

CASA DE MI SUEÑO
3820 E. San Rafael Avenue
CHC-2015-4009-HCM
ENV-2015-4010-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-4009-HCM
ENV-2015-4010-CE

HEARING DATE: January 21, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 3820 E. San Rafael Avenue
Council District: 1
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Arroyo Seco
Legal Description: Tract: Robert Marsh & Co.'s
Mount Washington No. 1, Block BLK 3, Lot 14

PROJECT: Historic-Cultural Monument Application for the
CASA DE MI SUEÑO

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Peter R. Luttrell
2121 Princeton Avenue
Los Angeles, CA 90026

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- Casa de Mi Sueño embodies “the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Spanish Colonial Revival style.
- Casa de Mi Sueño is “identified with historic personages or with important events in the main currents of national, State or local history” as the personal residence of baker and business woman Sophie C. Cubbison from 1936 – 1953.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built by contractor John C. Davis in 1936 for Harry and Sophie Cubbison, Casa de Mi Sueño was intended to feel like a historic California adobe. The design has been attributed to Sophie C. Cubbison, who descended from the pioneer Californian Ortega family of San Diego County. Sophie married Harry Cubbison on August 3, 1916 and both being bakers, they founded a bakery specializing in healthy, whole wheat goods. They eventually sold the bread baking portion of the company in 1925 and named their new company “Mrs. Cubbison's Melba Toast and Zwieback.” A year later they changed the name to “Cubbison's Melba Toast and Cracker Co.” and produced non-perishable toasts and crackers. Sophie Cubbison also was one of the first to incorporate soy into her products.

In 1929 the Mayo Clinic popularized a diet for Ethel Barrymore that included Melba toast. The diet immediately gained popularity and the Cubbison's sales skyrocketed. Manufacturing increased to three plants operating day and night to keep up with the demand. Sophie Cubbison would go on to introduce Melba toast for use in Thanksgiving stuffing known as “Mrs. Cubbison's Dressing,” which remains a staple to the present day. Sophie revolutionized the baking industry and appeared in all forms of media including print, radio, and on television promoting her products. She was a savvy business woman and a great cook. By the 1950s Sophie Cubbison was a household name and she appeared often on television demonstrating her recipes. Her husband died in 1953, and in 1955 Sophie sold the company, but remained closely involved as a consultant until her death in 1982. The baked goods are still produced in Los Angeles.

The Cubbisons built Casa de Mi Sueño in 1936, though they owned the lot since 1923. It is believed that Sophie Cubbison was the principal designer of the house, inspired by the old Mexican adobes that she had known as a child. She named the house “Casa de Mi Sueño,” meaning “Home of my Dreams.” The execution of her design seemed so authentic that in David

Gebhard and Robert Winter's *A Compleat Guide, Architecture in Los Angeles* the house is noted as being a true adobe built in 1923, the year the land was purchased rather than the true construction year.

Set at the crest of a hill, the two-story Spanish Colonial Revival residence has an asymmetrical design with irregular plan. It has a transverse gabled main tiled roof, a secondary forward half gable to the right of the front entry, a full gabled extension to the rear and a wooden Monterey-style balcony on the rear end of the Western wing. The house is clad in hand trowled stucco with inset wood casement windows, some covered by custom wooden grilles. There is a half gabled garage attached to the left of the main house and an arched adobe-style wall with an inset wooden door. The door has the address of "3820" directly above the arch and the words "Casa de Mi Sueño." Interior features include custom tile floors, large arched openings between rooms, beamed ceilings, and two circular fireplaces.

Originally portions of the exterior of the house were made to look like exposed adobe brick and had a two-tone paint job with the lower portion of the house done in a darker color in the manner of the original adobes. Subsequent paint jobs have covered this element. A former owner made a number of changes between 2004 and 2008 to the interior, including a kitchen remodel that lost some of the original tile work. A later owner removed the original roof tile, part of which has been replaced by the current owner.

DISCUSSION

Casa de Mi Sueño embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Spanish Colonial Revival style. Character-defining features of the style that appear on the house are the hand trowled stucco walls, custom wood and grill work, divided-light wood casement windows, Spanish clay tile roofing, complex massing and plan, decorative chimney toppers, courtyard, and wooden balcony. The house also includes elaborate tile work, rounded doorways, exposed wooden ceilings with wood beams, and hardwood floors.

Casa de Mi Sueño also meets a second criterion for designation as a Historic-Cultural Monument. The property is "identified with historic personages or with important events in the main currents of national, State or local history" as the personal residence from 1936 – 1953 of baker and business woman Sophie C. Cubbison, the head of Cubbison's Melba Toast and Cracker Co. Sophie Cubbison revolutionized the baking and food industry with her popular and healthy non-perishable toasts and crackers. She was a household name and she appeared often on television demonstrating her products. Her company and the brand she created is still in production today. Sophie Cubbison was actively involved with the company from 1916-1953. She was living at Casa de Mi Sueño from 1936-1953 while the company was flourishing. 1942 brought the lunch of "Soyettes," soy based crackers, and 1944 "Soyfee," a soy substitute for coffee. In 1948 she struck deals with Walter Ralphs and Charles Von der Ahe, and her products began to be widely distributed by Ralphs and Vons grocery stores. Also in 1948 Sophie created her famous stuffing recipe and founded Mrs. Cubbison's Foods. Sophie Cubbison accomplished much while living at Casa de Mi Sueño and there is a direct association between her and the house. Not only did she live there during a productive period of her career, but she was actively involved in the design and the planning of the house itself.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of Casa de Mi Sueño as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2015-4010-CE was prepared on January 6, 2016.

BACKGROUND

On November 19, 2015 the Cultural Heritage Commission voted to take the property under consideration. On December 17, a subcommittee of the Commission consisting of Commissioners Scrafano and Irvine visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 1
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PROJECT TITLE Casa de Mi Sueño	LOG REFERENCE ENV-2015-4010-CE CHC-2015-4009-HCM
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PROJECT LOCATION
3820 E. San Rafael Avenue

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of Casa de Mi Sueño as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)


	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of Casa de Mi Sueño as a Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planning Associate	DATE 1/6/16
--------------------------------------------------------------------------------------------------	----------------------------------	----------------

FEE:	RECEIPT NO.	REC'D. BY	DATE
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DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-4009-HCM
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Los Angeles, CA
90012

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2121 Princeton Avenue
Los Angeles, CA 90026

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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CRITERIA

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FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Casa de Mi Sueño		Historic and current name of Property	
Street Address: 3820 San Rafael Avenue		Zip: 90065	Council District: 1
Range of Addresses on Property: 3820-3826 San Rafael Avenue		Community Name: Mt. Washington	
Assessor Parcel Number: 5464-015-015	Tract: Robert Marsh & Cos Mt Washington Add No. 1	Block: 3	Lot: 14
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature	

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1936	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: None
Architect/Designer: Sophie Cubbison (owner)	Contractor: John C. Davis		
Original Use: Single Family Residence	Present Use: Single Family Residence		
Is the Proposed Monument on its Original Site?:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown
	if "No," where?:		

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival		Stories: 2	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
	Cladding Material: Stucco, smooth	Cladding Material: Select	
ROOF	Type: Low Gable	Type: Select	
	Material: Clay tile	Material: Select	
WINDOWS	Type: Casement	Type: Select	
	Material: Wood	Material: Select	
ENTRY	Style: Off-center	Style: Select	
	Material: Wood	Material: Select	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

- Reflects the broad cultural, economic, or social history of the nation, state or community
- Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
- Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.	c1941	Rear balcony enclosed. (No permit found but historic photos in 1940 and 1942 verify the timing)
2.	2004	Kitchen remodel.
3.	2004/2005	Perimeter retaining walls replaced.
4.	2009	One window replaced in kind, several lighting fixtures relocated/replaced
5.	2012	Bedroom enlarged by combining with library, bathroom split into powder room & bathroom and wet bar added to living room.
6.	2012	Tile roof had previously been removed without a permit. It was partially replaced in-kind to match historic photos.
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in a Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by a historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designation(s):		

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- B. Statement of Significance** – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Peter R. Luttrell	Company:		
Street Address: 3820 San Rafael Avenue	City: Los Angeles	State: CA	
Zip: 90065	Phone Number: 310-383-9091	Email: peter.luttrell@gmail.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Peter R. Luttrell & Stephanie White, Co-Trustees.	Company: Luttrell Family Trust		
Street Address: 3820 San Rafael Avenue	City: Los Angeles	State: CA	
Zip: 90065	Phone Number: 310-383-9091	Email: peter.luttrell@gmail.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company: Owner's Representative		
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA	
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.



I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.



I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.



I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher
Name:

3-5-2015
Date:

Charles J.
Fisher
Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2015.04.06 01:03:41 -07'00'

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



10. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Nomination Form | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 7. <input checked="" type="checkbox"/> Contemporary Photos |
| 3. <input type="checkbox"/> Bibliography | 8. <input checked="" type="checkbox"/> Historical Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

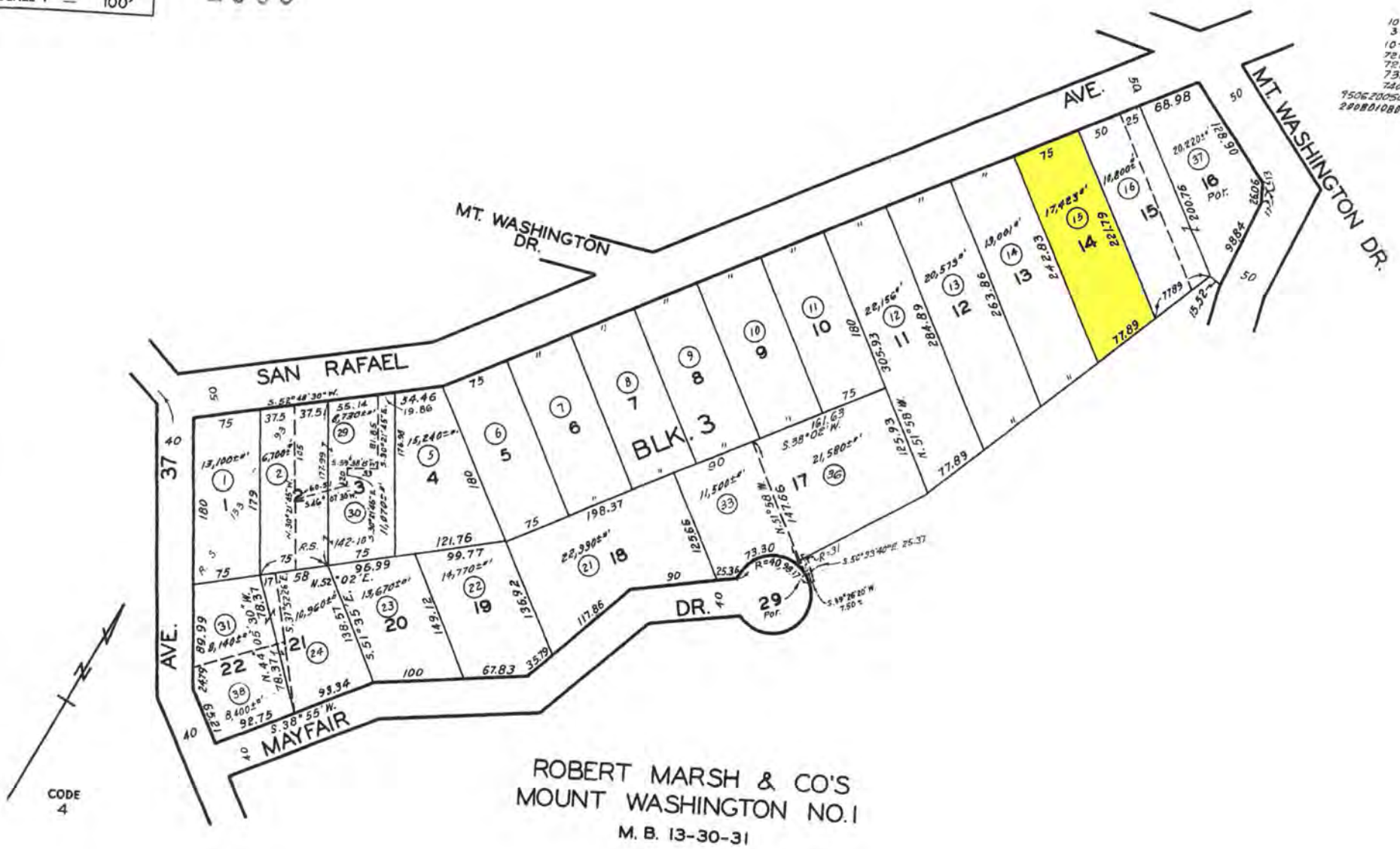
Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org

5464 | 15
SCALE 1" = 100'

2008

REVISE

10-7-64
3-25-65
10-27-65
720603104
721013
731213214
740121
95062005005001-04
2408010885007601-04



ROBERT MARSH & CO'S
MOUNT WASHINGTON NO.1
M. B. 13-30-31

CODE
4

FOR PREV. ASSM'T. SEE: 641-3
5464-16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles Department of City Planning

7/20/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3820 E SAN RAFAEL AVE

ZIP CODES

90065

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1989-177-IPRO

CPC-1987-499-ICO

ORD-172316

ORD-168707

ENV-2013-3392-CE

Address/Legal Information

PIN Number	148-5A221 110
Lot/Parcel Area (Calculated)	17,439.1 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID J4
Assessor Parcel No. (APN)	5464015015
Tract	ROBERT MARSH & CO.'S MOUNT WASHINGTON NO. 1
Map Reference	M B 13-30/31 (SHT 2)
Block	BLK 3
Lot	14
Arb (Lot Cut Reference)	None
Map Sheet	148-5A221

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Arroyo Seco
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1852.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	Mount Washington - Glassell Park
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN)	5464015015
Ownership (Assessor)	
Owner1	LUTTRELL,PETER R CO TR LUTTRELL FAMILY TRUST
Address	2121 PRINCETON AVE LOS ANGELES CA 90026
Ownership (City Clerk)	
Owner	LUTTRELL, PETER ROSS WHITE, STEPHANIE L
Address	2121 PRINCETON AVE LOS ANGELES CA 90026
APN Area (Co. Public Works)*	0.400 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$799,196
Assessed Improvement Val.	\$436,279
Last Owner Change	08/17/12
Last Sale Amount	\$9
Tax Rate Area	4
Deed Ref No. (City Clerk)	991376 980461 881905 267324 267323 2341205 1712013 1231323
Building 1	
Year Built	1937
Building Class	D6B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	3
Building Square Footage	2,194.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.97626224
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Slip Rate (mm/year)	1.50000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.50000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1158
Fire Information	
Division	1
Battalion	2
District / Fire Station	44
Red Flag Restricted Parking	No

CASE SUMMARIES

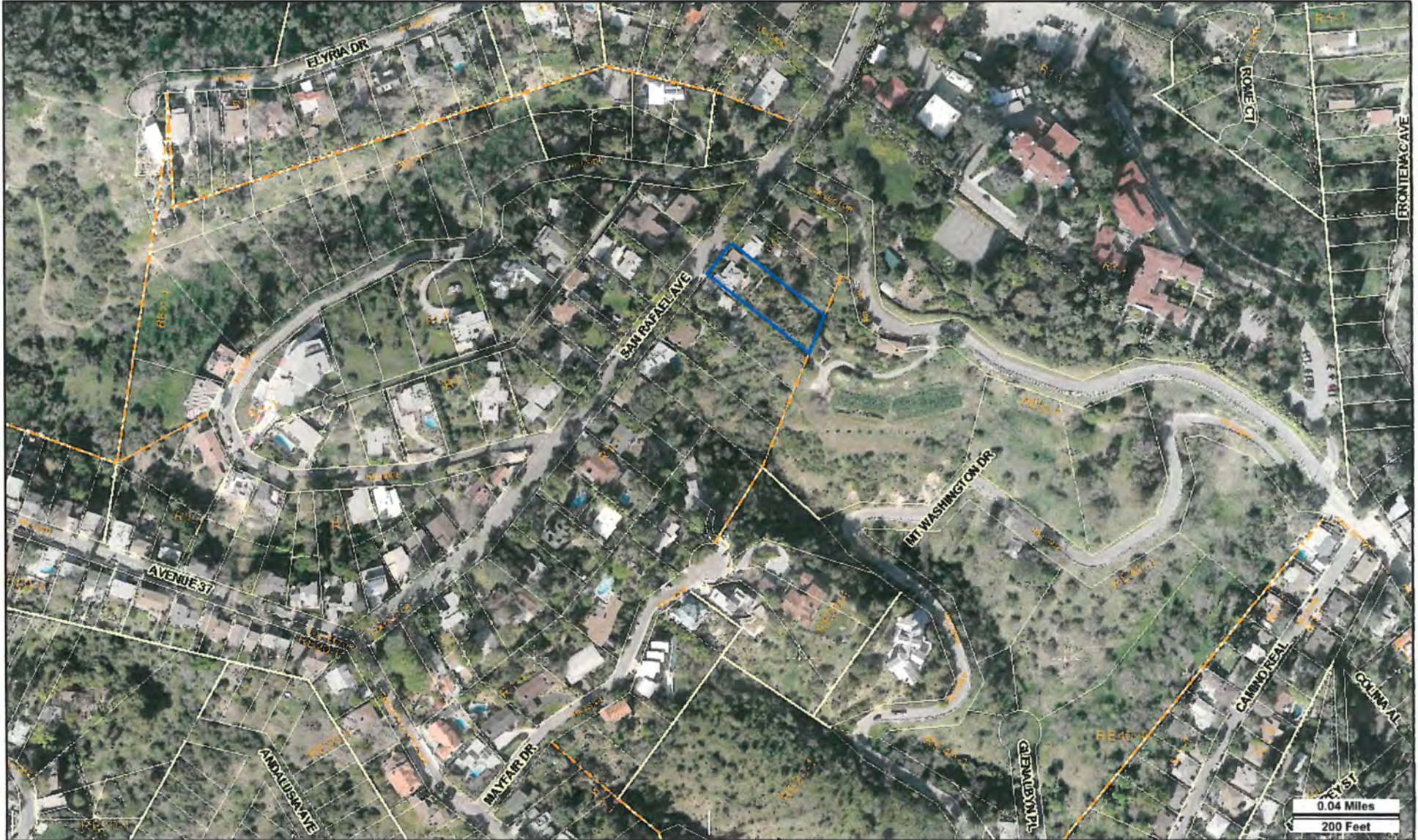
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1989-177-IPRO
Required Action(s):	I-PRO-INTERIM PLAN REVISION ORDINANCE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1987-499-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE - TEMPORARILY RESTRICTING DEVELOPMENT TO THE FOLLOWING (1) CONSTRUCTION OF NEW SINGLE FAMILY DWELLINGS NOT TO EXCEED 2 STORIES (24 FT) AND WITH A MAXIMUM LOT COVERAGE OF 40%; AND (2) REMODELS OR ALTERATIONS WHICH DO NOT INCREASE EXISTING SQUARE FOOTAGE BY MORE THAN 10%. TO BE EFFECTIVE FOR ONE YEAR, OR UNTIL PLAN AMENDMENTS AND ZONE CHANGES ARE ADOPTED.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

DATA NOT AVAILABLE

ORD-172316

ORD-168707



Address: 3820 E SAN RAFAEL AVE

Tract: ROBERT MARSH & CO.'S
MOUNT WASHINGTON NO. 1

Zoning: R1-1

APN: 5464015015

Block: BLK 3

General Plan: Low Residential

PIN #: 148-5A221 110

Lot: 14

Arb: None



Casa de Mi Sueño *Architectural Description*

Set at the crest of a hilltop ridge, this two story Spanish Colonial Revival residence has an asymmetrical design with irregular plan with a transverse gabled main tiled roof and a secondary forward half gable to the right of the front entry and a full gabled extension to the rear with a wooden Monterey-style balcony on the rear end of the Western wing. A small chimney with a brick and metal a-framed spark arrester is located to the left rear of the main entrance. A second chimney, which is round, is at the rear of the house. The second story is built below the main floor and is not visible at the front of the house.

The house is clad in a hand trawled stucco with inset wood casement windows, some covered by custom wooden grilles. There is a half gabled garage attached to the left of the main house and an arched adobe-style wall with its own inset wooden door and a window opening with a thick wooden lentil across the front of the property. There are several decorative tiles set into the wall and a stained glass porch light hanging above the arched door, which has a half timbered pattern. The door has the address of "3820" directly above the arch and the words "Casa de mi Sueño" to the left of the address and porch light. A small bell hangs to the left of the door, with a metal mail slot below it. (A more recent addition is a code lock device above the mail slot). The garage door is a modern metal door but the neighboring house to the West (The home of Sophie's brother and his family) has a half timbered garage door identical to the original one on the resource garage.

The front yard, inside the wall, has a circular fountain with a tiled perimeter. The age of the fountain has not been determined (a 2003 photo shows the then un-restored fountain in disuse). There is a breezeway connecting the house to the garage on the East, with one the three casement windows between the breezeway and the front door, which is flanked by decorative tile on both sides of the heavy half timbered wooden door.

Interior features include custom tile floors, including an Aztec calendar in the entry foyer, large arches between the entry foyer and the living room and the kitchen. A low stucco wall surrounds a circular wooden staircase that drops to the first floor, which is the bedroom section of the house. The living room has open beamed ceilings (which resulted in some HVAC elements being in plain view on the roof.), a circular fireplace with a tiled hearth. A second circular fireplace in the original

bedroom. There is a large enclosed balcony to the rear (the enclosure dates from between 1940 and 1942-no permit was found, but there is photographic documentation of the enclosure.

