#### **SELMA LAS PALMAS COURTYARD APARTMENTS**

1535-1555 North Las Palmas Avenue 6700-6718 West Selma Avenue CHC-2018-1040-HCM ENV-2018-1041-CE

#### Agenda packet includes:

- 1. Final Determination Staff Recommendation Report
- 2. Commission/ Staff Site Inspection Photos—April 26, 2018
- 3. Categorical Exemption
- 4. <u>Under Consideration Staff Recommendation Report</u>
- 5. Historic-Cultural Monument Application

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-2018-1040-HCM

ENV-2018-1041-CE

**HEARING DATE:** May 17, 2018 Location: 1535-1555 North Las Palmas Avenue and TIME:

10:00 AM 6700-6718 West Selma Avenue

City Hall, Room 1010 PLACE: Council District: 13 – O'Farrell

200 N. Spring Street Community Plan Area: Hollywood Los Angeles, CA 90012 Area Planning Commission: Central

Neighborhood Council: Central Hollywood

**EXPIRATION DATE:** May 29, 2018 Legal Description: Rancho La Brea Tract, Lot PT

Sec 10 T1S R14W

Historic-Cultural Monument Application for the PROJECT:

SELMA LAS PALMAS COURTYARD APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Cross Roads Properties I, LLC

c/o Morton La Kretz

6671 Sunset Boulevard, Suite 1575

Hollywood, CA 90028

APPLICANT: Art Deco Society of Los Angeles

P.O. Box 972

Hollywood, CA 90078

PREPARER: Charles J. Fisher

> 140 South Avenue 57 Highland Park, CA 90042

#### **RECOMMENDATION** That the Cultural Heritage Commission:

1. Declare the subject property an 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.

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager Lambert M. Giessinger, Preservation Architect

Office of Historic Resources Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant Office of Historic Resources

Historic-Cultural Monument Application Attachments:

Commission/ Staff Site Inspection Photos--April 26, 2018

#### **FINDINGS**

 The Selma Las Palmas Courtyard Apartments "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent and highly intact example of a multi-family residential property in the Hollywood Regency architectural style and a notable example of courtyard housing.

#### **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**

The Selma Las Palmas Courtyard Apartments consist of three two-story apartment buildings located at the southwest corner of North Las Palmas Avenue and West Selma Avenue in Hollywood. Constructed in 1939 by engineer Joseph J. Rees for Aetna Construction Company, which was owned by developer and philanthropist Ben Weingart, the subject property was designed in the Hollywood Regency architectural style. Weingart's company continued to own the building until 1985.

1535 and 1545 North Las Palmas are rectangular in plan and feature full, enclosed courtyards. while 1555 is C-shaped and features a north-facing half courtyard open to Selma Avenue. All the buildings are of wood frame construction with smooth stucco cladding and have hipped roofs of composition shingle above the street and courtyard-facing elevations, and flat, parapeted roofs over the remaining elevations. Fenestration consists of multi-lite steel fixed and casement windows, multi-lite wooden double-hung sash windows, and bay windows. All buildings share identical features, like the centered primary entrances on the east-facing elevations, and the outward extension of the central bays surrounding them. Grass courtyards are surrounded by concrete walkways, and units feature individually designed multi-paneled doors, with a variety of broken and solid triangular pediments, straight lintels, and other designs. Second story balconies surround the courtyards with diamond-patterned steel railings, and interiors feature hardwood floors, built-in cabinetry, and plain wainscoting in the dining rooms. Each building is differentiated by its detailing on the primary, east-facing elevations--1535 Las Palmas features wrought iron columns at the primary entry and fluted pilaster corners, 1545 Las Palmas features a scroll pediment over the primary entry and quoins at the corners, and 1555 Las Palmas features rusticated brick around the primary entry and plain corners. There is a row of one-story garages at the rear of the buildings.

The subject property appears to have only undergone minimal alterations over the years that includes the addition of metal security gates over the primary entries of 1535 and 1545 Las

Palmas Avenue, and the removal of a square column from the primary entry of 1545 Las Palmas, at unknown dates.

The subject property was identified as eligible for listing at the state level both individually and as a contributor to a potential historic district in the March 2009 Community Redevelopment Agency Historic Resources Survey of the Hollywood Redevelopment Area prepared by Chattel Architecture, Planning & Preservation, Inc. in collaboration with PCR Services Corporation and LSA Associates, Inc.

#### DISCUSSION

The Selma Las Palmas Courtyard Apartments successfully meets one of the Historic-Cultural Monument criteria.

The Selma Las Palmas Courtyard Apartments "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent and highly intact example of a multi-family residential property in the Hollywood Regency architectural style, and a notable example of courtyard housing. The hallmarks of the Hollywood Regency style, as exhibited by the subject property, are hipped roofs, steel casement windows, stucco cladding with brick veneer, and the use of Neoclassical design elements such as fluted pilasters, pediments, and iron railings. The subject property also retains other characteristic features that include hardwood floors and built-in cabinetry.

Courtyard apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Courtyard apartments are distinguished by several different types, but most commonly they are two stories in height, have a U- or O-shaped configuration with a central courtyard, and have pedestrian access incorporated into the courtyard with vehicular access at the periphery. The Selma Las Palmas Courtyard Apartments is a notable representative of this typology, as it includes the following characteristic elements: O-shaped configurations; central open spaces; garages at the rear; orientation of the interior living spaces toward the central courtyard; and rectangular interior floor plans. The footprint of the subject property has remained the same since 1939 and retains integrity in its site plan, orientation, and interior configurations.

The applicant argues that the subject property is also "identified with historic personage(s) or with important events in the main currents of national, state, or local history" for its association with developer and philanthropist Ben Weingart, and "reflects the broad cultural, economic, or social history of the nation, state, or community" as a representative of the idolized Hollywood lifestyle in the mid-20<sup>th</sup> century. However, the information provided in the application does not support these findings. Although Ben Weingart was a significant community leader, he is not directly associated with the subject property and the property does not represent his significant contributions. Weingart never resided at the subject property. Weingart's company, Aetna Construction Company, built the residential property and the parent company, Consolidated Hotels Incorporated, owned the property for several decades. Further, the subject property better represents courtyard housing as a type of multi-family residential development rather than a reflection of cultural, economic, or social history.

The Selma Las Palmas Courtyard Apartments is highly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### 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 the Selma Las Palmas Courtyard Apartments as an 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-2018-1041-CE was prepared on April 30, 2018.

#### **BACKGROUND**

On March 15, 2018, the Cultural Heritage Commission voted to take the property under consideration. On April 26, 2018, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff from the Office of Historic Resources.





Commission/ Staff Site Inspection Photos--April 26, 2018 Page 1 of 25









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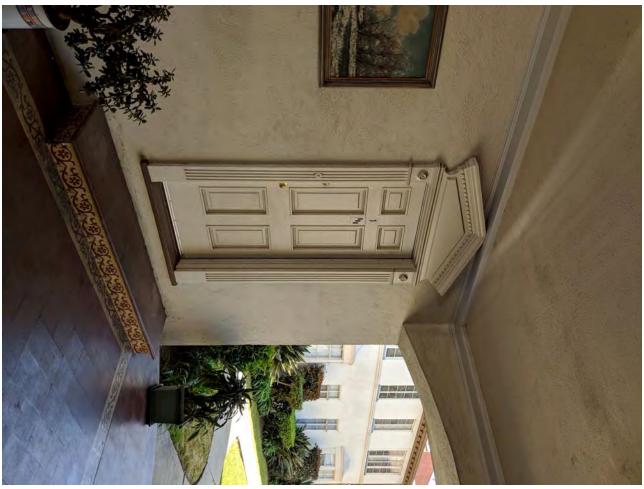
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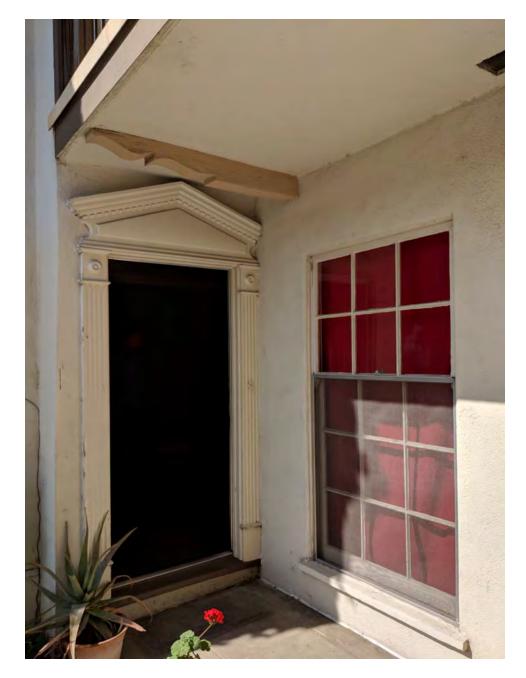


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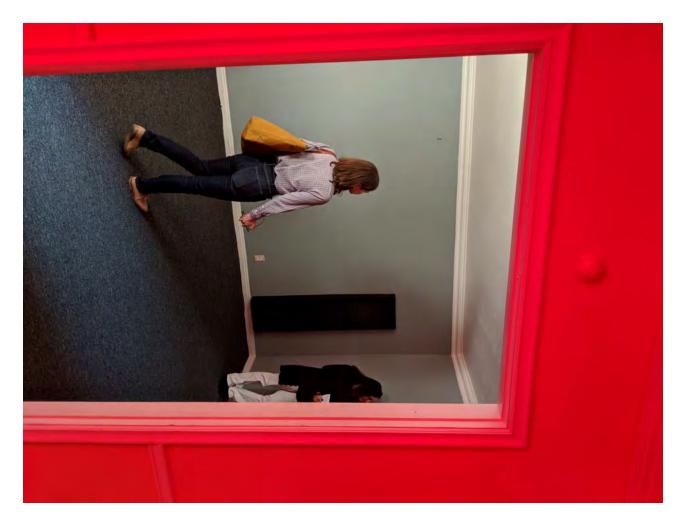




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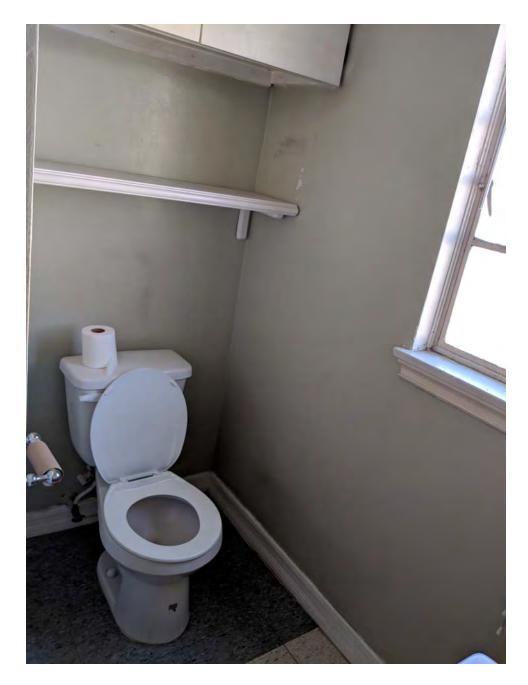




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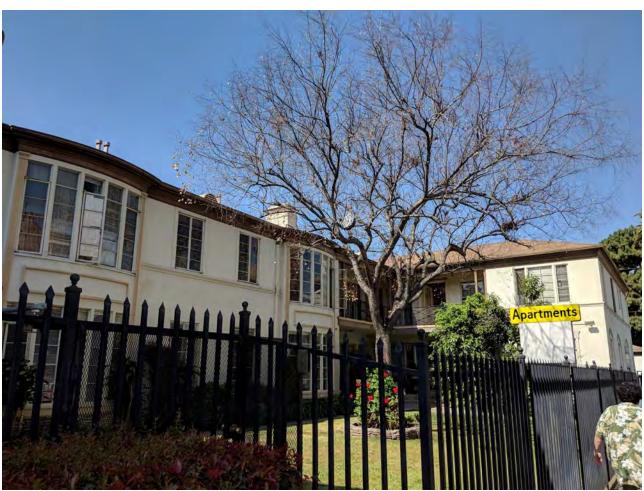




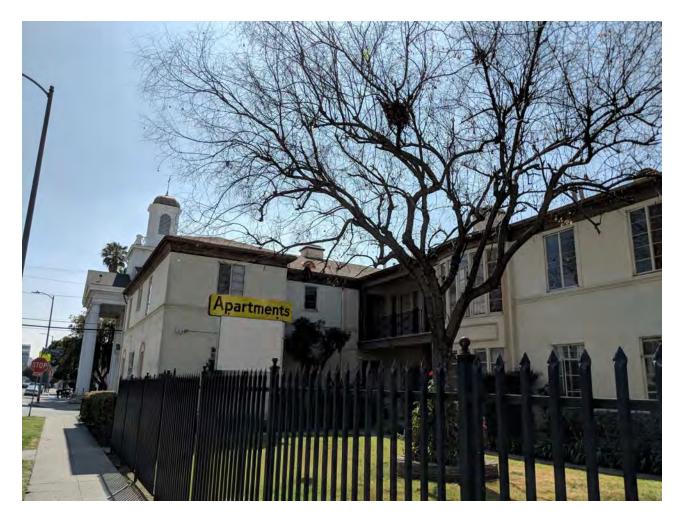


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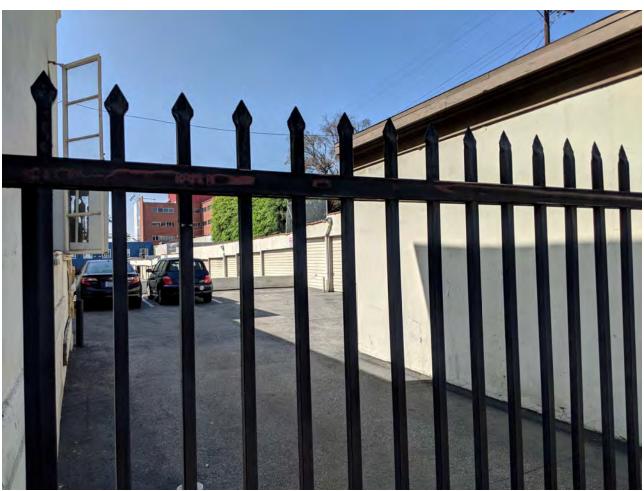
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Commission/ Staff Site Inspection Photos--April 26, 2018 Page 24 of 25



