - a) Not a “project” within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines (Title 14 of the California Code of Regulations) because it has no potential for resulting in physical change in the environment, directly or indirectly; and
 - b) Exempt from the requirements of CEQA under Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. The City Council adopted Urgency Ordinance No. 1136, entitled:

“AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW PUBLIC LODGING, LODGING FACILITY OR LODGING BUSINESSES OR USES, AND A TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING PUBLIC LODGING, LODGING FACILITY, OR LODGING BUSINESSES AND USES PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY’S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA”.

Prior to the discussion and vote on the Dixie Hotel, Starlite Motel, and Villa Motel, there was a drawing of names between Mayor Pro Tem Van and Council Member Warren since the item required a four-fifths vote of the Council, and it was legally necessary to qualify another council member to be part of the vote. Ms. Patricia A. Vazquez, City Clerk initiated the drawing of names, and Council Member Warren was selected to remain in the council chambers and at the dais. Mayor Pro Tem Van left both the dais and the council chambers.

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Second Discussion: Dixie Hotel, Starlite Motel, and Villa Motel

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Van	RECUSED
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council finds that the proposed urgency ordinance is:
 - c) Not a “project” within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines (Title 14 of the California Code of Regulations) because it has no potential for resulting in physical change in the environment, directly or indirectly; and
 - d) Exempt from the requirements of CEQA under Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. The City Council adopted Urgency Ordinance No. 1136, entitled:

“AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW PUBLIC LODGING, LODGING FACILITY OR LODGING BUSINESSES OR USES, AND A TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING PUBLIC LODGING, LODGING FACILITY, OR LODGING BUSINESSES AND USES PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY’S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA”.

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9D. SELECTION OF THE CITY’S NEW LOGO, BRANDING AND MESSAGING

The purpose of this report is to review outreach results and seek City Council selection of a logo and motto as part of the next phase of the City's Branding & Messaging Project.

Staff report by Ms. Ashley Cain, Community Services Manager.

Motion/Second: Taylor/Torres

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Van	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Selected logo option number 2 (green/orange/periwinkle); and
3. Directed staff to originate additional motto options for City Council review and consideration at a future City Council meeting.

10. ORAL COMMUNICATION

Mr. Nicolas Dibs, spoke regarding his request for the City to proceed with a universal declaration of human rights, by declaring a “Human Rights Day” within the City of Stanton.

11. WRITTEN COMMUNICATIONS None.

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12. MAYOR/CHAIRMAN/COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS

12A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

- Council Member Torres expressed his gratitude to the City Council and Stanton community in his service to the City as a Council Member this past year.
- At the request of Mayor Shawver, Ms. Zenia Bobadilla, Community Services Director reported on the following upcoming City held events:
 - Christmas Tree Lighting Event, which was held on December 7, 2023, at the Stanton Community Services Center.
 - Karina's Backpack Project - Dreams for Schools Event
 - Stanta's Siren Express Event
- Mayor Shawver reported on an upcoming drive through food and diaper distribution event, which is scheduled to be held on December 16, 2023 at Stanton Park.
- Mayor Shawver reported that he is in the process of preparing to host a Public Safety Services appreciation luncheon, details to follow.

12B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

None.

12C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

~~12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING CONDUCTING A REVIEW AND UPDATE OF THE CITY'S CURRENT CANNABIS ORDINANCE (Heard out of order)~~

City Council Initiated Item 12D was heard out of order.

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12E. RECOGNITION OF OUTGOING MAYOR PRO TEM HONG ALYCE VAN

Presentation of honors to Mayor Pro Tem Hong Alyce Van by the City Council.

The City Council expressed their gratitude to outgoing Mayor Pro Tem Van for her outstanding service to the Stanton community this past year.

Mayor Pro Tem Van expressed her gratitude to the City Council, city staff, and Stanton Community.

Mayor Shawver reported that as part of their 40th Anniversary Commemoration, the Second Harvest Food Bank of Orange County presented Stanton with a commemorative "Key to the Food Bank" to express their gratitude for the city's support of both Second Harvest and their partner network.

12F. REORGANIZATION OF CITY COUNCIL

Annually, the City Council elects a Mayor Pro Tem.

Mayor Shawver opened nominations for Mayor Pro Tem.

Mayor Shawver nominated Council Member Carol Warren for the office of Mayor Pro Tem, which was seconded by Council Member Taylor.

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Van	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

Council Member Carol Warren was unanimously elected Mayor Pro Tem.

13. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL

None.

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14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

Ms. Hannah Shin-Heydorn, City Manager, reported on the upcoming Stanton State of the City event and filming schedules.

14A. ORANGE COUNTY FIRE AUTHORITY

At this time the Orange County Fire Authority will provide the City Council with an update on their current operations.

Chief Steve Dohman provided the City Council with an update on their current operations.

15. **ADJOURNMENT** in memory and honor of Ms. Loreen Berlin.
Motion/Second: Shawver/
Motion carried at 12:06 a.m.

MAYOR/CHAIRMAN

ATTEST:

CITY CLERK/SECRETARY

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING JANUARY 9, 2024

1. **CLOSED SESSION** None.

2. **CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY JOINT REGULAR MEETING**

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:31 p.m. by Mayor Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Council Member Taylor.

4. **ROLL CALL**

Present: Council/Agency/Authority Member Taylor, Council/Agency/Authority Member Torres, Council/Agency/Authority Member Van, Mayor Pro Tem/Vice Chairperson Warren, and Mayor/Chairman Shawver.

Absent: None.

Excused: Council/Agency/Authority Member Van.

5. **SPECIAL PRESENTATIONS AND AWARDS**

Presentation by Mr. Connor Medina, Regional Public Affairs Manager, League of California Cities, Orange County Division, sharing their mission with the City Council, providing information on their current operations, and providing an update on the California Business Roundtable's "Taxpayer Protection Act".

6. **CONSENT CALENDAR**

Mayor Shawver requested to pull item 6G from the consent calendar for separate discussion.

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Torres	AYE
	Council/Agency/Authority Member Van	AYE
	Mayor Pro Tem/Vice Chairperson Warren	ABSENT
	Mayor/Chairman Shawver	AYE

Motion unanimously carried:

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CONSENT CALENDAR

6A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED

The City Council/Agency Board/Authority Board waived reading of Ordinances and Resolutions.

6B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated December 1, 2023 – December 21, 2023, in the amount of \$3,356,269.98.

6C. NOVEMBER 2023 INVESTMENT REPORT

The Investment Report as of November 30, 2023, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of November 2023.

6D. NOVEMBER 2023 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of November 30, 2023, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of November 2023.

6E. NOVEMBER 2023 GENERAL FUND REVENUE AND EXPENDITURE REPORT; HOUSING AUTHORITY REVENUE AND EXPENDITURE REPORT; AND STATUS OF CAPITAL IMPROVEMENT PROGRAM

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The Revenue and Expenditure Report for the month ended November 30, 2023, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) and is being provided to City Council. This report includes information for both the City's General Fund and the Housing Authority Fund. In addition, this report includes a status of the City's Capital Improvement Projects (CIP) as of November 30, 2023.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the General Fund and Housing Authority Fund November 2023 Revenue and Expenditure Reports and Status of Capital Improvement Projects for the month ended November 30, 2023.

6F. MEETING DATES FOR THE STANTON CITY COUNCIL, STANTON PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, STANTON PLANNING COMMISSION, AND STANTON PUBLIC SAFETY COMMITTEE

City Council review the attached 2024 meeting dates for the Stanton City Council, Stanton Parks, Recreation and Community Services Commission, Stanton Planning Commission, and Stanton Public Safety Committee.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Stanton City Council, Stanton Parks, Recreation and Community Services Commission, Stanton Planning Commission, and Stanton Public Safety Committee meeting dates for the year 2024.

END OF CONSENT CALENDAR

6G. MAYOR'S APPOINTMENTS OF COUNCIL MEMBERS AS REPRESENTATIVES TO VARIOUS BOARDS, COMMISSIONS, COMMITTEES AND AGENCIES

Traditionally, Council Members have been appointed by the Mayor to serve on numerous outside committees, boards, commissions and agencies. Each appointee is responsible for representing the City and voting on behalf of the City Council. The Mayor conducts a review and selects appointees, as detailed in Attachment A, with the exception of the Orange County Fire Authority ("OCFA") appointment, which is required to be made by City Council Resolution, the Mayor may otherwise make

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appointments to each committee, board, commission or agency by nomination and Minute Order confirmation. In addition, the Fair Political Practices Commission ("FPPC") regulations require the adoption and posting of Form 806, Agency Report of Public Official Appointments, in order for individual Council Members to participate in a City Council vote that would result in him or her serving in a position that provides compensation of \$250 or more in any 12-month period.

Report by Mayor Shawver.

Motion/Second: Shawver/Warren

Motion carried by the following vote:

AYES: 4 (Shawver, Taylor, Torres, Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Van)

Motion unanimously carried:

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. The City Council confirmed the Mayor's appointments; and
3. Approved Fair Political Practices Commission Form 806 and authorized the City Clerk to post the form on the City's website.

7. PUBLIC HEARINGS

7A. **AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 36937 AND 65858 EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW PUBLIC LODGING, LODGING FACILITY OR LODGING BUSINESSES OR USES, AND EXTENDING A TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING PUBLIC LODGING, LODGING FACILITY, OR LODGING BUSINESSES AND USES FOR 10 MONTHS AND 15 DAYS PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY'S MUNICIPAL CODE AND ZONING CODE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

Due to the continuing need to protect the public safety, health, and welfare of the community from the substantial amount of crime that is occurring at various public lodging uses within the City, and the comprehensive nature of the necessary review

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of the applicable Municipal Code regulations including operational standards, security provisions, zoning regulations, business license requirements, and transient occupancy taxes, the City Council is asked to consider an extension of the interim urgency ordinance to temporarily prohibit the establishment of public lodging and/or the expansion, enlargement, or alteration of existing public lodging businesses and uses within the City. The interim urgency ordinance would provide the City with sufficient time to study the continuing impacts of these establishments and to develop new municipal and zoning code regulations. The length of the moratorium would be 10 months and 15 days.

Staff report by Ms. HongDao Nguyen, City Attorney.

Ms. HongDao Nguyen, City Attorney announced that due to a conflict of interest, with Council Member Van and Mayor Pro Tem Warren, Council Members who own property close to the Dixie Hotel, Starlite Motel, and Villa Motel, would not vote on whether the moratorium should apply to those hotels/motels. However, since the item required a four-fifths vote of the Council, it was legally necessary to qualify another council member to be part of the vote. Due to the excused absence of Council Member Van, Mayor Pro Tem Warren remained in the council chambers and at the dais.

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	AYE
	Council Member Van	ABSENT
	Mayor Pro Tem Warren	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council finds that the proposed urgency ordinance is:
 - a) Not a “project” within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines (Title 14 of the California Code of Regulations) because it has no potential for resulting in physical change in the environment, directly or indirectly; and
 - b) Exempt from the requirements of CEQA under Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. The City Council received and filed the 10-day action report for the conclusion of the 45-day moratorium; and
3. Adopted Urgency Ordinance No. 1137, entitled:

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“AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW PUBLIC LODGING, LODGING FACILITY OR LODGING BUSINESSES OR USES, AND A TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING PUBLIC LODGING, LODGING FACILITY, OR LODGING BUSINESSES AND USES FOR 10 MONTHS AND 15 DAYS PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY’S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA”.

8. UNFINISHED BUSINESS None.

9. NEW BUSINESS None.

10. ORAL COMMUNICATION None.

11. WRITTEN COMMUNICATIONS None.

12. MAYOR/CHAIRMAN/COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS

12A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

- Council Member Taylor reported on the Orange County Mosquito and Vector Control District's upcoming 2024 campaign and reported on an upcoming presentation by the Orange County Mosquito and Vector Control District to the City Council.
- Mayor Pro Tem Warren reported on her attendance at the Brown Descents Car Club Association's 2023 Toy Drive & Car Show event, which was held on December 16, 2023, in the City of Garden Grove.
- Mayor Shawver reported that in honor of National Law Enforcement Day, which is held on January 9th of each year. He has reached out to both the Orange County Sheriff's Department and Orange County Fire Authority to provide them with an appreciation luncheon for each Stanton station thanking them for their service to our community.

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12B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

- Mayor Pro Tem Warren requested to agendize discussion regarding the creation of an ordinance allowing for the use of fireworks during cultural events/holidays along with a social host ordinance. Mayor Pro Tem Warren further requested that the City monitor the use of fireworks during the upcoming 2024 cultural holiday season, reach out to neighboring cities to inquire about their current practices/policies and to report back to the City Council at a future meeting.

12C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

- Mayor Shawver requested to agendize discussion regarding assigning a City Council liaison to the City's in-house Traffic Committee.
- Mayor Shawver requested to agendize discussion regarding contract parking enforcement.
- Mayor Shawver requested to agendize discussion regarding exploring alternative options for the Tina/Pacific development.

13. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL

None.

14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

None.

14A. ORANGE COUNTY SHERIFF'S DEPARTMENT

At this time the Orange County Sheriff's Department will provide the City Council with an update on their current operations.

Ms. Hannah Shin-Heydorn, City Manager, provided the City Council with an update on the Orange County Sheriff's Department's current operations.

15. ADJOURNMENT Motion/Second: Shawver/ Motion carried at 7:26 p.m.

MAYOR/CHAIRMAN

DRAFT

ATTEST:

CITY CLERK/SECRETARY

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: January 23, 2024

SUBJECT: PUBLIC HEARING TO CONSIDER APPEAL OF PLANNING COMMISSION RESOLUTION NO. 2562, WHICH APPROVED THE REVOCATION OF PLANNING COMMISSION RESOLUTION NO. 859 (PRECISE PLAN OF DESIGN P-435), FOR THE OPERATION OF A MOTEL AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE OPERATION OF THE MOTEL USE

REPORT IN BRIEF:

This matter is before the City Council as an appeal of the Planning Commission decision to revoke Precise Plan of Design P-435 for the operation of a motel use at 11632 Beach Boulevard, where the Dixie Orange County currently operates.

RECOMMENDED ACTIONS:

1. City Council conduct a public hearing; and
2. Find that the effects of the proposed action are Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270, as CEQA does not apply to projects which a public agency disapproves; and
3. Adopt Resolution No. 2024-02 denying the appeal of Planning Commission Resolution No. 2562 and rescinding and revoking Resolution No. 859, which approved Precise Plan of Design P-435, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2562, WHICH REVOKED PRECISE PLAN OF DESIGN 435 FOR THE DEVELOPMENT AND OPERATION OF A PUBLIC LODGING/MOTEL USE ON THE PROPERTY LOCATED AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED-USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE

OPERATION OF THE PUBLIC LODGING/MOTEL USE, DENYING AN APPEAL BY CALIFORNIA ONE HOSPITALITY, LLC AND MEGHA HOSPITALITY, LLC, AND MAKING A FINDING OF EXEMPTION FROM CEQA”.

BACKGROUND:

The City of Stanton (“City”) has continuously sought to deter nuisance activities throughout the City. These efforts have included daily work by City staff and partnerships with other public agencies. For example, the City has worked with the City of Anaheim to install blue light cameras to monitor high trafficked commercial areas within the City. Additionally, the City continues to coordinate with the Orange County Sheriff’s Department (“OCSD”) to seek new pilot programs that target crime and quality of life issues such as human trafficking, illegal gambling, and public intoxication. In conjunction with these efforts, City staff assessed motel operations as potential contributing factors and magnets to nuisance activities. This assessment found that the subject property, The Dixie Orange County (“Dixie” or “Motel”), located at 11632 Beach Boulevard (“Property”), was the highest contributor to nuisance activity. Of the seven motels located within Stanton, it has caused the greatest ratio of calls for service from the OCSD for the past three years and the greatest number of calls for 2023 through November 2023.

The Property was developed in 1983 after approval of a Precise Plan of Design and Variance permitted the development and operation of a motel use. It is located on the east side of Beach Blvd., south of Orangewood Avenue and north of Chapman Avenue. The Property is bordered by a vehicle dealership to the north, motel to the south, and residential uses to the east and across Beach Boulevard to the west.

The Property has operated as a motel for 40 years. However, over time, the continued operation of the use has resulted in increasingly negative impacts to the community. The premises are a public nuisance that drain vital community resources. In the past year, City administration and staff have worked to address the adverse conditions with the current owner in a series of meetings and correspondence. Despite that coordination, the Property conditions have only further degraded, and the Motel management has demonstrated that it is unable or unwilling to alleviate the substantial nuisances.

On December 20, 2023, after proper notice and a hearing on the matter, the Planning Commission unanimously approved the revocation of the original approval for development and operation of the Motel. On January 2, 2024, the Planning Commission’s decision was timely appealed by Deepa Patel on behalf of California One Hospitality, LLC and Megha Hospitality, LLC (collectively, “Appellants”).

STANDARD OF REVIEW:

Pursuant to Stanton Municipal Code (“SMC”) section 20.615.040(F)(1), when the Council is deciding an appeal, the Council “shall not hear or consider any evidence of any kind other than the evidence received from the previous review authority, or any argument on the merits of the case other than that contained in the notice of appeal....” Thus, Part I of the Analysis/Justification provides the evidence that Staff provided to the Planning Commission, and Part II provides responses to Appellant’s arguments on appeal.

ANALYSIS/JUSTIFICATION:

I. *Evidence Provided by City Staff to the Planning Commission at the December 20, 2023 Hearing*

The Motel’s construction and use were originally approved by the Planning Commission through a Precise Plan of Design (“PPD”)¹ and Variance on October 6, 1982. The original application sought approval for the development and operation of a 67-room motel use on the subject property that was proposed to be constructed in two phases. Ultimately, only the first phase of the project was approved and developed, and the subject site has operated as a 36-room motel since its inception. The subject site has had three operators in its 40-year history: Howard Johnson from 1983-2015, Knight’s Inn from 2016-2017, and the Dixie Orange County from 2018 to the present.

A. *Extensive Criminal Activity and Public Nuisances Occur at the Property and Conditions are Worsening*

In the past five years since the current Property Owner, California One Hospitality, LLC, represented by Deepa Patel, (“Owner”) took ownership of the Motel, the number of law enforcement calls relating to the Property have increased at an alarming rate. City staff worked with the OCSD Public Records Act Division to quantify the number of calls for service as well as the type/level of calls for service.

Specifically, the City requested OCSD data on calls for service related to Stanton motels over the past five years. The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent; and
- Over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room. The only other motel with a double-digit ratio was the former Riviera Motel, which reported 11 calls for service per guest room. The Riviera Motel has since transitioned into a Project Homekey development.

¹ A “precise plan of design” is now referred to as a “site plan and design review” in the current Stanton Municipal Code (See SMC § 16.72.010; and Ch. 20.530).

Additionally, the majority of motels have either maintained or decreased their number of calls for service every year, as well as their ratio of calls for service. The exception is the Dixie, which has experienced significant increases. As a matter of comparison, the Villa Motel is located immediately adjacent to the Dixie on the south but has significantly lower numbers of calls for service and has shown a decrease in the five-year assessment. Similarly, the Starlight Motel, which operates 32 guest rooms, is located two properties south of the Dixie and has an even lower number of calls for service with a range of 9 to 16 calls per year.

Table 1. OCSD Calls for Service to Stanton Motels
(as of November 30, 2023)

Calls for Service											
		Chester Inn	Dixie Hotel	Jade Palace	Motel 6	Casa Playa	Riviera Motel*	Stanton Inn*	Starlight	Tahiti Motel*	Villa Motel
Calls for Service	2019	25	47	22	303	73	82	63	13	53	52
	2020	21	57	17	280	11	64	68	16	77	43
	2021	17	78	24	277	40	42	31	9	69	38
	2022	49	90	33	191	26	42	40	11	60	33
	2023 - to date	30	172	24	146	21	1	2	10	4	33
	TOTAL	142	444	120	1197	171	231	204	59	263	199
Calls for Service/# of Rooms	Rooms	24	36	29	206	28	21	72	32	60	25
	2019 - to date	5.9	12.3	4.1	5.8	6.1	11.0	2.8	1.8	4.4	8.0
	2019	1.0	1.3	0.8	1.5	2.6	3.9	0.9	0.4	0.9	2.1
	2020	0.9	1.6	0.6	1.4	0.4	3.0	0.9	0.5	1.3	1.7
	2021	0.7	2.2	0.8	1.3	1.4	2.0	0.4	0.3	1.2	1.5
	2022	2.0	2.5	1.1	0.9	0.9	2.0	0.6	0.3	1.0	1.3
	2023	1.3	4.8	0.8	0.7	0.8	0.0	0.0	0.3	0.1	1.3

*Motel has been converted into a Project Homekey development

In the following charts, the calls for services at the Dixie are identified by the red hashed line. That line illustrates how the Dixie is an outlier due to its increasing calls for service.

Chart 1. OCSD Calls for Service to Stanton Motels
(as of November 30, 2023)

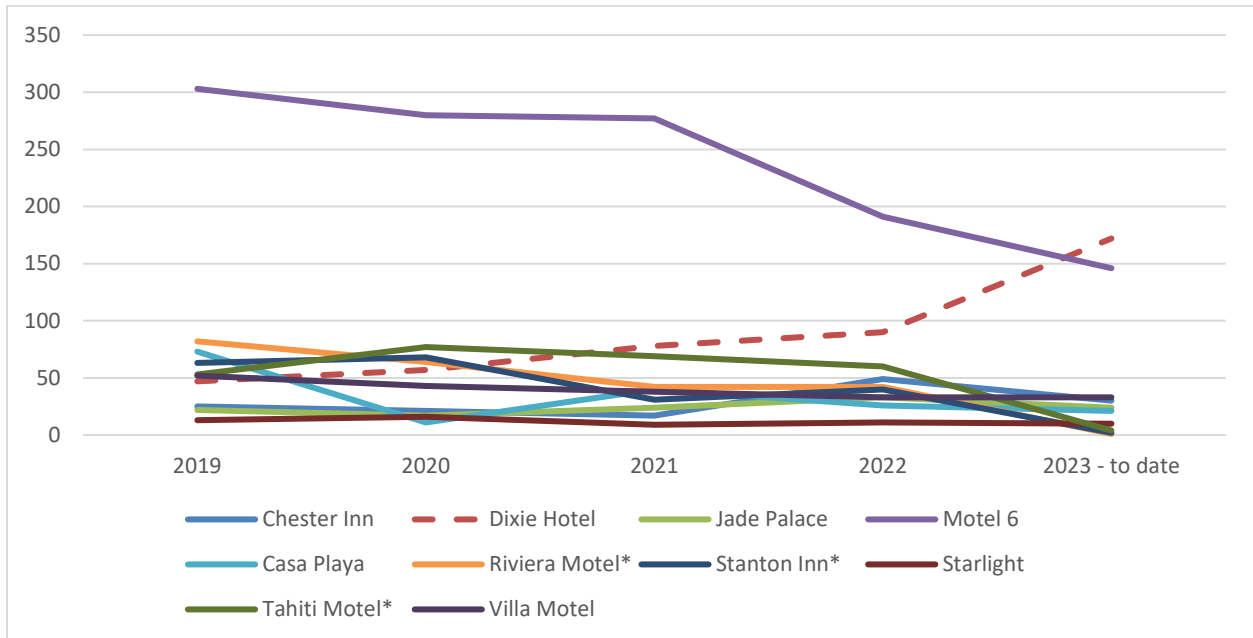
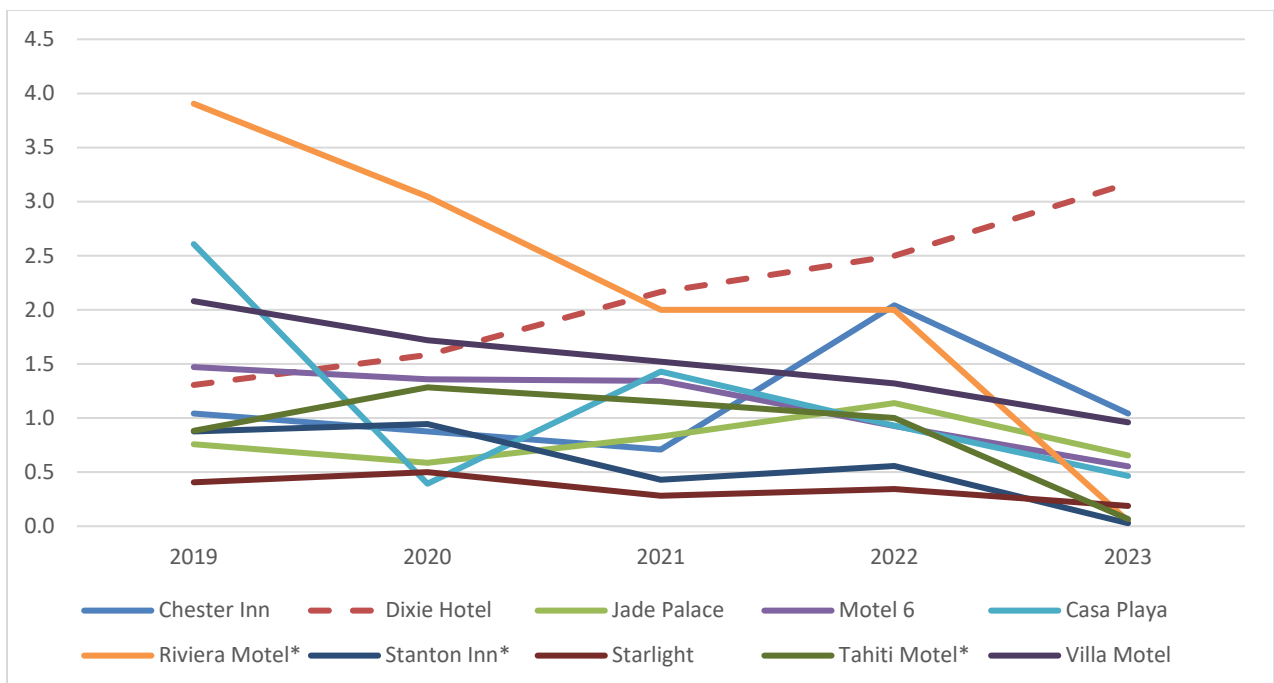


Chart 2. OCSD Ratio of Calls for Service to Stanton Motels
(as of November 30, 2023)



The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels (Table 2). The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and “investigate dead body.” The following are some examples of the calls that the City and its law enforcement have received as documented in a Public Records Act response from the OCSD on October 25, 2023 (Attachment B):

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.
- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- Use of pipe bomb. On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June

2023 to attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)

- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and had been stabbed in the chest.

Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property support that they are possessed for sale and not for personal use.

As demonstrated, the crimes are significant and a severe and immediate threat to Dixie employees and guests, as well as City residents, visitors, and businesses.

Table 2. OCSD Call Types for Dixie
(as of November 30, 2023)

Call Types			
Narcotic Violation	Brandishing a Weapon Report	Medical Aid	Suspicious Vehicle
Marijuana Violation	Assault w/Deadly Weapon	Petty Theft	Keep the Peace
Resisting Arrest	Investigate Person Down	Stolen Vehicle	Traffic Hazard
Robbery in Progress	Disturbance – Music or Party	Warrant Arrest	Unknown Trouble
Robbery Report	Disturbance–Family Dispute	ID Theft	Found Property
Carjacking Report	Disturbance–Mechanical	Trespassing	Property Destruction
Information Report	Receiving Stolen Property	Disturbance	Assist Outside Agency
Domestic Battery	Suspicious Person in Vehicle	911 Hang Up	Citizen Assist
Burglary in Progress	Vandalism in Progress	Welfare Check	Pedestrian Check
Hit & Run – Felony	Hit & Run – Misdemeanor	Shots Heard	Domestic Verbal Only
Grand Theft Report	Hit & Run – Parked Car	Bike Stop	Follow Up Reports
Stolen Vehicle Located	Disorderly Conduct – Prostitution	Battery	Weapons Violation
Illegal Parked Vehicle	Suspicious Person/Circumstances	Missing Adult	Investigate Dead Body

The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years.

Table 3. OCSD Arrests and Citations for Dixie
(as of November 30, 2023)

	Arrests	Citations
2019	6	2
2020	16	2
2021	3	1
2022	11	6
2023	17	14

The data above was provided in an external memo from the Orange County Sheriff's Department dated November 17, 2023 (See Attachment C). Since then, staff requested the latest calls for service data through November 30, 2023, which was then included in the tables and charts above. The illicit activity at the site is an incredible drain on City resources. The City commits the majority of its budget to law enforcement and public safety. Fifty-four percent of the City's annual budget, or \$16.2 million a year, goes to supporting law enforcement and code enforcement services. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The types of illegal and illicit activities have even drawn the attention of local groups. The picture, below, was taken by a resident of Hynes Estates, a residential neighborhood adjacent to the Dixie, during a protest in the Dixie parking lot on October 14, 2023. It depicts a group from Northeast of the Well, which has a focus on prostitution and human sex trafficking. (See <https://www.northeastofthewell.org>.)




The pictures below are from the Meta (formerly known as Facebook) page of Northeast of the Well advertising the Human/Sex Trafficking Awareness March that culminated in the parking lot of the Dixie.



**NORTHEAST
OF THE WELL**

**HUMAN TRAFFICKING
AWARENESS MARCH**

OCT 14TH, 2023 | 7910 Katella Ave, Stanton, CA, 90680 | 9AM to 11:30AM



JOIN US as we raise our voices & God's Word to bring awareness to the darkness and issues of **HUMAN TRAFFICKING**.

The number of calls for service, along with the severity and type of calls, are a danger to those in the immediate area and the entire community. The subject site has become a known public nuisance that attracts illicit and illegal activities and requires immediate corrective action. However, the property owner and the property manager have not taken sufficient action to alleviate the current conditions on the property.

B. *Extensive Emergency Medical Services Activity and Public Nuisances Occur at the Property and Conditions are Worsening*

In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate. City staff worked with the Orange County Fire Authority (“OCFA”) to quantify the number of calls for service as well as the type/level of calls for service.

Specifically, the City requested OCFA data on calls for service related to Stanton motels over the past five years. The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 1.05 calls for service per guest room. And the number of calls in 2023 at the Dixie equals the same number of calls at Motel 6, which has 6x the number of rooms.
- The types of calls for service at the Dixie are contrary to the advancement of public safety, health, and welfare.

As a matter of comparison, the Villa Motel is located immediately adjacent to the Dixie on the south but has significantly lower numbers of calls for service with a range of 8 to 17 calls per year. Similarly, the Starlight Motel, which operates 32 guest rooms, is located two properties south of the Dixie and has an even lower number of calls for service with a range of 4 to 9 calls per year.

Table 4. OCFA Calls for Service to Stanton Motels
(as of December 13, 2023)

Calls for Service								
		Chester Inn	Dixie Hotel	Jade Palace	Motel 6	Casa Playa	Starlight	Villa Motel
Calls for Service	2019	2	6	3	57	1	6	14
	2020	2	7	2	61	4	9	11
	2021	3	16	10	44	3	7	17
	2022	10	15	6	44	6	9	14
	2023 – to date	8	38	4	38	7	4	8
	TOTAL	25	82	25	244	21	35	64
Calls for Service/# of Rooms	Rooms	24	36	29	206	28	32	25
	2019	0.1	0.2	0.1	0.3	0.0	0.2	0.6
	2020	0.1	0.2	0.1	0.3	0.1	0.3	0.4
	2021	0.1	0.4	0.3	0.2	0.1	0.2	0.7
	2022	0.4	0.4	0.2	0.2	0.2	0.3	0.6
	2023	0.3	1.1	0.1	0.2	0.3	0.1	0.3

Chart 3. OCFA Calls for Service to Stanton Motels
(as of December 13, 2023)

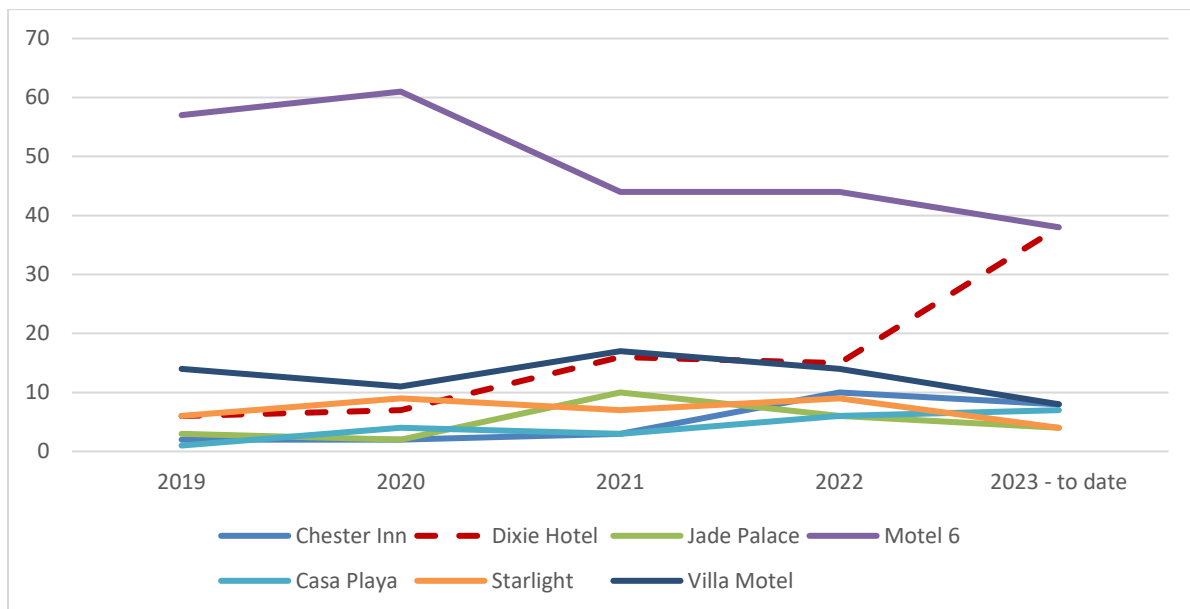


Chart 4. OCFA Ratio of Calls for Service to Stanton Motels
(as of December 13, 2023)

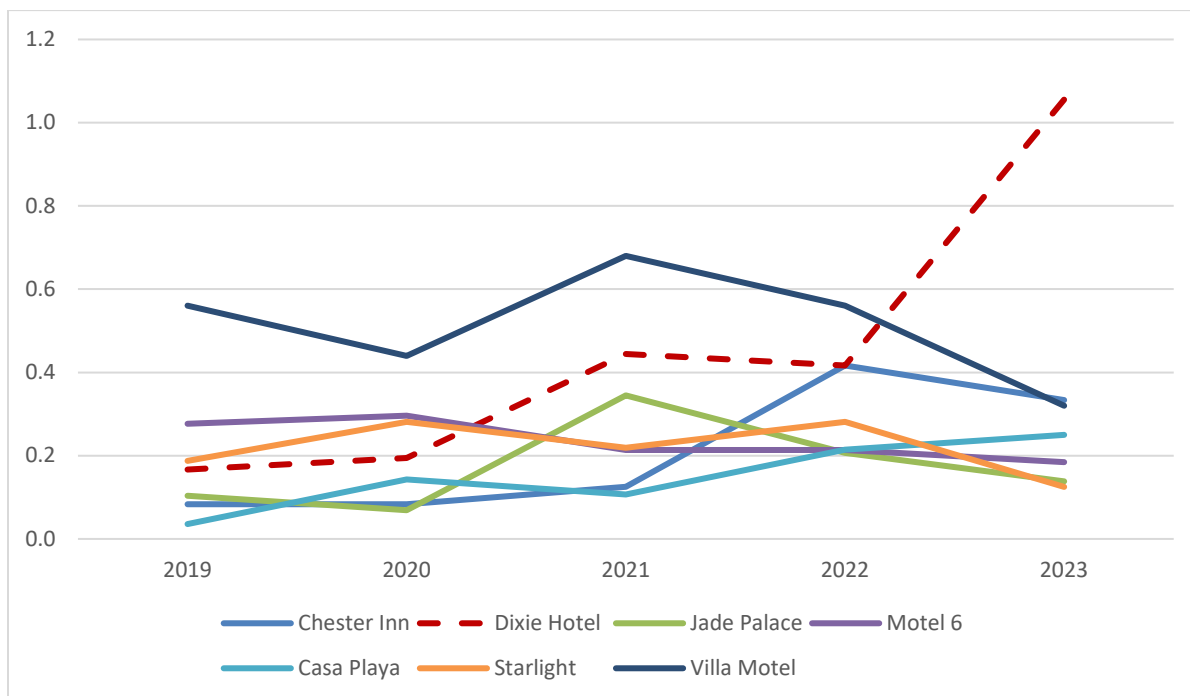


Table 5. OCFA Call Types for Dixie for 2023
(as of December 13, 2023)

Call Types	# of Incidents
Trauma/Assault/Bleeding	10
Overdose/Drugs	6
Chest Pain/Cardiac Arrest	5
Unconscious/Unknown	5
Unknown Medical Aid	5
Back Pain	2
Seizure	2
Behavior/Suicide	1
Fall	1
Respiratory	1
TOTAL	38

C. *Notice to the Property Owner and Management of the Severe Public Nuisances and the City's Year-Long Effort at Gaining Compliance at the Property*

The City acknowledges that the Property has long been established as a motel use. It also recognizes that the consequences of revoking a PPD are serious. The Stanton Municipal Code provides, "The City's action to revoke a permit or approval, instead of modification, shall have the effect of terminating the permit or approval and denying the privileges granted by the original approval." (SMC § 20.630.030.) The PPD granted the

property owner (and subsequent owners) the “privilege” of operating a motel at the subject site. Thus, if a PPD revocation was approved, it would result in no public lodging business being able to operate at the property.

In this context, it is important to note that the City has worked with the Property Owner for nearly a year in an effort to stem the grave nuisances at the property. Despite those efforts, illegal activity at the Property has only worsened and increased, as discussed, above. Initially, the Owner and management signaled cooperation with the City, but over time, they indicated that they are either unwilling or unable to address the problems.

The City first connected with the current Property owner’s representative, Deepa Patel, when the Owner submitted an application to the City to expand the Motel in July 2022. The application, which initially proposed 18 additional guest rooms, is not yet complete and is not before the City Council for its consideration. This report does not discuss the application in detail. To the extent the application is referenced, it is to provide the City Council with information about nuisance activity and security issues that were raised by the City to the owner concurrently as the application has been processed.

When the Property Owner submitted the application, the City approached it as an opportunity to partner with the owner to address the serious nuisance activities at the property. In each of the incomplete letters that the City sent to the owner’s representative, the City raised concerns about public safety. A recurring comment was, “The existing motel on the property has experienced a high volume of specific calls for service that demonstrate the ongoing public safety issues on the property.” (See Attachment F.2.)

After the Owner’s second incomplete application submittal, the City initiated a meeting with the Property Owner that took place on February 21, 2023. At the February meeting, Ms. Patel was informed of the high frequency of calls for service and the burden that the nuisance activity on the site was having on the City’s public safety resources. In response, the Property Owner indicated certain actions would be taken to deter the nuisance activity on the subject site, as memorialized in an email dated March 13, 2023 (See Attachment D.1.) The actions included:

- Add parking lot lighting;
- Close off hidden areas of the parking lot;
- Register all guest vehicles in the Anand Systems Inc. (ASI) FrontDesk Property Management System;
- Provide dated parking permits to all registered guest vehicles;
- Procure the services of a towing company to conduct daily tows of unregistered vehicles;
- Register all customers and require a valid ID to be logged; and
- Decline to provide services to guests engaged in prostitution or drug dealing, as memorialized in a letter dated February 24, 2023 (See Attachment D.1.a) from COH LLC (Deepa Patel) to Megha Hospitality LLC (Suresh Ahir) provided to the City in the previously referenced email dated March 13, 2023.

The commitments focused on the parking lot, in part, because poorly-lit, obscured areas are recognized as magnets for illegal activities. A vehicle registration system is a common practice at public lodging businesses to, among other things, control who may use the business's parking facilities.

In correspondence dated April 25, 2023 (See Attachment D.2), the City Manager sent an email to Ms. Patel acknowledging that multiple City staff members had visited the Property over the prior few weeks and agreed the physical improvements by management had made a positive impact to the property. In the same email, the City Manager noted that a City staff member had reported on a recent visit that there were no parking permits on display in vehicles parked in the lot. The City Manager requested confirmation that the permit system was being utilized and asked for the number of tows that had occurred since March 13, 2023.

In an email dated June 1, 2023 (See Attachment D.3), the Property Owner noted that a tow company had been procured to conduct random visits to the Dixie between the hours of 4 p.m. – 6 p.m. and 8 p.m. – 10 p.m. to tow any cars without a permit. The Property Owner also noted that additional signage would be installed to inform guests a permit would be required to park in the parking lot.

Unfortunately, as the months progressed, nuisance activities did not cease at the Dixie. During this time, there were a number of especially concerning calls for service. One related to an armed robbery and one related to a pipe bomb. As a courtesy, the City Manager called and left a voicemail for the Property Owner to make sure she was aware of the recent calls for service. In response, the Owner sent an email to the City Manager, dated June 27, 2023, expressing that she and management were unable to alleviate the Motel's nuisance conditions. In the correspondence, she compared the Motel operations to a retail store open to the general public. She indicated both uses "have no control over who walks thru those doors and what these people do." (See Attachment D.4.) However, unlike a retail store, motel premises are only for use by patrons who have properly registered and paid for use of a guest room and related amenities. For this reason, on-site security, vehicle registration programs, and regular monitoring of the parking lot and grounds are crucial components of operating a motel and deterring crime.

In the same June 27 email, the Owner took issue with the City's request for a security plan. City staff provided the owner's representative a template (See Attachment G) to fill that asked for basic things like, "Will there be on site security? If not, what measures are taken to monitor activity or prevent detrimental activity on site?" In response the Owner wrote back, "We are being asked for things that no other city has asked for. Security plans?" (*Ibid.*) However, these discussions were a reasonable outgrowth based on the substantial nuisance conditions that occur on a regular basis at the Motel. Having a security plan helps safeguard the property and public from crime.

In a verbal update to the City Manager, the City's Crime Prevention Specialist shared that during a meeting between her and the Property Owner on August 17, 2023, the Owner admitted to the OCSD representative that she felt scared being at the Motel due to the nuisance conditions and was anxious to leave the premises.

During a phone call with the Property Owner and Motel management on August 31, 2023, the City Manager brought up the continuing nuisance issues at the site. The conversation covered issues including:

- An incident from 6-8 weeks prior in which OCSD had to be called on-site to forcibly enter a room;
- An incident from earlier in the week regarding a male who had been stabbed on the premises, did not report the incident at the time, and the next day went to the hospital; and
- Continued complaints from neighboring property owners regarding noise at all hours.

The City Manager also brought up, again, that on a recent inspection, staff had observed there were no parking permits on display in vehicles parked in the motel lot. The Property Owner responded that the feedback was untrue and questioned the accuracy and validity of City staff's observations.

Following the phone call, the City Manager visited the property along with Code Enforcement staff on September 7, 2023, between approximately 8:30 a.m. – 9:30 a.m. Upon arrival, the lobby was closed, so the City Manager rang the night bell. She introduced herself to the manager who had also participated in the August 31, 2023 phone call. She noted to the manager that she would be checking for properly registered vehicles. The motel manager confirmed that all cars in the lot were registered.

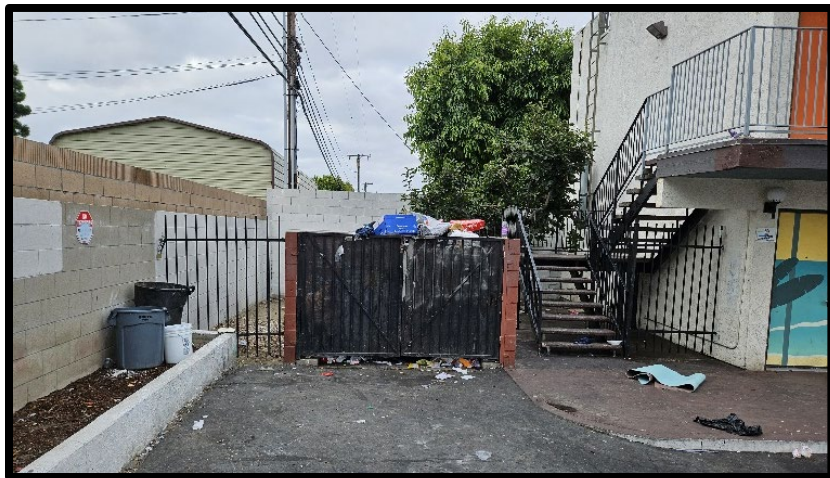
The City Manager and Code Enforcement staff then walked the parking lot and observed 26 vehicles and took photographs of all 26. Only five vehicles were properly registered. During the site visit, a male guest came out of his room and asked the City Manager what she was doing. Upon hearing she was checking vehicle registrations, he stated that he had been staying there for a few weeks, and although he had been told he should register, no one had ever made him and his car had never been towed.





The City Manager then sent an email to the property owner along with the photos on September 7, 2023 (See Attachment D.5.) She also documented the following in the email from the site visit:

- During the visit, a gray van was in the parking lot with two people who appeared to be sleeping inside. A woman exited the van, pulled down her underwear, and began to urinate in the parking lot.
- During the visit, staff observed a prone body at the top of the staircase. Upon closer inspection, staff determined it was a man and there was dried blood and flies on his face. Staff attempted to rouse the man, and after the third try they were successful. The man was observed to be clearly intoxicated and had difficulty responding. Staff offered services, including temporary shelter, and the man declined and left the property.
- The trash bin was overflowing.



Overflowing Trash Bin – September 7, 2023

The Property Owner sent an email response on September 12, 2023 to the City Manager (See Attachment D.6.) The email stated the following:

- She had visited the property on September 11, 2023, and had figured out some of the obstacles.
- She met with the City's Crime Prevention Specialist on site.
- She planned to have a gate installed.
- She would be visiting the property on a weekly basis indefinitely to improve the aesthetics, safety, and training.

The Property Owner sent a second response on September 13, 2023 to the City Manager. She wrote, among other things, "I went to the property and it was a shit show of drugs[,] homeless[,] and prostitution. ...Once it's all cleaned up and in better shape. I'm going to ask the city manager again to push the project forward and if she doesn't at the point then I will send the legal letter, but as of now from what I saw it does look like a nuisance." (See Attachment D.7)

The Property Owner did attempt to implement a suggestion made by law enforcement to enhance security by installing a gate at the front entrance to control ingress and egress. However, the gate was illegally installed without obtaining the required building permit or inspection by the Orange County Fire Authority and posed a danger to the community due to lack of egress for emergency and other vehicles.

Upon discovering the unpermitted gate installation, Code Enforcement informed the Motel operator that the gate must be immediately removed. That same day, the Property owner contacted OCSD, which confirmed that permits were required to install the gate. Despite the directive to immediately remove the gate, Code Enforcement confirmed five days later that the gate remained, and administrative citations were issued. The Property Owner finally removed the gate more than a week after Code Enforcement directed that it be removed. The Property owner appealed the administrative citation arguing, among other things, that it was the City's responsibility, from the beginning, to inform her that she needed a permit. The City disputed that and noted that all property owners are tasked with knowing the law. On December 8, 2023, a hearing officer upheld the administrative citations and order. (See Attachment E)

On November 9, 2023, the City staff sent a fifth letter to the owner's representative noting that their application for an expansion continued to be incomplete (See Attachment F.5.) In relevant part, it noted:

“***No security plan provided in the latest submittal.

The project site has a high volume of calls for service that Stanton Police Services has responded to. The calls for service range from prostitution, narcotics violations, stolen vehicles, weapon possession, probation/parole violations, burglary, robbery, gang activity, assaults, assaults with deadly weapons, etc. Additional numerous arrests and citations have been made and given, around, out front, and coming from this motel. For that reason, the application must provide a remediation and security plan that address site safety concerns.” (Correspondence from City to Saeed Kamkar, dated November 9, 2023.)

The record demonstrates that the City has repeatedly raised concerns regarding the criminal activities and nuisance conditions on the property for nearly a year. In good faith, the City initially partnered with the Owner in hopes that the Owner and its management could address the issues. However, over time, the Owner and its management have demonstrated that they are unable or unwilling to do so, despite the Owner expressly acknowledging that the Motel is a public nuisance.

D. *There are grounds to revoke the PPD under the Stanton Municipal Code*

The Municipal Code has established procedures for revocation of previously approved permits or approvals in SMC Section 20.630. Among other things, it requires notice and a hearing, which the City has satisfied.

SMC 20.630.050 specifies that a City planning permit or approval may be revoked by the review authority that originally approved the permit if any one of seven potential findings can be made. The Planning Commission was the original review authority that approved Resolution No. 859 which granted the original approval of the Precise Plan of Design for the development and use of a motel.

The City has assessed the current conditions on the subject site and its five-year history and has determined that the following four findings can be made to support revocation of Resolution No. 859 pursuant to SMC Section 20.630.050. The findings are as follows:

(A)(1) Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the modification or revocation;

(A)(3) One or more of the conditions of the original permit or approval have not been substantially fulfilled or have been violated;

(A)(6) An improvement authorized in compliance with the permit or approval is in violation of any applicable code, law, ordinance, regulation, or statute; or

(A)(7) The improvement/use allowed by the permit or approval has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance.

The original approval was granted in 1983, and circumstances have changed since its initial development and operation to the extent that the findings that justified the original approval can no longer be made. Moreover, the public health, safety, and welfare require the revocation. The business operations under the current ownership have been rife with crime and public nuisances. The numerous and increasing number of calls for service show a considerable increase in criminal activity on the motel property which the current owner and management have been unable or unwilling to continuously correct. The Precise Plan of Design approved the development and operations of a motel use which

has progressively morphed into a public nuisance. The subject site has become an attractive venue for nuisance activity which is a significant drain on City and law enforcement resources and causes unsafe conditions that are a threat to the public health, safety, and welfare.

The subject site has failed to comply with conditions placed upon it through its original approval for development and use of a motel. Condition 2(a) of Resolution No. 859, requires that all applicable requirements of the Stanton Municipal Code be met. Additionally, Condition 2, which provides that the failure to abide and comply with all conditions and provisions of the Municipal Code constitutes grounds for revocation. The property has failed to maintain the registration, sanitary, and security provisions required by Stanton Municipal Code (SMC) Chapter 9.52. Additionally, SMC 9.16.020 establishes that it is unlawful and declared to be a public nuisance when a property owner or lessee maintains a property in a manner where people engage in two or more acts which are prohibited pursuant to the laws of the state of California including possession of controlled substances, prostitution, gambling, or solicitation for unlawful conduct. As shown in Sections A and B of this report, the subject site has been maintained in a manner that continues to increasingly attract unlawful activity and operates as a public nuisance.

The City of Stanton continuously seeks to find a balance between supporting its businesses and protecting the community from negative impacts and nuisance behavior. In this case, all available data shows that the subject site has become a public nuisance and current ownership has not shown consistent efforts to secure the property or deter nuisance activity on the property. The current state of the subject site requires immediate corrective action which the current property owner has not been able to consistently implement. The City of Stanton cannot continue to allow the degradation of the property, the negative impacts on the community, and the drain on public safety resources. The conditions of and operation of the motel use have significantly changed from its original approval in 1983 and must now be revoked to terminate the privilege of operating a motel at the subject site.

II. *City's Response to Appellant's appeal of Planning Commission's December 20, 2023 Decision to revoke P-435*

In appealing the Planning Commission's decision to revoke P-435, Appellant bears the burden to show that there was an "error or abuse of discretion by the Planning Commission in the consideration and action on the matter being appealed" or "the decision was not supported by the evidence on the record." (SMC § 20.615.040(B)(1).) Appellants assert their use "is not operating as a nuisance" with no evidence to support their conclusion. Rather, they raise Constitutional grievances that are unfounded or irrelevant. To preserve the City's arguments, the remainder of Part II of the Analysis/Justification responds to these red herrings.

A. “Last Resort” Argument: At the Planning Commission hearing, Appellants argued that revocation of the PPD should be the City’s “last resort.” Appellants’ continue to make that argument, asserting the proposed revocation is “oppressive and disproportionate, and in violation of due process, as there is no evidence that [Appellants] have ever been cited for criminal or administrative fines in the past at the motel.” (Appeal p. 3 of 12.) They also claim that the City should have started with “alternative remedies” or the “imposition of additional conditions or controls” prior to seeking a revocation. (Appeal p. 4 of 12.)

The City’s response is that nothing in the Stanton Municipal Code requires the City to first condition or modify a permit prior to seeking a revocation. (See SMC § 20.630.050.) That said, the City also asserts that the revocation was the City’s “last resort.” For nearly a year, City staff attempted to partner with Appellants and explore alternatives to revocation, as discussed in Subsection (C) of the Analysis/Justification, above. Beginning in February 2023, City staff met with Appellants’ representatives through in-person and virtual meetings and numerous correspondence asking Appellants to abate the ballooning nuisances at the Property. Appellants initially agreed to measures like vehicle registrations and security but never fully followed through. For example, they instituted a vehicle registration system but did not regularly check on whether vehicles in the parking lot were actually registered. When the City pointed out these half-implemented measures, Appellants argued that the City’s proposed security measures were unreasonable, and Appellants did not have the ability to stem the nuisances issues at the Property. In September 2023, Ms. Patel, herself, asserted to the City that Appellants “have no control over who walks thru those doors and what these people do.”

Thus, the Planning Commission’s revocation of P-435 was a last resort for the City after Appellants demonstrated that they were unwilling or unable to address the nuisance conditions at the Property. The revocation proceedings came after nearly a year of the City’s efforts to work with them.

On December 20, 2023, Appellants brought multiple representatives, including security officers, to speak on their behalf to the Planning Commission. According to Appellants, 24-hour security began surveilling the Property in November 2023 and were allegedly successful in abating any issues. However, *at the same time* the Planning Commission hearing was underway, multiple fire engines and an ambulance responded to the Property due to “ALS-Behavioral/Suicidal” where an individual “took pills to hurt himself” (Attachment N). A photo, below, depicts the scene the evening of December 20, 2023.



The City's move to revoke the Dixie's permit was a last resort for the City after: (1) a nearly year-long attempt to work with Appellants failed; (2) Appellants, themselves, admitted and demonstrated that they could do no more to improve the nuisance conditions at the Property; and (3) the efforts that Appellants did make (i.e., 24 hour security) proved ineffective at stopping nuisance activities at the Property. Thus, the City's action to revoke P-435 is proportionate to the circumstances.

B. Substantive Due Process: Appellants claim that the City's revocation was a "violation of substantive due process." Appellants do not identify a protected liberty interest entitled to substantive due process protections. Additionally, the City's response is that the Planning Commission's action to revoke Appellants' permit was justified by the overwhelming data and evidence that demonstrates that Appellants are operating the Dixie business and Property as a public nuisance. The SMC findings to revoke P-435 were squarely met. (See SMC § 20.360.050(A)(1), (3), (6), and (7).)

Moreover, throughout the appeal, Appellants provide, "the motel is not operating as a nuisance," or the City has made "unfounded allegations of the hotel operating as a public nuisance. They also claim, "The hotel has never, and is not at present operated as a public nuisance under the ownership and operations of my clients." However, in correspondence from Ms. Patel as early as four months ago, she admits that the Property, "was a shit show of drugs[,] homeless[,] and prostitution..." and "as of now from what I

saw it does look like a nuisance.” The City *and* Ms. Patel agree that the business operations and Property are a public nuisance. Thus, the City had a sufficient purpose and reason to revoke the permit.

C. Procedural Due Process: Moreover, Appellants claim that their procedural due process was violated because “the evidence used by the Planning Commission was unsubstantiated hearsay, and [the City] used redacted police reports and calls for service.” Here, the City Council Rules of Order were followed for the Planning Commission hearing and will be followed, again, for the City Council hearing. They provide, in relevant part, “Except as otherwise required by law, the technical rules of evidence shall not apply. As used in this Section, the word ‘evidence’ is not used in the limited sense of legally admissible evidence.” (See City Council Rules of Order § 2.8, Quasi-Judicial Hearings.) Thus, it was proper for the City to use statistics provided by OCSD to evidence the overwhelming nuisance activity occurring at the Property.

D. Equal Protection: Appellants claim that they are being singled out for enforcement. The City’s response is that the City has been addressing nuisance activities at public lodging facilities like motels in the City for years. The City has not just been concerned about public nuisance issues at the Dixie but at all motels within the City.

Since 2020, the City has been working with community partners (i.e., the County of Orange and Jamboree Housing) to convert three motels in the City to permanent supportive housing through Project Homekey. That means rooms at the Riviera, Tahiti, and Stanton Motels are now reserved for persons experiencing homelessness or who are at risk of experiencing homelessness. Moreover, due to the public nuisance activity, in December 2023, the City Council enacted a moratorium against the establishment of new public lodging or the expansion of existing public lodging within the City. This affects all motels in the City. Finally, as the City collected data and evidence regarding motels, the Dixie was a stand out when it came to the number of police calls and nuisance activity in the City. In hearing from OCSD, it became clear that of all the motels within the City, the Dixie is by far the biggest problem for law enforcement. Thus, the Dixie was brought to the Planning Commission for entitlement revocation.

E. Fifth Amendment Takings: Appellants claim that the City’s revocation of P-435 violates the Fifth Amendment Takings Clause. The City’s response is the City is not “taking” the Property from Appellants. The City is authorized under the California Constitution with the right to protect the public health, welfare and safety pursuant to its police powers. State and City laws enable the City to address public nuisance issues within the City and take actions to enforce its laws and abate nuisances. Moreover, even without PPD-435 and the ability to operate a motel, the Property retains value and can be put to other valuable uses. The Property sits prominently on Beach Boulevard, which is a busy thoroughfare. It is zoned for other uses, including an array of commercial uses such as retail, restaurants, commercial recreation, as well as service uses along with mixed-used residential. Thus, there is no government “taking” here.

F. First Amendment: Appellants appear to claim that the City's efforts to revoke P-435 are in response to Appellants' efforts to redevelop the Property. Appellants' representative submitted an application to the City to add 18 rooms to the Property in July 2022. Appellant asserts, "[Appellants] were given citations followed shortly after the project was initiated by my clients, and the City instead of addressing the normal project review began to make unfounded allegations of the hotel operating as a public nuisance." (Appeal p. 6 of 12.) This allegation is patently false. Appellants' application for an expansion has been pending since the Summer of 2022, and the City initiated revocation proceedings in Winter of 2023, or more than a year and a half later.

As noted above, the expansion application proceedings are not a part of this process and are not discussed in detail in this report. That said, the City notes that it has diligently processed the application, and Appellants have received five incomplete letters noting deficiencies in Appellants' application. Moreover, Appellants received an administrative citation September 26, 2023, September 27, 2023, and September 28, 2023 for erecting a gate without a building permit and not correcting the violation. While law enforcement suggested to Ms. Patel that a gate could help deter crime at the Property, it was Appellants' legal obligation to obtain the proper permits for the gate. Ms. Patel pleads ignorance of the City's requirements, but ignorance of the law is not an excuse to violate the law. Moreover, Ms. Patel has consistently touted to the City her experience as a motel owner with multiple motels in different cities. As a seasoned businessperson, she would understand that erecting a large and heavy structure without permits on the Property is a danger to the public. An improperly installed gate could collapse onto pedestrians and vehicles. The Property sits on Beach Boulevard, and an improperly installed gate could also fall right into traffic, causing innumerable injuries and property damage. Fire officials must approve of a gate to ensure emergency access. Ms. Patel deflects and places responsibility on the City for her failure to follow the law. That is wrong. The installation of a gate without permits is yet another instance in which Appellants cause a public nuisance within the City and put Motel guests, visitors, and residents in danger.

The City's action to revoke P-435 was squarely because of the nuisance conditions at the Property and Appellants' failure to correct such conditions are why the City is seeking a permit revocation.

G. Threats: Appellants claim the City has made "threats as to enforcement actions the City may take against 'Appellants.'" It is unclear what alleged threats the City has made against the Appellants, and the City disputes it is threatening Appellants.

H. Fourth Amendment Warrantless Searches: Appellants claim that "law enforcement have been entering the hotel on a daily basis approximately three to five times a day, without warrant or consent, harassing the hotel guests, and at times blocking access to the hotel and even entering the locked guest units by force without a warrant or consent.

The City's response is that law enforcement and fire were called out to the Property more than 200 times, alone, in 2023. Thus, the reason why law enforcement and fire are at the Property on nearly a daily basis is because *Appellants' own guests and visitors call police and fire for help*. Due to Appellants' inability to secure the business and premises, the City's law enforcement has become Appellants' de facto security personnel. These calls detract from other urgent law enforcement needs throughout the City. The inordinate number of calls for police and fire services is a strain on law enforcement and a public nuisance.

At the Planning Commission hearing, Appellants also asserted that law enforcement chase criminals onto the Dixie Property. To the contrary, criminals are the ones that lead a chase and bring police to the Dixie. The Property is a known magnet and shelter for criminals and offenders. It is Appellants that have allowed a criminal environment to gestate and flourish at the Property, which directly creates a need for law enforcement and fire responses.

I. "Deprecatory Remarks" by Planning Commissioners: Appellants claim the Planning Commission made deprecatory remarks against Appellants and Appellants' legal counsel without describing what those remarks may be. The City notes that Appellants put on a robust defense of their business at the Planning Commission meeting. They were represented by counsel, and Ms. Patel and other supporters spoke against the revocation. They submitted documents to be included into the record. At the conclusion of the hearing, each Planning Commissioner provided thoughtful and reasoned comments as to why they were voting to revoke P-435. Thus, the Planning Commission hearing was fair to all parties.

Thus, City staff urges the City Council to wholly reject Appellants' appeal and revoke P-435.

FISCAL IMPACT:

There is no fiscal impact associated with the recommended actions.

ENVIRONMENTAL IMPACT:

The proposed revocation is Exempt by Statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The recommended action is the revocation of an existing approval to cease nuisance activity which has negatively impacted the surrounding community.

STRATEGIC PLAN OBJECTIVES ADDRESSED:

- Obj. No. 1: Provide a safe community.
- Obj. No. 5: Provide a high quality of life.

PUBLIC NOTIFICATION:

Notice of the Public Hearing was emailed and mailed via United States Postal Service certified mail to the Property owner on January 11, 2024, and also provided to property owners within a 500-foot radius of the property on January 11, 2024. A Public Hearing notice was also published in the Orange County Register on January 13, 2024, posted to the City's website on January 11, 2024, and made public through the agenda-posting process.

Prepared by: HongDao Nguyen, City Attorney

Reviewed by: Crystal Landavazo, Community Development Director

Approved by: Hannah Shin-Heydorn, City Manager

Attachments:

- A. Draft City Council Resolution No. 2024-02
- B. Orange County Sheriff's Department Public Records Act response, October 25, 2023
- C. Orange County Sheriff's Department Memo, dated November 17, 2023
- D. Email Correspondence
 - 1. March 13, 2023
 - a. Ack Letter 2022
 - b. Lighting Photos 1-5
 - c. Dixie Hollywood Story
 - d. Dixie OC License Plate
 - e. Parking Permit Dixie OC
 - f. Towing Authorization Dixie OC 2022
 - g. Towing Dixie OC 2022
 - 2. April 25, 2023
 - 3. June 1, 2023
 - 4. June 27, 2023
 - 5. September 7, 2023
 - a. Site Visit Photos
 - 6. September 12, 2023
 - 7. September 13, 2023
- E. CA Hospitality One vs Stanton Decision, December 8, 2023
- F. Letters of Incomplete Filing for Expansion Application
 - 1. August 22, 2023
 - 2. February 16, 2023
 - 3. May 17, 2023

- 4. September 5, 2023
- 5. November 9, 2023
- G. Security Plan Template
- H. Planning Commission Resolution No. 859
- I. Precise Plan of Design, 1983 Approval for Motel Use
- J. 1981 Stanton Municipal Code Chapter 20.92
- K. Planning Commission Staff Report for December 20, 2023
- L. Planning Commission Resolution No. 2562
- M. Letter from Hynes Estates to Planning Commission dated December 19, 2023
- N. OCFA CAD Report – December 20, 2023
- O. Letter from Deepa Patel to Planning Commission on December 20, 2023
- P. Planning Commission Audio Recording – Link
- Q. Appeal Application (City Council)

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2562, WHICH REVOKED PRECISE PLAN OF DESIGN 435 FOR THE DEVELOPMENT AND OPERATION OF A PUBLIC LODGING/MOTEL USE ON THE PROPERTY LOCATED AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED-USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE OPERATION OF THE PUBLIC LODGING/MOTEL USE, DENYING AN APPEAL BY CALIFORNIA ONE HOSPITALITY, LLC AND MEGHA HOSPITALITY, LLC, AND MAKING A FINDING OF EXEMPTION FROM CEQA

WHEREAS, on January 2, 2024, the City of Stanton (“City”) received an appeal by Deepa Patel on behalf of California One Hospitality, LLC and Megha Hospitality, LLC (collectively, “Appellants”) of a Planning Commission decision to revoke Precise Plan of Design 435 (“PPD-435”) for the development and operation of a public lodging/motel use on property located at 11632 Beach Boulevard in the General Mixed-Use Overlay/Commercial General (CG) Zone (the “Property”) due to significant impacts caused by the operation of a public lodging/motel use at the Property; and

WHEREAS, the Planning Commission’s decision to revoke PPD-435 occurred on December 20, 2023 after proper notice was given to the affected parties and the matter was heard at a public hearing in which Appellants presented their comments to the Planning Commission; and

WHEREAS, the Property has operated as a motel use since its development in 1983 and has changed ownership on at least two occasions, with the subject site currently operating under the business name of Dixie Orange County Hotel (“Dixie” or “Motel”) and owned by California One Hospitality, LLC, who has been represented by Deepa Patel, (the “Owner”); and

WHEREAS, an assessment of Orange County Sheriff’s Department (OCSD) data was conducted to review the calls for service generated by 10 motels within the City and resulting data showed that the Dixie Orange County Hotel generated the highest ratio of calls per guest room; and

WHEREAS, during the five-year assessment period from the Orange County Sheriff’s Department from 2019 to 2023, the Dixie Orange County Hotel increased the number of calls for service every year from 47 calls in 2019 to 172 calls in 2023 through November 30, 2023; and

WHEREAS, the criminal activity that generated these calls for service include narcotic violations, assault with a deadly weapon, warrant arrest, prostitution, shots heard, investigate dead body, amongst several others and reflect the severity of the public nuisance that has been created through the operation of the motel use on the subject property; and

WHEREAS, data provided by the Orange County Sheriff's Department identifies an 183 percent increase in total arrests and citations between 2019 and November 2023; and

WHEREAS, an assessment of Orange County Fire Authority (OCFA) data was conducted to review the calls for service generated by 7 motels within the City during the five-year assessment period from 2019 to 2023, the Dixie Orange County Hotel increased the number of calls for emergency medical service every year from 6 calls in 2019 to 38 calls in 2023 through December 13, 2023, a 533 percent increase; and

WHEREAS, the emergency activity that generated these calls for service include trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness, amongst several others and reflect the severity of the public nuisance that has been created through the operation of the motel use on the subject property; and

WHEREAS, the Property has operated as a motel for 40 years. However, over time, the continued operation of the use has resulted in increasingly negative impacts to the community. The premises are a public nuisance that drain vital community resources. In the past year, City administration and staff have worked to address the adverse conditions with the current owner in a series of meetings and correspondence. Despite that coordination, the Property conditions have only further degraded, and the Motel management has demonstrated that it is unable or unwilling to alleviate the substantial nuisances. The calls for service include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigation of dead bodies; and

WHEREAS, the Property Owner has failed to provide consistent effort to implement programs and security measures that would safeguard the property from continued criminal activity and nuisance behavior, as detailed in the staff report related to this resolution; and

WHEREAS, two motels operating in close proximity to the subject site have significantly lower ratios of calls for service and calls for emergency service and have both shown an overall reduction of calls for service in the five year assessment period from 2019 to 2023; and

WHEREAS, Planning Commission Resolution No. 859, which originally approved the development and operation of the motel use on the subject site, established Condition 2.a. which established that failure to comply with all applicable provisions of the Municipal Code is grounds for revocation. However, the Property Owner has failed to maintain the registration, sanitary, and security provisions required by the Stanton Municipal Code Section 9.52; and

WHEREAS, Stanton Municipal Code Section 9.16.020 establishes that it is unlawful and declared to be a public nuisance when a property owner or lessee maintains a property in a manner where people engage in two or more acts which are prohibited pursuant to the laws of the state of California including possession of controlled substances, prostitution, gambling, or solicitation for unlawful conduct. Data provided by the Orange County Sheriff's Department has shown that the subject site is maintained in this manner and is thus designated as a public nuisance as defined by the Stanton Municipal Code; and

WHEREAS, even the property owner agrees that the current use is a public nuisance. In correspondence to the City Manager dated September 13, 2023, the property owner wrote, among other things, “I went to the property and it was a shit show of drugs[,] homeless[,] and prostitution. ...[A]s of now from what I saw it does look like a nuisance.” However, nuisance activity has continued to occur on the property; and

WHEREAS, a “precise plan of design” is now referred to as a “site plan and design review” in the current Stanton Municipal Code (See SMC § 16.72.010; and Ch. 20.530). Stanton Municipal Code Section 20.630 establishes a revocation procedure for previously approved permits or approvals and specifies that the City’s action to revoke a permit or approval shall have the effect of terminating the permit approval and denying the privileges granted by the original approval; and

WHEREAS, the City Council has carefully considered all pertinent written and verbal testimony and information, including the Staff report prepared for this appeal, as presented at the public hearing, Appellants’ appeal documents, and testimony from staff, Appellants, and members of the public; and

WHEREAS, all legal prerequisites have occurred prior to adoption of this resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1: The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2: The proposed revocation is Exempt by Statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The action is to revoke an existing approval to cease nuisance activity which has negatively impacted the surrounding community.