Landscaped grounds with mature trees surround the building on the large lot with an open area to the rear.

Casa de Mi Sueño

3820 San Rafael Avenue

Significance Statement

Built by contractor John C. Davis in 1936 for Harry and Sophie Cubbison, Casa de Mi Sueño was intended to be like a historic California adobe. The design has been attributed to Sophie Cubbison, who was descended from the pioneer Californio Ortega Family of San Diego County. Most of the tile work in the house, including the elaborate work in the entry was laid by Sophie. Sophie C. Cubbison is best known for her bakery products including the famous "Mrs. Cubbison's Dressing", which remains a staple to the present day. Sophie Huchting was born on a lima bean ranch in San Marcos, California on September 16, 1890 to August and Mary Concepcion (Gonzales) Huchting. Her German-born father was a farmer. At 16, Sophie began cooking for her family and learned many of the recipes that her father knew from growing up in Bochorn, Germany, as well as the Californio cooking of her mother. She also began baking the cakes, doughnuts, cookies, cup cakes, pies, puddings and stewed fruits that would later become a specialty. She earned money for college by cooking meals for the hired hands on the family ranch. She then attended California Polytechnic University in San Luis Obispo, graduating in 1912 with a degree in home econ. On August 3, 1916, Sophie married Harry G Cubbison, a native of Rochester, Pennsylvania. Harry Cubbison was a baker and founded his own baking company, the Cubbison Cracker Company, the same year as their marriage. Eventually the original company was sold in 1925 and a new firm was established that sold various baked goods to markets including a packaged Melba toast highlighted Sophie Cubbison's recipes for baked goods. The company grew quickly and soon became one of the major baked goods producer in the country. Sophie developed a turkey stuffing mix that she had developed using the crumbs left behind from the Melba toast, which was so popular with their friends and family that they began to sell it in the early 1950s as what became the famous "Mrs. Cubbison's Dressing". Through media and advertising, Sophie Cubbison became a household name as she did her recipes on television, working with such celebrities as Bob Barker, who lived nearby at the time. Although she eventually sold the business, the baked goods are still produced in Los Angeles.

The Cubbison's initially purchased Lot 14 of Block 3 of Robert Marsh's and Company's Mt. Washington Addition No. 1 from Herbert C. Dow in around 1923, but did not build their dream house until 1936. It is believed that Sophie Cubbison was the principal designer of the house, taking clues from the old Mexican adobes that she had known as a child. She named the house "Casa de mi Sueño", meaning "Home of my dreams". So convincing was the execution of her design that it was noted in David Gephart and Robert Winter's "Architecture of Los Angeles, A Compleat Guide" as being a true adobe built in 1923, the year the land was purchased, rather than the true construction date. The construction of adobe house had made a comeback in the 1920s as a result of a nostalgia movement that began with the 1884 publication of the novel "Ramona" by Helen Hunt Jackson, which became better appreciated for the romance of Old California than the political message about the mistreatment of Native Americans that the author was trying to highlight. The novel was boosted by others, such as Charles Fletcher Lummis, who wrote a book about the Rancho Camulos in Ventura County as "The Home of

Ramona" in 1888, noting that Jackson had stayed there with the Del Valle Family and the buildings had become the setting for those in the novel. This nostalgia was also highlighted when the City of Santa Barbara rebuilt their Downtown in adobe and simulated adobe designs after a devastating earthquake had virtually annihilated the Victorian buildings that had been constructed in the late 19th Century. Another reason for the adobe construction was how the thick walls helped to keep the structures comfortable in the temperature extremes of Southern California. The nostalgia. However, the Long Beach Earthquake in 1933 exposed some of the shortcomings of adobe construction and the practice virtually ceased. The Cubbison's design of the frame and stucco house was so convincing that it was to fool the architectural historians. Originally the house had areas on the exterior that were made to look like exposed adobe brick, as well as a two-tone paint job with the lower portion of the house done in a darker color in the manner of the original adobes. Subsequent paint jobs have covered of this element. Another loss was when a later owner removed the original roof tile, part of which has been replaced by the current owner. The year after Casa de Mi Sueño was built, Sophie's brother, August Huchting Jr., had his own house built next door to the West of the Cubbison House. The unique tiles at various locations in the house, were installed by Sophie herself, as noted in the 1937 permit for the tile work in the bathroom, kitchen and entry. Sadly, the kitchen tile was lost in a 2004 kitchen remodel by a previous owner. The tile in the entry foyer is of particular note. Sophie used tile from several famed California manufacturers. The foyer tile is believed to be from the American Tile Company. The floor has an Aztec Calendar tile in the center. Another interesting part of the house is the wooden circular staircase the goes from the entry foyer to the downstairs, which the Cubbison's used as a family room, having the homes one original bathroom and a bedroom on the main floor. The Cubbisons enclosed a large rear balcony area sometime in the early 1940s as is evidenced in family photos taken in 1940 and 1942.

After Harry George Cubbison passed away on February 16, 1953. On September 29th of the that year, Sophie sold their home to John Y. and Judy Asselin, who had previously lived nearby at 3740 San Rafael Avenue. The Asselins transferred it to Joseph W Livingston and Kenneth M. Barlow on March 4, 1955. Livingston sold it to Ralph H. Lopez on August 9, 1979. Lopez passed away on December 21, 1997 and it was left to Gloria Alercon, who then leased the house to James Hodgkin. On April 22, 2004 it was transferred to Glenn Williams.

Williams made several changes to the interior, including a kitchen remodel in 2004 that lost Sophie Cubbison's original tile work in that room. Other changes have included work on retaining walls on the property. On February 14, 2008, Williams deeded the property to Carmen Romero as trustee for the new owner, who was a rock star who preferred to live in the house anonymously. It was transferred to the current owner on July 5, 2012.

After selling her dream home, Sophie Cubbison moved into an apartment near her bakery in Lincoln Heights. When she wasn't overseeing the business or putting in time on television, she traveled the world. On December 20, 1956, she married Fred M. Southard, a widower who was a childhood friend, but retained the Cubbison surname, using her given name of Huchting on the marriage certificate, most probably to keep the press from bothering their San Francisco ceremony. After that date, when not traveling, Sophie divided her time between her apartment and her husband's home in San Joaquin County. Fred Southard passed away in Stockton on June 6, 1971. Sophie herself passed away in Los Angeles on November 20, 1982, at the age of 92.

Casa de Mi Sueño meet two of the requirements for Los Angeles Historic Cultural Monument as both a excellent example of an adobe style Spanish Colonial Revival house and as the home of Sophie C. Cubbison, the celebrity cook best known for her famous baked goods, including "Mr. Cubbison's Dressing that has become a part of the American lexicon.





Sophie Cubbison - 1933

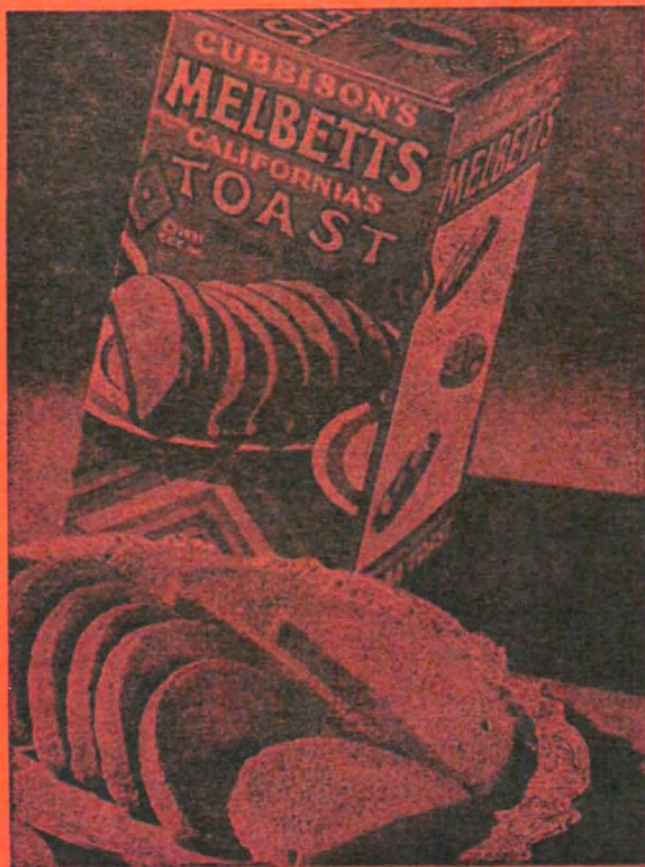


Sophie Cubbison, Mid 1950s

CUBBISON, Harry G., manufacturer, b. Rochester, Pa., Jan. 1, 1890; s. Frank E. and Etta (Anderson) C.; ed. pub. schs., Pa. and Calif.; m. Sophie C. Huchting, of San Diego Co., Calif., Aug. 3, 1916. With Carque Pure Food Co., 1908-16; founder own baking co., 1916; now pres. and dir. Cubbison Cracker Co. Inc. and sec. and dir. Melba Toast & Biscuit Corpn., both of Los Angeles. Mason Republican Club Belmont Country (L.A.) Home 3234 1/2 N. Griffin Ave. Office 3419 Pasadena Ave., Los Angeles.

Cubbison's Party Guide

SLENDERIZING MENUS
AND RECIPES



Compliments of
Cubbison Cracker
Company
LOS ANGELES

Cubbison's Party Guide

Slenderizing Health Recipes and Menus

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THE CUBBISON CRACKER CO.

6814-26 McKinley Avenue

Los Angeles, California

THE STORY of THE CUBBISON CRACKER CO.

MEET MRS. SOPHIE CUBBISON



The story of the Cubbison Cracker Company, makers of the now famous Melba and Melbett Toasts, has a particular interest for all women, because it is the actual story of how an idea and the ingenuity of a bride created a great health-food business—a business dedicated to keeping people healthy and happy.

In 1916 — a “depression” year — Sophie Cubbison was a bride.

In that year, because of business conditions, Sophie’s husband lost his job.

What to do? The young couple had to eat, so they cast about for an idea—and found it in whole wheat flour. Back in those days, whole wheat breads and whole wheat crackers were practically unknown to the general public. In fact, they were known only to a small number of people who were searching for health. And whole wheat bread was baked only in a few health food restaurants upon special order.

Sophie became very much interested in the new movement for better health through eating the proper foods. And because young Cubbison’s old job was selling and delivering bread—young Mrs. Cubbison got an idea: they would make and distribute whole wheat products through grocery stores. Almost instantly the idea took form. She, Sophie Cubbison, would do the baking in her own kitchen. Mr. Cubbison would call on his old trade and get them to stock the new whole wheat bread so that the general public, as well as a few health-seekers, could enjoy its great benefits. Cubbison protested that it would be too much work for his bride, but he was overruled immediately, and finally consented because he could see the great possibilities in the idea. So the new business, destined to become a household word wherever sane-eating people are, was finally launched in July, 1916.

THE BEGINNING OF AN INDUSTRY

In the beginning, Mrs. Cubbison decided to specialize in the baking of 100% whole wheat bread, 100% whole wheat crackers, and Nutrinut Wafers—which were known as Flaxseed Crackers.

As late as 1919, few people were interested in or had any knowledge of the benefits to be had from whole wheat bread and crackers. In the beginning, it was a grim struggle for existence, because their output was only 50 loaves of whole wheat bread and a few pounds of crackers every other day. But just when the outlook was darkest, and financial returns were almost invisible, the youngsters had an opportunity to buy out a small bakery doing a retail baking business and catering directly to the public.

This gave Sophie Cubbison facilities for more fully realizing her dream of bringing good health to the public by baking breads and crackers from wholesome and health-giving whole wheat flours. For, while the bakery would give them a larger income, it also had the equipment necessary to carry on a wholesale business in whole wheat products.

Gradually Southern California women—and men, too—became more and more interested in the health-giving qualities of whole wheat. Doctors recommended it to their patients, dieticians included it in many body-building diets, and food nutritionalists shouted its health-giving qualities from many lecture platforms. So great became the demand for whole wheat products, the Cubbisons were finally forced to sell their retail baking business and devote themselves exclusively to the wholesale baking business—wholesale baking of whole wheat products, and distributing these products to the retail trade with their own wagons.

The business grew by leaps and bounds. By the fall of 1925 the Cubbisons had many routes handled by picked salesmen, and young Harry Cubbison had all he could do to take care of the sales organization, while Sophie was still overseeing the baking to assure a high standard of perfection for all their products.

A NEW PRODUCT IS CREATED



After nine years of baking perfect whole wheat bread, one of the leading dietetic doctors of Los Angeles and a proponent of starchless breads suggested that the Cubbisons could further improve their product by "dextrinizing." So Melba Toast—a fully dextrinized whole wheat food—was added to the line. "Dextrinizing" is a process of long heating and toasting that completely breaks down the starchy wheat cells, thus allowing a better digestion and more complete assimilation of the carbohydrates. "There are thousands," the doctor said, "yes, millions of people today who are suffering from starch poisoning. And bread is one of the principal starches consumed in large quantities at every meal. Now, if this bread could be not only toasted, but dextrinized, you would have something that would be a boon to masses of suffering humanity."

This was exactly in keeping with Sophie Cubbison's original idea of baking the most health-giving bread possible. So she went to work, and after many experiments, created what was later to become famous from coast to coast: MELBA TOAST.

At first the salesmen objected to taking this new and untried product out to the retail trade. But finally one salesman, who was as health-minded as Mrs. Sophie Cubbison herself, saw the advantages of MELBA TOAST, and he took some out on his next trip. It wasn't long before this salesman was turning in such large sales on this item, and his commissions grew so rapidly that the other salesmen began to notice—and they took an interest, too.

Melba Toast was an immediate success, so the Cubbisons decided to sell their bread business, and confine their activities to baking non-perishable toasts and crackers.

Today the Cubbisons have a large baking plant that produces nothing but toasts and other non-perishable products that are known from coast to coast as the highest quality obtainable.

A FAMOUS PRODUCT

At last Mrs. Sophie Cubbison's dream had come true: She was finally making health products that were being used by dieticians everywhere in all kinds of diets. Most important was the fact that thousands of women were using them because they satisfied the hunger for bread and yet KEPT THEM SLENDER—THEY WERE NON-FATTENING! In fact, practically all of the famous reducing and building diets include Cubbison's Melba Toast.

STARS MUST KEEP THIN



The new generation of film players is more health-minded than its elders, it has been shown of late. Here is Marian Shockley, daughter of a Kansas City barrister, just out from the University of Missouri, and a baby star of 1933. Needless to say Cubbison's Melbetts play an important part in the good health of these younger stars. Pretty Marian is featured in Educational Torch comedies. She was discovered by friend Mickey Neilan, director.

The reason for this is that Cubbison's Dextrinized Toasts have the starches broken down into a pre-digested state so that the system will not store the starches in the form of fats.

So take a tip from the stars and control your weight by substituting Cubbison's Toasts for fresh breads.

... EDICT OF MOTION PICTURE STUDIOS

The slenderness of the motion picture stars might be called their stock in trade because their enormous contracts specifically state that they have to maintain certain weights and measurements. And, since reducing by exercise makes them muscular and "stringy," they must find ways of reducing by the use of diet and specially prepared foods.

Cubbison's Toasts were found to be the perfect bread substitute and found a place on a greater percentage of these diets, so that today that slenderness of your favorite star you admire so much is, in all probability, the result of using Cubbison's Toasts.

In the early days of maintaining their perfect figures, the stars would in all probability starve themselves to the extent that there were many of them broken in health. Today the modern motion picture star has found that she does not have to give up her breads if she will use the dextrinized variety such as the Cubbison's Toasts, which supply her with all the necessary body food found in fresh bread without the fear of loading herself with fat-producing starches.

STAY SLENDER — EAT CUBBISON'S TOASTS

Sponsored by—CUBBISON CRACKER CO. SPECIAL WOMEN'S PROGRAMS ANN WARNER—KFI, 1:15-1:45 P.M. Thursday—ANN WARNER—KPO, 1:15-1:45 P.M. Wednesday

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Explore! TROPICAL JUNGLES AND STRANGE LANDS

SOPHIE CUBBISON'S PARTY GUIDE

200 NEW WAYS TO SERVE SLENDERIZING TOASTS

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| Three Scientifically Planned Reducing Diets | Meatless Meals |
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THE CUBBISON CRACKER CO.
6814-26 McKinley Avenue, Los Angeles, California

Dear Sophie Cubbison:—Send me Absolutely Free—no obligation—your Party Guide.
My address is:—

Name.....

Address.....

City..... State.....

TEAR APART BEFORE MAILING



SPECIAL RECIPES

Melba Toasted Wheat

(A dextrinized product) can be served at morning, noon or night.

Nature's Whole Wheat Cracked for You with that Delicious Toasted Flavor

Cubbison's Melba Toasted Wheat for Breakfast

(Most Healthful Cereal You Can Eat)

Pour one cup cereal into 3 cups of salted boiling water. Stir until well mixed and turn fire as low as possible. Cook for 1/4 of an hour, adding a little more water if necessary. Serve with milk, cream, or butter. MELBA TOASTED WHEAT when served with fresh fruit, prunes, dates, or raisins, is delicious.

Cubbison's Melba Toasted Wheat as a Luncheon Dish

This makes an ideal way to use left-over vegetables:

- 2 Cups Cooked Cereal
- 1 Cup Cooked Carrots
- 1 Cup Cooked Celery

Mix all together and place in a casserole. Cover with strips of bacon and place in a hot oven until bacon is

crisp, or place under broiler until bacon is crisp, or dot generously with butter if you prefer.

When done, sprinkle with a bit of finely chopped or minced parsley, and serve hot from casserole.

Any left-over vegetables such as turnips, summer squash, spinach or string beans may be used in place of carrots and celery.

Cubbison's Melba Toasted Wheat at Dinner

Cook cereal same as for breakfast and serve in place of potatoes or rice. Serve with butter, pan gravy, mushroom sauce, or Spanish tomato sauce.

Very Delicious. It Is a Thoroughly Dextrinized Food.

Cubbison's Melba Toasted Wheat as a Dessert

Whip light 1 egg; add to 1 cup milk, sweetened with 2 heaping tablespoons of sugar or honey; flavor with vanilla to taste; mix thoroughly with 1 cupful of left-over cooked Melba Wheat Cereal, and sprinkle nutmeg on top.

Bake in oven like you would ordinary custard. Serve plain or topped with whipped cream.

Very Delicious

THE CUBBISON CRACKER CO.

6814-26 McKinley Avenue, Los Angeles, California

MADE BY THE BAKERS OF MELBA TOAST AND MELBETTS



Cubbison's Products



Nutrinut Wafers



Lax Wafers



(See Reverse Side)

SOPHIE CUBBISON'S PARTY GUIDE

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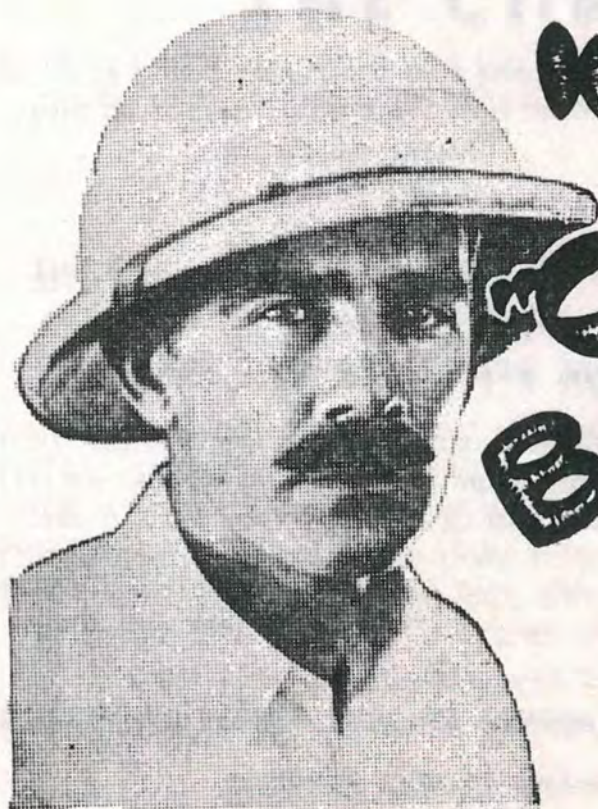
Address.....

City.....**State**.....

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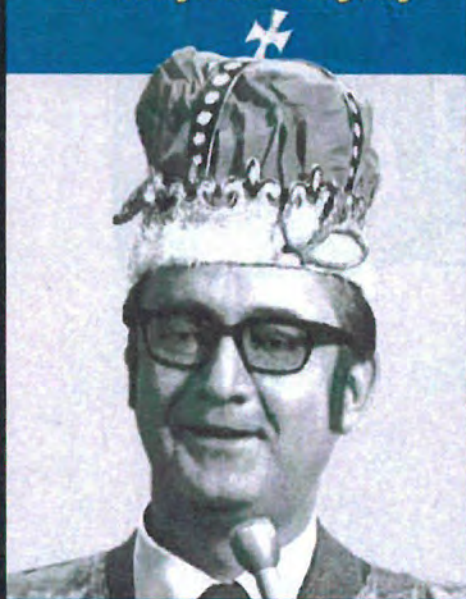
(See Reverse Side)

CELEBRITY STEW

BY LEO PEARLSTEIN



Food Publicity Pioneer
Shares 50 Years of
Entertaining Inside Stories
of Hollywood Royalty



Foreword By
STEVE ALLEN





Celebrity Stew

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The Real Mrs. Cubbison

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“It’s a match made in heaven.” How often we hear that expression applied to relationships that are just the right “fit.” They are rare, and therefore priceless, especially in business today. It is rarer still if such relationships endure for over a half-century. I was fortunate enough to have just such a business association with one of the finest people I’ve ever known, Mrs. Sophie Cubbison. For those of you who live in the western half of America, you would know her best as the creator of Mrs. Cubbison’s Dressing Mix, which practically every family uses with their turkey at holiday time. Yes, Mrs. Cubbison was actually, quite a real person, who was a pioneer in establishing pre-packaged stuffing mixes as an alternative to home-prepared turkey dressing.