#### **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						COUNCIL DIS	STRICT
City of Los Angeles Depar	tment of City	Planning				13	
PROJECT TITLE					LOG REFE		
Selma Las Palmas Courtyard A	partments					3-1041-CE 3-1040-HCM	
PROJECT LOCATION					0110 2010	5 1040 110IVI	
1535-1555 North Las Palmas A	venue and 6700	0-6718 West Se	lma Avenue	, Los Angeles,	CA 90028	3	
DESCRIPTION OF NATURE, PUR Designation of the Selma Las				c-Cultural Mon	ument.		
NAME OF PERSON OR AGENCY	CARRYING OUT	PROJECT, IF O	THER THAN	LEAD CITY AGI	ENCY:		
CONTACT PERSON Melissa Jones		A	REA CODE 213	TELEPHONE 978-1192	NUMBER	E	XT.
			213	970-1192			
EXEMPT STATUS: (Check One)							
		STATE CEQA G	UIDELINES		CITY CEQA	A GUIDELINE	S
MINISTERIAL		Sec. 1526	8		Art. II,	Sec. 2b	
DECLARED EMERGENO	CY	Sec. 1526	9		Art. II,	Sec. 2a (1)	
EMERGENCY PROJECT	Г	Sec. 15269 (b) & (c)			Art. II, Sec. 2a (2) & (3)		
× CATEGORICAL EXEMP	TION	Sec. 15300 et seq.			Art. III, Sec. 1		
Class <u>8 &amp; 3</u>	<b>1</b> Catego	ory (City	CEQA Guide	lines)			
OTHER (See Public	Resources Code	Sec. 21080 (b) a	nd set forth st	ate and City gui	deline provi	sion.	
JUSTIFICATION FOR PROJECT consists of "actions taken by reguenhancement, or protection of the	latory agencies, a	as authorized by	state or local	ordinance, to as	ssure the m	aintenance, re	estoration,
Class 31 applies "to maintenance,							
in a manner consistent with the Se Palmas Courtyard Apartments							
project review regulations based of	n the Secretary of	f Interior's Standa	irds to maintai	in and preserve	the historic	site.	
IF FILED BY APPLICANT, ATTAC THE DEPARTMENT HAS FOUND				ITY PLANNING	DEPARTM	ENT STATING	G THAT
SIGNATURE		TITLE			DAT	_	
[SIGNED COPY IN FILE]	DECEIDE NO	Planning Assis				1 30, 2018	
FEE:	RECEIPT NO.		REC'D. BY		DAT	E	
DISTRIBUTION: (1) County Clerk	(2) City Clerk, (3)	Agency Record					
IF FILED BY THE APPLICANT:							
NAME (PRINTED)			SIGNATUR	E			
DATE							

# Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2018-1040-HCM

ENV-2018-1041-CE

**HEARING DATE:** March 15, 2018

**TIME:** 10:00 AM

PLACE:

City Hall, Room 1010

200 N. Spring Street Los Angeles, CA 90012 Location: 1535-1555 North Las Palmas Avenue and

6700-6718 West Selma Avenue

Council District: 13 – O'Farrell Community Plan Area: Hollywood Area Planning Commission: Central

Neighborhood Council: Central Hollywood Legal Description: Rancho La Brea Tract, Lot PT

Sec 10 T1S R14W

**PROJECT:** Historic-Cultural Monument Application for the

SELMA LAS PALMAS COURTYARD APARTMENTS

**REQUEST:** Declare the property a Historic-Cultural Monument

OWNER(S): Cross Roads Properties I, LLC

c/o Morton La Kretz

6671 Sunset Boulevard, Suite 1575

Hollywood, CA 90028

**APPLICANT:** Art Deco Society of Los Angeles

P.O. Box 972

Hollywood, CA 90078

**PREPARER:** Charles J. Fisher

140 South Avenue 57 Highland Park, CA 90042

#### **RECOMMENDATION** That the Cultural Heritage Commission:

- 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.

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager Lambert M. Giessinger, Preservation Architect

Office of Historic Resources

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

#### **SUMMARY**

The Selma Las Palmas Courtyard Apartments consist of three two-story apartment buildings located at the southwest corner of North Las Palmas Avenue and West Selma Avenue in Hollywood. Constructed in 1939 by engineer Joseph J. Rees for Aetna Construction Company, which was owned by developer and philanthropist Bert Weingart, the subject property was designed in the Hollywood Regency architectural style. Weingart's company continued to own the building until 1985.

1535 and 1545 North Las Palmas are rectangular in plan and feature full, enclosed courtyards, while 1555 is C-shaped and features a north-facing half courtyard open to Selma Avenue. All the buildings are of wood frame construction with smooth stucco cladding and have hipped roofs of composition shingle above the street and courtyard-facing elevations, and flat, parapeted roofs over the remaining elevations. Fenestration consists of multi-lite steel fixed and casement windows, multi-lite wooden double-hung sash windows, and bay windows. All buildings share identical features, like the centered primary entrances on the east-facing elevations, and the outward extension of the central bays surrounding them. Grass courtyards are surrounded by concrete walkways, and units feature individually designed multi-paneled doors, with a variety of broken and solid triangular pediments, straight lintels, and other designs. Second story balconies surround the courtyards with diamondpatterned steel railings, and interiors feature hardwood floors, built-in cabinetry, and plain wainscoting in the dining rooms. Each building is differentiated by its detailing on the primary, east-facing elevations--1535 Las Palmas features wrought iron columns at the primary entry and fluted pilaster corners, 1545 Las Palmas features a scroll pediment over the primary entry and quoins at the corners, and 1555 Las Palmas features rusticated brick around the primary entry and plain corners. There is a row of one-story garages at the rear of the buildings.

The subject property appears to have only undergone minimal alterations over the years that includes the addition of metal security gates over the primary entries of 1535 and 1545 Las Palmas Avenue, and the removal of a square column from the primary entry of 1545 Las Palmas, at unknown dates.

The subject property was identified as eligible for listing at the state level both individually and as a contributor to a potential historic district in the March 2009 Community Redevelopment Agency Historic Resources Survey of the Hollywood Redevelopment Area prepared by Chattel Architecture, Planning & Preservation, Inc. in collaboration with PCR Services Corporation and LSA Associates, Inc.

#### 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.

#### **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

PROPERTY IDEN	TIFICATION									
Proposed Monument Name: Selma Las Palmas Courtyard Apartments						Historic name of property				
Street Address: 1535 N. Las Palmas Avenue					Zip:	90028	0028 Council District: 13			rict: 13
Range of Address	ses on Property: 1535-55 N La	as Palmas Ave & 67	700-18 Selma	a Ave	Com	munity	/ Name: I	Hollywo	ood	
Assessor Parcel N	Number: 5447-029-001	Tract: Rancho L	a Brea, T1S,	R14W	/	Blo	ock: Sec 1	LO	Lot:	Ptn NW¼
Proposed Monun Property Type:	nent   Building	Structu	re O	Obje	ect				Natural Feature	
CONSTRUCTION	HISTORY & CONDITION									
ear Built: 1936	Factual	Estimated	Threaten	ed?:	Private	Devel	opment			
Architect/Design	er: J. J. Rees (engineer)		Contracto	or: A	Aetna Co	nstruc	tion Comp	any (ov	wner bu	ilder)
Original Use: A	partment buildings		Present U	Jse:	Apartm	ent bui	ldings			
ls the Proposed N	Monument on its Original Site	e?: • Yes	No O	Unkn	own	If "No," where?				
STYLE & MATERI	ALS				1					
Architectural Styl	e: Hollywood Regency			S	tories:	2	Plan Sha	ape: So	quare &	U-shaped
FEATURE	URE PRIMARY				SECONDARY					
CONSTRUCTION	Type: Wood Ty			ype:	pe: Wood					
CONSTRUCTION	Cladding Material: Stucco, smooth Cla			Cladding Material: Stucco & rustic brick						
	Type: Hipped Typ			ype:	pe: Hipped					
ROOF	Material: Composition shingle				Material: Composition shingle					
	Type: Casement		Type: Fixed							
WINDOWS	Material: Steel M			Material: Steel						
	Style: Centered, open Style			tyle:	le: Paneled doors to units					
ENTRY	Material: Metal gate	Materi		rial: Wood						
HISTORIC-CULTU	IRAL MONUMENT CRITERIA									
	onument exemplifies the foll	lowing Cultural H	leritage Ord	linand	ce Crite	ria (Se	ction 22.1	171.7):	•	
✓ Reflects t	he broad cultural, economic	, or social history	of the nati	ion, s	tate or	comm	nunity			
✓ Is identified	ed with historic personage(s)	or with importa	nt events in	the	main cı	ırrents	of nation	nal, sta	ite, or l	ocal histo
<b>J</b>	s the distinguishing characte		itectural-ty <sub>l</sub>	pe sp	ecimer	n, inhe	rently va	luable	for stu	ıdy of

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.	1940	Dining room in Unit No. 16 at 1545 N. Las Palmas converted to office as change in construction for manager.						
2.	1995	Roofing redone in uniform composition shingles, per orig	inal. (One building had been changed to fiberglass.)					
3.	Unknown Date	Security gates installed at entries to 1535 and 1545 N. La	Security gates installed at entries to 1535 and 1545 N. Las Palmas					
4.								
5.								
6.								
7.								
8.								
5. EXISTII	NG HISTORIC R	RESOURCE IDENTIFICATION (If known)						
Listed in the National Register of Historic Places								
	Listed in the California Register of Historical Resources							
	Formally dete	ermined eligible for the National and/or California R	egisters					
	Located in a l	Historic Preservation Overlay Zone (HPOZ)	Contributing feature					
			Non-contributing feature					
<b>✓</b>	Determined eligible for national, state, or local landmark status by a historic resources survey(s)  Hollywood CRA Survey & Survey LA							
Other h	istorical or cul	tural 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

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Α	u	u	,,	L	u	"	L

Name: Art Deco Societ	ry of Los Angeles	Company:					
Street Address: P. O. B	ox 972	City: Hollywood State: CA					
Zip: 90078	Phone Number: 310-659-3326	Email: artdeco@adsla.org					
Property Owner	Is the owner i	n support of th	e nomination? Yes ON	lo OUnknow			
Name: Cross Roads Pro	operties LLC	Company: Harridge Development Group					
Street Address: 6671 V	V. Sunset Boulevard, Suite 1575	City: Holly	City: Hollywood State: CA				
Zip: 90028-7176	Phone Number: 323-463-5611		Email: mail@harridgedevelopment.com				
Nomination Preparer/A	pplicant's Representative						
Name: Charles J. Fishe	r	Company:					
Street Address: 140 S.	Avenue 57	City: Highla	and Park	State: CA			
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com					
. RELEASE							
	ent and check the corresponding boxes		•				
Then, electronically or p	hysically sign the bottom portion. Either	r the applican	t or the preparer may sign.				
	that all documents submitted will beconstant the documents will be made ava	·					
the City of Los A	hat all photographs and images submit angeles, and understand that permission expectation of compensation.						
	hat I have the right to submit or have o	btained the a	appropriate permission to submi	it all			
		Charle	S J. Digitally signed by	y Charles J. Fisher			

Fisher
Signature:

Digitally signed by Charles J. Fisher DN: cn=Charles J. Fisher, o, ou, email=arroyoseco@hotmail.com, c=US Date: 2014.06.06 11:09:19 -07'00'

Charles J. Fisher

10-9-2017 Date:

## HISTORIC-CULTURAL MONUMENT

# (C) (der

#### 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. ✓ Nomination Form 2. ✓ Written Statements A and B 3. ✓ Bibliography 4. ✓ Two Primary Photos of Exterior/Main Façade 5. ✓ Copies of Building Permits for Major Alterations (include first construction permit) 7. ✓ Contemporary Photos 8. ☐ Historical Photos 9. ✓ ZIMAS Parcel Report

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

### Selma Las Palmas Courtyard Apartments Architectural Description

The Selma Las Palmas Courtyard Apartments consist of two full square courtyard buildings at 1535 and 1545 N. Las Palmas Avenue and a third half courtyard at 1555 N. Las Palmas Avenue. The two story buildings are constructed in the Hollywood Regency style. The two larger buildings are built in a square with the building plan surrounding an open garden, while the smaller third building has a U-shaped layout forming a half courtyard. The three buildings were all built together and share many commonalities in design, but each was given a unique look through the use of different detailing treatments.

The main or entrance to each of the full courtyard buildings is a covered patio located at the center of the front façade with a tile floor, entered via a decorative porch flanked by narrow fluted square pilasters. The entrance to the building at 1535 Las Palmas is topped with a rigid awning supported by decorative wrought iron pillars. The 1545 building entry is topped with a classically detailed broken pediment with small a low arched parapet above it at the roof level decorated by a Classical drapery detail at the center of the pediment. The 1555 building has a single front door set in a rusticated brick façade, with a classical broken pediment. Each building is slightly different in detailing.

Apartments are entered via the courtyard with individually designed doors and frames, each appearing unique from the rest. Some have broken pediments, some have solid triangular pediments, others are straight lentils, etc., with multi-paneled doors. Decorative door openings also lead to the parking garages in the rear. The second level balconies surround the courtyards and have decorative steel railings with a diamond pattern. The buildings all have hipped composition shingle-covered roofs, dotted with several stucco-clad chimneys and cmall arch metal vents.

Windows are mostly multi-light steel casements or multi-light steel fixed, while some smaller windows have multi-light wooden double hung sashes. Some are on wide three sided bays and others are on square bump outs.

The three front facades all have unique details:

The front façade of the 32-unit "A" building at 1535 Las Palmas has two semicircular window bays and arched lentils above the larger windows at the first floor level, excepting the two that flank the entry, which have square recessed surrounds. The central section surrounding the entry is set forward. A double banded freeze is set between the floors broken by the bays, which have rectangular freezes between the upper and lower windows. Fluted square pilasters are at the building corners, broken by the freeze and half pilasters on the lower corners of the central portion. A single band is across the front at the base of the first floor windows. This building is the most modern looking of the three. The roofline has a simple lined closed cornice

The front façade of the 32-unit "B" building at 1545 Las Palmas has two squared window bays topped with small arched pediments and straight lentils with simulated capstones above the larger windows at the first floor level, except those in the central section. A single band is across the front at the base of the windows except at the central section, which is set forward and has a rusticated brick bulkhead. The corners of the building and the central section are decorated with large quoins. The roofline has shallow open eaves This building has the most classical detailing of the three.

The front façade of the 16-unit "C" building at 1555 Las Palmas has a rusticated brick surface across at the first floor level, flanked by brick quoins at the corners. The entry to a front apartment is flanked with sets of casement windows topped by palladian style arches in brick with capstones with sunburst designs below the arches. A small octagonal window is set directly above the entry. The roofline has closed eaves with a decorative band at the base. This building is the most eclectic of the three

The courtyards are large grassy surrounded by concrete walkways. There are low walled beds for trees, roses and other planting within the courtyards. The edges of the well-manicured courtyards are lined with cypress trees and bushes, including bird of paradise. Drains are set in the grassy areas to keep water from flooding the courtyard.

The buildings are plain on the rear facades, excepting for the steel casement windows. Across from them are a series of 1-story garages with tile coping on the low parapets.

The interiors of the building have hardwood floors, built-in cabinetry, plain wainscoting in the dining rooms.

## Selma Las Palmas Courtyard Apartments 1535, 45 & 55 N. Franklin Avenue Significance Statement

The Selma Las Palmas Courtyard Apartments represent one of the finest examples of Hollywood Regency styling in the Hollywood area. They are significant for their architectural quality and integrity, and remain virtually unaltered. The buildings located on a large lot at the corner of Las Palmas Avenue and Selma Avenue, between Sunset and Hollywood Boulevards in an area that is synonymous with Old Hollywood. The complex is also associated with Ben Weingart, having been built for his company, Consolidated Hotels Inc. and retained by him and the Weingart Association until 1985.