SECTION 3: The City Council hereby finds that there was no error or abuse of discretion by the Planning Commission in approving Planning Commission Resolution No. 2562 because the Planning Commission’s decision was based on the required findings as set forth in Stanton Municipal Code Chapter 20.635.050(A)(1), (3), (6), and (7). Moreover, the City Council finds that the Planning Commission’s decision was supported by the evidence on the record, which is as follows:

- A. Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the modification or revocation.

Former SMC Section 20.92.010, which existed at the time the original PPD 435 was approved, provided the “purpose” of a precise plan of design to, among other things, “...to accomplish...enjoyment of property in any zone while at the same time imposing a uniformity and regulation and restriction to protect the use and enjoyment of surrounding properties....” Moreover, former SMC Section 20.92.050 provides that grounds for rejecting a proposed PPD was, in relevant part, “If the precise plan of design would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections.” In the original approval, the City’s police services raised no concerns about the public health, safety, and welfare related to the approval of PPD-435.

However, the operations on the Property have altered in a manner such that the original findings can no longer be made. The surrounding properties have been and are being detrimentally affected by the Motel use, and the public peace, safety, and general welfare has been adversely affected to a degree greater than permitted by the Stanton Municipal Code. The criminal nuisance activity has progressively increased over the last five years and resulted in increased calls for service from the Orange County Sheriff’s Department, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent. Moreover, over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room.

The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels. The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigate dead body. Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property (i.e., 400 amphetamine pills and a half pound of methamphetamine) suggest that they are for dealing, not just for personal use. Just in May 2023, Orange County Sheriff’s Department received an emergency call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and plead guilty in June 2023 of attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.) The following are additional examples of the types of calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.

- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.
- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.

- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years. There have been a total of 53 arrests and 25 citations at the Property in the last five years. The illicit activity at the site is an incredible drain on City resources. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The emergency medical service activity has also progressively increased over the last five years and resulted in increased calls for service from the Orange County Fire Authority. In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate.

The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 1.05 calls for service per guest room; and
- The types of calls for service for 2023 were as follows:
 - Trauma/Assault/Bleeding: 10
 - Overdose/Drugs: 6
 - Chest Pain/Cardiac Arrest: 5
 - Unconscious/Unknown: 5
 - Unknown Medical Aid: 5
 - Back Pain: 2
 - Seizure: 2
 - Behavior/Suicide: 1
 - Fall: 1
 - Respiratory: 1

During the original document review, law enforcement did not express concerns related to the issuance of this permit on the grounds of detrimental impacts to public health, safety, and welfare issues. Those circumstances have drastically changed. The findings of the current use are that the public health, safety, and welfare are endangered by this use and require revocation to safeguard the public.

- B. One or more of the conditions of the original permit or approval have not been substantially fulfilled or have been violated.

Resolution 859, which approved the development and use of the motel on the Property includes conditions of approval, including Condition 2(a), which provides, “That all applicable requirements of the Stanton Municipal Code be met.” Moreover, Condition 2(e) provides, “Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.” Multiple violations of the Stanton Municipal Code have been violated, including:

- SMC section 9.16.020 provides that it is unlawful and it is declared to be a public nuisance for any person owning, leasing, occupying, or having charge of any...commercial...property within the city, to maintain such property in such a manner that any of the following conditions are found to exist thereon:
 - Subsection (I): “Building exterior, roofs, landscaping, grounds, walls, retaining and crib walls, fences, driveways, parking lots, sidewalks, or walkways which are maintained in such condition so as to become defective, unsightly, cracked or no longer viable.” Moreover, Subsection (J) provides the following as a public nuisance, “The accumulation of dirt, litter, feces, or debris in doorways, adjoining sidewalks, walkways, courtyards, patios, parking lots, landscaped or other areas.” Here, during a City inspection on September 7, 2023, trash was overflowing from the trash enclosures such that the parking lot and Motel grounds had become unsightly. A photograph of the overflowing trash is provided in the staff report associated with this resolution.
 - Subsection (W): “Any other condition declared by any state, county, or city statute, code, or regulation to be a public nuisance.” Here, Penal Code 370 defines “Public nuisance” as, “Anything which is injurious to health, or is indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a public nuisance.” Moreover, Civil Code section 3479 provides a “Nuisance” is “Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.”

Here, the crimes that are occurring on the Property as described in the staff report and Finding A above are injurious to the health, indecent, and offensive to the senses. They include crimes including narcotic violations, robberies, carjacking, battery, burglaries, disorderly conduct – prostitution, an attempt to set the Property on fire with an incendiary device, armed robbery, and weapons violations. And these crimes occur at such a frequency that it is offensive to the entire community. As such, the revocation is necessary in order to put an end to this unchecked growth of public nuisances at this location.

- Subsection (AA): “Any building, use or structure wherein one or more persons engage, or have engaged, in two or more acts which are prohibited pursuant to the laws of the state of California, the provisions of this code or any other penal ordinance of this city, including, but not limited to the following acts: (1) Unlawful possession or use of controlled substances, or (2) Prostitution. Here, there have been numerous calls for police services relating to narcotics and prostitution.

Unlawful possession or use of controlled substances.

- The unlawful narcotics that have been found on the Property include black tar heroin, cocaine, and methamphetamine in large quantities that suggest that they are being sold to others and not just for personal use.
- On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.
- On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- In 2023, there were 10 arrests or citations at the property related to narcotics violations, particularly Health & Safety Code 11350 (possession of designated controlled substances). In the prior four years, there was a total of 7 narcotics violations, demonstrating a steep rise in illegal narcotics use and possession at the site.

- In 2023, OCFA responded to six calls related to overdoses or drugs.

Prostitution.

- On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.
- On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.

Injurious to the senses/Indecent/Interferes with the comfortable enjoyment of life or property.

- On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
- On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
- On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

- Calls for emergency services including trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness.
- SMC Section 9.52.040 requires that, as part of the registration process at a public lodging facility, each guest must identify all occupants of a room and collect vehicle registration information. However, in discussions with the City Manager, the property owner has stated that they collect registration from guests but have no control over additional guests that occupy the room. Additionally, the City Manager's site visit on September 7, 2023 showed that many of the vehicles did not display verification that they had been registered with the motel
- SMC Section 9.52.090 and 9.52.100 requires that garbage and putrescible matter, whether mixed with rubbish or other matter or not, shall be kept in watertight receptacles with close-fitting lids. The garbage bin was observed to be uncovered and overflowing which is not in compliance with this provision.
- SMC Section 9.52.150 requires public lodging facilities to install and maintain in proper operating order security cameras throughout the property. In at least one police report dated March 5, 2021, there was a report that the Dixie cameras were not working. The continuously increasing calls for service for criminal activity such as narcotics violations, prostitution, weapons violations, assault with a deadly weapon, resulting in 53 arrests and 25 citations on the subject site show that the motel operators have not focused on complying with security measures required by Stanton Municipal Code Section 9.52.150.
- SMC section 16.04.010 adopts the California Building Code, which provides that a building permit shall be required for the erection or construction of any structure. SMC section 20.710.190 states the following: A "structure" is defined as, "anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground." On or about September 21, 2023, an illegal gate was erected at the Property without a proper building permit. A verbal courtesy notice was provided to the general manager on September 21, 2023, the first administrative citation was issued to the Property owner on September 26, 2023, the second and third administrative citations were issued for September 27, 2023, and September 28, 2023, and the gate was not taken down until on or about October 2, 2023. The Property Owner appealed the administrative citations to a third party hearing officer, who upheld the City's issuance of the administrative citations.

The Property owner is in agreement with the City that the conditions at the Property are a nuisance. In her own words, she called the Property conditions "a shit show of drugs[,] homeless[,] and prostitution." Neither the Property owner nor manager have taken consistent action to effectively abate the nuisance conditions at the Property. A condition of the original permit was that the use should comply with the SMC. The Municipal Code provides that a law must be followed, and the current use violates both local law and state law by operating as a public nuisance. Thus, a revocation of PPD 859 is necessary and appropriate to safeguard the public health, welfare, and safety.

- C. An improvement authorized in compliance with the permit or approval is in violation of any applicable code, law, ordinance, regulation, or statute.

Both the SMC and state law have been violated as follows.

- SMC section 9.16.020 provides that it is unlawful and it is declared to be a public nuisance for any person owning, leasing, occupying, or having charge of any...commercial...property within the city, to maintain such property in such a manner that any of the following conditions are found to exist thereon:
 - Subsection (I): “Building exterior, roofs, landscaping, grounds, walls, retaining and crib walls, fences, driveways, parking lots, sidewalks, or walkways which are maintained in such condition so as to become defective, unsightly, cracked or no longer viable.” Moreover, Subsection (J) provides the following as a public nuisance, “The accumulation of dirt, litter, feces, or debris in doorways, adjoining sidewalks, walkways, courtyards, patios, parking lots, landscaped or other areas.” Here, during a City inspection on September 7, 2023, trash was overflowing from the trash enclosures such that the parking lot and Motel grounds had become unsightly. A photograph of the overflowing trash is provided in the staff report associated with this resolution.
 - Subsection (W): “Any other condition declared by any state, county, or city statute, code, or regulation to be a public nuisance.” Here, Penal Code 370 defines “Public nuisance” as, “Anything which is injurious to health, or is indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a public nuisance.” Moreover, Civil Code section 3479 provides a “Nuisance” is “Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.”

Here, the crimes that are occurring on the Property as described in the staff report and Finding A above are injurious to the health, indecent, and offensive to the senses. They include crimes including narcotic violations, robberies, carjacking, battery, burglaries, disorderly conduct – prostitution, an attempt to set the Property on fire with an incendiary device, armed robbery, and weapons violations. And these crimes occur at such a frequency that it is offensive to the entire community. As such, the revocation is necessary in order to put an end to this unchecked growth of public nuisances at this location.

- Subsection (AA): “Any building, use or structure wherein one or more persons engage, or have engaged, in two or more acts which are prohibited pursuant to the laws of the state of California, the provisions of this code or any other penal ordinance of this city, including, but not limited to the following acts: (1) Unlawful possession or use of controlled substances, or (2) Prostitution. Here, there have been numerous calls for police services relating to narcotics and prostitution.

Unlawful possession or use of controlled substances.

- The unlawful narcotics that have been found on the Property include black tar heroin, cocaine, and methamphetamine in large quantities that suggest that they are being sold to others and not just for personal use.
- On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.
- On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- In 2023, there were 10 arrests or citations at the property related to narcotics violations, particularly Health & Safety Code 11350 (possession of designated controlled substances). In the prior four years, there was a total of 7 narcotics violations, demonstrating a steep rise in illegal narcotics use and possession at the site.
- In 2023, OCFA responded to six calls related to overdoses or drugs.

Prostitution.

- On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.
- On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.

- On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.

Injurious to the senses/Indecent/Interferes with the comfortable enjoyment of life or property.

- On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
 - On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
 - On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
 - On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
 - On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.
 - Calls for emergency services including trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness.
- SMC Section 9.52.040 requires that, as part of the registration process at a public lodging facility, each guest must identify all occupants of a room and collect vehicle registration information. However, in discussions with the City Manager, the property owner has stated that they collect registration from guests but have no control over additional guests that occupy the room. Additionally, the City Manager’s site visit on September 7, 2023 showed that many of the vehicles did not display verification that they had been registered with the motel

- SMC Section 9.52.090 and 9.52.100 requires that garbage and putrescible matter, whether mixed with rubbish or other matter or not, shall be kept in watertight receptacles with close-fitting lids. The garbage bin was observed to be uncovered and overflowing which is not in compliance with this provision.
- SMC Section 9.52.150 requires public lodging facilities to install and maintain in proper operating order security cameras throughout the property. In at least one police report dated March 5, 2021, there was a report that the Dixie cameras were not working. The continuously increasing calls for service for criminal activity such as narcotics violations, prostitution, weapons violations, assault with a deadly weapon, resulting in 53 arrests and 25 citations on the subject site show that the motel operators have not focused on complying with security measures required by Stanton Municipal Code Section 9.52.150.
- SMC section 16.04.010 adopts the California Building Code, which provides that a building permit shall be required for the erection or construction of any structure. SMC section 20.710.190 states the following: A “structure” is defined as, “anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.” On or about September 21, 2023, an illegal gate was erected at the Property without a proper building permit. A verbal courtesy notice was provided to the general manager on September 21, 2023, the first administrative citation was issued to the Property owner on September 26, 2023, the second and third administrative citations were issued for September 27, 2023, and September 28, 2023, and the gate was not taken down until on or about October 2, 2023. The Property Owner appealed the administrative citations to a third party hearing officer, who upheld the City’s issuance of the administrative citations.

The Property owner is in agreement with the City that the conditions at the Property are a nuisance. In her own words, she called the Property conditions “a shit show of drugs[,] homeless[,] and prostitution.” Neither the Property owner nor manager have taken consistent action to effectively abate the nuisance conditions at the Property. A condition of the original permit was that the use should comply with the SMC. The Municipal Code provides that a law must be followed, and the current use violates both local law and state law by operating as a public nuisance. Thus, a revocation of PPD 859 is necessary and appropriate to safeguard the public health, welfare, and safety.

- D. The improvement/use allowed by the permit or approval has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance.

The operations on the Property have altered in a manner such that the original findings can no longer be made. The surrounding properties have been and are being detrimentally affected by the Motel use, and the public peace, safety, and general welfare has been adversely affected to a degree greater than permitted by the Stanton Municipal Code. The criminal nuisance activity has progressively increased over the last five years and resulted in increased calls for service from the Orange County Sheriff’s Department, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an

increase of 266 percent. Moreover, over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room.

The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels. The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigate dead body. Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property (i.e., 400 amphetamine pills and a half pound of methamphetamine) suggest that they are for dealing, not just for personal use. Just in May 2023, Orange County Sheriff's Department received an emergency call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and plead guilty in June 2023 of attempting to set fire and burn one of the buildings at the Dixie with a "flammable and combustible incendiary device." (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.) The following are additional examples of the types of calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing "tweakers" into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that "Dixie cameras do not record," which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was "making a lottery" on her, and that someone was going to take her away.
- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.

- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years. There have been a total of 53 arrests and 25 citations at the Property in the last five years. The illicit activity at the site is an incredible drain on City resources. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The emergency medical service activity has also progressively increased over the last five years and resulted in increased calls for service from the Orange County Fire Authority. In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate.

The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 1.05 calls for service per guest room; and
- The types of calls for service for 2023 were as follows:
 - Trauma/Assault/Bleeding: 10
 - Overdose/Drugs: 6
 - Chest Pain/Cardiac Arrest: 5
 - Unconscious/Unknown: 5
 - Unknown Medical Aid: 5
 - Back Pain: 2
 - Seizure: 2
 - Behavior/Suicide: 1
 - Fall: 1
 - Respiratory: 1

During the original document review, law enforcement did not express concerns related to the issuance of this permit on the grounds of detrimental impacts to public health, safety, and welfare issues. Those circumstances have drastically changed. The findings of the current use are that the public health, safety, and welfare are endangered by this use and require revocation to safeguard the public.

SECTION 4: Council Decision. Based upon the findings, above, the City Council hereby UPHOLDS Planning Commission decision to approve Planning Commission Resolution No. 2562, which revoked Planning Commission Resolution No. 859 so that all privileges granted to Precise Plan of Design P-435 are also revoked and rescinded. The City Council hereby DENIES Appellants' appeal of Planning Commission Resolution No. 2562.

SECTION 5: Effective Date. The Motel use on the property must cease operations within 90 calendar days of the adoption of this resolution.

SECTION 6: Custodian of Records. The Custodian of Records for this project is the City Clerk. The documents related to this proceeding are kept at City Hall located at 7800 Katella Avenue, Stanton, CA 90680. The staff report on this matter and related attachments are hereby incorporated into this Resolution by reference.

SECTION 7: Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Planning Commission hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 8: The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED, SIGNED AND APPROVED by the City Council of the City of Stanton at a regular meeting held on January 23, 2024 by the following vote, to wit:

DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

HONGDAO NGUYEN, CITY ATTORNEY

ATTEST:

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2024-02 has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Stanton City Council, held on January 23, 2024, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK



ORANGE COUNTY SHERIFF'S DEPARTMENT

Attachment: B
Click here to return to the agenda.

SHERIFF-CORONER DON BARNES

October 25, 2023

Hannah Shin-Heydorn
hshinheydorn@stantonca.gov

RE: Your Public Records Act (CPRA) request for police reports from January 1, 2019, through August 30, 2023, at 11632 Beach Blvd. in Stanton CA (Dixie Hotel) for the following dispatch codes: 211, 221R, 215R, 242, 242R, 245, 245R, 415, 459, 459R, 480R, 487R, 647B, 925, 925C, 925V, 927D, WPNS.

Dear Ms. Shin-Heydorn:

This letter is in response to your follow-up request received by the Orange County Sheriff's Records Division on Thursday, September 21, 2023.

The Orange County Sheriff's Department declines to disclose incident reports that may be responsive to your request because any such records would be exempt from public disclosure under the California Public Records Act. The records themselves are law enforcement investigatory records and part of a law enforcement investigatory file that are categorically exempt from disclosure pursuant to California Government Code section 7923.600. *Williams v. Superior Court*, 5 Cal. 4th 337 (1993)

As an alternative, the attached spreadsheet contains the calls for service records responsive to your request. Please be advised that we redacted names, phone numbers, DOBs, license plate numbers and criminal history based on the right to privacy pursuant to CA Government Code section 7927.705 based on Cal. Constitution Article 1, section 1, and Penal Code section 13300. Additionally, California Law Enforcement Telecommunication System (CLETS) records were redacted pursuant to CA Government Code sections 7923.600 and 7927.705.

If you have any questions, please contact Staff Specialist Brenda Martin at (714) 834-6449.

Sincerely,

Cory Martino, Assistant Sheriff
Professional Services Command

CM: bm
Attachment
cc: Public Affairs and Community Engagement

Call No.	DR#	Incident Date	Complaint	Narrative
230830-0122		8/30/2023 6:56	925C - SUSPICIOUS PERSON IN VEH	[08/30/2023 08:18:43 : pos2 : chano] [Cleared with unit 222] [08/30/2023 08:18:31 : MOB : 222] Utl any occupied vehicles matching description. 10-98 [08/30/23 06:57:21 : pos10 : guzacm] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 PC FOR RED VEH IN THE PLOT WITH UNK SUBS POSS SMOKING H&S
230829-0513		8/29/2023 11:39	925C - SUSPICIOUS PERSON IN VEH	[08/29/2023 12:17:22 : pos2 : JDEMERS] [Cleared with unit 824] [08/29/2023 12:10:46 : MOB : 824] NAME REDACTED claimed she was not a victim of HT and both subjects declined to allow me to search their phones. Parole was contacted and HT was notified of the possible 647B and CPC 266 [08/29/2023 12:09:56 : MOB : 824] I saw a white VW C4/PLATE REDACTED drive into the Dixie Motel. I saw NAME REDACTED who I immediately recognized as an inmate from OCI. During our conversation NAME REDACTED told me he was on parole, staying in room #REDACTED at the Dixie Motel. During the consent / Parole Search of NAME REDACTED vehicle, I saw property belonging to NAME REDACTED who I recognized as a female Standing in the alleyway of Beach and Pacific. NAME REDACTED admitted he met NAME REDACTED a few weeks ago and claimed it was his girlfriend. [08/29/2023 12:01:07 : pos2 : MOGUEL] Unit : 824 C4 [08/29/2023 11:59:20 : MOB : 824] CLETS REDACTED [08/29/2023 11:43:35 : pos2 : MOGUEL] Unit : 824 10-6 VEH SEARCH [08/29/2023 11:41:12 : MOB : 824] CLETS REDACTED [08/29/2023 11:39:23 : pos2 : MOGUEL] CLETS REDACTED [08/29/2023 11:39:08 : pos2 : MOGUEL] NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD ONE PAROLEE DET
230828-0955		8/28/2023 21:56	415 - DISTURBANCE	[08/28/2023 22:31:07 : pos2 : TaylorM] [Cleared with unit 424] [8/28/2023 9:59:44 PM : pos9 : URIARTEY] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL 930 IN LOBBY REF MULT MB AND MF FIGHTING AND SCREAMING IN PLOT OF 10-20 NO WPNS SEEN/ UNK HBD / UNK H&S
230817-0905		8/17/2023 17:26	415 - DISTURBANCE	[08/17/2023 19:04:53 : MOB : 3A21] ALL SUBJ AGREED TO LEAVE THE AREA [08/17/2023 18:55:47 : pos2 : austinmm] Unit : 3A21 ALMOST 97 [8/17/2023 18:55:39 : pos8 : JURGENSENWA] INF AOD [8/17/2023 18:53:33 : pos8 : JURGENSENWA] INF CALLED BACK REQ ETA [8/17/2023 17:28:17 : pos19 : ollingmm] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 930 REF 10 SUBJS SITTING BEHIND THE 10-20 REFUSING TO LEAVE
230807-0708		8/7/2023 15:59	415 - DISTURBANCE	[08/07/2023 16:23:51 : pos2 : morganFM] [Cleared with unit 3A21] [08/07/2023 16:23:16 : MOB : 3A21] Spoke to RP. Advised people at the party were trespassing and told not to return. Parties agreed to leave. [08/07/2023 16:12:29 : pos2 : morganFM] INF STS HER HBAND IS TALKING TO A DEPUTY [08/07/2023 16:10:56 : pos2 : morganFM] Unit : 3A21 10-21 INF [8/7/2023 4:03:25 PM : pos19 : KASERDM] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 931 REF 2 MALE SUBJS IN THE PLOT THREATENING INFS HBAND.....THE MW IS NAME REDACTED, HE WAS ARRESTED FOR VANDALIZING THE PROPERTY.....MB SHORT BLU TSHIRT BLK PNTS AND MW TALL LONG HAIR BRN TSHIRT AND PNTS
230805-0679		8/5/2023 19:44	415 - DISTURBANCE	[08/05/2023 20:34:51 : pos2 : NOELCN] [Cleared with unit 424] [08/05/2023 20:32:50 : MOB : 424] CLETS REDACTED [08/05/2023 20:31:55 : MOB : 424] CLETS REDACTED [08/05/2023 20:30:18 : MOB : 424] NAME, DOB REDACTED and NAME, DOB REDACTED who were in a verbal argument. 240/242 unfounded. Manager NAME, DOB REDACTED wanted both subjects advised for 602. Both subjects were advised and agreed to leave the hotel. [08/05/2023 20:17:34 : pos2 : NOELCN] Unit : 424 C4 10-6 [08/05/2023 19:58:58 : pos2 : NOELCN] Unit : 424 CONT W INF [8/5/2023 7:46:02 PM : pos12 : ELLISKM] INF SAYS SHE DOESNT KNOW ~WHERE NAME/MONIKER REDACTED WENT INSIDE~ AND THAT ALL THE DEPS KNOW WHO THEY ARE [8/5/2023 7:45:21 PM : pos12 : ELLISKM] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992466 ALI Y Coordinate: 33.79346700 ALI Uncertainty Factor: 32 ALI Confidence Factor: 090 INF ON 911 SCREAMING THAT NAME REDACTED TOOK ALL HER STUFF.... NAME REDACTED WENT INSIDE THE HOTEL, UNK WHERE
230805-0495		8/5/2023 14:59	415 - DISTURBANCE	[08/05/2023 15:12:43 : pos2 : JDEMERS] [Cleared with unit 321] [08/05/2023 15:01:24 : pos5 : morrisonD] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 INF IN A VERBAL 415 IN THE OFFICE REF INF CHECKED OUT OF A ROOM EARLIER BUT LEFT SOME PERSONAL ITEMS BEHIND IN THE ROOM WHEN THE INF CAME BACK TO RETRIEVE HER ITEMS FROM THE ROOM LATER THE ROOM HAS BEEN CLEARED OUT AND THE MGR IS CLAIMING HE DOESN'T KNOW WHERE HER PROPERTY IS
230727-0764		7/27/2023 16:43	415 - DISTURBANCE	[07/27/2023 16:57:15 : pos6 : WISETM] [Cleared with unit 3A21] [7/27/2023 16:48:56 : pos8 : GONZALEZIA] [Call 230727-0764, 230727-0735 are related.] [7/27/2023 16:48:12 : pos8 : GONZALEZIA] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992552 ALI Y Coordinate: 33.79347800 ALI Uncertainty Factor: 36 ALI Confidence Factor: 090 2ND RESPONSE PC FOR A FEMALE WALKING AROUND THE 10-20 BEING 415V W/ OTHER HOTEL GUESTS FB PREGNANT WEARING RED DRESS NO WPNS PER INF FEMALE HAS FENTANYL IN HER POCKETS TRYING TO SELL TO OTHER GUESTS L/S IN THE PLOT OF THE 10-20 NO CONT
230727-0735		7/27/2023 16:09	415 - DISTURBANCE	[7/27/2023 16:48:56 : pos8 : GONZALEZIA] [Call 230727-0735, 230727-0764 are related.] [07/27/2023 16:36:39 : pos2 : VANDUSENE] [Cleared with unit 3A21] [07/27/2023 16:35:57 : MOB : 3A21] SPOKE W/ NAME REDACTED WHO STATED THEY JUST WANTED THE TRANSIENTS OFF THE PROPERTY IF THEY DONT HAVE A ROOM. ALL SUBJECTS AGREED TO LEAVE. 10-98 ASSIST. [07/27/2023 16:31:29 : pos2 : VANDUSENE] Unit : 3A21 HAVE CONT C4 10-6 [07/27/2023 16:12:18 : pos13 : navarroaa] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 931 IN THE LOBBY REF A FEM SUBJ PUSHED THE INF AND WAS BEING 415V FB, RED DRESS BY RM 119 NO WPNS
230721-0542		7/21/2023 14:29	415 - DISTURBANCE	[07/21/2023 14:40:42 : pos2 : ARIASSM] [Cleared with unit 221] [07/21/2023 14:39:19 : pos2 : ARIASSM] Unit : 221 C4 [07/21/2023 14:34:53 : pos2 : ARIASSM] Unit : 221 CONT W INF [7/21/2023 14:30:45 : pos19 : guzacm] #1 FB BRAIDS PINK JUMPSUIT #2 FB BRAIDS BLK CLOTHING [7/21/2023 14:29:57 : pos19 : guzacm] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 931 AT THE FRONT DESK REF 2 FEM'S UPSET THAT THERE ARE NO ROOMS WERE BEING 415 VERBAL AND REFUSING TO LEAVE
230721-0078		7/21/2023 4:10	925 - SUSPICIOUS PERSON/CIRCS	[07/21/2023 05:01:50 : pos1 : MOGUEL] [Call 230721-0078, 230721-0091 are related.] [07/21/2023 04:34:23 : pos2 : GARDENI] [Cleared with unit 422] [07/21/2023 04:33:36 : MOB : 422] Contacted 918 informant (info in CAD) who stated she was not having a good time and with the people she had just met. Bystander stated she was REDACTED and is receiving help from local church. No crime occurred. [07/21/2023 04:32:06 : MOB : 422] CLETS REDACTED [07/21/2023 04:25:51 : pos2 : GARDENI] Unit : 422 C4 [07/21/2023 04:17:40 : pos2 : GARDENI] Unit : 422 CONT W 1 [07/21/2023 04:13:31 : pos1 : MOGUEL] INF DISCONNECTED...VM ON CALL BACK [07/21/2023 04:13:04 : pos1 : MOGUEL] INF THEN STD SOMEONE ELSE IS BLACK REFUSES TO ANS QUESTIONS AND KEEPS ARGUING WITH SUBJS [07/21/2023 04:12:16 : pos1 : MOGUEL] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992220 ALI Y Coordinate: 33.79376300 ALI Uncertainty Factor: 8 ALI Confidence Factor: 090 931 REF HER FRIEND NAME REDACTED OR SOMEONE ELSE HAS A GUN AND WANT TO KILL HER BECAUSE SHE IS ARABIC...INF REFUSES TO ANSWER QUESTIONS AND STS THERE IS 5 PEOPLE
230712-0100		7/12/2023 5:43	925 - SUSPICIOUS PERSON/CIRCS	[7/12/2023 05:51:51 : pos8 : WISETM] 10-22 PER INF, SUBJS LEFT [7/12/2023 5:45:13 AM : pos20 : arguetajc] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 930 REF UNK SUBJ INSIDE ROOM #REDACTED MALE SUBJ STS ROOM SHOULD BE UNOCCUPIED WINDOW OPEN AND DOOR IS LOCKED
230709-0600		7/9/2023 20:13	415 - DISTURBANCE	[07/09/2023 20:29:55 : pos2 : PINEDARL] LATE NOTE 223: MADE CONT AT ROOM REDACTED AND THEY SAID THEY DID NOT CALL [07/09/2023 20:28:32 : pos2 : PINEDARL] [Cleared with unit 223] [07/09/2023 20:24:50 : pos2 : PINEDARL] CORRECTION FOR LAST ENTRY REQ 10-21 AND HAVE INF MEET US IN THE FRONT LOBBY [07/09/2023 20:24:50 : pos1 : MOGUEL] vm [07/09/2023 20:23:38 : pos2 : PINEDARL] Unit : 223 HAVE CONT W/INF IN THE FRONT LOBBY [07/09/2023 20:18:00 : pos2 : PINEDARL] 3520 ADV'D OF PENDING CALL [7/9/2023 8:15:24 PM : pos9 : DEPASQUALECA] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.993003 ALI Y Coordinate: 33.78130100 ALI Uncertainty Factor: 19 ALI Confidence Factor: 090 931 OUT FRONT REF INFS BF NAME REDACTED WAS BEING 415V WITH INF AND REFUSING TO GIVE THE INFS HER ITEMS NO HBD NO HS NO WEAPONS
230708-0093		7/8/2023 3:08	925 - SUSPICIOUS PERSON/CIRCS	[07/08/2023 03:35:16 : pos2 : navarroaa] [Cleared with unit 223] [07/08/2023 03:34:15 : MOB : 223] Spoke to NAME, DOB REDACTED who stated she was visiting from out of state. No damage to vehicle seen, everything of value was removed. Nothing 925 seen or heard. 10-98 [07/08/2023 03:29:49 : pos2 : navarroaa] Unit : 223 C4 [07/08/2023 03:24:30 : pos2 : navarroaa] Unit : 223 CONT WITH INF [07/08/2023 03:23:20 : pos2 : navarroaa] NO ANS [07/08/2023 03:23:18 : pos2 : navarroaa] Unit : 223 HAVE INF STEP OUT [7/8/2023 03:12:45 : pos11 : NOELCN] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE MOTEL 931 REF SHE THINKS SUBJS ARE TRYING TO BREAK INTO HER WHT NISSAN ARMATA PLT REDACTED B/C THERES A MALE HOVERING IN THE PLOT. MH HEAD LAMP COVID MASK WHT SHIRT JEANS
230707-0111	23-025150	7/7/2023 6:29	925 - SUSPICIOUS PERSON/CIRCS	[7/8/2023 18:08:32 : pos20 : stollerew] [Call 230707-0111, 230708-0570 are related.] [07/07/2023 16:04:22 : pos2 : DAHLE] [Call 230707-0111, 230707-0672 are related.] [07/07/2023 11:58:07 : pos2 : DAHLE] [Cleared with unit 2A24] [07/07/2023 10:05:46 : MOB : 2a24] I SPOKE TO NAME, DOB REDACTED WHO TOLD ME AT APPROX 0620 HRS HER FRIEND, NAME, DOB REDACTED, HAD BEEN TAKEN BY FORCE BY NAME, DOB REDACTED IN HIS BLACK 2013 MERCEDES BENZ C250 (TEMP CA REDACTED) FROM THE DIXIE MOTEL. VIDEO FOOTAGE SHOWED THE MALE SUBJECT TAKING MERCEDES BY FORCE INTO THE VEHICLE. VEHICLE ENTERED INTO TELETYPE AS FELONY VEHICLE (FCN REDACTED). MERCEDES WAS ENTERED INTO THE SYSTEM AS MISSING/KIDNAPPED (FCN REDACTED). SEE DR FOR DETAILS [07/07/2023 09:27:53 : MOB : 2a24] CLETS REDACTED [07/07/2023 09:04:40 : MOB : 2a24] CLETS REDACTED [07/07/2023 09:04:26 : MOB : 2a24] CLETS REDACTED [07/07/2023 08:25:37 : pos2 : DAHLE] Unit : 2A24 97 DIXIE MOTEL REF THIS CALL [07/07/2023 08:21:11 : MOB : 2a24] CLETS REDACTED [07/07/2023 08:01:04 : pos2 : DAHLE] Unit : 2A24 REQ DR WILL ADV [07/07/2023 07:15:11 : pos2 : DAHLE] Unit : 2A24 97 EM 60090 [07/07/2023 07:11:25 : pos2 : DAHLE] Unit : 2A24 TRANS FEM SUBJ TO WEST SUB SM 60049 [07/07/2023 07:01:45 : MOB : 2a24] CLETS REDACTED [07/07/2023 06:52:52 : pos2 : DAHLE] Unit : 2A24 CONT W INF [7/7/2023 06:31:18 : pos12 : guzacm] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [7/7/2023 06:30:26 : pos12 : guzacm] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 INF'S FRIEND WAS TAKEN BY HER PIMP SUBJ FORCED FRIEND INTO HIS VEH AND DROVE OFF, POSS GOING BACK TO MARINA DEL REY VEH IS BLK MERZ UNK PLTE MALE HALF ISNAME REDACTED UNK LAST

Call No.	DR#	Incident Date	Complaint	Narrative
230626-0449		6/26/2023 10:52	415 - DISTURBANCE	[06/26/2023 11:27:59 : pos2 : WISETM] [Cleared with unit 221] [06/26/2023 11:27:34 : MOB : 221] Contacted NAME, DOB REDACTED who stated he wanted to do a welfare check on his cousin NAME, DOB REDACTED. As he attempted to contact his cousin he was confronted by unknown subjs who were staying w/ NAME REDACTED. A verbal 415 occurred and NAME REDACTED was upset his cousin had unknown subjs w/ him. Spoke to NAME REDACTED who did not want NAME REDACTED there and did not need any assistance. NAME REDACTED left and did not need any further assistance. 10-98 [06/26/2023 11:18:00 : MOB : 221]CLETS REDACTED [06/26/2023 11:11:54 : pos2 : WISETM] Unit : 221 C4 [06/26/2023 11:05:35 : pos2 : WISETM] Unit : 221 10-6 [06/26/2023 10:59:50 : pos8 : SMITHLM] INF IS TELLING FEMALE TO HAVE HIS MALE FAMILY MEMBER EXIT THE ROOM.....MALE IS POSSIBLY TELLING FEMALE SHE IS A TWEAKER SAYING HER TEETH ARE FALLING OUT.....MALE NOW SPEAKING SPANISH UNABLE TO UNDERSTAND...LINE DISCONNECTED [06/26/2023 10:58:30 : pos8 : SMITHLM] MALE AND FEMALE SEPARATED.....ANOTHER FEMALE NOW APPROCHING INF AND NOW 415 VERBAL HEARD [06/26/2023 10:58:03 : pos8 : SMITHLM] MH, 20-30, BLK HAT, CHECKERED SHIRT, BK PANTS, VANS, BLK BACKPACK WITH THE FH KNOCKING ON DOORS CURRENTLY AT ROOMREDACTED [06/26/2023 10:56:49 : pos8 : SMITHLM] 3RD PERSON WITH FEMALE WALKING OUT OF ROOMREDACTED.....NO WEAPONS SEEN [06/26/2023 10:56:25 : pos8 : SMITHLM] 1 FEMALE KNOWN TO SELL H&S ROOMREDACTED WITH INF'S FAMILY MEMBER WHO INF WAS TRYING TO PICK UP.....1 MALE OUTSIDE ROOMREDACTEDALL LOOK LIKE GANG MEMBERS [06/26/2023 10:54:58 : pos8 : SMITHLM] ON C/B, MADE CONT WITH NAME REDACTED STS 3 SUBJS TRIED TO FIGHT HIM WHEN HE ENTERED [06/26/2023 10:53:03 : pos8 : SMITHLM] INF GAVE ~DIXIE HOTEL~ [06/26/2023 10:52:56 : pos8 : SMITHLM] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 UNCO-OP MALE STS 3 PEOPLE FIGHTING ...KEPT SAYING HURRY UP THEN DISCONNECTED
230624-0366		6/24/2023 12:59	415 - DISTURBANCE	[06/24/2023 14:11:01 : pos2 : NALLYJL] [Cleared with unit 221] [06/24/2023 14:04:42 : MOB : 221] Spoke with NAME, DOB REDACTED who told me he was in a dispute over money with NAME, DOB REDACTED. NAME REDACTED said NAME REDACTED misunderstood him when he said he was going to pay him. NAME REDACTED hit NAME REDACTED white lexus with a metal pipe causing a dent to the lift gate. NAME REDACTED said he was not assaulted during the incident and did not require medical attention. NAME REDACTED did not desire prosecution for the damage. Both parties left the location separately and agreed to settle the dispute civilly at a later time. [06/24/2023 13:20:47 : pos2 : NALLYJL] Unit : 221 HAVE CONT W ALL PARTIES C4 [06/24/2023 13:14:38 : pos2 : NALLYJL] Unit : 221 1 DET [06/24/2023 13:12:42 : pos2 : NALLYJL] Unit : 221 HAVE CONT W THE MALE SUBJ STRIPED T SHIRT [6/24/2023 1:09:26 PM : pos9 : URIARTEIY] PER INF UNK H&S/UNK HBD [6/24/2023 1:04:50 PM : pos9 : URIARTEIY] INF IN PLOT [6/24/2023 1:04:36 PM : pos9 : URIARTEIY] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992080 ALI Y Coordinate: 33.7938200 ALI Uncertainty Factor: 16 ALI Confidence Factor: 090 MALE HIT INF'S FRIEND'S WHT LEXUS SUV WITH A METAL PIPE AND IS THREATENING TO HIT INF TOO SUBJ MA 50'S THIN BUILD STRIPPED SWEATER, DRK BLU PANTS SUBJ IN GOLD HONDA VAN CA/REDACTED W PIPE STILL IN HIS POSSESSION CLETS REDACTED
230622-1129		6/22/2023 23:56	415 - DISTURBANCE	[06/23/2023 00:34:31 : pos1 : finnerankk] SUBJS AGREED TO LEAVE [Cleared with unit 8A21] [06/23/2023 00:31:20 : pos1 : finnerankk] CLETS REDACTED [6/22/2023 23:58:47 : pos20 : OLLINGmm] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL 930 REF TRANSIENT MB BLK HAT, BLK JACKET, BLK PANTS GOING THRU GARBAGE SECURITY ASKED HIM TO LEAVE AND HE'S REFUSING
230614-0426		6/14/2023 11:35	415 - DISTURBANCE	[06/14/2023 12:11:12 : pos2 : SAPOULSK] [Cleared with unit 222] [06/14/2023 12:10:18 : MOB : 222] Contacted inf. who requested subj be asked to leave and warned for trespassing. Subj agreed to leave. 10-98 [06/14/2023 12:07:51 : MOB : 8A24]CLETS REDACTED [6/14/2023 11:38:51 AM : pos12 : Arguetajc] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 931 REF A MALE TRANSIENT SLEEPING INSIDE ROOM SUBJ MA 30'S, LONG HAIR, BLK/WHT JACKET NO WPNS/H&S
230611-0131		6/11/2023 6:09	925 - SUSPICIOUS PERSON/CIRCS	[06/11/2023 06:37:13 : pos2 : JENSENKM] [Cleared with unit 2A23] [06/11/2023 06:36:41 : MOB : 2A23] Contacted informant who stated she had info on suspect location reference this case. Informant stated suspect was at the Dixie motel sometime today, but left in a possible white jeep. Informant would not talk to us further and stated "i cant talk to you out while im out here on the blade". 10-98 [06/11/2023 06:28:52 : pos2 : JENSENKM] Unit : 2A23 CONTACT WITH INF [6/11/2023 6:15:47 AM : pos12 : chavezga] ORIG DR #23-021088 [6/11/2023 6:15:20 AM : pos12 : chavezga] CALL UPGRADED TO P2 [6/11/2023 6:15:08 AM : pos12 : chavezga] **Appended Information from duplicate call: Caller Name : REDACTED, Phone : REDACTED, Complaint : FWUP Apt/Suite : , Flr/Bldg : Narrative : Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992016 ALI Y Coordinate: 33.79348900 ALI Uncertainty Factor: 36 ALI Confidence Factor: 090 931 AT THE 7-11 CERR//BEACH REF SUSPT FROM A 245 IS AT THE DIXIE HOTEL 245R WAS TAKEN 6/8/23 FOR SLAPPING HER WITH A GUN SUSPT: MH 28-30YO TATS BALD GRY SWEATER BLK PANTS WHI AND BLK SHOES INF WEARING BLK JACKET PINK CLOTHING WITH A CURLY WET WIG **End of Appended Information. [6/11/2023 6:13:11 AM : pos10 : ruizca] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992960 ALI Y Coordinate: 33.80846600 ALI Uncertainty Factor: 8 ALI Confidence Factor: 090 931 UNCOOP INF REF A MALE WHO ATTACKED HER IN THE PAST INF WOULD NOT PROVIDE FUTHER
230521-0095		5/21/2023 3:49	415 - DISTURBANCE	[05/21/2023 04:07:14 : pos2 : WRIGHTCC] [Cleared with unit 3520] [05/21/2023 04:02:35 : pos2 : WRIGHTCC] Unit : 3520 C4 [05/21/2023 03:55:19 : pos2 : WRIGHTCC] 3520 ADVD OF PENDING CALL [05/21/2023 03:51:39 : pos1 : DORNJS] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 FEMALE STATES FOUR PEOPLE ARE TRYING TO BREAK HER DOOR DOWN RM#REDACTED
230516-0066		5/16/2023 4:19	925 - SUSPICIOUS PERSON/CIRCS	[05/16/2023 04:40:04 : pos1 : ROSECL] [Cleared with unit 422] [05/16/2023 04:35:20 : pos2 : SALAZARKL] Unit : 422 C4 NO ONE TRYING TO GET INTO THE ROOMS [5/16/2023 4:21:48 AM : pos11 : CREWSSD] PER INF 2 SUBJS TRYING GET INTO THE ROOM [5/16/2023 4:21:28 AM : pos11 : CREWSSD] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992466 ALI Y Coordinate: 33.79361800 ALI Uncertainty Factor: 110 ALI Confidence Factor: 090 INF STATES A SUBJ IS TRYING TO GET INTO HER ROOM WITH AN UNK TOOL INF IS IN ROOM WITH HER BOYFRIEND AND STATES HE IS CURRENTLY HOLDING THE LOCK ON THE DOOR
230512-0798		5/12/2023 17:11	925C - SUSPICIOUS PERSON IN VEH	[05/12/2023 17:22:10 : pos2 : ACKLEYLN] [Cleared with unit 321] [5/12/2023 5:15:31 PM : pos12 : JURGENSENWA] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 PC FOR A MALE IN A SILVER HONDA PARKED IN THE LOT WITH A FEMALE SITTING ON THE GROUND DOING H&S. INF STATES THE SUBJS HAVE BEEN THERE FOR HOURS WITH OTHER VEHICLES PULLING UP AND GETTING THINGS FROM THEM
230425-0081		4/25/2023 3:21	415 - DISTURBANCE	[04/25/2023 04:21:09 : pos2 : AUSTINMM] [Cleared with unit 4A21] [04/25/2023 04:20:23 : MOB : 4A21] Contacted NAME, DOB REDACTED who stated she just met NAME, DOB REDACTED at Venus Night Bar. NAME REDACTED invited NAME REDACTED into her room to chill. NAME REDACTED gave NAME REDACTED money for sex. NAME REDACTED received the money but did not want to have sex with NAME REDACTED. NAME REDACTED became 415 with NAME REDACTED. NAME REDACTED believed NAME REDACTED had gun, but did not see one. NAME REDACTED kicked NAME REDACTED out of her room. NAME REDACTED demanded his money back from NAME REDACTED. [04/25/2023 04:20:07 : MOB : 4A21] While NAME REDACTED was outside the room, NAME REDACTED pepper sprayed NAME REDACTED from inside her room through window because she felt threatened. NAME REDACTED declined medical attention. NAME REDACTED did give any specific threats. 422 unfounded. NAME REDACTED vehicle was search and no gun was found. No crime. NAME REDACTED agreed to walk home. [04/25/2023 03:59:17 : pos2 : AUSTINMM] Unit : 4A21 NO CRIME C4 10-6 [04/25/2023 03:33:20 : MOB : 4A21]CLETS REDACTED[04/25/2023 03:31:34 : pos2 : AUSTINMM] Unit : 422 JUST FOR INFO INF DID NOT SEE ACTUAL GUN [04/25/2023 03:28:06 : pos2 : AUSTINMM] CLETS REDACTED[04/25/2023 03:27:16 : pos6 : PADILLAMR] STA 10 STATED THEY REC'D A CALL FROM A FEMALE UNK NAME CALLING FROM PHONE REDACTED WHO STS THEY WERE IN A VERBAL AT THE DIXIE MOTEL UNK ROOM NUMBER AND MALE HALF HAD WPNS...INF PROVIDED ADDRESS OF 11596 BEACH. [04/25/2023 03:26:57 : pos2 : AUSTINMM] 10-34 [04/25/2023 03:26:50 : pos2 : AUSTINMM] Unit : 222 1 IN CUFFS [4/25/2023 3:26:13 AM : pos10 : SCHWARTZLB] INF DISC UNABLE TO CB [04/25/2023 03:26:13 : pos2 : AUSTINMM] Unit : 222 HAVE CONT 1 AT GP 10-33 [4/25/2023 3:25:32 AM : pos10 : SCHWARTZLB] MALE IS STILL AT THE WINDOW OF THE ROOM [4/25/2023 3:24:47 AM : pos10 : SCHWARTZLB] MINDIAN 40-50S WEARING RAMS JACKET AND SHORTS [04/25/2023 03:24:40 : pos2 : AUSTINMM] Unit : 4A21 DO WE HAVE DESC OF MALE [04/25/2023 03:24:17 : pos2 : AUSTINMM] Unit : 222 DITTO [4/25/2023 3:24:10 AM : pos10 : SCHWARTZLB] VEH IS 3 DOORS DOWN DESK CAN HEAR THE MALE TRYING TO GET INTO THE INF ROOM [04/25/2023 03:24:02 : pos2 : AUSTINMM] Unit : 422 CODE FROM SUB [04/25/2023 03:23:57 : pos2 : AUSTINMM] Unit : 4A21 CODE FROM SUB [4/25/2023 3:23:37 AM : pos10 : SCHWARTZLB] CORRECTION GOLD YUKON FL PLTREDACTED [4/25/2023 3:23:10 AM : pos10 : SCHWARTZLB] MALE HAS A GOLD CHEVY SILVERADO [4/25/2023 3:22:24 AM : pos10 : SCHWARTZLB] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992402 ALI Y Coordinate: 33.79371400 ALI Uncertainty Factor: 58 ALI Confidence Factor: 090 INF STS THERE IS A MALE IN HER HOTEL THAT IS THREATING TO SHOOT HER MALE HAS A GUN IN THE CAR
230414-0819		4/14/2023 18:32	415 - DISTURBANCE	[04/14/2023 18:41:51 : pos2 : rossowha] [Cleared with unit 322] [04/14/2023 18:41:50 : pos2 : rossowha] Unit : 322 SUBJS AGREED TO LEAVE [4/14/2023 6:33:32 PM : pos12 : HOWARDKM] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 931 REF 4 TRANSIENTS ON THE GRASS AREA REFUSING TO LEAVE PER THE INF ONGOING ISSUE
230409-0395		4/9/2023 14:59	415 - DISTURBANCE	[04/09/2023 15:23:57 : pos2 : VANDUSENE] [Cleared with unit 2S20] [04/09/2023 15:23:54 : pos2 : VANDUSENE] Unit : 2S20 INF WLL CB AT A LATER TIME [04/09/2023 15:04:18 : pos1 : morrisondl] INF GOING TO PULL INTO THE VILLA MOTEL PLOT [04/09/2023 15:02:49 : pos1 : morrisondl] OC FIRE REFUSED [04/09/2023 15:02:46 : pos1 : morrisondl] INF DOESN'T KNOW WHO THE SUBJ IS JUST STARTED THROWING STUFF AT THE INF WHILE SHE WAS WALKING TO HER CAR [04/09/2023 15:01:53 : pos1 : morrisondl] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992638 ALI Y Coordinate: 33.79360700 ALI Uncertainty Factor: 25 ALI Confidence Factor: 090 DIXIE MOTEL 931 IN A BLK INFINITY PARKED NEAR THE FRONT OFFICE REF A MALE THREW BEER BOTTLES AND A TRASH CAN AT THE INF - MW TALL 35 YO BRWN SHOULDER LENGTH HAIR BLU SHIRT BLU SWEATPANTS - HOLDING A GLASS BOTTLE BROKEN INTO SHARDS

Call No.	DR#	Incident Date	Complaint	Narrative
230409-0343		4/9/2023 13:28	925 - SUSPICIOUS PERSON/CIRCS	[04/09/2023 14:45:53 : pos2 : VANDUSENE] [Cleared with unit 221] [04/09/2023 14:44:02 : MOB : 221] Contacted NAME, DOB REDACTED who agreed to leave the property and began loading his property into a friends vehicle. NAME REDACTED was advised he had outstanding warrants and was advised to take care of them. 10-98 w/ 919. [04/09/2023 14:20:20 : pos2 : VANDUSENE] [Call 230409-0343, 230409-0345 are related.] [04/09/2023 14:20:04 : pos2 : VANDUSENE] WILL BE REL TO 0345 [04/09/2023 14:19:51 : pos2 : VANDUSENE] Unit : 221 C4 [04/09/2023 14:12:05 : pos2 : VANDUSENE] Unit : 221 10-6 [04/09/2023 14:04:51 : pos2 : VANDUSENE] 2520 COPIED [04/09/2023 14:04:33 : pos2 : VANDUSENE] Unit : 221 WILL ADV ON FLW [04/09/2023 13:57:18 : pos2 : VANDUSENE] 2520 ADV [4/9/2023 1:32:54 PM : pos19 : SHITTESDORF] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE HOTEL 930 IN THE OFFICE ...REF SUBJ WAS TO CHECK OUT AT 1100 AND IS STILL IN THE ROOM.....SUBJ REGISTERED TO THE ROOM.. NAME REDACTED C/D REDACTED.....SUBJ SHOWS 10-32 CLETS REDACTED
230408-0119		4/8/2023 3:13	415 - DISTURBANCE	[04/08/2023 03:22:13 : pos2 : SALAZARKL] [Cleared with unit 422] [04/08/2023 03:22:10 : pos2 : SALAZARKL] NO ANS/VM [04/08/2023 03:22:02 : pos2 : SALAZARKL] Unit : 422 UTL ANY 415s REQ BETTER 10-20 [04/08/2023 03:15:28 : pos1 : RAMIREZLV] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 925 POSS 390 INF REPORTING A FIGHT OUTSIDE THE 10-20 WHEN DESK TRIED TO GET FURTHER INF HUNG UP NO ANS ON RE 10-21
230404-0074		4/4/2023 3:50	925 - SUSPICIOUS PERSON/CIRCS	[04/04/2023 04:00:39 : pos1 : MOGUELCL] [Cleared with unit 424] [4/4/2023 3:52:53 AM : pos12 : stollerw] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 PC FOR A FEMALE CHECKING CAR DOORS FH, PURPLE HAIR, BLU SWEATER, JEANS L/S IN PLOT NO WPN POSS H&S
230322-0906		3/22/2023 22:52	415 - DISTURBANCE	[03/22/2023 23:14:06 : pos2 : MOGUELCL] [Cleared with unit 424] [03/22/2023 23:13:43 : MOB : 424] CONTACTED NAME REDACTED. WHO AGREED TO LEAVE THE ROOM. 602 ADVISEMENT GIVEN. NO PROSECUTION DESIRED FROM HOTEL [03/22/2023 23:11:57 : pos2 : MOGUELCL] Unit : 423 C4 [03/22/2023 23:08:59 : pos2 : MOGUELCL] Unit : 423 CONTACT WITH ONE [03/22/2023 23:07:36 : pos2 : MOGUELCL] Unit : 423 MAKING CONTACT [3/22/2023 10:59:36 PM : pos8 : GonzalezIA] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 931 REF SUBJ INSIDE ROOM THEY DID NOT PAY FOR POSS KICKED THE WINDOW OR DOOR TO GET INSIDE NO ONE SEEN
230312-0129		3/12/2023 7:19	415 - DISTURBANCE	[03/12/2023 07:43:39 : pos2 : VANDUSENE] [Cleared with unit 2A23] [03/12/2023 07:43:37 : pos2 : VANDUSENE] Unit : 2A23 SO FAR UTL NOTHING 925 IN THE AREA [03/12/2023 07:43:17 : pos2 : VANDUSENE] ON 10-21 SOMEONE ANSWERS THEN HANGS UP 2ND ATTEMPT GOES TO VM [03/12/2023 07:42:26 : pos2 : VANDUSENE] Unit : 2A23 10-21 INF SEE IF SHE WANTS TO STEP OUT [3/12/2023 07:23:36 : pos12 : pinedarl] FOR INFO FEMALE STS SHE IS A PROSTITUTE AND THE DISPUTE WAS OVER SERVICES 10-21 HX COMES BACK TO A NAME REDACTED ON 02/19/2023 [3/12/2023 07:22:26 : pos12 : pinedarl] NO ANS ON CB X2 [3/12/2023 07:21:46 : pos12 : pinedarl] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.991994 ALI Y Coordinate: 33.79347800 ALI Uncertainty Factor: 5 ALI Confidence Factor: 090 931 REF GETTING INTO A 415V WITH A MALE WHO STS HE WANTS TO ~KILL HER~ INF STS MALE IS GOING DOOR TO DOOR TRYING TO FIND THE FEMALE INF REFUSED TO GIVE HER NAME AND ROOM NUMBER AND DID NOT WANT TO MAKE CONT WITH DEPUTIES INF DISCONNECTED BEFORE DESK COULD GET FURTHER DESK ATT CB
230215-0713		2/15/2023 15:05	925C - SUSPICIOUS PERSON IN VEH	[02/15/2023 15:55:05 : pos2 : SAPOLUSK] [Cleared with unit 222] [02/15/2023 15:05:18 : pos2 : SAPOLUSK] CLETS REDACTED [02/15/2023 15:05:11 : pos2 : SAPOLUSK] NBH: 79714 90680 33.79381,-117.9929 NBH: 79714 90680 33.79381,-117.9929 Landmark: DIXIE HOTEL Cross Streets: LA MONTE RD // HYNES RD C4
230208-0688		2/8/2023 15:54	415 - DISTURBANCE	[02/08/2023 16:17:20 : MOB : 3A22] Spoke to manager who stated a woman with a black car returns to the parking lot. Manager does not desire prosecution for trespassing. [02/08/2023 15:57:21 : pos21 : EibenCA] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 930 REF A CUSTOMER WHO WAS ASKED TO LEAVE AND SHE IS NOW LIVING INSIDE HER BLK HONDA ACCORD IN THE P-LOT OF THE BUSN CLETS REDACTED
230208-0349		2/8/2023 10:21	415 - DISTURBANCE	[02/08/23 10:24:41 : pos9 : SAPOLUSK] 10-22 PER INF SUBJ LEFT [02/08/23 10:23:04 : pos9 : SAPOLUSK] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 930 REF FEM AND HER CHILD REFUSING TO LEAVE THE PROPERTY CURRENTLY IN A BLK HONDA SEDAN
230111-0016		1/11/2023 0:39	415 - DISTURBANCE	[01/11/2023 00:47:18 : pos1 : rossowha] [Cleared with unit 424] [01/11/2023 00:47:05 : pos1 : rossowha] Unit : 424 UTL ANY 415'S NOTHING FURTHER ... IF NO ANS ON CB WE'LL BE 10-8 [1/11/2023 12:47:00 AM : pos11 : CREWSSD] VM ON 2ND CB ATTEMPT [01/11/2023 00:46:27 : pos1 : rossowha] Unit : 424 HAVE CONT WITH MULTIPLE RESIDENTS UTL ANY 417 [1/11/2023 12:46:00 AM : pos11 : CREWSSD] FROM CALL HX INF ISNAME REDACTED UNK WHAT ROOM SHE IS IN OR HER EXACT 10-20 [1/11/2023 12:45:25 AM : pos11 : CREWSSD] VM ON CB TO INF [01/11/2023 00:44:15 : pos1 : rossowha] Unit : 310 UTL IN THE PLOT [1/11/2023 12:44:00 AM : pos11 : CREWSSD] INF DISCONNECTED WHEN ADV DEPUTIES WERE GOING 97 [1/11/2023 12:43:33 AM : pos11 : CREWSSD] OTHER SUBJ IS MH 30'S WHT SHIRT BLU JEANS UNK WHERE HE WENT [1/11/2023 12:42:14 AM : pos11 : CREWSSD] SUBJ IS BY SODA MACHINE NEXT TO PLOT [01/11/2023 00:41:57 : pos20 : MOGUELCL] CO FIRE STAGING [1/11/2023 12:41:41 AM : pos11 : CREWSSD] UNK IF OTHER SUBJ WAS HURT [01/11/2023 00:41:40 : pos1 : rossowha] S20 ADV [1/11/2023 12:41:28 AM : pos11 : CREWSSD] MA 20'S GRY BEANIE BLU SWEATER BLU PANTS BLADE APPROX 4 TO 5 INCHES [1/11/2023 12:40:36 AM : pos11 : CREWSSD] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992423 ALI Y Coordinate: 33.79355300 ALI Uncertainty Factor: 89 ALI Confidence Factor: 090 DIXIE HOTEL PLOT SUBJ HAS A KNIFE IN HAND AND WAS SWINGING IT AT SOMEONE
230108-0242		1/8/2023 11:19	415 - DISTURBANCE	[01/08/2023 11:45:14 : pos2 : morrisonD] [Cleared with unit 224] [01/08/2023 11:45:00 : MOB : 224] Contacted several people staying at the Motel and nobody stated they heard anyone yelling. Patrol checked the area and contacted two subjects possibly matching the description but they both refused to talk and were loading up their vehicle and leaving the area. 10-98 [01/08/2023 11:38:25 : pos2 : morrisonD] Unit : 224 c4 [01/08/2023 11:23:38 : pos7 : SMITHLM] VM [01/08/2023 11:23:32 : pos7 : SMITHLM] LINE DISCONNECTED...ATT'G C/B [01/08/2023 11:23:21 : pos7 : SMITHLM] REC'D 927HW FROM THIS 10-21.... FEMALE HUNG~ THEY ARE COMING NOW~ [1/8/2023 11:21:37 AM : pos19 : jensenkm] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 ALI Uncertainty Factor: 99 ALI Confidence Factor: 090 INF HEARS SOMEONE SCREAMING IFO HER ROOM INF DOESNT WANT TO GIVE HER ROOM NUMBER IN FEAR OF RETALIATION ... MB AND FB NO FURTHER ... ALSO BEING 415 VERBAL WITH EMPLOYEES ... PER INF SUBJS SEEM POSSIBLY
230107-0380		1/7/2023 12:51	415 - DISTURBANCE	[01/07/2023 13:29:49 : pos2 : morganFM] SUBJ AGREED TO LEAVE [Cleared with unit 222] [01/07/2023 13:29:31 : MOB : 222] Spoke to Manager, NAME, DOB REDACTED who said NAME , DOBR REDACTED refused to check, did not desire prosecution and just wanted her out of the room. I spoke to NAME REDACTED and gave her 30 min to vacate room. NAME REDACTED agreed to leave the property. 10-98 [01/07/2023 13:13:12 : pos2 : morganFM] Unit : 222 HAVE CONT WITH SUBJ [01/07/2023 13:12:11 : pos2 : morganFM] Unit : 823 CONT WITH SUBJ [01/07/2023 13:11:04 : pos2 : morganFM] Unit : 222 INF DOESN'T DESIRE PROSECUTION, WILL ATC AT 211 [01/07/2023 13:09:30 : pos2 : morganFM] Unit : 222 HAVE CONT WITH INF [1/7/2023 1:07:27 PM : pos19 : KASERDM] **Appended Information from duplicate call: Caller Name :REDACTED, Phone : REDACTED, Complaint : 415 Apt/Suite : , Fir/Bldg : Narrative : Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 930 IN THE OFFICE REF FEMALE IN ROOM REDACTED REFUSING TO PAY FOR THE ROOM AND WONT LEAVE... **End of Appended Information. [01/07/2023 12:53:23 : pos16 : mLOSoya] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992595 ALI Y Coordinate: 33.79398200 ALI Uncertainty Factor: 110 ALI Confidence Factor: 090 930 IN LOBBY REF FEM IN RM 211 IS REFUSING TO CHECK OUT AND HASNT PAID THE LAST FEW DAYS...
221228-0506		12/28/2022 12:18	415 - DISTURBANCE	[12/28/2022 12:32:06 : pos9 : PINEDARL] INF CB STS SUBJ HAS LEFT THE PREMISE CAN 10-22 [12/28/2022 12:20:26 PM : pos20 : JDEMERS] INF IS WILLING TO SIGN [12/28/2022 12:20:17 PM : pos20 : JDEMERS] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 HOMELESS MALE INSIDE THE LOBBY YELLING REFUSING TO LEAVE
221212-0830		12/12/2022 20:18	415 - DISTURBANCE	[12/12/2022 20:49:51 : pos2 : PADILLAMR] NO SIGNS OF A 415 ALL UNITS 10-8 [Cleared with unit 424] [12/12/2022 8:19:52 PM : pos20 : chano] NOTHING SEEN HEARD ONLY [12/12/2022 8:19:44 PM : pos20 : chano] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 925 INF STS SUBJS ARE POSS FIGHTING, YELLING AND BANGING ON THE WALLS
221210-0044		12/10/2022 1:39	925 - SUSPICIOUS PERSON/CIRCS	[12/10/2022 03:34:59 : pos1 : FULLERAR] [Cleared with unit 423] [12/10/2022 03:34:56 : pos1 : FULLERAR] STRAIGHT TO VM [12/10/2022 03:34:08 : pos1 : FULLERAR] Unit : 423 REQ 10-21 [12/10/2022 1:44:25 AM : pos11 : HOWARDKM] FROM CALL HX ON 10-21 INF IS POSS A BRAVO [12/10/2022 1:44:04 AM : pos11 : HOWARDKM] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 FEMALE CALLED 911 SAYING A MALE TOUCHED HER GENITALS INF DID NOT WANT CONT AND REFUSED TO PROVIDE HER NAME LINE DISCONNECTED
221203-0536		12/3/2022 16:39	925C - SUSPICIOUS PERSON IN VEH	[12/03/2022 16:56:49 : MOB : 223] Consensual encounter resulting in consent search of persons and vehicle. Nothing illegal found. [12/03/2022 16:55:42 : pos2 : THOMASAN] Unit : 223 C4 [12/03/2022 16:48:22 : MOB : 321]CLETS REDACTED [12/03/2022 16:47:54 : MOB : 321]CLETS REDACTED [12/03/2022 16:43:23 : pos2 : THOMASAN] Unit : 223 10-6 VEH SEARCH [12/03/2022 16:39:01 : pos2 : THOMASAN] NBH: 79714 90680 33.79381,-117.9929 NBH: 79714 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
221123-0906		11/23/2022 22:43	925C - SUSPICIOUS PERSON IN VEH	[11/23/2022 22:54:21 : pos1 : MOGUELCL] [Cleared with unit 3A22] [11/23/2022 22:53:47 : MOB : 3A22] NOTHING 925 [11/23/2022 22:53:09 : MOB : 3A22] CELTS REDACTED [11/23/2022 22:47:28 : pos2 : chano] Unit : 3a22 10-6 VEH SEARCH [11/23/2022 22:43:35 : pos2 : chano] CLETS REDACTED [11/23/2022 22:43:13 : pos2 : chano] NBH: 79714 90680 33.79381,-117.9929 NBH: 79714 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
221119-0036		11/19/2022 1:13	925C - SUSPICIOUS PERSON IN VEH	[11/19/2022 01:13:32 : pos2 : FINNERANKK]CLETS REDACTED [11/19/2022 01:13:09 : pos2 : FINNERANKK] NBH: 79714 90680 33.79381,-117.9929 NBH: 79714 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD

Call No.	DR#	Incident Date	Complaint	Narrative
221111-0715		11/11/2022 17:55	925 - SUSPICIOUS PERSON/CIRCS	[11/11/2022 18:36:29 : pos2 : RIOSSM] [Cleared with unit 322] [11/11/2022 17:58:58 : pos11 : ROSECL] Held call [11/11/2022 17:53:30 : pos11 : ROSECL] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 2ND HAND FROM A RESIDENT OF THE HOTEL INF REPT HER VEH 503 AND HER FRIEND THINKS THE VEH IS 97 VEH: WHT 2006 CADILLAC CTS NV PLTEREDACTED PER INF FRIEND THE VEH 97 HAS A CA PLTE INF NOT 97 INQUIRY CLETS REDACTED
221108-0038		11/8/2022 2:11	925 - SUSPICIOUS PERSON/CIRCS	[11/08/2022 02:28:42 : pos2 : SALAZARKL] [Cleared with unit 424] [11/08/2022 02:28:28 : MOB : 424] Contacted NAME REDACTED who said a "Tweaker" was knocking at her door and would not leave. She said she never saw a gun or any other weapon. Advised her to not say a gun is involved unless she is confident there is one. She said she did not need our assistance [11/08/2022 02:23:48 : pos2 : SALAZARKL] Unit : 424 MAKE CONT WITH INF C4 NO WEAPON SEEN OR USED [11/08/2022 02:22:52 : pos2 : SALAZARKL] Unit : 424 SPKE TO A COUPLE PEOPLE OUTSIDE THEY DIDN'T SEE ANYONE 925 [11/08/2022 02:22:39 : pos2 : SALAZARKL] PER INF SHE MADE A MISTAKE DOESN'T NEED ASST ANYMORE [11/08/2022 02:22:29 : pos2 : SALAZARKL] Unit : 424 REQ 10-21 ASK INF TO STEP OUT [11/08/2022 02:14:24 : pos11 : MOGUELCL] VM ON CALL BACK [11/08/2022 02:13:21 : pos11 : MOGUELCL] INF WAS UPSET WHILE TRYING TO GET DESCRIPTION AND HUNG UP [11/08/2022 02:13:02 : pos11 : MOGUELCL] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.991973 ALI Y Coordinate: 33.79345700 ALI Uncertainty Factor: 7 ALI Confidence Factor: 090 INF STS THERE IS A MALE, BLK HOODIE AT HER DOOR KNOCKING INF KEEPS WHISPERING THEN STD HE HAS A GUN BUT IS NOT ABLE TO SEE THE MALE SUBJ
221101-0704		11/1/2022 16:01	415 - DISTURBANCE	[11/01/2022 16:26:04 : pos2 : JDEMERS] [Cleared with unit 322] [11/01/2022 16:25:45 : MOB : 322] hotel staff and client came to an agreement and both parties no longer need assistance. 10-98 [11/01/2022 16:24:21 : pos2 : JDEMERS] Unit : 322 C4 [11/1/2022 4:03:41 PM : pos19 : jensenkm] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 931 REF CUSTOMER PURPOSELY THREW UP ON HOUSE CLEANER AND REFUSING TO CHECK OUT POSSIBLY 918 OR 11550 ... REGISTERED HIS MOTHER -REDACTED- WHO ALSO LIVES AT THE DIXIE
221029-0120		10/29/2022 6:25	925 - SUSPICIOUS PERSON/CIRCS	[10/29/2022 06:47:17 : pos2 : SMITHLM] NOTHING 925 [Cleared with unit 224] [10/29/2022 06:31:02 : pos2 : SMITHLM] Unit : 224 WILL PK AND ADV [10/29/2022 06:26:31 : pos11 : guzacr] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 MALE WHISPERING INTO THE PHONE STS HE IS HEARING NOISES AND WAS CALLING FROM THE DIXIE MOTEL REFUSED TO ANS QUESTIONS OR PROVIDE ROOM # AND DISCONNECTED
221029-0084		10/29/2022 2:50	415 - DISTURBANCE	[10/29/2022 03:35:37 : pos2 : WRIGHTCC] [Cleared with unit 423] [10/29/2022 03:24:16 : MOB : 423] Spoke to male matching the description who stated his coworker NAME REDACTED was there and they had a verbal argument because she HBD. No dating relationship, friends only. Stated nothing physical. Male had no injuries. Informant refused to speak with me and no answer on 10-21 times 6. UTL any other witnesses. NAME REDACTED stated his friends name was NAME REDACTED but could not provide further info. PC'd the area and UTL [10/29/2022 03:17:07 : pos1 : MOGUELCL] Unit : 423 C4 [10/29/2022 03:11:05 : pos2 : WRIGHTCC] Unit : 422 UTL [10/29/2022 03:08:38 : pos2 : WRIGHTCC] Unit : 422 PC'ING AT 11672 BEACH AT THE VILLA MOTEL [10/29/2022 03:06:58 : pos2 : WRIGHTCC] Unit : 423 MAKING CONTACT AT ROOM REDACTED [10/29/2022 03:06:16 : MOB : 8A21] CLETS REDACTED [10/29/2022 03:05:43 : pos2 : WRIGHTCC] INF TOO SCARED TO STEP OUT [10/29/2022 02:58:43 : pos2 : WRIGHTCC] Unit : 423 HAVE CONTACT WITH MALE HALF [10/29/2022 02:57:40 : pos2 : WRIGHTCC] Unit : 423 HAVE INF STEP OUT [10/29/2022 2:54:46 AM : pos11 : NOELCN] CLETS REDACTED [10/29/2022 2:54:26 AM : pos11 : NOELCN] CLETS REDACTED [10/29/2022 2:53:56 AM : pos11 : NOELCN] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [10/29/2022 2:53:39 AM : pos11 : NOELCN] MALE HALF NOW LEAVING EB ON BEACH BLVD [10/29/2022 2:53:03 AM : pos11 : NOELCN] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992380 ALI Y Coordinate: 33.79348900 ALI Uncertainty Factor: 80 ALI Confidence Factor: 090 930 REF A MALE HITTING A FEMALE. MALE STILL 97 AND FEM LEAVING IN BLU OR BLKTOY CA/REDACTED. UNK DOT. MB AFRO WHT HOODIE BLK SHRT NEAR A SILV FORD SEDAN CA/REDACTED.
221027-0054		10/27/2022 2:38	415 - DISTURBANCE	[10/27/2022 02:46:53 : pos2 : MOGUELCL] [Cleared with unit 423] [10/27/2022 02:46:49 : pos2 : MOGUELCL] Unit : 423 WE ARE UTL GOA [10/27/2022 02:40:42 : pos16 : BEALSAR] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.993324 ALI Y Coordinate: 33.79083900 ALI Uncertainty Factor: 4043 ALI Confidence Factor: 090 2 MALES IN A 415 PHYS & THROWING ROCKS AT EACH OTHER IFO THE DIXIE HOTEL BOTH ARE MA, ONE WEARING A RED SWTR & BLK PANTS , THE OTHER WEARING A WHI SHIRT & GRY SHORTS NO CONT
221019-0933		10/19/2022 22:04	925C - SUSPICIOUS PERSON IN VEH	[10/19/2022 23:07:53 : MOB : 8A21] Contacted subject//consent search of person and vehicle//nothing illegal//10-8 [10/19/2022 22:05:24 : MOB : 8A21] CLETS REDACTED [10/19/2022 22:05:01 : pos1 : austinmm] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [10/19/2022 22:04:53 : pos1 : austinmm] CLETS REDACTED [10/19/2022 22:04:32 : pos1 : austinmm] 10-6 VEH SEARCH
221012-0838		10/12/2022 21:47	925C - SUSPICIOUS PERSON IN VEH	[10/12/2022 21:59:24 : MOB : 8A21] consent search//nothing illegal//10-8 [10/12/2022 21:54:45 : MOB : 8A21] CLETS REDACTED [10/12/2022 21:47:44 : pos2 : MOGUELCL] Unit : 8A21 10-6 VEH SEARCH [10/12/2022 21:47:36 : pos2 : MOGUELCL] CLETRS REDACTED [10/12/2022 21:47:11 : pos2 : MOGUELCL] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
220928-0892		9/28/2022 21:49	925 - SUSPICIOUS PERSON/CIRCS	[09/28/2022 22:02:21 : pos2 : FINNERANKK] [Cleared with unit 423] [09/28/2022 22:01:54 : MOB : 423] No answer on 10-21 with NAME REDACTED. I spoke to hotel staff who stated both rooms REDACTED and REDACTED were vacant. Both rooms appeared vacant. [09/28/2022 21:59:26 : pos2 : FINNERANKK] Unit : 423 C4 [9/28/2022 9:50:44 PM : pos19 : KASERDM] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 PC REF A MALE AND FEMALE IN ROOMS REDACTED AND REDACTED GOING IN AND OUT OF THE ROOMS. INF THINKS THEY ARE SELLING DRUGS OR HAVE A PROSTITUTION RING
220903-0768		9/3/2022 22:57	415 - DISTURBANCE	[09/03/2022 23:21:49 : pos2 : HOWARDKM] [Cleared with unit 4A21] [09/03/2022 23:21:37 : MOB : 4A21] CONTACTED INF WHO STATED THERE WERE SUBJECTS FROM TWO DIFFERENT ROOMS WHO WERE ARGUING SUBJECTS LEFT PRIOR TO OUR ARRIVAL ROOM REDACTED UNRELATED. 10-98 [09/03/2022 23:16:23 : pos2 : HOWARDKM] Unit : 4A21 C4 [09/03/2022 23:13:50 : pos2 : HOWARDKM] Unit : 4A21 CONT WITH 2 AT ROOM REDACTED [09/03/2022 22:59:12 : pos12 : PADILLAMR] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 SUBJS IN A 415V AT THE DIXIE MOTEL OUTSIDE THE ROOMS ON THE WALKWAYS. INF HEARD SUBJS SAY ~STOP STOP STOP~ AND ~I HAVE KIDS~
220901-0391		9/1/2022 10:51	925 - SUSPICIOUS PERSON/CIRCS	[09/01/2022 12:11:53 : pos2 : JDEMERS] [Cleared with unit 2A21] [09/01/2022 12:11:20 : MOB : 2A21] spoke to NAME, DOB REDACTED who was staying in rm REDACTED past checkout and agreed to leave. NAME REDACTED left without incident. [09/01/2022 12:08:03 : pos2 : JDEMERS] Unit : 2A21 C4 [09/01/2022 11:56:59 : pos2 : JDEMERS] Unit : 8A23 ROOM REDACTED IS CLEAR THERE IS NO ONE IN IT WILL BE WITH 2A21 AT ROOM REDACTED [09/01/2022 11:54:01 : pos2 : JDEMERS] Unit : 2A21 HAVE CONT WITH 3 IN ROOM REDACTED [09/01/2022 11:47:28 : pos2 : JDEMERS] Unit : 2A21 WILL BE ENRT TO THE HOTEL REF THE MALE REFUSING TO LEAVE [09/01/2022 11:43:15 : pos6 : WISETM] **Appended Information from duplicate call: Caller Name : REDACTED Phone : REDACTED Complaint : 919 Apt/Suite : REDACTED, Flr/Bldg : Narrative : Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 930 REF MALE REFUSING TO LEAVE FROM ROOM REDACTED AFTER CHECK OUT TIME **End of Appended Information. [9/1/2022 10:52:17 AM : pos12 : THOMASAN] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL INF STS THE MALE AND FEMALE STAYING IN THIS ROOM ARE DOING H&S AND SELLING DRUGS FROM THE ROOM ALL HOURS OF THE DAY AND NIGHT NO CONTACT
220830-0674		8/30/2022 15:29	415 - DISTURBANCE	[08/30/2022 16:23:59 : pos2 : SHITTESDORF] PER 221 SUBJ'S AGREED TO LEAVE [08/30/2022 15:56:53 : pos2 : SHITTESDORF] Unit : 221 HAVE CONTACT C4 10-6 [08/30/2022 15:31:58 : pos3 : JDEMERS] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL 3-4 SUBTJ WITH LARGE DOGS IN THE ROOM REFUSING TO LEAVE AND HAVE NOT RENTED A ROOM....INF IS NOT SURE HOW THEY GOT IN TO THE ROOM
220824-0189		8/24/2022 7:51	415 - DISTURBANCE	[08/24/2022 08:25:17 : pos2 : VANDUSENE] [Cleared with unit 222] [08/24/2022 08:25:17 : pos2 : VANDUSENE] Unit : 222 SUBJS AGREED TO LEAVE THE AREA [08/24/2022 07:52:59 : pos13 : JDEMERS] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929602 925 INF STS HE CAN NOT EVEN WALKING OUTSIDE THE DOOR BECAUSE THERE ARE SO MANY PEOPLE OUTSIDE DOING HS AND HE WOULD LIKE THEM TO LEAVENO CONT
220823-0989		8/23/2022 23:00	925C - SUSPICIOUS PERSON IN VEH	[08/23/2022 23:17:12 : pos2 : VIZCAINOTN] [Cleared with unit 424] [08/23/2022 23:16:20 : MOB : 424] PC SEARCH OF PERSON AND VEH NOTHING 925 [08/23/2022 23:15:59 : MOB : 424] CLETS REDACTED [08/23/2022 23:01:20 : pos2 : VIZCAINOTN] Unit : 424 10-6 VEH SEARCH [08/23/2022 23:01:15 : pos2 : VIZCAINOTN] CLETS REDACTED [08/23/2022 23:00:16 : pos2 : VIZCAINOTN] NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD DIXIE MOTEL
220616-0044		6/16/2022 2:31	925 - SUSPICIOUS PERSON/CIRCS	[06/16/2022 03:05:42 : pos2 : MOGUELCL] NOTHING 925 [Cleared with unit 422] [6/16/2022 2:33:30 AM : pos10 : austinmm] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 PC REF PEOPLE GOING IN AND OUT OF RM AND BEING NOISY PER ANON INF MW IN HIS 30'S IS STAYING IN RM NFD NO CONT
220526-0587		5/26/2022 12:33	415 - DISTURBANCE	[05/26/2022 12:54:11 : pos2 : KASERDM] [Cleared with unit 223] [05/26/2022 12:52:28 : MOB : 223] Contacted the owner of the room who was fully clothed and agreed to check out of the room without further incident. [05/26/2022 12:48:55 : pos2 : KASERDM] Unit : 223 C4 10-6 [05/26/2022 12:33:54 : pos8 : morrisonid] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 HOWARD JOHNSON FEMALE GUEST IN ROOM REDACTED REFUSING TO CHECK OUT AND WSA STANDING AT THE DOOR WITH NO CLOTHES NO

Call No.	DR#	Incident Date	Complaint	Narrative
220507-0668		5/7/2022 21:42	415 - DISTURBANCE	[05/07/2022 22:19:10 : pos2 : FINNERANKK] [Cleared with unit 4A22] [05/07/2022 22:18:23 : MOB : 4A22] Contacted allNAME/DOB REDACTED, NAME/DOB REDACTED, NAME/DOB REDACTED, NAME/DOB REDACTED All parties denied any altercation. No signs of injuries. No crime at this time 10-98 [05/07/2022 22:09:31 : pos2 : FINNERANKK] Unit : 4A22 C4 [05/07/2022 22:03:32 : pos2 : FINNERANKK] Unit : 4A22 ATC W/SUBJ AT RM REDACTED [05/07/2022 22:02:59 : pos2 : FINNERANKK] Unit : 4A22 HAVE CONT [05/07/2022 21:45:02 : pos11 : WRIGHTCC] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE MOTEL 930 AT THE FRONT DESK REF HE WITNESSED A MALE SLAPPED A FEM THEN TAKE HER INTO AN UNK ROOM INF CAN DIRECT TO THE ROOM NFD
220422-0653		4/22/2022 16:55	925 - SUSPICIOUS PERSON/CIRCS	[04/22/2022 17:18:13 : pos2 : VIZCAINOTN] [Cleared with unit 2A23] [04/22/2022 17:17:31 : MOB : 2A23] No vehicle matching the description and nothing 925 in the Dixie parking lot. Spoke to the Dixie manager who confirmed nothing 925. Also checked the Villa park motel. No vehicles matching the description and nothing 925 according to the manager. No crime at this time. 10-98 [04/22/2022 17:07:25 : pos2 : VIZCAINOTN] Unit : 2A23 NO VEHs MATCHING THAT DESC WILL BE MAKING CONT WITH THE MOTEL MANAGER [04/22/2022 17:05:21 : pos2 : VIZCAINOTN] Unit : 2A23 HEADING TO VILLA MOTEL TO SEE IF ANY VEHs MATCH DESC [04/22/2022 17:04:56 : pos2 : VIZCAINOTN] Unit : 210 HAVE THE INF ON 10-21 WHO STS POSS HAPPENED AT THE VILLA MOTEL WILL HEAD OVER THERE AND SEE IF THERE IS ANYTHING 925 [04/22/2022 17:02:43 : pos2 : VIZCAINOTN] Unit : 1A08 NOTHING 925 AND MANAGER DID NOT SEE OR HEAR ANYTHING WILL CONTINUE TO PC [4/22/2022 17:02:06 : pos7 : FELLOWSDT] INF IS NOT 10-23 AND THEY DID NOT HAVE A ROOM NUMBER [04/22/2022 17:01:33 : pos2 : VIZCAINOTN] Unit : 1A08 DID THEY GIVE A UNIT #? [04/22/2022 17:00:42 : pos2 : VIZCAINOTN] Unit : 1A08 IS THE INF A PASSERBY? [04/22/2022 17:00:34 : pos2 : VIZCAINOTN] Unit : 2A23 ATC WITH MANAGER JUST FOR INFO NO SUV IN THE PLOT [04/22/2022 16:59:17 : pos2 : VIZCAINOTN] Unit : 1A08 FROM THE SUB [4/22/2022 16:58:14 : pos7 : FELLOWSDT] CLETS REDACTED [04/22/2022 16:58:03 : pos2 : VIZCAINOTN] Unit : 210 FROM THE SUB [4/22/2022 16:57:50 : pos7 : FELLOWSDT] NO INF CONTACT [04/22/2022 16:57:46 : pos2 : VIZCAINOTN] Unit : 2A23 CODE FROM MY LAST [4/22/2022 16:57:23 : pos7 : FELLOWSDT] FEM IS FH, YELLOW TANK TOP BLK PANTS [4/22/2022 16:56:50 : pos7 : FELLOWSDT] WPN WAS A GRAY AND BLK HANDGUN [4/22/2022 16:56:41 : pos7 : FELLOWSDT] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 INF SAW A MALE WITH A GUN FOLLOW A FEM INTO THE MOTEL AREA UNK ROOM MALE WAS IN A BLK SUV PLT SIM TOREDACTED MW, MID 40s BLK HAT BLK HOODED SWTSHRT
220404-0430		4/4/2022 11:52	415 - DISTURBANCE	[04/04/2022 12:49:16 : pos1 : GRAYKA] [Cleared with unit 2A21] [04/04/2022 12:47:38 : MOB : 2A21] Subj NAME REDACTED agreed to leave the property. 10-98 homeless mental [04/04/2022 12:44:02 : pos1 : GRAYKA] Unit : 2A21 C4 [04/04/2022 12:32:37 : pos1 : GRAYKA] Unit : 2A21 HAVE CONT WITH THE FEMALE SUBJ [4/4/2022 11:57:29 AM : pos13 : Martinez] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J3 90680 33.80018,-117.993215 INF STS A FEMALE SUBJECT IN ROOM #REDACTED IS REFUSING TO LEAVE THE ROOM. WHEN THE INF APPROACHED HER, THE SUBJECT BEGAN YELLING AND CURSING AT HIM. SUBJECT WAS STAYING WITH A MALE WHO PAID FOR THE ROOM UNTIL THIS MORNING, BUT THE MALE HAS SINCE LEFT. SUBJEIT IS A FW WEARING A YELLOW TOP (NFD)
220331-0363		3/31/2022 11:25	925C - SUSPICIOUS PERSON IN VEH	[03/31/2022 11:39:03 : pos6 : cazarezak] [Cleared with unit 224] [03/31/2022 11:36:35 : MOB : 224] ContactedNAME, DOB REDACTED and conducted a probation search of person and vehicle. Nothing illegal found. 10-8 [03/31/2022 11:29:26 : pos2 : chavezga] Unit : 224 10-6 VEH SEARCH [03/31/2022 11:27:22 : pos2 : chavezga] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [03/31/2022 11:25:57 : pos2 : chavezga] CLETS REDACTED [03/31/2022 11:25:51 : pos2 : chavezga] Unit : 224 1 PROBATIONER DET [03/31/2022 11:25:22 : pos2 : chavezga] NBH: 797J3 90680 33.798345,-117.99297 NBH: 797J3 90680 33.798345,-117.99297 Cross Streets: PLAZA WY // PINE LN
220321-0924		3/21/2022 23:39	925 - SUSPICIOUS PERSON/CIRCS	[03/21/2022 23:56:48 : pos2 : FULLERAR] [Cleared with unit 4A22] [3/21/2022 23:40:52 : pos9 : guzacm] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 INF'S WIFE IS AT THE HOTEL AND UNK SUBJ IS KNOCKING ON THE DOOR AND SCARING HER INF NOT 97 HAS NFD
220316-0732		3/16/2022 18:13	415 - DISTURBANCE	[03/16/2022 18:34:39 : pos2 : navarroaa] [Cleared with unit 424] [03/16/2022 18:34:24 : MOB : 424] ContactedNAME, DOB REDACTED who stated he refuses to giver service to NAME, DOB REDACTED. NAME REDACTED over the past few nights has been causing issues, NAME REDACTED agreed to leave the area. 10-98 with an assist. [03/16/2022 18:31:13 : pos2 : navarroaa] Unit : 424 C4 [03/16/2022 18:14:55 : pos1 : KASERDM] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 PC REF 2-3 SUBJTS IN THE PLOT THROWING TRASH AROUND AND DISTURBING GUESTS...CAN CONTACT INF AT FRONT LOBBY IF NEEDED
220316-0039		3/16/2022 2:25	415 - DISTURBANCE	[03/16/2022 02:39:26 : pos2 : ROSECL] SUBJ AGREED TO LEAVE [Cleared with unit 4A22] [03/16/2022 02:27:50 : pos12 : guzacm] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE MOTEL MALE SUBJ BANGING ON THE DOOR OF THE ROOM GIVEN ONGOING ISSUE INF IS NOT EMP STS STAFF REFUSES TO CALL POLICE TO HAVE SUBJ REMOVED SUBJ IS MB DRK GRN JKT
220315-0014		3/15/2022 0:49	415 - DISTURBANCE	[03/15/2022 01:12:03 : pos2 : nallyjl] [Cleared with unit 424] [03/15/2022 01:11:44 : MOB : 424] Contacted informantNAME, DOB REDACTED who stated there was an altercation from roomREDACTED. I contacted NAME, DOB REDACTED who stated him and his dad had an argument. There were no visable injuries on NAMEDREDACTED, medics refused NAME REDACTED left on his bike. I advised NAME REDACTED if there is an issue with neighbors she needs to contact management. 10-98 no crime. [03/15/2022 01:06:30 : pos2 : nallyjl] Unit : 424 C4 [03/15/2022 00:59:09 : pos2 : nallyjl] Unit : 424 HAVE CONTACT W INF [03/15/2022 00:53:36 : pos8 : morganfm] SUBJS MAY HAVE NUMEROUS ROOMS RENTED.. AND INF THINKS UNDERCOVER PD WERE OUT A FEW HOURS EARLIER CHASING RELATED SUBJS.. NO INF CONT [03/15/2022 00:53:01 : pos8 : morganfm] TO THE LEFT OF ROOMREDACTED [03/15/2022 00:52:21 : pos8 : morganfm] AGGRESSOR OUTSIDE IS MB, DREADLOCKS, GRN/NAVY HEAVY JACKET, HAS A BIKE.. 2 OLDER MB RENTED THE ROOM A DAY AGO AND IT APPEARS THEY'VE BEEN SELLING H&S NUMEROUS PEOPLE COMING AND GOING [03/15/2022 00:50:19 : pos8 : morganfm] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992144 ALI Y Coordinate: 33.79345700 ALI Uncertainty Factor: 25 ALI Confidence Factor: 090 A FIGHT OUTSIDE.. POSS TRYING TO ENTER ROOM TO THE LEFT
220314-0052		3/14/2022 3:52	925V - SUSPICIOUS VEHICLE	[03/14/2022 04:06:52 : pos2 : MOGUELJC] [Cleared with unit 4A22] [03/14/2022 04:06:50 : pos2 : MOGUELJC] Unit : 4A22 UTL ANY VEHs MATCHING THE DESC [3/14/2022 03:56:36 : pos12 : VANDUSENE] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 PC THE PLOT REF A CHAMPAGNE COLOR TRUCK POSS FORD THAT INF BELIEVES IS A 503 THAT BELONGS TO HER NBR 925 INF DID NOT KNOW MAKE, MODEL OR PLATE
220312-0245		3/12/2022 10:33	925C - SUSPICIOUS PERSON IN VEH	[03/12/2022 10:55:24 : pos6 : MADRIGALT] [Cleared with unit 2A24] [03/12/2022 10:54:23 : MOB : 2A24] consent search of room and vehicles, nothing illegal found. 10-98 [03/12/2022 10:52:38 : MOB : 2A24] CLETS REDACTED [03/12/2022 10:50:52 : MOB : 2A24] CLETS REDACTED [03/12/2022 10:48:22 : pos6 : MADRIGALT] CLETS REDACTED [03/12/2022 10:38:42 : pos6 : MADRIGALT] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [03/12/2022 10:36:40 : pos6 : MADRIGALT] Unit : 2A24 OUT AT ROOM REDACTED [03/12/2022 10:34:45 : pos6 : MADRIGALT] CLETS REDACTED [03/12/2022 10:33:18 : pos6 : MADRIGALT] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Landmark: DIXIE HOTEL Cross Streets: LA MONTE RD // HYNES RD 2 PROBATIONERS DET
220223-0769		2/23/2022 19:09	925 - SUSPICIOUS PERSON/CIRCS	[02/23/2022 19:34:39 : pos2 : SMITHLM] [Cleared with unit 3A22] [02/23/2022 19:34:26 : MOB : 3A22] Contacted INFNAME, DOB REDACTED who told me a male was standing in the parking lot acting 925 and has since gone back to his room. No crime. 10-98 [2/23/2022 7:12:44 PM : pos11 : FULLERAR] SUBJ MALE PACIFIC ISLANDER, MID 20S, GRY HOODIE, BLU JNS HAS A BACKPACK WITH ORANGE STRIPES. POSS ON H&S EYES ARE WIDE OPEN AND ~DOESNT SEEM RIGHT~ [2/23/2022 7:11:43 PM : pos11 : FULLERAR] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992123 ALI Y Coordinate: 33.79353200 ALI Uncertainty Factor: 22 ALI Confidence Factor: 090 931 REF UNK SUBJ IN ROOM ABOVE HER HAS BEEN LOOKING IN HER WINDOWS AND FOLLOWING HER AROUND. SUBJ IS CURRENTLY STANDING IFO INF'S ROOM JUST STARING AT HER
220219-0639		2/19/2022 21:17	415 - DISTURBANCE	[02/19/2022 21:26:13 : pos2 : GARDENI] [Cleared with unit 4A21] [2/19/2022 21:19:38 : pos12 : MOGUELJC] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992144 ALI Y Coordinate: 33.79352100 ALI Uncertainty Factor: 25 ALI Confidence Factor: 090 INF CAN HEAR A MALE AND FEMALE IN A PHYSICAL FIGHT INSIDE ROOMREDACTED...HRD ONLY
220208-0650		2/8/2022 15:05	925 - SUSPICIOUS PERSON/CIRCS	[02/08/2022 15:59:04 : pos2 : KASERDM] [Cleared with unit 224] [02/08/2022 15:58:42 : MOB : 224] collected and placed into evidence. 10-98 [02/08/2022 15:42:04 : MOB : 224] guns fake [02/08/2022 15:33:06 : pos2 : KASERDM] Unit : 224 C4 [02/08/2022 15:21:35 : pos2 : KASERDM] INF ENRT [02/08/2022 15:16:19 : pos2 : KASERDM] Unit : 224 HAVE INF MEET US AT ROOMREDACTED [02/08/2022 15:09:44 : pos19 : CLARKERM] ON PREVIOUS CALL DR WAS TAKEN FOR 11350 DR 22-004295 [02/08/2022 15:08:52 : pos19 : CLARKERM] [Call 220208-0650, 220208-0240 are related.] [02/08/2022 15:08:38 : pos19 : CLARKERM] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 930 AT FRONT DESK REF INF STS DEPS WERE OUT EARLIER REF RM REDACTED THE MALE IS STILL 97 OUTSIDE OF ROOM THE HOUSEKEEPER WENT TO CLEAN THE ROOM AND FOUND A GUN UNDER THE PILLOW SO SHE CLOSED THE DOOR SUBJ-NAME REDACTED MH,BLK SHIRT, GRY SHORTS WITH HIS BELONGINGS OUTSIDE THE ROOM
220109-0034		1/9/2022 1:17	415 - DISTURBANCE	[01/09/2022 01:25:41 : pos2 : AUSTINMM] [Cleared with unit 4A24] [01/09/2022 01:25:39 : pos2 : AUSTINMM] Unit : 4A24 SUBJ AGREED TO LEAVE AREA [01/09/2022 01:24:37 : pos2 : AUSTINMM] Unit : 4A24 MAKING CONT W/1 [1/9/2022 01:19:12 : pos12 : PADILLAMR] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 INF IS AN EMPLOYEE. ONE SUBJ IN GRY CHEV AND ANOTHER SUBJ IN THE CORRIDOR YELLING AND CURSING AT EACH OTHER.

Call No.	DR#	Incident Date	Complaint	Narrative
220108-0070		1/8/2022 3:38	925C - SUSPICIOUS PERSON IN VEH	[01/08/2022 03:43:06 : pos2 : HOWARDKM] Unit : 4A24 C4 [01/08/2022 03:39:14 : MOB : 4A24]CLETS REDACTED [01/08/2022 03:38:02 : pos2 : HOWARDKM] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Landmark: DIXIE HOTEL Cross Streets: LA MONTE RD // HYNES RD
220107-0337		1/7/2022 11:34	925 - SUSPICIOUS PERSON/CIRCS	[01/07/2022 12:00:43 : pos2 : navarroa] [Cleared with unit 224] [01/07/2022 11:59:39 : MOB : 224]REDACTED informant was placed into motel for temporary housing. He is a littl eparanoid and believes people have been spying on him and attempting to enter his room while he sleeps. [01/07/2022 11:51:32 : pos2 : navarroa] 224 ADVSD [1/7/2022 11:37:02 AM : pos11 : finnerankk] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992466 ALI Y Coordinate: 33.79348900 ALI Uncertainty Factor: 36 ALI Confidence Factor: 090 PC FOR MALE SUBJ TRYING TO OPEN INFS DOOR SUBJ MW 50S LNG HAIR GRY LL SHIRT
220102-0659		1/2/2022 22:54	925 - SUSPICIOUS PERSON/CIRCS	[01/02/2022 23:11:40 : MOB : 321] spoke with inf who thought there was someone in room REDACTED. room was vacant. [01/02/2022 23:10:57 : pos2 : HOWARDKM] Unit : 321 C4 [01/02/2022 22:56:48 : pos1 : SALAZARKL] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [01/02/2022 22:56:30 : pos1 : SALAZARKL] DIXIE HOTEL [01/02/2022 22:55:42 : pos1 : SALAZARKL] Cross streets: CHAPMAN AV//BEVER PL NBH: 797J4 90680 33.78973,-117.99285 930 REF THE SUBSJ IN ROOM REDACTED ARE TRYING TO GET INTO HIS ROOM THROUGH THE ADJOURING DOOR IN THE ROOM PER THE FRONT DESK NO ONE IS STAYING IN THE ROOM
220102-0325		1/2/2022 12:52	415 - DISTURBANCE	[01/02/2022 14:39:07 : pos2 : SMITHLM] [Cleared with unit 2a21] [01/02/2022 14:38:50 : MOB : 2A21] The room was vacated prior to our arrival. 10-98 [01/02/2022 13:06:02 : pos2 : SMITHLM] Unit : 2A21 C4 [1/2/2022 12:53:52 PM : pos9 : JDEMERS] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 930 REF SUBJT IN ROOM REDACTED IS REFUSING TO LEAVE AND BEING VERBAL
211118-0075		11/18/2021 4:03	925 - SUSPICIOUS PERSON/CIRCS	[11/18/2021 04:19:00 : pos2 : nallyjl] [Cleared with unit 424] [11/18/2021 04:18:57 : pos2 : nallyjl] Unit : 424 918 INF [11/18/2021 04:10:08 : pos2 : nallyjl] Unit : 424 HAVE CONTACT W THE INF [11/18/2021 04:07:18 : pos2 : nallyjl] FROM CALL HX PH# NAME, DOB REDACTED [11/18/2021 04:06:19 : pos6 : morganFM] NO ONE INVOLVED SEEN HER FRIENDS ARE JUST TELLING HER THAT SHE'S PART OF THIS ~REALITY SHOW~ [11/18/2021 04:05:49 : pos6 : morganFM] INF DOES NOT FEEL SAFE AND WILL 10-49 TO THE SUB [11/18/2021 04:04:12 : pos6 : morganFM] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992681 ALI Y Coordinate: 33.79401500 ALI Uncertainty Factor: 110 ALI Confidence Factor: 090 INF CALLING 911 SAYING SHE MIGHT BE SUBJECT TO SOME KIND OF SEX TRAFFICKING.. SHE SAYS THEY RE ~MAKING A LOTTERY~ ON HER AND THAT PERSON 1 WILL TAKE HER AWAY.. INF 10-23 IN A RED MUSTANG IN FRONT
211025-0591		10/25/2021 17:34	415 - DISTURBANCE	[10/25/2021 17:44:06 : pos2 : SMITHLM] [Cleared with unit 321] [10/25/2021 17:44:04 : pos2 : SMITHLM] Unit : 321 NO ONE STAYING IN ROOM REDACTED AND NO ANS AT ROOM REDACTED [10/25/2021 17:41:37 : pos2 : SMITHLM] Unit : 321 UTL ANY 415 IN PLOT ATT'G CONT AT ROOM REDACTED [10/25/2021 17:36:16 : pos19 : CLARKERM] PER INF ONLY FEMALE BLK PEOPLE THERE [10/25/2021 17:35:56 : pos19 : CLARKERM] INF THINKS THEY ARE STAYING IN ROOM REDACTED OR ROOM REDACTED [10/25/2021 17:35:44 : pos19 : CLARKERM] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [10/25/2021 17:35:30 : pos19 : CLARKERM] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992144 ALI Y Coordinate: 33.79338200 ALI Uncertainty Factor: 46 ALI Confidence Factor: 090 PC FOR ABOUT 3-4 FEMALES IN A 415 PHYSICAL SUBJS YELLING ABOUT MONEY BEING STOLEN AND DRUGS
211001-0527		10/1/2021 14:52	415 - DISTURBANCE	[10/01/2021 15:28:48 : pos1 : FINNERANKK] [Cleared with unit 224] [10/01/2021 15:24:32 : MOB : 224] Civil issue over car ownership. [10/1/2021 2:52:45 PM : pos18 : navarroa] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 931 REF SUBJ NAME REDACTED WAS BEING 415V WITH INF OVER A VEH SHE BOUGHT FROM HIM OTHER SUBJ BACK IN OWN ROOM UNK WPNS/H&S NO HBD MA, LATE 40S, DRK GRY T SHIRT, JNS
210927-0685		9/27/2021 16:54	925 - SUSPICIOUS PERSON/CIRCS	[09/27/2021 17:09:49 : pos2 : SMITHLM] [Cleared with unit 423] [09/27/2021 17:08:41 : MOB : 423] Contacted two homeless who were trying to get a room, consent/ probation search did not reveal contraband. not 11550, Nothing 925 [09/27/2021 17:06:16 : pos2 : SMITHLM] Unit : 423 C4 [09/27/2021 17:03:55 : MOB : 423]CLETS REDACTED [09/27/2021 17:03:18 : MOB : 423]CLETS REDACTED [09/27/2021 17:00:40 : pos2 : SMITHLM] Unit : 423 HAVE CONT [09/27/2021 16:57:57 : pos16 : BEALSAR] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL 11550 MALE WAS PASSED OUT BYT THE TRASH ENCLOSURE AT THE VILLA MOTEL AND IS NOW WITH A FEM IFO THE DIXIE MH, BLU HAT, GRY HAT FH, PINK SHIRT SUBJ POSS HID IS BLU AND RED BKPK AT THE VILLA MOTEL NO CONT
210927-0453		9/27/2021 12:50	415 - DISTURBANCE	[09/27/2021 13:41:51 : pos2 : SMITHLM] [Cleared with unit 2A23] [09/27/2021 13:06:27 : pos2 : SMITHLM] Unit : 322 215 IS UNFOUNDED [09/27/2021 13:04:35 : pos2 : SMITHLM] [Call 210927-0453, 210927-0461 are related.] [09/27/2021 13:04:25 : pos2 : SMITHLM] Unit : 322 HAVE CONT WITH INF FROM 215 [09/27/2021 12:52:18 : pos21 : LGALLANT] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 930 REF SUBJT IN ROOM AND ROOM# REDACTED AND ROOM# REDACTED WERE INVOLVED IN A 415 PHYSICAL BOTH HAVE SINCE SEPERATED AND INSIDE THEIR OWN ROOMS
210923-0872		9/23/2021 21:33	415 - DISTURBANCE	[09/23/2021 21:47:35 : pos2 : chano] [Cleared with unit 424] [09/23/2021 21:47:27 : pos2 : chano] Unit : 424 PER SECURITY GUARD , NO TC OR 415 PHYSICAL JUST A VERBAL BTWN 3 PARTIES THAT RESOLVED PTA [9/23/2021 21:36:04 : pos20 : GASTONJM] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 930 REF 2 SUBJS IN A 415 PHYSICAL IN THE P-LOT AFTER ONE VEH HIT ANOTHER.....SECURITY ALSO 10-97 TRYING TO SEPERATE THEM SUBJ 1: MW, GRY SHIRT, BLK PANTS SUBJ 2: MW, RED SHIRT, BLU SHORTS
210914-0084		9/14/2021 5:52	415 - DISTURBANCE	[09/14/2021 06:15:05 : pos2 : morrisondl] [Cleared with unit 2A21] [09/14/2021 06:14:18 : MOB : 2A21] Contacted NAME, DOB REDACTED who stated he heard yelling and cussing coming from room #REDACTED, but did not hear any signs of an assault. Attempted to contact the occupants of the room, but received no seen and nothing 925.10-98 [09/14/2021 05:54:24 : pos12 : guzacr] INF NOT 97 CAN BE CONTACTED VIA 10-21 IF NEEDED [09/14/2021 05:53:28 : pos12 : guzacr] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 MALE VS FEM 415 VERBAL IN NBR'G ROOM
210912-0290		9/12/2021 11:02	925C - SUSPICIOUS PERSON IN VEH	[09/12/2021 11:29:25 : MOB : 2A24] Contacted NAME, DOB REDACTED in the parking lot of the Dixie Motel. Consensual encounter. Nothing 925. 10-8. [09/12/2021 11:27:59 : MOB : 2A24]CLETS REDACTED [09/12/2021 11:03:11 : pos1 : THOMASAN] CLETS REDACTED [09/12/2021 11:02:54 : pos1 : THOMASAN] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
210911-0274		9/11/2021 10:57	925 - SUSPICIOUS PERSON/CIRCS	[09/11/2021 11:10:56 : pos2 : SAPOLUSK] [Cleared with unit 2520] [09/11/2021 11:09:37 : pos2 : SAPOLUSK] CLETS REDACTED [09/11/2021 11:09:19 : pos2 : SAPOLUSK] Unit : 2520 JUST SPOKE W SUBJ WHO ADVD THEY JUST CHECKED OUT OF RM REDACTED AND DID NOT CALL US THERE IS A CHALLENGER IN THE PLOT NO ONE HERE WANTS TO TALK TO ME [09/11/2021 11:08:33 : pos2 : SAPOLUSK] Unit : 2520 REQ RP NO ANS AT THE DOOR OFRM REDACTED [09/11/2021 11:00:55 : pos1 : CAZAREZAK] 2520 ADV [9/11/2021 10:59:34 : pos10 : gonzalesnd] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 931 REF A MALE SUBJ WITH A LARGE BAG IS KNOCKING ON THE INF'S DOOR... INF CLAIMS SHE DOESNT KNOW WHO HE IS AND HE ARRIVED IN A WHT NEWER MODEL DODGE CHALLENGER ... MH/30'S/BLK HAT/BLK HOODIE
210906-0045		9/6/2021 2:13	415 - DISTURBANCE	[09/06/2021 02:43:42 : pos2 : nallyjl] [Cleared with unit 3A08] [09/06/2021 02:43:40 : pos2 : nallyjl] Unit : 3A08 NO ANS AT DOOR NOTHING 925 [09/06/2021 02:42:51 : pos2 : nallyjl] Unit : 3A08 C4 [09/06/2021 02:29:47 : pos2 : nallyjl] S10 913 TO USE 406 410 [09/06/2021 02:14:51 : pos1 : SALAZARKL] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 INF CAN HEAR A 415V, THINGS BEING KNOCKED OVER POSS 2 FEMALES AND 1 MALE ONE SUBJ POSS LEFT THE ROOM L/S WALKING SB BEACH
210902-0684		9/2/2021 14:26	415 - DISTURBANCE	[09/02/2021 15:12:00 : pos2 : WRIGHTCC] [Cleared with unit 223] [09/02/2021 15:10:51 : MOB : 223] Contacted the informant NAME, DOB REDACTED, who stated she got into a 415V with the tenant in room REDACTED, NAME, DOB REDACTED. NAME REDACTED appeared 918. The cleaning lady stated she was 97 when the incident took place and said NAME REDACTED was the instigator despite her being the one to call the police. Both parties advised to stay away from each other. No crime, 10-98 [09/02/2021 15:00:23 : pos2 : WRIGHTCC] Unit : 223 C4 [09/02/2021 14:46:41 : pos2 : WRIGHTCC] Unit : 223 WILL ADV ON FLW [09/02/2021 14:28:28 : pos13 : JDEMERS] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 925 INF STS THAT FEM IN RM REDACTED CAME TO HER DOOR AND WAS VERBAL WITH HEROTHER HALF IS POSS BACK IN HER ROOM AT THIS TIME
210820-0033		8/20/2021 1:32	415 - DISTURBANCE	[08/20/2021 01:50:10 : pos2 : HOWARDKM] [Cleared with unit 4A23] [08/20/2021 01:34:08 : pos1 : DORNBSHJL] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 930 EMP REF MALE IS TRYING TO STAY WITH A FEM AT THE HOTEL AND IS BEING 415V WITH THE SEC GUARD INF REFUSED TO GIVE HIM A KEY BECAUSE HES NOT ON THE ROOM MB 29-30YO BLK SHIRT BLU JEANS BACKPACK CARRYING BASKETBALL L/S OUT FRONT

Call No.	DR#	Incident Date	Complaint	Narrative
210813-0102		8/13/2021 6:31	925 - SUSPICIOUS PERSON/CIRCS	[08/13/2021 07:24:02 : pos2 : FINNERANKK] [Cleared with unit 2A22] [08/13/2021 07:23:01 : MOB : 2A22] ContactedNAME, DOB REDACTED who stated his next door neighbor was banging on their common door attached to both rooms. NAME REDACTED just requested we look at the door. Nothing was broken or 925. NAME REDACTED will be checking out of the Motel today. 10-98. [08/13/2021 07:15:03 : pos1 : chano] Unit : 2a22 C4 [08/13/2021 07:11:13 : pos2 : FINNERANKK] Unit : 2A22 HAVE CONT [8/13/2021 6:47:00 AM : pos19 : SHITTESDORF] CALLER SPEAKS SPANISH [08/13/2021 06:46:28 : pos2 : FINNERANKK] Unit : 2A22 WHAT LANGUAGE DOES INF SPEAK [8/13/2021 6:41:09 AM : pos19 : SHITTESDORF] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992295 ALI Y Coordinate: 33.79334900 ALI Uncertainty Factor: 28 ALI Confidence Factor: 090 DIXIE 930 INF IS HOMELESS STAYING IN THE HOTEL.THINKS HE IS BEING FOLLOWED AND SAYING HE HEARD THEM TALKING ABOUT HURTING HIM...OCCURRED AT 0400 ...TRIED TO GET A TRANSLATOR SUBJ TOLD THE TRANSLATOR NO ONE BELIEVES HIM AND H/U
210810-0645		8/10/2021 15:12	415 - DISTURBANCE	[08/10/2021 15:47:26 : pos2 : chano] [Cleared with unit 2A21] [08/10/2021 15:13:45 : pos1 : GRAYKA] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 PC REF A MALE AND FEMALE ON THE BACK SIDE OF THE MOTEL DOING H&S ON THE STAIRWELL MW SANDY BROWN HAIR FW NFD NO CONT
210805-0407		8/5/2021 11:13	415 - DISTURBANCE	[08/05/2021 11:53:05 : pos2 : JDEMERS] [Cleared with unit 221] [08/05/2021 11:52:41 : MOB : 221] NAME REDACTED rambled on about other incidents where he was done wrong by other law enforcement agencies. NAME REDACTED is 918. No crime. [08/05/2021 11:52:09 : MOB : 221] Spoke to NAME REDACTED who said she did not enter NAME REDACTED room. NAME REDACTED said the adjoining door to their rooms was locked with a deadbolt. [08/05/2021 11:51:11 : MOB : 221] Spoke to NAME REDACTED who believed NAME REDACTED entered his room at night from an adjoining room and took his wallet. NAME REDACTED found his wallet inside his vehicle and nothing was missing. [08/05/2021 11:37:51 : pos2 : JDEMERS] Unit : 221 C4 [08/05/2021 11:34:44 : MOB : 224]CLETS REDACTED [08/05/2021 11:31:33 : pos2 : JDEMERS] Unit : 221 HAVE CONT WITH BOTH PARTIES [08/05/2021 11:24:47 : pos2 : JDEMERS] Unit : 221 HAVE CONT WITH THE MALE [8/5/2021 11:15:38 : pos8 : CAZAREZAK] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 931 IN A GRN HUYNDAI ELANTRA REF MALE IN ROOMREDACTED IS HARRASSING HER AND CLAIMING SHE TOOK HIS WALLET AND TOOK PICTURES OF HER MW 30'S 5'7 BRN HAIR HEAVIER BUILD NO WPNS SEEN
210804-0737		8/4/2021 17:46	415 - DISTURBANCE	[08/04/2021 18:40:08 : pos2 : CAZAREZAK] [Cleared with unit 423] [08/04/2021 18:39:14 : MOB : 423] 415 UNFOUNDED // ALL OCCUPANTS OF THE ROOM C4 // 10-8 [08/04/2021 18:35:09 : pos2 : CAZAREZAK] Unit : 423 C4 [08/04/2021 18:19:01 : pos2 : CAZAREZAK] S20 ADV [08/04/2021 18:08:38 : pos2 : CAZAREZAK] PREV CALL YESTERDAY SIMILAR CIRCS ANON INF AND UNF [08/04/2021 18:08:22 : pos2 : CAZAREZAK] [Call 210804-0737, 210803-0030 are related.] [8/4/2021 5:47:08 PM : pos20 : JDEMERS] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 MALE AND FEM IN A VERBAL AND THINGS FALLING DOWN POSS PHYSICAL INF CAN HEAR IT ONLY
210728-0043		7/28/2021 3:13	925C - SUSPICIOUS PERSON IN VEH	[07/28/2021 03:26:31 : pos2 : DEPASQUALECA] [Cleared with unit 424] [07/28/2021 03:25:56 : MOB : 424] NAME REDACTED did not have a room at the motel but has stayed there before. He had been working and needed to sleep before driving again. [07/28/2021 03:25:01 : MOB : 424] [07/28/2021 03:24:58 : MOB : 424]CLETS REDACTED [07/28/2021 03:23:54 : pos2 : DEPASQUALECA] Unit : 424 C4 [07/28/2021 03:13:32 : pos2 : DEPASQUALECA]CLETS REDACTED [07/28/2021 03:13:04 : pos2 : DEPASQUALECA] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Landmark: DIXIE HOTEL Cross Streets: LA MONTE RD // HYNES RD
210706-0798		7/6/2021 18:10	925 - SUSPICIOUS PERSON/CIRCS	[07/06/2021 18:35:41 : pos2 : SAPOLUSK] [Cleared with unit 424] [07/06/2021 18:35:26 : MOB : 424] Spoke to RP who manages the motel.NAME REDACTED let me into room REDACTED and told me the gun was under the mattress. I immediately recognized it as a BB gun. No crime 10-98 [07/06/2021 18:22:10 : pos2 : SAPOLUSK] Unit : 424 C4 BB GUN [07/06/2021 18:11:21 : pos12 : ROSECL] Held call [07/06/2021 18:10:26 : pos12 : ROSECL] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 930 AT THE FRONT DESK REF A HOUSE KEEPER SAW A GUN UNDER THIS RM RESIDENT CK OUT THIS AM
210622-0828		6/22/2021 20:06	415 - DISTURBANCE	[06/22/2021 20:15:21 : pos2 : SAPOLUSK] [Cleared with unit 424] [06/22/2021 20:15:20 : pos2 : SAPOLUSK] Unit : 424 C4 SUBJ AGREED TO LEAVE [06/22/2021 20:13:17 : pos2 : SAPOLUSK] Unit : 424 SUBJ WALKING DOWN BEACH HAS LEFT DIXIE [06/22/2021 20:08:11 : pos1 : DEPASQUALECA] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992295 ALI Y Coordinate: 33.79345700 ALI Uncertainty Factor: 14 ALI Confidence Factor: 090 931 REF INF FRIEND NAME REDACTED 30YO IS BEING 415V WITH THE GUEST INF CAN NOT GET HER TO CALM DOWN THE OFFICE KEEPS CALLING THE INF TO COME GET HER SUBJ WAS LS IN THE LOBBY FH PURPLE SWEATER WHITE BRA JEANS UNK HS
210617-0392		6/17/2021 10:47	925C - SUSPICIOUS PERSON IN VEH	[06/17/2021 13:09:06 : MOB : 2A24] CONATCTED NAME REDACTED NOTHING 925//10-8 [06/17/2021 10:47:17 : pos2 : MADRIGALT] CLETS REDACTED [06/17/2021 10:47:07 : pos2 : MADRIGALT] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD CONT WITH ONE DIXIE MOTEL
210524-0052		5/24/2021 3:35	415 - DISTURBANCE	[05/24/2021 03:44:21 : pos1 : VIZCAINOTN] [Cleared with unit 424] [05/24/2021 03:42:28 : pos1 : VIZCAINOTN] Unit : 424 C4 [05/24/2021 3:37:55 : pos13 : clarkerm] INF STS MALE IS NOT A GUEST AT THE HOTEL ROOM IS UNDER A FEMALE NAMED NAME REDACTED [05/24/2021 3:37:12 : pos13 : clarkerm] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 930 AT FRONT DESK REF A MALE BEING AGGRESSIVE KICKING THE DOOR TO ROOM#REDACTED MW, 20'S, 5'6, BLK JACKET, JEANS
210509-0282		5/9/2021 11:23	415 - DISTURBANCE	[05/09/2021 11:38:44 : pos2 : GRAYKA] [Cleared with unit 2A21] [05/09/2021 11:38:30 : MOB : 2A21] Spoke to NAME, DOB REDACTED who stated she got into a verbal argument with her son, NAME, DOB REDACTED, who called to diffuse the situation and prevent the neighbors from calling. No physical altercation occurred and the two stated they did not need any further assistance. Nothing 925. 10-98. [05/09/2021 11:32:59 : pos2 : GRAYKA] Unit : 2A21 C4 [05/09/2021 11:30:37 : pos2 : GRAYKA] NO ANS [05/09/2021 11:30:29 : pos2 : GRAYKA] Unit : 2A21 HAVE INF STEP OUT [05/09/2021 11:25:16 : pos8 : morrisond] VOICE MAIL ON RE 10-21 [05/09/2021 11:24:43 : pos8 : morrisond] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: -117.992745 ALI Y Coordinate: 33.79370300 ALI Uncertainty Factor: 110 ALI Confidence Factor: 090 INF VS MOTHER IN A VERBAL 415 LINE DISCONNECTED WHEN ASKED WHAT THE 415 WAS ABOUT
210507-0445		5/7/2021 12:55	415 - DISTURBANCE	[05/07/2021 13:07:29 : pos2 : MADRIGALT] [Cleared with unit 223] [05/07/2021 12:58:34 : pos2 : MADRIGALT] Unit : 223 WILL ADV [05/07/2021 12:57:37 : pos21 : EibenCA] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 PC NEAR THE DUMPSTERS FOR 2-3 MALE TRANSIENTS WHO ARE REFUSING TO LEAVE CAN CONTACT THE INF IN THE OFFICE IF NEEDED
210429-0713		4/29/2021 15:09	925 - SUSPICIOUS PERSON/CIRCS	[04/29/2021 15:43:17 : pos2 : spezzaferri] [Cleared with unit 8A24] [04/29/2021 15:42:49 : MOB : 8A24] ContactedNAME, DOB REDACTED who stated there was a white crystalline substance next to his vehicle. Looked around area but utl any narcotics. 10-98. [4/29/2021 15:12:30 : pos15 : MADRIGALT] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 VIA TEXT TO 911, TRANSFER FROM STA 10 931 REF A BAG OF H&S FOUND NEXT TO HER RENTAL VEH IN THE PLOT GRY NISSAN SENTRA UNK PLTE 8A24 WAS 10-97 ON AN UNREL CALL AT THE MOTEL PLOT
210416-0649		4/16/2021 16:22	415 - DISTURBANCE	[04/16/2021 16:33:59 : pos2 : chano] [Cleared with unit 223] [04/16/2021 16:30:46 : pos2 : chano] Unit : 223 WILL PC AND ADV [4/16/2021 4:24:22 PM : pos11 : GRAYKA] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL 930 REF HOMELESS FEMALE THAT IS REFUSING TO LEAVE FW RAINBOW SHIRT AND BLK PANTS
210406-0424		4/6/2021 11:19	925C - SUSPICIOUS PERSON IN VEH	[04/06/2021 11:27:36 : pos2 : gerritymd] [Cleared with unit 224] [04/06/2021 11:26:31 : MOB : 224] CONTACTED THREE SUBJECTS//CONSENT TO PAT DOWN//NOTHING ILLEGAL//10-8 [04/06/2021 11:24:57 : pos2 : gerritymd] Unit : 224 C4 [04/06/2021 11:22:22 : MOB : 224]CLETS REDACTED [04/06/2021 11:20:18 : pos1 : morrisond] CLETS REDACTED [04/06/2021 11:19:26 : pos2 : gerritymd] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
210330-0040		3/30/2021 0:38	925 - SUSPICIOUS PERSON/CIRCS	[03/30/2021 01:05:18 : pos2 : thomasan] [Cleared with unit 424] [03/30/2021 01:01:20 : pos2 : thomasan] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [3/30/2021 12:42:21 AM : pos8 : finnerankk] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 ALI X Coordinate: 33.79361800 ALI Uncertainty Factor: 110 ALI Confidence Factor: 090 SPANISH SPEAKER 930 REF SUBJS ARE BANGING ON DOOR CONNECTED TO INF'S ROOM INF IS AFRAID THEY ARE TRYING TO OPEN THEIR DOOR
210328-0620		3/28/2021 19:31	415 - DISTURBANCE	[03/28/2021 19:41:16 : pos2 : NALLYLJ] UTL ANYTHING 925 [Cleared with unit 4A24] [3/28/2021 19:33:11 : pos19 : MADRIGALT] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 MALE AND FEM IN A POSS PHYSICAL AT THE 10-20 INF IS NOT SURE OF THE RM NUMBER
210308-0789		3/8/2021 21:34	925C - SUSPICIOUS PERSON IN VEH	[03/08/2021 21:56:59 : pos2 : DEPASQUALECA] [Cleared with unit 321] [03/08/2021 21:53:19 : MOB : 321] 961 window tint, consent search, nothign925, 10-8 warning [03/08/2021 21:53:03 : MOB : 321]CLETS REDACTED [03/08/2021 21:52:06 : pos2 : DEPASQUALECA] Unit : 321 C4 [03/08/2021 21:39:42 : pos2 : DEPASQUALECA] Unit : 321 2 DET 10-6 VEH SEARCH [03/08/2021 21:34:39 : pos2 : DEPASQUALECA] CLETS REDACTED [03/08/2021 21:34:16 : pos2 : DEPASQUALECA] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
210219-0392		2/19/2021 11:15	415 - DISTURBANCE	[02/19/2021 11:42:38 : pos2 : chavezga] [Cleared with unit 224] [02/19/2021 11:37:49 : MOB : 224] Spoke to 925 infNAME, DOB REDACTED who stated he was approached by unknown subj who was having a bad day. He could not provide any further info on subj. The subj stated he was going to beat him up, but then left and was not seen again.NAME REDACTED requested I stand by as he left the property. 10-98 assist [02/19/2021 11:32:33 : pos2 : chavezga] Unit : 224 SUBJT APPEARS TO BE 918 C4 IS REQUESTING I 10-23 UNTIL HE LEAVES [02/19/2021 11:19:28 : pos16 : CYBERLEY] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE'S HOTEL INFORMAT STATES HE WAS EXITING THE HOTEL AND WAS APPROACHED BY A MW OR MH DISCRIBED AS SHORT , WEARING GRY HOODIE, BLK PANTS IN THE PLOT THREATENED TO BEAT UP INFORMAT IF HE EXITED THE HOTEL 930 IN ROOMREDACTED

Call No.	DR#	Incident Date	Complaint	Narrative
210204-0930		2/4/2021 21:26	925C - SUSPICIOUS PERSON IN VEH	[02/04/2021 21:39:41 : pos2 : MADRIGALT] [Cleared with unit 4A24] [02/04/2021 21:27:52 : pos2 : MADRIGALT] CLETS REDACTED [02/04/2021 21:27:41 : pos2 : MADRIGALT] CLETS REDACTED [02/04/2021 21:26:55 : pos2 : MADRIGALT] NBH: 79714 90680 33.79381,-117.9929 NBH: 79714 90680 33.79381,-117.9929 Landmark: DIXIE HOTEL Cross Streets: LA MONTE RD // HYNES RD
210204-0075		2/4/2021 5:25	415 - DISTURBANCE	[02/04/2021 06:38:46 : pos2 : EibenCA] [Cleared with unit 2A21] [02/04/2021 06:38:27 : MOB : 2A21] BOTH PARTIES REFUSED MEDICAL ATTENTION AND DECLINED PROSECUTION. [02/04/2021 06:32:00 : MOB : 2A21] SPOKE TO THE OTHER PARTY, NAME, DOB REDACTED WHO STATED HE WAS IN THE ROOM WITH HS GF. NAME REDACTED CAME AND KNOCKED ON THE DOOR AND NAME REDACTED OPENED THE DOOR. NAME REDACTED SAID NAME REDACTED WAS WITH HIS GF. NAME REDACTED PUSHED THE DOOR OPEN AND NAME REDACTED DEFENDED HIMSELF BY PUNCHING NAME REDACTED MULTIPLE TIMES TO GET HIM OUT OF THE ROOM. NAME REDACTED DID NOT DESIRE PROSECUTION AND DECLINED AY MEDICAL ATTENTION [02/04/2021 06:29:07 : MOB : 2A21] WE ASKED NAME REDACTED MULTIPLE TIMES IF HE DESIRED PROSECUTION AND HE DECLINED EVERYTIME [02/04/2021 06:28:29 : MOB : 2A21] SPOKE TO NAME, DOB REDACTED WHO STATED HE WAS VISITING A FRIEND AT ROOM REDACTED. NAME REDACTED HAD REDNESS AND LACERATIONS TO HIS FACE. WE REQUESTED 91 TO EXAMINE NAME REDACTED DECLINED MEDICAL ATTENTION DIRECTLY TO US ND MEDICS MULTIPLE TIMES. WE RECOMMENDED NAME REDACTED TO GO TO THE HOSPITAL BUT AGAIN HE DECLINED MULTIPLE TIMES. UPON ASKING NAME REDACTED WHAT HAPPENED, NAME REDACTED DECLINED TO SAY ANYTHING EXCEPT HE WAS VISITING HIS FRIEND AT THE ROOM WITH HIS GIRLFRIEND. NAME REDACTED DID NOT DESIRE PROSECUTION FOR HIS INJURIES. [02/04/2021 06:17:37 : pos2 : EibenCA] Unit : 2A21 C4 [02/04/2021 05:46:56 : pos2 : BEALSAR] Unit : 2A21 OCFA 97 [02/04/2021 05:45:09 : MOB : 224]CLETS REDACTED [02/04/2021 05:41:28 : pos2 : BEALSAR] 10-39 OCFA [02/04/2021 05:40:48 : pos2 : BEALSAR] Unit : 2A21 CONT W INF AND POSS VICT REQ OCFA FOR ABRASIAN [2/4/2021 5:29:22 AM : pos21 : gonzalesnd] MY INF STS THE MW SUBJ GOT PULLED INTO THE ROOM BY THE TWO MB SUBJS... NO CONTACT [2/4/2021 5:28:54 AM : pos21 : gonzalesnd] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 930 REF THREE MALES IN A PHYSICAL 415 THAT WERE OUTSIDE OF ROOM# REDACTED BUT THEN ONE SUBJ PULLED INTO THE ROOM..... 2 MB AND 1 MW NO WPNS SEEN NO CLOTHING DESC
210120-0795		1/20/2021 21:42	415 - DISTURBANCE	[01/20/2021 21:57:44 : pos2 : nallyjl] [Cleared with unit 4A23] [01/20/2021 21:57:41 : pos2 : nallyjl] Unit : 4A23 UTL ANYTHING 925 IN PLOT [01/20/2021 21:46:44 : pos2 : nallyjl] NO CALL HX PH# [1/20/2021 9:44:01 PM : pos19 : GERRITYMD] NO ANSWER ON CB TO 'NAME REDACTED' X 2 [1/20/2021 9:43:43 PM : pos19 : GERRITYMD] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992477 ALI Y Coordinate: 33.79332300 ALI Uncertainty Factor: 19 ALI Confidence Factor: 090 PC REF INF SAID THEIR DAUGHTER YELLING THEN DISCONNECTED 10-20 FROM LAT/LONG 41 METERS AT 90%
210107-0342		1/7/2021 11:15	925V - SUSPICIOUS VEHICLE	[01/07/2021 17:57:36 : pos2 : RAMIREZLV] [Cleared with unit 8A21] [01/07/2021 17:53:37 : pos2 : RAMIREZLV] [Call 210107-0342, 210105-0040 are related.] [01/07/2021 17:52:39 : MOB : 224]NAME, DOB REDACTED was transported to OCJ reference DR#21-000408. [01/07/2021 16:30:43 : pos2 : RAMIREZLV] Unit : 224 10-97 IRC [01/07/2021 16:09:55 : pos2 : RAMIREZLV] Unit : 224 10-15 [01/07/2021 13:17:02 : pos2 : SMITHLM] Unit : 224 97 WEST SUB [01/07/2021 13:13:20 : pos2 : SMITHLM] Unit : 224 10-15 TO WEST SUB [01/07/2021 11:52:27 : MOB : 224]CLETS REDACTED [01/07/2021 11:49:16 : MOB : 224]CLETS REDACTED [01/07/2021 11:16:47 : MOB : 8A21]CLETS REDACTED [01/07/2021 11:16:32 : MOB : 8A21]CLETS REDACTED [01/07/2021 11:16:16 : pos2 : VANDUSENE] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929
201230-0376		12/30/2020 12:25	415 - DISTURBANCE	[12/30/2020 12:34:23 : pos2 : morrisondl] [Cleared with unit 2A22] [12/30/2020 12:27:28 : pos12 : chavezga] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 [12/30/2020 12:27:01 : pos12 : chavezga] Cross streets: PLAZA WY//PINE LN NBH: 79713 90680 33.798345,-117.99297 DIXIE MOTEL INF STS SAME SUBJT FROM YESTERDAY IS BACK, AND REFUSING TO LEAVE MW BEARD BLU TRACK SUIT ASLEEP IN A CHAIR IN THE PARKING LOT
201219-0083		12/19/2020 5:21	925C - SUSPICIOUS PERSON IN VEH	[12/19/2020 05:42:16 : pos2 : gardenj] [Cleared with unit 2A22] [12/19/2020 05:39:17 : MOB : 2A22] CLETS REDACTED [12/19/2020 05:37:20 : pos2 : gardenj] Unit : 2A22 C4 [12/19/2020 05:33:26 : pos2 : gardenj] Unit : 2A22 1 DETD 10-6 VEH SRCH [12/19/2020 05:22:29 : pos2 : gardenj]CLETS REDACTED [12/19/2020 05:22:22 : pos2 : gardenj] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929
201215-0504		12/15/2020 14:33	415 - DISTURBANCE	[12/15/2020 14:45:08 : pos2 : SHITTESDORF] Unit : 222 C4 SUBJ'S GOA [12/15/2020 2:35:46 PM : pos19 : navarroat] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE ORANGE COUNTY HOTEL 930 IN THE OFFICE REF 3-4 SUBJS HAVE CHECKED OUT FROM HOTEL BUT ARE STILL IN PLOT REFUSING TO LEAVE
201204-0829		12/4/2020 23:31	925 - SUSPICIOUS PERSON/CIRCS	[12/05/2020 00:00:23 : pos1 : nallyjl] [Cleared with unit 422] [12/04/2020 23:59:02 : MOB : 422] Spoke to informant who stated she believed her daughter NAMEREDACTED was being beaten up by her boyfriend because she was on probation.The informant was unable to provide any proff or text messages of her daughter saying she was in trouble. I also spoke to NAMEREDACTED via 10-21 who stated she was living in Anaheim and not at the Dixie motel. NAME REDACTED also stated she was in good health and was in Anaheim on her own free will. No crime. 10-98. [12/04/2020 23:53:54 : pos1 : nallyjl] Unit : 422 C4 [12/04/2020 23:47:22 : pos2 : JURGENSENWA] Unit : 422 CONTACTED W INF [12/4/2020 11:42:30 PM : pos11 : TICECE] NAME REDACTED LIVES AT THE 10-20 WITH HER MOTHER [12/4/2020 11:42:17 PM : pos11 : TICECE] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE HOTEL 931 925 INF REF INF IS CONCERNED THAT HER DTR, 24YO NAME REDACTED IS IN DANGER OF BEING BEAT UP BY HER BOYFRIEND BECAUSE HER DTR IS SENDING HER 925 TEXTS....INF DOESN'T KNOW WHERE THEY ARE...INF SOUNDS 390X...NAME, PHONE REDACTED(GOES TO VMAIL)
201117-0669		11/17/2020 14:40	415 - DISTURBANCE	[11/17/2020 15:23:08 : pos1 : SMITHLM] [Cleared with unit 224] [11/17/2020 15:19:47 : MOB : 224] SPOKE TO ALL PARTIES CIVIL ISSUE//I ASKED THE MANAGER TO MOVE ONE OF THE PARTIES TO AVOID FURTHER ISSUES//10-98 W/ ASSIST [11/17/2020 2:45:10 PM : pos8 : cazarezak] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE MOTEL 931 REF HOMELESS MALE CONTINUES TO SMOKE IFO HER ROOM AFTER BEING ASKED TO LEAVE MULTIPLE TIMES BY INF AND THE MOTEL FRONT DESK MH DARK CLOTHING WITH MAROON SUV PLTEREDACTED :CLETS REDACTED
201019-0500		10/19/2020 13:23	415 - DISTURBANCE	[10/19/2020 13:46:22 : pos2 : SMITHLM] [Cleared with unit 224] [10/19/2020 13:45:21 : MOB : 224] CLETS REDACTED [10/19/2020 13:42:35 : pos2 : SMITHLM] Unit : 224 CONT WITH KNOWN TRANSIENT NAME, DOB REDACTED [10/19/2020 13:24:57 : pos8 : WRIGHTCC] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE MOTEL 930 REF SUBJ THAT DOES NOT HAVE A ROOM AT THE 10-20 IF REFUSING TO LEAVE PER INF ON GOING ISSUE WITH SAME SUBJ F, MID 50'S, PINK T SHIRT, BLU PANTS CURRENTLY IFO ROOMREDACTED AND KNOCKING ON ALL THE DOORS
201001-1020		10/1/2020 22:05	415 - DISTURBANCE	[10/01/2020 22:48:48 : pos2 : RIOSSM] [Cleared with unit 8A21] [10/01/2020 22:48:45 : pos2 : RIOSSM] Unit : 8A21 CONT INF NOTHING 925 NO ONE IN ROOM#REDACTED [10/01/2020 22:36:21 : pos2 : RIOSSM] NAME REDACTED STEPPING OUT [10/01/2020 22:35:48 : pos2 : RIOSSM] Unit : 8A21 REQ THEY STEP OUT [10/01/2020 22:35:40 : pos2 : RIOSSM] INF REQ CONT [10/01/2020 22:35:21 : pos2 : RIOSSM] Unit : 8A21 NOTHING HEARD NO MOVEMENT [10/01/2020 22:32:51 : pos2 : RIOSSM] Unit : 8A21 REQ 10-21 BETTER 10-20 [10/1/2020 10:07:55 PM : pos11 : PADILLAMR] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992852 ALI Y Coordinate: 33.79367100 ALI Uncertainty Factor: 110 ALI Confidence Factor: 090 INF STAYING AT THE DIXIE HOTEL AND SHE HEARD TWO FEMALES FIGHTING AND ONE THREATENING TO KILL THE OTHER. INF CALLING FROM RM REDACTED BUT SHE THINKS IT IS COMING FROM RM REDACTED.
200925-0866		9/25/2020 21:52	415 - DISTURBANCE	[09/25/2020 22:09:06 : pos2 : HOWARDKM] [Cleared with unit 421] [09/25/2020 22:08:13 : MOB : 421] ContactedNAME, DOB REDACTED who denied medical or MH assistance. Subj was able to care for himself and agreed to leave to area. 10-98 homeless [09/25/2020 22:06:39 : MOB : 421] CLETS REDACTED [09/25/2020 22:01:18 : pos2 : HOWARDKM] Unit : 421 CONT WITH SUBJS [9/25/2020 9:55:01 PM : pos21 : KOLIVER] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE OC HOTEL PC FRONT OF PROP REF A MALE SCREAMING AND YELLING AND SCARING THE RESIDENTS MW 50 SLIM BRN WHT CHECKERED SHIRT JEANS
200924-0337		9/24/2020 9:55	925C - SUSPICIOUS PERSON IN VEH	[09/24/2020 10:08:15 : pos2 : TOYERCC] [Cleared with unit 223] [09/24/2020 10:07:34 : MOB : 223] ContactedNAME REDACTED who sts he bought the vehicle from an unknown subject. I advised NAME REDACTED the license plates did not belong to the vehicle. NAME REDACTED said he would go to DMV and resolve the problem. 10-8 [09/24/2020 10:00:51 : pos1 : RAMIREZLV] Unit : 223 C4 [09/24/2020 10:00:05 : pos1 : RAMIREZLV] CLETS REDACTED[09/24/2020 09:59:01 : pos1 : RAMIREZLV] DIXIE MOTEL [09/24/2020 09:58:47 : MOB : 223]CLETS REDACTED [09/24/2020 09:57:36 : MOB : 223]CLETS REDACTED [09/24/2020 09:56:37 : pos1 : RAMIREZLV] INSURANCE INFORMATION UNKNOWN REDACTED VIN RECORD NOT ON FILE. END [09/24/2020 09:55:47 : pos1 : RAMIREZLV] NBH: 79714 90680 33.79381,-117.9929 NBH: 79714 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
200922-0511		9/22/2020 12:21	925 - SUSPICIOUS PERSON/CIRCS	[09/22/2020 12:44:16 : pos2 : VANDUSENE] [Cleared with unit 221] [09/22/2020 12:43:59 : MOB : 221] Contacted employee who stated there was a 925 subj who briefly came onto property holding a wooden stick in his hand. Subj subsequently left property. No Crime, inf requested we tell subj he was not allowed on property. PC'd for subj but he was GOA. Advised her to call, if he returned. 10-98 [09/22/2020 12:37:19 : pos2 : VANDUSENE] Unit : 221 FOR INFO THERE IS NO CRIME THEY JUST DONT WANT HIM ON THE PROPERTY [9/22/2020 12:24:33 PM : pos11 : silvestrec] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 MH 40'S BLK LA HAT BLUE HANDKERCHIEF AROUND NECK BLK SHIRT BLUE PANTS BEER BOTTLE AND A STICK IN HANDS WALKING AROUND 10-20'S PARKING LOT INF REQ CONTACT AT OFFICE (DIXIE OC HOTEL)
200916-0848		9/16/2020 20:41	415 - DISTURBANCE	[09/16/2020 20:57:27 : pos2 : HOWARDKM] [Cleared with unit 3A22] [09/16/2020 20:56:43 : MOB : 3A22] BOTH PARTIES STATE NO 415 AND MALE GOT UPSET AT OTHER MALE HALF FOR TALKING TO HIS GIRLFRIEND. BOTH MALE AND FEMALE LEFT THE PROPERTY. 10-98 [09/16/2020 20:55:33 : pos2 : HOWARDKM] Unit : 3A22 C4 [09/16/2020 20:49:30 : pos2 : HOWARDKM] Unit : 3A22 CONT WITH BOTH PARTIES [09/16/2020 20:42:35 : pos9 : RIOSSM] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE HOTEL MALE V FEM IN A 415V W/ THEIR DOOR OPEN MH, BEARD, SHORTS FH, JEANS NFD