When I first branched out on my own in the public relations and advertising business, I was handling the California Turkey Advisory Board’s publicity, and it was my task to “talk turkey” to the public. I



Mrs. Sophie Cubbison, a formidable person and businesswoman, taught America a better way to make stuffing in the early 1950s.



An early Mrs. Cubbison's ad (greatly enlarged).

was looking for ways to promote turkey as a meat that is excellent any-time, not just during the holiday season. While reading trade journals and newspapers, I kept noticing small—really small—two-inch ads that read “Turkey tastes great with Mrs. Cubbison’s ready-to-use poultry dressing.” It was almost like a very understated turn of the century (1900s, that is) advertisement, geared only to homemakers who were already familiar with the product, and had only to be reminded of it.

I saw the dressing mix prominently displayed in the markets at Thanksgiving time, and an idea struck me. I was trying to promote turkey as a year-round meat, so why not promote the dressing as a year-round item also? I contacted the company and learned that there really was a Mrs. Cubbison; she wasn’t just an image. Not only did she exist, but she was fast becoming a household name, through the popularity of her products. The name on her products was real, not fictitious like “Betty Crocker.” Over the years that I was privileged to know and work with her, I would come to admire Mrs. Sophie Cubbison for the American phenomenon and California pioneer that she was: a woman who starts a business in her kitchen and perseveres to become a leader of industry. She was an excellent cook and, as far as I know, she was one of the first top level women executives in the country.

Women of the 21st century may find



her story quite interesting, for Sophie Cubbison was a very modern young woman nearly 100 years ago. Born Sophie Huchting in San Marcos, California, in 1890, she was one of 10 children. Her father was of German descent and her mother was a native Californian of Mexican descent. In fact, her mother descended from the Ortega family, who were early California pioneers. Young Sophie became bent on a vocation at a very early age. As she once told me: "My career began on my father's ranch in San Diego County where I was born. At the age of 16, I started to cook for my father, brothers, and their lima-bean ranch laborers during the summer and early fall, so I could earn enough money to put myself through college." Sophie went on to earn a degree in home economics from California Polytechnic University in 1912, an era when most women never even pursued, or were permitted to pursue, higher education, much less acquire a degree.

But Sophie got quite an education on the ranch, as well. She was a wonderful example of someone who combines formal education with hands-on skill. "With one assistant, I cooked and baked for 40 men in two mobile kitchens," she once explained. "As the lima-bean harvest progressed through the day, the mobile kitchens were horse drawn, once or twice a day, to stay near the harvester. This was done for the convenience of the laborers at mealtimes; five times a day. Breakfast was served at 5 a.m., coffee break with a sweet snack at 9 a.m., dinner at 12 o'clock, coffee break and snack again at 4 p.m. and supper at 8:30 p.m." Sophie was there to prepare it all. Since the wholesale bakeries were not equipped to make country deliveries in those days, she baked all the necessary cakes, doughnuts, cookies and cupcakes. As Sophie so modestly put it, "I did not have mechanical kitchen equipment in those days; all the mixing was done manually." Here was a woman truly dedicated to her culinary art.

In 1913, Sophie began dating Harry Cubbison who was supporting his invalid father and mother. By this time, Sophie was supporting her mother, as her father had passed on. "Necessity became the mother of invention," Sophie told me. "Mr. Cubbison was a fine salesman and I was capable of baking. It was absolutely necessary for us to earn more money." After the couple married, Sophie became the Mrs. Cubbison whose products would one day embellish many a holiday dinner.

She and Harry went into debt to open a small bakery, and her entrepreneurial spirit rose to the occasion. A health enthusiast, she believed very strongly in whole wheat bread and Melba toast, especially. "To



begin," Sophie recalled to me, "I would bake Cubbison's whole wheat bread three times a week, and on three other days I would go out and demonstrate the bread in stores and delicatessens. Mr. Cubbison did the soliciting and delivering."

Their venture met with success, and Sophie began to try her hand at baking Melba toast. In all of her "spare time" on the weekends, Sophie experimented in her kitchen with the wafer-thin bread that is slowly dried out in the oven. Like most culinary operations, the correct toasting of bread is something of a fine art. Good toast has been called "bread at its best." It is so popular in this country, in fact, that about one-third of our nation's bread is consumed in the form of toast. Thorough toasting of bread makes it easy to digest and brings about advantageous changes in its proteins.

History tells us that Melba toast is named after an opera diva named Nellie Melba who would order a "thin, dry toast" while staying in the Waldorf-Astoria in New York. She was ill, and the toast became part of her health regime because it aided digestion and was low in fat. One might say that, as a "toast" to Nellie, the wafers soon became known as Melba toast. By 1926, the Cubbison Melba Toast and Cracker Company was enjoying a modest success; but before long, a big break came their way.

While the nation was reeling from the 1929 stock market crash that would plunge America into the devastating economic depression of the 1930s—Sophie and Harry struck a bonanza. The famous "18-day reducing diet"—which included Melba toast—had been prescribed for actress Ethel Barrymore by the Mayo Brothers Clinic and was printed by most of the leading newspapers in the United States. Afterward, the demand for Melba toast became so great, the Cubbisons were forced to operate three plants for the next 18 months to meet the popular demand. This is an example of how powerful even unplanned publicity can be.

Soon, Sophie was using Melba toast as a substitute in recipes that called for bread crumbs. She also began using it for stuffing turkeys and other fowl. "Friends and relatives dining with us from time-to-time would rave about my dressing and ask for my recipe." A bell began to ring—Mrs. Cubbison's Poultry Dressing and Corn Bread Stuffin' mixes were potential products for the food markets! That's how Mrs. Cubbison's most famous products were introduced. Over the next several decades, they have had outstanding success, and continue to be even more popular in this new century.



I came into the picture about 1950 when I followed up on one of her small ads that I kept seeing in newspapers. I suggested that, since she was promoting dressing and I was promoting turkeys, we should work together. Little did I realize this was the beginning of a great, very long relationship. Mrs. Cubbison had a small Melba toast bread factory in downtown Los Angeles, at that time. She had two brothers working for her in the sales department, and was running the business with 14 driver/salesmen delivering Melba toast and stuffing mix to the markets.

She soon hired my agency and I began doing advertising and public relations for her company. We energetically sought plausible ways to combine stuffing and turkey, especially for all the holidays. The first year, we created special events featuring cooking demonstrations. We placed Sophie on every possible radio and television show, and we arranged for her to visit with newspaper and magazine food editors. They used Sophie's recipes and food photos, and gradually she became well known in the media. Showing her strong pioneer spirit, she proved to be a very adamant, talented hard-worker. As a client, she was very savvy because she knew, even then, that you can't sell dressing by itself. You have to sell the whole meal. She was very gracious about telling people all the things that could be done with dressing, as well as conveying other tips to enhance holiday meals. That's how Mrs. Cubbison's became the traditional Thanksgiving turkey dressing mix.

Together, Sophie and I, and my then-small staff, were promoting



*Mrs. Cubbison's small fleet of trucks in the late 1930s—
Leo would later promote her fine products for the next 50 plus years.*



Melba toast was a hot product in the 1920s.

turkeys and dressing, day-in and day-out. I coined the phrase: "Anytime is turkey time." Sophie came up with the term: "planned-overs," instead of "leftovers." We came up with several slogans which are still being used today: "It wouldn't be a holiday without Mrs. Cubbison's." "It's Melba toasted." "It's seasoned just right." "Mrs. Cubbison's makes the best turkey taste even better!"

We created recipe leaflets featuring not only turkeys and dressing, but also many ideas for the entire meal. We wanted to give the homemaker inventive choices, and encourage their own creativity in planning meals or parties. Sophie's winning philosophy was that, when you make a food product, you have to think of the mass public. She used basic spices to enhance the taste of her dressing mix. Then she and I made suggestions to homemakers on how to glamorize the dressing by adding their own favorite ingredients, such as raisins, chopped carrots, celery, onion, nuts, chopped prunes, or whatever. Our recipes encouraged food artistry among homemakers.



Sophie was interested in healthy foods even before this 1920s photo.

During the 1950s, when television was still quite a new invention, practically every television station had a food show. Sophie became a regular on these cooking shows that, as we see on cable television today, had many likable, "homey" kitchen personalities. Here, in Southern California, we had Chef Milani, Mama Weiss, Mercedes Gaffney, Freida Nelson,



and Mercedes Bates, who later became General Mills' Betty Crocker. In addition, there were many women's interest shows and farm shows on radio.

Who doesn't know of Bob Barker, host of the longest running TV game show, "The Price is Right," for over 28 years? Mrs. Cubbison's products, to a small degree, figured into Bob's fantastic career as an enduring and endearing game show host. In 1951, Bob and his wife, Dorothy Jo, had a local radio program sponsored by the Southern California Edison Company. Edison, a local utility company, sponsored "Electric Living Centers" in cities around the Los Angeles area. The Edison offices had auditoriums in which the centers were set up, and programs were held to entice women to attend cooking classes and demonstrations of electric appliances, such as freezers. Bob and Dorothy Jo would show the appliances and then do the radio program afterward, there in one of the Edison auditoriums. Lee & Associates supplied gift packs of our clients' products for Bob and his wife to use as prizes and as part of their presentation. I remember the two of them driving up to our office in their Studebaker, to pick up the packages. I helped load the car with Mrs. Cubbison's Dressing Mix and other products, and gave them plenty of recipes and serving suggestions. I don't know how it all fit in the car with them; they were both very tall people! Somehow they made it back to the Edison auditoriums and their audiences, which averaged between 75-100 attendees. Soon, homemak-



Bob Barker during his early years—and still going strong.



ers throughout Los Angeles County were learning all about Mrs. Cubbison's products



An early 1950s Edison Auditorium show promoting home use of electricity.

on Bob and Dorothy's radio show. Bob recently reminisced to me about those years. "You know, we gave away so many Mrs. Cubbison's products on that show, I'm surprised anyone was left to buy them," he chuckled.

As a result of those delightful and informative radio programs, Bob's career took off in 1957. Noted television game show producer Ralph Edwards had created a new program called "Truth or Consequences." Game shows were becoming very hot in the late 1950s. Edwards sold the program to NBC as a daytime show, but he hadn't found the master of ceremonies that he wanted. One day while driving, he turned on KNX radio in Los Angeles and happened to hear one of the Edison programs that Bob and Dorothy Jo hosted. "Fortunately for me," Bob recalled, "I was called in for an audition; then everything changed." Bob won national fame as the popular host on the "Truth or Consequences" game show, which aired for the next 18 years. Bob didn't stop there. He went on to host "The Price Is Right," the longest running game show in television history. "Dorothy always said I was nothing, if not tenacious," Bob recently quipped.

Bob's beloved Dorothy Jo died in 1981,



but her memory lives on in the “DJ and T Foundation” started by Bob. Named in honor of Dorothy Jo and Bob’s mother Tillie, the foundation funds grants for low-cost or free spaying and neutering for animal clinics all over the nation. Bob was featured on the Arts & Entertainment TV network’s popular “Biography” series. We all know Bob as the host who popularized the phrase, “Come on down!” But I will always have special memories of him as that young man in his Studebaker loaded up with Mrs. Cubbison’s gift packs.

As television was gaining in popularity in the 1950s, we found other opportunities to promote Mrs. Cubbison’s products. We even decided to have Sophie appear on children’s shows. This was a first. But Sophie was the grandmother type, so that made her a natural with kids. More often than not, children will listen to their grandparents more than their parents. We came up with ideas for her to go on the children’s shows and tell stories about food—mostly turkeys—especially during holiday times. Many of you may recall, children’s programming in the 1950s was hosted by a variety of appealing personalities. I developed lasting friendships with such kiddie notables as Sheriff John, Tom Hatten, Engineer Bill, Skipper Frank, Billy Barty, Miss Frances of “The Romper Room,” Captain Jet and Bozo the Clown. These kid-show hosts would stir up a little excitement by saying something like, “Hey kids! Get mom in to watch Sophie Cubbison! She’s got lots of good things to tell us about how to cook!” With any luck, grandma would be watching, too! On occasion, we would even arrange for the TV production crew to visit a turkey ranch, so that Sophie could talk about the Pilgrims and our Thanksgiving Day tradition. Of course, she would talk about the dressing.

We didn’t just get her good exposure in the media. Our promotion took us in every conceivable direction. We covered many other bases. In those days, many cooking schools were sponsored by the Southern California Gas Company, the Los Angeles Department of Water and Power, and Southern California Edison. So we made arrangements to have Sophie appear as a celebrity guest demonstrator. Then, we would distribute recipes and write publicity stories about the events to send out to the local media. Sophie would also go with us to the state and county fairs where she would spend several days judging contests and putting on cooking demonstrations. You know, audiences would keep asking us about the difference between dressing and stuffing. Actually, they are one and the same, but historically, it is referred to as “stuffing” on the East coast and “dressing” on the west coast.



I think we must have taught the whole world how to prepare and stuff turkeys, and make dressing as a side dish. We believed in the tradition of public relations, that, with this type of product, the “third person” word-of-mouth endorsement would do more for us than anything else. That’s what motivated us. We dealt with home economists, providing them with literature, samples, recipes, and serving suggestions. We prepared lesson plans and academic information for cooking schools, not just for turkeys, but for all types of main entrées, with which dressing could be used. We even arranged for the U.S. Army to have our home economist go to Fort Ord to teach their cooks how to prepare turkey, to make it taste as close to “homemade” as possible, so soldiers could feel as if they were getting a home-cooked meal.

Sophie’s husband Harry died in 1953. Not long afterward, Sophie sold her bakery in 1955 to the American Cone and Pretzel Company, which later became Rold Gold Pretzels. She was beginning to have health problems, and running a business without Harry was quite a strain, but she did agree to stay on with the company as a consultant. However, she insisted that the buyer retain Lee & Associates as its advertising and public relations agency, or she would not complete the sale, telling the buyer that we had helped her increase her business to the point where it was profitable to sell. Naturally, the buyer honored her wishes, even though they could have eventually let us go. We’ve now been promoting Mrs. Cubbison’s products for over 50 years. I rarely see this kind of loyalty in business today. I think that’s a shame, in many ways. Over the years, five mergers have occurred since Mrs. Cubbison originally sold her company, and we have remained the public relations and advertising agency for Mrs. Cubbison’s products each time. We do not know of more than one or two other agencies in the country that have had an account for that long. The Foote, Cone and Belding advertising agency has had the Sunkist account since 1907, which I believe is the oldest agency relationship, spanning nearly a century.

Sophie remained an active consultant to the company to make sure her namesake continued to represent a high quality product. When not traveling around the world, she would visit the markets to observe how her products were placed, and she would even call us with recipes she had discovered during her travels. Sophie maintained her friendship with us and the buyer of the company. She kept in touch for many years, giving advice, adding new recipes, and keeping us informed about markets she visited during her travels and whether they carried her prod-



ucts. Mrs. Cubbison remained an active consultant through the 1960s and early 1970s, until her declining health caused her to become less active.

Interstate Bakeries Corporation (which owns several different brands of bread and cake products such as Wonder Bread and Hostess) bought the business, which is now known as Mrs. Cubbison's Foods, Inc. Interstate Bakeries is now the largest independent bakery company in the United States.

Mrs. Cubbison's Foods has adhered to the age-old adage, "If it ain't broke, don't fix it," and therefore continues to be successful by using Sophie's basic formula. Mrs. Cubbison's Foods President, Ron Parque, carries on Sophie's legacy, and has this to say about the firm's continued growth: "For many months prior to the holiday season, we bake over 65,000 loaves of fresh, specially-formulated bread daily, to be transformed into the millions of boxes of Mrs. Cubbison's turkey dressing products, primarily sold in the western United States, and throughout the country. We stick to Sophie's basic, original recipe, which has proven to be the real success behind her popular products."

Sophie Cubbison passed away in 1982 at the age of 92, ironically, just after the Thanksgiving holiday when her dressing and stuffing mixes dominate the grocery shelves.



Ron Parque (l.), president of Mrs. Cubbison's Foods, briefing actor Dennis Weaver on the nuances of dressing mix, before an early 1980s radio commercial recording session.



As you will read in the following chapter, we occasionally send our clients' products to the prop departments at movie and TV studios, to hopefully appear in a scene or two. We had a tremendously good break when one of our propman friends said he had a movie coming up that had to do with a supermarket scene. He said he couldn't guarantee anything, but he needed lots of food products to display on the movie set's grocery shelves. We delivered many products to the movie studio, especially Mrs. Cubbison's, which were the bulkiest packages, yet the easiest to handle because of their light weight. National brands also have a better chance for long, up-front exposure.

The movie turned out to be none other than Warner Brothers' phenomenally successful "Oh God!" starring George Burns and John Denver. We found out later that the supermarket scene, with which we had helped the prop department by supplying all those groceries, was a very important part of the story. When John Denver, who played a supermarket checker, was loading groceries at the check stand in the movie's opening scene, picked up the Mrs. Cubbison's Stuffin' box—there it was, bigger than life on the screen. Of course, it became a complete billboard for us. It is the type of thing we in the public relations business dream about. Naturally, we contacted our client, the food brokers and salespeo-



John Denver was their star and Mrs. Cubbison's Stuffin' Mix (on counter) was our star, in the hit movie "Oh, God."

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ple who worked for us, and told them to go see “Oh God!” and look for the Mrs. Cubbison’s package so prominently displayed. If advertising is “paying,” and public relations is “praying,” then somebody upstairs had certainly been listening to us!

The amazing thing was that, when the movie came out, we received dozens of phone calls from friends who knew that we handled the Mrs. Cubbison’s food account. They said to us, “Did you know that Mrs. Cubbison’s is in ‘Oh God!?’” Talk about great publicity!

We used the photograph from that movie scene for years to impress the sales force and the retailers when we talked about the exposure we obtained for Mrs. Cubbison’s. We stressed to them the importance of product placements in movies, which in this case became an invaluable tool. It was wonderful. “Oh God!” netted \$30 million in 1977, a huge amount of money, back then, and became so popular, it spawned two sequels, not to mention the video sales and rentals that will be with us forever. Also, it has been on TV many times, seen by many millions of potential purchasers of Mrs. Cubbison’s products.

I thank heaven for this “match made in heaven,” my long-time association with the creative and dedicated Mrs. Cubbison, and the company so devoted to preserving her successful formula. I started out with Sophie Cubbison when her advertising consisted of two-inch newspaper and magazine ads, and I helped boost her company all the way to where it became the most popular holiday dressing in the country. I watched her company grow and develop over the years, and now Mrs. Cubbison Foods, Inc. has their own website at www.mrscubbisons.com, with lots of turkey and dressing recipes and handy cooking hints. Although Mrs. Cubbison’s was originally distributed in the Western United States, now the company has expanded eastward and added a complete line of croutons that rank as number one in sales across the nation.

The recipes that she developed, and her concept of cooking, are still being used today. The products continue to maintain the tradition and high standards that Sophie Cubbison developed all those years ago. I sincerely wish everyone’s business associations could be as rewarding and enduring as mine has been with Mrs. Cubbison.

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Nov. 20, 2006

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THANKSGIVING FEATURE OPPORTUNITY

Who: Sophie Hutching Cubbison, founder of Mrs. Cubbison's Stuffing

What: Cubbison, dubbed the "Martha Stewart" of her era, graduated from Cal Poly in 1912 with a degree in Home Economics

When: Monday Nov. 20 and Tuesday Nov. 21.

Nancy Loe, head of special collections at Kennedy Library and assistant dean of collection management, is available for interviews. She is an expert on Cal Poly history with insights about the campus environment in 1912.

Digital black and white photos of Cubbison at Cal Poly in 1912 are available via email **Monday, Nov. 20**, contact Stacia Momburg at smomburg@calpoly.edu.

Where: Cal Poly's Kennedy Library for in-person interviews with Loe. Please call Stacia Momburg to arrange an interview time.

Background: "Mrs. Cubbison" was indeed a real person -- and is a Cal Poly alumna. She had a hand in one of the key dishes in annual Thanksgiving feasts. Long before women became regulars in the corporate world, the 1912 graduate -- Sophie Hutching Cubbison -- parlayed her knack for baking and her Cal Poly home economics degree into a successful company that still bears her name. "Mrs. Cubbison's" pre-packaged stuffing and dressing mixes are a fixture in grocery stores throughout 11 Western States.



Cubbison, born in 1892, learned to cook growing up on her family's ranch in San Diego. As a teen she worked in two mobile field kitchens, cooking five meals a day for family and ranch hands, from breakfast at 5 a.m. to supper at 8:30 p.m. At Cal Poly, she played on the women's basketball team.