"Hollywood Regency", which is sometimes called "Regency Moderne", is a design style that describes both interior design and landscape architecture characterized by the bold use of color and contrast often with metallic and glass accents meant to signify both opulence and comfort. It is named for the movie-making industry of southern California as typified by the glamorous homes and estates of the actors and actresses of Hollywood's "Golden Era", roughly from the 1920s through the 1950s, and typified by the work of interior designers, such as Dorothy Draper and Billy Haines. The term "Hollywood Regency" appears to have originated with Draper in the 1920s. It remains a current and lively area of design work both inside and outside of southern California.

It is a style meant to feel frivolously overdone and pleasantly, extravagantly unbalanced, yet sleek and modern, not unlike the Rococo style and in contrast to the strict, repetitive ornament of styles such as Beaux Arts. By the 1930s, it had become a decorative variant of the Streamline Moderne for exteriors designs. This was to give the Modern style a bit of a classical bent, bringing elements of earlier styles into the facades.

The three buildings show a commonality in their layout and massing, as well as materials and surfaces, but each captures its individual look through the use of different design elements in each building. This concept even goes further within each building by giving each unit a unique entry. The Hollywood Regency style in many respects is an amalgamation of both Modernism and classicism. It is also paired with traits of more traditional styles, such as Spanish Colonial Revival,

French Provincial and Italian Renaissance, giving input into evolving styles, such as Neo-Classicism.

The layout of the buildings reflect the view of the time of the Hollywood lifestyle, with the expansive courtyards that were designed to give the resident a sense of living in a Hollywood movie. This was the epitome of the California lifestyle, taking full advantage of the weather and the locale in the middle of the "Movie Capital of the World". The feeling conveyed was not that one was living in an apartment, but rather that one was living in a dream.

They were built by the Aetna Construction Company, which was also owned by Ben Weingart, at a cost of \$200,000.00 for the three buildings, plus an additional \$4,500.00 for the five garages. There is no architect on the permits, but the engineer was Joseph J. Rees.

Born in Grodno, Russia (Poland after World War I, U.S.S.R after World War II and now Belarus) a on March 19, 1894 as Joseph Rzepniewsky. He received his training as a civil engineer while he and his wife, Eugenia, were living in Liverpool, England, before immigrating to the United States in 1913. The became United States citizens a decade later, living at the time on Malabar Street in Boyle Heights.

It possible that the Aetna Construction Company had an in-house architect. However, three years earlier the firm had retained architect Clarence Justin Smale to design an apartment at 827-37 S. Hobart Boulevard. Smale was the architect of several theaters, including the Loyola in Westchester (HCM 259) and a number of fine homes, such as the Monsignor O'Brien Residence (HCM 861). Smale also designed apartment buildings. The buildings at Selma and Las Palmas are highly detailed, a Smale characteristic, in other buildings that he designed.

Nothing has been found, as of yet, to see if there was a long-term relationship between Smale and the Aetna company. Future research may establish that connection or identify another highly skilled architect that worked with the construction company.

Aetna Construction, Inc. is listed as the owner/builder of the Selma/Las Palmas Courtyard Apartments, but county assessor's records show Consolidated Hotels Incorporated. The Aetna concern was a wholly-owned subsidiary of Consolidated Hotels, a company that ran both hotels and apartment buildings. After World War II, the Aetna firm was to become one of the largest developers of single family

homes in Southern California, with subdivisions in the San Fernando Valley, the South Bay, Alhambra and Orange County. The company focused on buyers who were recent veterans utilizing the GI Bill for funding. The largest of these ventures was the establishment of the city of Lakewood on \$3,00 acres of land that Weingart bought in the early 1950s. The 18,000 home development that Aetna did there, partnering with Mark Taper and Louis Boyer heralded a fundamental shift in population patterns that were to transform Los Angeles into one of the nation's primary urban centers. Lakewood was looked upon as the West Coast version of New York's famous Levitown.

Consolidated Hotels, Inc. was founded in 1928 by Ben Weingart, who was to become one of the richest men in California and one of the most generous. Born Benjamin Weingarten in Louisville, Kentucky on September 26, 1888 to immigrant Jewish parents. His German-born father died in an accident before he was 5 and his Russian mother passed shortly afterwards. He was soon in an orphanage in the Atlanta, Georgia area until a local woman took an interest in him and raised him as her own. She was a devout Christian Scientist and he converted to that religion, but never lost touch with his Jewish roots. Weingart usually listed his birthplace as Atlanta, rather than Louisville.

As a teenager he moved to Detroit and worked pushing a clothing cart in the garment district and then in San Francisco where he briefly sold encyclopedias. In 1906, when he was 18 he relocated to Los Angeles and worked for the Diamond Laundry Company driving a horse wagon, but within a decade he was working as a hotel manager. He was also an inventor, building a robot that could respond to piano chords, worked with high-speed counter, long before the pocket calculators were invented and designed and received patents on various items, such as a vacuum cleaner that could reach under furniture, to a newfangled toilet paper holder.

He married his wife, Stella, in 1916 and soon bought his first hotel, a rundown building on Skid Row. He made the building more profitable by converting most of it to apartments and soon owned several other buildings. Years later, as a wealthy man, he was asked why he still retained his Skid Row holdings and his response was "The poor need a place to live."

Weingart was to acquire substantial real estate holdings, including hotels, apartment buildings and boarding houses. He also owned a variety of businesses from laundries to jewelry companies. He was also a partner for several years in a Los Angeles brokerage house. Even during the Great Depression, Weingart's

holdings grew with announcem3ents of construction appearing frequently in the Los Angeles Times.

Many of the new buildings were sold once they were fully occupied, but a few were retained by the company, including the Selma Las Palmas Courtyard Apartments, which were eventually transferred into Weingart's own name in 1948. A decade later he put it under Tragniew, Inc., a real estate holding Company he owned (Tragniew is Weingart spelled backwards).

What Ben Weingart is best remembered for is the Weingart Foundation, which he and Stella founded in 1951 as a charitable venture to help the needy by providing grants and other support designed to improve the capacity and effectiveness of nonprofit organizations delivering quality services in health, human services, and education to people and communities who face the most obstacles to opportunity.

Since its founding the Weingart Foundation has served the underserved. The foundation was started with about \$15,000,000.00 in money from the Weingarts. By the time of Ben Weingart's death in 1980, it had over \$176,000,000,000 and has over \$750,000,000.00 in assets and has granted more than \$950,000,000.00 to support a variety of Southern California social services, educational and community programs.

When he was 86, Weingart was placed in a conservatorship due to advancing dementia and the apartments were put into the B. W. Foundation, which was managed by the Weingart Foundation, on March 2, 1978. Weingart passed away two and a half years later, on December 22, 1980. The Foundation sold the property five years later.

The land that the buildings are on was previously owned by Joseph Hurd Walker, a pioneer resident of Hollywood. Walker had purchased a 2.5 acre portion of the Northwest Quarter of Section 10, Township 1 South, Range 14 West. In the 1920s he sold the Southern portion of the land, where the Hollywood Reporter Building now stands. In April 1936, Walker allowed the First Baptist Church of Hollywood to move a small office on to his land in order to facilitate the construction of a new church across the street. Later that year, he sold the family home to Linnie Peterson, who then moved the house and converted it to a duplex at 9303-05 Bandera Street, where it remain extant at the present time. He then sold his land to Consolidated Hotels Inc., which had the apartments built.

After Ben Weingart's death, much of his real estate was sold off. The Selma Las Palmas Courtyard Apartments were sold to a partnership headed by Kee Whan and Kyung Hee Ha, along with In Kyo and Ok Ja Han, Ok Suk and Busun Kim as well as with Sung Ho and Que Hee Lee on September 24, 1985. On April 26, 1993 the four couples placed it under Las Palmas Apartment c/o Olympic Property Management Company. A year later, on April 4, 1994, it was deeded to Louis and Carmen Harvey Warscham.

The apartments were sold to the Cross Roads Trust, with Morton La Kretz as the Trustee, on June 13, 1994. Finally, on June 20, 2002, they were placed Under Cross Roads Properties I, LLC, the present ownership of record.

The Selma Las Palmas Courtyard Apartments were flagged in Survey LA as eligible for an individual listing on the California Register. They are representative of the idolized Hollywood lifestyle in the Mid-20<sup>th</sup> Century, as the community had evolved into the place that dreams were made. They also meet the requirements for Los Angeles Historic Cultural Monument as an architectural type specimen of the Hollywood Regency style. They are also significant due to the longtime association with a major historic California individual in developer/philanthropist Ben Weingart.

# Selma Las Palmas Courtyard Apartments Bibliography

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The Incredible Story of Ben Weingart by Deke KeasbeyTierra Properties
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Los Angeles Times Articles:
Chain Extends HoldingsAugust 17, 1930, Page D5
Hostelry Chain Adds Ten UnitsOctober 8, 1930, Page A5
New Apartment Building's Cost to Be \$74,500June 28, 1936, Page E3
Two Realty Sales Exceed \$100,000July 10, 1938, Page 13
Rental-Home Project BuiltJuly 21, 1940, Page E2
Encino White Oak Park Opens Formally TodayJuly 2, 1950, Page E4
The Life and Many Loves of Ben WeingartSeptember 3, 1981, Page B3

Hollywood Haunt Makes a Comeback by Pat Morrison......March 12, 1987, Page B1

#### **Additional Data Sources:**

Hollywood CRA Survey (SurveyLA data sheet) 2009 (Attached)

Los Angeles City Building Permits (Attached)

Los Angeles County Assessors Records

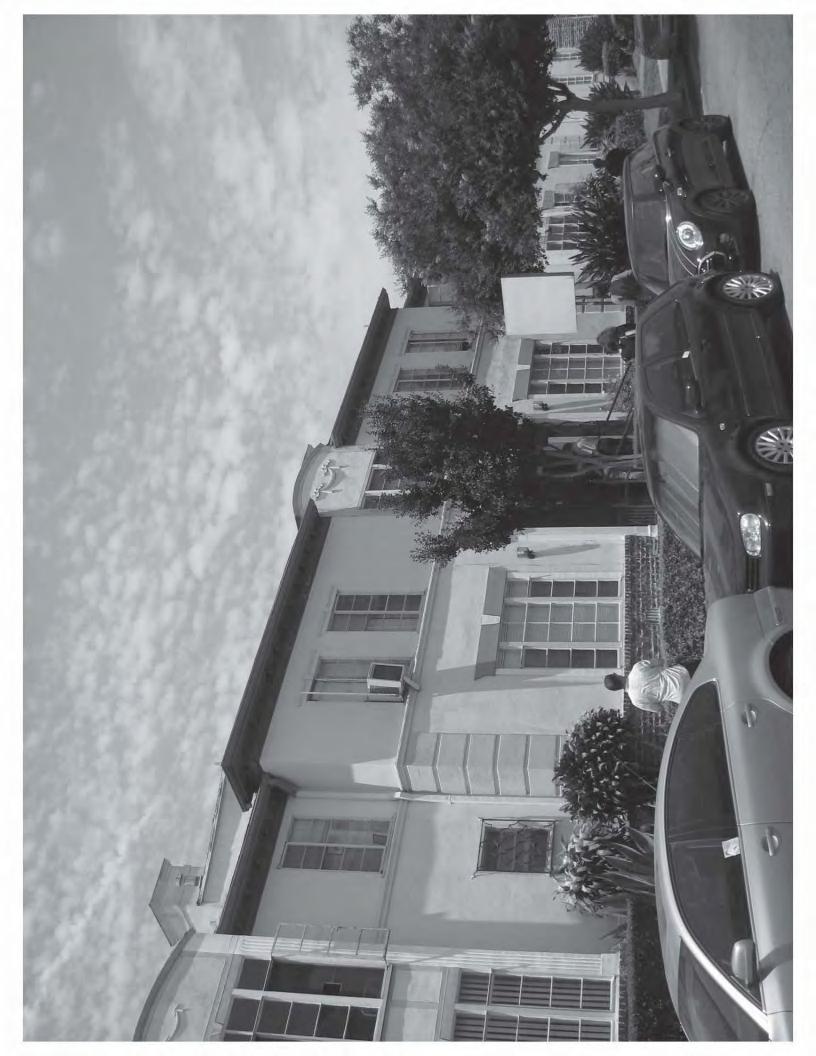
Los Angeles County Subdivision Maps

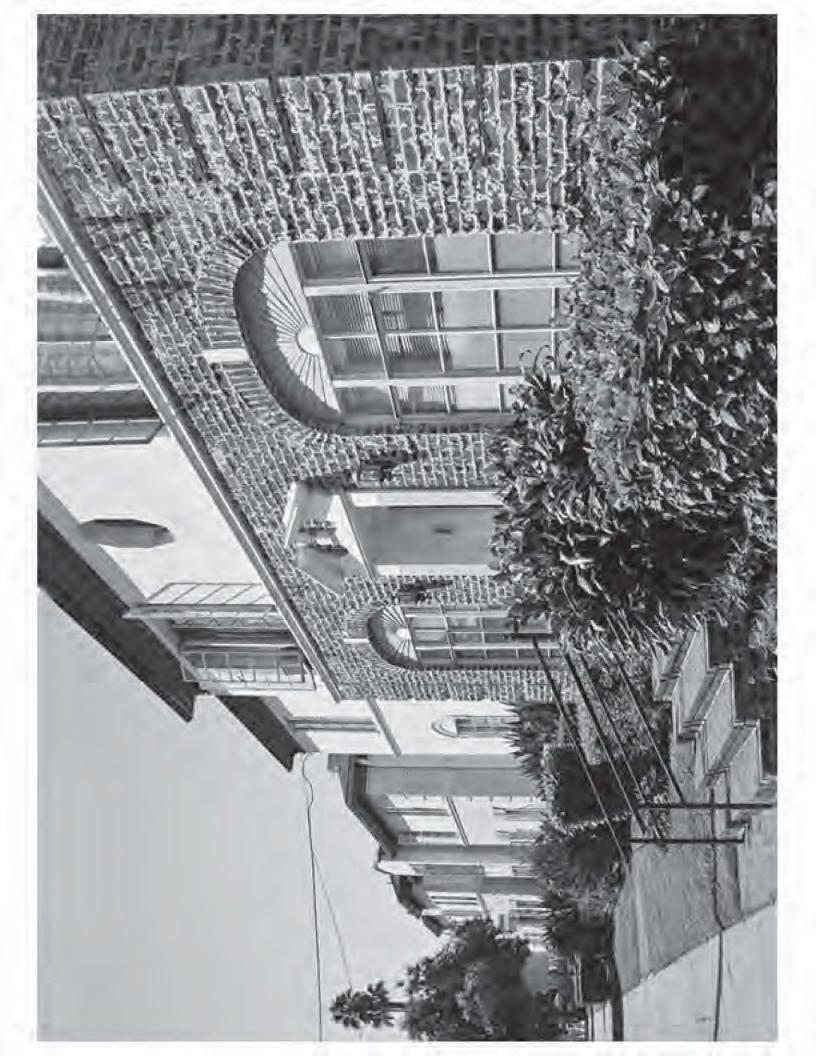
Social Security Death Index

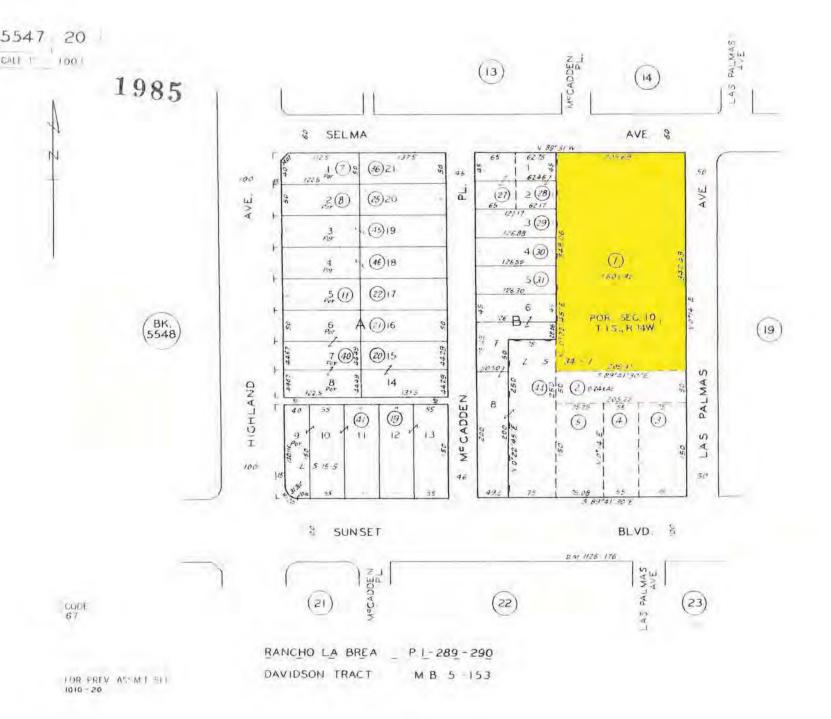
**United States Census Records** 

World War I Draft Registration Records









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DPR 523A (1/95) \*Required Information