Call No.	DR#	Incident Date	Complaint	Narrative
200816-0080		8/16/2020 3:03	415 - DISTURBANCE	[08/16/2020 04:06:26 : pos2 : HOWARDKM] [Cleared with unit 310] [08/16/2020 04:03:44 : pos2 : HOWARDKM] INF STEPPING OUT [08/16/2020 04:03:41 : pos2 : HOWARDKM] Unit : 310 10-21 INF [08/16/2020 03:28:45 : pos2 : HOWARDKM] 3520 ADV [08/16/2020 03:05:18 : pos13 : KOLIVER] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 930 REF 4 MALES IN ROOM REDACTED WHO 390X AND CAUSING PROBLEMS PEEING FROM THE BALCONY THREATENING TO FIGHT THE STAFF AND AGRUING WITH OTHER GUESTS 2 OR 3 ADDITIONAL FRIENDS HAVE NOW SHOWN UP
200519-0580		5/19/2020 18:31	415 - DISTURBANCE	[05/19/2020 18:43:19 : MOB : 424] 918 transient thought his girlfriend might be hiding in unknown room, agreed to leave, advised he is no longer welcome per staff, 10-98 [05/19/2020 18:33:38 : pos1 : FERNANDEZCA] NO WEAPONS RM IS NEAR ROOM REDACTED [05/19/2020 18:33:25 : pos1 : FERNANDEZCA] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.993507 ALI Y Coordinate: 33.79024400 ALI Uncertainty Factor: 653 ALI Confidence Factor: 090 DIXIE 931 REF A MALE REFUSING TO LEAVE BEING 415V IFO THE MOTEL SUBJ IS TRYING TO GET INSIDE A ROOM THAT HIS GF IS IN SUBJ IS BANGING ON THE DOOR
200507-0543		5/7/2020 16:00	415 - DISTURBANCE	[05/07/2020 16:20:39 : pos2 : GRAYKA] [Cleared with unit 224] [05/07/2020 16:19:40 : MOB : 224] Contacted INF via 21. She told me subj left and we did not need to respond. She also advised me that she is the owner of the buisness who fired all employess about 2 days ago and will now be running the buisness. She has hired an on site security guard who is armed. [05/07/2020 16:03:59 : pos13 : ortizcj] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE HOTEL 931 OWNER REF MALE IN RM REDACTED KEEPS BRINGING ~TWEAKERS~ TO HIS RM AND IS DISOYBEING POLICY ABOUT UNAUTHORIZED GUESTS. INF STATED HER SECURITY GUARD HAS ALSO ASKED HIM AND HE'S NOT LISTENING.
200506-0599		5/6/2020 18:10	415 - DISTURBANCE	[05/06/2020 18:23:36 : pos2 : gardeni] NO CRIME [Cleared with unit 4A24] [05/06/2020 18:23:02 : MOB : 4A24] CONTACTED SECURITY GUARDNAME, DOB REDACTED WHO STATED NAME, DOB REDACTED TRIED TO RUN HIM OVER. INF WAS NOT IN FRONT OF CAR AND SUBJ JUST DROVE PAST HIM. 245 UNFOUNDED, 10-98 [05/06/2020 18:17:35 : pos2 : gardeni] Unit : 4A24 245 UNF C4 [05/06/2020 18:13:36 : pos11 : SALAZARKL] THE SECURITY GUARD NAME REDACTED IS WAITING AT THE DWAY TO DIRECT [05/06/2020 18:13:07 : pos11 : SALAZARKL] SUBJ MW, 45yo, BLK T SHIRT & JEANS THERE IS ALSO POSS A FEMALE STAYING WITH THE MALE [05/06/2020 18:12:48 : pos11 : SALAZARKL] INF STS THE SECURITY WAS STOPPING VEH'S ENTERING TO MAKE SURE THEY ARE GUESTS AT THE HOTEL AND THE SUBJ WAS ANGRY AND TOOK OFF INF WANTS HIM REMOVED [05/06/2020 18:12:15 : pos11 : SALAZARKL] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE HOTEL TENANT ATTEMPTED TO RUN OVER SECURITY GUARD WITH HIS VEH, INF BELIEVES SUBJ HAS A GUN BECAUSE HE WRAPPED SOMETHING IN T SHIRT AND TOOK IT INSIDE INF DID NOT SEE A GUN INF STS THE SECURITY GUARD IS ARMED AND 97
200108-0946		1/8/2020 23:33	925 - SUSPICIOUS PERSON/CIRCS	[01/08/2020 23:59:49 : pos1 : gardeni] [Cleared with unit 4A23] [01/08/2020 23:58:51 : MOB : 4A23] ContactedNAME, DOB REDACTED who appeared 11550/918 and was extremely paranoid Inf stated she saw veh headlights and people talking. There was nobody out and no occ'd vehicle's in the parking lot, No 925. 10-98 [01/08/2020 23:52:28 : pos2 : MOGUELC] Unit : 4A23 C4 [01/08/2020 23:46:07 : pos13 : sdixon] INF HAS CONTACT [01/08/2020 23:46:03 : pos2 : MOGUELC] Unit : 4A23 HAVE CONTACT [01/08/2020 23:44:57 : pos13 : sdixon] INF HAS TO PUT HER PANTS ON THEN SHE WILL STEP OUT [01/08/2020 23:38:24 : pos12 : MORANCA] INF STS SOMEONE IS NOW AT HR DOOR BUT NO DESC...INF IS THE ROOM ALONE [01/08/2020 23:37:29 : pos12 : MORANCA] INF WANTS TO STAY ON 10-21 [01/08/2020 23:36:49 : pos12 : MORANCA] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE MOTEL 925 INF STS SOMEONE TRIED THE DOOR HANDLE TO HER ROOM TO HER ROOM AND SOMETHING IS BEEPING...NOW STATING PEOPLE IN CARS ARE LISTENING TO CONVERSATION
191121-0448		11/21/2019 12:02	925 - SUSPICIOUS PERSON/CIRCS	[11/21/2019 12:23:53 : pos2 : SMITHLM] [Cleared with unit 2A24] [11/21/2019 12:20:41 : pos2 : SMITHLM] Unit : 2A24 NO ANS AT ROOM REDACTED C4 [11/21/2019 12:08:37 : pos6 : morganFM] THEY HAVE A GOLD TOY RAV4 STARTS WITH A 5 [11/21/2019 12:08:08 : pos6 : morganFM] INF SAID DIXIE HOTEL BEACH//ORANGEWOOD ROOM REDACTED.. HOTEL ADDRESS OBTAINED FROM GOOGLE [11/21/2019 12:07:35 : pos6 : morganFM] KEVIN IS MA UNK CLOTHING.. INF STS HE HEARD THEM TALKING ABOUT BEING WANTED [11/21/2019 12:06:57 : pos6 : morganFM] INF DOES NOT WANT CONT SAYS HE JUST STOPPED BY THE HOTEL AND SAW THEM [11/21/2019 12:04:55 : pos6 : morganFM] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE HOTEL INF SPEAKING VAGUELY SAYING 2 FUGITIVES AT LARGE INCLUDINGNAME REDACTED 30S ARE IN THIS ROOM.. THEY SKIPPED BAIL, UNK WHAT THE INITIAL CHARGES WERE BUT BAIL IS \$100K
191020-0645		10/20/2019 21:41	925C - SUSPICIOUS PERSON IN VEH	[10/20/2019 22:01:59 : pos2 : MADRIGALT] [Cleared with unit 424] [10/20/2019 21:48:46 : pos2 : MADRIGALT] Unit : 424 10-6 VEH SEARCH [10/20/2019 21:42:55 : pos2 : MADRIGALT] DIXIE MOTEL [10/20/2019 21:42:47 : pos2 : MADRIGALT] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 [10/20/2019 21:41:34 : pos2 : MADRIGALT] CLETS REDACTED
190912-0602	19-035126	9/12/2019 12:57	925C - SUSPICIOUS PERSON IN VEH	[09/12/2019 13:46:30 : pos2 : HOWARDKM] [Cleared with unit 421] [09/12/2019 13:45:29 : MOB : 421] 1 PROB DETAINED // VEH SEARCHED LOCATED LOADED METHAMPHETAMINE PIPE AND PLASTIC STRAW WITH BURNT RESIDUE // NAME REDACTED CITED FOR SAME // 10-8 CITE [09/12/2019 13:44:50 : MOB : 421] CLETS REDACTED [09/12/2019 13:28:53 : pos2 : HOWARDKM] Unit : 421 10-6 CITE [09/12/2019 13:06:24 : pos2 : HOWARDKM] Unit : 421 10-6 VEH SEARCH [09/12/2019 13:00:09 : pos1 : JDEMERS] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 [09/12/2019 12:57:56 : pos1 : JDEMERS] CLETS REDACTED [09/12/2019 12:57:31 : pos1 : JDEMERS] ONE PROBATIONER DET
190821-0188		8/21/2019 7:48	415 - DISTURBANCE	[08/21/2019 08:32:23 : pos2 : morrisondl] [Cleared with unit 222] [08/21/2019 08:29:42 : MOB : 222] Contacted all parties. Female outside stated her boyfriend was in the room with another female and would not open the door. C-4. No crime only trust issues. [08/21/2019 08:14:32 : pos2 : morrisondl] Unit : 222 C4 10-6 [08/21/2019 08:13:30 : MOB : 222] CLETS REDACTED [08/21/2019 08:12:47 : MOB : 222] CLETS REDACTED [08/21/2019 08:11:28 : MOB : 222] CLETS REDACTED [08/21/2019 08:07:35 : pos1 : VANDUSENE] Unit : 223 HAVE CONT [08/21/2019 08:07:20 : pos1 : VANDUSENE] Unit : 222 10-21 INF HAVE HER STEP OUT [08/21/2019 07:57:36 : pos1 : VANDUSENE] Unit : 223 HAVE CONT WITH FEM [08/21/2019 07:50:44 : pos9 : RIOSSM] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE HOTEL 931 REF AN UNK FEMALE SUBJT IS BANGING ON THE INF'S DOOR F, BLK SHIRT, BLU SHORTS NO WPNS SEEN NFD
190818-0193		8/18/2019 9:03	415 - DISTURBANCE	[08/18/2019 09:25:27 : pos2 : morganFM] [Cleared with unit 222] [08/18/2019 09:21:31 : MOB : 222] No injuries seen on either party, no assistance needed. Loud discussion, no threats. [08/18/2019 09:20:24 : pos2 : morganFM] Unit : 222 C4 10-6 [08/18/2019 09:18:19 : pos2 : morganFM] Unit : 221 HAVE CONT WITH FEMALE [08/18/2019 09:04:52 : pos18 : sosamondm] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.996190 ALI Y Coordinate: 33.80093000 ALI Uncertainty Factor: 2506 ALI Confidence Factor: 100 DIXIE HOTEL ROOM REDACTED LOUD 415 IN THE 10-20... ITEMS BEING THROWN.. MALE VS FEMALE.. HEARD ONLY
190728-0187		7/28/2019 8:16	415 - DISTURBANCE	[07/28/2019 08:18:45 : pos14 : ramirezlv] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.991951 ALI Y Coordinate: 33.79380000 ALI Uncertainty Factor: 14 ALI Confidence Factor: 090 DIXIE ORANGE COUNTY HOTEL PTCK THE PLOT FOR 2 MALE SUBJS BEING 415 VERBAL WITH EACH OTHER HAS BEEN OCCURRING FOR 30 MINS.....NO WEAPONS SEEN NFD NO INF CONT
190714-0129		7/14/2019 3:02	925 - SUSPICIOUS PERSON/CIRCS	[07/14/2019 04:10:16 : pos2 : SAPOLUSK] [Cleared with unit 424] [07/14/2019 04:00:47 : MOB : 424] Informant/management requested occupants be asked to leave because they were not registered to the room. All 4 occupants agreed to leave. [07/14/2019 04:00:31 : pos2 : SAPOLUSK] Unit : 424 C4 10-6 [07/14/2019 03:36:15 : MOB : 424] CLETS REDACTED [07/14/2019 03:35:13 : MOB : 424] CLETS REDACTED [07/14/2019 03:34:14 : MOB : 424] CLETS REDACTED [07/14/2019 03:33:06 : MOB : 424] CLETS REDACTED [07/14/2019 03:25:18 : pos2 : SAPOLUSK] Unit : 423 HAVE CONT [07/14/2019 03:19:38 : pos2 : SAPOLUSK] Unit : 424 RM CLEAR NOW AT ATRM REDACTED [07/14/2019 03:19:02 : pos2 : SAPOLUSK] Unit : 424 ATC AT 117 [07/14/2019 03:05:44 : pos13 : GASTONJM] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE MOTEL 930 REF INF STATING THAT SOMEONE ENTERED ROOM #REDACTED THROUGH THE WINDOW.....AND THAT THE PERSON IN THE ROOM HAS CHECKED OUT.....LANGUAGE BARRIER W/ INF
190624-0092		6/24/2019 4:28	925 - SUSPICIOUS PERSON/CIRCS	[06/24/2019 04:53:22 : pos2 : NALLYJL] [Cleared with unit 423] [06/24/2019 04:41:20 : pos2 : NALLYJL] Unit : 423 C4 [06/24/2019 04:30:58 : pos9 : ROSECL] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 3RD RESPONSE INF NOW STS THE DPTY WHO WAS JUST THERE WAS JUST SHOT AND TAKEN IN TO A RM IN THE HOTEL AND SOMEONE TOOK ~OUR COP CAR~ INF ADV AGAIN OF MISUSE OF 911
190619-0907		6/19/2019 21:16	925C - SUSPICIOUS PERSON IN VEH	[06/19/2019 21:54:18 : pos2 : sdixon] [Cleared with unit 423] [06/19/2019 21:54:01 : MOB : 423] CONSENT SEARCH OF PERSONS & VEH. 10-98 [06/19/2019 21:53:38 : MOB : 423] CLETS REDACTED [06/19/2019 21:44:05 : pos2 : sdixon] Unit : 423 C4 10-6 [06/19/2019 21:17:12 : pos2 : sdixon] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 [06/19/2019 21:16:26 : pos2 : sdixon] OCCUPIED BY 3
190605-0074		6/5/2019 2:45	415 - DISTURBANCE	[06/05/2019 03:01:10 : pos2 : chano] UTL SUBJ ITS ALL QUIET [Cleared with unit 3520] [06/05/2019 02:47:24 : pos10 : jensenkm] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI Uncertainty Factor: 0 ALI Confidence Factor: 000 2ND RESPONSE PC FOR A MW SITTING IN THE STAIRWAY POSS HIGH ON H&S PLAYING IN A WATER HOLE PER INF... JUST WANTS HIM TO GO IN HIS ROOM AND BE QUIET
190605-0064		6/5/2019 2:31	415 - DISTURBANCE	[06/05/2019 02:42:11 : pos2 : chano] [Cleared with unit 421] [06/05/2019 02:32:49 : pos19 : MORANCA] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE MOTEL MALE VS FEM IN 415 OUT FRONT UNK IF PHYSICAL
190522-1000		5/22/2019 22:36	415 - DISTURBANCE	[05/22/2019 23:05:49 : pos2 : CHAVEZGA] [Cleared with unit 424] [05/22/2019 22:49:04 : MOB : 424] No 415 upon arrival, spoke to hotel mgmt who said they are kicking out a group out of 5 rooms who were loud and 415 earlier. will 10-23 for a 919 until they leave. [05/22/2019 22:45:44 : pos2 : CHAVEZGA] Unit : 424 C4 [05/22/2019 22:38:17 : pos12 : GASTONJM] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 DIXIE ORANGE MOTEL PC REF INF CAN HEAR MULT SUBJS IN A 415V.....INF STATES THAT THE SUBJS ARE ON THE 2ND FLOOR AND ARE OUTSIDE OF THE UNIT, UNKN UNIT.....INF NOTIFIED THE HOTEL MANAGEMENT BUT ADV'D THAT THEY COULDNT DO ANYTHING FURTHER.....NO CONT

Call No.	DR#	Incident Date	Complaint	Narrative
190409-1066		4/9/2019 22:42	415 - DISTURBANCE	[04/09/2019 23:21:03 : pos2 : NALLYJL] [Cleared with unit 424] [04/09/2019 22:44:20 : pos12 : ROSECL] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL PC FOR SUBJTS RUNNING AROUND NEAR THE 10-20 AND ATTEMPT TO OPEN THE DOOR TO THE ROOM INF TOO SCARED TO LOOK OUT TO GET A DESC NO CONT
190406-0042		4/6/2019 1:06	925 - SUSPICIOUS PERSON/CIRCS	[04/06/2019 01:36:47 : pos2 : DORNBUSHJL] [Cleared with unit 424] [04/06/2019 01:36:06 : MOB : 424] Units CS'd in a far corner of the parking lot. No 925 subjects or vehicles seen, no obvious signs of illegal activity in the area. Based on this along with no credible informant to question, no further investigation was conducted. [04/06/2019 01:08:50 : pos9 : SALAZARKL] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE HOTEL ANON INF WANTS TO REPORT SUBJS IN THE ROOM ARE DOING AND SELLING DRUGS, ALSO BELIEVES THERE IS PROSTITUTION GOING ON AND THERE IS POSSIBLY A STOLEN DOG IN THE ROOM INF WAS THERE LAST NIGHT THAT IS HOW HE KNOWS THIS
190401-0082		4/1/2019 2:19	415 - DISTURBANCE	[04/01/2019 02:29:18 : pos2 : GONZALESND] [Cleared with unit 424] [04/01/2019 02:27:46 : pos2 : GONZALESND] Unit : 424 C4 [04/01/2019 02:21:03 : pos11 : BEALSAR] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE MOTEL MALE SUBJ YELLING AND BANGING ON THE DOOR OF ROOM #REDACTED NFD NO CONT
190224-0071		2/24/2019 2:15	415 - DISTURBANCE	[02/24/2019 02:30:52 : pos2 : DORNBUSHJL] [Cleared with unit 424] [02/24/2019 02:30:51 : pos2 : DORNBUSHJL] Unit : 424 UTL ANYTHING 925 [02/24/2019 02:17:30 : pos9 : GALLANDCR] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE MOTEL INF CAN LOUD SCREAMING AND LOUD MUSIC COMING FROM THE PLOT IFO THE HOTEL UNK IF THERE IS AN ALTERCATION GOING ON NO CONTACT
190126-0831		1/26/2019 23:37	925C - SUSPICIOUS PERSON IN VEH	[01/27/2019 00:01:14 : pos2 : DORNERDL] [Cleared with unit 322] [01/27/2019 00:00:27 : MOB : 322] contacted listed persons sitting in listed vehicle, consent search of person and vehicle, nothing 925 or illegal found [01/26/2019 23:59:39 : MOB : 322]CLETS REDACTED [01/26/2019 23:59:23 : pos2 : DORNERDL] Unit : 322 C4 [01/26/2019 23:47:29 : MOB : 322] CLETS REDACTED [01/26/2019 23:46:36 : MOB : 322]CLETS REDACTED [01/26/2019 23:45:48 : MOB : 322] CLETS REDACTED [01/26/2019 23:45:01 : pos2 : DORNERDL] CLETS REDACTED [01/26/2019 23:42:55 : pos2 : DORNERDL] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929
190122-0838		1/22/2019 16:27	415 - DISTURBANCE	[01/22/2019 16:52:09 : MOB : 322] cont NAME, DOB REDACTED stated she had argument with bf NAME, DOB REDACTED over ownership of their veh (CA#REDACTED) // the veh is registered to him and i explained that to her and she understood // spoke with male half who wanted to grab a few articles of clothes and leave the area // stood by while he left // no crime // 10-8 [01/22/2019 16:45:27 : pos2 : mLOSOYA] Unit : 322 C4 10-6 [01/22/2019 16:29:02 : pos19 : LUGOLM] UNK HBD....UNK H&S....NO WEAPONS INVOLVED [01/22/2019 16:28:40 : pos19 : LUGOLM] INF DOES NOT HAVE PHONE...MALE HALF TAKING INF'S ITEMS OUT OF THEIR WHITE SUBURBAN [01/22/2019 16:27:48 : pos19 : LUGOLM] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE 931 REF 415 VERBAL WITH BOYFRIEND
190121-0045		1/21/2019 1:35	925C - SUSPICIOUS PERSON IN VEH	[01/21/2019 01:41:57 : pos2 : jensenkm] [Cleared with unit 4A24] [01/21/2019 01:36:47 : pos2 : jensenkm] DIXIE MOTEL [01/21/2019 01:36:39 : pos2 : jensenkm] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [01/21/2019 01:35:36 : pos2 : jensenkm] CLETS REDACTED

Call No.	DR#	Incident Date	Complaint	Narrative
230829-0670	23-032305	8/29/2023 13:52	245 - ASSAULT WITH DEADLY WEAPON	[08/29/2023 17:32:08 : pos2 : JDEMERS] [Cleared with unit 222] [08/29/2023 17:31:47 : MOB : 222] Contacted vict. who stated he was involved in a physical altercation w/ an unknown male and female yesterday at approx 21-2200 hrs. At some point during te altercation he was stabbed, unknown by who. Was transported to UCI medical center by Eng 85 for 4" laceration to his upper left chest. Crime lab contacted ref. FR#23-47529. [08/29/2023 15:29:44 : MOB : 222]CLETS REDACTED [08/29/2023 14:21:27 : pos2 : JDEMERS] Unit : 222 97 UCI [08/29/2023 14:07:42 : pos2 : JDEMERS] Unit : 222 WILL BE ERNT TO UCI [08/29/2023 13:59:08 : pos2 : JDEMERS] Unit : 824 BEING TRANSPORTED TO UCI [08/29/2023 13:58:42 : pos2 : JDEMERS] Unit : 824 STAB WOUND TO THE CHEST OCCD YESTERDAY [08/29/2023 13:58:05 : pos2 : JDEMERS] Unit : 222 SHUTTING DOWN [08/29/2023 13:58:05 : pos2 : JDEMERS] Unit : 824 UNTIS CAN SHUT DOWN [08/29/2023 13:57:12 : pos2 : JDEMERS] Unit : 824 C3 [08/29/2023 13:56:04 : pos2 : JDEMERS] Unit : 222 C3 FROM THE SUB [08/29/23 13:55:38 : pos20 : MOGUELC] FEM DISCONNECTED WHEN TRANSFERED TO CO FIRE FOR CPR INSTRUCTIONS...CO FIRE IS CALLING FEM BACK [08/29/23 13:54:40 : pos20 : MOGUELC] FEM CALLED BACK STS MALE IS NOT BREATHING CALL UPGRADED TO P1 [08/29/23 13:53:22 : pos20 : MOGUELC] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 AOA CO FIRE REF 37 YO MALE POSS EMPLOYEE IS INSIDE THE ROOM BLEEDING FROM RIBS AND IS UNCONSCIOUS FEM CALLING IS OUTSIDE AND IS AFRAID TO APPROACH HIM CO FIRE NOT STAGING
230825-0096	23-031771	8/25/2023 6:24	245R - ASSAULT WITH DEADLY WEAPON REPORT	[08/26/2023 13:41:18 : pos2 : chavezga] [Call 230825-0096, 230826-0370 are related.] [08/25/2023 08:34:58 : pos2 : VANDUSENE] [08/25/2023 07:36:46 : MOB : 2A21] At about 0622 hours a second altercations ensues. Second altercation looks like personal weapons only. Suspect description male asain, 20's, dak hoode, beige pants, thin build. [08/25/2023 07:35:22 : MOB : 2A21] At about 0538 hrs victim was driving a Toyo Rav4 and enters the Dixie p-lot. Suspect enters at the same time in a gray lexus suv. Driver of lexus walks up to driver up the Toyo and strikes him with a handle of a window washer stick. Driver of Toyo gets out and defends himself with unk object. Suspect leaves location unk DOT. [08/25/2023 07:38:05 : pos2 : VANDUSENE] [Cleared with unit 2A21] [08/25/2023 07:37:31 : pos2 : VANDUSENE] Unit : 2A21 TITLE DR 245 [08/25/2023 07:07:28 : pos2 : VANDUSENE] Unit : 2A21 REQ DR WILL ADV [08/25/2023 06:38:19 : pos2 : VANDUSENE] Unit : 2A21 FIRE 97 [08/25/2023 06:37:22 : pos2 : VANDUSENE] Unit : 222 FIRE 97 [08/25/2023 06:35:52 : pos2 : VANDUSENE] CLETS REDACTED [08/25/2023 06:35:05 : pos2 : VANDUSENE] CO FIRE ADV ENRT [08/25/2023 06:34:30 : pos2 : VANDUSENE] Unit : 106 REQ CO FIRE TO OUR LOC VIC COMPLAINING OF PAIN [08/25/2023 06:34:09 : pos2 : VANDUSENE] Unit : 2A21 NO CRIME AT THIS TIME [08/25/2023 06:32:44 : pos2 : VANDUSENE] Unit : 2A21 OUT WITH WITNESS SAYING SUSP IS MH BLK HAT GOA UTL VIC WENT NB ON BEACH IN RAV 4 [08/25/2023 06:30:58 : pos2 : VANDUSENE] Unit : 106 8160 ORANGEWOOD [08/25/2023 06:30:47 : pos2 : VANDUSENE] Unit : 106 1 DET [08/25/2023 06:30:13 : pos2 : VANDUSENE] Unit : 2A21 AS OF RIGHT NOW NO VIC WHO IS THE INF REQ 10-21 [08/25/2023 06:29:57 : pos2 : VANDUSENE] Unit : 223 AS OF RIGHT NOW NO VIC [08/25/2023 06:29:47 : pos2 : VANDUSENE] Unit : 2A21 WITNESS STS VEH RAV 4 [08/25/2023 06:28:52 : pos2 : VANDUSENE] Unit : 108 E OF BEACH PLT REDACTED [08/25/2023 06:28:52 : pos14 : SMITHLM] INF TALKING TO DEPS [08/25/2023 06:28:41 : pos2 : VANDUSENE] Unit : 106 OUT WITH [08/25/2023 06:28:39 : pos2 : VANDUSENE] Unit : 108 HAVE THE VEH [08/25/2023 06:28:22 : pos2 : VANDUSENE] Unit : 223 GRY RAV 4 [08/25/2023 06:27:55 : pos2 : VANDUSENE] Unit : 108 VEH EB ORANGEWOOD [08/25/2023 06:27:34 : pos14 : SMITHLM] MA LEAVING IN VEH RIGHT ON BEACH TWDS ORANGEWOOD [08/25/2023 06:27:20 : pos2 : VANDUSENE] Unit : 2A21 HAVE LL [08/25/2023 06:26:44 : pos14 : SMITHLM] ALL PARTIES INV'D ARE IN PLOT...INF SLIGHTLY SLURRING HER WORDS AND WHISPERING [08/25/2023 06:26:18 : pos14 : SMITHLM] DRIVER OF VEH HAS A HAMMER ON HIM [08/25/2023 06:26:15 : pos2 : VANDUSENE] Unit : 2A21 C3 FROM LAST [08/25/2023 06:25:47 : pos14 : SMITHLM] CAN HEAR PEOPLE YELLING IN BACKGROUND [08/25/2023 06:25:44 : pos2 : VANDUSENE] Unit : 223 AND 224 C3 SUB [08/25/2023 06:25:37 : pos14 : SMITHLM] DRIVER MA, 30S, SHORT DK HAIR, BLEEDING WAS POSSIBLY ASSAULTED [08/25/2023 06:25:37 : pos2 : VANDUSENE] Unit : 222 C3 KATELLA//KNOTT [8/25/2023 6:25:28 AM : pos13 : SAPOLUSK] OCFA STAGING [08/25/2023 06:25:02 : pos14 : SMITHLM] VEH IS TOYOTA SIV LAST THREE OF PLATE REDACTED [08/25/2023 06:24:43 : pos14 : SMITHLM] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 MALE IN A DK GREY SUV TRYING TO RUN MULTIPLE PEOPLE OVER IN PLOT
230822-0004		8/22/2023 0:06	647B - DISORDERLY CONDUCT-PROSTITUTION	[08/22/2023 00:51:29 : pos2 : SALAZARKL] [Cleared with unit 4A24] [8/22/2023 12:08:50 AM : pos12 : SCHWARTZLB] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.985868 ALI Y Coordinate: 33.79564046 ALI Uncertainty Factor: 5 ALI Confidence Factor: 090 INF HARRASSED BY A FEMALE AND MALE WORKING OUT OF ROOM 214 NO INF CONT
230807-0907	23-029521	8/7/2023 20:55	211 - ROBBERY IN PROGRESS	[08/07/2023 23:39:59 : pos2 : KASERDM] [Call 230807-0907, 230807-1027 are related.] [08/07/2023 23:16:11 : MOB : 424] CLETS REDACTED [08/07/2023 21:42:38 : MOB : 423] CLETS REDACTED [08/07/2023 21:41:26 : MOB : 423] CLETS REDACTED [08/07/2023 21:37:00 : pos2 : KASERDM] Unit : 422 TRANS VIC BACK TO DIXIE [08/07/2023 21:09:45 : pos2 : KASERDM] Unit : 424 PER INF 3 DET'D ARE NOT RELATED [08/07/2023 21:07:55 : MOB : 422] CLETS REDACTED [08/07/2023 21:07:19 : MOB : 406] CLETS REDACTED [08/07/2023 21:04:25 : pos2 : KASERDM] Unit : 424 ENRT TO SPEAK TO VICTIM [08/07/2023 21:03:30 : pos2 : KASERDM] Unit : 422 HAVE VIC AT SHELL FB PINK HOODY AND MH SHORT SHORT HAIR WHT TSHIRT AND BLK SHORTSS [08/07/2023 21:03:07 : pos2 : KASERDM] CLETS REDACTED [08/07/2023 21:02:44 : pos2 : KASERDM] Unit : 424 3 DET'D 10-34 [08/07/2023 21:01:58 : pos2 : KASERDM] Unit : 421 CODE 3 FROM SHELL [08/07/2023 21:01:52 : pos2 : KASERDM] Unit : 223 3 PEOPLE WE HAVE AT GP.....UNK IF RELATED THEY WERE NEXT TO THE VEH DESC [08/07/2023 21:00:57 : pos2 : KASERDM] Unit : 3A21 C3 FROM ALST [08/07/2023 21:00:57 : pos2 : KASERDM] Unit : 423 CODE FROM LAST [08/07/2023 21:00:31 : pos2 : KASERDM] Unit : 423 3 GP AT DIXIE GUNS FACING SB 10-33 [8/7/2023 8:59:33 PM : pos10 : SALAZARKL] INF IS ALMOST TO THE SHELL [08/07/2023 20:59:04 : pos2 : KASERDM] Unit : 421 AND 422 97 SHELL STATION [8/7/2023 8:58:59 PM : pos10 : SALAZARKL] INF WAVING UNTIS DOWN [8/7/2023 8:58:54 PM : pos10 : SALAZARKL] MALE WAS WITH FEMALE FB, HOODIE [08/07/2023 20:58:24 : pos2 : KASERDM] Unit : 223 C3 [8/7/2023 8:57:56 PM : pos10 : SALAZARKL] SUBJ WALKED AWAY, DID NOT SEE SUBJ ENTER THE VEH WEAPON WAS POSS A SILV .45 [8/7/2023 8:57:22 PM : pos10 : SALAZARKL] SUBJ HAVE NOT DRIVEN AWAY WITH THE VEH [8/7/2023 8:57:05 PM : pos10 : SALAZARKL] MALE SUSP MH, BLK TSHIRT, BLK SHORTS [08/07/2023 20:56:48 : pos2 : KASERDM] Unit : 424 C3 FROM MY LAST [8/7/2023 8:56:13 PM : pos10 : SALAZARKL] INF IS WALKING TOWARDS THE SHELL STATION [8/7/2023 8:55:54 PM : pos10 : SALAZARKL] VEH IS A GRN FORD ESPAPE [8/7/2023 8:55:38 PM : pos10 : SALAZARKL] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992445 ALI Y Coordinate: 33.79366000 ALI Uncertainty Factor: 182 ALI Confidence Factor: 090 MALE HIT HIM IN THE HEAD WITH A GUN AND TOOK HIS CAR KEYS
230723-0692		7/23/2023 20:24	242R - BATTERY REPORT	[07/23/2023 20:57:56 : pos2 : MOGUELC] [Cleared with unit 424] [07/23/2023 20:57:42 : pos2 : MOGUELC] Unit : 424 PC'D DIXIE HOTEL AND SURROUNDING AREA UTL [07/23/2023 20:57:08 : pos2 : MOGUELC] VM [07/23/2023 20:55:11 : pos2 : MOGUELC] Unit : 424 REQ BETTER 10-20 10-21 WENT TO VM TIMES 3 [7/23/2023 20:43:24 : pos21 : stollerevw] INF STS SHE WILL BE IFO DIXIE HOTEL [7/23/2023 20:30:20 : pos21 : stollerevw] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 931 INF STS SHE WAS 242'D YESTERDAY INF STS HER BACKPACK WITH HER WALLET STOLEN YESTERDAY INF WILL F, BLU TOP, SHORTS
230703-0793		7/3/2023 16:19	480R - HIT AND RUN FELONY REPORT	[07/03/2023 17:29:18 : pos2 : chano] [Cleared with unit 223] [07/03/2023 17:27:55 : MOB : 223] NAME REDACTED 2-14-05 STATED HE WAS RIDING BIKE SOUTH ON BEACH IN FRONT OF THE DIXIE WHEN JEEP PULLED OUT. NAME REDACTED HIT FRONT PASSENGER SIDE OF JEEP AND FELL OFF BIKE. JEEP OWNER STOPPED AND ASKED NAME REDACTED IF HE WAS OK AND IF HE NEEDED A RIDE HOME. NAME REDACTED SAID HE WAS FINE SO THE DRIVER LEFT. NO CRIME. PLATE PROVIDED WAS GIVEN TO NAME REDACTED FROM WITNESS. [7/3/2023 4:23:36 PM : pos12 : chavezga] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 930 AND HIS FATHER OUTFRONT OF THE SUB OCCR'D 30 MINS AGO SUSPT VEH GRY JEEP PLT#REDACTED INF HAS A CUT ON HIS LEG CLETS REDACTED.
230608-0845	23-021088	6/8/2023 16:33	245R - ASSAULT WITH DEADLY WEAPON REPORT	[6/8/2023 6:34:49 PM : pos9 : HOWARDKM] CALL REACTIVATED PER DC REQ [06/08/2023 17:45:01 : pos2 : FULLERAR] [Cleared with unit 224] [06/08/2023 17:37:10 : MOB : 224] CONTACTED NAME,DOB REDACTED WHO STATED UNKNOWN MALE ATTEMPTED TO HIT HER ACROSS THE FACE WITH A FIREARM. SEE DR FOR FURTHER [06/08/2023 17:14:49 : pos1 : JDEMERS] Unit : 822 UTL ON CROW WIL PC THE ALLEYWAY [06/08/2023 17:09:32 : pos2 : FULLERAR] Unit : 224 BLK BEACH CRUISER [06/08/2023 17:09:32 : pos2 : FULLERAR] Unit : 822 TO 224 DO YOU HAVE A COLOR OF THE BICYCLE [06/08/2023 17:05:00 : pos2 : FULLERAR] Unit : 223 BACK OUT W/224 [06/08/2023 17:04:25 : pos2 : FULLERAR] Unit : 822 PCING [06/08/2023 17:03:34 : pos2 : 3A21] utl beach to GG blvd [06/08/2023 17:02:23 : pos2 : FULLERAR] Unit : 223 UTL ORANGEWOOD TO VILLAGE CTR [6/8/2023 17:00:39 : pos19 : DAHLE] RED REQ D 06081656 [06/08/2023 16:55:41 : pos2 : FULLERAR] PER 3520 START A RED [06/08/2023 16:55:24 : pos2 : FULLERAR] Unit : 223 PCING AREA AS WELL [06/08/2023 16:54:52 : pos2 : FULLERAR] Unit : 224 FOR ADDTL BLK HANDGUN BLU RAG OVER THE TOP OF IT [06/08/2023 16:54:44 : pos2 : FULLERAR] Unit : 224 WANT 245 MH BLU DALLAS COWBOYS HAT GRY SHIRT DARK COLORED PNTS BLK AND WHT SHOES LEFT ON A BIKE SB BEACH 10 AGO [06/08/2023 16:48:35 : pos2 : FULLERAR] Unit : 224 HAVE CONT [06/08/2023 16:48:35 : pos2 : FULLERAR] INF IS OUTSIDE WALKING TWDS MIDDLE OF PLOT WEARING BLK & PINK [06/08/2023 16:47:32 : pos2 : FULLERAR] Unit : 224 10-21 INF HAVE HER STEP OUTSIDE THE ROOM [6/8/2023 16:42:48 : pos19 : DAHLE] NAME/PHONE REDACTED STS AN UNK MALE SUBJ CAME TO HOTEL ROOM DOOR AND ATT'D TO ~SLAP INF W A GUN~ OCC'D 5 AGO MH, BLU BB CAP, GRY SHIRT, BLK PANTS L/S ~LEFT~ OF THE DIXIE HOTEL ON BLK BEACH CRUISER INF DOES NOT KNOW ROOM NUMBER [6/8/2023 16:39:46 PM : pos20 : gonzaalezia] PER 10-21 HX INF POSS 647B [06/08/2023 16:39:37 : pos2 : FULLERAR] MULTIPLE CALL HX ON 10-21 WITH FEM SUBJ REFUSING TO PROVIDE HER NAME & BEING UNCOOP [6/8/2023 4:39:04 PM : pos20 : gonzaalezia] OCCRD 10 MIN AGO [6/8/2023 4:38:40 PM : pos20 : gonzaalezia] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992616 ALI Y Coordinate: 33.79378900 ALI Uncertainty Factor: 99 ALI Confidence Factor: 090 DIXIE HOTEL 931 REF IN A 415V WITH MALE INF STS MALE WENT UP TO HER HOTEL ROOM AND TRIED TO SLAP HER WITH A GUN INF STS SHE DOESN'T REMEMBER WHAT COLOR MAKE THE GUN WAS AND DECLINED TO PROVIDE HOTEL ROOM # MH BLK BACKPACK GREY SHIRTS BLK PANTS SUBJ L/S RIDING ON A BIKE ON BEACH BLVD INF NOT COOP WITH DESK QUESTIONS AND WOULD NOT PROVIDE HER NAME

Call No.	DR#	Incident Date	Complaint	Narrative
230527-0254		5/27/2023 10:35	211R - ROBBERY REPORT	[05/27/2023 11:39:57 : pos2 : DAHLE] [Cleared with unit 221] [05/27/2023 11:38:27 : MOB : 221] 211 UNFOUNDED [05/27/2023 11:38:21 : MOB : 221] ULTIMATELY NAME REDACTED ONLY STATED HE WAS PUNCHED ONCE IN THE FACE, BUT DID NOT DESIRE PROSECUTION FOR THE 240/242. HE SAID HE WOULD LEAVE AND NOT RETURN. [05/27/2023 11:37:21 : MOB : 221] CONTACTED NAME, DOB REDACTED WHO RENTED ROOM REDACTED AND SAID NAME REDACTED SAID DOB REDACTED VISITED HER TO PAY FOR SEXUAL SERVICES. SHE DID NOT WANT TO DO WHAT HE REQUESTED AND HE GOT MAD AND LEFT. NO MONEY EXCHANGED. NAME REDACTED SAID HE WAS THERE FOR A "MESSAGE" THEN LATER RECANTED AND SAID IT WAS FOR OTHER UNDESCRIBED SERVICES. HE SAID HE GAVE NAME REDACTED 100 THEN 200 MORE WHEN SHE THREATENED TO CALL THE POLICE. [05/27/2023 11:21:39 : pos2 : DAHLE] Unit : 221 C4 [05/27/2023 11:16:10 : pos2 : DAHLE] Unit : 221 WILL ADV ON FLW [05/27/2023 11:15:39 : pos2 : DAHLE] Unit : 221 CONT W BOTH PARTIES [05/27/2023 11:07:21 : pos2 : DAHLE] Unit : 221 HAVE CONT [05/27/2023 11:02:23 : pos2 : DAHLE] Unit : 221 HAVE INF MEET US IN PLOT [05/27/2023 11:02:03 : pos2 : DAHLE] Unit : 221 CONFIRM RM REDACTED [5/27/2023 10:38:45 AM : pos20 : Arguetajc] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 Cross streets: CRAGER RD//LA MONTE RD NBH: 79714 90680 33.792485,-117.992885 ALI X Coordinate: -117.992724 ALI Y Coordinate: 33.79294200 ALI Uncertainty Factor: 12 ALI Confidence Factor: 090 930 REF A FEM SUBJ PUNCHED HIM AND TOOK \$300 OCCRD 30 MIN AGO FH SMALL BUILT BLK SHIRTS JEAN SKIRT FEM LEFT ON FOOT UNK DOT
230408-0314	23-012564	4/8/2023 11:02	211R - ROBBERY REPORT	[04/08/2023 14:39:50 : pos2 : jensenkm] [Cleared with unit 2A23] [04/08/2023 14:37:56 : MOB : 2A23] REVIEWED FOOTAGE FROM VENUS BAR AND GRILL. REVIEWED AND COLLECTED VIDEO FROM SHELL GAS STATION. UTL ANY INCIDENT ON BOTH VIDEOS. [04/08/2023 13:39:14 : pos2 : jensenkm] CALL REACTIVATED PER 2A23 UNITS OUT AT BEACH //ORANGEWOOD [04/08/2023 13:05:07 : MOB : 2A23] CONTACTED NAME, DOB REDACTED WHO STATED AT ABOUT 0859 HOURS TODAY, A HISPANIC MALE, 5'7", 160, CURLY HAIR, BLACK SHIRT, BLACK PANTS, PULLED A 3" KNIFE, DEMANDED HER LV WALLET AND STABBED HER IN THE PROCESS. SUSPECT TOOK THE WALLET AND L/S RUNNING NB BEACH BLVD. TOTAL LOSS, ABOUT \$3000 (VL WALLET- \$2700 / \$280 CASH). DESIRED PROSECUTION. [04/08/2023 12:59:24 : MOB : 2A23]CLETS REDACTED [4/8/2023 11:10:44 AM : pos19 : uriarteij] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 [4/8/2023 11:10:29 AM : pos19 : uriarteij] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ST JOSEPH'S HOSP ER ROOM REDACTED PATIENT WAS AT 10-20 GIVEN WALKING TO HER ROOM AND WAS STABBED IN HAND SUBJ STOLE HER PURSE AND PHONE PATIENT NAME, DOB REDACTED (PER S20 USE 2A23)
230406-0623		4/6/2023 13:13	242 - BATTERY	[04/06/2023 13:49:58 : pos2 : SMITHLM] [Cleared with unit 824] [04/06/2023 13:49:46 : MOB : 824] I spoke with NAME REDACTED who told me she saw a female by the name of NAME REDACTED arguing with another male in the parking lot. NAME REDACTED approached "NAME REDACTED" and told her to leave. "NAME REDACTED" punched NAME REDACTED in the face multiple times causing bruising to her forehead and nose. NAME REDACTED does not desire prosecution and told me to watch out for NAME REDACTED because is known to carry weapons. No Pros desired. other party goa 10-98 homeless [04/06/2023 13:47:39 : pos2 : SMITHLM] Unit : 824 C4 [04/06/2023 13:44:12 : MOB : 824] seen by OCFA Eng. 82 paramedics [04/06/2023 13:40:50 : MOB : 824] CLETS REDACTED [04/06/2023 13:37:54 : pos2 : SMITHLM] Unit : 824 CONT WITH INF...OCFA IS CLEAR TO ENTER [04/06/2023 13:32:48 : pos2 : SMITHLM] Unit : 824 WILL ADV ON FLW [04/06/2023 13:29:59 : pos2 : SMITHLM] 2520 ADV'D [4/6/2023 1:18:32 PM : pos11 : FULMERPM] OCFA WILL STAGE [4/6/2023 1:16:41 PM : pos11 : FULMERPM] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 931 IN BLK POLKA DOT DRESS REF FEMALE SUBJ KICKED AND PUNCHED INF SUBJ IS FW PINK HAIR BLU JACKET LIGHT BLU JEANS SUBJ KNOWN TO CARRY KNIVES AND BRASS KNUCKLES UNK IF SUBJ IS STILL 97 INF WILL 10-23 BY THE STAIRS OCFA FOR FACIAL BLEEDING
230325-0142		3/25/2023 8:51	211R - ROBBERY REPORT	[03/25/2023 10:05:15 : pos2 : JENSENKM] [Cleared with unit 2A23] [03/25/2023 10:05:05 : pos2 : JENSENKM] Unit : 2A23 CONTACT WITH 918 SUBJ OCCRD IN STATION 475 ARE ON MAGNOLIA //WESTMINSTER [03/25/2023 10:01:41 : pos2 : JENSENKM] Unit : 2A23 CONTACT WITH INF [03/25/2023 09:59:17 : pos2 : JENSENKM] Unit : 2A23 MAKING CONTACT AT UNIT 119 [03/25/2023 09:58:19 : pos2 : JENSENKM] WILL BE 119 PER FRONT DESK [03/25/2023 08:55:23 : pos2 : JENSENKM] 2520 ADV VIA 10-21 [3/25/2023 08:52:25 : pos11 : guzacam] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 INF IS TRANSIENT OTHER TRANSIENT LET HIM STAY IN THE ROOM, THEN BECAME 415 AND TOOK INF'S WALLET OCC'D 30-40 AGO INF HAS NO IDEA WHERE HE IS, OTHER THAN A HOTEL IN ROOM 19 10-20 VIA LAT/LON SHOWS DIXIE MOTEL
221105-0075	22-037947	11/5/2022 4:05	487R - GRAND THEFT REPORT	[11/05/2022 07:54:22 : pos2 : nallyjl] [Cleared with unit 2A21] [11/05/2022 07:46:51 : MOB : 2A21] Spoke with NAME, DOB REDACTED who told me she parked her vehicle @0240 hours and went to room #REDACTED. NAME REDACTED stated she heard screaming @0320 hours and decided to leave the motel. NAME REDACTED returned to her vehicle and found her Purse, wallet, misc cards, US currency, CDL, misc makeup, high heels, and two pairs of sunglasses had been taken. NAME REDACTED stated her vehicle was locked. I saw no signs of forced entry. I was unable to review video footage. NAME REDACTED desired prosecution. [11/05/2022 05:44:06 : pos2 : WRIGHTCC] Unit : 2A21 C4 [11/05/2022 05:26:05 : pos2 : WRIGHTCC] CLETS REDACTED [11/05/2022 05:11:34 : pos3 : FULLERAR] INF CB FOR ETA ADV DEPS ENRT [11/05/2022 04:26:21 : pos3 : FULLERAR] AOD [11/05/2022 04:07:17 : pos3 : FULLERAR] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 931 SPANISH SPEAKING INF REF UNK SUBJ STOLE HER PURSE OUT OF HER LOCKED VEH UNK HOW ENTRY WAS GAINED. OCC'D 45 AGO
221027-0245		10/27/2022 8:24	459R - BURGLARY REPORT	[10/27/2022 09:33:59 : pos2 : NALLYJL] [Cleared with unit 224] [10/27/2022 09:32:40 : MOB : 224] Contacted inf who had all her keys in her possession. Nothing was moved in her vehicle and there were no signs of forced entry. Inf concerned because her windows were down but they are powered windows and can only be opened with the key without force. No signs of force or tampering seen. No crime. [10/27/2022 08:37:22 : pos2 : NALLYJL] BROKE UNIT AWAY FOR P2 CALL 0252 PRIOR [10/27/2022 08:32:22 : pos2 : NALLYJL] UNIT ADV [10/27/2022 08:28:23 : pos10 : SHITTESDORF] Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992810 ALI Y Coordinate: 33.79341400 ALI Uncertainty Factor: 52 ALI Confidence Factor: 090 931 931 INF REF SHE CAN SEE FROM HER ROOM THE WINDOWS ARE DOWN IN HER VEH AND THE DOOR IS AJAR...INF THINKS IT WAS BROKEN INTO AND IS AFRAID TO GO OUTSIDE...NO ONE SEEN NEAR THE VEH...VEH IS A GRAY NISSAN PATHFINDER TEMPORARY PLATES ~~~PLATES REDACTED~~~ NO RECORD
220830-0026	22-029341	8/30/2022 1:46	WPNS - WEAPONS VIOLATION	[08/30/2022 05:13:18 : pos2 : MOGUELC] [Cleared with unit 422] [08/30/2022 05:07:06 : MOB : 422] SUSP DETAINED FOR 503 INVESTIGATION. PAT DOWN FOR WEAPONS, LOCATED STOLEN HG IN WAISTBAND. CRIMINAL HISTORY REDACTED [08/30/2022 04:01:22 : pos2 : MOGUELC] Unit : 422 97 [08/30/2022 03:45:21 : pos1 : RIOSSM] Unit : 422 10-15 OTHER UNITS 10-8 [08/30/2022 03:45:09 : pos2 : MOGUELC] BAKERSFIELD PD WAS 10-22'D [08/30/2022 03:43:46 : pos1 : RIOSSM] Unit : 422 10-22 BAKERSFIELD [08/30/2022 03:14:08 : pos2 : MOGUELC] BAKERSFIELD ADVISED THEY STILL HAVE CALL PENDING NO ONE ENRT YET [08/30/2022 02:27:17 : pos2 : MOGUELC] Unit : 422 DR=WPNS [08/30/2022 02:20:58 : MOB : 421] CLETS REDACTED [08/30/2022 02:15:50 : pos2 : MOGUELC] Unit : 422 REQ BAKERSFIELD PD GO BY R/O ADDRESS TO SEE IF ITS AN UNREPORTED 503 [08/30/2022 02:15:09 : pos2 : MOGUELC] CLETS REDACTED [08/30/2022 02:11:01 : MOB : 421]CLETS REDACTED [08/30/2022 02:10:16 : MOB : 421] CLETS REDACTED [08/30/2022 02:03:10 : pos2 : MOGUELC] Unit : 422 10-6 ONE DET [08/30/2022 01:46:39 : pos2 : MOGUELC] NBH: 79714 90680 33.79381,-117.9929 Landmark: DIXIE HOTEL Cross Streets: LA MONTE RD // HYNES RD BLK TOYT TACOMA NO PLTS
210927-0461		9/27/2021 12:57	215R - CARJACKING REPORT	[09/27/2021 13:04:35 : pos2 : SMITHLM] [Call 210927-0461, 210927-0453 are related.] [09/27/2021 13:01:53 : pos16 : BEALSAR] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 79714 90680 33.79381,-117.9929 ALI X Coordinate: -117.992681 ALI Y Coordinate: 33.79352100 ALI Uncertainty Factor: 32 ALI Confidence Factor: 090 930 OUT FRONT WEARING A GRY SHIRT INF WAS PUNCHED IN THE FACE AND HAD HIS CAR STOLEN 30 MIN AGO MALE SUSP CLAIMED TO HAVE A WPN BUT INF DIDN'T SEE ONE MH, 30'S, LARGE BUILD, BALD HEAD, UNK COLOR BBAL HAT, RED SHIRT, UNK COLOR PANTS 2003 GRY MERZ SUV REDACTED LICENSE PLATED, "PERFECT" CONDITION, NO OTHER IDENTIFYING FACTORS WAS LS ON ORANGEWOOD CLETS REDACTED.
210923-0319	21-032278	9/23/2021 9:50	487R - GRAND THEFT REPORT	[09/23/2021 11:36:28 : pos2 : FULLERAR] [Cleared with unit 221] [09/23/2021 11:35:49 : MOB : 221] Spoke to NAME REDACTED who said on 9/22/21-0100 hours, NAME REDACTED secured his black Komodo 3 wheel bicycle with lawnmower engine in front of his hotel room locking it with a green bicycle chain. Today at about 1000 hours, NAME REDACTED stepped outside and found his bicycle missing. NAME REDACTED valued his bicycle at about \$1,300.00. NAME REDACTE did not have a serial number for his bicycle. [09/23/2021 09:51:30 : pos19 : CAZAREZAK] Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 79714 90680 33.79381,-117.9929 930 REF BICYCLE WITH MOTOR

Call No.	DR#	Incident Date	Complaint	Narrative
210803-0030		8/3/2021 1:27	459 - BURGLARY IN PROGRESS	[08/04/2021 18:08:22 : pos2 : CAZAREZAK] [Call 210803-0030, 210804-0737 are related.] [08/04/2021 18:07:31 : pos2 : CAZAREZAK] [Call 210803-0030, 210804-0731 are related.] [08/03/2021 01:54:11 : pos2 : BEALSAR] [Cleared with unit 4A22] [08/03/2021 01:53:41 : MOB : 4A22] SPOKE TO SEVERAL SUBJS IN PARKING LOT THAT DID NOT SEE ANY 415 OR 925. MNGR STATED HE DID NOT SEE ANY 925 OR GET CMPLAINTS [08/03/2021 01:51:36 : MOB : 4A22] Contacted NAME, DOB REDACTED who was room #REDACTED with male (NFD) nothing 925, spoke to several witnesses in area who saw no 415. Contacted room REDACTED who sts they did not call 911. [08/03/2021 01:48:42 : pos2 : BEALSAR] Unit : 4A22 RM REDACTED C4 [08/03/2021 01:48:33 : pos2 : BEALSAR] Unit : 4A22 WILL ATC RM REDACTED (LATE NOTE) [08/03/2021 01:47:15 : pos2 : BEALSAR] Unit : 424 RM REDACTED IS C4 WE WILL ATC RM REDACTED [8/3/2021 01:46:20 : pos8 : CAZAREZAK] CALLER NAME, PHONE REDACTED BACK ON THE LINE SAYING PEOPLE ARE TRYING TO BREAK INTO ROOM REDACTED MW TALL BUILD AND FW SHORT BUILD CALLER IS IN ROOM REDACTED [08/03/2021 01:35:45 : pos2 : BEALSAR] Unit : 4A22 C4 [08/03/2021 01:34:10 : pos2 : BEALSAR] Unit : 424 HAVE CONT WITH SOMEONE AT UNIT REDACTED [08/03/2021 01:33:17 : pos2 : BEALSAR] NO CALL HX ON 10-21 [08/03/2021 01:32:41 : pos2 : BEALSAR] Unit : 424 I CAN CLEARLY SEE INTO #REDACTED AND ITS UNOCP [8/3/2021 01:32:29 : pos11 : ROSECL] INF NO LONGER RESPONDING TO DESK QUESTIONS [8/3/2021 01:30:59 : pos11 : ROSECL] INF STS RM REDACTED AND THEY ARE NOT SURE IF THE RESIDENT IS 97 [08/03/2021 01:30:24 : pos2 : BEALSAR] Unit : 423 ENRT FROM SUB [08/03/2021 01:30:18 : pos2 : BEALSAR] Unit : 421 ENRT FROM SUB [08/03/2021 01:30:08 : pos2 : BEALSAR] DUKE MONITORING [08/03/2021 01:30:05 : pos2 : BEALSAR] 3S20 ADV [08/03/2021 01:30:00 : pos2 : BEALSAR] Unit : 424 UNITS C3 SUB [8/3/2021 01:29:03 : pos11 : ROSECL] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 Cross streets: LA MONTE RD//HYNES RD Landmark: DIXIE HOTEL NBH: 797J4 90680 33.79381,-117.9929 VIA TEXT TO 911 SUBJT IN RM REDACTED STS SOMEONE IS BREAKING IN TO A NEIGHBORING RM BELIEVES THEY HAVE A GUN
210422-0625	21-013421	4/22/2021 14:36	927D - INVESTIGATE DEAD BODY	[04/22/2021 18:17:38 : pos2 : AUSTINMM] [Cleared with unit 2A22] [04/22/2021 18:15:02 : MOB : 2A22] Arrived at scene, subject NAME, DOB REDACTED was unresponsive. Deputies performed CPR and gave him narcan, NAME REDACTED did not respond. OCFA Paramedics responded, pronounced him deceased at 1450 hours. Nothing 925 found inside motel room. Contacted Coroner's office, Deputy Coroner A. Babcock #56 responded, see case #21-02679-BK for further. [04/22/2021 16:59:42 : pos2 : SMITHLM] Unit : 2A22 CORONER 97 [04/22/2021 14:50:59 : pos6 : EibenCA] Unit : 2A22 927D [04/22/2021 14:47:20 : pos2 : SMITHLM] Unit : 2A22 HAVE CONT WITH INF [04/22/2021 14:46:16 : pos10 : JDEMERS] VOICE MAIL BOX IS FULL [04/22/2021 14:45:08 : pos2 : SMITHLM] Unit : 2A22 10-21 INF AND SEE IF SHE WILL 87 DOWN STAIRS [04/22/2021 14:42:56 : pos2 : SMITHLM] Unit : 221 PERFORMING CPR [04/22/2021 14:42:28 : pos2 : SMITHLM] Unit : 221 NARCAN DEPLOYED TIMES 2 [04/22/2021 14:39:20 : pos10 : JDEMERS] SUBIT IS 34-35 STARTING CPR [04/22/2021 14:38:55 : pos2 : SMITHLM] Unit : 822 C3 LAST [04/22/2021 14:38:50 : pos2 : SMITHLM] Unit : 223 C3 IRC [04/22/2021 14:38:49 : pos10 : JDEMERS] INF STS HE IS 927D THAT HE DID FENTANYL [04/22/2021 14:38:40 : pos2 : SMITHLM] Unit : 2A22 C3 LAST [04/22/2021 14:38:28 : pos2 : SMITHLM] Unit : 221 MAG [04/22/2021 14:38:00 : pos10 : JDEMERS] INF CONFIRMED THAT SOMEONE IN THE ROOM IS BLU AND NOT BREATHING [04/22/2021 14:37:40 : pos10 : JDEMERS] CO FIRE ENRNT [04/22/2021 14:37:32 : pos10 : JDEMERS] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 INF CAN HEAR MALE SAYING BREATH HOMIE BREATH HOMIE SO SHE THINKS SOMONE IS NOT BREATHING
210305-0749	21-007607	3/5/2021 18:45	245R - ASSAULT WITH DEADLY WEAPON REPORT	[03/05/2021 21:11:12 : pos2 : JURGENSENWA] [Cleared with unit 423] [03/05/2021 21:10:38 : MOB : 423] CONT'D SHERIFF'S ID FR 21-42799 [03/05/2021 21:03:34 : MOB : 423] SUSP AND VIC HAVE PRIOR CONTACT AND ISSUES, TODAY SUSP LOCATED THE VIC WALKING HIS DOG, EXITED HIS VEH W/ A BBALL BAT AND STRUCK THE VIC 5-6 TIMES CAUSING LACERATIONS TO THE F&B OF HEAD // SUSP FLED THE AREA IN GREEN FORD EXPEDITION // BOTH SUBJS STAY AT THE DIXIE MOTEL // VIC TREATED AT WAMC FOR LAC'S AND REC'D 21 STAPLES // ID CONTACTED // VIC DOES NOT DESIRE PROS // DIXIE CAMERAS DO NOT RECORD // 10-98 RPT [03/05/2021 21:00:32 : MOB : 423] C4 [03/05/2021 20:22:52 : pos2 : JURGENSENWA] Unit : 423 SUSPECT VEH IS NOT 97 [03/05/2021 20:22:18 : pos2 : JURGENSENWA] Unit : 423 97 DIXIE [03/05/2021 20:20:38 : pos2 : JURGENSENWA] Unit : 423 EN RTE DIXIE REF MY CALL [03/05/2021 20:09:16 : MOB : 423] SUSP: M/W 602, 240lbs, Wearing Drk Shirt, Drk Pants, No identifying features, Driving a green 2000's Ford Expedition and Poss staying at the Dixie Hotel 11632 Beach [03/05/2021 20:07:56 : MOB : 423] CLETS REDACTED [3/5/2021 6:52:48 PM : pos10 : ELLUSKM] Landmark: DIXIE HOTEL Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 10-49 TO CALLER LOCATION...INF IS A NURSE WITH WEST ANAHEIM MED CENTER HAVE A VICTIM WITH MAJOR INJURIES FROM BEING ASSAULTED W/A BAT AT INCIDENT LOCATION. PER INF SUBJ IS IN AND OUT OF CONCIUSNESS. VICTIM IS NAME AND DOB REDACTED IN ER BED 1
210209-0294	21-004554	2/9/2021 10:15	927D - INVESTIGATE DEAD BODY	[02/09/2021 12:27:27 : pos2 : SMITHLM] [Cleared with unit 223] [02/09/2021 12:22:45 : MOB : 223] OCFA arrived on scene and pronounced subject deceased at about 1018 hours. Coroner arrived on scene and to custody of body. Subject is 'John Doe' due to no means to identify subject. Nothing 925 seen. 10-98 w/report. [02/09/2021 10:15:54 : pos1 : SMITHLM] NBH: 797J4 90680 33.79381,-117.9929 NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD FLAGGED DOWN DIXIE MOTEL REF MALE UNCONSCIOUS IN PLOT...FIRE CHECKED HIM OUT AND HE IS 927D
201107-0104		11/7/2020 5:16	459 - BURGLARY IN PROGRESS	[11/07/2020 05:30:01 : MOB : 221] Spoke to R/O of the BMW, NAME REDACTED who said he was aware he had a broken window and possible 459. NAME REDACTED did not desire a report. [11/07/2020 05:23:04 : pos2 : JURGENSENWA] Unit : 221 C4 [11/07/2020 05:21:23 : pos2 : JURGENSENWA] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 [11/07/2020 05:17:52 : pos2 : JURGENSENWA]CLETS REDACTED [11/07/2020 05:17:33 : pos2 : JURGENSENWA] INQUIRY MATCH ON LIC, CLETS REDACTED [11/07/2020 05:17:20 : pos2 : JURGENSENWA] Unit : 221 PARKED IN THE PLOT [11/07/2020 05:17:15 : pos2 : JURGENSENWA] Unit : 221 FRONT PASS WINDOW IS SMASHED [11/07/2020 05:17:06 : pos2 : JURGENSENWA] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929
201107-0099	20-037342	11/7/2020 4:51	211R - ROBBERY REPORT	[11/07/2020 11:11:19 : pos2 : chavezga] [Cleared with unit 223] [11/07/2020 10:58:12 : MOB : 223] Victim stated he picked up a female on Beach Blvd, bought her food, and brought her back to the Dixie. Female left the room and an unknown male White 6-0 brown hair, white t-shirt and blue jeans, attacked the victim and took his wallet, keys and phone. DR taken for 211. [11/07/2020 08:51:35 : pos2 : chavezga] Unit : 223 C4 AT BRIDGEPORT OUT AT WEST ANA MED CTR [11/07/2020 08:38:42 : pos2 : chavezga] Unit : 223 OUT AT 3152 BRIDGEPORT, AN REF THIS CALL [11/07/2020 06:32:18 : MOB : 223] DATE:11-07-20*TIME:06:23CLETS REDACTED[11/07/2020 06:20:14 : pos2 : chavezga] Unit : 224 OUT AT WEST ANAHEIM MEDICAL CTR REF THIS CALL [11/07/2020 05:56:13 : pos2 : chavezga] PER THE DC, ID IS ENRT [11/07/2020 05:35:56 : pos2 : JURGENSENWA] Unit : 223 DR FOR 211 [11/07/2020 05:18:04 : pos2 : JURGENSENWA]CLETS REDACTED[11/07/2020 05:08:31 : pos2 : JURGENSENWA] Unit : 422 OCFA 97 [11/07/2020 05:05:14 : pos2 : JURGENSENWA] Unit : 422 MALE SUBJ IS 918 [11/07/2020 05:02:00 : pos2 : JURGENSENWA] Unit : 424 REQ 91 SUBJ OUTSIDE IN THE CAR BLEEDING FROM THE HEAD 10-6 [11/07/2020 05:00:24 : pos2 : JURGENSENWA] Unit : 424 932 AT 112 WILL BE DOING A WLFR CHECK [11/7/2020 4:53:28 AM : pos11 : RIOSSM] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE MOTEL 930 REF 925 MALE 65-70YO ADV HE WAS 211'D AND TO CALL POLICE NO OTHER SUBJ AROUND AND SUBJ RETURNED TO HIS ROOM NFD
200114-0490	20-001710	1/14/2020 12:32	WPNS - WEAPONS VIOLATION	[01/14/2020 12:33:41 : pos2 : CLARKERM] [Cleared with unit 2504] [01/14/2020 12:33:36 : pos2 : CLARKERM]CLETS REDACTED [01/14/2020 12:32:43 : pos2 : CLARKERM] NBH: 797J4 90680 33.79381,-117.9929 Cross Streets: LA MONTE RD // HYNES RD
190606-0359		6/6/2019 10:01	459R - BURGLARY REPORT	[06/06/2019 11:25:58 : pos2 : EibenCA] [Cleared with unit 2A22] [06/06/2019 11:24:49 : MOB : 2A22] subject entered the laundry room and took a gray dolly, informant did not desire prosecution, contacted subject who agreed to give the dolly back to the informant. handled on a civil matter. c-4 [06/06/2019 11:14:24 : pos2 : EibenCA] Unit : 2A22 C4 10-6 BACK AT THE DIXIE [06/06/2019 10:53:04 : pos2 : EibenCA] Unit : 2A22 BEACH//KATELLA [06/06/2019 10:34:55 : pos20 : CEValdivia] THE OWNER, NAME REDACTED, JUST CALLED IN...SAYS THE SUSP IS AT THE SHELL GAS STATION AT ORANGEWOOD // BEACH... MH, WHT SHIRT, BLK PANTS SITTING ON A BICYCLE IFO THE SHELL GAS STATION...LOSS IS A DOLLY AND SOME TOWELS [06/06/2019 10:01:59 : pos15 : MADRIGALT] Cross streets: LA MONTE RD//HYNES RD NBH: 797J4 90680 33.79381,-117.9929 DIXIE MOTEL 930 REF LAUNDRY ROOM



To: Hannah Shin-Heydorn
From: Captain C. Walters #8208
Date: November 17, 2023
RE: The Dixie Motel

The Dixie Motel is located at 11632 Beach Blvd in the city of Stanton. The city of Stanton has seen a consistent increase in calls for service at or relating to the Dixie Motel since 2019. Total calls for service were measured by querying the term "Dixie" in the Computer Aided Dispatch (CAD) call narrative. Calls were filtered further to represent those with an "Incident Location" of 11632 Beach Blvd., or nearby cross streets, when the call was related to activity that had just occurred at the Dixie Motel. For example, a traffic stop may be initiated in the area following suspicious activity that was observed in the Dixie Motel parking lot.