The 1912 "Polytechnic Journal" and yearbook lists her as "Sophia Hutching -- A girl of great ability as a student and an athlete. She played three years on the girls' basketball team, and was a representative in the girls' tennis contest. In her junior year, she was president of the class and secretary of the Student Body. In her senior year she was the treasurer of the Student Body and a member of the Journal Staff."

After graduating from Cal Poly in 1912, Sophie Hutching married Harry Cubbison, and the couple took out a \$300 loan and opened a bakery in Los Angeles. He delivered the bread and built up sales accounts; she did the baking, in-store demonstrations and giveaways in markets and delicatessens.



In 1925, the couple launched "Mrs. Cubbison's Melba Toast and Zwieback." The dried bread products boomed after being linked with movie star weight loss diets. As her company grew, Sophie Cubbison continued baking at home. Friends teased about her stuffing, and she decided the company should launch pre-packaged poultry stuffing. Her



...enthusiasts loved about her stuffing -- and she decided the company should launch a pre-packaged poultry stuffing line.

The male sales staff in her company didn't think the idea would work and advised staying in the melba toast market, but Sophie Cubbison prevailed. The stuffing line was launched in the 1950s, and Mrs. Cubbison's stuffing is in grocery stores and kitchens across the West.

Before her death in 1982, Cubbison created two endowment funds for Cal Poly. Since then, the Sophie C. Cubbison Discretionary Endowment has grown to more than \$140,800; the Sophie C. Cubbison Food Science & Nutrition Endowment has grown to some \$23,500. Interest from both endowments is used to aid departments and education

For more details on alumna Sophie Huchting Cubbison, visit www.mrscubbisons.com.

Top photo courtesy of Mrs. Cubbison's. Middle photo: Sophie Huchting, 1912 "Polytechnic Journal" yearbook. Bottom photo: Cal Poly 1912 'Girls' Basketball Team,' with Sophie Huchting seated in the middle row, right of the CPS basketball.

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Mrs. Cubbison Honored in Exhibit at The California Museum

November 07, 2011 02:59 PM Eastern Standard Time

SACRAMENTO, Calif.--(BUSINESS WIRE)--The California Museum in Sacramento recently opened an exhibit called "California's Remarkable Women," which runs through December 31, 2012. It highlights extraordinary women from every walk of life who have strengthened, shaped and served the state of California. This exhibit honors their significant roles and accomplishments, drawing its inspiration from past and present achievements of California women. In doing so, it delivers an energetic message about the limitless opportunities and possibilities awaiting present and future generations of women leaders.

With Thanksgiving just around the corner, one of the many women honored, who stands out, is Sophie Cubbison, who created Mrs. Cubbison's Turkey Dressing Mix. She was born in San Marcos, California in September 1892, as Sophie Huchting. (Her father was of German descent, and her mother, Conception Gonzales, was from a California pioneer family of Mexican descent.) Her career began on her father's ranch near San Diego, where she was born. At the age of 16, she cooked for her father, brothers, and their lima bean ranch laborers. With one assistant, she cooked and baked for forty men in two horse-drawn mobile kitchens in order to earn money to put herself through college, where she earned a home economics degree in 1912 at Polytechnical State University in Northern California.

In 1916, she married Harry Cubbison. Soon after, they opened a small bakery in Los Angeles. In 1925, they sold the bakery and launched a new business selling packaged Melba toast. Using the crumbs left over, she baked home-made Melba-toasted dressing for her friends and family, who liked it so much, they urged her to mass produce it. She did, and the rest is history.

Sophie passed away at the age of 91 in November 1982, just before Thanksgiving. The recipes that she developed and her concept of cooking are still being used today.

The Mrs. Cubbison's family of products is still produced in Los Angeles, using the same high standards that Sophie created many years ago.

Inspired by former California First Lady Maria Shriver, the exhibit features approximately 200 remarkable women, from Labor Organizer Dolores Huerta to Astronaut Sally Ride.

The California Museum is at 1020 O Street in Sacramento. For more information call (916) 653-7524 or visit www.californiamuseum.org.

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Mrs. Cubbison's Foods

From Wikipedia, the free encyclopedia

Mrs. Cubbison's Foods is a company that specializes in stuffing products (also known as dressing). Founded in the U.S. in 1948 by Sophie Cubbison, Mrs. Cubbison's Foods has grown to include other products, such as croutons and meatloaf mix. It is currently owned by Sugar Foods Corporation.

History

The founder of Mrs. Cubbison's Foods, Sophie Cubbison was born in September 1892. Sophie was born on a lima bean ranch in San Marcos, California, as Sophie Huchting. (Her father was of German descent, and her mother a Californian of Mexican descent.) At the age of 16, Sophie began cooking for her father and brothers as well as the hired hands on the ranch during the summer and early fall to save money for college. She baked 'black bread' for the workers which is a bread made from 100% whole wheat flour. She learned the recipe from her father who had in turn learned it from his mother while they lived in Bockhorn, Germany. Sophie also baked cakes, doughnuts, cookies, cup cakes, pies, puddings and stewed fruits.

Sophie attended California Polytechnic State University (San Luis Obispo) and graduated with a degree in home economics in 1912.

Sophie met Harry G. Cubbison and married him in 1916, changing her name from Sophie Huchting to Sophie Cubbison. Her father had died previously and Sophie now supported her mother on \$30 a month.

Sophie and Harry became partners in a bread business with Harry acting as the salesman and deliveryman and Sophie doing all of the baking. They purchased a small bakery and added a small mill to grind the wheat flour. Sophie would travel to different stores and delicatessens to demonstrate the bread. At home, she would experiment with Melba toast.

In 1925, Sophie and Harry sold the bread business and started Mrs. Cubbison's Melba toast and Zwieback. In 1925, The Mayo Brothers prescribed the "Eighteen Day Reducing Diet" to Ethel Barrymore which included Melba toast. Sophie and Harry's products were high in demand. Because Sophie used Melba toast for her own cooking when she breaded or stuffed meats and vegetables, she decided to introduce a new line of Melba toasted, all-purpose prepared Poultry Dressing and Corn Bread Stuffing.

Sophie Cubbison retired in 1955, but remained a consultant to the company. She died at the age of 90 in November 1982.

Mrs. Cubbison's Foods produces stuffing, turkey brines, croutons and meatloaf mix.

References

- Mrs. Cubbison's Foods (<http://www.mrscubbisons.com>)
- KSBY Interview (<http://www.youtube.com/watch?v=4XkA2JAjodc>)
- Mrs. Cubbison's Best Stuffing Cookbook (<http://www.amazon.com/Mrs-Cubbisons-Best-Stuffing->



Mrs. Sophie Cubbison

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External links

- Official website (<http://mrscubbisons.com>)

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Mrs. Cubbison's Stuffing

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Stuffing Tycoon's 1930s Spanish Adobe in Mt. Washington



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This rather lovely Spanish style house atop Mt. Washington has a couple of claims to fame. Not only is it the former residence of **Mrs. Cubbison's Stuffing** founder **Sophie Cubbison**, who helped design the house and lived there with her husband from 1937 to 1953, but the two-story property also gets a shoutout in David Gebhard and Robert Winter's venerable *Architectural Guidebook to Los Angeles*. Subject of a 2007 "Home of the Week" story in the *LA Times*, the 2,194 square foot residence features three bedrooms, two baths, wood-beam ceilings, wrought iron, original stone floors, Saltillo tile, limestone countertops, two fireplaces, a courtyard with fountain, terraced gardens with citrus and avocado trees, upgraded electrical and plumbing systems, and a detached two-car garage. Sited on a .4 acre lot, it's listed at **\$1.169 million**.

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The stuff of history

San Diego County native was a pioneer of prepared poultry dressing mix

By [Chris Ross \(/staff/chris-ross/\)](#) 12:33 P.M. NOV. 15, 2011 Updated 12:33 P.M.

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San Diego County native Sophie Huchting Cubbison created and marketed prepared stuffing mixes.

A prepared stuffing mix saves you some shopping and prep time, but it needs dressing up to rise to the level of a festive holiday meal. This sweet-and-savory version is from the archives of Mrs. Cubbison's.

CRANBERRY, MAPLE AND ALMOND STUFFING

Makes 8 servings

1 cup fresh cranberries

1/2 cup maple syrup

1/4 cup brown sugar

1/2 cup butter or margarine

1/2 cup chopped onion

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1/2 cup chopped celery

6 cups corn bread stuffing mix

1/2 cup chopped almonds, toasted

1/4 cup chicken broth

Preheat oven to 325 degrees. Lightly grease a 2 1/2- to 3-quart casserole dish and set aside.

Place the cranberries, maple syrup and brown sugar in a medium-sized saucepan, and cook over low heat, stirring often, for 15 minutes, or just until the cranberries are soft and begin to pop. Set aside.

Place the butter or margarine in a large skillet, and melt over medium heat. Add the onion and celery and sauté for 5 minutes, or until the vegetables are soft. Stir in the cranberry mixture, stuffing mix, almonds and broth, mixing well.

Transfer the stuffing to the prepared dish, cover and bake for 30 to 40 minutes, or until heated through. If a crisp top is desired, uncover the dish and bake for 10 additional minutes.

From "Mrs. Cubbison's Best Stuffing Cookbook," by Leo Pearlstein and Lisa Messinger; Square One Publishers, 2005.

Today's pre-made stuffing mixes have a history linked to San Diego County's farming community a century ago, and to a talented baker and businesswoman who was ahead of her time.

Sophie Cubbison, a San Diego County native who created and marketed prepared stuffing mixes, is currently being honored by The California Museum in Sacramento in an exhibit called "California's Remarkable Women." It highlights extraordinary women "who have strengthened, shaped and served the state of California." The exhibit opened last month and continues through December 2012.

There are many variations of stuffing mixes today, but the concept of a "prepared" stuffing goes back to the 1930s and '40s and Sophie Cubbison's experiments with Melba toast.

Cubbison, born Sophia Huchting in 1890, grew up on a lima bean farm in the San Marcos area. She was one of 10 children of August Huchting, a German immigrant, and Conception Gonzales, who was from an old California family. As a teenager, the young Sophie baked and cooked meals for the ranch's laborers — as many as 40 men during harvest

time. Among her recipes was a German "black bread" that was a forerunner of whole-wheat bread, her grandmother handed it down to

her father, who in turn taught Sophie and her mother how to make the

bread.



An early advertisement for Mrs. Cubbison's stuffing mix.

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In a biography of Cubbison on the company's website, (http://www.reddit.com/submit?url=http://www.utsandiego.com/news/2011/nov/15/the_mrs_cubbisons.com) (<http://mrsclubbisons.com>), she is quoted in



describing how she served five meals a day to laborers from a horse-drawn "mobile kitchen": "Breakfast was served at 5 a.m.; coffee break with a sweet snack at 9 a.m.; dinner at 12 o'clock; coffee break with sweet snack at 4 p.m., and supper at 8:30 p.m."



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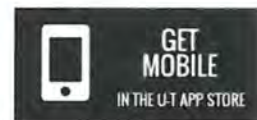


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September 1890

Sophia Huchting was born in San Marcos, CA (San Diego County), one of 10 children.

May 1912

Sophie graduated from college with a degree in home economics (California Polytechnical University), one of eight women in a class of 25. She paid her way through school with the money she earned feeding the farm workers.

1916

Sophie and Harry got married. Sophie took her husband's surname. As fate would have it, she would be the one to turn it into a household name.

1921

Mrs. Cubbison expanded her product line to include bran crackers, whole-wheat flax seed and unsweetened graham crackers.

1925

The Cubbisons sold their bread business and launched "Mrs. Cubbison's Melba Toast and Zwieback." Next door to the bakery, they opened "Cubbison's Health Food Store."

1929

The Mayo Brothers Clinic introduced a

1906

Sophie grew up on a lima bean farm, and by the age of sixteen, she was cooking for her father, brothers and more than 40 farm laborers. She cooked and baked 5 meals a day out of 2 horse-drawn mobile kitchens. Her father, who had come to the US from Germany, taught Sophie his mother's recipe for 100% whole wheat bread.

1913

Sophie met Harry G. Cubbison.

1916

Sophie and Harry took out a \$300 loan to open their first health food bakery with a mill to grind their own 100% whole-wheat flour. Sophie baked bread 3 days a week and spent another 3 days a week giving product demonstrations in local delicatessens and markets.

1924

Mrs. Cubbison was one of the first to make soy products, and by 1924, she was a leading seller.

1926

The company changed its name to the Cubbison's Melba Toast and Cracker Co.

headline-making, 18-day diet for actress Ethel Barrymore, and it gained popularity across the nation. The diet, which encouraged the regular use of Melba toast, brought the Cubbisons so much business that they had to operate three plants day and night to keep up with the demand.

1944

Cubbison's Soyfee (Coffee Substitute) was introduced.

1948

Mrs. Cubbison took her products to Walter Ralphs and Charles Von der Ahe, and Ralphs and Vons grocery stores became the company's first big clients.

1950

Mrs. Cubbison began selling the Hollywood Cup, a caffeine-free coffee replacement made with California barley, figs and bran.

March 1955

Mrs. Cubbison had 14 delivery trucks that distributed her products. Her trucks also distributed Rold Gold pretzels, to help keep her delivery costs down.

1979

After years of success selling stuffing mix, the company decided to expand its line of products. Mrs. Cubbison's Croutons were introduced in 7 flavors.

1987

Mrs. Cubbison's Restaurant Style Croutons were launched. These croutons were larger than the original croutons, adding more flavor to every bite.

May 1942

Cubbison's Soyettes (Crackers) were introduced.

1948

Sophie used broken pieces of her popular Melba Toast and added seasonings to make stuffing. This recipe was launched as a commercial turkey stuffing called Toasted Dressing. She also introduced Corn Bread Stuffin'.

November 26, 1948

Mrs. Cubbison's Foods was founded.

November 6, 1952

A print and in-store campaign launched for Cubbison's Prepared Dressing.

January 1955

Cubbison's began selling 100% Whole Wheat Soya Cookies.

December 1955

After retiring, Sophie spent many years traveling the world, but remained a consultant to the Mrs. Cubbison's company. She always came back to the US each autumn to check on her stuffing product in stores.

November 23, 1982

This was a sad day. Sophie Cubbison passed away at the age of 92.

A noted cook's house, with all the trimmings

By **DIANE WEDNER**,
LOS ANGELES TIMES STAFF WRITER

NOVEMBER 18, 2007

EVER wonder where chefs come up with their culinary creations? It's possible that the inspiration for Mrs. Cubbison's famous stuffing percolated in the kitchen of the Spanish-style home atop Mt. Washington that she and her husband, Harry, occupied from 1937 to 1953.

Sophie Cubbison helped design the two-story house, dubbed "Casa de Mi Sueño," or "My Dream House." It is considered "much more convincing than most of the 19th-century adobes," according to David Gebhard and Robert Winter's "An Architectural Guidebook to Los Angeles."

Cubbison appeared on TV shows as a cooking expert from the '50s into the '70s; she died in her early 90s in 1982. In addition to her cooking acumen, the chef had considerable knowledge in home design.

"The ironwork and tiles are exceptional; this house has so much character," said current owner Glenn Williams, who with his wife, Kathryn Patitucci, refurbished the home and gardens. "Friends come over and say they want a two-week vacation here."

About this house: When Williams and Patitucci bought the house four years ago, their goal was to recapture its original splendor. In a major rehabilitation, they refinished the exposed wood-beam ceilings and original stone floors.

The couple kept the original windows in the kitchen but restored the cabinets and installed Saltillo floor tiles and limestone countertops. They added hand-forged lighting with a '30s flair outdoors and custom ironwork that matches the original interior metalwork.

The entry to the property features oak doors that match the home's original front doors. The garden, encompassing four levels, includes three mature avocado trees, a number of citrus trees and a yard spacious enough for a huge pool.

Features: An open floor plan and large windows create an indoor-outdoor motif designed to maximize impressive city views. A large courtyard with stonework, grass and a fountain is just off the master bedroom.

The home also has Spanish-tile stairways, a second fountain, a sauna, Viking kitchen appliances, upgraded electrical and plumbing, and central heating and air.

Asking price: \$1,399,000

Size: The 2,194-square-foot house has three bedrooms and two bathrooms on a 17,423-square-foot lot.

Where: Mt. Washington area of Los Angeles

Listing agent: Terry Nunn, Coldwell Banker-Los Feliz. (323) 210-1424.

diane.wedner@latimes.com

To submit a candidate for Home of the Week, please send high-resolution photos with caption information on a CD and a description of the house to Ruth Ryon, Real Estate Section, L.A. Times, 202 W. 1st St., L.A., CA 90012. Questions may be sent to homeoftheweek@latimes.com.

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Home of the Week

The house cooks too

November 18, 2007 | Diane Wedner | Times Staff Writer

Ever wonder where chefs come up with their culinary creations? It's possible that the inspiration for Mrs. Cubbison's famous stuffing percolated in the kitchen of the Spanish-style home atop Mt. Washington that she and her husband, Harry, occupied from 1937 to 1953.

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Cubbison appeared on TV shows as a cooking expert from the '50s into the '70s; she died in her early 90s in 1982. In addition to her cooking acumen, the chef had considerable knowledge in home design.

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FEATURED



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Los Angeles Times

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3. Mauer House, 1949

John Lautner
932 Rome Drive

Subdued for this architect, the derivation from Frank Lloyd Wright's Usonian houses of the 1930s is clear.

4. House, ca. 1910

3855 San Rafael Avenue

A great Mission Revival structure with massive columns. While here you will want to look at the large house across the street now owned by the Vedanta

Society. Although big it is not distinguished architecture.

5. House, ca. 1925

3820 San Rafael Avenue

An adobe structure with adobe wall and gate. In spite of its late date it is much more convincing than most of the nineteenth-century adobes. Across the street is a good Craftsman house often attributed to the Greens but apparently mistakenly.

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Building Permit History
3820 San Rafael Avenue
Mt. Washington

- October 21, 1936: Building Permit No. 29199 to construct a 2-story 47' 6" X 48' frame and stucco residence at 3820 San Rafael Avenue on Lot 14, Block 3 of Robert Marsh and Company's Mt. Washington Addition No. 1.
Owner: H. G. Cubbison
Architect: None
Engineer: None
Contractor: John C. Davis
Cost: \$3,500.00
- October 21, 1936: Building Permit No. 29200 to construct a 1-story 18' X 22' frame and stucco private garage at 3820 San Rafael Avenue on Lot 14, Block 3 of Robert Marsh and Company's Mt. Washington Addition No. 1.
Owner: H. G. Cubbison
Architect: None
Engineer: None
Contractor: John C. Davis
Cost: \$250.00
- March 4, 1937: Building Permit No. 6520 for putting tile in bath room, kitchen & entrance hall.
Owner: Sophie C. Cubbison
Architect: None
Engineer: None
Contractor: Owner
Cost: Not Shown
- December 3, 2003: Grading Permit No. LA51615 to backfill existing cesspool and install new 750 gallon septic tank.
Owner: Gloria Alarcon (James Hodgen-tenant)
Architect: None
Engineer: None
Contractor: Gopher Construction Company
Cost: 51 Cubic Yards

- June 11, 2004: Building Permit No. EP03386 to replace drywall/plaster (patch and paint). Non-structural repair only interior kitchen remodel/repair (no changes in walls or openings). Replace damaged wood framing (less than 10%). Same size/spacing/type..
Owner: Glen Williams (James Hodgen-listed as owner)
Architect: None
Engineer: None
Contractor: Owner
Cost: \$3,720.00
- June 23, 2004: Electrical Permit No. WO44115527 provide 2 110V circuits and 2 220V circuits. Replace 20 receptacles and 5 light fixtures.
Owner: Glen Williams
Architect: None
Engineer: None
Contractor: Brunover Contractors Inc.
Cost: Not shown
- August 6, 2004: Electrical Permit No. WO44119722 to provide circuits and receptacles for the garbage disposal, dishwasher and kitchen counters. Provide four GFI receptacles in the bathrooms. Replace 15 receptacles and 10 light fixtures.
Owner: Glen Williams
Architect: None
Engineer: None
Contractor: Brunover Constructors, Inc.
Cost: \$Not shown
- August 11, 2004: Building Permit No. LA62367 to replace existing block wall, max 6' height, not in required side yard, per City Standard detail.
Owner: Glenn Williams
Architect: None
Engineer: None
Contractor: Owner
Cost: \$7,000.00

- September 20, 2004: Electrical Permit No. WO44123640 to provide 19 new electrical circuits
Owner: Glen Williams
Architect: None
Engineer: None
Contractor: Brunover Contractors, Inc.
Cost: Not shown
- January 27, 2005: Building Permit No. LA69594 to remove and replace 6' 0" max high & 51' 8" long retaining walls at rear portion of lot.
Construct 6' max high & 49' 9" lft long cmu fence with pilasters along North side of property.
Owner: Glen Williams
Architect: None
Engineer: Amir Mirzadeh
Contractor: Owner
Cost: \$6,000.00
- January 27, 2005: Grading Permit No. LA69595 excavation and backfill for retaining walls.
Owner: Glen Williams
Architect: None
Engineer: Amir Mirzadeh
Contractor: Owner
Cost: 30 Cubic Yards
- October 2, 2006: Electrical Permit No. WO64124667 to move 3 electrical outlets, add 1 outlet.
Owner: Glen Williams
Architect: None
Engineer: None
Contractor: Owner
Cost: Not Shown

- June 18, 2009: Building Permit No. EP15583 to replace 1 window(s). Same size, location, number, type.
Owner: Carmen Romero, Trustee, First Home Trust
Architect: None
Engineer: None
Contractor: Owner
Cost: \$301.00
- June 24, 2009: Electrical Permit No. WO94111570 to relocate light fixtures and install (11) new devices.
Owner: Carmen Romero Trustee, First Home Trust
Architect: None
Engineer: None
Contractor: Quickwire Electric Inc.
Cost: Not Shown
- July 23, 2012: Building Permit No. EP26398 to add sill plate anchor and cripple wall plywood per LA City Standard Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).
Owner: Peter R. Luttrell and Stephanie White
Architect: None
Engineer: None
Contractor: Seismic Safety, Inc.
Cost: \$4,825.00
- August 9, 2012: Building Permit No. WL44191 for interior non-structural remodel. Convert a bathroom to a powder room and bathroom. Remove partition between the library and bedroom to enlarge bedroom and add wet bar to the living room. All work done per WFPP.
Owner: Peter R. Luttrell
Architect: Lawrence Albert Woodcraft
Engineer: None
Contractor: Elite Remodeling & Construction, Inc.
Cost: \$12,000.00

October 16, 2012: Building Permit No. VN11492 to reroof with Class A or B material weighing less than 6 lbs per sq. ft. (*Permit erroneously issued under 3820 W. Santa Rosalia Drive.*)
Owner: Peter R. Luttrell and Stephanie White (*listed as YMCA of LA*)
Architect: None
Engineer: None
Contractor: Construction For Less
Cost: \$14,000.00

October 16, 2012: Building Permit No. VN11501 to correct address from 3820 W. Santa Rosalia to 3820 San Rafael.
Owner: Peter R. Luttrell and Stephanie White
Architect: None
Engineer: None
Contractor: Construction For Less
Cost: NO FEE DEPARTMENT ERROR

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

361

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 14 - Block 3

Tract Robert Marsh Company - Mt. Washington Tract No. 1.