State of California - The Res DEPARTMENT OF PARKS A CONTINUATION S	AND RECREATION			
age <u>2</u> of <u>4</u>	*Resource Name or	#: (Assigned by recorder) _	1535 N LAS PALMAS AV	
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P3a. Description (continued): I	H) Setting (immediate): mature	landscaping, driveway, fences		

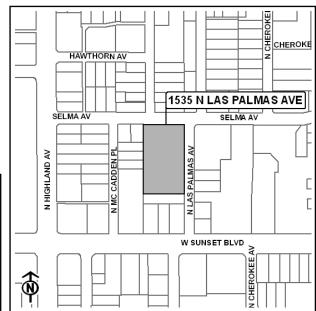
DPR 523L (1/95) \*Required Information

State of California - The Resources Agency Primary # HRI# **DEPARTMENT OF PARKS AND RECREATION** BUILDING, STRUCTURE, AND OBJECT RECORD \*NRHP Status Code\_3CB\_ Page 3 of 4\*Resource Name or #: (Assigned by recorder) 1535 N LAS PALMAS AVE B1. Historic Name: B2. Common Name: 1535 N LAS PALMAS AVE B3. Original Use: multi-family B4. Present Use: multi-family \*B5. Architectural Style: Colonial Revival **\*B6. Construction History:** (Construction date, alterations, and data of alterations) Year constructed: 1939 \*B7. Moved? X No Yes Unknown Date: Original Location: \*B8. Related Features: None B9a. Architect: J.J. Rees (engineer only)

b. Builder: Aetna Construction Company (owner and contractor) \*B10. Significance: Area: Los Angeles Theme: Period of Significance: Property Type: Multi-family Property Applicable Criteria: \_ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Permits were issued for construction of the three apartment buildings located on this property in 1939. "Unit A" is located at 1535 N. Las Palmas A' and "Unit B" is located at 1545 N. Las Palmas Ave. Units A & B are twins, each designed in 2-story square doughnut arrangements fronting Las Palmas Avenue. Both were designed with stucco exterior walls, built to contain 130 rooms and 32 families, and each were built at a cost of \$80,000 The third apartment building on the lot (not given a name) is located at 1555 N. Las Palmas Ave. It has a C-shape layout with the building arranged around green space and facing Selma Avenue. It was originally constructed as a 2-story, 16-family, 40-room...(continued on next page) B11. Additional Resource Attributes: (List attributes and codes) HP03 \*B12. References: HAWTHORN AV B13. Remarks: 1535 N LAS PALMAS AVE SELMA AV SEL MA AV \*B14. Evaluator: Jenna Snow

\*Date of Evaluation: 01/21/2009

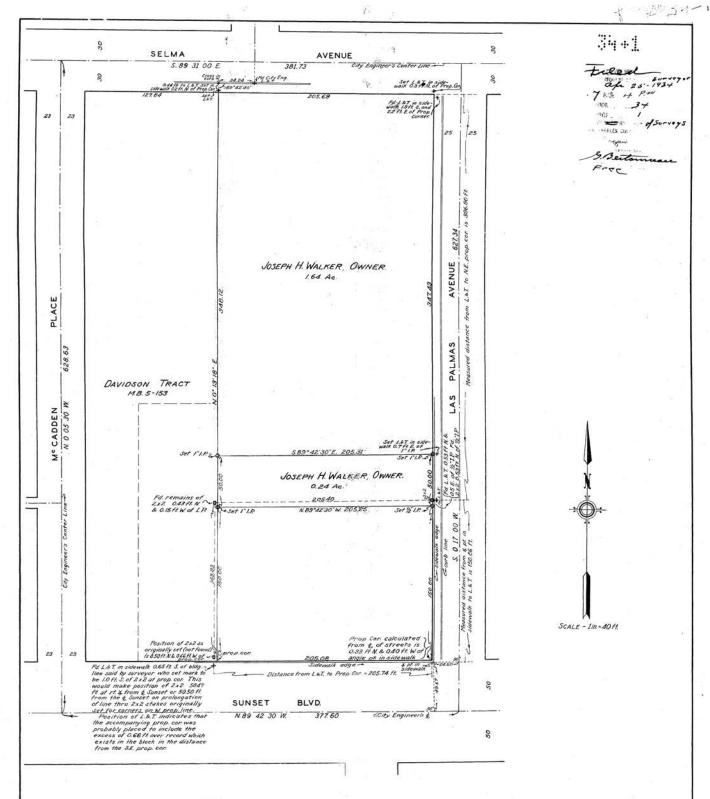
(This space reserved for official comments.)



DPR 523B (1/95) \*Required Information

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **CONTINUATION SHEET** Trinomial Page 4 of 4Resource Name or #:(Assigned by recorder) \_ \*Recorded By: Jenna Snow **\*Date:** 01/21/2009 X Continuation Update B10. Statement of Significance (continued): building, constructed at a cost of \$40,000. The original owner and contractor for all three buildings was Aetna Construction Company of 631 S. Witmer. There was no architect listed on the original building permit. The licensed engineer for all three buildings was J.J. Rees.

DPR 523L (1/95) \*Required Information



## RECORD OF SURVEY

BEING A SURVEY OF A PORTION OF THE RANCHO LA BREA IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED IN THE BLOCK BOUNDED BY M°CADDEN PLACE, SELMA AVENUE, LAS PALMAS AVENUE AND SUNSET BLVD.

I. H. Fred Peterson, hereby certify that I am a Registered Civil Engineer of the State of California and that this map correctly represents a survey made by me in the month of March 1934, and that all the monuments shown hereon actually exist and that their positions are correctly shown.

A Fred Telesoy Registration Certificate Nº 2312 Bearing of Selma Avenue as shown on map of Davidson Tract, recorded in Book 5, page 153 of Maps, Records of Los Angeles County, California, was used as basis of bearings for this sures.

California, was used as Dasis of Dearings for this Survey. Reference was made to City Engineer's Field Books 13202 and 13388 for center line deta on M°Cadden Place, Selma Avenue and Sunset Blvd.

Harold a. Harris

## CHAIN EXTENDS HOLDINGS

# Los Angeles Organization Leases San Francisco Hotel Preliminary to Northern Operations

Consolidated Hotels, Inc., operators of a chain of 110 hotels and apartment-houses in the Los Angeles metropolitan area, has extended its operations into Northern California through the leasing for fourteen years of the six-story Turpin Hotel in San Francisco from the Bank of Italy National Trust and Savings Association, J. L. Spicer, manager of operations, reported yesterday.

The hotel concern was organized May 1, 1928, to take over the operation of a group of forty properties from the Lincoln Investment Company. Since that time the company has expanded its operations until today the establishments under its supervision represent a total value of more than \$25,000,000 and contain more than 12,000 rooms. Its chain of properties is said to be the largest under a single management in the West.

With the leasing of the Turpin Hotel, the initial step has been taken toward large-scale expansion of operations in the Northern California field, Spicer states. Negotiations are under way for the leasing of additional hotel and apartment properties in San Francisco and neighboring citics and plans for opening a branch office of the company in the north are being made, it was stated.

The Turpin Hotel is a Class A building containing 210 rooms and is situated at 17 Powell street at Market street. Work was started yesterday on a \$50.000 improvement program by the Bank of Italy to renovate the building and Consolidated Hotels, Inc., will spend \$100.000 for furnishings, according to Spicer.

## HOSTELRY CHAIN ADDS TEN UNITS

Consolidated Hotels, Inc., Leases Apartments

Gross Rental Estimated at \$1,525,000

Two of Buildings Located in Downtown Area .

Calling for an estimated gross rental of more than \$1,525,000, ten local apartment-houses, representing an aggregate investment of more than \$1,750,000 in land, buildings and furnishings, were leased

ings and furnishings, were leased yesterday by Consolidated Hoteis, Inc., for periods ranging from five to lifteen years, according to announcement by Werner Hartman, official of the chain concern.

Inclusion of the ten units in the Consolidated chain brings the number of local properties operated to 120 hotels and apartment-houses, said to be the largest number of such establishments under a single management in the United States, according to Hartman. The ten houses all were leased on the percentage basis, with no fixed annual rental set. rental set.

#### TWO IN DOWNTOWN AREA

TWO IN DOWNTOWN AREA

Two of the ten buildings leased yesterday are situated in the downtown district. These are the Pickwick Apartment Hotel, a \$350,000 five-story brick building at 333 South Grand avenue, containing 187 rooms, leased from the Title Insurance and Trust Company, trustee, and the St. Francis Apartments, a three-story building at 203 West Tenth street, containing fifty-six rooms, leased from the Van Nuys Investment Company.

Names of the owners of the other cight structures are withheld pending completion of other transactions, it was stated. The description of the properties, however, is given, as follows: The Cora Belle Apartments, a four-story brick building at 447 Grandview, containing ninety-four rooms, forty-seven apartments; the Sherbrook Arms Apartments, a three-story brick building at 247 South Alexandria, containing twenty-seven apartments: the Wilton Arms Apartments, a four-story brick building at 1310 South Wilton Place, containing forty-eight apartments.

LARGEST EXPANSION

#### LARGEST EXPANSION

LARGEST EXPANSION

The Holly Vista Apartments. a four-story brick building at 1975 North Beechwood, containing forty-seven apartments; the Pellissier Apartments, a four-story brick building at 817 South Hobart, containing 104 rooms; the Hilmont Apartments, a three-story brick building at 205 North Kenmfore, containing sixty rooms; Delbhene Manor, a three-story brick building at 1240 Fourth avenue, containing thirty-two apartments, and the Hoover Arms Apartments, a four-story brick building at 384 South Reno, containing ninety-five rooms.

The leasing of the ten structures marks the largest single expansion of the Consolidated chain since its organization in 1928, according to Hartman. In addition to its expansion locally, the company recently has extended its operations into Northern California by leasing the Hotel Turpin at Market and Powell streets, San Francisco.

#### BELL TO LECTURE TODAY

Rev. Robert B. H. Bell of Denver, leader of the "Life Abundant" movement in the Episcopal Church, will give a lecture at St. Paul's Cathedral at 10 a.m. today.

#### HOLLYWOOD PLANT GROWS

Los Angeles Times (1923-Current File); Jun 28, 1936; ProQuest Historical Newspapers: Los Angeles Times pg. E3

# New Apartment Building's Cost to Be \$74,500

Plans and specifications have been completed for a \$74,500 apartment building to be erected at 827-37 South Hobart Boulevard for the Aetna Construction Company. Clarence J. Smale is the architect.

The structure will rise three stories and is to contain fifty rooms divided into fourteen apartments.

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# Two Realty Sales Exceed \$100,000

In realty transactions representing investment in excess of \$100,000, former Superior Court Judge C. F. Cook of Long Beach has acquired the Las Moradas Apartments, a four-story brick building, 1221 North Vermont avenue, from the Consolidated Hotels, Inc., and the De Longpre Apartments at 6228 De Longpre street, Hollywood, from Mrs. Lola Ogg.

F. E. Yates of the Yates Realty Company, North Hollywood realty dealers, represented both the puyer and sellers in both transactions.

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#### RENTAL-HOME PROJECT BUILT

Los Angeles Times (1923-Current File); Jul 21, 1940; ProQuest Historical Newspapers: Los Angeles Times pg. E2

# RENTAL-HOME PROJECT BUILT

rental projects of moderately- are being installed with year priced four and five-room unfurnished homes has just been completed at Washington Gardens. The development covers approximately two square blocks. There are about 200 units with separate entrances in variously styled two-story buildings.

The project is in an area atready popular for its comparative nearness to downtown Los Angeles, its accessibility and its shopping facilities close at hand, just north of Washington, two blocks east of Vermont. grounds have been beautifully landscaped.

Consolidated Hotels, Inc., owners and operators of the project, state that some \$500,000 was expended and that almost half of the units already have been spoken for.

Inquiries were received even before the buildings were well under way, it was announced.

Each unit has a flameless electric water heater, electric refrigeration and an electric bathroom heater. The units have been

One of Los Angeles' largest wired for electric ranges which leases. Each suite is fully carpeted.

#### ENCINO WHITE OAK PARK OPENS FORMALLY TODAY

Los Angeles Times (1923-Current File); Jul 2, 1950; ProQuest Historical Newspapers: Los Angeles Times pg. E4

## ENCINO WHITE OAK PARK OPENS FORMALLY TODAY

today by officials of the Aetna Construction Co.

The completely furnished model homes have drawn favorable comments from the many visitors, according to J. F. McCaffery and Bill Clifford, realtors and exclusive sales representatives for the development.

New freeways, now partially completed, will bring the community nearer to Hollywood and Los Angeles. It has also been

Formal opening of White Oak announced that a large nev Park in Encino is announced for shopping center will be buil within easy walking distance o the property. Already there are churches, schools, stores and theaters nearby.

> Foundations of homes White Oak Park are solid concrete two feet up from the ground. Floors are hardwood over heavy diagonal subflooring

> All homes have garages, single or double, attached or detached.