The following is the total calls for service and total consumed time per year.

<u>Year</u>	<u>Calls for service</u>	<u>Consumed Time</u>
2019	50	59:52
2020	57	75:06
2021	78	61:21
2022	90	104:30
2023	168	175:07

The city of Stanton has seen a consistent increase in arrests at or relating to the Dixie Motel since 2019. There was an 82% increase in total arrests, including citations, between 2022 and YTD 2023.

The followig is the total number of arrests or citations related to the Dixie Motel per year.

2019

1. Arrest- 4
2. Citation- 2

2020

1. Arrest- 13
2. Citation- 1

2021

1. Arrest- 3
2. Citation- 1

2022

1. Arrest- 11
2. Citation- 6

2023 (year to date)

1. Arrest- 17
2. Citation- 14

The following charts below display raw data pertaining to the citations and arrest made by Deputy Sheriff's at the the Dixie Motel.

2019

Incident Date	Location	Complaint	Cite	Arrest
01/08/2019 12:26	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/20/2019 11:55	BEACH BLVD // KATELLA AV	11357 - MARIJUANA VIOLATION		1
08/21/2019 13:59	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
09/12/2019 12:57	11632 BEACH BLVD	925C - SUSPICIOUS PERSON IN VEH	1	
09/16/2019 11:22	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
11/21/2019 16:51	11632 BEACH BLVD	INFO - INFORMATION REPORT		2

2020

Incident Date	Location	Complaint	Cite	Arrest
01/14/2020 12:32	11632 BEACH BLVD	WPNS – WEAPONS VIOLATION	1	
01/16/2020 05:14	11622 BEACH BLVD	503L – STOLEN VEHICLE LOCATED		1
03/24/2020 20:51	11632 BEACH BLVD	503L – STOLEN VEHICLE LOCATED		1
04/23/2020 21:34	BEACH BLVD // ORANGEWOOD AV	211R – ROBBERY REPORT		1
07/06/2020 21:09	11632 BEACH BLVD	11350 – NARCOTIC VIOLATION		1
07/15/2020 11:49	11632 BEACH BLVD	WRNT – WARRANT ARREST		1
07/16/2020 23:14	BEACH BLVD // ORANGEWOOD AV	503L – STOLEN VEHICLE LOCATED		2
07/20/2020 12:44	11632 BEACH BLVD	496 – RECEIVING STOLEN PROPERTY		2
08/31/2020 10:43	11632 BEACH BLVD	243E1 – DOMESTIC BATTERY		1
09/08/2020 20:21	11632 BEACH BLVD	WRNT – WARRANT ARREST		1
09/16/2020 10:22	11632 BEACH BLVD	530.5 – ID THEFT		1
12/16/2020 00:56	11632 BEACH BLVD	WRNT – WARRANT ARREST		1

2021

Incident Date	Location	Complaint	Cite	Arrest
03/12/2021 09:47	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
04/07/2021 17:29	11632 BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
04/11/2021 00:35	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
11/04/2021 11:32	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION		1

2022

Incident Date	Location	Complaint	Cite	Arrest
01/15/2022 13:02	11632 BEACH BLVD	243E1 - DOMESTIC BATTERY		1
04/30/2022 12:40	ORANGEWOOD AV // BEACH BLVD	422R - CRIMINAL THREATS REPORT		1
05/14/2022 11:20	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
07/18/2022 20:04	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
08/16/2022 12:13	7050 KATELLA AV	459.5 - SHOPLIFTING	1	
08/21/2022 19:59	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
08/30/2022 01:46	11632 BEACH BLVD	WPNS - WEAPONS VIOLATION		1
09/19/2022 07:24	11632 BEACH BLVD	503L - STOLEN VEHICLE LOCATED	1	
09/19/2022 10:38	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
10/28/2022 05:24	BEACH BLVD // STARR ST	MUNI - MUNICIPAL CODE VIOLATIONS	1	
11/10/2022 21:36	BEACH BLVD // CHAPMAN AV	11350 - NARCOTIC VIOLATION		1
11/12/2022 00:20	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
11/16/2022 00:15	11632 BEACH BLVD	503T - STOLEN VEHICLE TRACKING SYSTEM ACTIVATED		1
11/23/2022 07:44	BEACH BLVD // CENTRAL AV	MUNI - MUNICIPAL CODE VIOLATIONS	1	
12/05/2022 15:30	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
12/06/2022 00:04	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
12/13/2022 13:20	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	

2023

Incident Date	Location	Complaint	Cite	Arrest
01/05/2023 11:41	ORANGEWOOD AV // BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
01/11/2023 12:28	11632 BEACH BLVD	148 - RESISTING ARREST		1
01/17/2023 11:49	11632 BEACH BLVD	WRNT - WARRANT ARREST		2
03/01/2023 11:49	BEACH BLVD // PINE LN	11350 - NARCOTIC VIOLATION	1	
05/11/2023 15:08	BEACH BLVD // ORANGEWOOD AV	451 - ARSON		1
06/11/2023 15:07	11632 BEACH BLVD	WRNT - WARRANT ARREST		2
06/21/2023 00:46	BEACH BLVD // ORANGEWOOD AV	211 - ROBBERY IN PROGRESS		2
06/26/2023 09:02	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
06/29/2023 01:04	BEACH BLVD // ORANGEWOOD AV	11350 - NARCOTIC VIOLATION		1
07/07/2023 06:29	11632 BEACH BLVD	925 - SUSPICIOUS PERSON/CIRCS		1

08/07/2023 20:55	11632 BEACH BLVD	211 - ROBBERY IN PROGRESS		1
08/08/2023 22:29	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/14/2023 03:06	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/14/2023 04:24	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	2	
08/24/2023 22:47	11632 BEACH BLVD	602 - TRESPASSING	2	
08/24/2023 23:53	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/28/2023 22:26	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
09/01/2023 20:20	BEACH BLVD // CHESTER AV	148 - RESISTING ARREST		2
09/08/2023 10:35	11632 BEACH BLVD	PED - PEDESTRIAN CHECK	1	
09/16/2023 02:19	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
09/19/2023 03:25	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
09/25/2023 11:33	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
10/02/2023 22:14	11632 BEACH BLVD	602 - TRESPASSING	1	
10/08/2023 23:53	11632 BEACH BLVD	602 - TRESPASSING		1
10/24/2023 20:49	11632 BEACH BLVD	602 - TRESPASSING	1	

Shin-Heydorn, Hannah

From: Aileen Caso [REDACTED]
Sent: Monday, March 13, 2023 4:18 PM
To: Shin-Heydorn, Hannah
Subject: Fwd: Dixie Orange County - Public Safety Follow Up
Attachments: Dixie 2 Lighting.JPG.JPG; Dixie 1 Lighting.JPG; Dixie 4 Lighting.JPG.JPG; Dixie Hollywood Story.pdf; Dixie 3 Lighting.JPG.JPG; Dixie 5 Lighting.JPG.JPG; Dixie OC License Plate.pdf; Parking Permit Dixie OC.pdf; TOWING DIXIE OC 2022.pdf; TOWING AUTH DIXIE OC 2022.pdf; Ack Letter 2022.pdf

Hi Paige and Hannah,

It was a pleasure meeting both of you in person a few weeks ago. I appreciate all the feedback and concerns you shared with me. I had a very serious conversation with Suresh (the leasee) and made it very clear that the operations needed to be tightened up even further to create a better standing with the city and more importantly a better business for the community.

I have attached pictures and documents that show the progress we have made so far. There is a written acknowledgment letter with the leasee discussing the issues that needed to be addressed. The lighting was completely changed so that the entire parking lot is well lit. Feel free to have a stroll in an evening whenever you'd like and provide us with feedback. We established a relationship with the tow company so that they may come and tow any cars which do not have a permit. A permit system has been implemented, as well. All gov't IDs are continued to be scanned into the system. Car license plates are being logged into the management system for easy access of reporting if a police officer may need car and owner info. And lastly, I have created an email thread with the leasee, manager, and I in which they have to report any police incidents whether they call or the police come on their own reporting the issue and details. All of this is attached to this email. If you have any further concerns please feel free to let me know. I am more than willing to work together to better the area and the property.

On a side note, I am not sure if you know the story, but this property and the one in Hollywood is a tribute to my older sister, Dixie, who was killed by a drunk driver in 1997. I have attached a copy of the Hollywood story which shares a bit of our vision and her essence that created this brand. I am very invested in this boutique brand and would like to see it prosper in a beautiful legacy to her. In no way do I want to bring a property to Stanton that would disgrace her name, so even though we are struggling a bit, due to the issues of the community right now with the type of clientele we are dealing with, I assure you we are striving for a vision greater than you may believe at this point. I hope you have hope for this property and continue to support us in the growth and beautification of it. Beach Blvd deserves a nice boutique hotel, and I will do everything I can to make Dixie Orange County the one!

Again, if you have any other feedback or concerns please let me know at anytime. I'll take action immediately.

--

Blessings,
Dr. Deepa Patel

Feb 24, 2023

Re: Megha Hospitality

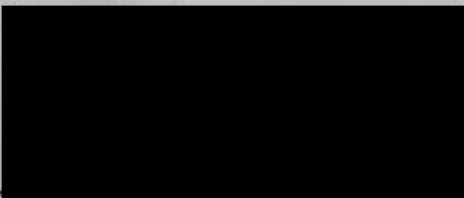
As per an in person meeting with city of Stanton we were notified of issues regarding the operations of Dixie Orange County. We have described in detail the changes needed to comply and prevent any further city issues. These issues must be remedied before March 15, 2023 and all proof must be given to the lessor, California One Hospitality LLC so they may communicate them to the city.

- Add additional lighting to the parking lot brightening up the entire area of the parking lot – before and after pictures must be sent
- All hidden areas of the parking lot must be closed off including the area behind the swimming pool.
- All guest vehicles must be registered in the ASI system and given a dated parking permit. An easy printable report of all the cars registered at any given time should be accessible and ready to print upon request by the police and law company.
- A relationship with a tow company to come daily in the evening to verify all cars are registered through the report and to tow away any that are not. Provide something in writing that this is being implemented and in agreement.
- Front of hotel landscaping must be maintained
- No guests who are engaging in questionable activities (prostitution or drug dealing) Only registered customers are to be allowed on the property. All registered customers have a valid ID on file.

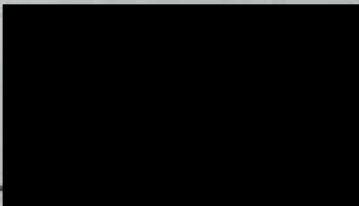
Please consider using your own on-site security guard if the manager cannot handle customer issues. Calling the police for issues often will result in further issues.

If you need help with anything or have any questions, please let me know.

This is stating that I understand the above informed information and am willing to comply.


Megha Hospitality LLC (Suresh Alir)

3/6/23
Date

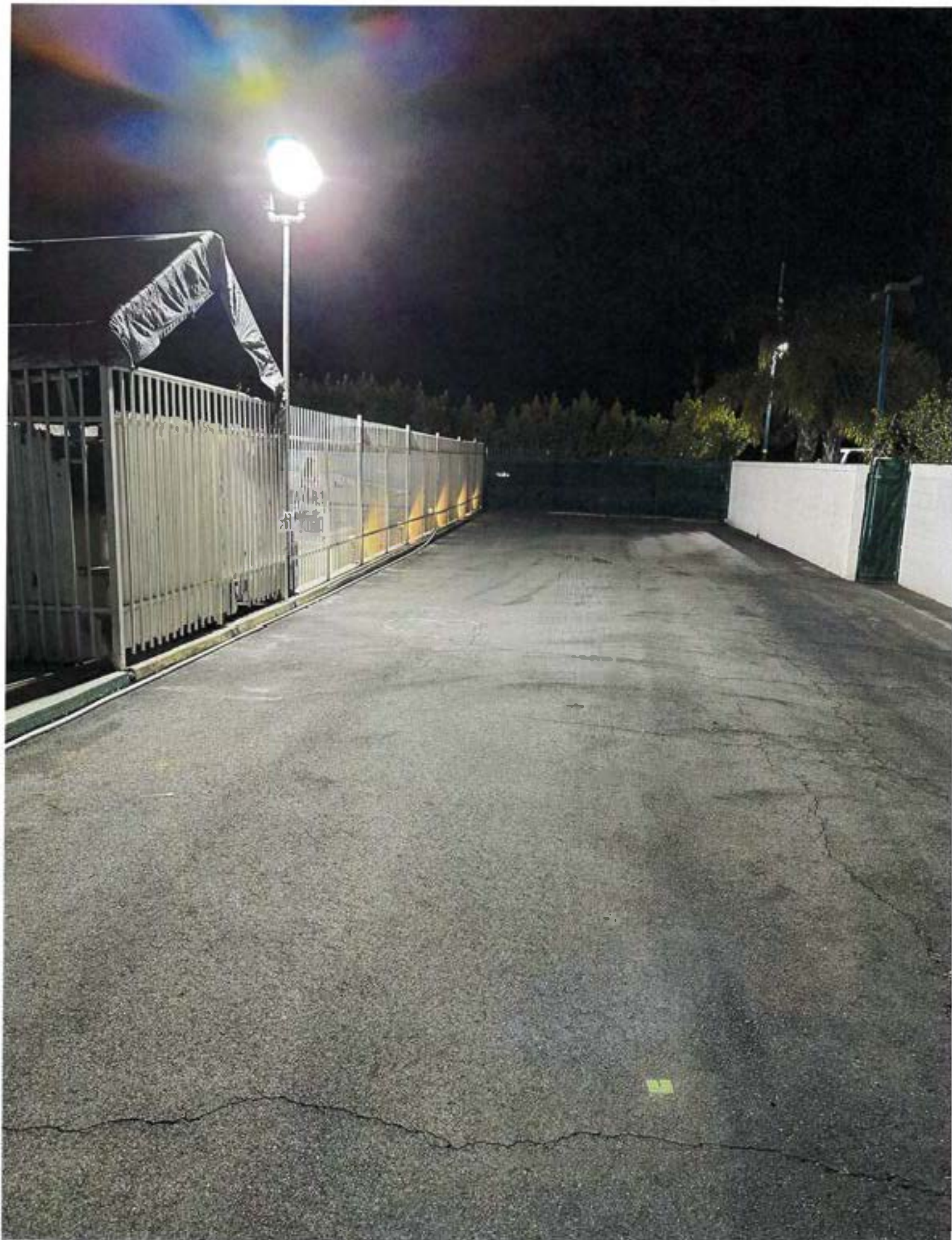

COH LLC (Deepa Pater)

3/6/23
Date

Attachment: D.1.b
[Click here to return to the agenda.](#)













The Dixie Hollywood Hotel is a tribute by two sisters to a third, Dixie, whose life was cut short much too soon by a drunk driver. Looking to turn a negative into a positive, the two surviving sisters created a hotel in her name that embodies the essence of who Dixie was...humble, classy, artistic, environmentally aware, compassionate, serene, and so much more.

Today, the Dixie Hollywood Hotel is a pet-friendly retro motor inn with a classy edge. An oasis along bustling Hollywood Boulevard, the hotel is lushly planted with palm trees, decorated in a calming neutral palette, and offers thoughtful amenities like Yoga bolsters with instructions on a few key poses.

The Dixie Hollywood Hotel incorporates environmentally friendly materials throughout and continually strives to reduce its carbon footprint — including operating an 80% paperless corporate office and paperless check-in/check-out.

A hotel with a conscience, not only do the owners take a holistic approach to employee management, but all toiletries and in-room amenities are collected, cleaned, recycled, and then distributed to domestic homeless shelters and developing countries. Gently worn linens are donated to a local domestic violence shelter and more heavily worn linens are donated to a local animal shelter. A portion of the hotel's revenue is donated to help promote drunk driving awareness through organizations like MADD (Mothers Against Drunk Driving) and others, and hotel management encourages guests who may have indulged a bit too much to call them to arrange for a return taxi versus getting behind the wheel themselves.

Dramatic murals of James Dean, Marilyn Monroe, and other notables by local artist "Max" grace the walls — and have become a trademark picture spot for all guests who pass through. In fact the property — and its onsite "Modern American Diner" restaurant, 54Twenty — have become popular locations for many TV show and magazine photoshoots.

And so this 70-room hotel right on Hollywood Boulevard where Dixie herself used to work at the front desk today welcomes guests who seek something unique — a five-star experience at a three-star price — all just a stone's throw from the Hollywood Walk of Fame.

Dixie Orange County

11632 Beach Blvd, Stanton, California, 90680, USA

Phone: 714-8917688

E-mail: [REDACTED]

Name	Oiga Ortega Zuniga		Folio No.	3968
Address	[REDACTED]			
Phone #	[REDACTED]		Room	203
ID Type	Driver license	ID #	# of Guest	2
Issue Place		ID Country	Date In	Feb/22/2023 11:39:00 AM
Vehicle Info.	TOYOTA PRIUS 2023 [REDACTED]		Date Out	Mar/15/2023 11:00:00 AM
Company	[REDACTED]			

Particulars		Total
Rental Charges	1246.03	

Guest Parking Permit



Folio #: _____

Check-In: _____

Check-Out: _____

**** Parking pass must be displayed, face up on the dashboard of your vehicle. Please park in only ONE SPACE per vehicle. Illegally parked vehicles may be towed at the owners' expense. ** You are leaving your own vehicle at your own risk. The hotel will assume no responsibility for any loss or damage to your vehicle.**



1001 N Logan St.
 Santa Ana CA 92701
 714-667-0373
 Office@KnightsToTheRescue.com
 www.ocppi.com

Private Property General Authorization Form

This agreement by and between Knight Towing and Dixie Hotel Orange Cal. shall serve as authorization to service the property located at 11632 Beach Blvd effective 03/13/2023

This agreement is effective upon signature and may be cancelled by either party notifying the other in writing. Service shall immediately cease upon receipt of a written cancellation request by either party. Services will be provided in an effort to ensure residents and/or business access to their assigned spaces and/or garages and to conform with the demands regarding public safety and emergency vehicles access set forth by the Orange County Fire Department. Knight Towing will perform all operations within guidelines set forth in section 22658 of the California Vehicle Code.

Knight Towing is responsible and liable for any damages to vehicles resulting or arising from Knight Towing actions or omissions in conducting tows from your property. Resolution of any dispute in this regard shall be a matter entirely between Knight Towing and the vehicle owner(s). Knight Towing agrees to indemnify and hold the property Owner/Agent harmless related to any (1) Code Violations or (2) property damages which are alleged to have arisen from Knight Towing actions or omissions during the impound process.

By signing my signature below, I certify as an agent that I authorized Knight Towing to a general towing authorization of the fire lanes, fire hydrant, stenciled red zones and for vehicles parked in a manner that restricts access to the property at the above-mentioned address.

Signed [Redacted] Date 3/13/2023 Name

Deepa Patel

Title [Redacted] phone

[Redacted] Email [Redacted]

List ALL individuals authorized to sign for a vehicle removal

Deepa Patel, Suresh Ahir, Aileen Caso, Chinmay (manager)

TOWING INFORMATION

PROPERTY NAME Dixie Hotel Orange County
ADDRESS 11632 Beach Blvd Stanton, CA 90680
NUMBER OF UNITS 39

CLEARED TO TOW FOR FOLLOWING REASONS:

FIRE LANES TIME TO START CHECKING _____ ☒ Yes No

Impending Entrances and Exits ☒ Yes No

Future Resident Parking (Times _____) ☒ Yes No

TIME OF DAY TOWING STARTS 10pm

Permanent Permits
Attach Example:

Location inside driverside Dash Red or Orange
Type of Application: inside Outside bumper/window Mirror Hanger

Temporary Permits Yes No
Attach Example:

Location
Type of Application: Inside Outside bumper/window Mirror Hanger

GATE CODE: 5 UP Remote Code [REDACTED]

DOWN

Persons Authorizing Vehicle Removal (Signature): [REDACTED] Title: _____

(Signature): Chinmay Title: Manager

Contact Phone Number: _____ Contact Phone Number: 714-891-7688

Contact Phone Number: _____ (NOT TO BE RELEASED TO ANYONE!)

Security Co. _____

Shin-Heydorn, Hannah

From: Shin-Heydorn, Hannah
Sent: Tuesday, April 25, 2023 8:16 AM
To: Aileen Caso
Cc: Vazquez, Patricia
Subject: RE: Dixie Orange County - Public Safety Follow Up

Hi Dr. Patel,

Thank you so much for following up with the pictures and documents. Over the past few weeks we have had multiple staff visit the property at different times of day and assess the improvements. All agree that the physical improvements have made a positive impact to the property. We also appreciate the process established for parking. However, one staff member reported that on a recent visit during the daytime, they did not notice any of the permits displayed in the cars in the parking lot. Can you please confirm that the permit system is being utilized, and also would you mind sharing how many tows have been conducted?

Regards,
Hannah

Hannah Shin-Heydorn
City Manager
City of Stanton
7800 Katella Avenue
Stanton, CA 90680
714-890-4277

From: Aileen Caso [REDACTED]
Sent: Monday, March 13, 2023 4:18 PM
To: Shin-Heydorn, Hannah <HShinHeydorn@stantonca.gov>
Subject: Fwd: Dixie Orange County - Public Safety Follow Up

Hi Paige and Hannah,

It was a pleasure meeting both of you in person a few weeks ago. I appreciate all the feedback and concerns you shared with me. I had a very serious conversation with Suresh (the leasee) and made it very clear that the operations needed to be tightened up even further to create a better standing with the city and more importantly a better business for the community.

I have attached pictures and documents that show the progress we have made so far. There is a written acknowledgment letter with the leasee discussing the issues that needed to be addressed. The lighting was completely changed so that the entire parking lot is well lit. Feel free to have a stroll in an evening whenever you'd like and provide us with feedback. We established a relationship with the tow company so that they may come and tow any cars which do not have a permit. A permit system has been implemented, as well. All gov't IDs are continued to be scanned into the system. Car license plates are being logged into the management system for easy access of reporting if a police officer may need car and owner info. And lastly, I have created an email thread with the leasee, manager, and I in which they have to report any police incidents whether they call or the police come on their own reporting the issue and details. All

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Again, if you have any other feedback or concerns please let me know at anytime. I'll take action immediately.

--

Blessings,
Dr. Deepa Patel

Shin-Heydorn, Hannah

From: Deepa Patel [REDACTED]
Sent: Thursday, June 1, 2023 12:13 PM
To: Shin-Heydorn, Hannah
Cc: sales@knightstotherescue.com; Dixie Hotel
Subject: Dixie Orange County - Tow Service

Hi Hannah and Frank,

Just wanted to send a quick email regarding the discussion Frank and I had this morning. Effective immediately, the tow company (who is a preferred vendor of the sheriff department) will be doing randomized visits to the property between the hours of 4-6pm and 8-10pm. They will tow any cars that do not have a permit. The manager of the hotel has been instructed to sign any paperwork required to tow the cars. Frank will also be putting up additional signage making sure guests know they must be permitted to be in the parking lot. If this strategy doesn't work on eliminating any said issues then we will revisit all together and figure out another solution.

Blessings,
Deepa Patel, PhD

Shin-Heydorn, Hannah

From: Dr. Deepa Patel [REDACTED]
Sent: Tuesday, June 27, 2023 11:13 AM
To: Shin-Heydorn, Hannah
Subject: Dixie OC

Hi Hannah,

Sorry for the delay in getting back to you regarding the message you left about the armed robbery. I was out of town. I looked into the situation and there was no red flag or anything that could have prevented it. All the documents were present, credit card, ID card, and customer checked in with no random guest and was polite. We can only do so much before we cross the line between not renting due to discrimination and then at that point there will be legal issues, which I don't and can't get the business into. I have dealt with this before. It cost over 500k in legal fees and we were innocent.

The other day I was inside of a store in a somewhat okay area in Los Angeles. In the middle of the store a couple started to fight, curse, and get physical with each other in front of kids. You can somewhat tell they were trouble. In that moment I realized, what could the store do to prevent that... they keep their doors open and allow anyone to walk through to purchase items. They have security. They have employees. They have cameras. They have no control over who walks thru those doors and what these people do. They called the cops to protect the rest of the citizens and employees. It was taken care of.

The point is, I feel the same about our hotel. We have all the measures in place. We're working with the city. We try our best to resolve situations without putting employees at harm. We have security. We tow cars. We have cameras. We have full time employees living on site working shifts. We pay high property taxes, we pay transient taxes... what more can we do? The last meeting with the community development felt very discouraging. We are being asked for things that no other city has asked for. Security plans? Detailed landscaping images? Details about design? It feels so controlling to the point where the city wants to nitpick on the details of our future upgrade? Is the city going to contribute financially if they want the details their way opposed to our own vision?

I feel so disappointed in all of this. I'm going to continue on. I'm investing over a million dollars into this project to better the hotel, in turn better a business in the city, yet this project is being treated like a nuisance. I haven't complained once about how the city is and what I see in the city and the immense amount of turnover in the city since I started the project which ended up costing me time and money. Have you seen the letter of the unnecessary hoops they are making us jump to even get to the planning commission? My architect is ready to quit on me. He said he has never worked a city like this before and he has built many projects all around OC. Please try to understand my perspective.

Blessings,
Deepa Patel, PhD

Shin-Heydorn, Hannah

From: Shin-Heydorn, Hannah
Sent: Thursday, September 7, 2023 8:26 AM
To: Dr. Deepa Patel
Subject: Observations of Dixie Motel
Attachments: 20230906_084542.jpg; 20230906_084042.jpg; 20230906_083828.jpg; 20230906_084054.jpg; 20230906_084121.jpg; 20230906_084029.jpg; 20230906_083545.jpg; 20230906_084336.jpg; 20230906_084138.jpg; 20230906_083943.jpg; 20230906_083849.jpg; 20230906_084217.jpg; 20230906_083917.jpg; 20230906_083931.jpg; 20230906_084014.jpg; 20230906_083822.jpg; 20230906_083814.jpg; 20230906_083651.jpg; 20230906_084101.jpg; 20230906_084109.jpg; 20230906_084126.jpg; 20230906_083606.jpg; 20230906_083937.jpg

Hello Dr. Patel,

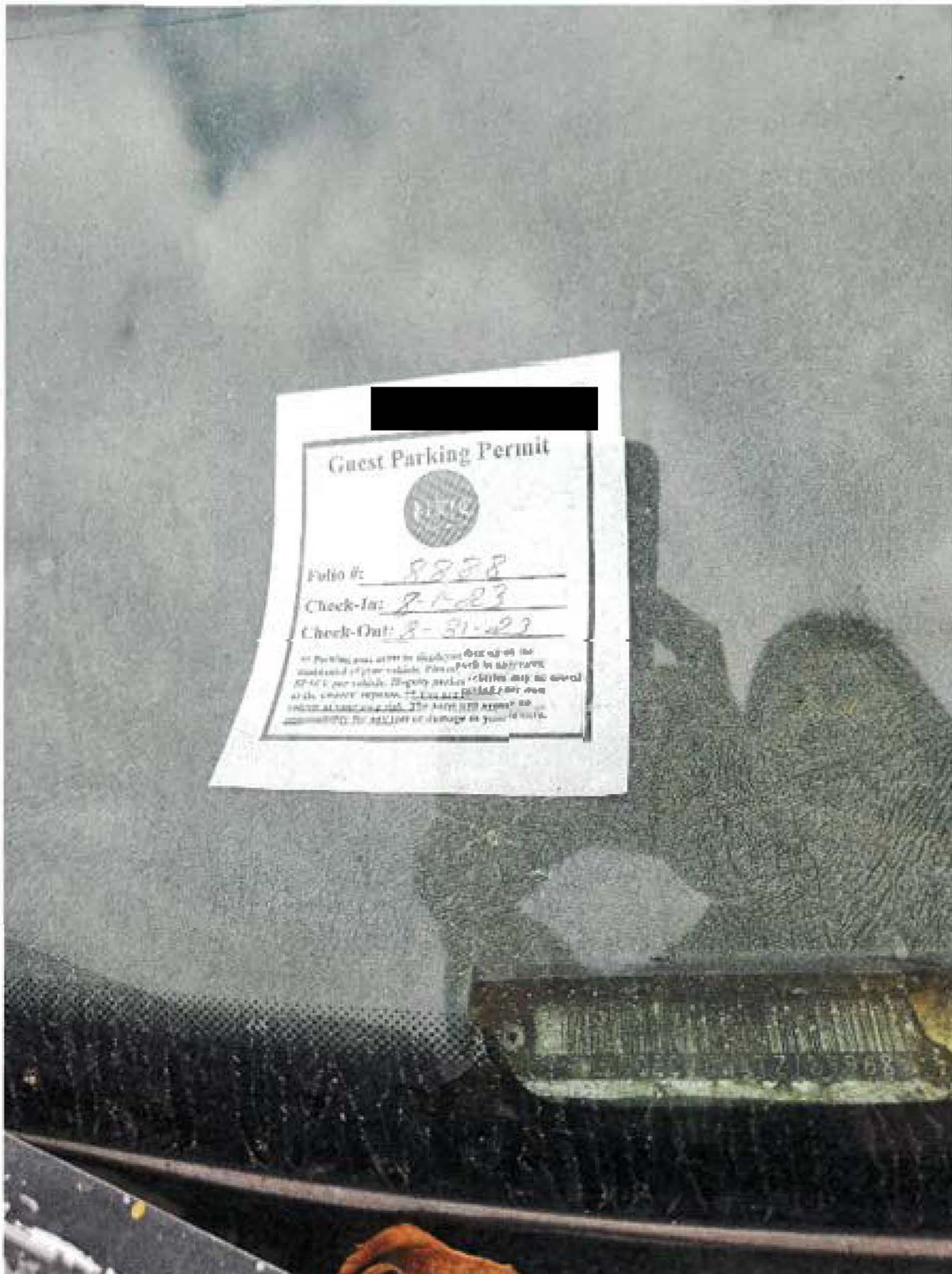
After our phone call of August 31, I went and visited the Dixie Motel site yesterday, September 6 from approximately 8:30 am – 9:00 am. I rang the bell and let the manager know I was present, and asked if I walked the parking lot, if I would see all cars registered. He confirmed that I would. Here were my observations:

- I was able to count 26 cars (not including the gray minivan below). You stated last week that City staff's observations were inaccurate if they were reporting to me that many unregistered cars were identified in the Dixie lot. I have attached pictures.
 - 5 had the motel registration
 - 15 were unregistered
 - 6 had expired registrations
 - One guest came out while I was walking around and asked what I was doing. I shared I was checking that each car in the parking lot was displaying the motel registration because they were supposed to be towed if they weren't. He stated that he's been told he should do it (he shared he's stayed there for weeks), but no one has ever made him and his car has never been towed.
- I observed an unregistered gray minivan. A man and a woman appeared to be sleeping in the vehicle in the Dixie parking lot. The woman opened the side door, pulled down her underwear, and publicly urinated in the parking lot. We made contact over a loudspeaker, and they left before I could get a picture of their dashboard showing the lack of registration.
- I observed an intoxicated man with dried blood and flies on his face lying prone at the top of the staircase. Two City personnel attempted to rouse him, and finally were successful.
- The trash bin was overflowing.

I am still working on obtaining the detailed reports of calls for service from the OCSD for this location. As I have shared numerous times, I continue to have concerns surrounding public safety, security, and nuisance issues related to your site.

Regards,

Hannah Shin-Heydorn
City Manager
City of Stanton
7800 Katella Avenue
Stanton, CA 90680
714-890-4277





Guest Parking Permit



Vehicle # _____

Check-In: _____

Check-Out: _____

** Parking pass must be displayed, face up on the
windshield of your vehicle. Please park in only ONE
space per vehicle. Empty parking vehicles may be towed
at the driver's expense. ** This area is for guest use only.
No other vehicles are allowed. The Area will be monitored by
security and will be subject to search at any time.





























Guest Parking Permit



Plate #: 6697
Check-In: 8-28-23
Check-Out: 9-20-23



Guest parking permits are displayed here up on the dashboard of your vehicle. Please park in only ONE SPACE. No overnight. Displayed permits shall not be used for any other purpose. For more information, visit the website: www.berkeley.gov

Guest Parking Permit



Folio #: 1437
Check-In: 8-2-23
Check-Out: 8-30-23

** Parking pass must be displayed, face up on the dashboard of your vehicle. Please park in only ONE SPACE per vehicle. Illegally parked vehicles may be towed at the owner's expense. ** You are leaving your vehicle at your own risk. The hotel will assume no responsibility for any loss or damage to your vehicle.

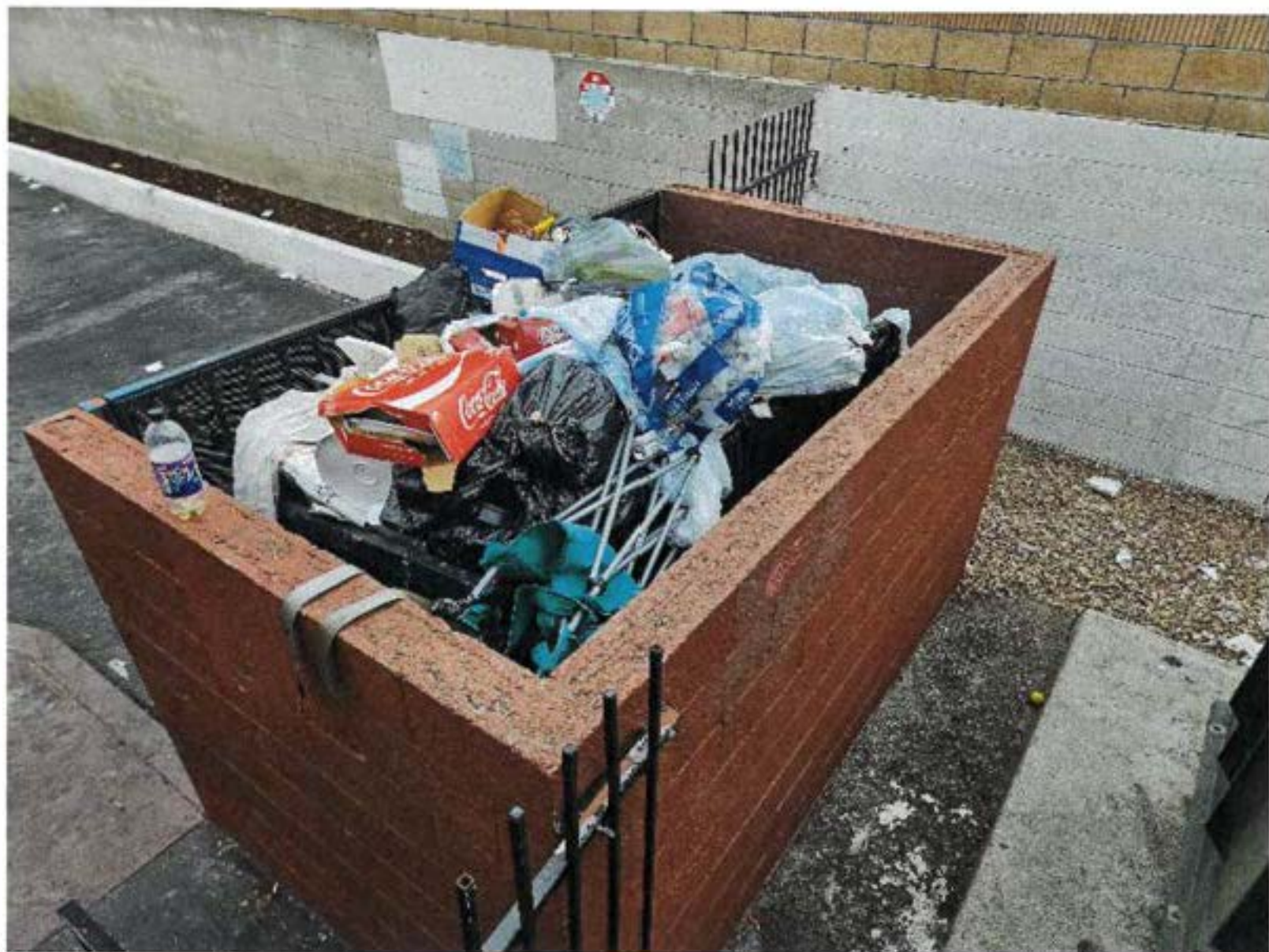












Shin-Heydorn, Hannah

From: Dr. Deepa Patel [REDACTED]
Sent: Tuesday, September 12, 2023 11:45 AM
To: Shin-Heydorn, Hannah
Subject: Re: Observations of Dixie Motel

Hi Hannah,

I visited the property yesterday and figured out some of the obstacles we are currently having. I met with Sarah Shirvany and will be working closely with her to get some more issues resolved.

As for some immediate actions I've taken, we are having a gate installed within a week at the entrance to monitor what cars and people are allowed to come in and out of the property. This will help resolve a lot of the permitting and towing issues. After the gate is installed I will need another week to monitor any further issues for further fine tuning.

We've implemented a few more of Sarah's recommendations, as well. I'll be visiting the property weekly indefinitely to improve the aesthetics, safety, and training. I'm lucky the lessor is letting me take control in some aspects because according to the contract I am not allowed to do a lot of this. He is willing to make all and every change and is cooperating fully so the vibe should start looking and feeling much better very soon.

I'll continue to keep you posted and send you some pictures once the gate is up.

I know we have another round of edits for the plans submitted to the city. We are also continuing to work on that simultaneously.

Thank you.

Blessings,
Deepa Patel, PhD

On Sep 7, 2023, at 8:25 AM, Shin-Heydorn, Hannah <HShinHeydorn@stantonca.gov> wrote:

Hello Dr. Patel,

After our phone call of August 31, I went and visited the Dixie Motel site yesterday, September 6 from approximately 8:30 am – 9:00 am. I rang the bell and let the manager know I was present, and asked if I walked the parking lot, if I would see all cars registered. He confirmed that I would. Here were my observations:

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4. One guest came out while I was walking around and asked what I was doing. I shared I was checking that each car in the parking lot was displaying the motel registration because they were supposed to be towed if they weren't. He stated that he's been told he should do it (he shared he's stayed there for weeks), but no one has ever made him and his car has never been towed.
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3. I observed an intoxicated man with dried blood and flies on his face lying prone at the top of the staircase. Two City personnel attempted to rouse him, and finally were successful.
4. The trash bin was overflowing.

I am still working on obtaining the detailed reports of calls for service from the OCSD for this location. As I have shared numerous times, I continue to have concerns surrounding public safety, security, and nuisance issues related to your site.

Regards,

Hannah Shin-Heydorn
City Manager
City of Stanton
7800 Katella Avenue
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714-890-4277

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Shin-Heydorn, Hannah

From: Dr. Deepa Patel [REDACTED]
Sent: Wednesday, September 13, 2023 6:38 PM
To: Shin-Heydorn, Hannah
Subject: Re: Observations of Dixie Motel

So I went to the property and it was a shit show of drugs homeless and prostitution. I addressed that first and they are cleaning it up.

I went to meet with this sheriff lady that high up that the manager somehow knows. She recommended they put a gate at the entrance that only the manager can let cars and people in and out. That's being installed this weekend.

Once it's all cleaned up and in better shape. I'm going to ask the city manager again to push the project forward and if she doesn't at the point then I will send the legal letter, but as of now from what I saw it does look like a nuisance.

Blessings,
Deepa Patel, PhD

On Sep 12, 2023, at 11:44 AM, Dr. Deepa Patel [REDACTED] wrote:

Hi Hannah,
I visited the property yesterday and figured out some of the obstacles we are currently having. I met with Sarah Shirvany and will be working closely with her to get some more issues resolved.

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Todd I. Priest

Administrative Hearing Officer

[REDACTED]

[REDACTED]

IN THE MATTER OF CONTESTATION OF ADMINISTRATIVE CITATION

BETWEEN

Plaintiff,

vs.

DEEPA PATEL ON BEHALF OF HERSELF AND

CALIFORNIA ONE HOSPITALITY LLC

11632 BEACH BLVD (THE PROPERTY)

STANTON, CA 90680

Defendant

Administrative Case:

AC005332 issued on September 26, 2023

AC007164 issued on September 27, 2023

AC007165 issued on September 28, 2023

CITY OF STANTON ADMINISTRATIVE HEARING DECISION

On Wednesday, November 1, 2023 at 10:00 AM I conducted a hearing regarding the code violation at the property located at 11632 Beach Blvd, Stanton, CA (THE PROPERTY). This hearing was held at Stanton City Hall, located at 7800 Katella Ave., the City of Stanton, the County of Orange, State of California. These hearings were in regards to contestation of administrative citations numbers:

- AC005332 issued Tuesday, September 26th, 2023. Fine \$500.00.
- AC007164 issued Thursday (for Wednesday), September 27th, 2023. Fine \$500.00.
- AC007165 issued Thursday, September 28, 2023. Fine \$500.00.

The hearing was conducted pursuant to section 16.04.010 of the Stanton Municipal Code.

During the hearing, I requested that the respondent provide additional evidence that would support her testimony. This request was agreed upon and the hearing was continued on Wednesday, November 29, 2023 at 10:00AM.

CITY OF STANTON ADMINISTRATIVE HEARING DECISION - 1

1 **Present at the Hearing on November 1st :**

2 Daniel Urbina, Code Enforcement Officer

3 Dr. Deepa Patel, Respondent

4 Frank A. Weiser, Attorney for the Respondent

5 Eileen Caso, Employed by property lessee

6 Todd I. Priest, Administrative Hearing Officer

7 **Testimony**

8 **Daniel Urbina, Code Enforcement Officer**

9 Mr. Urbina was contacted by the city Building Inspector (Cameron) to inspect an installed
10 fence/gate at the property. On **Thursday, September 21st**, he performed a site inspection and
11 found a portion of a gate permanently installed into cement. This gate was unable to be
12 moved. Also, he stated that building alterations need to be approved first, then permitted. He
13 checked city records, and neither approval nor a permit were obtained for the gate. The gate
14 was placed at a two-way driveway that meant there was only one-way in and one-way out.
15 This could cause a problem in an emergency situation. Mr. Urbina spoke with the lessee of the
16 property/hotel general manager and communicated that the gate needed to be removed
17 immediately because it was causing an egress safety issue. A written notice of the inspection
18 on the 21st was not required. Mr. Urbina reiterated that he clearly stated to the general
19 manager at the hotel, that the gate had to be immediately removed. He returned to the
20 property, on Tuesday September 26th five days after the requirement, and found the gate was
21 still in place. At this time, he was authorized to issue the first citation (AC005332). Mr. Urbina
22 explained that a “first notice” is not required for egress related safety issues, which negates the
23 standard 7-day period before a citation is issued. At this time written notices were sent both
24 certified mail and regular mail. The certified mail “bounced back” and the regular mail was did
25 not come back, so the assumption was that it had been delivered. He made a third inspection
26 on Thursday, September 28th and found that nothing had changed and that the gate was still
27 installed. At that point, he issued two more citations. AC007164 for Sep 27th and AC007165 for
28 Sep 28th. He said he returned to the property on “either Monday Oct 2nd or Tuesday Oct 3rd “
and found that the gate had been removed and the case was closed.

1
2 **Frank A. Weiser, Attorney for the Respondent**

3 On behalf of the respondent, he shared that Ms. Patel will be providing verbal testimony that
4 amounts to “back-up” to the testimony just made by the city code enforcement officer. And
5 that she is the owner of the property, and that the property is currently leased and was under
6 lease at the time all the citations were issued. She had been in discussions with the city
7 regarding plans to improve and expand the hotel. These discussions included possible nuisance
8 problems at the property. He expanded this by saying that Ms. Patel was not involved with nor
9 had any specific knowledge of these nuisance issues. He also stated, that Ms. Patel was in the
10 process of obtaining city approval for expansion and heard about the issues and was attempting
11 to address the issues, but does not admit to the nuisance allegations. He further stated that
12 the gate was voluntarily put in and that it was “the city that said that it was ok to put the gate
13 up.” In his opinion, it was wrong for the city to cite the property for something they requested.
14 Procedure of due process was also brought up as an objection due to the fact that notification
15 of the citations were not given to all parties, which should have included the lessee of the
16 property. Mr. Weiser communicated both, in prior written communication and during the
17 hearing, that he was “seriously concerned” that there are potential constitutional violations by
18 the city stemming from the close time proximity to the respondents attempts to gain
19 acceptance to the building plan and the multiple citations that were issued.

20 **Dr. Deepa Patel, Respondent**

21 Respondent Denied Liability*

22 *Noted: Counsel to the Respondent stated an objection to the Administrative Hearing Officer
23 being unilaterally appointed by the city. There is case precedence here that there is the
24 potential for bias which may obstruct the due process of the respondent.

25
26 Two years ago, Ms. Patel submitted plans for a 16 unit expansion. At that time, there was much
27 turn over at the city. It felt like they were getting the “run around” and that the city kept
28 coming up with excuses not to approve. They started having meetings with the new city

1 manager who told her that the hotel has a lot of “activity going on” and that there is a
2 “nuisance issue” that needed to be cleaned up. The city manager requested that many things
3 be done at the hotel to move the expansion plan forward. So, she worked with the lessee to
4 clean things up. Things continued to move very slowly, to the point that her architect was
5 ready to resign the project. Then, without any prior notice, the city manager came to inspect
6 and take pictures of the property. After, this Ms. Patel worked even more directly and
7 diligently with the lessee to accomplish the list of requests that had been made by the city.
8 One of her “proactive” efforts included working with Sarah Shivarny, Crime Prevention
9 Specialist, Stanton Police Services. The suggestion was made to install a gate because many
10 Stanton hotels/businesses have been using a gate entrance to better monitor who comes on
11 the property. According to the respondent, Sarah said “why don’t you do this.” Ms. Patel
12 responded to the suggestion by saying she would have the gate installed within days. Sarah,
13 replied “great, I’m so happy, this is going to help you monitor the people coming in and going
14 out, please email Hannah (Hannah Shin-Heydorn-City Manager) to let her what you are doing.”
15 There was no response nor discussion about approvals or permits to this plan for the gate
16 installation and no issue was raised so, it was assumed all was good to install. The respondent
17 also stated it was at this time her emails started to get blocked by city personnel. The gate was
18 installed in two days. Then Mr. Urbina inspected the property on the Sep 21st. The respondent
19 called Sarah that day letting her know that the city had inspected the property and required
20 that the gate be immediately removed. Sarah apologized and followed-up with the building
21 department and confirmed that the gate required approval and must be permitted. Within a
22 couple days Eileen Caso, Ms. Patel’s assistant, went to the city to start the approval/permit
23 process. During that time at the city, they believe they did not receive proper attention, the
24 necessary information, nor was there a sense of urgency to assist them (“they were given the
25 run around”).

26 **Hearing Continued**

27 I requested respondent to provide copies of the email conversations between herself, city and
28 or police in order to provide clarification to support the respondent’s position. There was an

1 agreement that respondent would provide the copies to Mr. Urbina within 7 days. The hearing
2 was continued and scheduled for Wednesday, November 29, 2023 at 10:00AM.

3 On Wednesday, November 29, 2023 at 10:00 AM the in the Matter of Contestation of
4 Administrative Citation Hearing between The City of Stanton Vs. Deepa Patel and California One
5 Hospitality LLC reconvened.

6
7 **Present at the Hearing on November 29th, 2023 :**

8 Daniel Urbina, Code Enforcement Officer

9 Dr. Deepa Patel, Respondent

10 Frank A. Weiser, Attorney for the Respondent

11 Eileen Caso, Respondent's Assistant

12 Todd I. Priest, Administrative Hearing Officer

13 Denise Hansen, Attorney for the City of Stanton

14 Patricia Garcia, City Planner Associate

15
16 **Continued Testimony**

17 **Frank A. Weiser, Attorney for the Respondent**

18 Counsel for the respondent reiterated his objections to the city appointment of the
19 Administrative Hearing Officer and shared several court cases and constitutional objections.
20

21 **Denise Hansen, Attorney for the City of Stanton**

22 Denise Hansen communicated the Stanton code 1.12.110 that the hearing officer shall issue a
23 written decision within ten (10) days after the hearing to uphold or deny the administrative
24 citation and shall list in the decision the reasons for that decision. I concurred and said that I
25 would comply.
26

27 **Daniel Urbina, Code Enforcement Officer**

28 Mr. Urbina reiterated his previous testimony as to the events and process in which the citations

1 were issued on the property. Added testimony included his ability to check city permit status
2 while at the property which confirmed the need to cite.
3

4
5 **Frank A. Weiser, Attorney for the Respondent**

6 Frank asked Mr. Urbina how he identified who the responsible party was that should receive
7 the notifications and citations or if Mr. Urbina performed any sort of a property search or
8 ownership search.

9
10 **Daniel Urbina, Code Enforcement Officer**

11 Mr. Urbina responded that he did not do a property search nor determined if the property had
12 a lessee, but used the property address to mail notices.

13 **Dr. Deepa Patel, Respondent**

14 The respondent reiterated their previous testimony made on November 1st as to the events
15 and process in which the citations were issued on the property. She emphasized that her
16 emails with the city, including Police Services announcing the installation of the gate, did not
17 prompt any reply alerting the respondent that approvals and a permit was required. The
18 respondent waited to get more direction from the city, but after a couple days (after the 21st),
19 a subsequent phone conversation between Ms. Shirvany and Ms. Patel took place with the
20 suggestion that the respondent go directly to City Hall to sort out the approval and permit for
21 the gate. On Tuesday, 26th she sent her assistant Eileen Caso to the city to start the approval
22 and permit process. According to Ms. Patel, Eileen was “having a hard time getting any
23 information” and was asked to go online. “Nobody was available, nobody was helping, nobody
24 called me back.” It was then (after the 28th) that she actually received the three citations. At
25 this time, she gave the lessee/hotel general manager instructions to immediately remove the
26 gate.

27
28 **Eileen Caso, Respondent’s Assistant**

Upon arrival to City Hall, she went the window and was helped by a gentleman that provided a

1 pamphlet explaining the process for getting approval and a permit for a gate. The clerk then
2 said he wanted to go to the back and make sure he is providing all the info needed. It took a
3 little longer than expected, but when he returned, another city associate accompanied him
4 (Patricia Garcia, City Planner Associate). Ms. Cano was told by Patricia that a permit could not
5 be issued at this time due to active plans for the property being reviewed. She asked for the
6 reason why and was told by Ms. Garcia that there is something on the property that won't
7 allow them to permit the gate. She asked for the reason "why", and said she could not say but
8 that she would need to speak with Crystal. At that point Ms. Cano said that she was getting
9 "the run-around". When Ms. Cano left city hall she immediately attempted to contact Crystal,
10 but was unsuccessful in reaching her that day.

11
12 **Daniel Urbina, Code Enforcement Officer**

13 Daniel responded to hearing officer question about the process that was followed on
14 September 21st for this citation. Typically, these citations are "complaint" based. In this case
15 the complaint came from Cameron, the city Building Inspector. Daniel checked their internal
16 system to see if there were any active permits on file for a gate at this property. None were
17 found for the gate. Daniel spoke with the general manager (Ms. Patel confirmed during this
18 testimony that Daniel was speaking with the lessee/general manager). Daniel, communicated
19 that the gate is posing an "in and out" issue that the gate must be removed immediately. The
20 city does not need to provide a 10-Day notice for ingress-egress safety code/no permit
21 citations. On the 26th (five days later), Daniel reinspected the property and found the gate still
22 in place. The first citation (AC005332) was written. Daniel testified that he issued the citation
23 provided normal notification in the regular course of his duties as Code Enforcement Officer.
24 He was unaware of any discussions or correspondence between the respondent and other City
25 of Stanton officials.

26 **Patricia Garcia, City Planner Associate**

27 Ms. Garcia was the city employee who assisted Eileen Caso on September 26. Due to public
28 safety safeguards, Gate permits are handled with increased scrutiny. Counsel for the

1 Respondent asked if she had discussed with Mr. Urbina the ongoing code enforcement case.
2 Ms. Garcia answered, "yes, but this took place after the meeting with Ms. Caso." She did not
3 recall discussing details surrounding this particular gate permit, nor the citation. Counsel for
4 the city asked if she had communicated to Ms. Caso the reasons why a permit could be issued.
5 Ms. Garcia said "yes, that the permit could not be issued due to an ongoing entitlement
6 action/application" (conditional use permit was pending). Additionally, applications for a gate
7 typically would need to be reviewed by the city Fire Department, none of which could be
8 remedied within a 24 hour period.

9
10 **Frank A. Weiser, Attorney for the Respondent**

11 "Over enforcement", or misuse of an actual code violation was being used to hinder the
12 respondent's efforts to secure a building permit for the gate. The respondent had done
13 everything in their power to secure a permit for the gate. "Ms. Patel and her associate tried to
14 get the permit and were not given clear direction and then they received a citation." There
15 was a "vagueness issue" posing a "due process" issue.

16 **Denise Hansen, Attorney for the City of Stanton**

17 The constitutional issues raised by Respondent Counsel are not applicable. There are no Due
18 Process issues. Arguments posed by Counsels letter are not relevant. This is a simple, straight
19 forward case about a gate that was erected without a permit. The Sheriff representative had
20 conversations with Ms. Patel to help decrease crime at the property. One suggestion was to
21 install a gate/fence. As a property owner Ms. Patel has a duty to determine what laws are
22 applicable in the city her property is in. Inspector Urbina inspected the property on Thursday
23 the 21st and observed the unpermitted gate. He had the authority to cite that day, but did not.
24 Instead provided proper and clear notification to the general manager/lessee that the gate be
25 immediately removed. Five-days later, on Tuesday the 26th, he reinspected the property. The
26 gate was still in place and the first citation was issued. No evidence of any conversation took
27 place regarding this property and the gate between Ms. Garcia and Mr. Urbina prior to
28 September 26th when the respondent, through her assistant, Ms. Caso, went to the city to find

1 out how to secure a permit for the gate. Even if there had been discussion prior, it would not
2 alleviate the respondent from the responsibility of erecting a non-permitted gate. All three
3 citations were properly issued and should be upheld.

4 5 **FINDINGS**

6 I find that the gate (gate portion when cited) was neither approved nor permitted by the City
7 of Stanton and therefore was in violation of Stanton Title 16 adopted CA Building Code
8 16.04.010. This gate created an obstacle for ingress and egress of the property. Due to this
9 safety hazard, immediate removal was ordered by the city inspector which was communicated
10 to both the lessee/general manager who informed the respondent (owner). The city had the
11 authority to cite this violation the very first day, but instead gave the respondent notification
12 that provided time for removal. Five (5) days later another inspection took place, the gate was
13 still in place, and the first citation was written and delivered. Two (2) days after the first
14 citation, another inspection was done, and the gate was still up. Citations were written for
15 those two days. The next inspection on either October 1st or 2nd found that the gate had been
16 removed and the case was closed. Not until at least eight (8) days after the initial inspection
17 (on Sep 21st order to immediately remove) was the gate removed.

18
19 Throughout the hearing, the respondent, their witness, and their counsel communicated that
20 the city was not cooperative nor helpful in resolving the issues that had been preventing the
21 approval of the proposed expansion as well as helping with a permit for the gate. However, I
22 advise that the respondent take this matter up with the city because this is out of the purview
23 of this hearing.

24 Responsibility squarely falls on the property owner to secure proper approvals and permits
25 prior to performing any property improvements and should be familiar with working within
26 city building/improvement pre-requisites.

27 Counsel for the respondent, in both his letters to the city prior to the hearing and then during
28

1 the hearing, communicated case law that brought into question “due process” and other
2 constitutional grounds for dismissal. These are noted.

3
4 The respondent did attempt, in good faith, to secure a permit. However, this was done after
5 the gate was installed. The citations issued were for having a non-permitted gate on the
6 property. Additionally, due to the safety concern and the potential severe injury or even loss
7 of life, the city was correct in continuing to cite until the gate was removed and case was
8 closed.

9
10 Therefore, the request to dismiss Citations AC005332, AC007164 and AC007165 is denied.
11 Evidence presented does not meet the level of extenuating circumstances to give cause to
12 dismiss.

13 IT IS HERBY ORDERED THAT:

14 Citations AC005332, AC007164 and AC007165 in the amount of \$1,500.00 (\$500.00 each) are
15 UPHELD.

16
17 Any previously submitted advance deposit made by the respondent will be used toward
18 satisfying the total order to satisfy the three citations.

19
20 December 8, 2023

21 
22 _____
23 Todd I. Priest-Administrative Hearing Officer



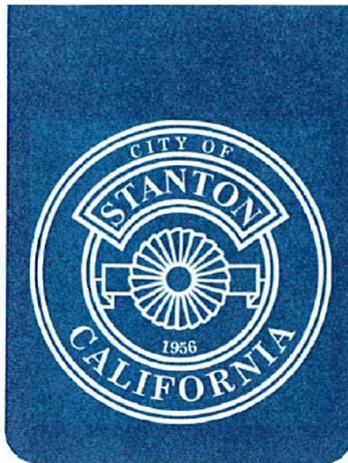
7800 Katella Avenue
Stanton, CA 90680



P | (714) 890-4228
F | (714) 890-1443



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Date:
8/22/2022

Applicant:
Saeed Kamkar

Sent via Email

Subject: Site Plan and Design Review No. SPDR-816 – Addition of 18 new units to an existing 36-unit motel, parking lot and landscaping improvements.

Dear Mr. Kamkar:

Thank you for submitting a Site Plan and Design Review permit application for the above mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "A" of this letter outlines project specific comments, questions, and revisions needed by Department/Division. If you have specific questions on Department/Division comments, each department contact information has been provided in the attachment. If email communication is sent, please copy me on the email. Upon resubmittal, provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at pmontojo@stantonca.gov

Sincerely,

Paige Montojo
Associate Planner

Attachments: Preliminary Plan Review Comments
Development Application Packet

CC: Jennifer Lilley, AICP, Community & Economic Development Director
Maribeth Tinio, Planning Manager
Kent Tsen, Building Official

Attachment "A"
Site Plan and Design Review No. SPDR-816
Dixie Hotel - 11632 Beach Blvd

Application Completeness

The submitted application is deemed incomplete in accordance with Government Code Section 65943(a). The following items are required for a complete application:

1. **Landscaping Plan:** Submit a landscaping plan demonstrating the requirements of Stanton Municipal Code (SMC) Section 20.320.110 (Landscaping Standards for Parking Areas) and 20.315.040 (Landscaping Standards).
2. **Lighting and Security Plan:** Please submit a lighting and security plan showing the location of site lighting, security cameras, and/or security fencing in compliance with SMC Section 20.300.080 (Outdoor Light and Glare).

Project Specific Comments

Community Development- Planning Division

For questions regarding the following comments, please contact Paige Montojo at 714.890.4291 or pmontojo@stantonca.gov.

1. **Beach Blvd Frontage:** The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. Such improvements include robust landscaping, high quality hardscaping, pedestrian or bicycle amenities, public art, etc. Please demonstrate on the site plan and/or landscaping plans how the development enhances the existing frontage along Beach Boulevard.
2. **Dimensions:** Please show the following dimensions on the site plan:
 - a) All setbacks from the property lines to existing and proposed structures.
 - b) Building footprint dimensions on the site plan and floor plans.
 - c) The width of the proposed walkway in front of the new building.
 - d) Distance between existing and proposed structure
3. **Rear Yard Setback:** The Code requires a minimum 10-foot setback from the rear property line. Please note the dimension of the set back on the site plan.
4. **Loading and Delivery:** Section 20.320.130 of the SMC requires all commercial uses to provide loading space on site. Please provide a loading and delivery plan showing where loading/unloading occurs on site.
5. **Utility and Equipment Plan:** Please provide a plan showing the location of all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

6. **Parking lot landscaping:** Section 20.320., landscaping shall be evenly distributed throughout the parking area. Orchard style plantings is required throughout the parking lot with trees planted at a rate of one tree for every five parking spaces for single bays, and one tree for every 10 spaces for double bays. Please demonstrate the entire parking area meets this requirement on the landscaping plan.
7. **Trash Enclosure:** Provide elevations for the proposed trash enclosure. The trash enclosure shall be architecturally compatible with the buildings shall have a roof cover.

Public Works Department

For questions regarding the following comments, please contact Manuel Armenta at 657.295.0919 or at marmenta@stantonca.gov

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.

Community Development – Building Division

For questions regarding the following comments, please contact Kent Tsen at 714.890.4202 or BOfficial@stantonca.gov

1. **Fire Sprinkler System:** Please provide automatic fire sprinkler system for the new and existing building. *SMC Section 17.08.020, 903.2*
2. **Trash Enclosure:** Provide type of trash enclosure and the inclusion of recycling and organic bins.

Trash enclosures shall have a roof cover. See Public Works Comment 1 for additional requirements.

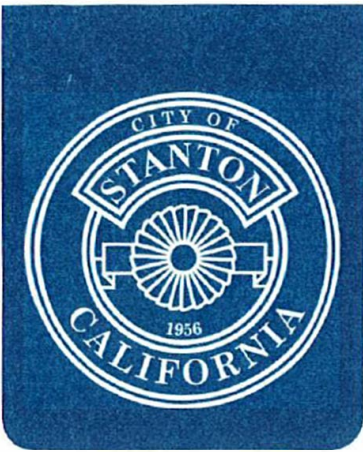
Orange County Fire Authority

For questions regarding the following comments, please contact Art Tinoco at 714.573.6130 or ArturoTinoco@ocfa.org

1. Provide fire and life safety building information for project (e.g., fire alarm, type of fire sprinkler system, etc.). *OCFA Guideline E-04*
2. Revise plans to show building occupancy group. *OCFA Guideline E-04*
3. Revise plans to add 2019 CFC to applicable codes. *OCFA Guideline E-04*
4. Indicate on plans existing and proposed structures will be provided automatic fire sprinklers. *Stanton Ordinance No. 1094, CFC 903*
5. Provide overall building dimensions for each structure. *OCFA Guideline E-04*
6. Indicate rear setback dimension from building to property line for proposed structure. *OCFA Guideline E-04*
7. Plans must illustrate fire access roadways. *OCFA Guideline B-09*
8. Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. *OCFA Guideline B-09*
9. Elevations must indicate vertical clearance of fire access roadways. *OCFA Guideline B-09*
10. Plans must illustrate the 150' hose pull to all points around each structure from the fire access roadway. *OCFA Guideline B-09*
11. Plans must show both inside and outside turning radii at fire department access roadways. A minimum 20' inner radius and 40' outer radius is required. *OCFA Guideline B-09*
12. Plans must illustrate location of all public or private hydrants within 300' of the property line. *OCFA Guideline B-09*

Orange County Sheriff's Department

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.



7800 Katella Avenue
Stanton, CA 90680



P | (714) 890-4228
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www.stantonca.gov

Date:
2/16/23

Applicant:
Saeed Kamkar



Sent via Email



Subject: Site Plan and Design Review No. SPDR-816 – Addition of 18 new units to an existing 36-unit motel, parking lot and landscaping improvements.

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "a" of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at pmontojo@stantonca.gov

Sincerely,

Paige Montojo
Senior Planner

Attachments: A – Project Comments

CC: Hannah Shin-Heydorn, City Manager

Attachment "A"
Site Plan and Design Review No. SPDR-816
Dixie Hotel - 11632 Beach Blvd

Project Specific Comments

The following comments shall be addressed upon the resubmittal of plans for review.