Location of Building 3820 San Rafael Avenue (House Number and Street)

Approved by City Engineer
[Signature]
Deputy

Between what cross streets Mt. Washington + Ave 37

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence Families One Rooms 5

2. Owner (Print Name) H. G. Cubbison Phone Ca-14161

3. Owner's address 5239 Monte Vista

4. Certificated Architect none State License No. Phone

5. Licensed Engineer none State License No. Phone

6. Contractor John C. Davis State License No. 44892 Phone an-11732

7. Contractor's address 1810 North Beverly Glen Blvd.

8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 3500.00

9. State how many buildings NOW on lot and give use of each None (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 47'6" x 48'3" No. Stories Two Height to highest point 23' Size lot 75' x 242'

11. Type of soil Decomposed Granite Foundation (Material) Concrete Depth in ground 124

12. Width of footing 14" Width of foundation wall 8" Size of redwood sill 2" x 6"

13. Material exterior wall Stucco Size of studs: (Exterior) 2" x 4" (Interior bearing) 2" x 4"

14. Joist: First floor 2" x 6" Second floor 2" x 6" Rafters 4" x 6" Material of roof Tile

15. Chimney (Material) CONCR. Size Flue 11" x 16" No. inlets each flue ONE Depth footing in ground

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here John C. Davis (Owner or Authorized Agent)
By Bradford Miller

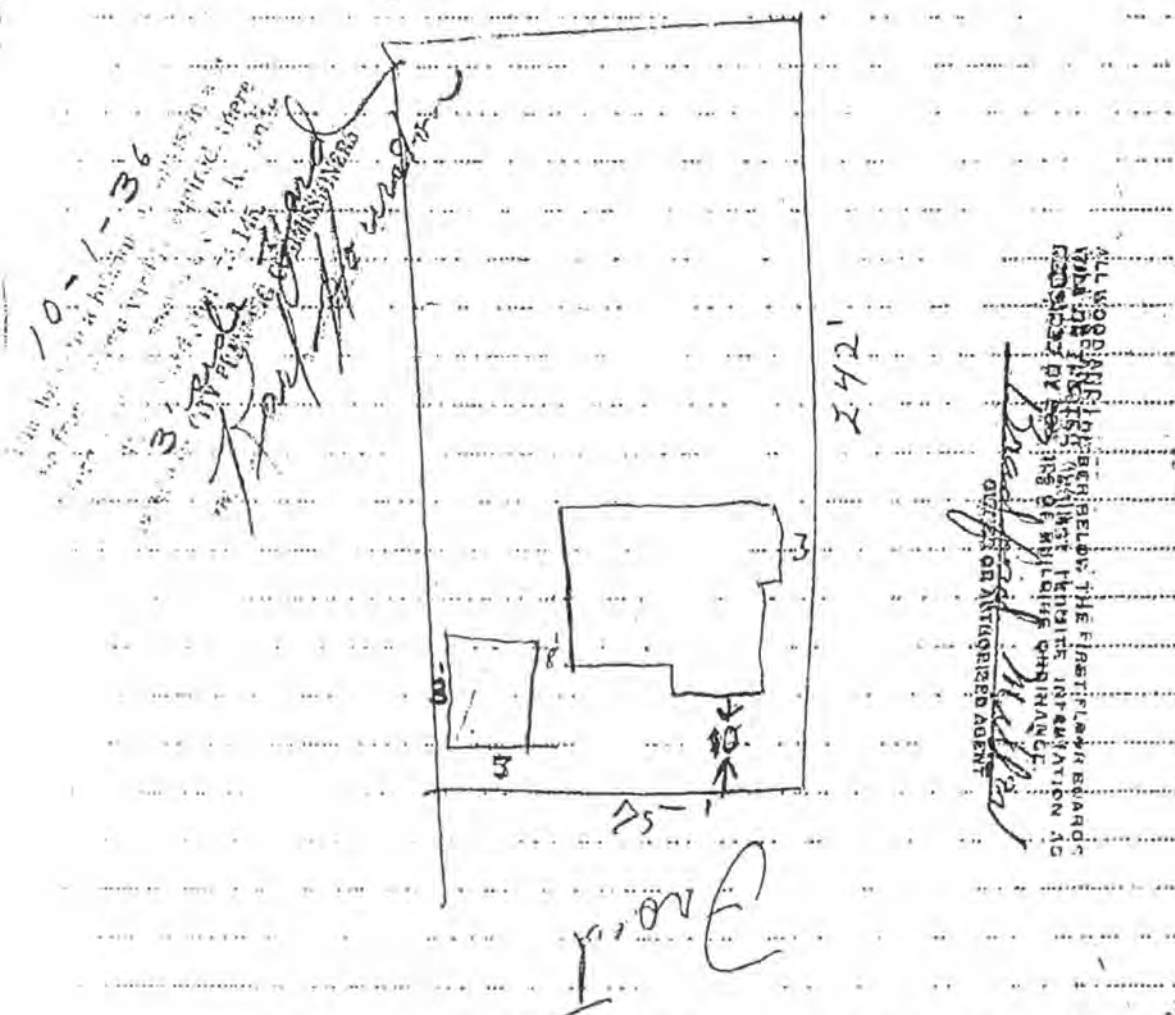
Plans, Specifications and other data must be filed if required.

PERMIT NO. 229199 FOR DEPARTMENT USE ONLY 5088
Plans and Specifications checked
Zone R1 Fire District No. 11
Corrections verified Bldg. Line No. Ft. Street Widening No. Ft.
Plans, Specifications and Application rechecked and approved Applied checked and approved 10/21/36 [Signature] Clerk
SPRINKLER Required Valuation Included Specified Yes-No
Inspector [Signature]

FOR DEPARTMENT USE ONLY

Application	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street Widening.....	
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building referred to in this Application will be more than 100 feet from _____ Street Sign Here. _____ <small>(Owner or Authorized Agent)</small>	
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... <small>(Owner or Authorized Agent)</small>		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here. _____ <small>(Owner or Authorized Agent)</small>	

REMARKS:



2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that it, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 14 Block 3

Tract Robert Marsh Co. - Mt. Washington Tract No 1

Location of Building 3820 San Rafael Ave (House Number and Street) Approved by City Engineer

Between what cross streets Mt. Washington & Ave. 37 Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Garage (Store, Residence, Apartment House, Hotel, or any other purpose) Families Rooms

2. Owner (Print Name) H. G. CARLSON Phone 614161

3. Owner's address 3239 Monte Vista

4. Certificated Architect none State License No. Phone

5. Licensed Engineer none State License No. Phone

6. Contractor John C. Davis State License No. 44892 Phone Rm 11732

7. Contractor's address 1810 Beverly Glen Blvd

8. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon \$ 250.00

9. State how many buildings NOW on lot and give use of each none (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 18 x 22 No. Stories 1 Height to highest point 13' Size lot 75 x 242

11. Type of soil Dec Granite Foundation (Material) Corbett Depth in ground 9'

12. Width of footing 14" Width of foundation wall 8" Size of redwood sill 2 x 6

13. Material exterior wall stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor steel Second floor Rafters 2 x 4 Material of roof Tile

15. Chimney (Material) none Size Flue x No. inlets each flue Depth footing in ground

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here John C. Davis (Owner or Authorized Agent)
By Bradford Miller

Plans, Specifications and other data must be filed if required.

Table with 4 columns: PERMIT NO. (29200), FOR DEPARTMENT USE ONLY (Plans checked, Corrections verified, Application approved), Fire District No. (200), Street Widening (No), Date (OCT 21 1936), Inspector (T. ...)

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Forced Draft Ventll.....
Construction.....	Zoning	Street Widening	

(1)
REINFORCED CONCRETE
 Barrels of Cement.....
 Tons of Reinforcing Steel.....

(2)
 The building referred to in this Application will be more than 100 feet from _____ Street
 Sign Here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.
 Sign here.....
(Owner or Authorized Agent)

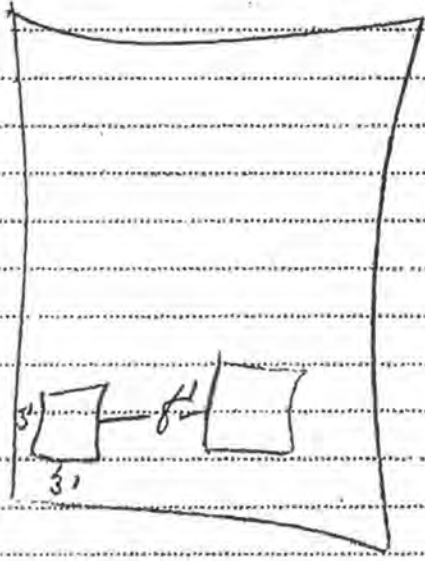
(4)
 There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
 Sign Here.....
(Owner or Authorized Agent)

REMARKS:

See Residence Permit for plot plan

10-1-36
 This lot is in a hillside sub-division and no front or rear yard is required, therefore plans as shown are O. K. under Sec. 3 of Ord. 74, 1933.
 BOARD OF CITY PLANNING COMMISSIONERS
Harold J. ...

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY ORDINANCE OF BILLYMOORE ORDINANCE.
W. ...
OWNER OR AUTHORIZED AGENT



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth.

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 3820 - San Rafael (House Number and Street) New location of building } (House Number and Street) Between what cross streets } Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building. Residence Families Rooms. 2. Use of building AFTER alteration or moving. Families Rooms. 3. OWNER (Print Name). SOPHIE C CURRISON Phone. 4. Owner's Address. 344 Pasadena Ave L.A. 5. Certificated Architect. State License No. Phone. 6. Licensed Engineer. State License No. Phone. 7. Contractor. State License No. Phone. 8. Contractor's Address. Tile Setting Ord. Fee \$1.00 9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ Contractors. Reg. No. 10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose) 11. Size of existing building. x. Number of stories high. Height to highest point. 12. Class of building. Material of existing walls. Exterior framework. (Wood or Steel)

Describe briefly and fully all proposed construction and work: Putting tile in Bath Room - Kitchen & Entrance Hall.

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 6520 PLANS Rec'd. Plans and Specifications checked Zone Fire District No. Corrections verified Bldg. Line Street Widening FL. PL. Application checked and approved M. J. ... Clerk Inspector Vooches 19 Fee Stamp here when Permit is issued MAR -4 1931

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here Sophie C. Cubbison (Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY
Application Fire District..... Bldg. Line Termite Inspection.....
Construction..... Zoning..... Street Widening..... Forced Draft Ventil.....
(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
..... Street
Sign Here..... (Owner or Authorized Agent)
(3) No required windows will be obstructed.
Sign Here..... (Owner or Authorized Agent)
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here..... (Owner or Authorized Agent)

REMARKS:

State of California)
County of Los Angeles) ss

Sophie C. Cubbison being first duly sworn, deposes and says:

That she is the bona fide owner of the building or structure described in this application; that she is now occupying said building or structure or intends to and will occupy the same; that said building is designed, intended and/or used exclusively for living purposes for the occupancy of not to exceed two families, or is one of the usual accessory buildings in connection therewith.

Sophie C. Cubbison
Owner.

Subscribed and sworn to before me this
3rd day of March, 1938.

M A Basher
Notary Public in and for the County of
Los Angeles, State of California.



Grading 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE	Last Status: Ready to Issue Status Date: 12/03/2003
----------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ROBERT MARSH AND CO.	BLK 3	14		M B 13-30/31 (SHT 2)	148-5A221 110	5464 - 015 - 015

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Arroyo Community Plan Area - Northeast Los Angeles	Census Tract - 1852.010 Census Tract - 1852.020 District Map - 148-5A221 Energy Zone - 9 Hillside Grading Area - YES	Hillside Ordinance - YES Near Source Zone Distance - 2.3 Thomas Brothers Map Grid - 594-J4
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

ZONE(S): R1-1 /

4. DOCUMENTS

ZI - ZI-1574 ZI - ZI-1857 ZI - ZI-2274 SPA - Mount Washington - Glassell Park	ORD - ORD-172316 ICO - ORD-170089 Northeast LA IPRO CPC - CPC-1989-177-IPRO
----------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Alarcon, Gloria L	304 Avenue 44	LOS ANGELES CA 90065
Tenant: Applicant: (Relationship: Owner-Bldr) James Hodgkin - Owner-Builder	3820 San Rafael Ave	LOS ANGELES, CA 90065 (323) 227-1501

7. EXISTING USE	PROPOSED USE (70) Grading - Hillside	8. DESCRIPTION OF WORK Backfill existing cesspool and install new 750 gallon septic tank. See application comments for modification info.
------------------------	------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: OK for Cashier: Fred Wong
Signature: *[Signature]*
DAS PC By: *[Signature]*
Coord. OK: *[Signature]*
Date: 12/03/03

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 33003352

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	51 cu yd	PC Valuation:	
FINAL TOTAL Grading	204.80		
Permit Fee Subtotal Grading	160.00		
O.S. Surcharge	3.60		
Sys. Surcharge	10.80		
Planning Surcharge	5.40		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	20.00		

Sewer Cap ID: _____ Total Bond(s) Due: _____

LA Department of Buildings and Safety
LA 01 00 09 310 12/13/03 04:18 PM

GRADING PERMIT	204.80
GRADING PLAN CHECK	1.00
ONE STOP SURCH	93.60
SYSTEMS DEVT FEE	10.80
CITY PLANNING SURCH	5.40
MISCELLANEOUS	5.00
Total Due:	320.60
Due By:	02/04/04

03LA 51615

12. ATTACHMENTS

Plot Plan *[Signature]*



10105282004

13. STRUCTURE INVENTORY

03030 - 10000 - 03352

(P) Fill 51 cuyd

14. APPLICATION COMMENTS

Modification was approved to allow backfill of existing cesspool with uncertified fill in lieu of the required 90% compaction. Mod file No., 11150, dated 12/03/03, by RW.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Gopher Const Co

3514 Foothill Blvd,

La Crescenta, CA 91214

CLASS LICENSE#

C42 601749

PHONE #

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: A/C42 Lic. No.: 601749 Contractor: Gopher Construction Co

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Fund Policy Number: 046-03unit 601749

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name (if any):

Lender's address:

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Diana Cervenka Sign: Diana Cervenka Date: 12/03/03 Contractor Authorized Agent

Grading
1 or 2 Family Dwelling
No Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 12/03/03 16:12:27

PLOT PLAN ATTACHMENT

3820 SAN RAFAEL AVE
MT. WASHINGTON, CALIFORNIA
JAMES HODGEN OWNER
PROPOSED 750 GALLON SEPTIC TANK
SITE PLAN

101052820043442
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



- ① EXISTING CESSPOOL TO BE ABANDONED
- ② EXISTING SEEPAGE PIT
- ③ PROPOSED FIBERGLASS 750 GALLON SEPTIC TANK

NOTES: ① CESSPOOL
A: 31' SOUTH FROM BACK OF HOUSE
B: 14' FROM BACK OF HOUSE
TO BE ABANDONED WITH BASE MATERIAL



Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued On: 06/11/2004
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Last Status: Issued
		Status Date: 06/11/2004

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ROBERT MARSH AND CO.	BLK 3	14		M B 13-30/31 (SHT 2)	148-5A221 110	5464 - 015 - 015

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Arroyo Community Plan Area - Northeast Los Angeles	Census Tract - 1852.01 Census Tract - 1852.02 District Map - 148-5A221 Energy Zone - 9 Hillside Grading Area - YES	Hillside Ordinance - YES Near Source Zone Distance - 2.3 Thomas Brothers Map Grid - 594-J4
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

ZONE(S): R1-1 /

4. DOCUMENTS

Z1 - Z1-1574	ORD - ORD-172316
Z1 - Z1-1857	ICO - ORD-170089 Northeast LA IPRO
Z1 - Z1-2274	CPC - CPC-1989-177-IPRO
SPA - Mount Washington - Glassell Par	

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Alarcon, Gloria L	304 Avenue 44	LOS ANGELES CA 90065
Tenant: Applicant (Relationship: Owner-Blair) Glenn Williams -	3820 San Rafael Al	LOS ANGELES, CA 90065 (213) 926-6047

7. EXISTING USE (01) Dwelling - Single Family	PROPOSED USE	8. DESCRIPTION OF WORK Replace drywall/plaster (patch and paint). Non-structural repair only. Interior kitchen remodel/repair (no changes in walls or openings). Replace damaged wood framing (less than 10%). Same size/spacing/type.
---------------------------------------------------------	---------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:	DAS PC By:
OK for Cashier:	Coord. OK:
Signature:	Date:

For information and/or inspection requests originating within LA County.
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 41611190
Project Name:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$3,720	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	245.05		
Permit Fee Subtotal Bldg-Alter/Rep:	130.00		
Electrical	33.80		
Plumbing	33.80		
E.Q. Instrumentation	0.50		
O.S. Surcharge	4.36		
Svs. Surcharge	13.09		
Planning Surcharge	4.50		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	20.00		

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Payment Date: 06/11/04
Receipt No: IN050140181
Amount: \$245.05
Method: Credit Card

2004EP03386

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)656-2067. Toilet and shower water conservation devices required.
Battery operated smoke detectors required located per code.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE#

0

PHONE

2139266047

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: GLENN WILLIAMSSign: Internet e-Permit System DeclarationDate: 06/11/2004 Owner Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



For use by cashier only

PERMIT #: 04016 - 90000 - 11190

ADDRESS: 3820 E San Rafael Ave

OWNER: Alarcon, Gloria L
304 Avenue 44
LOS ANGELES CA 90065

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

Payment Date: 06/11/04
Receipt No: IN050140181
Amount: \$245.05
Method: Credit Card

JOB DESCRIPTION: Replace drywall/plaster (patch and paint). Non-structural repair only. Interior kitchen remodel/repair (no changes in walls or openings). Replace damaged wood framing (less than 10%). Same size/spacing/type.

INSPECTION RECORDS MUST BE AVAILABLE WHEN REQUESTED

GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Gas Piping		
Heating & Refrigeration		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Framing		
Insulation		
Elevator		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
Exterior Lathing		
Interior Lathing		
Drywall		
OK to Cover Walls		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
FINAL INSPECTIONS		
Electrical		
Plumbing		
Gas		
Gas Test		
Heating & Refrigeration		
Elevator		
Fire Sprinkler		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
PROJECT FINAL		

**FOR INSPECTION REQUESTS, PLEASE CALL
(888) LA-4BUILD (524-2845)
Outside LA County, call (213) 482-0000**

SUPPLEMENTAL NOTES: _____

IMPORTANT NOTICE

- * Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- * Inspection(s) may be requested anytime via the Internet or touch tone phone. To request an inspection via the Internet, go to www.ladbs.org and click the "Inspection" link. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for the Automated Inspection Request System. To request an inspection via the Customer Call Center between 7:00 a.m. and 5:00 p.m., select option 2. Outside LA County, call (213) 482-0000.
- * When requesting an inspection, the following information may be requested: job address, type of inspection, use of building, 15 digit permit number and a contact phone number of the person who can be reached on the day of the inspection. Inspection request(s) received by the Customer Call Center before 2:00 p.m. or Internet or Automated Inspection Request System before 3:00 p.m. can be requested for the following business day. An automated system will attempt to telephone the contact phone number before 10:00 a.m. on the day of the inspection.
- * Permit fees provide for a limited number of inspections. A re-inspection fee may be assessed when the work for which an inspection was requested is not ready, when inspection records are not available, or where no site access is made available.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The Department reserves the right to expire any permit where work has been suspended for a period of 180 days.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

3820 E San Rafael Ave



Permit #:
Plan Check #:
Event Code:

04041 - 90000 - 15527

Printed: 06/23/04 10:40 AM

Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 06/23/2004 Last Status: Issued Status Date: 06/23/2004
-------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

<u>1. PROPERTY OWNER</u>			
Alarcon, Gloria L	304 Avenue 44	LOS ANGELES CA 90065	
<u>2. APPLICANT INFORMATION</u> (Relationship: Net Applicant)			
Lev Branover -	2661 Bronholly Dr	LOS ANGELES, CA 90068	(323) 656-4262
<u>3. TENANT INFORMATION</u>			

<u>4. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>				<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) Branover Contractors Inc	2661 Bronholly Dr,	Los Angeles, CA 90068	C10	484143	3236564262	

<u>5. APPLICATION COMMENTS</u> E-Permit paid by credit card, fax number-> (323)467-6040.