#### Features Described

Among added features are pulverators, automatic water heaters, dual floor furnaces, separate service porches or laundry facilities, steel casement windows, stainless steel drainboards, tile splash over bathtubs and launiry trays, plenty of closet and supboard space, shades and rustproof plastic screens throughout.

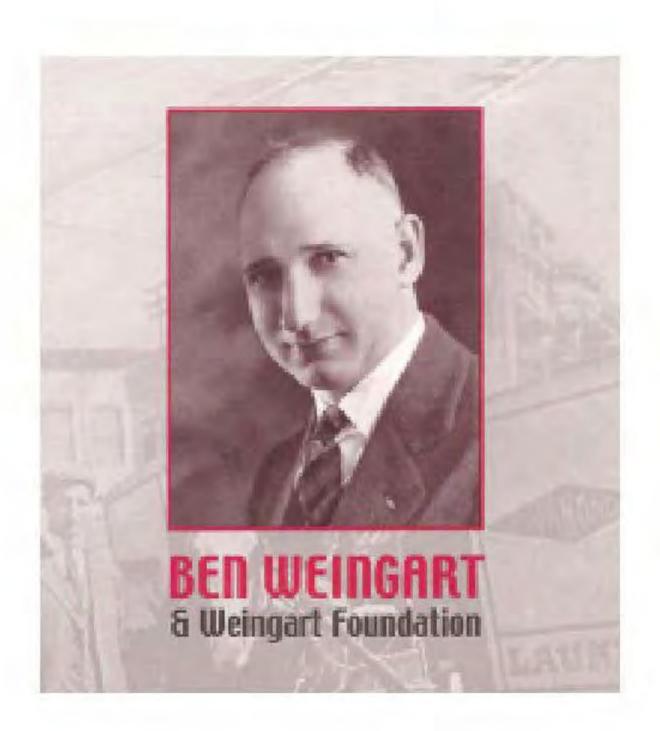
Prices for the homes are low ind terms attractive, it was stated. No down payment is necesary by veterans. Monthly paynents start at \$40.34 for twopedroom homes and \$48.11 for

three-bedroom dwellings, it was explained.

Five completely furnished model homes are open from 9 a.m. to 9 p.m. daily. The area is floodlighted at night.

Tract office and model homes are at the corner of Victory Blvd. and Lindley.

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## The Incredible Story of Ben Weingart by Deke Keasbey, Real Estate Investment Specialist, Tierra Properties

Ben Weingart was born near Atlanta, Georgia, in 1887, and died in Los Angeles in 1980. At age 18 he started work in Los Angeles as a delivery boy, and when he died at age 93 he left a real estate empire worth an estimated \$100 million. By 1974, he had been for some time the largest taxpayer on the rolls of the Los Angeles County Assessor.

#### From Humble Beginnings

Weingart was an orphan. He never knew his parents. At age 7 he bought candy in town, then walked to his country school and sold it to school kids at triple his price, having eaten none of it himself. In grade school he got into frequent fights defending his adoptive sister, who was handicapped. The fighting forced him to leave school in the third grade. He never returned.

As a teenager, Weingart worked in Detroit in the garment district pushing racks of clothes through the streets, and in St. Louis driving a laundry wagon. He became convinced that his fortune would be made out west, in Los Angeles.

#### From Delivering Laundry to Hotel Ownership

In 1906, at age 18, Weingart arrived in Los Angeles penniless on a railroad boxcar. He got a job delivering laundry from a horse-drawn wagon with the Diamond Laundry Company. He lived frugally, saved much of his income and began to reinvest his money into the laundry company. In a few short years, he acquired ownership of the company.

Under Weingart's management the laundry company grew, especially with hotel business which needed large quantities of laundry cleaned in a short time.

The owner of the Winchester and other hotels, Mr. Orth, was so impressed with Weingart's efficiency that he asked Ben if he would manage some of his hotels. Weingart accepted the offer, and promptly changed the operating policies at all hotels under his charge. His salary was in the form of profit sharing. Nothing could make Ben work harder than profit. Efficiency tripled and profits increased sharply at Mr. Orth's hotels. Weingart again invested his earnings into the company he worked for, and soon he acquired ownership of some of the hotel properties.

Meantime, Weingart met Morgan Adams of Western Mortgage Company. Western Mortgage had a number of hotels that were experiencing difficulties. Ben was able to solve many of the problems and in the process acquired more hotel properties for himself.

#### **An Accumulator of Property**

With some experience under his belt, he obtained financing and began buying more properties. Most of his early properties were located in downtown Los Angeles. He was convinced that the Los Angeles economy was growing strongly. He believed that real estate in Los Angeles could only become more valuable. His belief proved to be correct - property values in downtown indeed grew at a rapid rate.

Weingart was never a seller. He was an accumulator. He would buy and hold property. His properties soon made him worth several million dollars.

At age 27 he fell in love with Stella Shobe and they got married. It has been said that Weingart always had a strong attraction for the ladies. It was also said that Ben never touched alcohol.

By the early 1930s the stock market had crashed and many people had experienced large losses. Ben lost nearly \$20 million in the value of his investments, but he managed to hang onto some of his properties.

During the Depression, many of the hotels in downtown Los Angeles suffered hardships, and one of their major creditors was Weingart's laundry company. When hotels couldn't pay him, Weingart would settle for an option to buy the property at a greatly reduced price. Then he would contact the mortgage holder and disclose the problems that the hotel was experiencing. He would suggest that there was a good chance the mortgage holder might get the property back through foreclosure and thus would inherit the problems of the previous operator.

He would then negotiate with the mortgage holder, saying that if they would reduce the mortgage principal balance, and also sufficiently reduce the monthly payments, he would take over and operate the property. Weingart was a tough negotiator, but a reliable operator. Many mortgage holders took his proposal rather than face the prospect of losing substantial sums through foreclosure, while still being required to manage the property.

Weingart converted many hotel rooms into efficiency bachelor apartment units. The result was that the units were more desirable, the income was increased, and the units stayed rented for longer periods of time. Less turnover meant fewer repairs, hence higher net income.

After the Depression, once again he started buying foreclosed properties. He raised additional funds through financing and acquired even more properties.

#### Weingart Builds a City

In the late 1940s Weingart bought 3,500 acres of land north of Long Beach. It was farmland formerly used to grow beans and sugar beets. He had a vision of grand development for the property.

Weingart engaged three developers: Lou Boyar, Mark Taper, and Joel Eichenbaum. He contacted Harry Volk of the Prudential Insurance and Trust Company, who agreed to insure \$250 million in mortgage loans. 17,000 homes were built. The combination of a development plan and financing was the birth of the City of Lakewood.

It was Weingart's vision and resources that built the Lakewood Shopping Center, the first large-scale shopping center in the country. It was constructed on 163 acres with more than 2 million square feet of shopping space. The Lakewood Shopping Center became a model for shopping center development everywhere.

By 1954, with a population of 57,000, Lakewood was the 16th largest city in California. The growth of the city, along with many other areas of southern California during the 1950s and 1960s, was bolstered by heavy migration of people into the area, including World War II and Korean War veterans.

Weingart also built homes in the San Fernando Valley, La Puente, Thousand Oaks, Oxnard, Ventura, and Las Vegas.

#### The Mayfair Hotel

In the early 1970s the Mayfair Hotel, located on West Seventh Street, was in trouble. The hotel had 330 rooms. Western International Hotels held the mortgage and the current owner was in default.

Western, owner of the Century Plaza Hotel, did not want to take possession of the Mayfair and have to operate it. They wanted to sell their position. Weingart made an offer to buy the hotel for substantially less than the mortgage amount. His offer was immediately accepted.

#### **Barrington Plaza**

Weingart's largest single acquisition was Barrington Plaza, 722 units in three high-rise apartment buildings located on Wilshire Boulevard in West Los Angeles. The property had been taken back by the Federal government through default. The government held a \$22 million loan against the property and did not want to take a loss, but they were ready to negotiate.

The government accepted his offer of \$22 million with nothing down and a total moratorium on payments for two years. Then payments were to be "interest only" for 10 years, but the interest payments would be made only if there was sufficient net income. Any unpaid interest would be added to the principal balance.

As it turned out, Weingart's risk was minimal and his tax benefits were over \$1,250,000 yearly. Real estate went into an inflationary period and Weingart ended up making a profit of over \$10 million on a real estate acquisition which required no down payment.

In 1957 Ben's wife Stella died. During the 1960s and early 1970s he lived with his girlfriend Laura Winston. In 1974 at age 87, Weingart's health had deteriorated. He was unable to function adequately and his assets were placed into a conservatorship. He died in 1980.

In 1974 when the conservatorship began, the Weingart holdings consisted roughly of 100 apartment buildings with a total of 8,469 units, 17 hotels with a total of 4,492 rooms, 5 motels with 654 rooms, 38 leased commercial properties, a construction company, a linen service company, and several million dollars in the bank. The total value of the estate at the time has been estimated at \$100 million.

#### The Weingart Foundation

Ben Weingart was a generous and caring person who used his wealth to help other people. In 1951, he and his wife Stella started a charitable foundation. Real charity, he thought, is helping those who really need it. The "down and out" people on Skid Row, and the forgotten ones, these were the people he chose to support.

Today, the Weingart Foundation is a well known and respected institution in Los Angeles. In 1994 the foundation had total assets of \$490,350,000 and made total grants of \$25,250,000 to assist people in numerous categories of philanthropy, including education, youth programs, health and medicine, crisis intervention, disaster relief, and community programs.

Sources of information for this article include the "Herald Examiner" and the "Los Angeles Times," the Lakewood Public Library, the Weingart Foundation, and some people who knew Ben Weingart.

#### Note

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Los Angeles Times (1923-Current File); Sep 3, 1981; ProQuest Historical Newspapers: Los Angeles Times pg. B3

## The Life and Many Loves of Ben Weingart

# Quiet Man of Fabulous Wealth

Time is money, don't waste it!
Business is like a tree; if it stops
growing, it doesn't stand still. It dies.
The only thing you get for nothing
is the hole in your doughnut.

-Ben Weingart

By RONALD L. SOBLE, Times Staff Writer

Ben Weingart led many lives.

He was a fabulously wealthy Los Angeles area real estate developer and investor. His vast property holdings ranged from the city of Lakewood and its pioneer shopping center to the expensive Barrington Plaza apartment complex on the city's West Side to dingy.\$1.50-anight Skid Row hotels like the Cecil and the El Rey. In his heyday, he may have owned more hotel rooms than Conrad Hilton.

He was a benefactor of the poor and downtrodden. He set up a kind of way station near 6th and San Pedro streets where those on the fringe of society could at least get free razors and bars of soap. He gave hundreds of thousands of dollars to many humanitarian causes. But he steadfastly refused to part with a buck for the construction of the Music Center, perceiving little benefit in it for the less fortunate.

#### Wide-Ranging Patents

He was born a Jew, converted as a child to Christian Science and in later years was said to be more atheistic than anything else. In any event, he easily mixed with Los Angeles' wealthy WASP and Jewish communities and knew on a first-name basis the city's most powerful politicians, businessmen and bankers.

He was an inventor who loved to tinker with gadgets. He built a robot that responded to piano chords, fiddled with high-speed counters long before the advent of ubiquitous electronic calculators and designed and received patents on an array of items from a vacuum cleaner that could reach under furniture to a newfangled toilet paper hanger.

He remained a little boy at heart who loved magic shows and such practical jokes as pasting his picture over George Washington's on dollar bills or wearing a life-like ladybug pin on his shoulder.

He was the Casanova of his time.



Photo from Laura Winston's album showing her with Ben Weingart.

He simply loved women—a lot of them. And, almost to a woman, they recalled fondly how they had been wined and dined by that rare commodity: a gracious and old-fashioned gentleman.

And for all of this, the public hardly heard of Weingart. He simply deplored publicity and turned down interviews with the likes of Time, Life and the Saturday Evening Post. It was not until he was declared incompetent at 86 and a bitter court battle developed over his person and estate that Weingart was thrust into the public spotlight.

Benjamin Weingarten (it is not clear why or when he shortened his name) was born on Sept. 26, 1888, in Louisville, Ky. Little is known about his first few years except that his family was dirt poor and that their plight worsened when his father was killed in an accident.

When young Benny, as he was called then, was 4 or 5 years old, he was sent to an orphanage in the Atlanta area. A few years later, a woman spotted the youth picking cotton in a field near the rural Georgia community of Tignall. She immediately took a liking to the boy and somehow was able to unofficially adopt and raise him in her home.

His new mother was a devout Christian Scientist and she imbued young Weingart with the religion.

Please see WEALTH, Page 18

### WEALTH: L.A. **Property Tycoon**

Continued from Third Page She also had a granddaugther afflicted with polio. Ben, it is said, used to protect the crippled garl from neigh-borhood bullier.

borhood boilies. Weingart never furgot those who befriended him in those days. When he was in his early 40s he returned to his childhood home and made a financial gift to the orphanage. He even found an old Tignall man who had eint him a few dollars when he needed the cash to make his way in the world and paid him back.

nu way in the world und paid him back. It is believed his surragale nother dicci in a house fire. The tittle grid with polis also died. But the girl's molter was allive when Weingart returned to Tignall and he paid her way to Los Angeles, saw that she was moved into an apartment, house he wined and gave her a monthly allowance.

monthly allowater." He once said to a surprised group of hasiness friends when she walked into a restaurant where they were disting. They later learned the woman was a "Mrs. Kuncals" and that the was very close to Weingart's heart.

After his early years in Georgia, Weingart migrated to Dectoit where he worked pushing a dothes can't in the city's garment district. By then, he had a third-grade education, which was about as far as his fermal schooling worth. But he was continuing his "schooling" in other ways to the rough-and-tumble of the real flusiness world.

er ways in the rough-and-tumore in the real minimes world.

By then also, he was growing into a strong young man, just a shade under six feet tall with broad shoulders. His muscles had grown powerful in the Georgia coltron fields.

From Detroit, young Ben wandered to St. Loms and bound employment delivering laundry on a hurse-drawn wagon. He rose with the sun and his main bob was to make sure the Judies of the night in St. Lomis' red light district had clean sheets. Years later, he would tell

#### 'This is your friend and don't ever forget it,' he once said of money.

friends, he "never had any involvement" with the women and always treated them with dignity. At the same time, Weingart began saving money and considered another move. Libe many other young men, he went West. Stories vary about how Weingart made his way to California. According to one version, he was befriended by a wheeler-dealer who sold eye glasses the way a carnival pitchman selfs a show, and Weingart was the advance man, Another tale wist that Weingart role the ralls with hobos, doing odd jebs and moving along when he had the uge and a fenght train soa convenient until he arrived in California.

ne nau tne urge and a treight trails was convenient until arrived in California. Whatever the trails, by the time he reached California. Whatever the trails, by the time he reached California. Weingart had learned some of the entrepreneurial roles of survival and knew how to histle to make a time. Even then, say his friends, he realized that money—saved, invested and smassed—would be the key to saving out a better life for himself.

"This is your friend and don't ever forget is," Weinjart and years later to a woman companion while pointing to a fat roll of each.

