

Arguments (to be developed) for the June 11 Planning Commission Meeting

Item	Issue	Activity to be developed	Comment
Economic Viability (if no sex offenders/ prostitution)			
	Not a viable business	Data on # of cars/ occupancy since march 5	
		Input (occupancy * published Rack Rate) - output (mortgage; improvements; security guards; staff)	
	Owner cost representation	Building permits for previous work, Feb 8th minutes	
	Days Inn/Windham Corp. awareness	Letter to Windham.	Does Days Inn and Windham Corp. support housing paroled sexual offenders in neighborhood? Are they aware of our opposition to this property?
Owner motives			
	Owner apparently unaware of ongoing problems at first hearing; Great discrepancy between first testimony and second.	Minutes from Feb 8th hearing and Mar 5th hearing.	The essential question is: are the owners as clueless as they appeared at the first hearing, or was their testimony prejury? In other words, are they very poor business managers or just dishonest?
	Does not want to pay for security; Inconsistent security guard presence regardless of agreement of Mar. 5th	Minutes from Feb 8th hearing and Mar. 5th hearing; Data on security guard not always coming	Too expensive? Poor compliance with Mar. 5th agreement. LE inspection and testimony would be more effective. The presence or absence of the security guard is documented on the presumptive security camera records, if these are maintained.
	Did not want to have English requirement for desk clerk, then stated clerk fired between first and second hearing.	Feb 8th minutes; Question why	Why? Was owner so poor a manager as to be unaware of the use of their property and the behavior of their employee? For two and a half years?
	Wanted waiver for length of stay	Feb 8th minutes	Stated for business contracts, but typical policy does not keep workers on site more than 30 days at a time.

Misrepresented number of available parking spaces on application documents	Site plan (drawing) submitted to planning staff, Photographs of sealed doors at back. Ideally, testimony from building inspector.	Not clear how to get an inspection done.
Wants parking waiver: spaces should not have to meet number of rooms	Feb 8th minutes, application materials	This is So-Cal, where a car is necessary. What legitimate use of rooms without parking is there?
Community Economic Burden		
Cost due to patrolling	Minutes from Feb 8th (Sandors testimony); Recent police/ law enforcement activity from January 2008 - Pasadena & Temple City & LA Co.	Number of calls is probably the best metric for this. Since there is minimal manpower for patrols, the number of calls answered in a timely manner is probably low.
County reimbursed for housing of high risk offenders in neighborhood	Data on re-embursement program, records from Megan's Law database	The point being the only way this business was viable is when they were housing high risk sexual offenders and other parolees.
Cost due to decreased property values.	?	
Cost due to increased child supervision	?	Possibly make a case that presence of high risk business increases child care costs.
Community Support		
Residents	Flyer re: meeting; present signatures again; get commitments from neighborhood to go to June 11th meeting.	
Businesses	Need signatures from the businesses opposed to the motel. If possible letters to the planning commission.	Informed that owner indicated that the businesses were 'OK' with the hotel & housing sex offenders