<u>6. DESCRIPTION OF WORK</u> Provide 2 110V circuits and 2 220V circuits. Replace 20 receptacles and 5 light fixtures.

<u>7. COUNCIL DISTRICT:</u>]

<u>8. APPLICATION PROCESSING INFORMATION</u> PC OK By: OK for Cashier: Signature: _____ Date: _____

For information and/or inspection requests originating within LA County.
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)
For Cashier's Use Only W/O #: 44115527
Project Name:

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

<u>9. FEE INFORMATION</u> Inspection Fee Period	
Permit Fee: 129.06	
INSPECTION TOTAL Electrical	129.06
Permit Total	129.06
Permit Fee Subtotal Electrical	102.50
Permit One Stop Surcharge	2.39
Permit Sys. Development Surcharge	7.17
Permit Issuing Fee	17.00

Payment Date: 06/23/04
Receipt No: IN050140863
Amount: \$129.06

3820 E San Rafael Ave
04041-90000-15527

10. FEE ITEM INFORMATION					
EXISTING BRANCH CIRCUITS					
Number of Units	(25)	33.50			
NEW BRANCH CIRCUIT					
Ltg/Gen Rec, Dwell App, Non-Dwell App	(2)	25.00	15-20 Amp 208V to 277V Lighting	(2)	44.00

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC).

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** Lic. No.: **484143** Contractor: **BRANOVER CONTRACTORS INC.**

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMPENSATION FUND** Policy Number: **1054446-02**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

13. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

14. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC)

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **LEV BRANOVER** Sign: _____ Internet ePermit System Declaration Date: **06/23/2004** Contractor Authorized Agent

10. FEE ITEM INFORMATION**EXISTING BRANCH CIRCUITS**

Number of Units (25) 33.50

NEW BRANCH CIRCUIT

Lic/Gen Rec, Dwell App, Non-Dwell App (15) 62.50

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC).

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** Lic. No.: **484143** Contractor: **BRANOVER CONTRACTORS INC.****12. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMPENSATION FUND** Policy Number: **1054446-02**

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

13. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

14. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **LEV BRANOVER** Sign: _____ Internet ePermit System Declaration Date: **08/06/2004** Contractor Authorized Agent



Nonbldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter No Submit Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 08/11/2004
-------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ROBERT MARSH AND CO.	BLK 3	14		M B 13-30/31 (SHT 2)	148-5A221 110	5464 - 015 - 015

3. PARCEL INFORMATION Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - I Certified Neighborhood Council - Arroyo Community Plan Area - Northeast Los Angeles	Census Tract - 1852.01 Census Tract - 1852.02 District Map - 148-5A221 Energy Zone - 9 Hillside Grading Area - YES	Hillside Ordinance - YES Near Source Zone Distance - 2.3 Thomas Brothers Map Grid - 594-J4
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

NE(S): R1-1 /

4. DOCUMENTS ZI - ZI-1574 ZI - ZI-1857 ZI - ZI-2274 SPA - Mount Washington - Glassell Park	ORD - ORD-172316 ICO - ORD-170089 Northeast LA IPRO CPC - CPC-1989-177-IPRO
---------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):	304 Avenue 44	LOS ANGELES CA 90065	
Tenant:			
Applicant: (Relationship: Owner-Bldr)	Glenn Williams - Owner-Builder	3820 San Rafael Ave	LA, CA 90065 (310) 722-9092

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(23) Fence Wall	REPLACE EXISTING BLOCK WALL, MAX 6' HEIGHT, NOT IN REQD SIDE YARD, PER CITY STANDARD DETAIL.

9. # Bldgs on Site & Use: SFD

10. APPLICATION PROCESSING INFORMATION			
BLDG. PC By: Priska Lazuardi	DAS PC By:		
OK for Cashier: Catherine Nuezca	Coord. OK:		
Signature: <i>C. Nuezca</i>	Date: 8/11/04		

For information and/or inspection requests originating within LA County.
Call toll-free (888) LA4BUILD
 Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)
 For Cashier's Use Only W/O #: 42600101

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$2,000	PC Valuation:
FINAL TOTAL Nonbldg-Alter/Repa	149.84
Permit Fee Subtotal Nonbldg-Alter/I	130.00
Plan Check Subtotal Nonbldg-Alter/I	0.00
Fire Hydrant Refusé-To-Pav	
E.O. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	3.90
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

LA Department of Building and Safety
 LA 05 08 120923 08/11/04 10:09AM

BUILDING PERMIT-RES	\$130.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.83
CITY PLANNING SURCH	\$3.90
MISCELLANEOUS	\$5.00

Total Due:	\$149.84
Credit Card:	\$149.84

04LA 62367

12. ATTACHMENTS
 Plot Plan *[Signature]*



13. STRUCTURE INVENTORY

04026 - 10000 - 00101

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(D) , Owner-Builder	3820 San Rafael Ave, , 90065		0	3107229092

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: GLENK WILLIAMS Sign: [Signature] Date: 8/11/04 Owner Authorized Agent

3820 E San Rafael Ave

Permit Application #: 04026 - 10000 - 00101

Nonbldg-Alter/Repair
1 or 2 Family Dwelling
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO

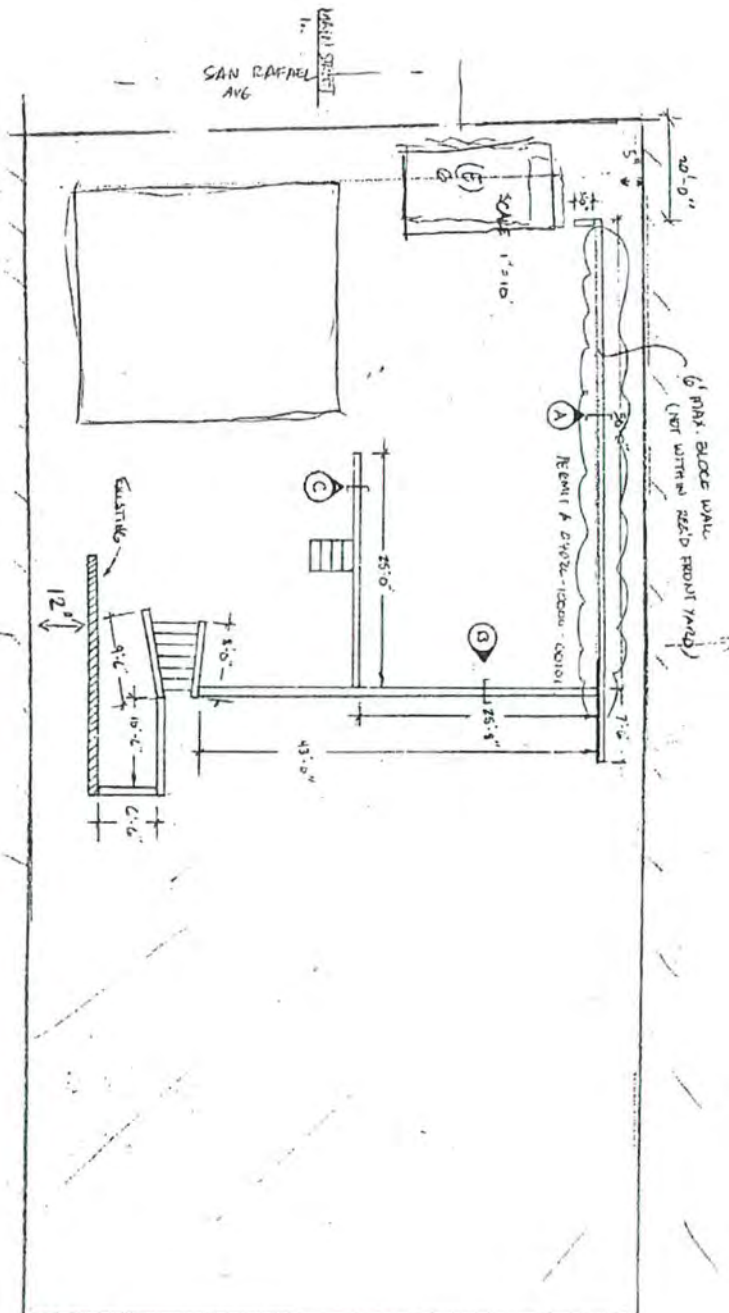
PLOT PLAN ATTACHMENT

Printed on: 08/09/04 13:04:49

10108262880101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

3820 SAN RAFAEL





Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 09/20/2004 Last Status: Issued Status Date: 09/20/2004
-------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

<u>1. PROPERTY OWNER</u>		
Williams, Glenn	3820 San Rafael Ave	LOS ANGELES CA 90065
<u>2. APPLICANT INFORMATION</u> (Relationship: Not Applicant)		
Lev Branover -	2661 Bronholly Dr	LOS ANGELES, CA 90068 (323) 656-4262
<u>3. TENANT INFORMATION</u>		

<u>4. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>			<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE#</u>
(C) Branover Contractors Inc	2661 Bronholly Dr,	Los Angeles, CA 90068	C10	484143	3236564262

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number -> (323)467-6040

6. DESCRIPTION OF WORK
Provide 19 new electrical circuits.

7. COUNCIL DISTRICT: 1

8. APPLICATION PROCESSING INFORMATION
PC OK By:
OK for Cashier:
Signature: _____ Date: _____

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941 (LA4BUILD = 524-2845)

For Cashier's Use Only **W/O #: 44123640**
Project Name:

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.
In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

3820 E San Rafael Ave
04041-90000-23640

<u>9. FEE INFORMATION</u> Inspection Fee Period	
Permit Fee:	270.00
INSPECTION TOTAL Electrical	270.00
Permit Total	270.00
Permit Fee Subtotal Electrical	233.00
Permit One Stop Surcharge	5.00
Permit Sys. Development Surcharge	15.00
Permit Issuing Fee	17.00

Payment Date: 09/20/04
Receipt No: IN050146451
Amount: \$270.00

10. FEE ITEM INFORMATION**NEW BRANCH CIRCUIT**

Ltg Gen Rec, Dwell App, Non-Dwell App (19) 233.00

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC).

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** Lic. No.: **484143** Contractor: **BRANOVER CONTRACTORS INC.**

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMPENSATION FUND** Policy Number: **1054446-02**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

13. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

14. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **LEV BRANOVER** Sign: **Internet ePermit System Declaration** Date: **09/20/2004** Contractor Authorized Agent

3820 E San Rafael Ave



Permit #: APC
Plan Check #: APC
Event Code:

04020 - 10000 - 04613

Printed: 01/27/05 03:40 PM

Nonbldg-New City of Los Angeles - Department of Building and Safety
1 or 2 Family Dwelling
Appointment Plan Check
Plan Check Submittal
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 01/27/2005

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
ROBERT MARSH AND CO.	BLK 3	14		M B 13-30/31 (SHT 2)	148-5A221 110	5464 - 015 - 015

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles	Census Tract - 1852.01	Hillside Ordinance - YES
LADBS Branch Office - LA	Census Tract - 1852.02	Lot Size - IRR
Council District - 1	District Map - 148-5A221	Lot Type - Interior
Certified Neighborhood Council - Arroyo	Energy Zone - 9	Near Source Zone Distance - 2.3
Community Plan Area - Northeast Los Angeles	Hillside Grading Area - YES	Thomas Brothers Map Grid - 594-J4

ZONE(S): R1-1 /

4. DOCUMENTS

Z1 - Z1-1857 Mount Washington - Glass
SPA - Mount Washington - Glassell Park
ORD - ORD-172316
CPC - CPC-1989-177-IPRO

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Williams, Glenn 3820 San Rafael Ave LOS ANGELES CA 90065

Tenant:
Applicant: (Relationship: Owner)
Glenn Williams - P.O. Box 572110 TARZANA, CA 91357 (323) 939-7777

7. EXISTING USE

PROPOSED USE
(23) Fence Wall
(23) Retaining Wall

8. DESCRIPTION OF WORK

REMOVE AND REPLACE 6'-0" MAX. HIGH & 51'-8" LFT LONG RETAINING WALLS AT REAR PORTION OF LOT. CONSTRUCT 6' MAX HIGH & 49'-9" LFT LONG CMU FENCE WITH PILASTERS ALONG NORTH-EAST SIDE PROPERTY LINE.

9. # Bldgs on Site & Use: SFD W/ ATT. GAR

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Carlos Villarreal) DAS PC By:
OK for Cashier: Ken Gill) Coord. OK:
Signature: Date: 1-27-05

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 42004613
LA Department of Buildings and Safety
LA 03 29 128870 01/27/05 03:54PM

BUILDING PERMIT-RES	\$130.00
EI RESIDENTIAL	\$0.60
ONE STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.84
CITY PLANNING SURCH	\$3.90
MISCELLANEOUS	\$5.00

Total Due:	\$149.95
Credit Card:	\$149.95
05LA 69594	

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation	\$6,000	PC Valuation:
FINAL TOTAL Nonbldg-New	149.95	
Permit Fee Subtotal Nonbldg-New	130.00	
Plan Check Subtotal Nonbldg-New	0.00	
Fire Hydrant Refuse-To-Pay	0.00	
E.O. Instrumentation	0.60	
O.S. Surcharge	2.61	
Sys. Surcharge	7.84	
Planning Surcharge	3.90	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan



* P 0 4 0 2 0 1 0 0 0 0 0 4 6 1 3 F N *

1010216200513608

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Mirzadeh, Amir	P O Box 572110,	Tarzana, CA 91357	C58119	
(O) Owner-Builder			0	323-939-7777

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason: Section 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

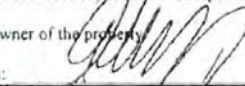
I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: Glenn Williams Sign: 

Date: 1/27/05 Owner Authorized Agent

Nonbldg-New
1 or 2 Family Dwelling
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

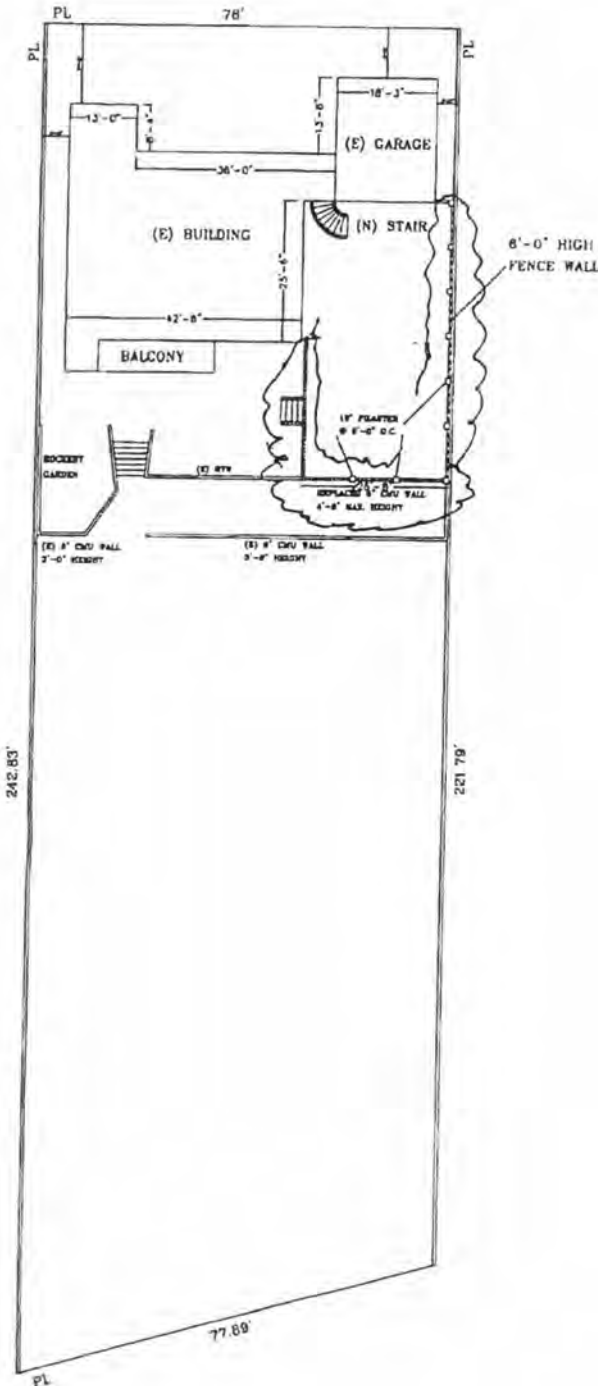
Plan Check #: APC
Initiating Office: METRO
Printed on: 01/27/05 14:32:19

PLOT PLAN ATTACHMENT

8095150029120101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

SAN RAFAEL AVENUE



3820 E San Rafael Ave



Permit #:
Plan Check #: APC
Event Code:

04030 - 10000 - 03771

Printed: 01/27/05 04:01 PM

Grading
1 or 2 Family Dwelling
Appointment Plan Check
Plan Check Submittal
City of Los Angeles - Department of Building and Safety
APPLICATION FOR GRADING PERMIT
AND GRADING CERTIFICATE
Last Status: Ready to Issue
Status Date: 01/27/2005

Table with 4 columns: TRACT, BLOCK, LOT(s), ABB, COUNTY MAP REF #, PARCEL ID # (PIN #), ASSESSOR PARCEL #. Row 1: ROBERT MARSH AND CO. BLK 3 14, M B 13-30/31 (SHT 2), 148-5A221 110, 5464 - 015 - 015

3. PARCEL INFORMATION
Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Arroyo
Community Plan Area - Northeast Los Angeles
Census Tract - 1852.01
Census Tract - 1852.02
District Map - 148-5A221
Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR
Lot Type - Interior
Near Source Zone Distance - 2.3
Thomas Brothers Map Grid - 594-J4
ZONE(S): R1-1 /

4. DOCUMENTS
Z1 - Z1-1857 Mount Washington - Glassc
SPA - Mount Washington - Glassell Park
ORD - ORD-172316
CPC - CPC-1989-177-IPRO

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Williams, Glenn 3820 San Rafael Ave LOS ANGELES CA 90065
Tenant:
Applicant: (Relationship: Owner) Glenn Williams - P.O. Box 572110 TARZANA, CA 91357 (323) 939-7777

7. EXISTING USE PROPOSED USE (70) Grading - Hillside
8. DESCRIPTION OF WORK EXCAVATION & BACKFILL FOR RETAINING WALLS.

9. # Bldgs on Site & Use: SFD W/ ATT. GAR
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Carlos Villarreal DAS PC By:
OK for Cashier: Abram Bass Coord. OK:
Signature: Date: 1-27-05

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)
For Cashier's Use Only W/O #: 43003771
LA Department of Building and Safety
LA 01 26 125388 01/27/05 04:08PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: 30 cu yd PC Valuation:
FINAL TOTAL Grading 182.60
Permit Fee Subtotal Grading 160.00
Plan Check Subtotal Grading 0.00
O.S. Surcharge 3.20
Svs. Surcharge 9.60
Planning Surcharge 4.80
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

GRADING PERMIT \$160.00
ONE STOP SURCH \$3.20
SYSTEMS DEVT FEE \$9.60
CITY PLANNING SURCH \$4.80
MISCELLANEOUS \$5.00
Total Due: \$182.60
Credit Card: \$182.60
05LA 69595

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan



1010216200513608

14. APPLICATION COMMENTS

SEE CLEARANCE ON PERMIT 04020-10000-04613

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(E) Mirzadeh, Amir P O Box 572110, Tarzana, CA 91357
 (O) , Owner-Builder

CLASS LICENSE# FIGURE #

C58119
0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC)

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason: Section 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

OR
 I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclist.html>

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Cabrera William Sign: _____

Date: 1/27/05 Owner Authorized Agent

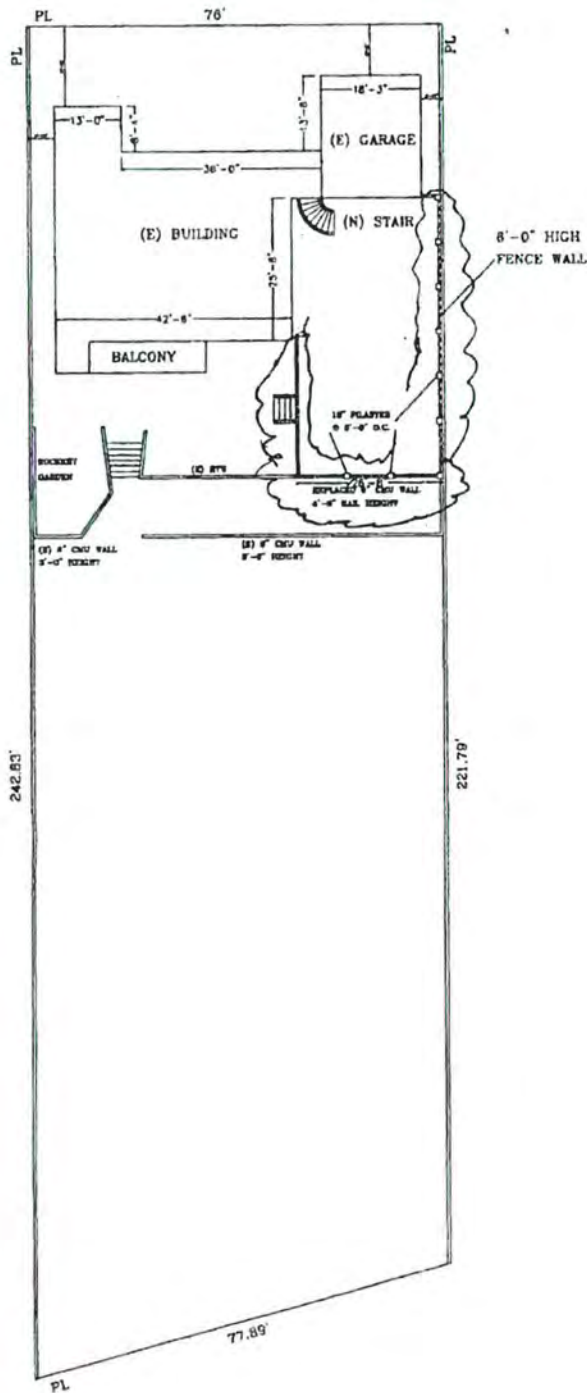
Grading
1 or 2 Family Dwelling
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

Plan Check #: APC
Initiating Office: METRO
Printed on: 01/27/05 14:46:03

PLOT PLAN ATTACHMENT

SAN RAFAEL AVENUE



3820 E San Rafael Ave



Permit #:
Plan Check #:
Event Code:

06041 - 90000 - 24667
Printed: 10/02/06 02:40 PM

Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 10/02/2006 Last Status: Issued Status Date: 10/02/2006
-------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

<u>1. PROPERTY OWNER</u>			
Williams, Glenn	3820 San Rafael Ave	LOS ANGELES CA 90065	
<u>2. APPLICANT INFORMATION</u> (Relationship: Owner-Bldr)			
Glenn Williams -	3820 San Rafael Ave	LOS ANGELES, CA 90065	(323) 225-9999
<u>3. TENANT INFORMATION</u>			

<u>4. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE#</u>
(O), Owner-Builder		0	3232259999

5. APPLICATION COMMENTS
This e-permit is issued based on your response to the questions indicating that the project does not require plan check. The Department reserves the right to require plan check of a project when deemed necessary by a Department representative. E-Permit paid by credit card, fax number-> NA.

