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# Los Feliz

*Improvement Association*

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**www.LFIA.org**

September 18, 2009

Marsha L. Brown  
 President, Board of Building and Safety Commissioners  
 Department of Building and Safety  
 Los Angeles

RE: Case No. 244846, 4301 W. Sunset Boulevard

Dear Ms. Brown:

The Los Feliz Improvement Association (LFIA) strongly urges the Department of Building and Safety to demolish the Sunset Pacific Motel (aka "Bates Motel"). The Bates Motel has plagued our community for many years despite our best efforts to abate the criminal activities endemic to the premises.

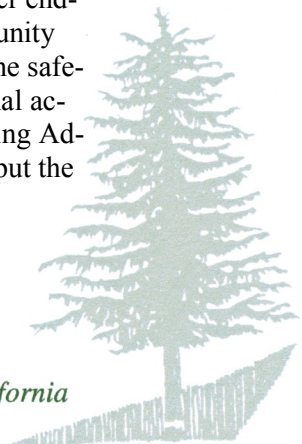
Ten years ago, our community started working closely with the LAPD, the Department of Building and Safety and the Office of the City Attorney to abate the crime emanating from the Bates Motel. On January 3, 2002, the Zoning Administrator revoked the motel's Certificate of Occupancy and declared it a public nuisance. The owner, Mr. Eng, appealed the decision to the City Council. On January 29, 2002, over 350 outraged community members attended a meeting at Thomas Starr King Middle School and demanded that the City close the motel. At the meeting the community told our city council members that we were tired of testifying at hearing after hearing without seeing any abatement of the drug sales, prostitution and other criminal activities in and around the motel.

Finally, on March 13, 2002, the City Council voted to uphold the Zoning Administrator's decision to revoke the certificate of occupancy. Our victory was short lived. A new owner came along and applied for a certificate of occupancy to reopen the motel. After endless meetings with the new owner, the Patel family, our community opposed the application because the Patels could not provide the safeguards necessary to prevent a resumption of the motel's criminal activities. On January 30, 2003, after a lengthy hearing, the Zoning Administrator denied the application. However, this still did not put the matter to rest.

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Later, a new owner, Dana Hollister, acquired the property and applied for a certificate of occupancy to operate a motel. Ms. Hollister met with community members and proposed to renovate the Bates Motel into an upscale boutique motel. Our community qualifiedly supported her efforts and on June 16, 2006, the Zoning Administrator approved a conditional use to operate a motel at the location along with a conditional use to serve a full line of alcoholic beverages in conjunction with operating a restaurant, bar and lounge. But our collaboration with Ms. Hollister did not solve the problem.

In 2007, Ms. Hollister met with the undersigned and said that she could not go forward with renovating the motel because the earthquake retrofitting costs were prohibitive. She said she was going to tear down the motel and build condominiums. Subsequently, Ms. Hollister sold the Bates Motel to F & S Silverman, LLC.

The Bates motel remains an eyesore and a public nuisance. Transients and squatters frequently break into the motel and take it over. Once again the motel is a crime magnet. As a community we have done all we can to rehabilitate the property. It is time to bring the saga to an end and demolish the motel.

Sincerely yours,

Ricardo Gomez  
Zoning Committee Chair  
Los Feliz Improvement Association

cc: Senior Lead Officer Al Polehonki, Los Angeles Police Department  
Councilman Eric Garcetti  
Donna Wong, Deputy City Attorney  
Andrew Longoria, Senior Inspector, Department of Building and Safety