Public Safety – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner is encouraged to address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

Orange County Fire Authority – The following comments from OCFA shall be addressed on the plans prior to any public hearing. For questions on comments, please contact Art Tinoco at 714.573.6100.

1. Fees: Addition fees of \$230 are due at the time of plan resubmittal for OCFA review. Payment can be made online at <https://www.msbpay.com/ocfa/pd/>, over the phone at 714.573.6342, or by check made out to OCFA. Please note the SR #291939.
2. Plans must illustrate fire access roadways. OCFA Guideline B-09
 - a. Provide dimensions for S-Turns shown on plans, lengths currently do not meet the minimum requirement of 60'.
 - b. Provide dimensions for fire lane widths.
3. Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. OCFA Guideline B-09
 - a. Provide compliance and indicate on plans, the edge of a fire access roadway should be located no closer than 10' from the building.
 - b. Provide clear width dimension at the porte-cochere, width narrows due to the left column taper.
 - c. Elevation (A-6) overall dimension does not match the floor plans
4. Plans must illustrate the 150' hose pull to all points around each structure from the fire access roadway. OCFA Guideline B-09
 - a. Plans must show hope pull distances for each structure; hose pull is measured along a path that simulated the route a firefighter may take to access all portions of the exterior of a structure from the fire lane (not a straight line)
5. Plans must show both inside and outside turning radii at fire department access roadways. A minimum 20' inner radius and 40' outer radius is required.
 - a. Show radii at first turns after porte-cochere

Community Development – Building Division

1. Accessible Parking: The accessible parking stalls should be spread out to serve the entire building, they're currently lumped in the middle of the parking lot. There should be at least one accessible stall close to the lobby area.
2. EV Ready: Update the site plan to show Incorporation of the required EV Ready and required EV Capable with EVCS per CALGreen.

Community Development- Planning Division

1. Beach Blvd Frontage: The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.
2. Utility and Equipment Plan: Update the site plan to show all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

Proposed Conditions of Approval

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

Community Development – Building Division:

1. Project will need to be designed to 2022 Edition of the CA Codes
2. Soils report required.
3. Building and MEP permits and plan check shall be separate submittals
4. Incorporation of the required EV Ready and required EV Capable with EVCS per CALGreen
5. Required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)
6. Existing restroom adjacent to the Reception Area will need to be upgraded.
7. Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224
 - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
 - b. Minimum Guest Room with Communication Features per Table 11B-224.4
 - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.

Public Safety Department

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.

Public Works – Engineering Division:

1. Preliminary redlined plans must be addressed at the time of grading permit submittal (see redlines).

2. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
3. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
4. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
5. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
6. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
7. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.



Attachment: F.3

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7800 Katella Avenue
Stanton, CA 90680



P | (714) 890-4228
F | (714) 890-1443



www.stantonca.gov

Date:
5/17/2023

Applicant:
Saeed Kamkar

Sent via Email

Subject: Site Plan and Design Review No. SPDR-816 – Addition of 18 new units to an existing 36-unit motel, parking lot and landscaping improvements.

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "a" of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at pgarcia@stantonca.gov.

Sincerely,

Patricia Garcia
Assistant Planner

Attachments: A – Project Comments

Attachment “A”
Site Plan and Design Review No. SPDR-816
Dixie Hotel - 11632 Beach Blvd

Project Specific Comments

The following comments shall be addressed upon the resubmittal of plans for review.

Public Safety – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner is encouraged to address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

Orange County Fire Authority – The following comments from OCFA shall be addressed on the plans prior to any public hearing. For questions on comments, please contact Art Tinoco at 714.573.6100.

1. Plans must illustrate fire access roadways. OCFA Guideline B-09
 - a. Provide dimensions for S-Turns shown on plans, lengths currently do not meet the minimum requirement of 60’.
 - b. Provide dimensions for fire lane widths.
2. Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. OCFA Guideline B-09
 - a. Provide compliance and indicate on plans, the edge of a fire access roadway should be located no closer than 10’ from the building.
3. Plans must illustrate the 150’ hose pull to all points around each structure from the fire access roadway. OCFA Guideline B-09
4. Plans must show both inside and outside turning radii at fire department access roadways. A minimum 20’ inner radius and 40’ outer radius is required.
 - a. Show radii at first turns after porte-cochere

Community Development – Building Division

As a courtesy notice, please be aware of the following items for future building permits.

1. Construction plans shall be submitted to the Building Division for review and issuance of any future building permit(s). Construction plans shall comply with California Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, as of January 1, 2023: 2022 California Building Code ('22 CBC); 2022 California Plumbing Code ('22 CPC); 2022 California Mechanical Code ('22 CMC); 2022 California Electrical Code ('22 CEC); 2022 California Residential Code ('22 CRC); 2022 California Energy Code ('22 Energy); and 2022 California Green Building Standards Code ('22 CGBSC).
2. Soils report and investigation will be required with each building permit application submittal.
3. Architect of record shall be aware to provide the required number of EV Stalls per CALGreen Section 4.106.4.2.2
 - a. Ten (10) percent of the total number of parking spaces on a building site, provided for all

- types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
- b. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
 - c. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
 - d. Please show locations of accessible EVCS per CALGreen Section 4.106.4.2.2.1.1.
- 4. Architect of Record shall detail on the construction plans the required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)
 - 5. Existing restroom adjacent to the Reception Area will need to be upgraded per CBC Section 11B-202.4.
 - 6. Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224
 - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
 - b. Minimum Guest Room with Communication Features per Table 11B-224.4
 - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.
 - 7. The accessible parking stalls should be spread out to serve the entire building, they're currently lumped in the middle of the parking lot. There should be at least one accessible stall closet to the lobby area.
- The resubmittal did not address this comment. Sheet A-2 and Grading Plan Sheet G-3 show the accessible parking stalls in different locations.

Community Development- Planning Division

- 1. Variance: Per Stanton Municipal Code 20.555, Variances and Minor Variances are only approved when, because of special circumstances applicable to the property, the strict application of this Zoning Code denies the owner of the property privileges enjoyed by other property located nearby and in an identical zone. As proposed the total number of parking spaces required is 56 spaces, however, only 52 spaces are being provided. Staff can not support as variance if we are unable to make the following findings:
 - a) There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not apply generally to other properties in the vicinity under an identical zoning classification;
 - b) Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
 - c) Approving the Variance or Minor Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated; and
 - d) The requested Variance or Minor Variance would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.
- 2. Architectural Design: Please indicate the architectural style of the proposed building. To provide more visual interest please incorporate, as architecturally appropriate:
 - a) Varied materials, colors, and exterior finishes can create visual interest. Ensure that the materials are consistent with the architectural style and that there is one main focus

- /point of interest. (Front façade)
 - b) Avoid single wall planes across the entire building. Variations in wall planes to reduce the building mass through the perceived size is reduced.
 - i. Possible use of wood siding feature to break the wall of the new structure's front façade.
 - c) Please see the attached examples of designs that incorporate color, materials, and variation in wall planes.
- 3. Beach Blvd Frontage: The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.
- 4. Utility and Equipment Plan: Update the site plan to show all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

Plan Check Review Comments (Review)

1. Title Sheet:
 - a. Per Stanton Municipal Code 20.700.070, Accessory Nonresidential Structures include attached and detached accessory structures. Examples include but are not limited to garages, gazebos, refuse collection structures, storage sheds, swimming pools, etc. Please update the structure coverage calculation accordingly.
 - b. Plan Sheet is incomplete. Ensure all sheets are listed.
 - c. Add parking lot area (SF) and proposed landscaping area (SF) within the parking.
2. Site Plan:
 - a. Provide the correct scale.
 - b. Ensure all existing and proposed site improvements are identified (walls/fencing/gates, hardscape improvements, etc.)
 - c. Identify material and height of existing and proposed fencing/wall/gates.
 - d. Ensure to provide a complete legend to include all shades/hatching used on the site plan.
 - e. Mechanical equipment must be properly screened.
 - f. For angled parking stalls, ensure to note the degree of the angle. Please note different degree angles require different minimum dimension length/depth.
 - g. Identify the surfacing material for the driveway/parking lot.
 - h. Identify intended use for the landscaped area north of the pool/spa.
 - i. Loading areas shall not block vehicular traffic or parking spaces.
 - j. Individual bumper stops shall be located a minimum of three feet from a fence, wall, building or walkway or any right-of-way.
3. (E) and (P) Floor Plans:
 - a. Ensure all floor plans are correctly scaled.
 - b. Label all uses of all rooms/areas within the structure.
4. Provide floor area calculations.
 - a. Provide a dimensioned plan showing the existing/proposed structure. Use geometric shapes to show how the area was obtained. Provide an area tabulation (use, area/SF).
5. Provide a dimensioned existing and proposed roof plan.
 - a. Show the roof form (ridges, hips, parapets, slopes etc.)
6. Elevations:
 - a. Provide existing and proposed elevations for all sides of the structure/s.

- b. Ensure to include height to the highest point of the structure.
 - c. Label all exterior materials/features.
 - d. Identify materials proposed on the trash enclosure. Ensure the proposed materials are compatible with the structure.
- 7. Provide cross sections that include a complete view of the proposed structure and site improvements.
- 8. Photometric Plan:
 - a. Additional lighting is required at the rear of the property.
 - b. Provide the estimated the lighting levels impacts on adjacent properties.
 - i. Lighting levels shall not exceed 0.5 foot-candles at any common property line with property zoned, used as, or planned for residential uses (SMC 20.300.080).
- 9. Landscape Plan: Beach Boulevard is a major thoroughfare within the City so the landscaping facing this arterial must provide greater variety and interest. Drought tolerant shrubs of varying heights and colors should be clustered to create visual interest along Beach Blvd. Additionally, more trees, such as Palo Verde, should be incorporated into the landscape plan along Beach Blvd. Additionally please ensure plan include the following:
 - a. Provide an alternative tree for the Australian Willow.
 - b. Trees shall be a minimum 24-gallon box.
 - c. A three-tier landscaping design (tree, shrub/vine and ground cover/turf/perennials) shall be used in all landscaped areas.
 - d. Species' ultimate mature height and width (20 years for trees, 5 years for shrubs)
 - e. Proposed maintained height and width of the species (if different from ultimate)
 - f. Provide container size at installation
 - g. At least 50 percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a minimum two-inch layer of compost or mulch. Groundcover shall be approved by the Director.
 - h. Compost and/or mulch shall maintain a consistent two-inch minimum layer and provide complete coverage under shrubs. Ensure to provide notes on plans.
 - i. Irrigation:
 - i. Indicate type of irrigation and type of control
 - ii. Ensure compliance with SMC 20.315.050
 - j. Landscape lighting:
 - i. Show all proposed fixture type and location.
 - ii. Provide fixture manufacture specifications.
 - iii. Include a legend with total fixture count.

Public Works – Engineering Division:

1. Applicant to provide approved Preliminary WQMP (JLHA sent comments back in September 2022).
2. Following the approved Preliminary WQMP, the storm drainage may or may not change, so they would need to reflect that on the plans.
3. The grading plans attached to the plans does not indicate anything regarding sewer. Upon re-submittal, please have the applicant show what they plan to do for sewer connection / lateral.
4. The plans call out for curb work; however, no detail shown on the plans. Please have the applicant show that on the plans (this item may be more for during the plan check phase).
5. Based on the scope, at minimum, the applicant will need a WQMP, grading permit / plans, encroachment permit, and Caltrans permit.

Public Safety Department

1. Provide a gate or security measures for the laundry/storage area located at the rear of the property.

Proposed Conditions of Approval

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

Public Safety Department

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.

Public Works – Engineering Division:

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.

Attachment: F.4

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Stanton, CA 90680



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Date:
09/05/2023

Applicant:
Saeed Kamkar

Sent via Email

Subject: Site Plan and Design Review No. SPDR-816 – Addition of 14 new units to an existing 36-unit motel, parking lot and landscaping improvements.

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment “a” of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at pgarcia@stantonca.gov.

Sincerely,

Patricia Garcia
Assistant Planner

Attachments: A – Project Comments

Attachment "A"
Site Plan and Design Review No. SPDR-816
Dixie Hotel - 11632 Beach Blvd

Project Specific Comments

The following comments shall be addressed upon the resubmittal of plans for review. **Please note, the red asterisk (*) identifies corrections that were previously issued.**

Public Safety – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner is encouraged to address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

Orange County Fire Authority – The following comments from OCFA shall be addressed on the plans prior to any public hearing. For questions on comments, please contact Art Tinoco at 714.573.6100.

1. *Plans must illustrate fire access roadways. OCFA Guideline B-09
 - a. *Provide dimensions for S-Turns shown on plans, lengths currently do not meet the minimum requirement of 60’.
 - b. *Provide dimensions for fire lane widths.
 - c. *Plans must show fire access roadway widths and radii.
 - d. Plans do not meet fire lane widths, S-turn and radii requirements; provide a swept path analysis.
2. *Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. OCFA Guideline B-09
 - a. *Provide compliance and indicate on plans, the edge of a fire access roadway should be located no closer than 10’ from the building.
 - b. Porte-cochere must be an independent structure, separated from the waiting area/reception section of the building. Fire department access cannot be along a path that exposes the fire apparatus to a potential structure fire during ingress or egress and inhibiting access to rear of site.

Community Development – Building Division

As a courtesy notice, please be aware of the following items for future building permits.

1. *Construction plans shall be submitted to the Building Division for review and issuance of any future building permit(s). Construction plans shall comply with California Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, as of January 1, 2023: 2022 California Building Code ('22 CBC); 2022 California Plumbing Code ('22 CPC); 2022 California Mechanical Code ('22 CMC); 2022 California Electrical Code ('22 CEC); 2022 California Residential Code ('22 CRC); 2022 California Energy Code ('22 Energy); and 2022 California Green Building Standards Code ('22 CGBSC).
2. *Soils report and investigation will be required with each building permit application submittal.

3. ***Architect of record shall be aware to provide the required number of EV Stalls per CALGreen Section 4.106.4.2.2**
 - a. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
 - b. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
 - c. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
 - d. Please show locations of accessible EVCS per CALGreen Section 4.106.4.2.2.1.1.
4. ***Architect of Record shall detail on the construction plans the required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)**
5. ***Existing restroom adjacent to the Reception Area will need to be upgraded per CBC Section 11B-202.4.**
6. ***Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224**
 - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
 - b. Minimum Guest Room with Communication Features per Table 11B-224.4
 - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.
7. ***The accessible parking stalls should be spread out to serve the entire building, they're currently lumped in the middle of the parking lot. There should be at least one accessible stall closet to the lobby area.**
***The resubmittal did not address this comment. Sheet A-2 and Grading Plan Sheet G-3 show the accessible parking stalls in different locations. The Grading Plan Sheet also shows 3 accessible parking stalls whereas Sheet A-2 only shows 2. Three (3) accessible parking stalls are required for the project.**

Community Development- Planning Division

1. ***Architectural Design:** Please indicate the architectural style of the proposed building. To provide more visual interest please incorporate, as architecturally appropriate:
 - a) Varied materials, colors, and exterior finishes can create visual interest. Ensure that the materials are consistent with the architectural style and that there is one main focus /point of interest. (Front façade)
 - b) Avoid single wall planes across the entire building. Variations in wall planes to reduce the building mass through the perceived size is reduced.
 - i. Possible use of wood siding feature to break the wall of the new structure's front façade.
 - c) Please see the attached examples of designs that incorporate color, materials, and variation in wall planes.
***No changes**
2. ***Beach Blvd Frontage:** The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.
***Clearly indicate location of driveway pavers. Provide patterns and specs for staff review.**
3. ***Utility and Equipment Plan:** Update the site plan to show all utility and/or mechanical equipment.

All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

***The ground-mounted mechanical equipment located in the pool/spa area must be screened. Ensure screening is clearly noted (materials, height, etc.) and that it is compatible with the structure.**

Plan Check Review Comments (Review)

Please ensure all plans are consistent (site plan, floor plans, landscape plans, grading plans).

1. Title Sheet:

- a. Update the total number of units and ensure the quantity is consistent with the proposed plans.
- b. Per 20.315.040, Nonresidential land use shall provide and maintain minimum landscaped areas based on impervious surface coverage standards (80% impervious, 20% minimum landscaping).

2. Site Plan:

- a. ***Ensure all existing and proposed site improvements are identified (walls/fencing/gates, hardscape improvements, etc.)**
- b. ***Identify material and height of existing and proposed fencing/wall/gates.**
- c. Rear area must be secured to prevent unwanted loitering. Security cameras shall be installed for surveillance of the area.
- d. ***Mechanical equipment must be properly screened.**
- e. ***For angled parking stalls, ensure to note the degree of the angle. Please note different degree angles require different minimum dimension length/depth.**
 - i. For all 60 degree parking spaces, the minimum length is 24.2 ft (24 feet 2.4 inches).
- f. ***Identify the surfacing material for the driveway/parking lot.**
- g. ***Identify intended use for the landscaped area north of the pool/spa.**
***Landscape plans indicate this area is active recreation area. Please indicate how guests will access this communal space.**
- h. ***Loading areas shall not block vehicular traffic or parking spaces.**
- i. ***Individual bumper stops shall be located a minimum of three feet from a fence, wall, building or walkway or any right-of-way.**
- j. Directional arrows should be clearly marked.

3. (E) and (P) Floor Plans:

- a. ***Label all uses of all rooms/areas within the structure.**
***Sheets A-3, A-3.1, A-4 and A-4.1 have unlabeled areas (ex. area in the western side of the second floor needs to be labeled).**
- b. Unit 202 shows a refrigerator and kitchen range.
- c. Unit 203 shows FAU. Note how the FAU will be secured.

4. Provide floor area calculations.

- a. ***Provide a dimensioned plan showing the existing/proposed structure. Use geometric shapes to show how the area was obtained. Provide an area tabulation (use, area/SF).**
***Verify the area calculations are accurate.**

5. Elevations:

- a. ***Label all exterior materials/features.**
***All materials (windows, doors, etc.) must be consistent and labeled.**
- b. ***Identify materials proposed on the trash enclosure. Ensure the proposed materials are compatible with the structure.**
***Trash enclosure dimensions are not legible. Masonry enclosure should be stucco'ed and**

Painted to match the structure. The enclosure's roof must also be compatible with the structure's materials, provide an alternative solid material.

6. *Provide cross sections that include a complete view of the proposed structure and site improvements.
7. *Landscape Plan: Beach Boulevard is a major thoroughfare within the City so the landscaping facing this arterial must provide greater variety and interest. Drought tolerant shrubs of varying heights and colors should be clustered to create visual interest along Beach Blvd. Additionally please ensure plan include the following:
 - a. *A three-tier landscaping design (tree, shrub/vine and ground cover/turf/perennials) shall be used in all landscaped areas.
 - b. Indicate the quantity of each species and location within the site.
 - c. *At least 50 percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a minimum two-inch layer of compost or mulch. Groundcover shall be approved by the Director.
 - d. Turf incorporated into the landscape design shall not constitute more than 25 percent of the total landscaping area.
 - e. Total landscaping must be 20% of the lot area.
 - f. *Irrigation:
 - i. Indicate type of irrigation and type of control
 - ii. Ensure compliance with SMC 20.315.050.
* The irrigation plan shall identify all components of the irrigation system drawn on project base sheets in a clear and legible fashion and shall provide any details required by Section 20.315.050.

Public Works – Engineering Division:

1. *Applicant to provide approved Preliminary WQMP.
2. *Following the approved Preliminary WQMP, the storm drainage may or may not change, so they would need to reflect that on the plans.
3. *Based on the scope, at minimum, the applicant will need a WQMP, grading permit / plans, encroachment permit, and Caltrans permit.

Public Safety Department

1. Provide a gate or security measures for the laundry/storage area located at the rear of the property.
*Not provided. Area should not be accessible to guests.

Proposed Conditions of Approval

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

Public Safety Department

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.

Public Works – Engineering Division:

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.



Attachment: F.5

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Stanton, CA 90680



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F | (714) 890-1443



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Date:

November 9, 2023

Applicant:

Saeed Kamkar

Sent via Email

Subject: Site Plan and Design Review No. SPDR-816 – Addition of 14 new units to an existing 36-unit motel, parking lot and landscaping improvements.

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment “a” of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you with your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at pgarcia@stantonca.gov.

Sincerely,

Patricia Garcia
Assistant Planner

Attachments: A – Project Comments

Attachment "A"
Site Plan and Design Review No. SPDR-816
Dixie Hotel - 11632 Beach Blvd

Project Specific Comments

The following comments shall be addressed upon the resubmittal of plans for review. **Please note, the red asterisk (*) identifies corrections that were previously issued.**

Public Safety – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner must address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

***** No security plan provided in the latest submittal.**

The project site has a high volume of calls for service that Stanton Police Services has responded to. The calls for service range from prostitution, narcotics violations, stolen vehicles, weapon possession, probation/parole violations, burglary, robbery, gang activity, assaults, and assaults with deadly weapons, etc. Additionally, numerous arrests and citations have been made and given, around, out front, and coming from this motel. For that reason, the applicant must provide a remediation and security plan that addresses site safety concerns. ***

Community Development- Planning Division

1. ***Architectural Design:** Please indicate the architectural style of the proposed building. To provide more visual interest please incorporate, as architecturally appropriate:
 - a) Varied materials, colors, and exterior finishes can create visual interest. Ensure that the materials are consistent with the architectural style and that there is one main focus /point of interest. (Front façade)
 - b) Avoid single wall planes across the entire building. Variations in wall planes to reduce the building mass through the perceived size is reduced.
 - i. Possible use of wood siding feature to break the wall of the new structure's front façade.
 - c) Please see the attached examples of designs that incorporate color, materials, and variation in wall planes.
***No changes**
*****Not Addressed*****
2. ***Beach Blvd Frontage:** The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.
***Clearly indicate location of driveway pavers. Provide patterns and specs for staff review.**
*****Not Addressed*****
3. ***Utility and Equipment Plan:** Update the site plan to show all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

*The ground-mounted mechanical equipment located in the pool/spa area must be screened. Ensure screening is clearly noted (materials, height, etc.) and that it is compatible with the structure.

*****Latest plans indicate equipment is located within a shed. Please clearly note the materials and height of the shed. Ensure it is consistent with the structure.*****

Plan Review Comments (Review)

Please ensure ALL plans are consistent (site plan, floor plans, landscape plans, grading plans).

***** Not addressed*****

1. *Title Sheet:

- a. Update the total number of guest rooms and ensure the quantity is consistent with the proposed plans.

*****Cover sheet scope of work states "Addition of new 14 units". The proposed floor plans show 12 new guest rooms.*****

- b. Per 20.315.040, Nonresidential land use shall provide and maintain minimum landscaped areas based on impervious surface coverage standards (80% impervious, 20% minimum landscaping).

*****Calculations noted on cover sheet do not match the site plan.*****

2. *Site Plan:

- a. *Ensure all existing and proposed site improvements are identified (walls/fencing/gates, hardscape improvements, etc.)

- b. *Identify material and height of existing and proposed fencing/wall/gates.

*****Provide material for Keynote 18.*****

- c. Rear area must be secured to prevent unwanted loitering. Security cameras shall be installed for surveillance of the area.

***** Not addressed*****

- d. *Mechanical equipment must be properly screened.

*****Provide "Pool Pump Shed" information (material, height).*****

- e. *Identify the surfacing material for the driveway/parking lot.

*****Keynote 20: "Asphalt Finish", however it is not used on the site plan.*****

- f. *Identify intended use for the landscaped area north of the pool/spa.

*Landscape plans indicate this area is an active recreation area. Please indicate how guests will access this communal space.

***** Not addressed*****

- g. *Loading areas shall not block vehicular traffic or parking spaces.

***** Not addressed*****

- h. *Individual wheel stops shall be located a minimum of three feet from a fence, wall, building or walkway or any right-of-way.

***** Not addressed*****

3. *(E) and (P) Floor Plans:

- a. *Label all uses of all rooms/areas within the structure.

*Sheets A-3, A-3.1, A-4 and A-4.1 have unlabeled areas (ex. area in the western side of the second floor needs to be labeled).

***** Not addressed*****

- b. "Unit 202" shows a refrigerator and kitchen range.

***** Not addressed. Please explain why this room differs from other guest rooms.*****

- c. "Unit 203" shows an FAU. Note how the FAU will be secured.

***** Not addressed*****

4. *Elevations:

- a. *Label all exterior materials/features.
*All materials (windows, doors, etc.) must be consistent and labeled.
***** Not addressed*****
- b. *Identify materials proposed on the trash enclosure. Ensure the proposed materials are compatible with the structure.
*****Trash enclosure's roof must also be compatible with the structure's materials, provide an alternative solid material. *****
- 5. *Provide cross sections that include a complete view of the proposed structure and site improvements.
***** Not Provided*****
- 6. *Landscape Plan: Beach Boulevard is a major thoroughfare within the City so the landscaping facing this arterial must provide greater variety and interest. Drought tolerant shrubs of varying heights and colors should be clustered to create visual interest along Beach Blvd. Additionally please ensure plan include the following:
 - a. Indicate the quantity of each species and location within the site.
***** Not addressed*****
 - b. *At least 50 percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a minimum two-inch layer of compost or mulch. Groundcover shall be approved by the Director.
 - c. *Total landscaping must be 20% of the lot area.
*****Plans do not reflect calculations provided*****
 - d. *Irrigation:
 - i. Indicate type of irrigation and type of control
 - ii. Ensure compliance with SMC 20.315.050.
* The irrigation plan shall identify all components of the irrigation system drawn on project base sheets in a clear and legible fashion and shall provide any details required by Section 20.315.050.
***** No Irrigation Plan provided. *****
- 7. Lighting Plan:
 - a. Parking lot conceptual plan and lighting photometric does not match the proposed site plan.
 - b. Lighting fixtures on Parking Lot Conceptual Lighting plan (sheet E200) differs from the Parking Lot Lighting Photometric plan (sheet E210) fixture locations.
 - c. The photometric plan shows lighting inconsistencies. To deter loitering, a minimum of 2.0 foot-candles must be provided throughout the site.
- 8. Survey:
 - a. The current survey shows no easements onsite. Per the title report provided, there are easements onsite. Please ensure to include them in the survey and the site plan.

Public Works – Engineering Division:

- 1. The applicant must submit their WQMP and Plan Check Application Form must be submitted to the Public Works & Engineering Department. The Preliminary WQMP must be approved prior to entitlement.
 - a. Please ensure to submit to the Public Works & Engineering Department as payment may be required to review.

Public Safety Department

- 1. Provide a gate or security measures for the laundry/storage area located at the rear of the property.
*Not provided. The area should not be accessible to guests.

*** Not addressed***

Proposed Conditions of Approval

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

Orange County Fire Authority – The OCFA has reviewed the proposed project and based on the preliminary assessment the fire department requirements are listed below. Contingent upon approval of this development review application by the Planning Department/Planning Commission, the conditions listed below are applicable to this project and are to be included in the project's resolution and approval paperwork. If you need additional information or clarification, please contact me by phone or email: (714) 573-6130, arturotinoco@ocfa.org.

Conditions of Approval

Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- Fire master plan (service code PR145)
 - o An AM&M will be required for access deficiencies due to the porte-cochere.

Prior to issuance of a building permit:

- Architectural (service codes PR264-PR272, abbreviated review)
 - o For construction features at porte-cochere, noncombustible exterior finishes and 2-hr rated walls.
 - o underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475) if new underground system is required for new building
 - o Addition of private hydrant to be determined at Fire Master Plan review

Prior to concealing interior construction:

- Fire alarm system (service code PR500-PR520)
- Fire sprinkler system (service codes PR430-PR455), if the building is currently sprinklered and the system requires modification
 - o Extension of fire sprinkler system to provide protection at porte-cochere is required to mitigate potential impact on site access

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting ocfa.org on the Planning and Development Section homepage.

Temporary/Final Occupancy Inspections

Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

Lumber-drop Inspection

After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

Community Development – Building Division

Conditions of Approval

1. *Construction plans shall be submitted to the Building Division for review and issuance of any future building permit(s). Construction plans shall comply with California Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, as of January 1, 2023: 2022 California Building Code ('22 CBC); 2022 California Plumbing Code ('22 CPC); 2022 California Mechanical Code ('22 CMC); 2022 California Electrical Code ('22 CEC); 2022 California Residential Code ('22 CRC); 2022 California Energy Code ('22 Energy); and 2022 California Green Building Standards Code ('22 CGBSC).
2. *Soils report and investigation will be required with each building permit application submittal.
3. *Architect of record shall be aware to provide the required number of EV Stalls per CALGreen Section 4.106.4.2.2
 - a. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
 - b. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
 - c. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
 - d. Please show locations of accessible EVCS per CALGreen Section 4.106.4.2.2.1.1.
4. *Architect of Record shall detail on the construction plans the required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)
5. *Existing restroom adjacent to the Reception Area will need to be upgraded per CBC Section 11B-202.4.
6. *Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224
 - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
 - b. Minimum Guest Room with Communication Features per Table 11B-224.4
 - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.

Public Safety Department

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.

Public Works – Engineering Division:

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.

Security Plan (*Template*)

Business Name:

Business Address:

Property Owner Name & Contact Info:

Business Owner Name & Contact Info:

On-Site Contact, Name & Info:

Type of Business:

Hours of Operation:

Number of Employees:

Employee Operations: *(How many employees on-site at one time? Do they work in shifts? What is the shift schedule? What are they responsible for?)*

Security Personnel: *(Will there be on site security? How many? If not, what measures are taken to monitor activity or prevent detrimental activity on site?)*

Surveillance Cameras: Yes/No Number: *(How many?)*

Camera Location Map Attached *(locations to be approved by OC Sheriff)* All recordings must be made available to OC Sheriff and/or City of Stanton Public Safety Director upon request.

Security Procedures: *(List all programs and policies implemented with the intent of deterring nuisance activity on site)*

Incident Action Plans: *(What procedures are in place/will be implemented to address potential incidents when they occur, i.e. disturbance on site, nuisance activity, etc.?)*

RESOLUTION NO. 859

A RESOLUTION OF THE PLANNING COMMISSION, CITY
OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA
APPROVING PRECISE PLAN OF DESIGN P-435.

THE PLANNING COMMISSION, of the City of Stanton,
does hereby resolve as follows:

WHEREAS, the Planning Commission does hereby find and
determine that an application was duly filed by:

Philip Chang, with respect to the
real property described as follows:

11632 Beach Boulevard

and requesting a Precise Plan of Design review permitting
approval for the first of two phase for a 67 unit motel complex

and further finds that a public hearing was set for:

October 6, 1982, at 7:30 p.m., in the Stanton
City Council Chambers, at 7800 Katella Avenue, Stanton; and
a notice of the date, time place, and purpose of aforesaid
hearing was duly given; that a hearing was duly held at afore-
mentioned time and place; and

WHEREAS, the Planning Commission further finds and
determines that facts exist as required in Chapter 20.02.090
of the STANTON MUNICIPAL CODE, justifying the adoption of
a Precise Plan of Design;

APPROVAL-PRE'ISE PLAN

1 WHEREAS, Based on the aforementioned findings,
2 the Commission hereby approves with respect to the property
3 described herein, the Precise Plan of Design subject to conditions
4 as set forth in Exhibit "A" attached hereto, and incorporated
5 herein by reference as though set forth in full and at length;
6 and

7 WHEREAS, the permit hereby allowed is conditional upon
8 the privileges being utilized within six (6) months after the
9 effective date thereof, and if they are not utilized or
10 construction work is not begun within said time, and carried
11 on diligently in accordance with conditions imposed by the
12 Commission, this authorization shall become VOID, and any
13 privilege, permit or Variance granted hereby shall be deemed
14 to have elapsed; and

15 NOW THEREFORE, this action shall become final and
16 effective ten (10) days after the date of the adoption of this
17 Resolution unless during that time a written appeal is taken to
18 the Stanton City Council; and

19 The Secretary shall certify to the adoption of this
20 Resolution, and shall transmit certified copies to the
21 applicant, and the Stanton City Clerk.

22 ADOPTED, SIGNED AND APPROVED this 6th day of
23 October 19 82.

24 
25 Chairman, Stanton City Planning Commission

26 ATTEST:

27 
28 Frankie Carmona
Planning Secretary

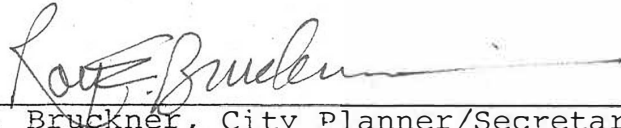
APPROVAL-PREC 'E PLAN

I, ROY E. BRUCKNER, City Planner of the City of Stanton, County of Orange, State of California, hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Stanton at a regular meeting thereof held on the 6th day of October 1982, by the following vote to wit:

AYES: COMMISSIONERS: Mount, L'Hommedieu, Dotson, and Allen

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Aspinall



Roy E. Bruckner, City Planner/Secretary
City of Stanton Planning Commission

Conditions of Approval: P-435 and V82-14

1. That all requirements of the Director of Community Development be met.
2. That all requirements of the Planning Division be met, including, but not limited to the following:
 - a. That all applicable requirements of the Stanton Municipal Code be met.
 - b. That approval of this application is for the use and operation of the requested use only, and any future proposed uses or modifications to be incorporated with, or on the same property must make proper independent application through the City of Stanton.
 - c. The permit hereby allowed is conditional upon the privileges granted herein being utilized within 180 days after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized or where some form of construction has not actually commenced within such 180 days and is not diligently prosecuted to completion, this authority shall become null and void.
 - d. If delay has been due to reasons beyond control, a reasonable extension may be granted by the Planning Commission. The request for the extension must be filed with the secretary to the Planning Commission prior to the 180th day.
 - e. Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.
 - f. That the recorded owner(s) and the leasee(s) return to the Planning Division written evidence of agreement to all Conditions of Approval, prior to this permit becoming effective.
 - g. Prior to any work being commenced within the public right-of-way, approval by the Public Facilities Division shall be obtained and a public works permit secured from the Engineering Division.
 - h. The following signage shall not be permitted: paper, cloth, wallboard, flashing, pulsating, bulls-eye, spotlight, beacons, spinning, animated, blinking, a-frame, portable, freestanding, or temporary banner signs.
 - i. Banner signs may be used only in conjunction with an approved "Special Events Permit", and must be for an amount of time not to exceed 7 days (unless otherwise stipulated), and of a flame retardant fabric.

Conditions of Approval (Cont'd): P-435 and V82-14

- j. That trash enclosures be provided as per Stanton Municipal Code.
 - k. That landscaping and irrigation plans be submitted for approval prior to installation.
 - l. That a minimum three foot wide landscaped strip and 6 ft. high block wall be constructed along the east property line, and a portion of the north property line, behind the proposed Phase 2 building.
 - m. That parking spaces parallel to the north property lines should be at least 11 ft. wide to facilitate turning movements into and out of said spaces.
 - n. The west stairway should be relocated westerly to the corner of the L-shape of the building to comply with exiting requirements.
3. That all conditions of the City Engineer be met, including but not limited to the following:
- a. That the applicant submit street improvement plans prepared by a registered civil engineer for off-site improvements.
 - b. That a bond or surety device be posted with the City in an amount sufficient to cover the amount of work to be done, as determined by the City Engineer.
 - c. That the applicant annex to the local sanitation district.
 - d. That the applicant submit a preliminary title report.
 - e. That the applicant construct curb and gutters.
 - f. That the applicant construct sidewalks ±9 ft., wide.
 - g. Construct driveway approaches as determined by the City Engineer.
 - h. All asphalt and driveway areas be resurfaced according to City standards.
 - i. That high pressure sodium street lights be installed on marbelite standards.
 - j. That the applicant submit a grading plan per City Engineer's request.
 - k. Provide on-site drainage study and necessary facility.
 - l. That all State permits be secured prior to construction of improvements when encroaching on State highways.
 - m. That all parking lot and street lighting to consist of high pressure sodium vapor.

Conditions of Approval (Cont'd): P-435 and V82-14

- n. That the legal owners shall record a covenant and agreement to hold three parcels as one.
 - o. All conflicting road and utility easements shall be resolved to the satisfaction of the Director of Community Development prior to issuance of building permits.
4. That all requirements of the Building Division be met, including, but not limited to the following:
- a. Units built on property line will be required to be of fire resistive construction as per the Uniform Building Code, Ch. 5.
 - b. Handicap facilities to be provided as per UBC and CH 1213. (One handicap room per each phase).
 - c. Second floor exiting to conform to the UBC CH. 33.
5. That all requirements of the Fire Department be met, including, but not limited to the following:
- a. Fire flow shall be 3,500 gallons per minute at 20 p.s.i. residual pressure (U.F.C. 10-301 and S.M.C. - 17.20).
 - b. Portable fire extinguishers shall be installed and maintained as per Uniform Fire Code, Article 10.
 - c. Place address numbers on front of building. Numbers are to be at least six (6) inches in height, contrast with the background, and be visible from the street (U.F.C. 10.208).
 - d. Final inspection required prior to occupancy.
 - e. One on-site fire hydrant shall be required. Hydrant to be placed at Fire Department approved location (U.F.C. 10.301).
 - f. New fire hydrant shall be a Rich 960 or equivalent (U.F.C. 10.301).
 - g. Plans of fire hydrant and water main shall be submitted to the Fire Department for approval.
 - h. Approved smoke detectors shall be installed in accordance with Section 1210, Uniform Building Code.
6. That all requirements of the Police Department be met, including, but not limited to the following:
- a. That all exterior lighting shall have non-breakable, tamper proof lens covers.
 - b. An emergency card shall be filed, listing names, addresses, and telephone numbers of responsible persons to notify in case of an emergency.

CITY OF STANTON
PLANNING COMMISSION
AGENDA STUDY MATERIAL

October 6, 1982

CASE NO: Precise Plan of Design P-435 and Variance V82-14

APPLICANT: Philip Chang, property owner
Edmund Cheng, Engineer

LOCATION: 11632 Beach Boulevard

REQUEST: To approve the construction of the first phase of a motel development, consisting of 37 rooms. Also requested is a variance from the parking requirements.

LAND USE AND ZONING:

SITE: Zoned C-1 and developed with an old structure used as a restaurant.

NORTH: Zoned C-1 and developed with a nursery and a non-conforming single family home.

SOUTH: Zoned C-1 and developed with a motel.

EAST: Zoned E-1 and developed accordingly.

WEST: Zoned R-1 and developed accordingly.

ENVIRONMENTAL DETERMINATION:

Pursuant to the Guidelines of the California Environmental Quality Act of 1970, as amended:

_____ this project is categorically exempt, CLASS _____

_____ ~~xxx~~ Negative Declaration has been prepared

_____ a draft EIR has been prepared

for Planning Commission certification.

October 6, 1982

FACTS:

1. The project site currently consists of three parcels. The front parcel on Beach Boulevard is occupied by the Pantry House Restaurant, while the rear parcel is vacant. The third parcel is a 24 ft. wide strip along the north boundary of the developed parcel, which is used as road access to the vacant parcel.
2. The proposed motel development will consist of two phases. This application is for phase 1, which will consist of 37 rooms. Phase 2 will include an additional 30 rooms.

Phase 1 will consist of the following:

- a. The existing restaurant would be removed.
 - b. An "L" shaped two story structure consisting of 37 rooms would be constructed along the southerly property line.
 - c. The entire lot would be paved for parking.
 - d. A pool and jacuzzi, as well as landscaping primarily in the front.
 - e. Phase 2, the construction of which is unknown at this time, would add another building consisting of 30 rooms along the north property line.
 - f. The architectural design will be Spanish style, utilizing a tiled mansard roof and stucco walls with wood trim.
3. The smallest of the three lots comprising the subject site is evidently a road easement whose use is also entitled by the property owner on the east in the E-1 zone.
 4. The smallest of the lots also contains an open drainage swale
 5. Combining all three lots, a development site measuring approximately 158 ft. wide x 300 ft. deeps, is accomplished.
 6. A variance is requested for parking. Current requirements call for $1\frac{1}{2}$ parking spaces per 150 sq. ft. of sleeping area. The applicant would provide one parking space per room.

ANALYSIS:

1. Of primary concern is the road easement to which the property owner to the east has legal access rights. Said property owner is located in Hynes Estates, whose property currently fronts on Court Lane, a private road. A fence currently separates the subject site from that property. Thus the road easement is not currently used by said property owner. The applicant has three options in dealing with the issue:

- a. Purchase the right of access from the property owner.
- b. Design the project around the easement.
- c. Relocate the easement to coincide with the proposed parking and access layout.

In any event, this issue must be resolved prior to issuance of any permits.

2. Due to the proposed construction across lot lines, a covenant to hold three parcels as one, must be filed and recorded.
3. In order to provide better separation with the adjacent land uses, a six foot high block wall should be constructed along the east property line, and portion of the north property line in the rear of the site.
4. Regarding the parking requirements, the Zoning Code was recently revised to combine several categories of parking standards. Said combining resulted in requirements for motels which are unreasonable. The existing requirement calls for $1\frac{1}{2}$ spaces per 150 sq. ft. of sleeping area. Since a standard motel room is 300 sq. ft., three parking spaces per room would be required. A more reasonable standard would be one space per room, which is what the applicant is proposing. Staff feels that the Zoning Code should be amended and the variance approved.

BURDEN OF PROOF: V82-14

Prior to the granting of a Variance, the Planning Commission must make certain findings of fact. The applicants Burden of Proof is as follows:

1. THAT THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLICABLE TO THE PROPERTY INVOLVED OR TO THE INTENDED USE OF SUCH PROPERTY, WHICH DO NOT GENERALLY APPLY TO OTHER PROPERTY IN THE SAME ZONE:

Not applicable

2. THAT SUCH VARIANCE IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF A SUBSTANTIAL PROPERTY RIGHT POSSESSED BY OTHER PROPERTY SIMILARLY SITUATED, BUT WHICH IS DENIED TO THE PROPERTY IN QUESTION:

Not applicable

3. THAT THE GRANTING OF THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO THE ADJACENT PROPERTY:

Not applicable

4. THAT THE GRANTING OF THE VARIANCE WILL NOT ADVERSELY AFFECT THE STANTON COMPREHENSIVE PLAN:

The reasonable parking requirements will encourage construction which will benefit the City economically and socially.

Staffs analysis of the Burden of Proof is as follows:

1. *The recently revised standard is unreasonable and should be changed.*
2. *The existing standards would require so much parking that development feasibility would be questionable.*
3. *The variance would not adversely affect adjacent property.*
4. *The Stanton General Plan will not be adversely affected.*

CONCLUSION:

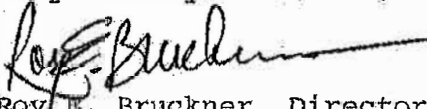
The proposed motel would be a substantial improvement of the area and should be approved subject to conditions.

Recommended Action:

Pending testimony received at the public hearing, the Planning Commission should:

1. Certify the Negative Declaration;
2. Make the required findings; and
3. Approve Precise Plan of Design P-435 and Variance V82-14, subject to the attached conditions.

Respectfully submitted,


Roy E. Bruckner, Director
Community Development

REB:fc

Attachments

Conditions of Approval: P-435 and V82-14

1. That all requirements of the Director of Community Development be met.
2. That all requirements of the Planning Division be met, including, but not limited to the following:
 - a. That all applicable requirements of the Stanton Municipal Code be met.
 - b. That approval of this application is for the use and operation of the requested use only, and any future proposed uses or modifications to be incorporated with, or on the same property must make proper independent application through the City of Stanton.
 - c. The permit hereby allowed is conditional upon the privileges granted herein being utilized within 180 days after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized or where some form of construction has not actually commenced within such 180 days and is not diligently prosecuted to completion, this authority shall become null and void.
 - d. If delay has been due to reasons beyond control, a reasonable extension may be granted by the Planning Commission. The request for the extension must be filed with the secretary to the Planning Commission prior to the 180th day.
 - e. Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.
 - f. That the recorded owner(s) and the leasee(s) return to the Planning Division written evidence of agreement to all Conditions of Approval, prior to this permit becoming effective.
 - g. Prior to any work being commenced within the public right-of-way, approval by the Public Facilities Division shall be obtained and a public works permit secured from the Engineering Division.
 - h. The following signage shall not be permitted: paper, cloth, wallboard, flashing, pulsating, bulls-eye, spotlight, beacons, spinning, animated, blinking, a-frame, portable, freestanding, or temporary banner signs.
 - i. Banner signs may be used only in conjunction with an approved "Special Events Permit", and must be for an amount of time not to exceed 7 days (unless otherwise stipulated), and of a flame retardant fabric.

Conditions of Approval (Cont'd): P-435 and V82-14

- j. That trash enclosures be provided as per Stanton Municipal Code.
 - k. That landscaping and irrigation plans be submitted for approval prior to installation.
 - l. That a minimum three foot wide landscaped strip and 6 ft. high block wall be constructed along the east property line, and a portion of the north property line, behind the proposed Phase 2 building.
 - m. That parking spaces parallel to the north property lines should be at least 11 ft. wide to facilitate turning movements into and out of said spaces.
 - n. The west stairway should be relocated westerly to the corner of the E-shape of the building to comply with exiting requirements.
3. That all conditions of the City Engineer be met, including but not limited to the following:
- a. That the applicant submit street improvement plans prepared by a registered civil engineer for off-site improvements.
 - b. That a bond or surety device be posted with the City in an amount sufficient to cover the amount of work to be done, as determined by the City Engineer.
 - c. That the applicant annex to the local sanitation district.
 - d. That the applicant submit a preliminary title report.
 - e. That the applicant construct curb and gutters.
 - f. That the applicant construct sidewalks ± 9 ft., wide.
 - g. Construct driveway approaches as determined by the City Engineer.
 - h. All asphalt and driveway areas be resurfaced according to City standards.
 - i. That high pressure sodium street lights be installed on marbelite standards.
 - j. That the applicant submit a grading plan per City Engineer's request.
 - k. Provide on-site drainage study and necessary facility.
 - l. That all State permits be secured prior to construction of improvements when encroaching on State highways.
 - m. That all parking lot and street lighting to consist of high pressure sodium vapor.

Conditions of Approval (Cont'd): P-435 and V82-14

- n. That the legal owners shall record a covenant and agreement to hold three parcels as one.
- o. All conflicting road and utility easements shall be resolved to the satisfaction of the Director of Community Development prior to issuance of building permits.
- 4. That all requirements of the Building Division be met, including, but not limited to the following:
 - a. Units built on property line will be required to be of fire resistive construction as per the Uniform Building Code, Ch. 5.
 - b. Handicap facilities to be provided as per UBC and CH 1213. (One handicap room per each phase).
 - c. Second floor exiting to conform to the UBC CH. 33.
- 5. That all requirements of the Fire Department be met, including, but not limited to the following:
 - a. Fire flow shall be 3,500 gallons per minute at 20 p.s.i. residual pressure (U.F.C. 10-301 and S.M.C. - 17.20).
 - b. Portable fire extinguishers shall be installed and maintained as per Uniform Fire Code, Article 10.
 - c. Place address numbers on front of building. Numbers are to be at least six (6) inches in height, contrast with the background, and be visible from the street (U.F.C. 10.208).
 - d. Final inspection required prior to occupancy.
 - e. One on-site fire hydrant shall be required. Hydrant to be placed at Fire Department approved location (U.F.C. 10.301).
 - f. New fire hydrant shall be a Rich 960 or equivalent (U.F.C. 10.301).
 - g. Plans of fire hydrant and water main shall be submitted to the Fire Department for approval.
 - h. Approved smoke detectors shall be installed in accordance with Section 1210, Uniform Building Code.
- 6. That all requirements of the Police Department be met, including, but not limited to the following:
 - a. That all exterior lighting shall have non-breakable, tamper proof lens covers.
 - b. An emergency card shall be filed, listing names, addresses, and telephone numbers of responsible persons to notify in case of an emergency.

PRECISE PLAN OF DESIGN APPLICATION

FEE: \$

1. APPLICANT:

NAME: Philip Chang

ADDRESS: 11231 Beach Blvd., Stanton, CA 90680

PHONE: (714) 897-9043

STATUS (Owner of Land, Agent, purchaser, etc.) Owner

2. PROPERTY OWNER:

NAME: Philip Chang

PHONE: (714) 897-9043

ADDRESS: 11231 Beach Blvd., Stanton, CA 90680

3. PROPERTY:

ADDRESS: 11632 Beach Blvd., Stanton, CA 90680

4. PROPOSED LAND USE:

To construct a new motel. PHASE I HAS 37 ROOMS

PHASE II HAS 30 ROOMS

5. REQUEST:

Approval of the precise plan

EXISTING USE OF PROPERTY: Restaurant

CHANGES TO BE MADE TO PROPERTY: new sidewalk, new landscaping
new motel building.

6. SPECIAL INFORMATION:

The current parking requirements of the Cities of Buena Park,
and Garden Grove are submitted together with this application,
for your reference.

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

ss.



OFFICIAL SEAL
EDMOND CHENG
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires NOV 4, 1993

I, PHILIP CHANG, being duly sworn, depose and say
that I am an owner of property involved in this petition, and that the
foregoing statements and answers herein contained and the information
herewith submitted are in all respects true and correct to the best of
my knowledge and belief.

Subscribed and sworn to before me
this 31TH day of AUGUST, 1982.

Edmond Cheng
Notary Public

Signed [Signature]

Address: 11231 Beach Blvd

City: Stanton CA 90680

Phone: (714) 897-9043

Recording requested by and mail to:

83-138600

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

2:25 PM APR 1 '83

LEE A. BRANCH, County Recorder

CITY OF STANTON

(Name)

7800 Katella Avenue

(Address)

Stanton, CA 90680

EXEMPT
C1

Free recording requested per California
Government Code Section 6103.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that I/we are the owner(s) of the hereinafter legally described real property located in the City of Stanton, County of Orange, State of California:

SEE EXHIBIT "A"
(legal description)

as recorded in Book 2, page 43 Records of Orange County, and, for the
purpose of COMBINING THE EXISTING THREE LOTS TO ONE
(state purpose)

STREET ADDRESS: 11632 BEACH BLVD. STANTON A.P.#: 131-221-34, 131-221-37, 131-221-38

as regulated by Section 504 of the Uniform Building Code we do hereby covenant and agree with said City that the above legally described land shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs, assignees and shall continue in effect until such time that the Stanton Municipal Code unconditionally permits the use or purpose herein above referred to or unless otherwise released by authority of the Director of Community Development of the City of Stanton.

Dated: This 26th day of Oct, 19 82
Philip Y. Cheng (Sign)
(Sign)

Approved for Recording: By Ray E. Buckner Date: 3-25-83
Director of Community Development
City of Stanton, California

(INDIVIDUAL)

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

ON 10/26/1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

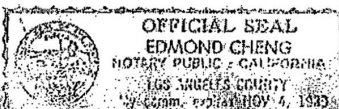
PHILIP Y. CHENG

known to me to be the person whose name _____
subscribed to the within Instrument and acknowledged that HE
executed the same.

WITNESS my hand and official seal.

(Sign) Edmond Cheng

(Notary Seal)



(CORPORATION)

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

ON _____, before me, the undersigned a Notary Public in and for said County and State, personally appeared

known to me to be the _____ President,
and

known to me to be _____ Secretary of
the Corporation that executed the within instrument, known to me to be the persons who execute the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Sign)

(Notary Seal)

EXHIBIT "A"

DESCRIPTION

PARCEL 1:

The Northwest quarter of the Southwest quarter of Lot 12 in Section 25, in the City of Stanton, County of Orange, State of California, as shown on the map showing Resurvey of J. W. Bixby & Co's subdivision of part of th Rancho Los Alamitos filed in book 2 page 43 of Record of Surveys in the office of the County Recorder of Orange County, Callifornia. (For purpose of this description the North and West lines of said Lot 12 are construed to be the center line of streets adjoining.)

EXCEPTING therefrom the Southerly 172.65 feet thereof.

ALSO except the Easterly 120.00 feet and the Northerly 24.00 feet thereof.

PARCEL 2:

The Easterly 120 feet of the Northwest quarter of the Southwest quarter of Lot 12 in Section 25, as shown on the Map showing Resurvey of J.W. Bixby and Company's Subdivision of a part of the Rancho Los Alamitos filed in book 2 page 43 of Record of Surveys in the office of the County Recorder of Orange County, California. (For purpose of this description; the North and West lines of said Lot 12 are construed to be the center line of streets adjoining.

EXCEPT therefrom the Southerly 172.65 feet thereof.

PARCEL 3:

The Northerly 24 feet of the Northwest quarter of the Southwest quarter of Lot 12 in Section 25, as shown on the Map showing Resurvey of J.W. Bixby and Company's Subdivision of a part of the Rancho Los Alamitos filed in book 2 page 43 of Record of Surveys in the office of the County Recorder of Orange County, California. (For purpose of this Description, the North and West lines of said Lot 12 are construed to be the center lines of streets adjoining.)

EXCEPT the Easterly 120.00 feet thereof.

Mr. John McKay
1432 Old River Rd.
Fullerton, CA

Introduced himself as the father of the applicant and stated that he was distressed with the staff report's findings that the food operation would be secondary. Indicated that there were several apartment houses around the proposed location which they wanted to attract as customers.

William Farrell

Introduced himself as the other applicant and stated that he did not owe his exlandlady any money and did not agree with the comments she had made.

Mr. Bruckner

Informed the Commission that the Police Department had indicated to Staff that they were against the granting of the applicants request and do have a communication on file. That fact had not been included in the staff report. The Police Department has found that the pool tables in combination with a beer bar pose all kinds of enforcement problems to the department.

There being no one else to speak either in favor or in opposition, the hearing was closed.

Mr. Bruckner

Again responded to questioning from the Commission that the applicants had applied to ABC for a beer and wine bar and not a restaurant serving beer and wine. Stated that he agreed with the Police Department that the operation would be a beer and wine bar serving food.

Ms. Judy Vaughn
1421 Scarborough Ln.
Anaheim, CA

Apologized to the Commission for coming forward after the hearing had been closed, but indicated she could no longer keep quiet. Stated that she had leased Mr. Farrell's old place of business. Said she was upset because Midway City denied her a dance license because of the bad name that he had left in that City. Indicated that she had in the past held licenses in various cities, and this was the first time she was denied one not because of her but because of the reputation of Mr. Farrell.

It was moved by Mr. Dotson, seconded by Mr. L'Hommedieu and unanimously agreed to DENY Conditional Use Permit C82-23 and Variance V82-13.

The applicant was advised of the ten day appeal period.

After a short recess the meeting resumed.

PUBLIC HEARING
NO. 8

P-435 & V82-14

SUBMITTED BY PHILIP CHANG: Requested is approval of plans for the first of two phases for a 67 unit motel complex proposed to be located at 11632 Beach Boulevard in the C-1 zone and a variance from the parking requirements for motels.

Pursuant to the Guidelines of the California Environmental Quality Act of 1970, as amended, a Negative Declaration has been prepared.

Mr. Bruckner

Read a letter for the record from an adjoining property owner:

"Stanton Planning Commission
Dear Sirs:

We will not be able to attend the hearing for Design P-435 and Variance V82-14.

We are in opposition to this plan because the building will be built right along our property line.

Should this plan pass, we would like to propose that NO windows are put along the north side of the building and that the highest possible block wall be installed along the north end of the property line. Thank you for your consideration."

Signed:

George J. Nakahara
Sachiko Nakahara

Mr. Bruckner

Indicated that, in addition to the letter he read, had contact with the property owner to the east of the proposed project in Hynes Estates who holds a 25 ft. easement and is quite concerned about resolving that matter.

A brief discussion ensued in which it was brought out that if the applicant only built the first phase a variance would not be required as there would be sufficient parking.

THE HEARING WAS OPENED.

Mr. Edmund Cheng
710 So. Garfield
Alhambra, CA

Introduced himself as a Civil Engineer representing the applicant. Stated that he was very concerned about the easement problems as they were set down in the staff report. Said that maybe he had been in error by advising his client to proceed with two phases. It would be simpler to just build the first phase and forget about the second one until such time as they can resolve all the easement problems. They have spoken to Mr. Nelson, the property owner to the east of the subject site and had a very friendly meeting. But nothing has been resolved relative to the easement.

A lengthy discussion ensued in which all the alternatives were discussed at some length relative to the easement problems. Mr. Cheng was not responsive to the suggestion of eliminating the second phase from the application. He suggested that the Commission act on the application as submitted to enable the applicant the opportunity to try to resolve the easement problems. He was advised by the Commission to work closely with staff since additional conditions would have to be added if the second phase is not constructed.

Elton Landgren
8161 La Monte Rd.
Anaheim, CA

Introduced himself as the President of Hynes Estates and indicated that he was not necessarily against the project, but was there to go on record because they have easements that run to the back of the property where the main water lines of Hynes Estates are located. The easement on the north is where the drainage from Hynes Estates goes into Beach Boulevard.

Mr. Bruckner

Informed Mr. Landgren that before anything is built within any easement, the applicant would have to check with the person or utility company that owns the easement as to what can or cannot be built on that easement. The applicant would have to provide a drainage facility to replace the ones that is now in existence.

There being no one else to speak either in favor or in opposition, the hearing was closed.

It was moved by Mr. Mount, seconded by Mr. L'Honmedieu and unanimously agreed to certify the Negative Declaration.

It was moved by Mr. Mount, seconded by Mr. L'Honmedieu and unanimously agreed to approve Precise Plan of Design P-435 and Variance V82-14, subject to the conditions of approval as contained in the staff report.

CONDITIONS OF APPROVAL: P-435 and V82-14

1. That all requirements of the Director of Community Development be met.
2. That all requirements of the Planning Division be met, including, but not limited to the following:
 - a. That all applicable requirements of the Stanton Municipal Code be met.
 - b. That approval of this application is for the use and operation of the proposed use only, and any future proposed uses or modifications to be incorporated with, or on the same property must make proper independent application through the City of Stanton.
 - c. The permit hereby allowed is conditional upon the privileges granted herein being utilized within 180 days after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized, or where some form of construction has not actually commenced within such 180 days and is not diligently prosecuted to completion, this authority shall become NULL and VOID.

CONDITIONS OF APPROVAL (Cont'd): P-435 and V82-14

- d. If delay has been due to reasons beyond control, a reasonable extension of time may be granted by the Planning Commission. The request for the extension of time must be filed with the secretary to the Planning Commission prior to the 180th day.
 - e. Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.
 - f. That the recorded owner(s) and the lessee(s) return to the Planning Division written evidence of agreement to all conditions of approval, prior to this permit becoming effective.
 - g. Prior to any work being commenced within the public right-of-way, approval by the Public Facilities Division shall be obtained and a Public Works Permit secured from the Engineering Division.
 - h. The following signage shall not be permitted: paper, cloth, wallboard, flashing, pulsating, bulls-eye, spotlight, beacons, spinning, animated, blinking, a-frame, portable, freestanding, or temporary banner signs.
 - i. Banner signs may be used only in conjunction with an approved "Special Events Permit", and must be for an amount of time not to exceed seven (7) days (unless otherwise stipulated), and of a flame retardant fabric.
 - j. That trash enclosures be provided as per Stanton Municipal Code.
 - k. That landscaping and irrigation plans be submitted for approval prior to installation.
 - l. That a minimum three foot wide landscaped strip and six ft. high black wall be constructed along the east property line, and a portion of the north property line, behind the proposed Phase 2 building.
 - m. That parking spaces parallel to the north property lines should be at least 11 ft. wide to facilitate turning movements into and out of said spaces.
 - n. The west stairway should be relocated westerly to the corner of the L-shape of the building to comply with existing requirements.
3. That all conditions of the City Engineer be met, including, but not limited to the following:
- a. That the applicant submit street improvements plans prepared by a registered civil engineer for off-site improvements.
 - b. That a bond or surety device be posted with the City in an amount sufficient to cover the amount of work to be done, as determined by the City Engineer.
 - c. That the applicant annex to the local sanitation district.
 - d. That the applicant submit a preliminary title report.
 - e. That the applicant construct curb and gutters.
 - f. That the applicant construct sidewalks \pm 9 ft., wide.
 - g. Construct driveway approaches as determined by the City Engineer.
 - h. All asphalt and driveway areas be resurfaced according to City standards.
 - i. That a high pressure sodium vapor street light be installed on marbelite standard.
 - j. That the applicant submit a grading plan per City Engineer's request.
 - k. Provide on-site drainage study and necessary facility.
 - l. That all State permits be secured prior to construction of improvements when encroaching on State highways.
 - m. That all parking lot and street lighting to consist of high pressure sodium vapor.

CONDITIONS OF APPROVAL (Cont'd) P-435 and V82-14

- n. That the legal owners shall record a covenant and agreement to hold three parcels as one.
- o. All conflicting road and utility easements shall be resolved to the satisfaction of the Director of Community Development prior to issuance of building permits.
- 4. That all requirements of the Building Division be met, including, but not limited to the following:
 - a. Units built on property line will be required to be of fire resistive construction as per Uniform Building Code, Chapter 5.
 - b. Handicap facilities to be provided as per U.B.C. and Chapter 1213. (one handicap room per each phase).
 - c. Second floor exiting to conform to the U.B.C. Chapter 33.
- 5. That all requirements of the Fire Department be met, including, but not limited to the following:
 - a. Fire flow shall be 3,500 gallons per minute as 10 p.s.i. residual pressure (U.F.C. 10-301 and S.M.C.C. - 17.20).
 - b. Portable fire extinguishers shall be installed and maintained as per Uniform Fire Code, Article 10.
 - c. Place address numbers on front of building. Numbers are to be at least six (6) inches in height, contrast with the background, and be visible from the street (U.F.C. 10.208).
 - d. Final inspection required prior to occupancy.
 - e. One on-site fire hydrant shall be required. Hydrant to be placed at Fire Department approved location (U.F.C. 10.301).
 - f. New fire hydrant shall be a Rich 960 or equivalent.
 - g. Plans of fire hydrant and water main shall be submitted to the Fire Department for approval.
 - h. Approved smoke detectors shall be installed in accordance with Section 1210, Uniform Building Code.
- 6. That all requirements of the Police Department be met, including, but not limited to the following:
 - a. That all exterior lighting shall have non-breakable, tamper proof lens covers.
 - b. An emergency card shall be filed, listing names, addresses, and telephone numbers of responsible persons to notify in case of an emergency.

The applicant was advised of the ten day appeal period.

MOTION CARRIED.

PUBLIC HEARING
NO 9:

P-434

SUBMITTED BY BOYD CODDINGTON: Requested is approval for a sheet metal fabrication and storage facility located at 8121 Electric Avenue in an M-1 zone.

Pursuant to the Guidelines of the California Environmental Quality Act of 1970, as amended, this project meets the criteria of a Class I Categorical Exemption.

THE HEARING WAS OPENED.

Mr. Boyd Coddington
6561 Orange Ave.
Anaheim, CA

Introduced himself as the applicant in the matter before them and indicated that he has read all the conditions of approval. Agreed with all of them except the one dealing with dismantling of autos.

20.88.060--20.92.010

20.88.060 Conformance. All nonconforming uses, buildings and structures shall be removed, eliminated or made to conform to the requirements of this title, when any section of this chapter requires elimination or upon the appropriate date for amortization as listed. (Ord. 550 §1(part), 1981: prior code §20.88.060).

20.88.070 Relief. Any person aggrieved by the operation of the terms of this chapter may file an application for relief in the same manner as is provided for the filing of conditional use permits. Upon a determination that the terms hereof operate unjustly or harshly as applied to a particular use, building or structure, relief may be granted upon such terms as are deemed appropriate. (Ord. 550 §1(part), 1981: prior code §20.88.070).

Chapter 20.92

PRECISE PLAN OF DESIGN

Sections:

- 20.92.010 Purpose.
- 20.92.020 When required.
- 20.92.030 Contents.
- 20.92.040 Adoption.
- 20.92.050 Grounds for rejection.
- 20.92.060 Procedure.
- 20.92.070 Adoption subject to condition.
- 20.92.080 Compliance required.
- 20.92.090 Distinction from other precise plans.
- 20.92.100 Additional deviation relief.

20.92.010 Purpose. It is found and declared that it is impracticable or impossible to establish or apply uniform restrictions and regulations upon the subjects mentioned in Section 20.92.030 for uses other than those permitted in the R-1 zone because of the extreme variations in size and shape of lots and parcels of land devoted to such other uses and in the nature of the uses and zoning of surrounding premises. The subjects mentioned in Section 20.92.030, therefore, shall be regulated by precise plan of design to accomplish as nearly as possible a uniformity in the permitted use and enjoyment of property in any zone while at the same time imposing a uniformity of regulation and restriction to protect the use and enjoyment of surrounding properties to the same degree and extent generally provided in this chapter. (Ord. 550 §1(part), 1981: prior code §20.92.010).

20.92.020 When required. No person shall commence any use for which a conditional use permit is required or any use not permitted in the R-1 zone, and no building permit shall be issued for any structure to be used for or in conjunction with any such use, until a precise plan of design covering the parcel or parcels to be so used shall be approved and adopted as provided in this chapter. (Ord. 550 §1(part), 1981; prior code §20.92.020).

20.92.030 Contents. Such precise plan of design shall specify and include:

A. The location, size, bulk, height and number of stories of all buildings and structures including signs, walls and fences;

B. The location, size and dimensions of yards, courts, setbacks, and all other open spaces between buildings and structures;

C. The location, dimensions and method of improvements of all driveways, parking areas, walkways and means of access, ingress and egress, and drainage;

D. The location, dimensions and methods of improvement of all property to be dedicated to the public or to public utilities;

E. The general nature of the proposed use. (Ord. 550 §1(part), 1981; prior code §20.92.030).

20.92.040 Adoption. Any such precise plan of design may be rejected, adopted, modified and adopted, or adopted subject to conditions. Any such precise plan of design after adoption, may be amended in the same manner as a precise plan of sign is first adopted hereunder. (Ord. 550 §1(part), 1981; prior code §20.92.040).

20.92.050 Grounds for rejection. If the precise plan of design would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections. Otherwise, such proposed precise plan shall be approved. Modifications and conditions may be imposed only to the extent reasonably necessary in connection with the proposed use to remove the said objections, and to that extent may impose greater, but shall not permit lesser, restrictions than those imposed by this title. (Ord. 550 §1(part), 1981; prior code §20.92.050).

20.92.060 Procedure. Application for approval of a precise plan of design shall be made in such form as the planning commission shall prescribe. The procedure (but not the grounds) set forth in Section 20.76.010 shall apply to the processing and approval or rejection of proposed precise plans of design, subject, however, to the following exceptions:

A. Upon the filing of an application and prior to setting the same for hearing before the planning commission, the secretary shall refer it to the city planner. If the city planner determines that none of the grounds for rejection as set forth in Section 20.76.010 exist, he shall endorse his approval thereon in writing within five days after the date of filing. His approval may be subject to express written alterations or conditions if the applicant accepts the same in writing. Such approval shall be final and terminate the proceedings; otherwise, it shall be set for hearing before the planning commission.

B. Notice of hearings need be given only by mail and only to the applicant and to the owner or owners of the property subject to the precise plan. Notice may be dispensed with and the hearing set within ten days or less of the date of filing if all persons entitled to notice waive the same in writing filed with the secretary of the planning commission.

C. The decision of the planning commission shall be final and effective ten days after its written determination unless within said time a written appeal is filed by applicant or by action of the city council or any member thereof.

D. A filing fee shall be paid at the time of application, the amount of which shall be determined by city council resolution.