Married in 1916

Weingart lost to time applying his particular brand of business accurren in San Francisco, where he sold ency-clopedias. There he met the brather of his wife-to-b Scella. He married her in 1916 after moving to Los An-

seles. Weinpart arrived in Les Angeles in 1906 at 18 and took a job with the Diamond Laundry Co., again driving a horse-drawn wagou. The firm had several aft the city's Sted Row hotels among its customers. Making his rounds, Weingart uncd Mergart and Ching and Adams, a well-connected Lox Angeles real estate investor and socialite who owned a number of the hotels that were the laundry company's clients. Adams' Hotels had been lessing mon-wive wears.

ey for years
"I think I can make money for you" on the money-losing properties, Weingart reportedly told Adams.

isong properties, Weingart reportedly told Adams. And he did. And he did to Weingart's early success with disputated hotel properties was to cut hotel services to the bane and convert rooms into small apartment with combination refrigerator and ecololing units. He was to successful in the respect that during the Great Depression, a bank asked Weingart to take over

#### I think I can make money for you, 'he told a hotel owner. He did.

the money-losing El Rey in the Skid Row district. He did and soon paid off the batel's mortgage.

Asked later in life why he hung on to Skid Row properties when he was esselly enough to choose better invertments. Weingart replied. The poor need a place to live.

By that time, Weingart not only had acquired substantial real estate holdings, including borels, spartment buildings and boarding house, but he also owned a variety of businesses from laundries to jewelry comparies and was a partner for a lime in a Los Angeles brokerage house.

It was in a brokerage house during the fall of 400c.

nice and was a purche for a time in a loss Angeles.

It was in a brokerage house during the fall of 1958
that Weingart mut a slightly bulls, attractive divorces named Hazel Walds. The next opining. Weingart, alhough named more prelationable with Walds.

"was a been out preportant person in this life." she said in a recent interview. "I was the love of his life, there is no doubt about it."

Then, with a twinkle in her eyes, she added. "Here's to car wives and sweetheasts, may they never meet."

in our wives and sweethearts, may they never meet.

'Probably Didn't Roow'

Waish, 86, lives not far from the Hancock Park home
Wengart built for himself and his wife. She, said the believes Stella. Weingart's wife, "probably didn't know
about me" through their long relationship.

In his will. Weingart left Walsh \$15,000 plus \$600 a nonth for life and moome from one of his apartment

month for life and income from one on we specialistics.

She recalled Weingart's wide circle of friends and acquaintances. They included, the said, developers Mark Toper and Louis Boyer, with whom Weingart developed the city of Lakewood, former Les Angeles Mayor Sam Yurty; oil executive Bown Pauley; Donatd Douglas, presently businessman Vicel Carter and many others.

Coults skind in 1957, Weingart and Walah became more

ter and many others.

Stella dots in 1957, Weingart and Walah became more open in their relationship. They were finally seen at large parties and social events around Los Angeles. Two years hier, Weingart met Latura Winston, then 55 and twose divoced, who called on Weingart at his offers at 1301 Wilshire Bird, to solid a contribution for a charrier for which she was working.

Weingart struck up an intimate relationship with Winston that culminated in her moving into Weingart's Please see WEALTH, Page 19



Photo mural on well of the Weingert Foundation shows buildings and events in life of the real estate magnete, who died fast December at age of 92.

#### WEALTH

#### Continued from 18th Page

Hancock Park Home in March, 1974, just months before he was declared incompetent and placed into a conservatorship.

To hear Helen Tarashita, his housekeeper for more than 30 years, tell it. Weingart divided his time between his women by establishing a routine so that Walsh could visit him on Wednesday, Friday and Sunday; Winston on Tuesday, Thursday and Saturday.

Although Weingart's love life was altered by his wife's death, his other habits were not. He was always "the epitome of the eccentric millionaire," according to Mary Levin, wife of the late Norman Levin, a longtime friend of Weingart who founded the Thrifly drug store

This was a reference Weingart's attire clothes bought decades earlier, a beret (a preference he apparently picked up in his later years after visiting the French business operations of a friend) and high-button shoes, of which he had several dozen pairs made by a Boston firm.

#### 'An Incredible Character'

'An Incredible Character'
"The guy was a big overgrown kid," recalled Michael
Savage, who is in the leasing business and who saw a lot
of Weingart in the 1950s. Weingart carried several
hundred dollars, Savage said, not in a wallet, which he
never carried, but in a cutaway envelope. "He would
take a roll of bills and fan them out like a deck of cards,"
said Savage. "He was an incredible character."

At their zenith, Weingart's real estate interests through his corporations—Tragniew (Weingart's name spelled backwards), Consolidated Hotels and Junior Realty—may have encompassed more than \$100 million worth of land and buildings. At today's prices, this part of the Weingart estate alone could easily have been worth much more than \$500 million, according to some estimates.

Although he lost a few million dollars in the stock market crash during the Depression, he rebuilt a stock portfolio that, by many accounts, approached or exceed-ed \$20 million during the height of his investment days.

Moreover, Weingart had access to millions more through Aetna Construction, his own construction firm, and interlocking interests in other firms and ventures, plus about \$15 million in assets in two Stella Weingart trusts, and through the charitable Weingart Founda-tion, which he and Stella founded in 1951 and which in 1980 had assets of more than \$176 million.

When Weingart died last Dec. 22, his personal estate was valued at about \$57 million. By then, he had assumed a Howard Hughes-like aura, a sort of mystiguthat surrounds the very wealthy who attempt to escape the probing eyes of the news media and the public.

But, of course, the irony was that also by then the bit-ter feud over his estate had received enormous publici-

There are those who contend that if Weingart had been able to do so in his last years, he would have taken the same course his beloved black and white terrier did after Weingart was moved from his Hancock Park home to Good Samaritan Hospital.

The dog, Bobby, pining for its master of many years, ran away and did not come back.

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#### Ben Weingart

#### Reflections on Ben Weingart (1888-1980)

Ben Weingart's life began in poverty, but when he died in December 1980, his Southern California real estate holdings were comprised mostly of hotels, shopping centers and apartment buildings worth many millions of dollars. He probably was best known as the man who led the multimillion-dollar venture that created a new town, the City of Lakewood, on what previously were sugar-beet and bean fields

Built after World War II on a scale grander than Levittown, its famous Eastern counterpart, Lakewood was the first planned city in Southern California. In the 1950s Weingart purchased 3,500 acres of agricultural land from Montana Land Co. and, in the years following, developed the new community of 18,000 homes and the 156-acre Lakewood Center, one of Southern California's first shopping malls.

In planning to develop Lakewood, Weingart and his then partners, Mark Taper and Louis Boyar, foresaw a fundamental shift in population patterns that soon would transform Los Angeles into one of the nation's primary urban centers.



In 2000, the Weingart Foundation Board of Directors commissioned the writing of a book documenting the life of Ben Weingart and the creation of the Weingart Foundation. This book was completed and published in 2002.



Weingart's generosity was a visible element in Lakewood's growth and development. His long association with and affection for the city can be seen today in the many public facilities made possible by the Weingart Foundation: a civic center, community service center, library, YMCA and senior center.

For more than half a century Weingart's keen business sense earned him the respect and admiration of the financial community and the real estate industry of Southern California. Always considering himself as the steward for the benefit of society of the fortune he accumulated he and his wife, Stella established the Weingart Foundation in 1951.

Born in Atlanta, Ben Weingart was orphaned at the age of five and was brought up by a foster mother on a Georgia farm. He worked as a farmhand and attended school through eighth grade, but was self-taught beyond that point to become a well-educated man. He arrived in Los Angeles at age 18, and his first job was delivering laundry with a horse and buggy to downtown hotels and boarding houses.

With savings from his job and acquired financial assistance, Weingart purchased not only the laundry, but also many of the hotels to which he once delivered laundry.

The life of Ben Weingart epitomizes the entrepreneurial spirit that characterized much of the early growth of the American free enterprise system. He was highly intelligent, motivated man of innovative ideas, exceptional foresight and an unusual ability to develop his ideas and plans into reality. His friends and business associates remember him for his delightful sense of humor, his loyalty, integrity and shrewd business judgment.

Weingart Foundation is a living memorial to Ben Weingart's ability and desire to return the fruits of his success to build better lives for those in the communities where he made his fortune.

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#### Foundation Overview

Founded in 1951 by Ben and Stella Weingart, the Weingart Foundation is a private, nonprofit grantmaking foundation that provides grants and other support designed to improve the capacity and effectiveness of nonprofit organizations delivering quality services in the areas of health, human services, and education for people and communities who face the most obstacles to opportunity.

For 65 years, the Weingart Foundation has served the underserved. The Foundation believes in inclusion and opportunity for all Southern Californians, and especially for people and communities at greatest disadvantage. Therefore, all of our grantmaking is based on our commitment to advance social and economic equity. For us, equity means expanding opportunity by correcting the imbalances we see across racial, ethnic, and socio-economic lines in our education, health, human service, economic, and criminal justice systems.



We fund nonprofit organizations working to provide greater access, resources, and opportunities in low-income communities, including those whose race, gender, immigration status, disability, age, sexual orientation, or zip code has prevented them from realizing the dignities and liberties all people deserve. Our primary grant program is multi-year Unrestricted Operating Support, which is our principle strategy for building organizational capacity and effectiveness.

The Weingart Foundation supports nonprofit organizations across six Southern California counties including Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, and Ventura. Over the past forty years, the Foundation has granted more than \$950 million to support a variety of Southern California social services, educational, and community programs. Within the Foundation, we also maintain a Board of Directors and staff that reflect the diversity of Southern California. With assets over \$750 million, the Foundation is proud to serve the needs of Southern California.

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## The Weingart Foundation

chronicleofsocialchange.org/funders/the-weingart-foundation

By Elizabeth Green

Name of Foundation: The Weingart Foundation

Location: Los Angeles, CA

Contact Information: info@weingartfnd.org

**Phone:** (213) 688-7799

**Coverage Area:** Southern California, specifically Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara and Ventura counties.

**Subject Area:** Strengthening nonprofit organizations with proven efficacy delivering health, human services and education for communities and people in need; nonprofit advocacy and support of economically disadvantaged or underserved communities.

Special initiatives around child welfare, full cost recovery for nonprofit organizations, immigrant integration, supportive housing, vulnerable and at-risk youth – Propel*Next* California initiative, nonprofit sustainability initiative. See "Major Program Categories" below for more details.

**Assets:** \$779,431,371 (2015)

**Last Year Total Giving:** \$35,474,073 (2015)

**In a Nutshell:** Ben Weingart might be best known for his work as a leader in creating the City of Lakewood, Southern California's first planned city, in the 1950s. However, his name continues to be prominent in the region and in the country thanks to the philanthropic endeavors of the Weingart Foundation, founded by the developer and his wife Stella in 1951.

Its mission today is to "build a better Southern California by supporting nonprofit organizations to more effectively serve the underserved," a statement which guides its grantmaking toward nonprofit organizations serving economically disadvantaged individuals and communities, in the areas of health, human services and education. The effort to effectively serve these populations sees the foundation focused on supporting highly effective nonprofit organizations and their ability to do the work in question.

In 2015, it released a report on its most recent special project, the Nonprofit Sustainability Initiative, a joint venture between the Weingart Foundation, California Community Foundation and the Ralph M. Parsons Foundation.

Because of initiatives like this one, the foundation is at the forefront of a national conversation in philanthropy around <u>overhead</u> and supporting full costs of nonprofit grantees, transparency, and creating an effective model of learning and assessment for both nonprofits and foundations. Its <u>learning and assessment framework</u> is a key part of the foundation's grantmaking process.

To reinforce the foundation's efforts around transparency, its <u>website</u> is an important resource, and serves as a hub for all of the organization's financial materials, learning metrics, and plans for the future.

As far as types of grants the Weingart Foundation offers, it "prioritizes multi-year unrestricted operating support grants as our primary strategy for building capacity and supports full cost funding for program

grants." It also will award capital grants, small grants, and program-related investments. Although as of this publication, Weingart is not accepting applications for capital grants and small grants.

To leverage dollars for greater impact, Weingart participates in several partnerships including but not limited to the Annenberg Foundation's Alchemy Program for leaders of nonprofit organizations; California Community Foundation's Building a Lifetime of Options and Opportunity for Men, for young Black males living in South L.A. who are or have been involved with L.A. County probation; and United Way's Home for Good to end chronic and veterans' homelessness.

#### **Major Program Categories:**

The Weingart Foundation's focus is supporting nonprofit organizations with strong leadership in the areas of advocacy, policy and programs for economically disadvantaged and underserved individuals and communities. Within these categories, there is a particular focus on organizations that deliver high-quality health and human services and education.

Click <u>here</u> to see a full list of grants the Weingart Foundation awarded in 2016, in the areas of human services, health, education, arts education, and public & society benefit.

The foundation also sponsors and participates in partnerships around child welfare, full-cost recovery for nonprofit organizations, immigrant integration, supportive housing, vulnerable and at-risk youth, the Propel*Next* California initiative, and the nonprofit sustainability initiative. Grant applications for each of these initiatives are by invitation only, with the exception of the nonprofit sustainability initiative.

#### How to Apply:

The foundation has two different processes, depending on the size of grant in question. If you plan to apply for a "regular grant," of \$25,000 or more, it is necessary to submit a letter of inquiry through the <u>website</u> after which you will be contacted about the application process should the foundation be interested in moving forward.

According to the foundation's website, successful applicants are able to demonstrate a commitment to the following:

- A clear mission and vision:
- A qualified, engaged and supportive board of directors;
- *Strong leadership and management;*
- A well trained and supported staff;
- Program and services that are responsive to the culture and linguistic needs of its clients/constituents;
- A board of directors and staff that reflect the diversity of people and key interests of the communities served by the organization;
- A process to solicit and utilize client/constituent feedback;
- A strategy to accomplish their mission, operate programs that produce positive outcomes, and learn from results;
- The ability to identify and adapt to internal and external changes;
- A funding model that can support core programs and services;
- *An appropriate level of cash reserves to sustain the organization.*

It also offers a "small grant program," for organizations applying for less than \$25,000. As of <u>April 2016</u>, the foundation's small grants program is on temporary hold while new small grants guidelines are created for 2017. Updates are expected to be announced in July of 2016.

Click here for details to help prepare for the application process.

#### **Recent News and Grantmaking:**

 $\underline{https://nonprofit quarterly.org/2016/01/25/why-funding-overhead-is-not-the-real-issue-the-case-to-cover-full-costs/}$ 

http://www.dailynews.com/opinion/20151112/new-guidelines-will-make-la-countys-nonprofit-sector-more-robust-hilda-solis-and-fred-ali

http://www.scpr.org/news/2015/11/18/55747/charter-school-supporters-raise-concerns-about-imp/

http://www.insidephilanthropy.com/los-angeles/2014/6/18/weingart-is-not-only-listening-to-grantee-feedback-theyre-ac.html

### Building Permit History 1535-55 N Las Palmas Avenue 6700-18 Selma Avenue Hollywood

Circa 1903: Hollywood Building Permit No. ????? to construct a 1-story, 33'

X 44', 6-room 1-family residence 209 S. Palm Avenue (later 1547 N. Las Palmas Avenue) on a portion of the NW<sup>1</sup>/<sub>4</sub> Section

10, Township 1 South, Range 14 West.