6. DESCRIPTION OF WORK
MOVE 3 ELETRICAL OUTLETS ,ADD 1 OUTLET

7. COUNCIL DISTRICT:]

8. APPLICATION PROCESSING INFORMATION
PC OK By:
OK for Cashier:
Signature: _____ Date: _____

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside L.A County, call (213) 482-0000 or visit www.ladbs.org
For Cashier's Use Only **W/O #: 64124667**

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.
In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

<u>9. FEE INFORMATION</u> Inspection Fee Period	
Permit Fee: 70.20	
INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 10/02/06
Receipt No: IN050193941
Amount: \$70.20

10. FEE ITEM INFORMATION**EXISTING BRANCH CIRCUITS**

Number of Units (6) 16.50

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

11. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

14. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: GLENN WILLIAMS

Sign:

Internet ePermit System Declaration

Date:

10/02/2006



Owner



Authorized Agent

3820 E San Rafael Ave



Permit #:
Plan Check #:
Event Code:

09016 - 90000 - 09015

Printed: 06/18/09 09:32 AM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 06/18/2009 Last Status: Issued Status Date: 06/18/2009
--------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ROBERT MARSH & CO.'S	BLK 3	14		M B 13-30/31 (SHT 2)	148-5A221 110	5464 - 015 - 015

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Arroyo Seco Community Plan Area - Northeast Los Angeles	Census Tract - 1852.01 Census Tract - 1852.02 District Map - 148-5A221 Energy Zone - 9 Fire District - VHF11S2	Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 2 Thomas Brothers Map Grid - 594-J4
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

ZONE(S): R1-1

4. DOCUMENTS

Z1 - Z1-2129 East Los Angeles State En CDBG - SEZ-East Los Angeles State En
SPA - Mount Washington - Glassell Par
ORD - ORD-172316
CPC - CPC-1989-177-IPRO

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Romano, Carmen Tr First Home Trust 16 22nd St 3RD FLR NEW YORK NY 10010

Tenant:
Applicant (Relationship: Owner-Blnd):
Carmen Romano - 3820 San Rafael Ave LOS ANGELES, CA 90065 (310) 430-4620

7. EXISTING USE (01) Dwelling - Single Family

PROPOSED USE

8. DESCRIPTION OF WORK
Replace 1 window(s). Same size, location, number, type

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Coord. OK:
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231

For Cashier's Use Only W/O #: 91609015
Project Name:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$301	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	103.44	
Permit Fee Subtotal Bldg-Alter/Reps	65.00	
F. Q. Instrumentation	0.50	
O.S. Surcharge	1.71	
Svs. Surcharge	5.13	
Planning Surcharge	5.10	
Planning Surcharge Misc Fee	5.00	
Green Building Fee	1.00	
Permit Issuing Fee	20.00	
Permit Fee-Single Inspection Flag		

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 06/18/09
Receipt No: IN0501164377
Amount: \$103.44
Method: Credit Card

2009EP15583

12. ATTACHMENTS

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> NA.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE

0 3104304620

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3,4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: CARMEN ROMANO

Sign: Internet e-Permit System Declaration

Date: 06/18/2009

 Owner Authorized Agent

3820 E San Rafael Ave



Permit #:
Plan Check #:
Event Code:

09041 - 90000 - 11570
Printed: 06/24/09 09:30 AM

Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 06/24/2009 Last Status: Issued Status Date: 06/24/2009
-------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

1. PROPERTY OWNER		
Romano, Carmen Tr First Home Trust	16 22nd St 3RD FLR	NEW YORK NY 10010
2. APPLICANT INFORMATION (Relationship: Not Applicant)		
Scott Rothenberger -	255 Viking Ave	BREA, CA 92821 (714) 674-0194
3. TENANT INFORMATION		

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME			CLASS	LICENSE#	PHONE #
(C) Quickwire Electric Inc	255 Viking Avenue,	Brea, CA 92821	C10	859738	7146740194

5. APPLICATION COMMENTS
F-Permit paid by credit card, fax number-(714)674-0917

6. DESCRIPTION OF WORK
relocate light fixtures and install (11) new devices

7. COUNCIL DISTRICT: |

8. APPLICATION PROCESSING INFORMATION
Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

For Inspection requests, call toll-free (888) LA4BUILD (524-2845).
LA County, call (213) 482-0000 or request Inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 94111570**

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.
In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION	
Inspection Fee Period	
Permit Fee:	70.20
INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 06/24/09
Receipt No: IN0501164832
Amount: \$70.20

3820 E San Rafael Ave
09041-90000-11570

EXPRESS PERMIT INSPECTION RECORD



For use by cashier only

PERMIT #: 09016 - 90000 - 09015
ADDRESS: 3820 E San Rafael Ave

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

Payment Date: 06/18/09
Receipt No: IN0501164377
Amount: \$103.44
Method: Credit Card

OWNER: Romano, Carmen Tr First Home Trust
16 22nd St 3RD FLR
NEW YORK NY 10010

JOB DESCRIPTION: Replace 1 window(s). Same size, location, number, type.

INSPECTION RECORDS MUST BE AVAILABLE WHEN REQUESTED

GROUNDWORK INSPECTIONS	
Electrical	
Plumbing	
Gas Piping	
Heating & Refrigeration	
OK to Place Floor	
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED	
ROUGH INSPECTIONS	
Electrical	
Plumbing	
Fire Sprinkler	
Heating & Refrigeration	
Roof Sheathing	
Framing	
Insulation	
Elevator	
Suspended Ceiling	
OK to Cover	

DO NOT COVER UNTIL PREVIOUS IS SIGNED	
Exterior Lathing	
Interior Lathing	
Drywall	
OK to Cover Walls	
DO NOT COVER UNTIL ABOVE IS SIGNED	
WORK OUTSIDE OF THE BUILDING	
Electrical Underground	
Gas	
Heating & Refrigeration	
Sewer	
FINAL INSPECTIONS	
Electrical	
Plumbing	
Gas	
Gas Test	
Heating & Refrigeration	
Elevator	
Fire Sprinkler	
LAFD (Title 19 only)	
LAFD Fire Life Safety	
PROJECT FINAL	

**FOR INSPECTION REQUESTS, PLEASE CALL
(888) LA-4BUILD (524-2845)
Outside LA County, call (213) 482-0000**

SUPPLEMENTAL NOTES: _____

IMPORTANT NOTICE

- * Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- * Inspection(s) may be requested anytime via the Internet or touch tone phone. To request an inspection via the Internet, go to www.ladbs.org and click the "Inspection" link. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for the Automated Inspection Request System. To request an inspection via the Customer Call Center between 7:00 a.m. and 5:00 p.m., select option 2. Outside LA County, call (213) 482-0000.
- * When requesting an inspection, the following information may be requested: job address, type of inspection, use of building, 15 digit permit number and a contact phone number of the person who can be reached on the day of the inspection. Inspection request(s) received by the Customer Call Center before 2:00 p.m. or Internet or Automated Inspection Request System before 3:00 p.m. can be requested for the following business day. An automated system will attempt to telephone the contact phone number before 10:00 a.m. on the day of the inspection.
- * Permit fees provide for a limited number of inspections. A re-inspection fee may be assessed when the work for which an inspection was requested is not ready, when inspection records are not available, or where no site access is made available.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The Department reserves the right to expire any permit where work has been suspended for a period of 180 days.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

10. FEE ITEM INFORMATION

EXISTING BRANCH CIRCUITS		
Permanent Yard Lighting	(21)	21.00
FIRE ALARM, COMM & CTRL		
SFD & Apt Smoke Detectors	(11)	11.00
NEW BRANCH CIRCUIT		
1-p. Gas Res., Dwell App, Non-Dwell App	(11)	12.50

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951)

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** Lic. No.: **859738** Contractor: **QUICKWIRE ELECTRIC INC.**

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

() I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE FUND** Policy Number: **038218-07**

() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

14. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration, and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **SCOTT ROTHENBERGER** Sign: _____ Internet ePermit System Declaration Date: **06/24/2009** Contractor Authorized Agent



Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 07/23/2012 Last Status: Issued Status Date: 07/23/2012
--------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>COUNTY MAP REF #</u>	<u>PARCEL ID # (PIN #)</u>	<u>2. ASSESSOR PARCEL #</u>
ROBERT MARSH & CO'S MOUN	BLK 3	14		M B 13-30/31 (SIIT 2)	148-5A221 110	5464 - 015 - 015

<u>3. PARCEL INFORMATION</u>		
Area Planning Commission - East Los Angeles	Census Tract - 1852.01	Hillside Grading Area - YES
LADBS Branch Office - LA	Census Tract - 1852.02	Hillside Ordinance - YES
Council District - 1	District Map - 148-5A221	Near Source Zone Distance - 2
Certified Neighborhood Council - Arroyo Seco	Energy Zone - 9	Thomas Brothers Map Grid - 594-J4
Community Plan Area - Northeast Los Angeles	Fire District - VIIIFHSZ	

ZONING(S): R1-1

<u>4. DOCUMENTS</u>	
ZI - ZI-2129 East Los Angeles State Enterpris	CPC - CPC-1989-177-IPRO
SPA - Mount Washington - Glassell Park	CDBG - SEZ-East Los Angeles State Enterpris
ORD - ORD-172316	BHO - Yes
HLSAREA - Yes	

<u>5. CHECKLIST ITEMS</u>

<u>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>			
Owner(s)			
Romano, Carmen Tr First Home Trust	16 22nd St 3RD FLR	NEW YORK NY 10010	
Tenant			
Applicant: (Relationship: Net Applicant)			
Edmund Sylvis -	1410 N Lake Ave	PASADENA, CA 91104	(626) 791-2300

<u>7. EXISTING USE</u>	<u>PROPOSED USE</u>
(01) Dwelling - Single Family	

<u>8. DESCRIPTION OF WORK</u>
Add sill plate anchor bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92)

<u>9. # Bldgs on Site & Use:</u>	
<u>10. APPLICATION PROCESSING INFORMATION</u>	
BLDG. PC By:	DAS PC By:
OK for Cashier:	Coord. OK:
Signature:	Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside L.A. County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 41ACITY (452-2489). Outside L.A. County, call (213) 473-3231

For Cashier's Use Only W/O #: 21614594

<u>11. PROJECT VALUATION & FEE INFORMATION</u>		Final Fee Period
Permit Valuation	\$4,825	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	161.61	
Permit Fee Subtotal Bldg-Alter/Repair	101.25	
E.Q. Instrumentation	0.50	
O.S. Surcharge	2.58	
Sys. Surcharge	7.73	
Planning Surcharge	7.70	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	3.85	
CA Bldg Std Commission Surcharge	1.00	
Permit Issuing Fee	27.00	
Permit Fee- Single Inspection Flag		
Sewer Cap ID		Total Bond(s) Due:

Payment Date: 07/23/12
 Receipt No: IN0501297499
 Amount: \$161.61

2012EP26398

<u>12. ATTACHMENTS</u>

14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number: (626)791-0306. Toilet and shower water conservation devices required. Installation of smoke and carbon monoxide detectors may be required as per 91.5R314.6 and 91.5R315.2 of the LARC and the Health and Safety Code Section 131117.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CITY	CLASS	LICENSE #	PHONE #
(C) Seismic Safety Inc	1410 N Lake Avenue,	Pasadena, CA 91104	B	662926	(626) 791-2300

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **662926** Contractor: **SEISMIC SAFETY**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **CALIFORNIA INSURANCE COMPANY** Policy Number: **46-084245-01-03**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration, and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **EDMUND SYLVIS** Sign: **Interact e-Permit System Declaration** Date: **07/23/2012** Contractor Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 07/23/12
 Receipt No: IN0501297499
 Amount: \$161.61
 Method: Credit Card

PERMIT #: 12016 - 90000 - 14594
ADDRESS: 3820 E San Rafael Ave
OWNER: Romano, Carmen Tr First Home Trust
 16 22nd St 3RD FLR
 NEW YORK NY 10010

Bldg-Alter/Repair
 1 or 2 Family Dwelling
 Express Permit
 No Plan Check

JOB DESCRIPTION: Add sill plate anchor bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		
FOR INSPECTION REQUESTS, PLEASE CALL 3-1-1 OR OUTSIDE CITY OF LOS ANGELES 888-LA4-BUILD (888)524-2845 or www.ladbs.org		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required YES NO

SUPPLEMENTAL NOTES:

IMPORTANT NOTICE

- * Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m.. When requesting an inspection, the following are required: (1) The job address, (2) Type of inspection, (3) Use of building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phonenumber to confirm the inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
 201 N. Figueroa St., 4th Fl.
 Los Angeles, CA 90012

Van Nuys
 6262 Van Nuys Blvd., 2nd Fl.
 Van Nuys, CA 91401

West Los Angeles
 1828 Sawtelle Blvd., 2nd Fl.
 Los Angeles, CA 90025

San Pedro
 638 S. Beacon St., 2nd Fl.
 San Pedro, CA 90731

South Los Angeles
 8475 S. Vermont Ave., 2nd Fl.
 Los Angeles, CA 90044



Bldg-Alter/Repair
 1 or 2 Family Dwelling
 Plan Check at Counter
 Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
 Status Date: 08/09/2012

L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
ROBERT MARSH & CO.'S MC	BLK 3	14		M B 13-30/31 (SHT 2)	148-5A221 110	5464 - 015 - 015

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles	Census Tract - 1852.01	Hillside Grading Area - YES
LADBS Branch Office - LA	Census Tract - 1852.02	Hillside Ordinance - YES
Council District - 1	District Map - 148-5A221	Near Source Zone Distance - 2
Certified Neighborhood Council - Arroyo Seco	Energy Zone - 9	Thomas Brothers Map Grid - 594-J4
Community Plan Area - Northeast Los Angeles	Fire District - VHFHSZ	

ZONES(S): RI-1

4. DOCUMENTS

ZI - ZI-2129 East Los Angeles State Ent	CPC - CPC-1989-177-IPRO
SPA - Mount Washington - Glassell Park	CDBG - SEZ-East Los Angeles State En
ORD - ORD-172316	BHO - Yes
HLSAREA - Yes	

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve	Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1	
Combine Elec - Wrk. per 91.107.2.1.1.1	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Luttrell, Peter R	3820 San Rafael Ave	LOS ANGELES CA 90065
Tenant:		
Applicant: (Relationship: Architect) Lawrence Woodcraft -		(818) 701-7752

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(01) Dwelling - Single Family (07) Garage - Private		INTERIOR NON STRUCTURAL REMODEL CONVERT A BATHROOM TO A POWDER ROOM AND BATHROOM REMOVE PARTITION BETWEEN THE LIBRARY AND BEDROOM TO ENLARGE THE BEDROOM. ADD WET BAR IN THE LIVING ROOM. ALL WORK PER APPROVED PERMITS.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Jose Mendoza	DAS PC By:
OK for Cashier: Choi Yan	Coord. OK:
Signature: <i>CY</i>	Date: <i>8.9.12</i>

For inspection request, call toll-free (888) 4A4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 21615298

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$12,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	367.97	CA Bldg Std Commission Surchar 1.00
Permit Fee Subtotal Bldg-Alter/Re	190.00	Permit Issuing Fee 0.00
Electrical	49.40	
HVAC	24.70	
Plumbing	49.40	
Plan Check Subtotal Bldg-Alter/Re	0.00	
Fire Hydrant Refuse-To-Pay		
E Q Instrumentation	1.20	
O.S. Surcharge	6.29	
Sys. Surcharge	18.88	
Planning Surcharge	11.40	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surchar	5.70	
Sewer Cap ID:		Total Bond(s) Due

12. ATTACHMENTS

Plot Plan



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2012 WL 44191

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(A) Woodcraft, Lawrence Albert

20242 Elkwood Street,

Winnetka, CA 91306

C23651

(310) 433-6265

(C) Elite Remodeling & Construction Inc

15130 Ventura Blvd.

Sherman Oaks, CA 91403

B

823311

(310) 433-6265

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22 12 & 22 13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B**

License No.: **823311**

Contractor: **ELITE REMODELING & CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund**

Policy Number: **497-0002572**

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/eh/lead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any):

Lender's Address:

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the abovementioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board department officer, or employee thereof, make any warranty nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ELITE REMODELING & CONSTRUCTION INC** Sign:  Date: **8/11/16** Contractor Authorized Agent

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B12VN08135
Initiating Office: VAN NUYS
Printed on: 08/01/12 14:26:35

PLOT PLAN ATTACHMENT

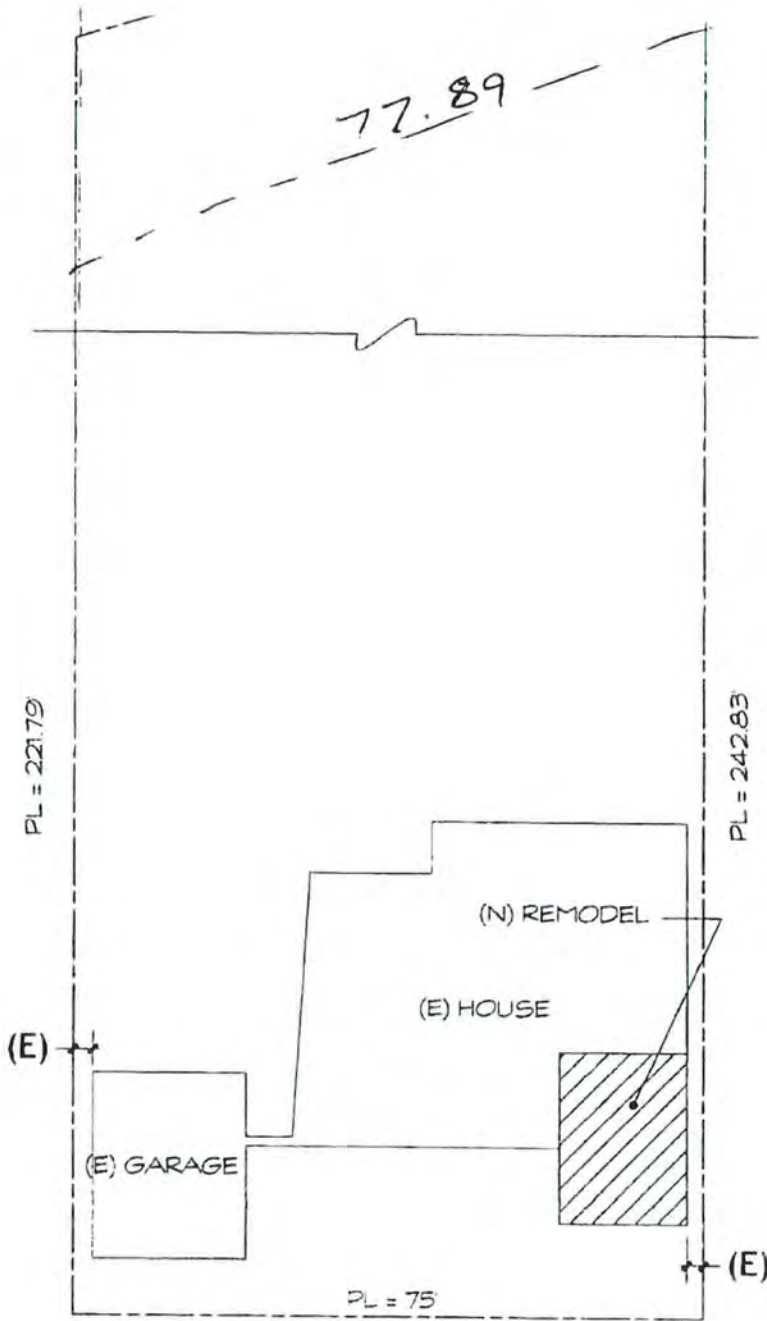
THE LOCATION OF THE
THE CONSTRUCTION SHALL NOT
10 FEET OF ANY POWER LINES-
OR NOT THE LINES ARE
IN THE PROPERTY. FAILURE
MAY CAUSE CONSTRUCTION
D/OR ADDITIONAL EXPENSES.