E. Applicant need not comply with Section 20.76.010, requiring a list of the names and addresses of all owners of real property within three hundred feet of the external boundaries of the property involved.

F. The approval of a precise plan of design is conditional upon the privileges being utilized within one year after the effective date thereof, and if they are not utilized or construction work is not begun within said time and carried on diligently in accordance with conditions imposed by the planning commission, this authorization shall become void, and any privileges, permit or conditions granted hereby shall be deemed to have elapsed. (Ord. 670 §2, 1988; Ord. 550 §1(part), 1981: prior code §20.92.060).

20.92.070 Adoption subject to condition. A precise plan of design may be approved and adopted subject to the granting of a change of zone, a conditional use permit, a variance, or the approval of a final subdivision map or lot split, and the planning commission or city council may require such a precise

plan of design to be submitted prior to the granting or recommending of a zone change, variance or conditional use permit. (Ord. 550 §1(part), 1981: prior code §20.92.070).

20.92.080 Compliance required. No person shall violate or fail to comply with any adopted precise plan of design or any conditions or provisions thereof nor shall a building permit be issued for any structure which would violate or fail to comply with any adopted precise plan of design for the parcel or parcels on which such structure is to be located. (Ord. 550 §1(part), 1981: prior code §20.92.080).

20.92.090 Distinction from other precise plans. The precise plans of design referred to in this chapter are not to be confused with or considered to be "precise plans," as referred to in the Government Code of the state of California. (Ord. 550 §1(part), 1981: prior code §20.92.090).

20.92.100 Additional deviation relief. In approving a precise plan of design, the planning commission may grant deviations or relief from the yard, fence, sign, height, parking or loading, and open space regulations of this title. Said deviations shall be in conformance with Section 20.76.080. (Ord. 550 §1(part), 1981: prior code §20.92.100).

Chapter 20.93

CONDOMINIUM CONVERSIONS

Sections:

- 20.93.010 Intent and purposes.
- 20.93.020 Findings.
- 20.93.030 Definitions.
- 20.93.040 Condominium conversion permit application.
- 20.93.050 Filing fees.
- 20.93.060 Inspections.
- 20.93.070 Deficiencies correction.
- 20.93.080 Transmittal to planning commission.
- 20.93.090 Planning commission report.
- 20.93.100 City council determination.
- 20.93.110 Final condominium plan.
- 20.93.120 Expiration--Extension--Revisions.
- 20.93.130 Exceptions.
- 20.93.140 Design criteria.
- 20.93.150 Development standards--Nonresidential conversions.
- 20.93.160 Development standards--Residential conversions.



REPORT TO THE PLANNING COMMISSION

TO: Chairperson and Members of the Planning Commission

DATE: December 20, 2023

SUBJECT: PUBLIC HEARING TO CONSIDER REVOCATION OF PLANNING COMMISSION RESOLUTION NO. 859 (WHICH APPROVED PRECISE PLAN OF DESIGN P-435), FOR THE OPERATION OF A MOTEL AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE OPERATION OF THE MOTEL USE

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the effects of the proposed action are Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270, as CEQA does not apply to projects which a public agency disapproves; and
- Adopt Resolution No. 2562 rescinding and revoking Resolution 859, which approved Precise Plan of Design P-435.

SUMMARY

The City of Stanton ("City") has continuously sought to deter nuisance activities throughout the City. These efforts have included daily work by City staff and partnerships with other public agencies. For example, the City has worked with the City of Anaheim to install blue light cameras to monitor high trafficked commercial areas within the City. Additionally, the City continues to coordinate with the Orange County Sheriff's Department ("OCSD") to seek new pilot programs that target crime and quality of life issues such as human trafficking, illegal gambling, and public intoxication. In conjunction with these efforts, City staff assessed motel operations as potential contributing factors and magnets to nuisance activities. This assessment found that the subject property, The

Dixie Orange County (“Dixie” or “Motel”), located at 11632 Beach Boulevard (“Property”), was the highest contributor to nuisance activity. Of the seven motels located within Stanton, it has caused the greatest ratio of calls for service from the OCSD for the past three years and the greatest number of calls for 2023 to date.

The Property was developed in 1983 after approval of a Precise Plan of Design and Variance permitted the development and operation of a motel use. It is located on the east side of Beach Blvd., south of Orangewood Avenue and north of Chapman Avenue. The Property is bordered by a vehicle dealership to the north, motel to the south, and residential uses to the east and across Beach Boulevard to the west.

The Property has operated as a motel for 40 years. However, over time, the continued operation of the use has resulted in increasingly negative impacts to the community. The premises are a public nuisance that drain vital community resources. In the past year, City administration and staff have worked to address the adverse conditions with the current owner in a series of meetings and correspondence. Despite that coordination, the Property conditions have only further degraded, and the Motel management has demonstrated that it is unable or unwilling to alleviate the substantial nuisances. Therefore, City staff recommends that the Planning Commission consider the matter and follow the process established in the Municipal Code to revoke the original approval for development and operation of the Motel.

ANALYSIS/JUSTIFICATION

The Motel’s construction and use were originally approved by the Planning Commission through a Precise Plan of Design (“PPD”)¹ and Variance on October 6, 1982. The original application sought approval for the development and operation of a 67-room motel use on the subject property that was proposed to be constructed in two phases. Ultimately, only the first phase of the project was approved and developed, and the subject site has operated as a 36-room motel since its inception. The subject site has had three operators in its 40-year history: Howard Johnson from 1983-2015, Knight’s Inn from 2016-2017, and the Dixie Orange County from 2018 to the present.

A. Extensive Criminal Activity and Public Nuisances Occur at the Property and Conditions are Worsening

In the past five years since the current Property Owner, California One Hospitality, LLC, represented by Deepa Patel, (“Owner”) took ownership of the Motel, the number of law enforcement calls relating to the Property have increased at an alarming rate. City staff worked with the OCSD Public Records Act Division to quantify the number of calls for service as well as the type/level of calls for service.

Specifically, the City requested OCSD data on calls for service related to Stanton motels

¹ A “precise plan of design” is now referred to as a “site plan and design review” in the current Stanton Municipal Code (See SMC § 16.72.010; and Ch. 20.530).

over the past five years. The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent; and
- Over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room. The only other motel with a double-digit ratio was the former Riviera Motel, which reported 11 calls for service per guest room. The Riviera Motel has since transitioned into a Project Homekey development.

Additionally, the majority of motels have either maintained or decreased their number of calls for service every year, as well as their ratio of calls for service. The exception is the Dixie, which has experienced significant increases. As a matter of comparison, the Villa Motel is located immediately adjacent to the Dixie on the south but has significantly lower numbers of calls for service and has shown a decrease in the five-year assessment. Similarly, the Starlight Motel, which operates 32 guest rooms, is located two properties south of the Dixie and has an even lower number of calls for service with a range of 9 to 16 calls per year.

Table 1. OCSD Calls for Service to Stanton Motels
(as of November 30, 2023)

Calls for Service											
		Chester Inn	Dixie Hotel	Jade Palace	Motel 6	Casa Playa	Riviera Motel*	Stanton Inn*	Starlight	Tahiti Motel*	Villa Motel
Calls for Service	2019	25	47	22	303	73	82	63	13	53	52
	2020	21	57	17	280	11	64	68	16	77	43
	2021	17	78	24	277	40	42	31	9	69	38
	2022	49	90	33	191	26	42	40	11	60	33
	2023 - to date	30	172	24	146	21	1	2	10	4	33
	TOTAL	142	444	120	1197	171	231	204	59	263	199
Calls for Service/# of Rooms	Rooms	24	36	29	206	28	21	72	32	60	25
	2019 - to date	5.9	12.3	4.1	5.8	6.1	11.0	2.8	1.8	4.4	8.0
	2019	1.0	1.3	0.8	1.5	2.6	3.9	0.9	0.4	0.9	2.1
	2020	0.9	1.6	0.6	1.4	0.4	3.0	0.9	0.5	1.3	1.7
	2021	0.7	2.2	0.8	1.3	1.4	2.0	0.4	0.3	1.2	1.5
	2022	2.0	2.5	1.1	0.9	0.9	2.0	0.6	0.3	1.0	1.3
	2023	1.3	4.8	0.8	0.7	0.8	0.0	0.0	0.3	0.1	1.3
*Motel has been converted into a Project Homekey development											

In the following charts, the calls for services at the Dixie are identified by the red hashed line. That line illustrates how the Dixie is an outlier due to its increasing calls for service.

Chart 1. OCSD Calls for Service to Stanton Motels
(as of November 30, 2023)

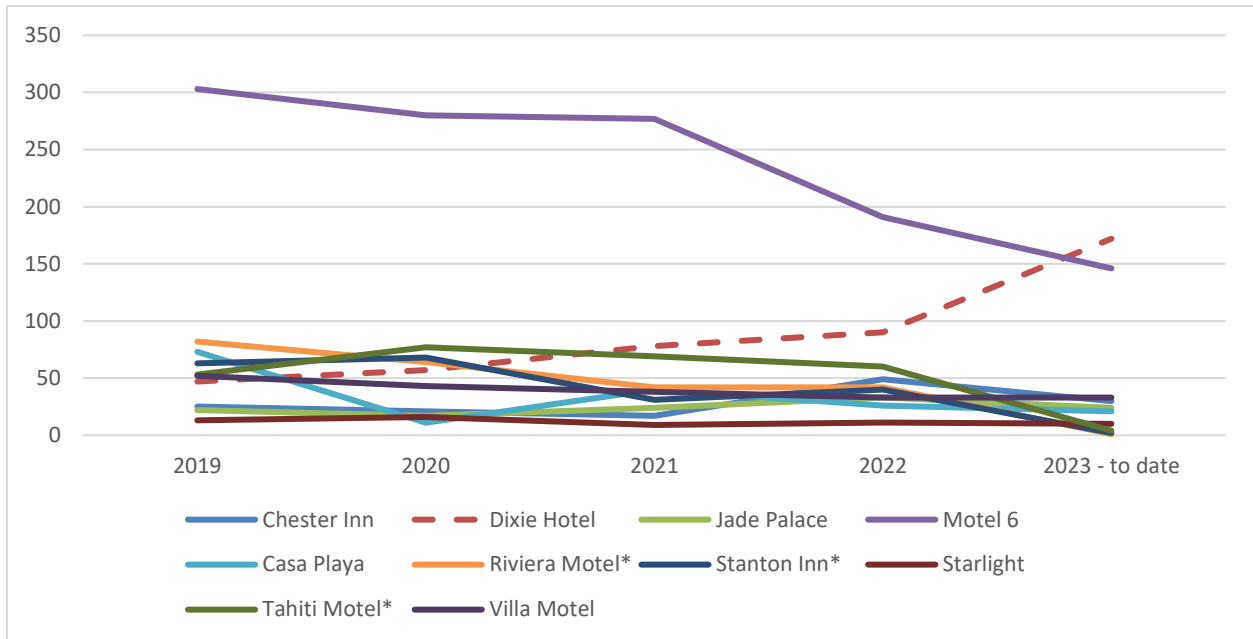
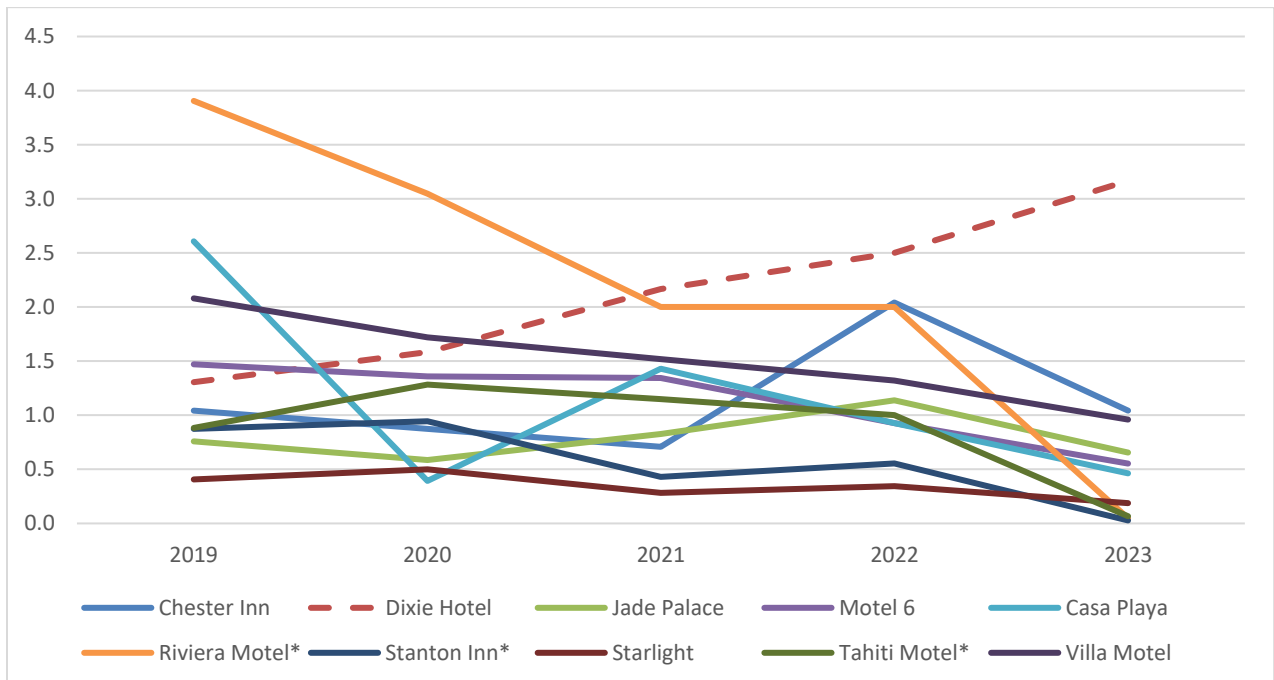


Chart 2. OCSD Ratio of Calls for Service to Stanton Motels
(as of November 30, 2023)



The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels (Table 2). The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and “investigate dead body.” The following are some examples of the calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.
- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.

- Use of pipe bomb. On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property support that they are possessed for sale and not for personal use.

As demonstrated, the crimes are significant and a severe and immediate threat to Dixie employees and guests, as well as City residents, visitors, and businesses.

Table 2. OCSD Call Types for Dixie
(as of November 30, 2023)

Call Types			
Narcotic Violation	Brandishing a Weapon Report	Medical Aid	Suspicious Vehicle
Marijuana Violation	Assault w/Deadly Weapon	Petty Theft	Keep the Peace
Resisting Arrest	Investigate Person Down	Stolen Vehicle	Traffic Hazard
Robbery in Progress	Disturbance – Music or Party	Warrant Arrest	Unknown Trouble
Robbery Report	Disturbance–Family Dispute	ID Theft	Found Property
Carjacking Report	Disturbance–Mechanical	Trespassing	Property Destruction
Information Report	Receiving Stolen Property	Disturbance	Assist Outside Agency
Domestic Battery	Suspicious Person in Vehicle	911 Hang Up	Citizen Assist
Burglary in Progress	Vandalism in Progress	Welfare Check	Pedestrian Check
Hit & Run – Felony	Hit & Run – Misdemeanor	Shots Heard	Domestic Verbal Only
Grand Theft Report	Hit & Run – Parked Car	Bike Stop	Follow Up Reports
Stolen Vehicle Located	Disorderly Conduct – Prostitution	Battery	Weapons Violation

Illegal Parked Vehicle	Suspicious Person/Circumstances	Missing Adult	Investigate Dead Body
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The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years.

Table 3. OCSD Arrests and Citations for Dixie
(as of November 30, 2023)

	Arrests	Citations
2019	6	2
2020	16	2
2021	3	1
2022	11	6
2023	17	14

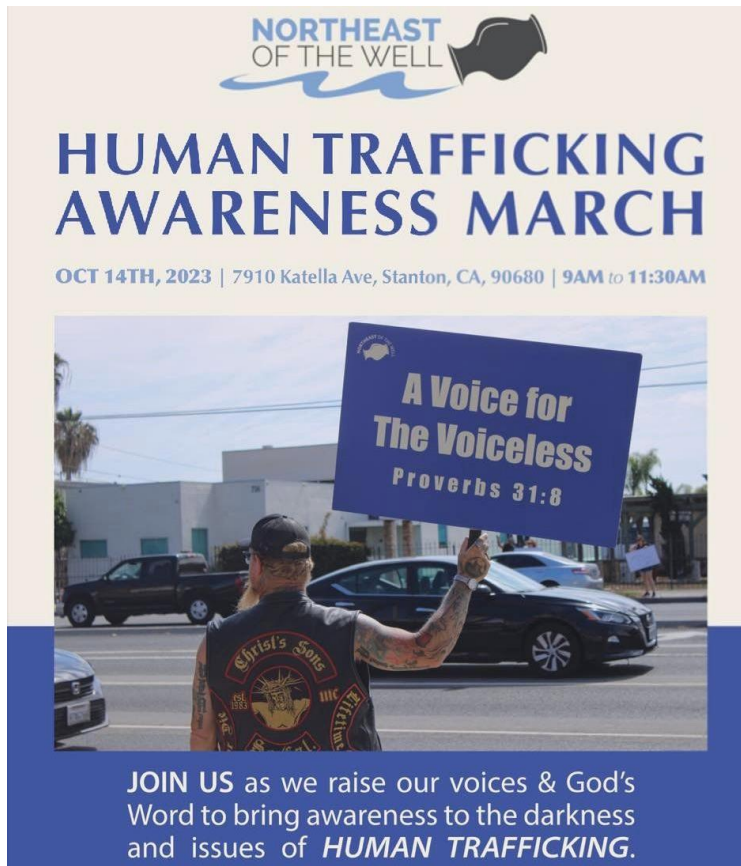
The data above was provided in an external memo from the Orange County Sheriff's Department dated November 17, 2023 (See Attachment B). Since then, staff requested the latest calls for service data through November 30, 2023, which was then included in the tables and charts above. The illicit activity at the site is an incredible drain on City resources. The City commits the majority of its budget to law enforcement and public safety. Fifty-four percent of the City's annual budget, or \$16.2 million a year, goes to supporting law enforcement and code enforcement services. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The types of illegal and illicit activities have even drawn the attention of local groups. The picture, below, was taken by a resident of Hynes Estates, a residential neighborhood adjacent to the Dixie, during a protest in the Dixie parking lot on October 14, 2023. It depicts a group from Northeast of the Well, which has a focus on prostitution and human sex trafficking. (See <https://www.northeastofthewell.org>.)



The pictures below are from the Meta (formerly known as Facebook) page of Northeast of the Well advertising the Human/Sex Trafficking Awareness March that culminated in the parking lot of the Dixie.





The number of calls for service, along with the severity and type of calls, are a danger to those in the immediate area and the entire community. The subject site has become a known public nuisance that attracts illicit and illegal activities and requires immediate corrective action. However, the property owner and the property manager have not taken sufficient action to alleviate the current conditions on the property.

B. *Extensive Emergency Medical Services Activity and Public Nuisances Occur at the Property and Conditions are Worsening*

In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate. City staff worked with the Orange County Fire Authority ("OCFA") to quantify the number of calls for service as well as the type/level of calls for service.

Specifically, the City requested OCFA data on calls for service related to Stanton motels over the past five years. The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms

amongst all Stanton motels at 1.05 calls for service per guest room. And the number of calls in 2023 at the Dixie equals the same number of calls at Motel 6, which has 6x the number of rooms.

- The types of calls for service at the Dixie are contrary to the advancement of public safety, health, and welfare.

As a matter of comparison, the Villa Motel is located immediately adjacent to the Dixie on the south but has significantly lower numbers of calls for service with a range of 8 to 17 calls per year. Similarly, the Starlight Motel, which operates 32 guest rooms, is located two properties south of the Dixie and has an even lower number of calls for service with a range of 4 to 9 calls per year.

Table 4. OCFA Calls for Service to Stanton Motels
(as of December 13, 2023)

Calls for Service								
		Chester Inn	Dixie Hotel	Jade Palace	Motel 6	Casa Playa	Starlight	Villa Motel
Calls for Service	2019	2	6	3	57	1	6	14
	2020	2	7	2	61	4	9	11
	2021	3	16	10	44	3	7	17
	2022	10	15	6	44	6	9	14
	2023 – to date	8	38	4	38	7	4	8
	TOTAL	25	82	25	244	21	35	64
Calls for Service/# of Rooms	Rooms	24	36	29	206	28	32	25
	2019	0.1	0.2	0.1	0.3	0.0	0.2	0.6
	2020	0.1	0.2	0.1	0.3	0.1	0.3	0.4
	2021	0.1	0.4	0.3	0.2	0.1	0.2	0.7
	2022	0.4	0.4	0.2	0.2	0.2	0.3	0.6
	2023	0.3	1.1	0.1	0.2	0.3	0.1	0.3

Chart 3. OCFA Calls for Service to Stanton Motels
(as of December 13, 2023)

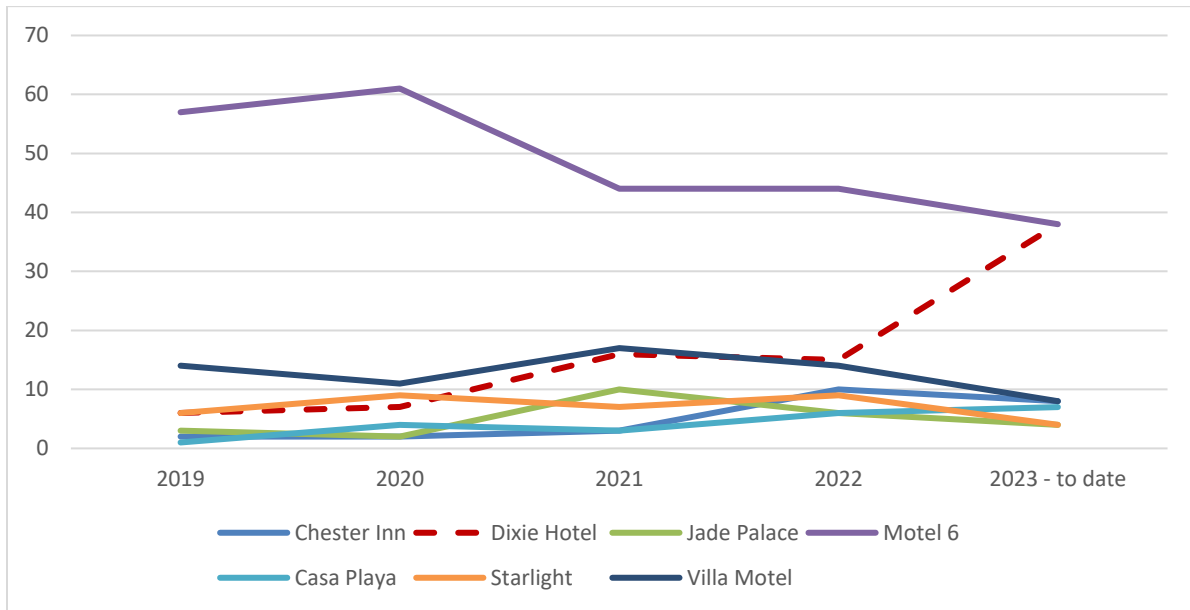


Chart 4. OCFA Ratio of Calls for Service to Stanton Motels
(as of December 13, 2023)

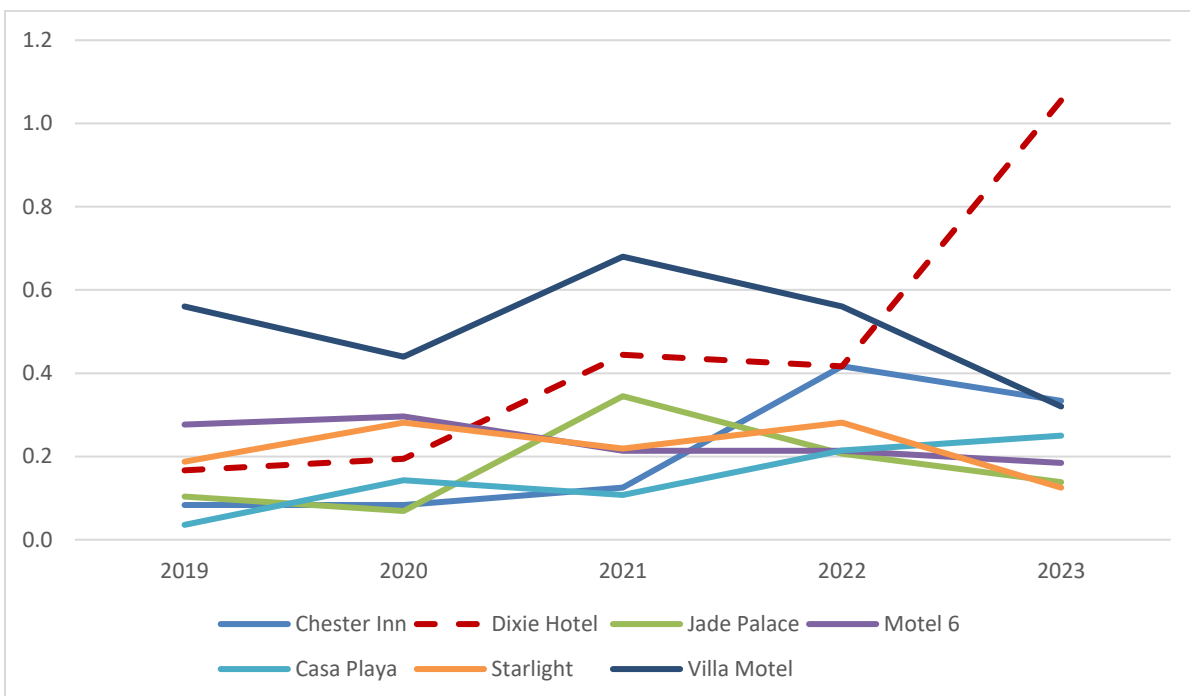


Table 5. OCFA Call Types for Dixie for 2023
(as of December 13, 2023)

Call Types	# of Incidents
Trauma/Assault/Bleeding	10
Overdose/Drugs	6
Chest Pain/Cardiac Arrest	5
Unconscious/Unknown	5
Unknown Medical Aid	5
Back Pain	2
Seizure	2
Behavior/Suicide	1
Fall	1
Respiratory	1
TOTAL	38

C. *Notice to the Property Owner and Management of the Severe Public Nuisances and the City's Year-Long Effort at Gaining Compliance at the Property*

The City acknowledges that the Property has long been established as a motel use. It also recognizes that the consequences of revoking a PPDR are serious. The Stanton Municipal Code provides, "The City's action to revoke a permit or approval, instead of modification, shall have the effect of terminating the permit or approval and denying the privileges granted by the original approval." (SMC § 20.630.030.) The PPDR granted the property owner (and subsequent owners) the "privilege" of operating a motel at the subject site. Thus, if a PPDR revocation was approved, it would result in no public lodging business being able to operate at the property.

In this context, it is important to note that the City has worked with the Property Owner for nearly a year in an effort to stem the grave nuisances at the property. Despite those efforts, illegal activity at the Property has only worsened and increased, as discussed, above. Initially, the Owner and management signaled cooperation with the City, but over time, they indicated that they are either unwilling or unable to address the problems.

The City first connected with the current Property owner's representative, Deepa Patel, when the Owner submitted an application to the City to expand the Motel in July 2022. The application, which initially proposed 18 additional guest rooms, is not yet complete and is not before the Planning Commission for its consideration. This report does not discuss the application in detail. To the extent the application is referenced, it is to provide the Planning Commission with information about nuisance activity and security issues that were raised by the City to the owner concurrently as the application has been processed.

When the Property Owner submitted the application, the City approached it as an opportunity to partner with the owner to address the serious nuisance activities at the property. In each of the incomplete letters that the City sent to the owner's representative, the City raised concerns about public safety. A recurring comment was, "The existing motel on the property has experienced a high volume of specific calls for service that demonstrate the ongoing public safety issues on the property." (See Attachment E.2.)

After the Owner's second incomplete application submittal, the City initiated a meeting with the Property Owner that took place on February 21, 2023. At the February meeting, Ms. Patel was informed of the high frequency of calls for service and the burden that the nuisance activity on the site was having on the City's public safety resources. In response, the Property Owner indicated certain actions would be taken to deter the nuisance activity on the subject site, as memorialized in an email dated March 13, 2023 (See Attachment C.1.) The actions included:

- Add parking lot lighting;
- Close off hidden areas of the parking lot;
- Register all guest vehicles in the Anand Systems Inc. (ASI) FrontDesk Property Management System;
- Provide dated parking permits to all registered guest vehicles;
- Procure the services of a towing company to conduct daily tows of unregistered vehicles;
- Register all customers and require a valid ID to be logged; and
- Decline to provide services to guests engaged in prostitution or drug dealing, as memorialized in a letter dated February 24, 2023 (See Attachment C.1.a) from COH LLC (Deepa Patel) to Megha Hospitality LLC (Suresh Ahir) provided to the City in the previously referenced email dated March 13, 2023.

The commitments focused on the parking lot, in part, because poorly-lit, obscured areas are recognized as magnets for illegal activities. A vehicle registration system is a common practice at public lodging businesses to, among other things, control who may use the business's parking facilities.

In correspondence dated April 25, 2023 (See Attachment C.2), the City Manager sent an email to Ms. Patel acknowledging that multiple City staff members had visited the Property over the prior few weeks and agreed the physical improvements by management had made a positive impact to the property. In the same email, the City Manager noted that a City staff member had reported on a recent visit that there were no parking permits on display in vehicles parked in the lot. The City Manager requested confirmation that the permit system was being utilized and asked for the number of tows that had occurred since March 13, 2023.

In an email dated June 1, 2023 (See Attachment C.3), the Property Owner noted that a tow company had been procured to conduct random visits to the Dixie between the hours

of 4 p.m. – 6 p.m. and 8 p.m. – 10 p.m. to tow any cars without a permit. The Property Owner also noted that additional signage would be installed to inform guests a permit would be required to park in the parking lot.

Unfortunately, as the months progressed, nuisance activities did not cease at the Dixie. During this time, there were a number of especially concerning calls for service. One related to an armed robbery and one related to a pipe bomb. As a courtesy, the City Manager called and left a voicemail for the Property Owner to make sure she was aware of the recent calls for service. In response, the Owner sent an email to the City Manager, dated June 27, 2023, expressing that she and management were unable to alleviate the Motel's nuisance conditions. In the correspondence, she compared the Motel operations to a retail store open to the general public. She indicated both uses "have no control over who walks thru those doors and what these people do." (See Attachment C.4.) However, unlike a retail store, motel premises are only for use by patrons who have properly registered and paid for use of a guest room and related amenities. For this reason, on-site security, vehicle registration programs, and regular monitoring of the parking lot and grounds are crucial components of operating a motel and deterring crime.

In the same June 27 email, the Owner took issue with the City's request for a security plan. City staff provided the owner's representative a template (See Attachment F) to fill that asked for basic things like, "Will there be on site security? If not, what measures are taken to monitor activity or prevent detrimental activity on site?" In response the Owner wrote back, "We are being asked for things that no other city has asked for. Security plans?" (*Ibid.*) However, these discussions were a reasonable outgrowth based on the substantial nuisance conditions that occur on a regular basis at the Motel. Having a security plan helps safeguard the property and public from crime.

In a verbal update to the City Manager, the City's Crime Prevention Specialist shared that during a meeting between her and the Property Owner on August 17, 2023, the Owner admitted to the OCSD representative that she felt scared being at the Motel due to the nuisance conditions and was anxious to leave the premises.

During a phone call with the Property Owner and Motel management on August 31, 2023, the City Manager brought up the continuing nuisance issues at the site. The conversation covered issues including:

- An incident from 6-8 weeks prior in which OCSD had to be called on-site to forcibly enter a room;
- An incident from earlier in the week regarding a male who had been stabbed on the premises, did not report the incident at the time, and the next day went to the hospital; and
- Continued complaints from neighboring property owners regarding noise at all hours.

The City Manager also brought up, again, that on a recent inspection, staff had observed there were no parking permits on display in vehicles parked in the motel lot. The Property

Owner responded that the feedback was untrue and questioned the accuracy and validity of City staff's observations.

Following the phone call, the City Manager visited the property along with Code Enforcement staff on September 7, 2023, between approximately 8:30 a.m. – 9:30 a.m. Upon arrival, the lobby was closed, so the City Manager rang the night bell. She introduced herself to the manager who had also participated in the August 31, 2023 phone call. She noted to the manager that she would be checking for properly registered vehicles. The motel manager confirmed that all cars in the lot were registered.

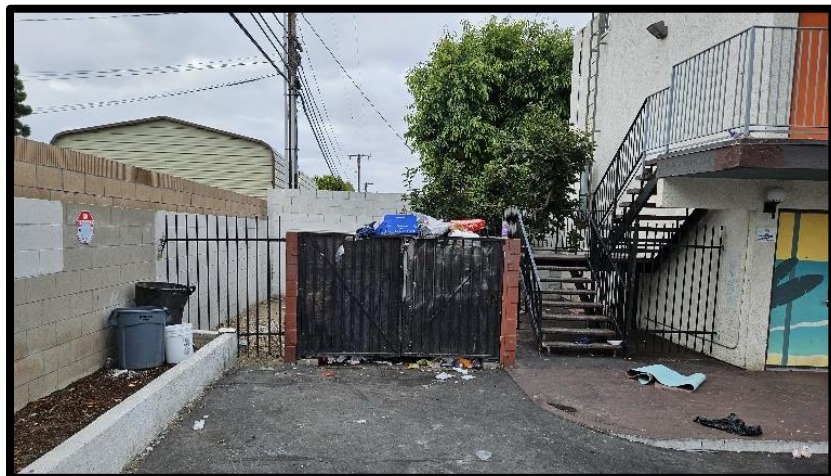
The City Manager and Code Enforcement staff then walked the parking lot and observed 26 vehicles and took photographs of all 26. Only five vehicles were properly registered. During the site visit, a male guest came out of his room and asked the City Manager what she was doing. Upon hearing she was checking vehicle registrations, he stated that he had been staying there for a few weeks, and although he had been told he should register, no one had ever made him and his car had never been towed.





The City Manager then sent an email to the property owner along with the photos on September 7, 2023 (See Attachment C.5.) She also documented the following in the email from the site visit:

- During the visit, a gray van was in the parking lot with two people who appeared to be sleeping inside. A woman exited the van, pulled down her underwear, and began to urinate in the parking lot.
- During the visit, staff observed a prone body at the top of the staircase. Upon closer inspection, staff determined it was a man and there was dried blood and flies on his face. Staff attempted to rouse the man, and after the third try they were successful. The man was observed to be clearly intoxicated and had difficulty responding. Staff offered services, such as shelter, and the man declined and left the property.
- The trash bin was overflowing.



Overflowing Trash Bin – September 7, 2023

The Property Owner sent an email response on September 12, 2023 to the City Manager (See Attachment C.6.) The email stated the following:

- She had visited the property on September 11, 2023, and had figured out some of the obstacles.
- She met with the City's Crime Prevention Specialist on site.
- She planned to have a gate installed.
- She would be visiting the property on a weekly basis indefinitely to improve the aesthetics, safety, and training.

The Property Owner sent a second response on September 13, 2023 to the City Manager. She wrote, among other things, "I went to the property and it was a shit show of drugs[,] homeless[,] and prostitution. ...Once it's all cleaned up and in better shape. I'm going to ask the city manager again to push the project forward and if she doesn't at the point then I will send the legal letter, but as of now from what I saw it does look like a nuisance." (See Attachment C.7)

The Property Owner did attempt to implement a suggestion made by law enforcement to enhance security by installing a gate at the front entrance to control ingress and egress. However, the gate was illegally installed without obtaining the required building permit or inspection by the Orange County Fire Authority and posed a danger to the community due to lack of egress for emergency and other vehicles.

Upon discovering the unpermitted gate installation, Code Enforcement informed the Motel operator that the gate must be immediately removed. That same day, the Property owner contacted OCSD, which confirmed that permits were required to install the gate. Despite the directive to immediately remove the gate, Code Enforcement confirmed five days later that the gate remained, and administrative citations were issued. The Property Owner finally removed the gate more than a week after Code Enforcement directed that it be removed. The Property owner appealed the administrative citation arguing, among other things, that it was the City's responsibility, from the beginning, to inform her that she needed a permit. The City disputed that and noted that all property owners are tasked with knowing the law. On December 8, 2023, a hearing officer upheld the administrative citations and order. (See Attachment D)

On November 9, 2023, the City staff sent a fifth letter to the owner's representative noting that their application for an expansion continued to be incomplete (See Attachment E.5.) In relevant part, it noted:

****No security plan provided in the latest submittal.

The project site has a high volume of calls for service that Stanton Police Services has responded to. The calls for service range from prostitution, narcotics violations, stolen vehicles, weapon possession, probation/parole violations, burglary, robbery, gang activity, assaults, assaults with deadly

weapons, etc. Additional numerous arrests and citations have been made and given, around, out front, and coming from this motel. For that reason, the application must provide a remediation and security plan that address site safety concerns.” (Correspondence from City to Saeed Kamkar, dated November 9, 2023.)

The record demonstrates that the City has repeatedly raised concerns regarding the criminal activities and nuisance conditions on the property for nearly a year. In good faith, the City initially partnered with the Owner in hopes that the Owner and its management could address the issues. However, over time, the Owner and its management have demonstrated that they are unable or unwilling to do so, despite the Owner expressly acknowledging that the Motel is a public nuisance.

D. *There are grounds to revoke the PPDR under the Stanton Municipal Code*

The Municipal Code has established procedures for revocation of previously approved permits or approvals in SMC Section 20.630. Among other things, it requires notice and a hearing, which the City has satisfied.

SMC 20.630.050 specifies that a City planning permit or approval may be revoked by the review authority that originally approved the permit if any one of seven potential findings can be made. The Planning Commission was the original review authority that approved Resolution 859 which granted the original approval of the Precise Plan of Design for the development and use of a motel.

The City has assessed the current conditions on the subject site and its five-year history and has determined that the following four findings can be made to support revocation of Resolution 859 pursuant to SMC Section 20.630.050. The findings are as follows:

(A)(1) Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the modification or revocation;

(A)(3) One or more of the conditions of the original permit or approval have not been substantially fulfilled or have been violated;

(A)(6) An improvement authorized in compliance with the permit or approval is in violation of any applicable code, law, ordinance, regulation, or statute; or

(A)(7) The improvement/use allowed by the permit or approval has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance.

The original approval was granted in 1983, and circumstances have changed since its initial development and operation to the extent that the findings that justified the original approval can no longer be made. Moreover, the public health, safety, and welfare require the revocation. The business operations under the current ownership have been rife with crime and public nuisances. The numerous and increasing number of calls for service show a considerable increase in criminal activity on the motel property which the current owner and management have been unable or unwilling to continuously correct. The Precise Plan of Design approved the development and operations of a motel use which has progressively morphed into a public nuisance. The subject site has become an attractive venue for nuisance activity which is a significant drain on City and law enforcement resources and causes unsafe conditions that are a threat to the public health, safety, and welfare.

The subject site has failed to comply with conditions placed upon it through its original approval for development and use of a motel. Condition 2(a) of Resolution 859, requires that all applicable requirements of the Stanton Municipal Code be met. Additionally, Condition 2, which provides that the failure to abide and comply with all conditions and provisions of the Municipal Code constitutes grounds for revocation. The property has failed to maintain the registration, sanitary, and security provisions required by Stanton Municipal Code (SMC) Chapter 9.52. Additionally, SMC 9.16.020 establishes that it is unlawful and declared to be a public nuisance when a property owner or lessee maintains a property in a manner where people engage in two or more acts which are prohibited pursuant to the laws of the state of California including possession of controlled substances, prostitution, gambling, or solicitation for unlawful conduct. As shown in Sections A and B of this report, the subject site has been maintained in a manner that continues to increasingly attract unlawful activity and operates as a public nuisance.

The City of Stanton continuously seeks to find a balance between supporting its businesses and protecting the community from negative impacts and nuisance behavior. In this case, all available data shows that the subject site has become a public nuisance and current ownership has not shown consistent efforts to secure the property or deter nuisance activity on the property. The current state of the subject site requires immediate corrective action which the current property owner has not been able to consistently implement. The City of Stanton cannot continue to allow the degradation of the property, the negative impacts on the community, and the drain on public safety resources. The conditions of and operation of the motel use have significantly changed from its original approval in 1983 and must now be revoked to terminate the privilege of operating a motel at the subject site.

ENVIRONMENTAL ANALYSIS

The proposed revocation is Exempt by Statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA)

Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The recommended action is the revocation of an existing approval to cease nuisance activity which has negatively impacted the surrounding community.

PUBLIC NOTIFICATION

Notice of the Public Hearing was emailed and mailed to the Property owner on December 7, 2023, and also provided to property owners within a 500-foot radius of the property on December 7, 2023. A Public Hearing notice was also published in the Orange County Register on December 9, 2023 and made public through the agenda-posting process. Further, though it was not legally required, an additional notice was mailed to the Property Owner and its management on December 9, 2023 to provide more detailed grounds for why the PPDR was being recommended to the Planning Commission for revocation.

Prepared by,

Crystal Landavazo
Community and Economic Development Director

ATTACHMENTS

- A. Draft Resolution No. 2562
- B. Orange County Sheriff's Department Memo, dated November 17, 2023
- C. Email Correspondence
 - 1. March 13, 2023
 - a. Ack Letter 2022
 - b. Lighting Photos 1-5
 - c. Dixie Hollywood Story
 - d. Dixie OC License Plate
 - e. Parking Permit Dixie OC
 - f. Towing Authorization Dixie OC 2022
 - g. Towing Dixie OC 2022
 - 2. April 25, 2023
 - 3. June 1, 2023
 - 4. June 27, 2023
 - 5. September 7, 2023
 - a. Site Visit Photos
 - 6. September 12, 2023
 - 7. September 13, 2023
- D. CA Hospitality One vs Stanton Decision, December 8, 2023

- E. Letters of Incomplete Filing for Expansion Application
 - a. August 22, 2023
 - b. February 16, 2023
 - c. May 17, 2023
 - d. September 5, 2023
 - e. November 9, 2023
- F. Security Plan Template
- G. Planning Commission Resolution 859
- H. Precise Plan of Design, 1983 Approval for Motel Use
- I. 1981 Stanton Municipal Code Chapter 20.92

RESOLUTION NO. 2562

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON REVOKING RESOLUTION NO. 859 AND REVOKING PRECISE PLAN OF DESIGN 435 FOR THE DEVELOPMENT AND OPERATION OF A PUBLIC LODGING/MOTEL USE ON THE PROPERTY LOCATED AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED-USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE OPERATION OF THE PUBLIC LODGING/MOTEL USE AND MAKING A FINDING OF EXEMPTION FROM CEQA

THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on December 20, 2023, the Planning Commission of the City of Stanton ("City") conducted a duly noticed public hearing concerning the revocation of Resolution No. 859, which approved Precise Plan of Design (PPD) P-435 located at 11632 Beach Boulevard in the General Mixed-Use Overlay/Commercial General (CG) Zone (the Property"); and

WHEREAS, the Property has operated as a motel use since its development in 1983 and has changed ownership on at least two occasions, with the subject site currently operating under the business name of Dixie Orange County Hotel ("Dixie" or "Motel") and owned by California One Hospitality, LLC, who has been represented by Deepa Patel, (the "Owner"); and

WHEREAS, an assessment of Orange County Sheriff's Department (OCSD) data was conducted to review the calls for service generated by 10 motels within the City and resulting data showed that the Dixie Orange County Hotel generated the highest ratio of calls per guest room; and

WHEREAS, during the five-year assessment period from the Orange County Sheriff's Department from 2019 to 2023, the Dixie Orange County Hotel increased the number of calls for service every year from 47 calls in 2019 to 172 calls in 2023 through November 30, 2023; and

WHEREAS, the criminal activity that generated these calls for service include narcotic violations, assault with a deadly weapon, warrant arrest, prostitution, shots heard, investigate dead body, amongst several others and reflect the severity of the public nuisance that has been created through the operation of the motel use on the subject property; and

WHEREAS, data provided by the Orange County Sheriff's Department identifies an 183 percent increase in total arrests and citations between 2019 and November 2023; and

WHEREAS, an assessment of Orange County Fire Authority (OCFA) data was conducted to review the calls for service generated by 7 motels within the City during the five-year assessment period from 2019 to 2023, the Dixie Orange County Hotel increased the number of calls for emergency medical service every year from 6 calls in 2019 to 38 calls in 2023 through December 13, 2023, a 533 percent increase; and

WHEREAS, the emergency activity that generated these calls for service include trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness, amongst several others and reflect the severity of the public nuisance that has been created through the operation of the motel use on the subject property; and

WHEREAS, the Property has operated as a motel for 40 years. However, over time, the continued operation of the use has resulted in increasingly negative impacts to the community. The premises are a public nuisance that drain vital community resources. In the past year, City administration and staff have worked to address the adverse conditions with the current owner in a series of meetings and correspondence. Despite that coordination, the Property conditions have only further degraded, and the Motel management has demonstrated that it is unable or unwilling to alleviate the substantial nuisances. The calls for service include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigation of dead bodies; and

WHEREAS, the Property Owner has failed to provide consistent effort to implement programs and security measures that would safeguard the property from continued criminal activity and nuisance behavior, as detailed in the staff report related to this resolution; and

WHEREAS, two motels operating in close proximity to the subject site have significantly lower ratios of calls for service and calls for emergency service and have both shown an overall reduction of calls for service in the five year assessment period from 2019 to 2023; and

WHEREAS, Planning Commission Resolution 859, which originally approved the development and operation of the motel use on the subject site, established Condition 2.a. which established that failure to comply with all applicable provisions of the Municipal Code is grounds for revocation. However, the Property Owner has failed to maintain the registration, sanitary, and security provisions required by the Stanton Municipal Code Section 9.52; and

WHEREAS, Stanton Municipal Code Section 9.16.020 establishes that it is unlawful and declared to be a public nuisance when a property owner or lessee maintains a property in a manner where people engage in two or more acts which are prohibited pursuant to the laws of the state of California including possession of controlled substances, prostitution, gambling, or solicitation for unlawful conduct. Data provided by the Orange County Sheriff's Department has shown that the subject site is maintained in this manner and is thus designated as a public nuisance as defined by the Stanton Municipal Code; and

WHEREAS, even the property owner agrees that the current use is a public nuisance. In correspondence to the City Manager dated September 13, 2023, the property owner wrote, among other things, , "I went to the property and it was a shit show of drugs[,] homeless[,] and prostitution. ...[A]s of now from what I saw it does look like a nuisance." However, nuisance activity has continued to occur on the property; and

WHEREAS, a "precise plan of design" is now referred to as a "site plan and design review" in the current Stanton Municipal Code (See SMC § 16.72.010; and Ch. 20.530). Stanton

Municipal Code Section 20.630 establishes a revocation procedure for previously approved permits or approvals and specifies that the City's action to revoke a permit or approval shall have the effect of terminating the permit approval and denying the privileges granted by the original approval; and

WHEREAS, the Planning Commission has carefully considered all pertinent written and verbal testimony and information contained in the Staff report prepared for this application as presented at the public hearing; and

WHEREAS, the proposed revocation is Exempt by Statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The recommended action is the revocation of an existing approval to cease nuisance activity which has negatively impacted the surrounding community; and

WHEREAS, all legal prerequisites have occurred prior to adoption of this resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1: The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2: The proposed revocation is Exempt by Statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The action is to revoke an existing approval to cease nuisance activity which has negatively impacted the surrounding community.

SECTION 3: That in accordance with the findings as set forth in Chapter 20.635.050(A)(1), (3), (6), and (7), respectively, of the Stanton Municipal Code ("SMC"):

- A. Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the modification or revocation.

Former SMC Section 20.92.010, which existed at the time the original PPD 435 was approved, provided the "purpose" of a precise plan of design to, among other things, "...to accomplish...enjoyment of property in any zone while at the same time imposing a uniformity and regulation and restriction to protect the use and enjoyment of surrounding properties...." Moreover, former SMC Section 20.92.050 provides that grounds for rejecting a proposed PPD was, in relevant part, "If the precise plan of design would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by

this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections.” In the original approval, the City’s police services raised no concerns about the public health, safety, and welfare related to the approval of PPD-435.

However, the operations on the Property have altered in a manner such that the original findings can no longer be made. The surrounding properties have been and are being detrimentally affected by the Motel use, and the public peace, safety, and general welfare has been adversely affected to a degree greater than permitted by the Stanton Municipal Code. The criminal nuisance activity has progressively increased over the last five years and resulted in increased calls for service from the Orange County Sheriff’s Department, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent. Moreover, over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room.

The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels. The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigate dead body. Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property (i.e., 400 amphetamine pills and a half pound of methamphetamine) suggest that they are for dealing, not just for personal use. Just in May 2023, Orange County Sheriff’s Department received an emergency call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and plead guilty in June 2023 of attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.) The following are additional examples of the types of calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she

did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.

- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years. There have been a total of 53 arrests and 25 citations at the Property in the last five years. The illicit activity at the site is an incredible drain on City resources. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The emergency medical service activity has also progressively increased over the last five years and resulted in increased calls for service from the Orange County Fire

Authority. In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate.

The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 1.05 calls for service per guest room; and
- The types of calls for service for 2023 were as follows:
 - Trauma/Assault/Bleeding: 10
 - Overdose/Drugs: 6
 - Chest Pain/Cardiac Arrest: 5
 - Unconscious/Unknown: 5
 - Unknown Medical Aid: 5
 - Back Pain: 2
 - Seizure: 2
 - Behavior/Suicide: 1
 - Fall: 1
 - Respiratory: 1

During the original document review, law enforcement did not express concerns related to the issuance of this permit on the grounds of detrimental impacts to public health, safety, and welfare issues. Those circumstances have drastically changed. The findings of the current use are that the public health, safety, and welfare are endangered by this use and require revocation to safeguard the public.

- B. One or more of the conditions of the original permit or approval have not been substantially fulfilled or have been violated.

Resolution 859, which approved the development and use of the motel on the Property includes conditions of approval, including Condition 2(a), which provides, “That all applicable requirements of the Stanton Municipal Code be met.” Moreover, Condition 2(e) provides, “Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.” Multiple violations of the Stanton Municipal Code have been violated, including:

- SMC section 9.16.020 provides that it is unlawful and it is declared to be a public nuisance for any person owning, leasing, occupying, or having charge of any...commercial...property within the city, to maintain such property in such a manner that any of the following conditions are found to exist thereon:
 - Subsection (I): “Building exterior, roofs, landscaping, grounds, walls, retaining and crib walls, fences, driveways, parking lots, sidewalks, or walkways which are maintained in such condition so as to become defective, unsightly, cracked or no longer viable.” Moreover, Subsection (J) provides the following as a public nuisance, “The accumulation of dirt,

litter, feces, or debris in doorways, adjoining sidewalks, walkways, courtyards, patios, parking lots, landscaped or other areas.” Here, during a City inspection on September 7, 2023, trash was overflowing from the trash enclosures such that the parking lot and Motel grounds had become unsightly. A photograph of the overflowing trash is provided in the staff report associated with this resolution.

- Subsection (W): “Any other condition declared by any state, county, or city statute, code, or regulation to be a public nuisance.” Here, Penal Code 370 defines “Public nuisance” as, “Anything which is injurious to health, or is indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a public nuisance.” Moreover, Civil Code section 3479 provides a “Nuisance” is “Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.”

Here, the crimes that are occurring on the Property as described in the staff report and Finding A above are injurious to the health, indecent, and offensive to the senses. They include crimes including narcotic violations, robberies, carjacking, battery, burglaries, disorderly conduct – prostitution, an attempt to set the Property on fire with an incendiary device, armed robbery, and weapons violations. And these crimes occur at such a frequency that it is offensive to the entire community. As such, the revocation is necessary in order to put an end to this unchecked growth of public nuisances at this location.

- Subsection (AA): “Any building, use or structure wherein one or more persons engage, or have engaged, in two or more acts which are prohibited pursuant to the laws of the state of California, the provisions of this code or any other penal ordinance of this city, including, but not limited to the following acts: (1) Unlawful possession or use of controlled substances, or (2) Prostitution. Here, there have been numerous calls for police services relating to narcotics and prostitution.

Unlawful possession or use of controlled substances.

- The unlawful narcotics that have been found on the Property include black tar heroin, cocaine, and methamphetamine in large quantities that suggest that they are being sold to others and not just for personal use.

- On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.
- On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.

Prostitution.

- On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.
- On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.

Injurious to the senses/Indecent/Interferes with the comfortable enjoyment of life or property.

- On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
- On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife,

- demanded her wallet, and then stabbed her and ran away with her wallet.
- On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
 - On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
 - On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.
 - Calls for emergency services including trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness.
- SMC Section 9.52.040 requires that, as part of the registration process at a public lodging facility, each guest must identify all occupants of a room and collect vehicle registration information. However, in discussions with the City Manager, the property owner has stated that they collect registration from guests but have no control over additional guests that occupy the room. Additionally, the City Manager’s site visit on September 7, 2023 showed that many of the vehicles did not display verification that they had been registered with the motel
 - SMC Section 9.52.090 and 9.52.100 requires that garbage and putrescible matter, whether mixed with rubbish or other matter or not, shall be kept in watertight receptacles with close-fitting lids. The garbage bin was observed to be uncovered and overflowing which is not in compliance with this provision.
 - SMC Section 9.52.150 requires public lodging facilities to install and maintain in proper operating order security cameras throughout the property. In at least one police report dated March 5, 2021, there was a report that the Dixie cameras were not working. The continuously increasing calls for service for criminal activity such as narcotics violations, prostitution, weapons violations, assault with a deadly weapon, resulting in 53 arrests and 25 citations on the subject site show that the motel operators have not focused on complying with security measures required by Stanton Municipal Code Section 9.52.150.
 - SMC section 16.04.010 adopts the California Building Code, which provides that a building permit shall be required for the erection or construction of any structure. SMC section 20.710.190 states the following: A “structure” is defined as, “anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.” On or about September 21, 2023, an illegal gate was erected at the Property without a proper building permit. A verbal courtesy notice was provided to the general manager on September 21, 2023, the first administrative citation was issued to the Property owner on September 26, 2023, the second and third administrative citations were issued for September 27, 2023, and September 28, 2023, and the gate was not taken down until on or about October 2, 2023.

The Property owner is in agreement with the City that the conditions at the Property are a nuisance. In her own words, she called the Property conditions “a shit show of drugs[,] homeless[,] and prostitution.” Neither the Property owner nor manager have taken consistent action to effectively abate the nuisance conditions at the Property. A condition of the original permit was that the use should comply with the SMC. The Municipal Code provides that a law must be followed, and the current use violates both local law and state law by operating as a public nuisance. Thus, a revocation of PPD 859 is necessary and appropriate to safeguard the public health, welfare, and safety.

- C. An improvement authorized in compliance with the permit or approval is in violation of any applicable code, law, ordinance, regulation, or statute.

Both the SMC and state law have been violated as follows.

- SMC section 9.16.020 provides that it is unlawful and it is declared to be a public nuisance for any person owning, leasing, occupying, or having charge of any...commercial...property within the city, to maintain such property in such a manner that any of the following conditions are found to exist thereon:
 - Subsection (I): “Building exterior, roofs, landscaping, grounds, walls, retaining and crib walls, fences, driveways, parking lots, sidewalks, or walkways which are maintained in such condition so as to become defective, unsightly, cracked or no longer viable.” Moreover, Subsection (J) provides the following as a public nuisance, “The accumulation of dirt, litter, feces, or debris in doorways, adjoining sidewalks, walkways, courtyards, patios, parking lots, landscaped or other areas.” Here, during a City inspection on September 7, 2023, trash was overflowing from the trash enclosures such that the parking lot and Motel grounds had become unsightly. A photograph of the overflowing trash is provided in the staff report associated with this resolution.
 - Subsection (W): “Any other condition declared by any state, county, or city statute, code, or regulation to be a public nuisance.” Here, Penal Code 370 defines “Public nuisance” as, “Anything which is injurious to health, or is indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a public nuisance.” Moreover, Civil Code section 3479 provides a “Nuisance” is “Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.”

Here, the crimes that are occurring on the Property as described in the staff report and Finding A above are injurious to the health, indecent, and offensive to the senses. They include crimes including narcotic violations, robberies, carjacking, battery, burglaries, disorderly conduct – prostitution, an attempt to set the Property on fire with an incendiary device, armed robbery, and weapons violations. And these crimes occur at such a frequency that it is offensive to the entire community. As such, the revocation is necessary in order to put an end to this unchecked growth of public nuisances at this location.

- Subsection (AA): “Any building, use or structure wherein one or more persons engage, or have engaged, in two or more acts which are prohibited pursuant to the laws of the state of California, the provisions of this code or any other penal ordinance of this city, including, but not limited to the following acts: (1) Unlawful possession or use of controlled substances, or (2) Prostitution. Here, there have been numerous calls for police services relating to narcotics and prostitution.

Unlawful possession or use of controlled substances.

- The unlawful narcotics that have been found on the Property include black tar heroin, cocaine, and methamphetamine in large quantities that suggest that they are being sold to others and not just for personal use.
- On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing “tweakers” into his room and disobeying policy about unauthorized guests.
- On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.

Prostitution.

- On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was “making a lottery” on her, and that someone was going to take her away.

- On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.

Injurious to the senses/Indecent/Interferes with the comfortable enjoyment of life or property.

- On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that “Dixie cameras do not record,” which implies that security measures at the Motel are not effective.
- On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a “flammable and combustible incendiary device.” (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
- On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.
- Calls for emergency services including trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness.
- SMC Section 9.52.040 requires that, as part of the registration process at a public lodging facility, each guest must identify all occupants of a room and collect vehicle registration information. However, in discussions with the City Manager, the property owner has stated that they collect registration from guests but have no control over additional guests that occupy the room. Additionally, the City Manager’s site visit on September 7, 2023 showed that many of the vehicles

- did not display verification that they had been registered with the motel
- SMC Section 9.52.090 and 9.52.100 requires that garbage and putrescible matter, whether mixed with rubbish or other matter or not, shall be kept in watertight receptacles with close-fitting lids. The garbage bin was observed to be uncovered and overflowing which is not in compliance with this provision.
- SMC Section 9.52.150 requires public lodging facilities to install and maintain in proper operating order security cameras throughout the property. In at least one police report dated March 5, 2021, there was a report that the Dixie cameras were not working. The continuously increasing calls for service for criminal activity such as narcotics violations, prostitution, weapons violations, assault with a deadly weapon, resulting in 53 arrests and 25 citations on the subject site show that the motel operators have not focused on complying with security measures required by Stanton Municipal Code Section 9.52.150.
- SMC section 16.04.010 adopts the California Building Code, which provides that a building permit shall be required for the erection or construction of any structure. SMC section 20.710.190 states the following: A “structure” is defined as, “anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.” On or about September 21, 2023, an illegal gate was erected at the Property without a proper building permit. A verbal courtesy notice was provided to the general manager on September 21, 2023, the first administrative citation was issued to the Property owner on September 26, 2023, the second and third administrative citations were issued for September 27, 2023, and September 28, 2023, and the gate was not taken down until on or about October 2, 2023.

The Property owner is in agreement with the City that the conditions at the Property are a nuisance. In her own words, she called the Property conditions “a shit show of drugs[,] homeless[,] and prostitution.” Neither the Property owner nor manager have taken consistent action to effectively abate the nuisance conditions at the Property. A condition of the original permit was that the use should comply with the SMC. The Municipal Code provides that a law must be followed, and the current use violates both local law and state law by operating as a public nuisance. Thus, a revocation of PPD 859 is necessary and appropriate to safeguard the public health, welfare, and safety.

- D. The improvement/use allowed by the permit or approval has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance.

The operations on the Property have altered in a manner such that the original findings can no longer be made. The surrounding properties have been and are being detrimentally affected by the Motel use, and the public peace, safety, and general welfare has been adversely affected to a degree greater than permitted by the Stanton Municipal Code. The criminal nuisance activity has progressively increased over the last five years and resulted in increased calls for service from the Orange County Sheriff's Department, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent. Moreover, over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room.

The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels. The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigate dead body. Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property (i.e., 400 amphetamine pills and a half pound of methamphetamine) suggest that they are for dealing, not just for personal use. Just in May 2023, Orange County Sheriff's Department received an emergency call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and plead guilty in June 2023 of attempting to set fire and burn one of the buildings at the Dixie with a "flammable and combustible incendiary device." (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.) The following are additional examples of the types of calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing "tweakers" into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that "Dixie cameras do not record," which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was "making a lottery" on her, and that someone was going to take her away.
- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to

her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.

- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years. There have been a total of 53 arrests and 25 citations at the Property in the last five years. The illicit activity at the site is an incredible drain on City resources. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The emergency medical service activity has also progressively increased over the last five years and resulted in increased calls for service from the Orange County Fire Authority. In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate.

The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 1.05 calls for service per guest room; and
- The types of calls for service for 2023 were as follows:
 - Trauma/Assault/Bleeding: 10
 - Overdose/Drugs: 6
 - Chest Pain/Cardiac Arrest: 5
 - Unconscious/Unknown: 5

- Unknown Medical Aid: 5
- Back Pain: 2
- Seizure: 2
- Behavior/Suicide: 1
- Fall: 1
- Respiratory: 1

During the original document review, law enforcement did not express concerns related to the issuance of this permit on the grounds of detrimental impacts to public health, safety, and welfare issues. Those circumstances have drastically changed. The findings of the current use are that the public health, safety, and welfare are endangered by this use and require revocation to safeguard the public.

SECTION 4: That based upon the above findings, the Planning Commission hereby **REVOKES** Resolution 859 which revokes all privileges granted for Precise Plan of Design P-435.

SECTION 5. Effective Date. The motel use on the property must cease operations within 90 calendar days of the adoption of this resolution.

SECTION 6. Custodian of Records. The Custodian of Records for this project is the Planning Commission Secretary. The documents related to this proceeding are kept at City Hall located at 7800 Katella Avenue Stanton CA 90680.

SECTION 7. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Planning Commission hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on December 20, 2023 by the following vote, to wit:

AYES: **COMMISSIONERS:** Adams, Ash, Frazier, Sanchez, Tran

NOES: **COMMISSIONERS:** None

ABSENT: **COMMISSIONERS:** None

ABSTAIN: **COMMISSIONERS:** None



Elizabeth Ash, Chairperson
Stanton Planning Commission



Crystal Landavazo
Community & Economic Development Director



To: Hannah Shin-Heydorn
From: Captain C. Walters #8208
Date: November 17, 2023
RE: The Dixie Motel

The Dixie Motel is located at 11632 Beach Blvd in the city of Stanton. The city of Stanton has seen a consistent increase in calls for service at or relating to the Dixie Motel since 2019. Total calls for service were measured by querying the term "Dixie" in the Computer Aided Dispatch (CAD) call narrative. Calls were filtered further to represent those with an "Incident Location" of 11632 Beach Blvd., or nearby cross streets, when the call was related to activity that had just occurred at the Dixie Motel. For example, a traffic stop may be initiated in the area following suspicious activity that was observed in the Dixie Motel parking lot.

The following is the total calls for service and total consumed time per year.

<u>Year</u>	<u>Calls for service</u>	<u>Consumed Time</u>
2019	50	59:52
2020	57	75:06
2021	78	61:21
2022	90	104:30
2023	168	175:07

The city of Stanton has seen a consistent increase in arrests at or relating to the Dixie Motel since 2019. There was an 82% increase in total arrests, including citations, between 2022 and YTD 2023.

The followig is the total number of arrests or citations related to the Dixie Motel per year.

2019

1. Arrest- 4
2. Citation- 2

2020

1. Arrest- 13
2. Citation- 1

2021

1. Arrest- 3
2. Citation- 1

2022

1. Arrest- 11
2. Citation- 6

2023 (year to date)

1. Arrest- 17
2. Citation- 14

The following charts below display raw data pertaining to the citations and arrest made by Deputy Sheriff's at the the Dixie Motel.

2019

Incident Date	Location	Complaint	Cite	Arrest
01/08/2019 12:26	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/20/2019 11:55	BEACH BLVD // KATELLA AV	11357 - MARIJUANA VIOLATION		1
08/21/2019 13:59	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
09/12/2019 12:57	11632 BEACH BLVD	925C - SUSPICIOUS PERSON IN VEH	1	
09/16/2019 11:22	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
11/21/2019 16:51	11632 BEACH BLVD	INFO - INFORMATION REPORT		2

2020

Incident Date	Location	Complaint	Cite	Arrest
01/14/2020 12:32	11632 BEACH BLVD	WPNS – WEAPONS VIOLATION	1	
01/16/2020 05:14	11622 BEACH BLVD	503L – STOLEN VEHICLE LOCATED		1
03/24/2020 20:51	11632 BEACH BLVD	503L – STOLEN VEHICLE LOCATED		1
04/23/2020 21:34	BEACH BLVD // ORANGEWOOD AV	211R – ROBBERY REPORT		1
07/06/2020 21:09	11632 BEACH BLVD	11350 – NARCOTIC VIOLATION		1
07/15/2020 11:49	11632 BEACH BLVD	WRNT – WARRANT ARREST		1
07/16/2020 23:14	BEACH BLVD // ORANGEWOOD AV	503L – STOLEN VEHICLE LOCATED		2
07/20/2020 12:44	11632 BEACH BLVD	496 – RECEIVING STOLEN PROPERTY		2
08/31/2020 10:43	11632 BEACH BLVD	243E1 – DOMESTIC BATTERY		1
09/08/2020 20:21	11632 BEACH BLVD	WRNT – WARRANT ARREST		1
09/16/2020 10:22	11632 BEACH BLVD	530.5 – ID THEFT		1
12/16/2020 00:56	11632 BEACH BLVD	WRNT – WARRANT ARREST		1

2021

Incident Date	Location	Complaint	Cite	Arrest
03/12/2021 09:47	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
04/07/2021 17:29	11632 BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
04/11/2021 00:35	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
11/04/2021 11:32	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION		1

2022

Incident Date	Location	Complaint	Cite	Arrest
01/15/2022 13:02	11632 BEACH BLVD	243E1 - DOMESTIC BATTERY		1
04/30/2022 12:40	ORANGEWOOD AV // BEACH BLVD	422R - CRIMINAL THREATS REPORT		1
05/14/2022 11:20	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
07/18/2022 20:04	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
08/16/2022 12:13	7050 KATELLA AV	459.5 - SHOPLIFTING	1	
08/21/2022 19:59	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
08/30/2022 01:46	11632 BEACH BLVD	WPNS - WEAPONS VIOLATION		1
09/19/2022 07:24	11632 BEACH BLVD	503L - STOLEN VEHICLE LOCATED	1	
09/19/2022 10:38	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
10/28/2022 05:24	BEACH BLVD // STARR ST	MUNI - MUNICIPAL CODE VIOLATIONS	1	
11/10/2022 21:36	BEACH BLVD // CHAPMAN AV	11350 - NARCOTIC VIOLATION		1
11/12/2022 00:20	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
11/16/2022 00:15	11632 BEACH BLVD	503T - STOLEN VEHICLE TRACKING SYSTEM ACTIVATED		1
11/23/2022 07:44	BEACH BLVD // CENTRAL AV	MUNI - MUNICIPAL CODE VIOLATIONS	1	
12/05/2022 15:30	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
12/06/2022 00:04	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
12/13/2022 13:20	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	

2023

Incident Date	Location	Complaint	Cite	Arrest
01/05/2023 11:41	ORANGEWOOD AV // BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
01/11/2023 12:28	11632 BEACH BLVD	148 - RESISTING ARREST		1
01/17/2023 11:49	11632 BEACH BLVD	WRNT - WARRANT ARREST		2
03/01/2023 11:49	BEACH BLVD // PINE LN	11350 - NARCOTIC VIOLATION	1	
05/11/2023 15:08	BEACH BLVD // ORANGEWOOD AV	451 - ARSON		1
06/11/2023 15:07	11632 BEACH BLVD	WRNT - WARRANT ARREST		2
06/21/2023 00:46	BEACH BLVD // ORANGEWOOD AV	211 - ROBBERY IN PROGRESS		2
06/26/2023 09:02	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
06/29/2023 01:04	BEACH BLVD // ORANGEWOOD AV	11350 - NARCOTIC VIOLATION		1
07/07/2023 06:29	11632 BEACH BLVD	925 - SUSPICIOUS PERSON/CIRCS		1

08/07/2023 20:55	11632 BEACH BLVD	211 - ROBBERY IN PROGRESS		1
08/08/2023 22:29	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/14/2023 03:06	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/14/2023 04:24	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	2	
08/24/2023 22:47	11632 BEACH BLVD	602 - TRESPASSING	2	
08/24/2023 23:53	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/28/2023 22:26	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
09/01/2023 20:20	BEACH BLVD // CHESTER AV	148 - RESISTING ARREST		2
09/08/2023 10:35	11632 BEACH BLVD	PED - PEDESTRIAN CHECK	1	
09/16/2023 02:19	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
09/19/2023 03:25	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
09/25/2023 11:33	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
10/02/2023 22:14	11632 BEACH BLVD	602 - TRESPASSING	1	
10/08/2023 23:53	11632 BEACH BLVD	602 - TRESPASSING		1
10/24/2023 20:49	11632 BEACH BLVD	602 - TRESPASSING	1	



Hynes Estates

Board of Directors

Bob Buys

Brian Donahue

Lyn Landgren

Michelle Monge

Harish Patel

Shane Thoney

Carol Warren

Mike Xa

Date: December 19, 2023

From: Hynes Estates
Lynette Landgren [REDACTED]

To: The City of Stanton

We are contacting the City of Stanton as a group of over 42 concerned households regarding multiple serious issues coming from the Dixie Hotel at 11632 Beach Blvd. These problems are disruptive and pose significant threats to the safety and well-being of our community.

