



OFFICE OF THE DISTRICT ATTORNEY
C O U N T Y O F K E R N

CIVIC CENTER JUSTICE BUILDING
1215 TRUXTUN AVENUE
BAKERSFIELD, CALIFORNIA 93301
(661) 868-2340, FAX: (661) 868-2700

JAMES D. SIMSON
ASSISTANT DISTRICT ATTORNEY

CYNTHIA J. ZIMMER
DISTRICT ATTORNEY

ANDREA S. KOHLER
ASSISTANT DISTRICT ATTORNEY

CONTACTS:

John Mitchell, Deputy District Attorney
(661) 868-1657

FOR IMMEDIATE RELEASE

Approved by 

BAKERSFIELD: Kern County District Attorney Cynthia J. Zimmer announced today that her office has resolved an environmental and consumer protection action against the owners and operators of two Union Avenue motels. Bharat “Bobby” Patel, and Juan Angel Zazueta, have agreed to entry of a final judgment that requires that they make motel improvements and pay a total of \$26,676.33, in costs and restitution. An additional penalty of \$150,000 was suspended on the condition that Patel and Zazueta comply with the terms of the judgment.

In addition to the financial requirements, as a condition of the settlement Patel and Zazueta are required to implement regular pest control, as well as maintain housekeeping, inspection and maintenance services for the tenants of the motels.

The settlement pertains to violations that were found by the Kern County Department of Environmental Health as to both the Residence Inn and the Gateway Motel. The Patel’s own the Residence Inn, formerly named the Tropicana Motor Inn. Patel and Zazueta also managed the Gateway Motel. Both motels are located on Union Avenue.

This was the second action that the Kern County District Attorney’s Office has brought against Bharat “Bobby” Patel for the operation of the Residence Hotel. The first action was filed in May 2014, after multiple inspections by the Kern County Public Health Services Department revealed that the Tropicana Motel was substandard and unsafe to occupy. The inspections revealed vermin infestations including mice, roaches and bed bugs; plumbing hazards; exposed electrical wiring; inadequate and broken weather stripping; lack of adequate heating appliances; non-working smoke detectors; exposed electrical wiring; and general dilapidation. That case was settled in 2016, for a total amount of \$547,000, with \$300,000 in restitution to the tenants.

As part of the judgment in the previous case, a fund was established through the Kern County Public Health Services Department to be used for displaced tenants. The fund provides funds for the relocation of tenants when the Kern County Public Health Services Department determines that a motel is substandard and unsafe to occupy. As part of the settlement in this matter, Patel and Zazueta agreed to pay \$6,500 to replenish funds that were used to relocate tenants from the two motels.

Deputy District Attorney John Mitchell, who prosecuted the case stated: “We are pleased with the settlement and cautiously optimistic that this represents a sea-change in the defendants’ conduct. Our goal has always been for the defendants to comply with their legal obligations to provide safe, adequate housing for their tenants. And our office doesn’t believe that the tax-payers of this county should have to bear the costs for a defendant’s non-compliance. So, we are pleased that in addition to coming into compliance, the defendants will be reimbursing the county departments for the costs that were incurred in the investigation and prosecution of this case.”