Owner: Joseph H. Walker

Architect: Unknown Contractor: Unknown

Cost: \$2,650.00

March 24, 1920: Building Permit No. 4658 to construct a 1-story, 14' X 20'

private garage at 1547 N Las Palmas Avenue.

Owner: Joseph H. Walker

Architect: None Contractor: Owner Cost: \$175.00

April 24, 1936: Building Permit No. 3889 to relocate the temporary church

office from 6684 Selma Avenue to 6700 Selma Avenue. Move building from present location to allow construction of new church building – office building to be demolished and removed from temporary location as soon as new building completed in

approximately 6 months.

Owner: First Baptist Church of Hollywood

Architect: None Engineer: None

Contractor: The William Simpson Construction Company

Cost: \$375.00

September 15, 1936: Building Permit No. 24623 to relocate single-family house from

1555 N. Las Palmas Avenue to 9303-05 Bandera Street and convert to duplex, prepare to close partition, change sink and

place 2 baths on back part of house under main roof.

Owner: Linnie Peterson

Architect: None Engineer: None

Contractor: Frank Attoshi

Cost: \$500.00

May 8, 1939: Building Permit No. 18813 to construct a 2-story 124' X 141'

32-unit apartment building at 1535 N. Las Palmas Avenue, (Unit

A).

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$80,000.00

May 8, 1939: Building Permit No. 18814 to construct a 2-story 124' X 141'

32-unit apartment building at 1545 N. Las Palmas Avenue, (Unit

B).

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$80,000.00

May 8, 1939: Building Permit No. 18815 to construct a 2-story 62' X 131' 16-

unit apartment building at 1555 N. Las Palmas Avenue, Unit A.

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$40,000.00 May 8, 1939: Building Permit No. 18816 to construct a 1-story 56' X 35'

private garage building at 6710 Selma Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$900.00

May 8, 1939: Building Permit No. 18817 to construct a 1-story 20' X 43'

private garage building at 6710 Selma Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$800.00

May 8, 1939: Building Permit No. 18818 to construct a 1-story 20' X 82'

private garage building at 6710 Selma Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$1,000.00

May 8, 1939: Building Permit No. 18819 to construct a 1-story 20' X 82'

private garage building at 6710 Selma Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$1,000.00

May 8, 1939: Building Permit No. 18820 to construct a 1-story 20' X 43'

private garage building at 6710 Selma Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: J. J. Rees Contractor: Owner Cost: \$800.00 July 3, 1939: Building Permit No. 26418 to install tile baths & kitchens at

1545 N. Las Palmas Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: None

Contractor: Tile seal Manufacturing Company

Cost: Not Shown

July 3, 1939: Building Permit No. 26419 to install tile baths & kitchens at

1535 N. Las Palmas Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: None

Contractor: Tile seal Manufacturing Company

Cost: Not Shown

July 3, 1939: Building Permit No. 26420 to install tile baths & showers &

kitchens at (Corner Building) 1555 N. Las Palmas Avenue &

6710 Selma Avenue.

Owner: Aetna Construction Company

Architect: None Engineer: None

Contractor: Tile seal Manufacturing Company

Cost: Not Shown

January 15, 1940: Building Permit No. 1518 to change dining room to office in

apartment 16 at 1545 N. Las Palmas Avenue, see sketch & plan

& Permit No. 18814.

Owner: Montecito Apartments Housing LP

Architect: None

Engineer: Rami Mohamed Elhassan Contractor: J B General Contractors

Cost: \$100.00

May 2, 1983: Building Permit No. LA62941 to re-roof "43 squares" fiberglass

shingles at 1545 N. Las Palmas Avenue. Smoke detectors

required.

Owner: Charles Dunn Company

Architect: None Engineer: None

Contractor: A-1 Roofing Service, Inc.

Cost: \$3,000.00

September 21, 1989: Building Permit No. LA42433 for roof repair – reroof w/ class A

composition roofing at 1555 N. Las Palmas Avenue.

Owner: Kee Wan Ha

Architect: None Engineer: None

Contractor: Kee Wan Ha

Cost: \$1,000.00

July 3, 1995: Building Permit No. LA37128 to tear off existing roof and

install 4 ply composite roof at 1535 N. Las Palmas Avenue.

Owner: Mark Lakretz

Architect: None Engineer: None

Contractor: Hoover Roofing

Cost: \$8,000.00

July 3, 1995: Building Permit No. LA37129 to tear off existing roof and

replace with 4 ply composite roof at 1555 N. Las Palmas

Avenue.

Owner: Mark Lakretz

Architect: None Engineer: None

Contractor: Hoover Roofing

Cost: \$8,000.00

July 3, 1995: Building Permit No. LA37130 to tear off existing roof and

install 4 ply composition roof at 1545 N. Las Palmas Avenue.

Owner: Mark Lakretz

Architect: None Engineer: None

Contractor: Hoover Roofing

Cost: \$8,000.00

PLANS AND SPECIFICATIONS and other data must also be filed

2

### DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Loz Angeles:

Application is hereby made to the Board of Public Works of the City of Loz Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinatter 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 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 projudice any claim of title to, or right of possession in, the property described in such permit.

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PERMIT NO.  Plans and specifications checked and found on the conform to Ordinarios, Stajf Laws, sto.  Panesa, Stajf Laws, sto.  MAR 24 1920	with, whether	
PERMIT NO.  Plans and specifications checked and found on the conform to Ordinarios, Stajf Laws, sto.  Panesa, Stajf Laws, sto.  MAR 24 1920	THE OV	(Sign here) Solf Walker
PERMIT NO.  Plans and specifications checked and found of the following to conform to Ordinarios, Staje Laws, stc.  Plans and specifications checked and found of K.  MAR 24 1920 F	1 403	() (OWNER OF AUGUSTICA ABOUT)
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MAR 24 1920 F	PERMI	I NO.   and tound to conform to Ordi-
-4658 Plan Examiner, Clerk, DUUULIII	1	MAR 24 1920 8
40:10	ACE	O VI STATISTICS STATISTICS TO
7/1 / CE	100	
A second of the		

# NOTE—Answer the Following Questions For Dwellings and Flats Only:— STATE DWELLING HOUSE ACT

14.	Are there any living rooms in basement?
15.	What is least area of any room, other than kitchens, bathrooms, or closets?
16.	What is the least width of any room, other than kitchens, bathrooms, or closets?
17.	What is the minimum ceiling height?
18.	Give least size of window courts (width and length)
{ n	A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and he at least 4 feet in width, and at least 36 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves.
19.	Give maximum cornice projection into such court
20.	Will windows in each room be equal to one-eighth (1/8) of floor area?
21.	Give maximum width of porch to edge of cornice or eaves.
22.	What is the minimum height of floor joists above ground?
23.	Will entire space underneath building be enclosed and be provided with ventilating screens?
24.	Will a water-closet be provided for each family?
25.	Give least width of water-closet compartment or room, when finished
26.	Give size of windows for toilet and bathrooms
27.	Will all provisions of State Dwelling House Act be complied with?
that whe	I have carefully examined and read the above blank and know the same is true and correct, and all provisions of the Ordinances and Laws governing Building Construction will be complied with, ther herein specified or not.  (Sign here)(Owner or Authorized Agent)
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# DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

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### Application to Alter, Repair, Move or Demolish

To the Beard of Suilding and Safety Commissioners of the City of Los Angeles:	
Application is hereby made to the Board of Building and Bafaty Commissioners of the City of Los Angeles, through the office of the Super	rin-
tendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made a	ub-
are to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the grave	cies
or rue permit:	
First! That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion there	eof.
apon 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 atructure therein described, or any portion there	eof.
for any purpose that is, or may bereafter be prohibited by ordinance of the City of Los Angeles.	

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. 9 11	(1.7.1		ho Za Luca
ract.	instantey	Tract / Mus	ma ma
Present location }	6684 Selma	Ave - (SE COR Selma + L	s Palmas)
New location }	6760 Lelina	Se Number and Street)  Aut (5.W.Co.TC. 3 clays y	(Les Polmas) Approved by City Engineer.
Between what cross streets }	( <b>E</b> a	se Number and Street)	Deputy.
1. Purpose of	PRESENT building Temp	6 ffice of Church .	Families Rooms #
2. Use of buil	ding AFTER alteration or m	o, Apartment House, Hotel, or any other pur oving SAME - I	Families Rooms 4
3. Owner (Print	Name FIRST Bartist	Church of Nolly W	cod. Phone.
		1a Ave -	
	Architect.	State	w
6. Licensed E	11.70	License No	
	The WA SIMPSON CO	ws f Co State No.	3405-13 4 00/1
		The Carlotte and Mark St.	2001-13 Phone Mu - 1261
8. Contractor	s Address 1007 Architec		The Setting Lau.
9. VALUATIO	ON OF PROPOSED WORK	Including all labor and material and all lighting, heating, ventilating, water aup ing, fire aprinkler, electrical wiring and/equipment therein or thereon.	or elevator S. Genitruutors
0. State how ma		and Chaid office	ourse the
	sting building #52 x #5 Nu	(Residence, Motel, Apartment House, mber of stories high	
	ildingMaterial of		
Describe by	riefly and fully all proposed o	onstruction and work:	(Wood or Steel)
Move	Building from PK	resent Location >	to Fllow
Carste	uction of New	Church Blog .	- Building to be
Demolis	had And Remove	d from Temp-	Lucation as sook
as Ne	W Bldg Comple	ted in Apprex.	6.Mo.
	Fill in Application	on other Side and Sign State	ement (OVER)
-		ENT USE ONLY 490/	200
PERMIT NO.	Plane and Specifications checked	Zone Fire District	Fee
9000		100 N. 200	Stamp here whom Permit is issued
3889	Corrections varified	Bldg. Line Street Widening	200000000000000000000000000000000000000
A.	Plane, Specifications and Aprilications	Application shocked and approved	1 1 1 24 19:16
PLANS	maret	61/12-21-36	
in -	Surphur See   Flooring	Value against Transaction	Laspector Electrons

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

### NEW CONSTRUCTION

Size of Addition	Number of Stories when complete
Material of Foundation West Wi	idth of FootingDepth of footing below ground
Width Foundation WallSize	of Redwood Sill 2 x Material Exterior Walls
Size of Exterior Studsx	Size of Interior Bearing Studsx
Joists: First Floor Second Floo	rxRaftersxRoofing Material
I have carefully examined and read both sid hereby certify and agree, if a Permit is issued, complied with whether herein specified or not; a to all of the provisions of the Building Ordinand Sign He	les of this completed Application and know the same is true and correct and that all the provisions of the Building Ordinances and State Laws will be less certify that plans and specifications, if required to be filed, will conform ces and State laws.
1	By Dester
FOR	DEPARTMENT USE ONLY
Application Fire District.  Construction Zoning	Bldg Line EK Termite Inspection
(1) REINFORCED CONCRETE Barrels of Cement	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
	Street
Tons of Reinforcing Steel	Sign Here(Owner or Authorized Agent)
(3) No required windows will be obstructed.	(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(Dwner or Authorised Agent)	Sign Here(Owner or Authorized Agent)
WILL BE TREATED AGAINS	EOW-THE-FIRST-SLOOR BOILDS
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#### CITY OF LOS ANGELES

### DEPARTMENT OF BUILDING AND SAFETY

**BUILDING DIVISION** 

USE INK OR INDELIBLE PENCIL

### 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 Cuperintendent of Building, for a building permit in accordance with the description and for the purpose herefrafter 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 emering into the accretion of the permit.

The permit is a 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.

Seends: 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 bereafter be prohibited by ordinance of the City of Los Angeles.

The MOVED TROM

REMOVED TROM

	1	REMOVED FROM	REI	MOVED TO
	Lot	Sec/OTISA!	14W Lot 79	
	135	The Cost take	was Steer	Home hact
	Tract	olly wind,	Tract	to the second se
	Present location }	1355 91	Los Polmas	1
	New location of building	9303-05	Bandera M	Approved by City Engineer
	Between what cross streets	: 92 4 10	021	Deputy.
	1. Purpose of	PRESENT building	Caredinal	Families. /- Rooms
	2. Use of buil	ding AFTER alteration or m	1 (1)	Families 2 Rooms 3
	3. Owner (Print	Name) LINNIE	PELERSON	Phone
	4. Owner's A	ddress //04 S M	AIN. ST.	\$255544444444444444444
- 1	5. Certificated	Architect =	State License No.	Phone
	6. Licensed E	ngineer	State License No	Phone
	7. Contractor	Frank aston	State License No.	2193 Phone Cd. 1394
	8. Contractor's	Address 20 By	e H-	
		ON OF PROPOSED WORK	including all labor and material and all lighting, heating, wentilating, water supling, fire sprinkler, electrical wiring and equipment therein or thereon.	ply, plumb- or elevator \$ 500 =
	10. State how man	ny suildings NOW ]	one -	
	on lot and give		"(Residence, Hotel, Apartment House,	William Co.
	12. Class of bui	lding Material of	existing walls Plantinext	erior framework. Wood
	Describe br	iefly and fully all proposed c	construction and work:	(Weed or Steel
	Propo	u To close p	artition of	range sunt
	and	place I Dal	w on back pa	rig nous
	under	- quan roof	()//1:	
	For	enpation	& Handery	Denning
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1	Butan		on other Side and Sign Stat	ement (OVER)
1	PERMIT NO.	FOR DEPARTM	ENT USE ONLY 7/53	Fm. 3.30
	100		RV N.M	Stamp here with Permit le leaned
	24623	Corrections verified	Stragt Widowing	
		Plans, Specifications and Applications	Application shecked an approved	SEP 15 1935
1	PLANS		9-19-26 Koway	Inspector 1)
-	BAC'S Commission	For Plant See   Filed with	Repaired Process Special Parameters Included	Morante
	Annual Control of the	A STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED	The second secon

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

### NEW CONSTRUCTION

	Activities and a series of the series		ther data must be file				
	The state of the s		STRUCTION	+0 =			
Size of Addition Size of Lot 50 1/50 Number of Stories when complete							
Material of Foundation Width of Footing 12" Depth of footing below ground 6"							
idth Foundation W	Vall 6.	ize of Redwo	od Sin. 2 x 6	Material Exterior Walls W			
ize of Exterior Stud	ds2x	4 si	ze of Interior Bearing	Studs 2 x 4			
oists: First Floor 2.	x. & Second Fl	00rx	Rafters 2 x 4 Ro	ofing Material Compa			
mplied with whether he all of the provisions of	nerein specified or not of the Building Ordin	; also certify the	at plans and specifications laws.	mow the same is true and correct as Ordinances and State Laws will it required to be filed, will confo			
20	Sign 1	Here	INNIE TE	TERSON,			
		By Jo I	1	(uthorised Aigent)			
		Ву. О. Д.	follow frage	A			
141	FOR	R DEPARTM	ENT USE ONLY	9-11-26			
Application	Fire District	t	Bldg. Line	Germite Inspection			
Construction	Zoning		Street Widening	Forced Draft Ventil			
(1) REINFORCED C	10.75\.00	1 (2)					
11200 0 200 200 2	75/2000000	cation is	or will be when move	dition) referred to in this App ed, more than 100 feet from			
Barrels of Cement		***	************************	Stre			
Tons of Reinforcing	Steol	Sign He	ere				
(3)		1 (1)	(Owner or A	uthorized Agent)			
A-1		(4)	the course of the contract of	and the second second			
No required windo structed.	ows will be ob-	(10) fee	t wide, extending from	ructed passageway at least t a any dwelling on lot to a Pub			
No required windo structed.		(10) fee Street or	t wide, extending from Public Alley at least	a any dwelling on lot to a Pub 10 feet in width.			
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No required windo structed.  Sign Here(Own		(10) fee Street or	t wide, extending from Public Alley at least	n any dwelling on lot to a Pub 10 feet in width, uthorized Agent)			
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No required windo structed.  Sign Here(Own		(10) fee Street or	t wide, extending from Public Alley at least	n any dwelling on lot to a Pub 10 feet in width, uthorized Agent)			
No required windo structed.  Sign Here(Own		(10) fee Street or	t wide, extending from Public Alley at least	n any dwelling on lot to a Pub 10 feet in width, uthorized Agent)			

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#### CITY OF LOS ANGELES

### DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

By A

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

To the Beard of Building and Safety Commissioners of the City of Los Augeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Augeles, through the office of the Superintendent of Building, 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, spon any street, alley or other public place or portion thereof.