2551523037230102

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



PLOT PLAN
SCALE: 1/16" = 1'-0"



SAN RAFAEL AVENUE

Jan
RT1
AUG 01 2012

City of Los Angeles - Department of Building and Safety
GRADING PRE-INSPECTION REPORT

Address: **3820 E San Rafael Ave (90065)**
 CD: **14A** Grad Dist.: **STGRDM1** Log No.: **LA04023** Permit Application:

Purpose: **REMOVE AND REPLACE EXISTING YARD RETAINING WALLS FOR DWLG** Property Posted: **No** Posting Date:
 GPI Fees Paid: **Yes** Posting Fees Paid:

TRACT: **ROBERT MARSH AND CO'S MOUNT WASHINGTON NO.1**
 BLOCK: **BLK 3 LOT(S): 14** ARB: COUNTY REF. NO.:

INSPECTORS REPORT OF FIELD CONDITIONS

Approved Graded Lot: No	Bearing Value: Table 18.1.A
Fill over 100 feet: No	Buttress Fill: No
Slope of Surface: Descending	Natural Soil Classification Per Table 18.1.A
Cut: 90° Height: 4-5 ft	@ rear yard silty clay/sandstone retaining wall
Fill: 2° Height: 1 ft	Expansive Soil: Yes
Natural: 18° Height: 15 ft	Slide Area: No
Sewer Available: Yes	PSDS Sized Per Code: N/A
Site Below Street	Roof Gutters: No
Condition of Street for Drainage Purposes: A/C	Recommended Termination of Drainage: approved location
Driveway Grade: % Existing	Maximum Rough Grade Allowed: %


GRADING APPROVAL TO ISSUE PERMIT(S)
 OK TO ISSUE. SEE BELOW FOR COMMENTS.
 DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

CONDITIONS & REQUIREMENTS PRECEDENT TO ISSUING PERMIT

- 1. A grading permit is required for excavation and backfill.
- 2. A retaining wall permit is required.
- 3. OSHA permit required for vertical cuts 5 feet or over.
- 4. All footings shall be founded in undisturbed natural soil per Code.
- 5. Comply with the provisions of Section 91.1804.4 for expansive soil conditions.
- 6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
- 7. report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
- 8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans, to sign plans.
- 9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3.
- 10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1806.5.2.
- 11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1806.5.3.
- 12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1806.5.4.
- 13. Department approval is required for construction of on or over slopes steeper than 2 horizontal to 1 vertical.
- 14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
- 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- 16. A Registered Deputy Inspector is required for .
- 17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
- 18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
- 19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained
- 20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
- 21. Stake and flag the property lines in accordance with a licensed survey map **@ north property line**.
- 22. Approval required by the Department of for

ADDITIONAL REQUIREMENTS

- 1. Plans show maximum 4' retaining wall only.
- 2. Offsite grading agreement required if construction over property line.

Inspector Signature 	Inspector, Office, Phone Steve Weis, Metro, 213-482-0398	Date 10/26/2004
------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------	---------------------------

40106602200519076

3820 W Santa Rosalia Dr



Permit #: Plan Check # X12VN18328 Event Code:

12016 - 20000 - 20861

Printed: 10/16/12 01:08 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY Last Status: Ready to Issue Status Date: 10/16/2012

Table with 4 columns: L TRACT, BLOCK, LOT(s), ABB, COUNTY MAP/EE #, PARCEL ID # (PIN #), ASSESSOR PARCEL #

3. PARCEL INFORMATION Area Planning Commission - South Los Angeles Census Tract - 2361.00 Near Source Zone Distance - 1.7 LADBS Branch Office - LA District Map - 114B181 School Within 500 Foot Radius - YES Council District - 8 Energy Zone - 8 Thomas Brothers Map Grid - 673-E2 Certified Neighborhood Council - Empowerment Congre: Fire District - 2 Thomas Brothers Map Grid - 673-E3 Community Plan Area - West Adams - Baldwin Hills - La Hillside Grading Area - YES

ZONES(S): [Q]C2-1

4. DOCUMENTS Table with 4 columns: Description, ORD, CRA, CPC

5. CHECKLIST ITEMS Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): Y M C A O F L A 625 New Hampshire Ave LOS ANGELES CA 90005 Tenant: Applicant (Relationship Contractor)

7. EXISTING USE PROPOSED USE 8. DESCRIPTION OF WORK (01) Dwelling - Single Family Re-roof with Class A or B material weighing less than 6 lbs. per sq. ft.

9. # Bldgs on Site & Use: For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LAC TY (452-2489). Outside LA County, call (213) 473-3231.

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: OK for Cashier: Carolina Guardado Signature: DAS PC By: Coord. OK: Date: 10/16/12 For Cashier's Use Only W/O #: 21620861

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$14,000 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 295.65 Permit Fee Subtotal Bldg-Alter/Re 215.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 1.40 O.S. Surcharge 4.87 Sys. Surcharge 14.60 Planning Surcharge 14.52 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surchar 7.26 CA Bldg Std Commission Surchar 1.00 Permit Issuing Fee 27.00 Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS



* P 1 2 0 1 6 2 0 0 0 2 0 8 6 1 F N *

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) Construction For Less	3768 Berry Dr,	B	965043	
	Studio City, CA 91604			

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No. **965043** Contractor: **CONSTRUCTION FOR LESS**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **Tower Select Ins Co** Policy Number: **WCC002419600**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers compensation laws of California, and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 24-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (if Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the abovementioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property but in the event such work does destroy or unreasonably interfere with such easement a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration, and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Sharli Gupta** Sign:  Date: **10-16-12** Contractor Authorized Agent

3820 E San Rafael Ave



Permit #: Plan Check #: X12VN18335 Event Code:

12016 - 20001 - 20861

Printed: 10/16/12 01:30 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY Last Status: Ready to Issue Status Date: 10/16/2012

Table with 4 columns: 1. TRACT, BLOCK, LOT(s), 2. ASSESSOR PARCEL #. Row 1: ROBERT MARSH & CO'S MC BLK 3 14, M B 13-30/31 (SHT 2), 148-5A221 110, 5464 - 015 - 015

3. PARCEL INFORMATION Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Arroyo Seco Community Plan Area - Northeast Los Angeles Census Tract - 1852.01 Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 2 Thomas Brothers Map Grid - 594-J4

ZONES(S): R1-1

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): Luttrell, Peter R And White, Stephanie 3820 San Rafael Ave LOS ANGELES CA 90065

7. EXISTING USE (01) Dwelling - Single Family

8. DESCRIPTION OF WORK SUPPLEMENTAL PERMIT TO CORRECT ADDRESS TO 3820 SAN RAFAEL AVE **NO FEE DEPT ERROR** LA Department of Buildings and Safety VN 09 17 331519 10/16/12 01:34PM

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: OK for Cashier: Carolina Guardado Coord OK: Signature: [Signature] Date: 10-16-12

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231. For Cashier's Use Only W/O #: 21620861

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$0 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 0.00 Permit Fee Subtotal Bldg-Alter/Re 0.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 0.00 O.S. Surcharge 0.00 Sys. Surcharge 0.00 Planning Surcharge 0.00 Planning Surcharge Misc Fee 0.00 Planning Gen Plan Maint Surchar 0.00 CA Bldg Std Commission Surchar 0.00 Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS Misc. (See Comments)

Total Due: \$0.00 No Fee: \$0.00 NOT FEE NOT FEE NO FEE Home: RUBEN FERRI Addr: 3820 E SAN RAFAEL Ave City: 12016-20001-20861 Dept: LADBS 2012VN18335



14. APPLICATION COMMENTS:
ADDRESS CORRECTION FORM FOR PCIS PERMITS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
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17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No. 965043 Contractor: CONSTRUCTION FOR LESS

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Tower Select Ins Co Policy Number: WCC002419600

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the abovementioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: NISSIM FARHI Sign: Nissim Farhi Date: 10/16/2012 Contractor Authorized Agent

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CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
ADDRESS CORRECTION FORM FOR PCIS PERMITS

I. TO BE COMPLETED BY APPLICANT

(Completed by LADBS for DAFS rejects)

Date of Request 10-16-12

15 Digit Permit Number 12016. 20000 2886 Date Issued 10-16-12

Address shown on permit 3820 W. Santa Rosalia

Correct address 3820 San Rafael Ave.

X NISSIM FARHI
Applicant's Name (print)

X NISSIM FARHI
Applicant's Signature

II. TO BE COMPLETED BY CITY EMPLOYEE

Correct legal description:

Tract: n/a
Lot: n/a

Block: Apn: 5464 0150.5
Arb. Unit:

(A supplemental permit is required to be issued if the legal description for the new address is different from the legal description shown on the issued permit.)

n/a
Bureau of Engineering Approval
[Signature]
LADBS Employee's Name (print)

n/a
Date of Approval
[Signature]
LADBS Employee's Signature

Fee Required \$36.04 per Municipal Code 98.0415

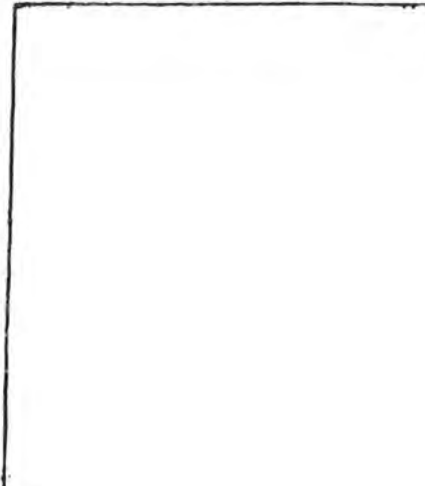
No Fee Dept. Error _____
Signature Required

- Dist: Original to DAFS (no new permit issued)
 - Copy to cashier audit file (no permit issued)
 - Copy to customer (with permit if applicable)
 - Copy to Inspection/Code Enforcement Bureau
- (Commercial Residential CEB)
BASB: _____ CD: _____

DAFS - Original PCIS RBF Address:

Reel _____ Batch _____ Frame _____

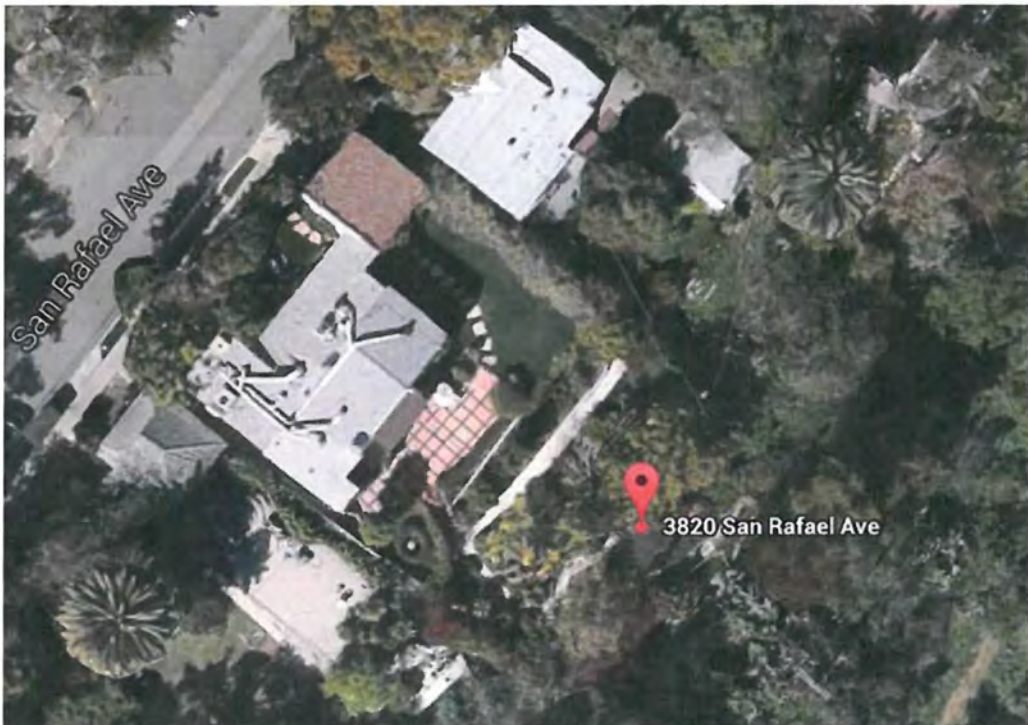
For Cashier's Use Only



Casa de Mi Sueño Photographs



Casa de Mi Sueño, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño satellite view, 3820 San Rafael Avenue, c2012 (Google Earth)



Casa de Mi Sueño, front wall, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, front wall, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, front wall and brother's garage, 3820 San Rafael Avenue, 1942 (photograph by George Huchting)



Casa de Mi Sueño, front courtyard, 3820 San Rafael Avenue, 1942 (photograph by George Huchting)



Casa de Mi Sueño, front wall with original look, 3820 San Rafael Avenue, 2003 (photograph by Dean Shaw)



Casa de Mi Sueño, front facade, 3820 San Rafael Avenue, August 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, garage, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, front window grilles, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, rear facade, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, rear facade, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, front fountain, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, original open balcony, 3820 San Rafael Avenue, 1940 (photograph by George Huchting)
Elizabeth Lucile (Shepard) Huchting, Sophie Cubbison's nephew's wife, in foreground



Casa de Mi Sueño, enclosed balcony, 3820 San Rafael Avenue, 1942 (photograph by George Huchting)
Henry V. and Elizabeth A. (Oden) Huchting, Sophie's brother and sister-in-law, in foreground



Casa de Mi Sueño, rear balcony, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, original porch light, 3820 San Rafael Avenue, 2012 (multiple listing photo)



Casa de Mi Sueño, rear door, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)
(Same design as front door)



Casa de Mi Sueño, side door, 3820 San Rafael Ave, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, front entry, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, arch to front entry foyer, 3820 San Rafael Avenue, Feb. 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, front entry foyer, 3820 San Rafael Avenue, August 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, light over staircase, 3820 San Rafael Avenue, August 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, top of staircase, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



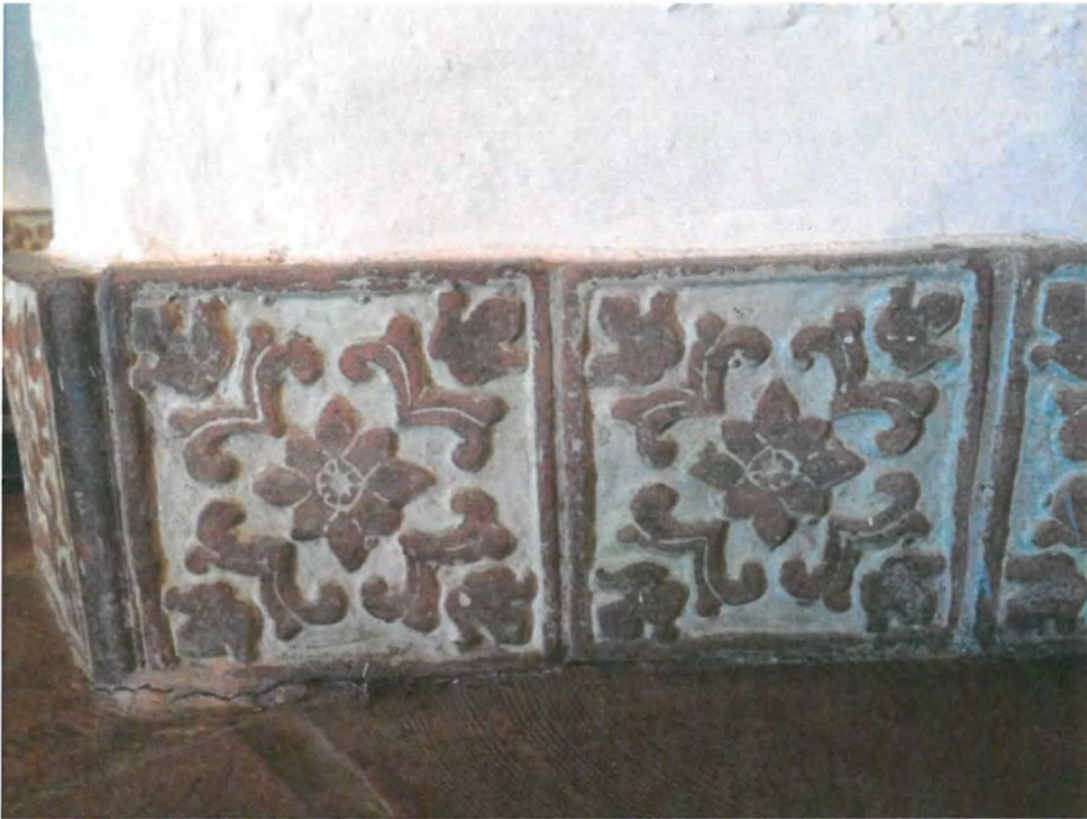
Casa de Mi Sueño, staircase, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, spiral staircase, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, tiles laid by Sophie in front entry, 3820 San Rafael Ave, Aug 30, 2013
(photograph by Peter Luttrell)



Casa de Mi Sueño, tiles laid by Sophie, 3820 San Rafael Ave, Aug 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, tiles laid by Sophie, 3820 San Rafael Ave, Aug 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, living room, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, living room fireplace, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, Living room ceiling, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



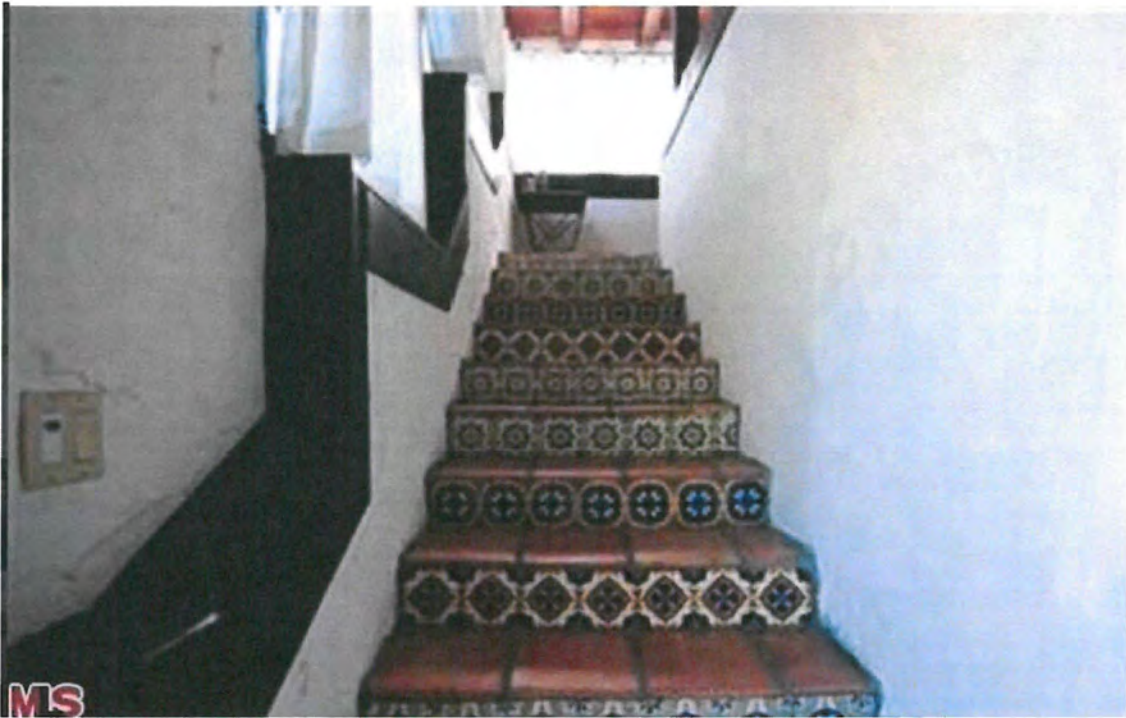
Casa de Mi Sueño, living & dining room, 3820 San Rafael Avenue, August 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, dining room, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, original wall sconce, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, rear staircase, 3820 San Rafael Avenue, 2012 (multiple listing photograph)



Casa de Mi Sueño, bedroom fireplace, 3820 San Rafael Avenue, February 26, 2014 (photograph by Charles J. Fisher)



Casa de Mi Sueño, original kitchen, 3820 San Rafael Avenue, 2003 (photograph by Dean Shaw)



Casa de Mi Sueño, current kitchen, 3820 San Rafael Avenue, Aug. 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, balcony enclosed by 1942, 3820 San Rafael Avenue, Aug. 30, 2013 (photograph by Peter Luttrell)



Casa de Mi Sueño, downstairs study, 3820 San Rafael Avenue, Aug. 30, 2013 (photograph by Peter Luttrell)