Increased Police Activity: The frequent police presence at the motel suggests continuous disturbances and potentially illegal activities, which is deeply concerning for our residents. Recently, we had numerous police officers located throughout our neighborhood due to an armed robbery at the Dixie.

Drug-Related Concerns: There are strong indications of illegal drug use and dealing within the motel premises, contributing to an unsafe and unhealthy environment.

Safety and Security Issues: The lack of robust security measures has led to trespassing and break-ins, jeopardizing the safety of both motel guests and nearby residents.

Noise Disturbances: We are constantly disturbed by loud music and shouting, especially in the evening. Often a bus that parks at the Dixie plays heavy bass music loud enough to shake windows, severely impacting our right to the quiet enjoyment of our properties.

Voyeurism, Loitering, and Homelessness: The property has become a gathering place for loiterers and homeless individuals, leading to unsanitary conditions and heightened safety concerns. Some motel guests will stand on the second-floor balcony and closely watch the children play in our neighborhood and a primary reason to one neighbor moving.

Inappropriate and Harassing Behavior: There have been multiple reports of hotel guests engaging in offensive or inappropriate behavior, including harassment or threats toward others in the vicinity.

Illegal Activities: The recurring illicit activities, including human trafficking at the motel, are alarming and have no place in our community.

Guest Disputes: Regular arguments and physical confrontations among guests add to the hostile and unsafe environment.

The ongoing issues have profoundly impacted our neighborhood, compelling at least two families to sell their homes due to concerns over their children's safety and the general deterioration of the community atmosphere.

These issues collectively paint a distressing picture of the current state of the Dixie Hotel. Immediate action is necessary to address these problems and ensure the safety and well-being of Dixie guests and the surrounding community.

We are willing to discuss these matters in greater detail and collaborate on potential solutions. Please do not hesitate to contact me at [REDACTED]

Thank you for your attention to these urgent concerns. We look forward to the City of Stanton's prompt and constructive response.

Sincerely,

Lynette Landgren,
Hynes Estates Board of Directors

Incident Detail Report

Data Source: **Data Warehouse**
 Incident Status: **Closed**
 Incident number: **23-174709**
 Case Numbers:
 Incident Date: **12/20/2023 19:20:11**
 Report Generated: **1/16/2024 13:59:22**

Incident Information

Incident Type:	Medical-ALS	Alarm Level:	1
Priority:	AMB	Problem:	ALS-Behavioral/Suicidal
Determinant:		Agency:	OCFA
Base Response#:		Jurisdiction:	DIV7
Confirmation#:		Division:	DIV7
Taken By:	ALFONSOMARTINEZ	Battalion:	BAT08
Response Area:	B8STN	Response Plan:	MEDICAL-ALS
Disposition:		Command Ch:	4C
Cancel Reason:		Primary TAC:	4D
Incident Status:	Closed	Secondary TAC:	4O
Certification:		Delay Reason (if any):	
Longitude:	117992750	Latitude:	33793608

Incident Location

Location Name:	DIXIE MOTEL	County:	Orange
Address:	11632 BEACH BL	Location Type:	
Apartment:	217	Cross Street:	HYNES RD/LA MONTE RD
ASA:		District:	D2216w
City, State, Zip:	STN CA 90680		

Custom Time Stamps

No Custom Time Stamps

Call Receipt

Call Back Phone:	[REDACTED]	Caller Location Phone:
Caller Address:		Caller Apartment:
Caller Building:		Caller County:
Caller City, State, Zip:		

Time Stamps

Description	Date	Time	User	Elapsed Times Description	Time
Phone Pickup	12/20/2023	19:19:47			
1st Key Stroke	12/20/2023	19:19:47		Received to In Queue	00:00:02
In Waiting Queue	12/20/2023	19:20:13		Call Taking	00:09:08
Call Taking Complete	12/20/2023	19:29:19	ALFONSOMARTINEZ	In Queue to 1st Assign	00:00:10
1st Unit Assigned	12/20/2023	19:20:23		Call Received to 1st Assign	00:00:36
1st Unit Enroute	12/20/2023	19:21:12		Assigned to 1st Enroute	00:00:49.0
1st Unit Arrived	12/20/2023	19:25:06		Enroute to 1st Arrived	00:03:54.4
Closed	12/20/2023	20:35:27	RIINT09PRODMSOS	Incident Duration	01:15:40

Resources Assigned

Unit	Primary Flag	Assigned	Disposition	Enroute	Staged	Arrived	At Patient	Delay Avail	Complete	Odm. Enroute	Odm. Arrived	Cancel Reason
E46	Y	19:20:23		19:21:12		19:25:06			19:34:41			
M46	N	19:20:23		19:21:22		19:25:33			19:34:43			
AMB43	N	19:20:23							19:22:25			
CAR5907	N	19:21:17		19:23:28		19:28:01			20:35:27		0.0	

Personnel Assigned

Unit	Name
E46	CHRISTIANCOTTER (6576); JEFFGRASINGER (5423); JOHNLM (5019); KEAGANCRONE (7894)
M46	ROBERTSALVUCCI (6829); RYANCROSSWHITE (7212)

Caution Notes

No Caution Notes found

Pre-Scheduled Information

No Pre-Scheduled Information

Transports

Unit	Location/Address	City	Patient	Mode	Protocol	Mileage Start/End/Total	Depart	Arrived Complete
CAR5907	HOSP-WEST ANAHEIM MEDICAL CENTER/3033 W ORANGE AVE	ANA		2	Transport	0.0/ /	19:39:20	19:44:3020:35:27

Transport Legs

No Transports Information

Comments

Date	Time	User	Type	Conf.	Comments
12/20/2023	19:20:14	SYS	Response		[1] A cellular re-bid has occurred, check the ANI/ALI Viewer for details
12/20/2023	19:20:14	C2C	Response		[2] [CADFUSION] Call transferred to ocmads
					[3] Closest HOSPITAL to Beach Bl / Orangewood Ave:
					1: HOSP-WEST ANAHEIM MEDICAL CENTER - ETA: 00:04:10
					2: HOSP-LOS ALAMITOS MEDICAL CENTER *TH* - ETA: 00:08:59 -
					Divert Reason: Facility On Divert
					3: HOSP-LA PALMA INTERCOMMUNITY HOSPITAL *THHM* (7901
					WALKER ST) - ETA: 00:10:26
12/20/2023	19:20:45	SYS	Response		[4] A cellular re-bid has occurred, check the ANI/ALI Viewer for details
12/20/2023	19:21:15	SYS	Response		[5] A cellular re-bid has occurred, check the ANI/ALI Viewer for details

12/20/2023	19:22:24	7976	Response	[6] 62 YO MALE/ CONS/ RESP OK/ TOOK 8 CAPUSLES/ DIZZY/		
12/20/2023	19:22:44	7727	Response	[7] AMBULANCE CODE 3 NOTIFICATION MADE		
12/20/2023	19:23:31	7976	Response	[8] TOOK PILLS TO HURT HIMSELF/ ETOH /NOT VIOLENT/ NO WEAPONS		
12/20/2023	19:24:53	7976	Response	[9] CORRECTION PT WAS ALOC		
12/20/2023	20:35:28	C2C1	Response	[10] [CADFUSION] The Call owned by OCFA has been closed.		
Address Changes						
Date	Time	Location/Address				User
12/20/2023	19:23:51	/ Beach BI / Orangewood Ave				A
Priority Changes						
Date	Time	Changed from Priority			Reason	User
12/20/2023	19:39:36	1			default	R
Alarm Level Changes						
Date	Time	User	Change to Alarm			
12/20/2023	19:20:23	B	1			
Activity Log						
Date	Time	Radio	Activity	Location	Log Entry	User
12/20/2023	19:20:13		Incident in Waiting Queue			
12/20/2023	19:20:13		ANI/ALI Statistics		INT Insert:Dec 20 2023 19:19:46 / INT SendNP:Dec 20 2023 19:19:46 / WS RecvNP:Dec 20 2023 19:19:46 / WS Process:Dec 20 2023 19:20:13	7976
12/20/2023	19:20:13		SOP Updated		Updated SOP information is available	7976
12/20/2023	19:20:13		Waiting Pending Incident Time Warning		Waiting Pending Incident Time Warning timer expired	
12/20/2023	19:20:13		Problem Nature	Beach BI / Orangewood Ave	Incident problem nature changed from <Blank> to ALS-Overdose/Ingestion	7976
12/20/2023	19:20:13		Incident Transfer	Beach BI / Orangewood Ave	Incident has been has been transferred, fusion ID 6583aeedb9080d85e6a80eb6	C2CSERVICE1
12/20/2023	19:20:13		Interface		This incident 23-174709 has been sent to FATPOT\CADFUSION via the CAD2CAD Interface.	RIINT01PRODM
12/20/2023	19:20:14				Incident ACK received from Remote CAD OCF-23-174709	C2C
12/20/2023	19:20:14		Read Comment	Beach BI / Orangewood Ave	Comment for Incident 327 was marked as read.	7976
12/20/2023	19:20:20		Read Incident		Incident 327 was Marked as Read.	7073
12/20/2023	19:20:21		CAD WEB New Incident		CAD WEB New Incident Sound Activated	
12/20/2023	19:20:22		Initial Assignment		The following unit(s) is (are) recommended for assignment: E46 (00:02:00),M46 (00:02:02),AMB43 (*00:01:06)	7727
12/20/2023	19:20:23	E46	DISP	Beach BI / Orangewood Ave [MOTEL]		7727
12/20/2023	19:20:23	M46	DISP	Beach BI / Orangewood Ave [MOTEL]		7727
12/20/2023	19:20:23	AMB43	DISP	Beach BI / Orangewood Ave [MOTEL]		7727
12/20/2023	19:20:23		Incident Command Channel	Beach BI / Orangewood Ave	Command Channel 4C has been added.	7727
12/20/2023	19:20:23		Incident Primary TAC Channel	Beach BI / Orangewood Ave	Primary TAC Channel 4D has been added.	7727
12/20/2023	19:20:23		Incident Alternate TAC Channel	Beach BI / Orangewood Ave	Alternate TAC Channel 4O has been added.	7727
12/20/2023	19:20:23		Incident Timer Clear		Incident Timer Cleared	
12/20/2023	19:20:25		Read Comment		Comment for Incident 327 was Marked as Read.	7073
12/20/2023	19:20:30	M46	Unit Assignment Notification	ALLEY\MAIN ST	M46 - assignment id 4458406.	RIINT09PRODM
12/20/2023	19:20:30	E46	Unit Assignment Notification	ALLEY\MAIN ST	E46 - assignment id 4458405.	RIINT09PRODM
12/20/2023	19:20:37		Westnet Preannouncements Completed	Beach BI / Orangewood Ave	Preannouncements completed for unit(s) E46,M46, in station(s) ORC46.	STATIONALER
12/20/2023	19:20:41	E46	Update Vehicle Destination	ALLEY\MAIN ST	Update Unit Destination To Beach BI / Orangewood Ave, APT 217 [MOTEL]	7976
12/20/2023	19:20:41	M46	Update Vehicle Destination	ALLEY\MAIN ST	Update Unit Destination To Beach BI / Orangewood Ave, APT 217 [MOTEL]	7976
12/20/2023	19:20:41	AMB43	Update Vehicle Destination	ORC46	Update Unit Destination To Beach BI / Orangewood Ave, APT 217 [MOTEL]	7976
12/20/2023	19:20:44		UserAction		User clicked Exit/Save	7727
12/20/2023	19:20:45		Read Comment	Beach BI / Orangewood Ave	Comment for Incident 327 was marked as read.	7976
12/20/2023	19:20:54		CARE CALL NATURE WITH CODE	MOTEL	CARE AMB CALL NATURE WITH CODE: OVERDOSE/POISONING (CODE 2)	RIINT09PRODM
12/20/2023	19:21:12	E46	ER	Beach BI / Orangewood Ave, APT 217 [DIXIE MOTEL]	Responding From = ALLEY\MAIN ST.	5154
12/20/2023	19:21:17	CAR5907	DISP	Beach BI / Orangewood Ave [DIXIE MOTEL]		RIINT09PRODM
12/20/2023	19:21:22	M46	ER	Beach BI / Orangewood Ave, APT 217 [DIXIE MOTEL]	Responding From = ALLEY\MAIN ST.	3663
12/20/2023	19:21:30		Read Comment		Comment for Incident 327 was Marked as Read.	7727
12/20/2023	19:21:34		UserAction		User clicked Exit/Save	7727
12/20/2023	19:21:47		SOP Updated		Updated SOP information is available	7976
12/20/2023	19:21:47		Problem Nature	Beach BI / Orangewood Ave	Incident problem nature changed from ALS-Overdose/Ingestion to ALS-Behavioral/Suicidal	7976
12/20/2023	19:22:25	AMB43	AOR	Beach BI / Orangewood Ave [DIXIE MOTEL]		RIINT09PRODM
12/20/2023	19:22:25		Read Comment	Beach BI / Orangewood Ave	Comment for Incident 327 was marked as read.	7976

12/20/2023	19:22:42		CARE CALL NATURE WITH CODE	DIXIE MOTEL	CARE AMB CALL NATURE WITH CODE: PSYCHIATRIC TRANSFER (CODE 2)	RIINT09PRODM
12/20/2023	19:23:07		UserAction		User clicked Exit/Save	7727
12/20/2023	19:23:20		Read Comment		Comment for Incident 327 was Marked as Read.	7727
12/20/2023	19:23:23		UserAction		User clicked Exit/Save	7727
12/20/2023	19:23:28	CAR5907	ER	Beach BI / Orangewood Ave [DIXIE MOTEL]	Responding From = PARKING LOT	RIINT09PRODM
12/20/2023	19:23:31		Read Comment	Beach BI / Orangewood Ave	Comment for Incident 327 was marked as read.	7976
12/20/2023	19:23:33		Read Comment		Comment for Incident 327 was Marked as Read.	7976
12/20/2023	19:23:59	CAR5907	Update Vehicle Destination	PARKING LOT	Update Unit Destination To 11632 BEACH BL, 7976 APT 217	
12/20/2023	19:23:59	M46	Update Vehicle Destination	BEACH BL\PINE WY	Update Unit Destination To 11632 BEACH BL, 7976 APT 217	
12/20/2023	19:23:59	E46	Update Vehicle Destination	BEACH BL\PINE WY	Update Unit Destination To 11632 BEACH BL, 7976 APT 217	
12/20/2023	19:24:00		Premise History Access		Premise History Viewed	7976
12/20/2023	19:24:02		UserAction		User clicked Exit/Save	7727
12/20/2023	19:24:10		Premise History Access		Premise History Viewed	7727
12/20/2023	19:24:16		UserAction		User clicked Exit/Save	7727
12/20/2023	19:24:43		UserAction		User clicked Exit/Save	7834
12/20/2023	19:24:53		Read Comment	11632 BEACH BL	Comment for Incident 327 was marked as read.	7976
12/20/2023	19:25:06	E46	OS	11632 BEACH BL, APT 217 [DIXIE MOTEL]		5154
12/20/2023	19:25:16		Read Comment		Comment for Incident 327 was Marked as Read.	7975
12/20/2023	19:25:18	E46	Route Deviation	BEACH BLVD\HYNES RD	Unit E46 deviated from original driving directions route	5154
12/20/2023	19:25:26		UserAction		User clicked Exit/Save	7975
12/20/2023	19:25:27	M46	Route Deviation	BEACH BL\LA MONTE RD	Unit M46 deviated from original driving directions route	3663
12/20/2023	19:25:33	M46	OS	11632 BEACH BL, APT 217 [DIXIE MOTEL]		3663
12/20/2023	19:28:01	CAR5907	OS	11632 BEACH BL		RIINT09PRODM
12/20/2023	19:29:19		UserAction		User clicked Exit/Save	7976
12/20/2023	19:32:36		UserAction		User clicked Exit/Save	7073
12/20/2023	19:34:41	E46	AOR	11632 BEACH BL, APT 217 [DIXIE MOTEL]	Unit Cleared From Incident 23-174709	5154
12/20/2023	19:34:43	M46	AOR	11632 BEACH BL, APT 217 [DIXIE MOTEL]	Unit Cleared From Incident 23-174709	3663
12/20/2023	19:39:20	CAR5907	ERH	HOSP-WEST ANAHEIM MEDICAL CENTER		RIINT09PRODM
12/20/2023	19:39:36		Incident Priority Change		Incident priority changed from 1 to AMB due to default	RIINT09PRODM
12/20/2023	19:44:30	CAR5907	OSH			RIINT09PRODM
12/20/2023	19:44:30	CAR5907	Transport Time		Depart Scene Time: 19:39:20, Arrive Destination Time: 19:44:30	RIINT09PRODM
12/20/2023	20:35:27	CAR5907	AOR	3033 W ORANGE AVE [HOSP-WEST ANAHEIM MEDICAL CENTER]		RIINT09PRODM
12/20/2023	20:35:27	CAR5907	Response Closed	DIXIE MOTEL	Response Disposition:	RIINT09PRODM
12/20/2023	20:35:28		Read Comment	11632 BEACH BL	Comment for Incident 327 was marked as read.	C2CSERVICE1

Edit Log

Date	Time	Field	Changed From	Changed To	Reason	Table	Workstation	User
12/20/2023	19:19:47	Call_Back_Phone			(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Address	(Blank)	33°47'34.53"N / 117°59'31.12"W	New Entry	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Jurisdiction		DIV7	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Division		DIV7	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Battalion		BAT08	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Response_Area		B8STN	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	ResponsePlanType0		0	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Address	33°47'34.53"N / 117°59'31.12"W	LA MONTE RD	Entry Selected/Returned from GeoLocator	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Latitude	0	33792926	Entry Selected/Returned from GeoLocator	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Longitude	0	117991979	Entry Selected/Returned from GeoLocator	Response_Master_Incident	FA10	7976
12/20/2023	19:19:47	Agency Name		OCFA	(Response Viewer)	Incident	FA10	7976
12/20/2023	19:19:47	Call Back Phone		(657) 352-3341	(Response Viewer)	Incident	FA10	7976
12/20/2023	19:19:47	ASA:		B-CARE	(Response Viewer)	Incident	FA10	7976
12/20/2023	19:19:47	Map Info		D2216w	(Response Viewer)	Incident	FA10	7976

12/20/2023 19:19:47	1st DUE:		ORC46	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:19:47	TB/SAM:		797J4	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:19:47	Township & Range		S25T04SR11W	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:19:48	City		STN	Updated City	Response_Master_Incident	FA10	7976
12/20/2023 19:20:08	Address	LA MONTE RD	BEACH/ ORANGE	Address Change	Response_Master_Incident	FA10	7976
12/20/2023 19:20:08	Latitude	33792926	33795643	Change Verified	Response_Master_Incident	FA10	7976
12/20/2023 19:20:08	Longitude	117991979	117992919	Change Verified	Response_Master_Incident	FA10	7976
12/20/2023 19:20:08	Address	BEACH/ ORANGE	BEACH BL / ORANGEWOOD AVE	Change Verified	Response_Master_Incident	FA10	7976
12/20/2023 19:20:09	City		STN	Updated City	Response_Master_Incident	FA10	7976
12/20/2023 19:20:09	Jurisdiction		DIV7	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:09	Division		DIV7	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:09	Battalion		BAT08	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:09	Response_Area		B8STN	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:09	ResponsePlanType 0		0	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:09	ASA:		B-CARE	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:09	1st DUE:		ORC46	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:09	TB/SAM:		797J3	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:09	Township & Range		S26T04SR11W	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:13	Problem		ALS-Overdose/Ingestion	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:13	ASA:		B-CARE	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:13	1st DUE:		ORC46	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:13	TB/SAM:		797J3	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:13	Township & Range		S26T04SR11W	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:14	Unread Comment	False	True	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:20:16	Apartment	8712F95		(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:21	Read Call	False	True	(Response Viewer)	Response_Master_Incident	FA08	7073
12/20/2023 19:20:23	Location_Name		MOTEL	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:23	Command Channel		4C	(Response Viewer)	Incident	FA03	7727
12/20/2023 19:20:23	Primary TAC Channel		4D	(Response Viewer)	Incident	FA03	7727
12/20/2023 19:20:23	Alternate TAC Channel		4O	(Response Viewer)	Incident	FA03	7727
12/20/2023 19:20:25	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	FA08	7073
12/20/2023 19:20:41	Apartment		217	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:20:45	Unread Comment	False	True	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:21:03	Location_Name	MOTEL	DIXIE MOTEL	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:21:30	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	FA03	7727
12/20/2023 19:21:47	Problem	ALS-Overdose/Ingestion	ALS-Behavioral/Suicidal	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:22:25	Unread Comment	False	True	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:23:20	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	FA03	7727
12/20/2023 19:23:31	Unread Comment	False	True	(Response Viewer)	Incident	FA10	7976
12/20/2023 19:23:33	Read Comment	False	True	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:23:51	Address	Beach BI / Orangewood Ave	11632 BEACH	Address Change	Response_Master_Incident	FA10	7976
12/20/2023 19:23:51	Address	Beach BI / Orangewood Ave	11632 BEACH BL	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:23:51	Latitude	33795643	33793608	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:23:51	Longitude	117992919	117992750	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:23:51	Street_Id	4081152	1980300	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:23:51	IntersectionStreetID	4081147	NULL	(Response Viewer)	Response_Master_Incident	FA10	7976
12/20/2023 19:23:51	Location_Name	DIXIE MOTEL		(Response Viewer)	Response_Master_Incident	FA10	7976

12/20/2023 19:23:51	Cross_Street		HYNES RD/LA MONTE RD	(Response Viewer)	Response_Master_Incident FA10	7976
12/20/2023 19:23:51	Apartment	217		(Response Viewer)	Response_Master_Incident FA10	7976
12/20/2023 19:23:51	Address	11632 BEACH	11632 BEACH BL	Change Verified	Response_Master_Incident FA10	7976
12/20/2023 19:23:51	ASA:		B-CARE	(Response Viewer)	Incident FA10	7976
12/20/2023 19:23:51	1st DUE:		ORC46	(Response Viewer)	Incident FA10	7976
12/20/2023 19:23:51	TB/SAM:		797J4	(Response Viewer)	Incident FA10	7976
12/20/2023 19:23:51	Township & Range		S26T04SR11W	(Response Viewer)	Incident FA10	7976
12/20/2023 19:23:59	Apartment		217	(Response Viewer)	Response_Master_Incident FA10	7976
12/20/2023 19:24:45	Location_Name		DIXIE MOTEL	(Response Viewer)	Response_Master_Incident FA10	7976
12/20/2023 19:24:53	Unread Comment	False	True	(Response Viewer)	Incident FA10	7976
12/20/2023 19:25:16	Read Comment	False	True	(Response Viewer)	Response_Master_Incident FA07	7975
12/20/2023 19:29:16	Caller_Name		13M2	(Response Viewer)	Response_Master_Incident FA10	7976
12/20/2023 19:39:36	Priority_Description 1		AMB	default	Response_Master_Incident TRIINT09PRODRINT09PRODMSOS	
12/20/2023 19:39:36	Priority_Number 1		14	default	Response_Master_Incident TRIINT09PRODRINT09PRODMSOS	
12/20/2023 20:35:28	Unread Comment	False	True	(Response Viewer)	Incident TRIINT06PRODC2CSERVICE1	

Custom Data Fields

Description

ASA:
 1st DUE:
 TB/SAM:
 Township & Range
 ASA:
 1st DUE:
 TB/SAM:
 Township & Range
 ASA:
 1st DUE:
 TB/SAM:
 Township & Range
 CODE 2/3
 ASA:
 1st DUE:
 TB/SAM:
 Township & Range
 LOC CHG

Data

B-CARE
 ORC46
 797J4
 S25T04SR11W
 B-CARE
 ORC46
 797J3
 S26T04SR11W
 B-CARE
 ORC46
 797J3
 S26T04SR11W
 CARE AMB CODE 2
 B-CARE
 ORC46
 797J4
 S26T04SR11W
 12/20/2023 19:23:51

User

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Attachments

No Attachment

Hello members of the planning commission and fellow community members,

I'm Dr. Deepa Patel, the owner of the Dixie Orange County Hotel located at 11632 Beach Blvd. Today, I stand before you to address concerns raised against my property, depicting it as a hub of extensive criminal activity and public nuisances with worsening conditions. It's disheartening to see our community grapple with pervasive issues of crime and nuisance filtering onto my property, making me a victim of unaddressed negligence.

In a recent crime mapping report sourced from [crimemapping.com](#) and [crimegrade.org](#), the city of Stanton received a D+ in overall crime grade. Over the past six months, out of the 720 incidents reported, only 19 occurred on the block where the Dixie is situated, representing less than 2.6% of the city's overall crimes. It's crucial to note that crimes related to our property predominantly involve trespassers and the homeless. A tragic example occurred in 2021 when a homeless individual walked onto our property, possibly feeling unwell, and unfortunately passed away near the pool.

As a business owner, taxpayer, and community member, hoteliers like myself rely on law enforcement for support in creating a safer environment for our patrons. However, the fear of losing our zoning has become a real concern due to information received from the city. In response, I've been compelled to hire my own 24/7 patrol company, diverting resources from my employees and patrons to ensure the safety of our property.

The Dixie OC serves as a provider of affordable daily rentable rooms for tourists, corporate travelers, and local community members in transition. Whether individuals are awaiting housing arrangements, credit repairs, or simply seeking a brief respite, our policy strictly adheres to a no-discrimination stance as long as proper payment and government ID are provided. We aim to offer a safe and clean space for our guests to rest, but issues arising from a patron's criminal background or actions outside our property are beyond our control. If our guests cause disturbances, we should have the right to call law enforcement for assistance.

The Dixie Hotel finds itself a victim of the broader crime element prevalent in the streets of Stanton. Issues such as drug-related incidents, noise disturbances,

homelessness, voyeurism, loitering, safety concerns, inappropriate and harassing behavior, illegal activities, robberies, murders, prostitution, and human trafficking extend far beyond our property line. I urge you to withhold your decision today and collaborate with me, along with other local hotels and businesses, to address these community-wide problems.

Thank you for your attention and consideration.



Attachment: P

Planning Commission Audio Recording (Link):

- www.StantonCA.gov/Agendas_Minutes/PlanningCommission/12_20_2024/More/AudioRecording



CITY OF STANTON

APPEAL FORM AND HANDOUT

City Clerk's Office
7800 Katella Avenue, Stanton, CA 90680
Phone: (714) 379-9222 Fax: (714) 890-1443

CITY OF STANTON

JAN -2 2024

CITY CLERK'S OFFICE

FOR OFFICE USE
ONLY

@ 10:20 am
[Signature]
(DATE STAMP)

An appeal shall be filed within ten (10) calendar days after the final action of the Planning Commission.

APPEAL OF: ☒ Planning Commission Decision (\$2,185 fee) ☐ Other: _____ (\$2,185 fee)

Type of Permit (example: Conditional Use Permit): Permit to operate motel Permit Number: 859

Address of Project: 11632 Beach Blvd Stanton CA 90680 Decision Date: 12/20/2023

APPELLANT INFORMATION

Name of Applicant (Appellant): Deepa Patel. California One Hospitality, LLC. Meaha Hospitality

Mailing Address: [REDACTED]

Telephone Number: [REDACTED] Email: [REDACTED]

In what capacity is the appellant filing? ☒ Recorded Property Owner ☐ Interested Party ☐ Effected Party

PROPERTY OWNER INFORMATION (IF KNOWN)

Name of Property Owner: California One Hospitality LLC

Mailing Address: [REDACTED]

Telephone Number: [REDACTED] Email: [REDACTED]

Describe what portion(s) of the decision you are appealing: complete decision +
adoption of resolution # 2662 by the planning commission
revoking planning commission resolution # 859 (which approved

Describe the Purpose for Your Appeal (be specific): precise plan of P-435)

→ see attached letter of appeal from my
legal counsel Frank A Weiser

APPLICANT CERTIFICATION:

I hereby certify that all information contained in this application is, to the best of my knowledge, true and correct. FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE GROUNDS FOR DENYING APPLICATION. I hereby grant the City authority to post required public notices.

Signature: [REDACTED] Date: 12/28/2023

CITY OF STANTON

JAN - 2 2024

CITY CLERK'S OFFICE

Member of the Bar

United States Supreme Court

United States Court of Appeals for Third Circuit

United States Court of Appeals for Fourth Circuit

United States Court of Appeals for Fifth Circuit

United States Court of Appeals for Sixth Circuit

United States Court of Appeals for Eighth Circuit

United States Court of Appeals for Ninth Circuit

United States Court of Appeals for Tenth Circuit

United States Tax Court.

Master of Law in Taxation

LAW OFFICES

FRANK A. WEISER

3460 Wilshire Boulevard, Suite 1212

Los Angeles, California 90010

Refer To File No.

December 28, 2023

BY PERSONAL DELIVERY AND E-MAIL

Patricia Vazquez

City Clerk

City of Stanton

7800 Katella Ave.

Stanton, CA 90680

E-Mail: pvazquez@stantonca.gov

Re: Appeal of City of Stanton Planning Commission
Revocation of Planning Commission Resolution
No. 859 (which approved Precise Plan of
Design P-435) /My Clients: Deepa Patel,
California One Hospitality LLC, Megha Hospitality,
LLC/City of Stanton Planning Commission Resolution
No. 2662/Dixie Orange County located at
11632 Beach Blvd., Stanton, CA

Dear Ms. Vazquez:

I represent Deepa Patel, California One Hospitality LLC, and Megha Hospitality, LLC, the owners and operators of the Dixie Orange County Hotel located at 11632 Beach Blvd., Stanton, CA.

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(By Personal Delivery and E-Mail)

My clients request an immediate appeal of the City of Stanton Planning Commission Resolution No. 2662, which revoked of Planning Commission Resolution No. 859 (which approved Precise Plan of Design P-435) for their property commonly known as the Dixie Orange County Motel located at 11632 Beach Blvd., Stanton, CA ("Motel").

The grounds for the appeal are as follows:

The revocation is oppressive and disproportionate, and in violation of due process, as there is no evidence that my clients have ever been cited for criminal or administrative fines in the past at the motel. See Bauer v City of San Diego, 75 Cal.App.4th 1281 (1999).

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In Bauer, the appellate court held that “in order to justify the interference with the constitutional right to carry on a lawful business it must be clear the public interests require such interference and that the means employed are reasonably necessary to accomplish the purpose and are not unduly oppressive on individuals.” Id., at pg.1294.

The court went on to hold that since revocation of a permit or license could place an owner or operator out of business, “whenever alternative remedies can achieve the same goal, such as imposition of additional conditions or controls, these avenues ought to be pursued if feasible.” Id., at pg.1294.

The Planning Commission did not even consider alternative conditions in lieu of revocation, and revoked the permit in the first instance. This was legal error and a violation of substantive due process, equal protection under the law,

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and constitutes an unlawful taking of property under the United States Constitution's Fifth Amendment Takings Clause.

The motel is not operating as a nuisance and the evidence used by the Planning Commission was unsubstantiated hearsay, and used redacted police reports and calls for service in violation of my clients' procedural due process rights.

The revocation is clearly retaliatory in violation of my clients' First Amendment constitutional rights under the Petition and Grievances Clause. It is beyond dispute that my clients, and in particular the owner Deepa Patel and California One Hospitality LLC, have applied to the City to build an addition of 14 new units to the existing hotel which has 36 units ("Project"). The project is entitled Site Plan and Design Review No. SPDR-816.

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The project that my clients were requesting from the City constitutes classic petitioning activity under the First Amendment's Petition and Grievances Clause. See Sorrano's Gasco, Inc. v Morgan, 874 F.2d 1310, 1314 (9th Cir. 1989) ("The right of access to the courts [and administrative bodies] is subsumed under the First Amendment to petition the government for redress of grievances.") (collecting Supreme Court and federal circuit authority for the same proposition).

In Sorrano's Gasco, the timing and nature of the suspension and notice of the permits suspension were considered "suspicious" and raised an issue of retaliation. *Id.*, 874 F.2d at 1316. The same is the case here, as they were given citations followed shortly after the project was initiated by my clients, and the City instead of addressing the normal project review began to make unfounded allegations of the hotel operating as a public nuisance.

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My clients placed a gate at the hotel was upon the request of the City and various City officials. The hotel is not in violation of any municipal, state or federal law. The hotel has never, and is not at present operated as a public nuisance under the ownership and operations of my clients. My clients then appealed the citations and this revocation proceeding followed.

The citations and this revocation are retaliatory and were made because of my clients disputing the City's allegations of the hotel operating as a public nuisance.

Further, City officials have made threats as to enforcement actions the City may take against my clients and the hotel. Under well established

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Supreme Court and Ninth Circuit authority, the threats made by City officials also violates the First Amendment.

I emphasize here that such threats are clear evidence of the retaliatory motive that is underlying the City's actions and the issuance of the citations.

Further, the City has, and is targeting my clients and the hotel. City law enforcement have been entering the hotel on a daily basis approximately three to five times a day, without a warrant or consent, harassing the hotel guests, and at times blocking access to the hotel, and even entering the locked

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guest units by force without a warrant or consent.

This is in violation of the Fourth Amendment. See Michigan v Tyler, 436 U.S. 499, 504-07 (1978); Connor v City of Santa Ana, 897 F.2d 1487, 1490 (9th Cir. 1990) ("It is clear that the warrant requirement of the Fourth Amendment applies to entries onto private land to search for and abate suspected nuisances."). This is also a violation under the recently revived "common law trespassory test" regardless of an expectation of privacy." See Florida v Jardines, 569 U.S. 1 (2013).

Under the privacy prong of the Fourth Amendment the continuous surveillance and entry onto my clients' hotel, without a warrant or consent, is a violation of the Fourth Amendment. See United States v Jones, 565 U.S. 400, 418-

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23 (2012) (J. Alito concurring in the judgment); Carpenter v United States, 595 U.S. ___, 138 S.Ct. 2206 (2018).

The citations and the continuous entry onto the hotel is also overenforcement by the City which is in violation of the Equal Protection Clause of the Fourteenth Amendment of the United States Constitution. See Squaw Valley Dev. Co. v Goldberg, 375 F.3d 936, 944 (9th Cir. 2004), overruled on other grounds by Lingle v Chevron, U.S.A., Inc., 544 U.S. 528 (2005); see also N. Pacifica LLC v City of Pacifica, 526 F.3d 478, 486 (9th Cir. 2008).

The police reports and evidence used at the Planning Commission hearing, being in violation of the Fourth Amendment, should not have been used against my clients.

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Further, certain Planning Commission members made very deprecatory remarks against my clients and myself at the hearing which violates their due process rights, and vitiates the legal integrity of the proceedings. See Stivers v Pierce, 71 F.3d 732 (9th Cir. 1995).

In conclusion, my clients respectfully request an appeal and reversal of the revocation and Planning Commission Resolution No. 2662 to the City Council, or whatever administrative body is required to hear the appeal.

Patricia Vazquez

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(By Personal Delivery and E-Mail)

I can be reached directly at

Sincerely,

Frank A. Weiser

Attorney at Law

cc: Clients

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: January 23, 2024

SUBJECT: AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW TOBACCO RETAILER BUSINESS, AS DEFINED, AND TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING TOBACCO RETAILER BUSINESSES PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY'S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

REPORT IN BRIEF:

The City of Stanton ("City") has identified ongoing violations among local tobacco retailers that continue to sell flavored tobacco products in violation of Senate Bill 793 ("SB 793") and the Stanton Municipal Code ("SMC"). The persistence of these sales not only violates State law but also impedes SB 793's core objective of reducing the prevalence of adolescent tobacco use throughout California.

To safeguard youth and curb illegal tobacco sales within the City, the City Council is asked to consider an interim urgency ordinance to temporarily prohibit the establishment of "tobacco retailers," as defined, below, and/or the expansion, enlargement, or alteration of existing tobacco retailers within the City. The interim urgency ordinance is intended to provide the City with sufficient time to study the continuing impacts of these establishments and to develop new municipal and zoning code regulations.

RECOMMENDED ACTION:

1. City Council find that the proposed urgency ordinance is: Not a "project" within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines (Title 14 of the California Code of Regulations) because it has no potential for resulting in physical change in the environment, directly or indirectly and is exempt from the requirements of CEQA under Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the

activity in question may have a significant effect on the environment; and

2. Adopt Urgency Ordinance No. 1138, entitled:

“AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW TOBACCO RETAILER BUSINESS, AS DEFINED, AND A TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING TOBACCO RETAILER BUSINESS PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY’S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA”.

BACKGROUND:

Under the California Constitution and pursuant to its police powers, the City is charged with protecting the health, safety, and welfare of its citizens. California Business and Professions Code section 22971.3 also authorizes cities to implement local tobacco licensing laws in alignment with state law. The City currently regulates the sale of tobacco products and licensing of tobacco retailers through Chapters 5.66 and 5.67 of the SMC.

This interim urgency ordinance applies exclusively to retailers within the City meeting the criteria of a “tobacco retailer,” which means any individual, business, or entity that sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco, tobacco products or tobacco paraphernalia, and that has at least fifty percent of tobacco, tobacco products, or tobacco paraphernalia as the retailer’s regular stock in trade, as displayed for sale or exchange, in the retail establishment (hereinafter, “Subject Tobacco Retailers”). This definition is without regard to the quantity of tobacco, tobacco products, or tobacco paraphernalia actually sold or exchanged.

Amidst continued public health and safety concerns, particularly regarding the sale of tobacco to minors and its adverse impact on public health, there is a pressing need for the City to reevaluate and update these regulations. Several key initiatives in California highlight the ongoing challenges posed by tobacco retailing, especially in its influence on adolescent tobacco consumption.

SB 793, enacted in 2020 with the aim of reducing youth tobacco use, banned the sale of flavored tobacco products statewide. The importance of this measure was further validated when California voters approved Proposition 31 in the November 2022 election to uphold the ban on flavored tobacco sales. Enforced under California Health and Safety Code section 104559.5, this legislation explicitly empowers local governments to enact even stricter tobacco access restrictions than those outlined in the statute. Complementing this critical health initiative, the California Legislature

adopted Assembly Bill 935 in 2023 to bolster the enforcement mechanisms of the flavored tobacco ban. Some municipalities, like the City of Santa Monica, have adopted stringent anti-smoking ordinances, including bans on smoking in specific public areas and near multi-unit housing entrances.¹

Despite initiatives targeting flavored tobacco use among minors, recent CDC data reveals a persistent challenge: 12.6% of high school students and 6.6% of middle school students reported current use of tobacco products.² E-cigarettes continue to be the most prevalent tobacco product among these age groups for the tenth consecutive year. Among those currently using e-cigarettes, 89.4% used flavored tobacco products. Additionally, CDC findings suggest a strong tendency for youths who experiment with e-cigarettes to remain users. The sustained popularity of e-cigarettes and flavored tobacco among young people is a significant concern presenting immediate health risks and potential long-term consequences for public health and safety.

In recent inspections of vape and smoke shops by the City, it was found that five out of 11 shops continued to sell flavored tobacco products in violation of SB 793 and the Stanton Municipal Code. These ongoing sales pose a significant threat to community health, particularly impacting minors who are more likely to be enticed by flavored tobacco products. The alarming number of tobacco retailers violating local and state laws regarding the sale of flavored tobacco products within the City's jurisdiction indicate a need for the City to immediately strengthen its enforcement strategies and licensing protocols.

Given these circumstances, the City Council recognizes the urgent need to address this public health issue. The proposed moratorium on Subject Tobacco Retailers aims to tackle the immediate concerns of increased accessibility and the attractiveness of tobacco products to the City's youth. The moratorium will provide the City with the necessary time to assess the current situation, evaluate the effectiveness of existing regulations, and consider the implementation of more robust measures to protect the community. By temporarily halting the establishment of Subject Tobacco Retailers, the City also seeks to curb the ongoing trend of tobacco use among teens and mitigate its associated health risks. The City does not seek to expand or reduce the degree to which the acts regulated by state or federal law are criminally proscribed, or to alter state or federal penalties for violations.

ANALYSIS/JUSTIFICATION:

Chapter 5.66 of the SMC, last revised in 2000, regulates the sale of tobacco products

¹ Santa Monica Municipal Code § 4.44.020(a).

² CDC, *Tobacco Product Use Among U.S. Middle and High School Students — National Youth Tobacco Survey, 2023* (Nov. 3, 2023)

[https://www.cdc.gov/mmwr/volumes/72/wr/mm7244a1.htm#:~:text=In%202023%2C%2010.0%25%20of%20middle%20and%20high%20school%20students%20\(to%201.97%20million%20in%202023.](https://www.cdc.gov/mmwr/volumes/72/wr/mm7244a1.htm#:~:text=In%202023%2C%2010.0%25%20of%20middle%20and%20high%20school%20students%20(to%201.97%20million%20in%202023.)

and outlines conduct prohibited by tobacco retailers within the City. Under Chapter 5.67, updated in 2019, it is mandatory for Subject Tobacco Retailers to obtain a valid registration to operate within the City. With the current background in mind, City staff intends to propose revisions to these chapters to include, among other things, additional operational standards and other pertinent revisions aimed at reducing the unlawful sale of flavored tobacco products. The application of zoning regulations to tobacco retailers will also require time for further research and analysis.

If this interim urgency ordinance is enacted by the Council, then staff would review all the applicable Municipal Code regulations imposed on Subject Tobacco Retailers and would provide the Council with a comprehensive analysis and recommendations intended to protect the public safety, health, and welfare of the community, especially minors. The City will also reserve the right to suspend or revoke any existing permit, license, or other entitlement for Subject Tobacco Retailer-related businesses under its existing standards while the moratorium is in effect.

Government Code Section 36937 authorizes the City Council to adopt an urgency ordinance “for the immediate preservation of the public peace, health or safety.” Government Code Section 65858 authorizes the City Council to adopt an interim ordinance “to protect the public safety, health, and welfare...to prohibit any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time.”

As noted in the “Background” section, above, there is an immediate need to preserve and protect the public peace, health, safety, and welfare from the effects of tobacco use. City staff has already begun to analyze the City’s Municipal and Zoning regulations and how other jurisdictions approach such problem businesses. These efforts are expected to culminate in comprehensive updates to the City’s laws. Thus, an interim urgency ordinance squarely meets the requirements of Government Code Sections 36937 and 65858 and is needed, immediately.

The attached interim urgency ordinance (Attachment 1) includes the requisite Government Code findings and, if adopted, would institute a 45-day moratorium to provide staff with time to research, study, and prepare recommendations for the Council’s consideration. If adopted, the following restrictions would be in place for the duration of the urgency ordinance:

1. No Subject Tobacco Retailer business, use, or operation would be able to establish within the City.
2. No existing Subject Tobacco Retailer business, use, or operation would be authorized to expand, enlarge, or alter its physical footprint.
3. The City will not approve or issue any use permit, license, variance, building permit, business license, or other applicable entitlement, license,

permit, or approval for the establishment, expansion, enlargement, or alteration of any Subject Tobacco Retailer business, use, or operation within the City. The exceptions to the moratorium are for existing businesses to make ordinary repairs and maintenance or if state or federal law requires an exception.

In order for the urgency ordinance to be effective, four-fifths (4/5) of the City Council must approve the ordinance. Thereafter, the ordinance would remain in effect for 45 days from its adoption (unless earlier repealed, terminated, or extended by the Council).

FISCAL IMPACT:

There is no fiscal impact associated with the recommended action.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of CEQA, the project is exempt pursuant to Sections 15378 and Section 15061(b)(3) of the State CEQA Guidelines (Title 14 of the California Code of Regulations).

PUBLIC NOTIFICATION:

Public notice for this item was made through the regular agenda process.

STRATEGIC PLAN OBJECTIVES ADDRESSED:

Obj. No. 1: Provide a safe community.
Obj. No. 5: Provide a high quality of life.

Prepared by: HongDao Nguyen, City Attorney
Reviewed by: James Wren, Director of Public Safety
Approved by: Hannah Shin-Heydorn, City Manager

Attachments:

A. Interim Urgency Ordinance No. 1138

INTERIM URGENCY ORDINANCE NO. 1138

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF ANY NEW TOBACCO RETAILER BUSINESS, AS DEFINED, AND A TEMPORARY MORATORIUM ON ANY EXPANSION, ENLARGEMENT, AND/OR ALTERATION OF ANY EXISTING TOBACCO RETAILER BUSINESS PENDING STUDY AND THE PREPARATION OF AN UPDATE TO THE CITY'S MUNICIPAL CODE AND ZONING CODE PURSUANT TO GOVERNMENT CODE SECTIONS 65858 AND 36937 AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

WHEREAS, pursuant to Cal. Const. Art. XI, Sec. 7 and under the City of Stanton's ("City") general police powers, the City is empowered and charged with responsibility for the health, safety, and welfare of its citizens; and

WHEREAS, the City protects the health, safety, and welfare of the community through numerous avenues, including by establishing and enforcing zoning, licensing and health, and safety regulations on specified commercial activities; and

WHEREAS, the City has observed ongoing violations among local tobacco retailers that continue to sell flavored tobacco products in violation of state law and Stanton Municipal Code ("SMC") section 5.67.030(H); and

WHEREAS, recent data from the Centers for Disease Control and Prevention reveals that 10% of middle school and high school students were active tobacco users in 2023. E-cigarettes remain the most used tobacco product by this population with an alarming 89.4% of current e-cigarette users reporting use of flavored tobacco products; and

WHEREAS, tobacco retailers where unlawful activities are not curtailed pose substantial and immediate threats to the health, safety, and welfare of the Stanton community, particularly to the City's youth. These detrimental effects encompass, among other things (1) increased likelihood of youth addiction due to the appeal of flavored tobacco products; (2) elevated exposure of minors to tobacco-related health risks, including respiratory diseases and the potential for long-term dependency; and (3) undermining public health initiatives aimed at curbing tobacco use among adolescents; and

WHEREAS, Chapters 5.66 and 5.67 of the SMC regulate the sale of tobacco products, mandate tobacco retailers to register with the City before engaging in the sale of tobacco products, and establishes mandatory operational standards for such retailers. However, these provisions need to be comprehensively revised and updated to address the sale of flavored tobacco products throughout the City; and

WHEREAS, per Government Code Sections 36937 and 65858, the City Council may adopt an Interim Urgency Ordinance to protect the public safety, health, and welfare from an event, occurrence, or set of circumstances; and

WHEREAS, due to the unlawful sale of flavored tobacco products being predominantly observed in smoke and vape shops that specialize in the sale of tobacco products or tobacco paraphernalia, this Interim Urgency Ordinance shall apply exclusively to those businesses classified as a “tobacco retailer” as defined as any individual, business, or entity that sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco, tobacco products or tobacco paraphernalia, and that has at least fifty percent of tobacco, tobacco products, or tobacco paraphernalia as the retailer’s regular stock in trade, as displayed for sale or exchange, in the retail establishment (hereinafter, “Subject Tobacco Retailers”). This definition is without regard to the quantity of tobacco, tobacco products, or tobacco paraphernalia actually sold or exchanged; and

WHEREAS, City staff in collaboration with the City Attorney's office are conducting research to understand the impacts of Subject Tobacco Retailers and uses on community welfare and explore potential amendments to the City's regulatory process and zoning codes to protect public health, safety, and welfare and mitigate potential illegalities occurring at these businesses; and

WHEREAS, as a result, and in consideration of the staff report, written and verbal public testimony, and the full record before it, the City Council desires to institute a 45-day moratorium to allow staff and the City Council the opportunity to research and select the best course of action for the City’s citizens, youth, and the community at large.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The above recitals are true and correct and are incorporated herein by reference.

SECTION 2: The City Council finds that this Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly. The City Council further finds, under Title 14 of the California Code of Regulations, section 15061(b)(3) that this Interim Urgency Ordinance is nonetheless exempt from the requirements of CEQA. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 3: The City Council hereby enacts this Interim Urgency Ordinance under Government Code sections 36937 and 65858(a), which allow the City Council to adopt an Interim Urgency Ordinance by not less than a four-fifths vote. Section 65858 allows the City Council to protect the public safety, health, and welfare by prohibiting any use that may be in conflict with a zoning proposal that the City Council, Planning Commission, or department of the City is considering or studying or intends to study within a reasonable time. The purpose of this Urgency Ordinance is to maintain the status quo while the City evaluates whether and how to regulate the subject uses.

SECTION 4: The City Council hereby directs and orders as follows:

- A. During the time that this Interim Urgency Ordinance is in effect, no new Subject Tobacco Retailer business, use, or operation may be established in the City; and
- B. No existing Subject Tobacco Retailer business, use, or operation may be authorized or allowed to expand, enlarge, or alter its physical footprint while this Interim Urgency Ordinance is in effect; and
- C. During the period that this Interim Urgency Ordinance is in effect, the City shall not approve or issue any permit, license, variance, building permit, business license, or any other applicable entitlement, license, permit, or approval for the establishment, expansion, enlargement, or alteration of any Subject Tobacco Retailer business, use, or operation within the City as provided in subsection (B), above. Notwithstanding the foregoing, the City may approve permits, licenses, or similar approvals for ordinary repairs or maintenance or as otherwise required by applicable federal, State, or local law.

SECTION 5: The City will continue to accept and process applications for uses prohibited by this moratorium if so required by state law. Any application received and processed during the moratorium shall be processed at the applicant's sole cost and risk with the understanding that no permit, license, approval or other entitlement for a use covered by Section 4 of this Interim Urgency Ordinance may be issued while this moratorium or any extension of it is in effect.

SECTION 6: This ordinance is adopted under the provisions of Government Code Sections 36937 and 65858, and shall take effect immediately upon its passage by a four-fifths vote of the City Council. The City Council finds that Subject Tobacco Retailers where the unsafe and unlawful activities described herein occur pose significant, urgent, and immediate threats to the health, safety and welfare of the community — including, but not limited to, the heightened risk of youth addiction to nicotine and tobacco products, increased exposure of the community to tobacco-related health issues, and the undermining of public health efforts aimed at reducing tobacco use, especially among minors. Consequently, the City Council finds that this Interim Urgency Ordinance is necessary for the immediate preservation of the public health, safety, and welfare of the community. This interim Urgency Ordinance shall remain in effect for 45 days from its adoption, unless earlier repealed, terminated, or extended.

SECTION 7: Not less than 10 days prior to the scheduled expiration of this Urgency Ordinance, staff shall issue a report to the City Council on the progress of its study and on determinations for how the City should proceed, insofar as conclusions have been drawn.

SECTION 8: If any provision of this Interim Urgency Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Interim Urgency Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Interim Urgency Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

PASSED, APPROVED, AND ADOPTED this 23rd day of January, 2024.

DAVID J. SHAWVER, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM:

HONGDAO NGUYEN, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF STANTON)

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Urgency Ordinance No. 1138 was duly introduced and adopted at a regular meeting of the City Council held on the 23rd day of January, 2024, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

RECUSED: COUNCILMEMBERS: _____

PATRICIA A. VAZQUEZ, CITY CLERK

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: January 23, 2024

SUBJECT: CYPRESS COLLEGE FOUNDATION ANNUAL AMERICANA AWARDS

REPORT IN BRIEF:

City Council will consider participation through a sponsorship contribution for the 49th Annual Cypress College Foundation Americana Awards scheduled for Saturday, March 16, 2024. The awards ceremony serves as a fundraiser for the Cypress College Foundation with all proceeds benefiting Cypress College students and programs and honors the Citizens of the Year from surrounding communities. This year Mr. Rigoberto A. Ramirez has been selected and will be honored as the City of Stanton's Citizen of the Year.

RECOMMENDED ACTION:

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approve the City's participation through a sponsorship contribution for the 49th Annual Cypress College Foundation Americana Awards; and
3. Discuss and direct staff to proceed with the selection and purchase of either Option 1: the Benefactor Sponsorship at a cost of \$3,500 which includes registration for ten (10) and a half-page color donor acknowledgement in the American Program or Option 2: the purchase of ten (10) individual registrations at a cost of \$300 per registration for a total cost of \$3,000.

BACKGROUND:

The 49th Annual Cypress College Foundation Americana Awards ceremony will be held on March 16, 2024, at the Westin Anaheim Resort. Annually each surrounding City has had the opportunity to honor an individual who has made a significant contribution to their community as Citizen of the Year. This year Mr. Rigoberto A. Ramirez has been selected and will be honored as the City of Stanton's Citizen of the Year.

ANALYSIS/JUSTIFICATION:

Historically the City Council has participated in the Cypress College Foundation Americana Awards ceremony. The ceremony is a fundraiser for the Cypress College Foundation with all proceeds benefiting Cypress College students and programs.

FISCAL IMPACT:

The participation cost for the City's sponsorship contribution to the event is available from the City Council's Travel / Conference / Meeting Expense account number 101-1100-607110.

ENVIRONMENTAL IMPACT:

This item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

LEGAL REVIEW:

None.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

Obj. No. 6: Maintain and promote a responsive, high quality and transparent government.

PUBLIC NOTIFICATION:

Through the normal agenda process.

Prepared by: Patricia A. Vazquez, City Clerk

Fiscal Impact Reviewed by: Michelle Bannigan, Finance Director

Approved by: Hannah Shin-Heydorn, City Manager

Attachment:

A. Cypress College Foundation Save the Date / Sponsorship Opportunities



SAVE THE DATE

SATURDAY, MARCH 16, 2024

Westin Anaheim Resort

Register Early – www.AmericanaAwards.org

Presenting Sponsor



Title Sponsor



Step 1: Select Registration Options

Registration Options ➡ Contact Information ➡ Verification ➡ Payment ➡

Registration for Credit Card Payment Only

If you'd like to pay by check, please click here to register.

(http://weblink.donorperfect.com/AA2024_Check)

Other Form Links:

Americana Opportunity Drawing (http://weblink.donorperfect.com/AA2024_Drawing)

Americana Auction Donation Form (<https://form.jotform.com/kummerman/americana-auction-donation-form>)



Platinum Sponsor \$20,000

Registration for 10. Full-page color donor acknowledgment in superior location in Americana Program, recognition on website and during the event. Identified on Cypress College marquee.

\$20000.00



President's Circle Sponsor \$15,000

Registration for 10. Full-page color donor acknowledgment in prime location in Americana Program, recognition on website and during the event. Includes all Corporate Level President's Circle Benefits for year-long recognition and events.

\$15000.00



Patriot Sponsor \$10,000

Registration for 10. Full-page color donor acknowledgment in prime location in Americana Program, recognition on website and during the event.

\$10000.00



Founder Sponsor \$5,000

Registration for 10. Full-page color donor acknowledgment in Americana Program, recognition on website and during the event.

\$5000.00

☐

Benefactor Sponsor \$3,500

Registration for 10. Half-page color donor acknowledgment in Americana Program.

\$3500.00

☐

Spirit Sponsor \$2,000

Full-page color donor acknowledgment in Americana Program.

\$2000.00

☐

Patron Sponsor \$1,000

Half-page color donor acknowledgment in Americana Program.

\$1000.00

☐

Star Sponsor \$850

Registration for two and Americana Program listing.

\$850.00

☐

Individual Registration \$300

One Americana registration. Includes free self-parking.

Quantity

0

▼

x

\$300.00

=

0.00

☐

Individual Registration (Cypress College Employees)

For Cypress College employees and a significant other. Includes free self-parking.

of Individual Tickets

0

▼

x

\$200.00

=

0.00

☐

Would you like to make an additional donation?

Amount

● \$1,000

● \$500

● \$250

● \$100

● Other

Next

Contact us at:

Cypress College Foundation

9200 Valley View Street

Cypress, CA 90630

foundation@cypresscollege.edu (mailto:foundation@cypresscollege.edu)

Cypress College Foundation Operational Support Expense Policy

The operational support expense covers the cost to operate the scholarship program, fundraising activities, community relations, and general foundation operations. The Cypress College Foundation shall receive a five (5) percent operational support expense for all temporarily restricted and campaign contributions. Pass-through gifts to named scholarships are exempt from the policy. The operational support expense may be adjusted based on the purpose and size of the gift at the Boards discretion. A donor may elect to make an additional donation to cover the expense based on the amount of the original contribution.

Privacy Policy

We take precautions to protect your information. We collect credit card or bank account information, names, addresses, and other data related to your transaction when you make a payment through our site. We use this information to process your payment.

Terms/Conditions

By submitting your payment, you authorize us to charge the account above for the amount specified in the *Transaction Amount* field. Account information for Recurring Pledges/Monthly Giving is encrypted and stored securely via SafeSave™ for automatic processing of your future payments. Notify us at anytime if you wish to discontinue your pledge.



 **online forms**

(<https://www.donorperfect.com/fundraising-software/integrated-online-forms/>)

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CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: January 23, 2024

SUBJECT: OPPOSITION TO STATE BALLOT INITIATIVE 21-0042A1, THE TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT

REPORT IN BRIEF:

The Taxpayer Protection and Government Accountability Act would amend the California Constitution with provisions that limit voters' authority and input, adopt new and stricter rules for raising taxes and fees, and may make it more difficult to impose fines and penalties for violation of state and local laws. The measure puts billions of local government tax and fee revenues at risk statewide along with the provision and delivery of related core public services.

RECOMMENDED ACTION:

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. City Council adopt Resolution No. 2024-01 opposing State Ballot Initiative 21-0042A1, the "Taxpayer Protection and Government Accountability Act", entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA TO OPPOSE INITIATIVE 21-0042A1".

BACKGROUND AND DISCUSSION:

In 2018, the "Tax Fairness, Transparency and Accountability Act" was being circulated to qualify for the November 2018 ballot. If passed, this initiative would have drastically limited local revenue authority. Through the successful work and advocacy of municipalities and the League of California Cities ("Cal Cities"), the measure's proponents withdrew the initiative from the June 2018 ballot.

On January 4, 2022, the California Business Roundtable filed Initiative No. 21-0042A1, known as the "Taxpayer Protection and Government Accountability Act." This current measure is far more detrimental to cities than the previous measure filed in 2018, because it would decimate vital local and state services to the benefit of large corporations.

On February 3, 2022, the Attorney General of California prepared the following title and summary of the chief purpose and points of the proposed measure. The title reads: Limits Ability of Voters and Local Governments to Raise Revenues for Government. The Attorney General's summary of the initiative is as follows:

- For new or increased state taxes currently enacted by two-thirds vote of Legislature, also requires statewide election and majority voter approval.
- Limits voters' ability to pass voter-proposed local special taxes by raising the vote requirement to two-thirds.
- Eliminates voters' ability to advise how to spend revenues from proposed general tax on same ballot as the proposed tax.
- Expands definition of "taxes" to include certain regulatory fees, broadening application of tax approval requirements.
- Required Legislature or local governing body set certain other fees.

In response to the proposed Initiative, Cal Cities, along with a broad coalition of local governments, labor and public safety leaders, infrastructure advocates and businesses strongly oppose this initiative. As stated in Cal Cities legal analysis (Attachment A), Initiative No. 21-0042A1 limits voters' authority, adopts new and stricter rules for raising taxes and fees, and makes it more difficult to hold violators of state and local laws accountable. This measure would create several consequences for local governments and local voters, including, but not limited to the following:

- Limits voter input by prohibiting voters from providing direction on how local tax dollars should be spent by prohibiting local advisory measures; and
- Establishes new standards for fees and charges paid for the use of local and state government property, which may significantly restrict the amount oil, gas, trash collection, and cable companies pay for the use of local public property; and
- Restricts the authority of state and local governments to issue fines and penalties for violations of laws; and
- Restricts local tax authority to provide local services by requiring voter approval to expand existing taxes (e.g. Utility User Tax, Use Tax, Transient Occupancy Tax) to new territory (e.g. annexation) or expanding the base (e.g. new utility service) and requiring that new taxes can be imposed only for a specific period of time.

If passed, Initiative 21-0042A1 has the potential to jeopardize vital local and state services by risking billions of dollars currently dedicated to critical state and local services and potentially forcing cuts to public schools, fire and emergency response, law enforcement, public health, parks, libraries, affordable housing, services to support homeless residents, mental health services, and more. It also has the potential to reduce funding for critical infrastructure like streets, roads, public transportation, drinking water, new schools, sanitation, and utilities. As a result, Cal Cities is requesting the City Council adopt a resolution opposing the Taxpayer Protection and Government Accountability Act (Attachment B), to demonstrate how harmful this measure would be to the community and the State of California.

FISCAL IMPACT:

There is no fiscal impact associated with the recommended action.

ENVIRONMENTAL IMPACT:

This item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

LEGAL REVIEW:

None.

PUBLIC NOTIFICATION:

Through the regular agenda process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

Obj. No. 6: Maintain and promote a responsive, high quality and transparent government.

Prepared by: Patricia A. Vazquez, City Clerk

Approved by: Hannah Shin-Heydorn, City Manager

Attachments:

- A. League of California Cities Legal Analysis
- B. City Council Resolution No. 2024-01

The Taxpayer Protection and Government Accountability Act
Initiative No. 21-0042A1
January 21, 2022

Summary: The measure limits the voters' input, adopts new and stricter rules for raising taxes and fees, and makes it more difficult to hold state and local law violators accountable.

Limiting Voter Authority and Accountability

- Limits voter input. Prohibits local voters from providing direction on how local tax dollars should be spent by prohibiting local advisory measures.
- Invalidates Upland decision that allows majority of local voters to pass special taxes. Taxes proposed by the Initiative are subject to the same rules as taxes placed on the ballot by a city council. All measures passed between January 2022 and November 2022 would be invalidated unless reenacted within 12 months.

Restricting Local Fee Authority to Provide Local Services

- Franchise fees. Sets new standard for fees and charges paid for the use of local and state government property. The standard may significantly restrict the amount oil companies, utilities, gas companies, railroads, garbage companies, cable companies, and other corporations pay for the use of local public property. Rental and sale of local government property must be "reasonable" which must be proved by "clear and convincing evidence."
- Except for licensing and other regulatory fees, fees and charges may not exceed the "actual cost" of providing the product or service for which the fee is charged. "Actual cost" is the "minimum amount necessary." The burden to prove the fee or charge does not exceed "actual cost" is changed to "clear and convincing" evidence.

Restricting Authority of State and Local Governments to Issue Fines and Penalties for Violations of Law.

- Requires voter approval of fines, penalties, and levies for corporations and property owners that violate state and local laws unless a new, undefined adjudicatory process is used to impose the fines and penalties.

Restricting Local Tax Authority to Provide Local Services

- Expanding existing taxes (e.g., UUT, use tax, TOT) to new territory (e.g., annexation) or expanding the base (e.g., new utility service) requires voter approval.
- City charters may not be amended to include a tax or fee.
- New taxes can be imposed only for a specific time period.
- Taxes adopted after January 1, 2022, that do not comply with the new rules, are void unless reenacted.
- All state taxes require majority voter approval.
- Prohibits any surcharge on property tax rate and allocation of property tax to state.

Other Changes

- No fee or charge or exaction regulating vehicle miles traveled can be imposed as a condition of property development or occupancy.

RESOLUTION NO. 2024-01**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA
TO OPPOSE INITIATIVE 21-0042A1**

WHEREAS, an association representing California's wealthiest corporations and developers is spending millions to push a deceptive proposition aimed for the November 2024 statewide ballot; and

WHEREAS, the measure includes undemocratic provisions that would make it more difficult for local voters to pass measures needed to fund local services and infrastructure, and would limit voter input by prohibiting local advisory measures where voters provide direction on how they want their local tax dollars spent; and

WHEREAS, the measure creates new constitutional loopholes that allow corporations to pay far less than their fair share for the impacts they have on our communities, including local infrastructure and our environment; and

WHEREAS, the measure may make it much more difficult for state and local regulators to issue fines and levies on corporations that violate laws intended to protect our environment, public health and safety, and our neighborhoods; and

WHEREAS, the measure puts billions of dollars currently dedicated to local services at risk and could force cuts to fire and emergency response, law enforcement, public health, parks, libraries, affordable housing, services to support homeless residents, mental health services, and more.

NOW, THEREFORE, THE CITY OF STANTON HEREBY OPPOSES INITIATIVE 21-0042A1 AND ORDERS AS FOLLOWS:

1. The City of Stanton will join the no on Initiative 21-0042A1 coalition, a growing coalition of public safety, education, labor, local government, and infrastructure groups throughout the state.
2. Direct staff to e-mail a copy of this adopted resolution to the League of California Cities at BallotMeasures@calcities.org.

ADOPTED, SIGNED AND APPROVED this 23rd day of January, 2024.

DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

HONGDAO NGUYEN, CITY ATTORNEY

ATTEST:

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2024-01 has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Stanton City Council, held on January 23, 2024 and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK



City Council Initiated Items 15D – 15E – 15F – 15G

15D:

“DISCUSSION REGARDING CREATION OF AN ORDINANCE ALLOWING FOR THE USE OF FIREWORKS DURING CULTURAL EVENTS/HOLIDAYS ALONG WITH A SOCIAL HOST ORDINANCE”

15E:

“DISCUSSION REGARDING THE CITY’S IN-HOUSE TRAFFIC COMMITTEE”

15F:

“DISCUSSION REGARDING CONTRACT PARKING ENFORCEMENT”

15G:

“DISCUSSION REGARDING EXPLORING ALTERNATIVE OPTIONS FOR THE TINA/PACIFIC DEVELOPMENT”

(These items do not contain a staff report)