Seconds: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof,

permit.	50 M		atructure therein described, or any portion thereof right of possession in, the property described in such AVC ( rectangular parent AVC.)
Track Jant	f Sec 10 8	TIS 0 /421	y Carelo To Bros
Location of Buil		N. Las Fall	mas Ave Approved by City Engineer
Between what c	ross streets	Gor Selnie	Ave ) Deputy
USE INK OR I	NDELIBLE PENCIL	Unit A	
1. Purpose of	building Arart	ment Building	Families 32 Rooms 130 Phone Dr. 81
2. Owner (Print	Name) Aetna onst	ruction Company	Phone Dr. 81
		Witmer	····
4. Certificated	Architect None	State Licen	se NoPhone
			se No. 1100 Phone.
		State Licen	
9. State how may on lot and give 10. Size of new 11. Type of soin 12. Width of for 13. Material ex 14. Joist: Firs 15. Chimney (1	ny buildings NOW \ e use of each.  building 124 x 141 No.  building 16" Widt  terior wall. Stucco  t floor 2 x 10 Second flow  Material) Non Size Flu	(Store, Residence, Apartment Ho o. Stories. 2. Height to hig ndation (Material) Concre h of foundation wall. 8"	and all permanent ater aupply, plumbing and/or elevator \$
by certify and agree with whether herei Ordinances and Sta Plans, Specifications data must be filed if	e that if a permit is issued all in specified or not; I also cer te Laws.	the provisions of the Building C tify that plans and specification Aetna Co Sign here	Ordinance and State Laws will be complied as filed will conform to all the Building Onstruction ompany
PERMIT NO.	FOR DEPAI	RTMENT USE ONLY 44	Stamp here when
18813	Corrections_philod  Finly_U 5-11-3  Plane, Spicifications and Applicat pathering and approved		2 FL
PLANS C	For Plane See Filed with	Marine Ma	School Inspector Of Color 1011

/ FOR	DEPARTMENT USE ONLY
Application Fire District Zoning	The state of the s
(1) REINFORCED CONCRETE  Barrels of Cement	The building referred to in this Application will be more than 100 feet from  Sign Here  (Owner or Authorized Arent)  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 Authorited Agent)	Sign Here(Owner or Authorized Asent)
REMARKS:	
PLAN CHECKING RECEIPT NO. 28147 VALUATION \$ 200000	<u> </u>
PEE PAID \$	
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### CITY OF LOS ANGELES

BLG, B

#### DEPARTMENT OF BUILDING AND SAFETY **BUILDING DIVISION**

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

To the Beard 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 Building, 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 creet any building or other structure therein described, or any portion thereof, when a treat alley or other public believes the control tensor?

for any purpose that	y or other public place or portion there the permit does not grant any right of is, or may hereafter be prohibited by he granting of the permit does not affe	r privilege to use any building or other stru ordinance of the City of Los Angeles.	acture therein described, or any portion thereof, of possession in, the property described in such
Lot NoSout ying 347.25	hwest Corner of Las on Las Palmas Ave	Palmas Ave. & Selma A . & 205.75' on Selma A	lve(rectanglizar parcel
Trac Par	A Sec 10 51	5 B14W G	ancho La Bica
Location of Bu	ilding 1545	N. Las Falm	as Ave Approved by City Engineer
Between what	cross streets. 5	W 601. Selma	· Ave Deputy.
USE INK OR	INDELIBLE PENCIL	unt B	
1. Purpose	of buildingApart	ment Building	Families32Rooms130
2. Owner (Pr	Hot Name) Aetna onst	ruction Compant	Phone Dr. 8151
		Witner	
			NoPhone
5. Licensed	Engineer.J.J.Rees	State License 1	No1100Phone
6. Contracto	or Owner	State License 1	No. 36161 Phone
7. Contracto	or's address		o Kwat
8. VALUAT	TION OF PROPOSED WOR	Including all labor and material and lighting, heating, ventilating, water ing, fire sprinkler, electrical wiring a equipment therein or thereon.	all permanent supply, plumb- and/or elevator \$80,000.00
9. State how a	many buildings NOW N. N.		
10. Size of n	ew building.124 x 141No	o. Stories. 2 Height to highes	st point 28Size lot 205x347
11. Type of s	oil <u>Loam</u> Four	ndation (Material).Concrete	Depth in ground12"
12. Width of	footing 16" Widt	n of foundation wall8!!	Size of redwood sill2x6
13. Material	exterior wall Stucco	Size of studs: (Exterior)2	.x.4 (Interior bearing)2.x.4
14. Joist: Fi	rst floor2x.1QSecond flo	or2.x.10Rafters2.x4Mat	erial of roofShingles
15. Chimney	(Material)NonSize Flu	exNo. inlets each flue	Depth footing in ground
by certify and ag with whether her Ordinances and	ree that if a permit is issued all rein specified or not; I also cer state Laws.	the provisions of the Building Ordi- tify that plans and specifications fi	the same is true and correct, and here- nance and State Laws will be complied itled will conform to all the Building
Plans, Specification data must be filed	ms and other % . //		Addition to Agrici
7.	FOR DEPAR	RTMENT USE ONLY 240	Z Fo. 110 55
PERMIT	Plans and Specifications checked	Zone 63 Fire District	Stramp here when Permit is issued
18814	Corrections without	Bldg. Ling Street Widoular	
ŀ	Firley 5-11-39		4. 112
& /PLANS	Plans, Springellone and Applicat	Tihe 5-11-5	8
7/28/50	Far Plans See Filed with	SPRINKLER Specified	Inspector

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Application Fire District		Dide Fire	
Construction Zoning			Forced Draft Ventil
(1) REINFORCED CONCRETE Barrels of Cement	(2)		in this Application will be more
Tons of Reinforcing Steel	Sign He	Owner or Aut	
(8) This building will be not less than 10 feet from any other building used for residential purposes on this lot,	(4) The (10) fee Street or		tructed passageway at least ten m any dwelling on lot to a Publi 10 feet in width.
Sign here(Owner or Authorised Agent)	Sign He	ere(Owner or Aut	horized Agent)
PLAN CHECKING RECEIPT NO. 18/47 VALUATION 8 1200000	7* ] 2* <b>③</b>		
			7.
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# DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application for the Erection of a Building

CLASS "D"

					CLASS "D"			
								ne office of the Superin- application is made sub- ntering into the exercise
fo	on a	First: That the my street, alley o Second: That the purpose that is Third: That the	permit does not gran r other public place of permit does not gra or may hereafter be granting of the permi	t any right or privile r portion thereof, nt any right or privi prohibited by ordina it does not affect or p	ege to erect any buildings to use any buildings to use any buildings of the City of Liveludics any claim of	ding or other structur ling or other structur os Angeles. £ title to, or right of p	re therein described, therein described, possession is, the pr	or any portion thereof, or any portion thereof, operty described in such
pe -	mit. ot 1		11/1 /2	and.	for Car	mas +	Selme	God-
E C	22	cell/2	200 34	1.25 on	Tes M	longs to	20575	on Sh
T	rac	art of	Lujo	6710	7/4 20	elma Av	sha Ta	Russ
L	oca	tion of Buil	ding 15	55 N.	Las Pa	Imas 1	Tre	Approved by City Engineer
. <b>1</b> B	etv	veen what c	ross streets	3/w 60		ret)	7	
			NDELIBLE PE	NCIL	ē			Deputy.
. 19	1.	Purpose of	building	ato	ent House, Hotel, or		Families /6.	Rooms Z.O.
	2.	Owner (Print	Name Park	in Co.	nots C	1	Ph	on 2/5/
8	3.	Owner's ad	dress. 6.3	1	Wilso	~u		·····
27	1.	Certificated	Architect	The	/ 	State License No	Pb	one
6	5.	Licensed E	ngineer	904	4	State License No.	/_ 2 & Ph	one MU3777
(	3.	Contractor.	Da	mer		State License No.	6/6/ Pb	one
• 1	7.	Contractor'	s address		Includion all Jahan	and material and all	permanent (	(MM)
. 8	<b>3.</b>	920	ON OF PROPOS	4	lighting, heating, ving, fire sprinkler, equipment therein o	entilating, water supp alectrical wiring and/or thereon.	or elevator \$	000000
	).	on lot and giv		, , , , , ,	625	Apertment House, Hote		(***)
1 10		Size of new	building	R (50,000)	00 00 00 00 00 00 00 00 00 00 00 00 00	ght to highest p		10020cx.3%
11		Type of soi			ion (Material)	_	Depth in groun	100 120 Widowick
12		2005 D 38080	oting	<i>)</i> .		2000 2000		sill
18			terior wall				St 1/4	learing) - x =
15						10.00		g in ground
3950								
by Wi Or	th din	rtify and agree whether herei ances and Sta	e that if a permit n specified or not te Laws.	is issued all the ; ; I also certify t	provisions of the hat plans and s	Building Ordinan pecifications filed	will conform t	correct, and here- ws will be complied o all the Building
		Caral Cartlena		3	Sign hard	10mm or Ant	Series April)	<u> </u>
da	ia i	Specifications oust be filed if	required.	4	1/1/166	Lune,	di diamani	***************************************
Ī	PE	RMIT NO.	FO	R DEPARTM	ENT USE ON	EX LIGOT	10/1	300
1		/	Finley	5-8-39	103	10	Stano Pormi	hore when is Issued
1	(25)	/	Corrections verifical	T-11-75	716	No.		22.
L	1	8815	Pland Specification	and Application	Application checken	and approved		1.22
	•	PLANS	Mar	PBod trith	11/11	7-1-09	Inspector	
9		······································	white the same of		Valuation India	Specified Yes-No		olgo 19

	DEFARIM	ENT USE ONLY	
Application Fire District		Bldg. Line	
(1) REINFORCED CONCRETE  Barrels of Cement	Sign He		this Application will be more
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.  (4)  There will be an unobstructed passageway at (10) feet wide, extending from any dwelling on lot to Street or Public Alley at least 10 feet in width.			acted passageway at least ten any dwelling on lot to a Publi of feet in width.
Sign here (Owner or Authorized Agent)	Sign He	(Owner or Author	ied Agent)
LAN CHECKING RECEIPT NO.28147 ALUATION \$ 200000	ao (3)		
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### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY **BUILDING DIVISION**

# Application for the Erection of a Building

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 Building, 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 axerc se of the permit:

Pirst: That the upon any street, alley of Second: That the for any purpose that is Third: That the permit.	permit does not grant any right or privi or other public place or portion thereof, e permit does not grant any right or privi , or may beceafter be prohibited by ordin granting of the permit does not affect or	lege to erect any building or other structu- ilege to use any building or other structu- ance of the City of Los Angeles, prejudice any claim of title to, or right of	re therein described, or any portion thereof, re therein described, or any portion thereof, possession in, the property described in such
Lot NoSout	hwest corner of Las I 347.25' on Las Palma	Palmas Ave. & Selma Ave & 205.75' on Se	ve. (rectangular
Tract Cast	of Sec. 10.	J15 Q14	W. Rode
	The second secon	: 61/0 Selma	Approved by City Engineer
Between what c	ross streetsSouthwest.	Corner Mas 1910	Deputy.
USE INK OR I	NDELIBLE PENCIL		
1. Purpose of	building Private (Store, Residence, Aparts	Garages	FamiliesRooms
2. Owner (Prin	Name)AetnaConstr	uction Company	Phone Dr 8151
3. Owner's ad	dress631.S. W1tmen		
4. Certificated	ArchitectNone	State License No	Phone
5. Licensed E	ngineerJ. J. Rees	State License No	1100 Phone
6. Contractor	Owner	State License No.	36161 Phone
7. Contractor	's address	***************************************	OKWUT
8. VALUATIO	ON OF PROPOSED WORK	including all labor and material and all lighting, besting, ventilating, water supp ing, fire aprinkler, electrical wiring and/ equipment therein or thereon.	permanent   \$ 900.00
9. State how ma	ny buildings NOW   None		***************************************
			oint. 10 Size lot. 205 x 347
11. Type of soi	I Loam Founda	tion (Material) Oncrete	Depth in ground6"
12. Width of fo	ooting12"Width of	foundation wall6"Siz	e of redwood sill.3x.4
13. Material ex	terior wall Stucco S	ize of studs: (Exterior) 2x	(Interior bearing) 2x4
14. Joist: Firs	t floorConcrete sileftor	xRafters2.x6.Materi	al of roofCompo
15. Chimney (	Material) NoneSize Flue	xNo. inlets each flue	Depth footing in ground
I have carefully by certify and agre- with whether herei Ordinances and Sta	e that if a permit is issued all the in specified or not: I also certify	provisions of the Building Ordinan that plans and specifications filed	same is true and correct, and here- ce and State Laws will be complied will conform to all the Building
Plans, Specifications data must be filed if		By Solymon of Age	horised Agent)
PERMIT NO!		IENT USE ONLY 1490/	Fee. 5-50
1	Plans and Specifications checked	Zone S Fire District	Stamp here when Permit is issued
40040	Corrections very ded	Bldg. Line / Street Widening	
18816	Fraley 5-11-39	Application checked and approved	" A 10 133
DE 4 510	Plans, Specifications and Application	11/15-11-30 ch	
PLANS	For Plans See   Filed with	SPRINKLER SPRINKLER	Inspector

was a commentally

Application Fire District Bldg. Line Forced Draft Ventil  Construction Zoning Street Widening  (1)  REINFORCED CONCRETE The building referred to in this Application will be a than 100 feet from  Barrels of Cement Sign Here (Owner or Authorised Arent)	_]
(1) REINFORCED CONCRETE  Barrels of Cement	nore
(2) REINFORCED CONCRETE  Barrels of Cement	nore
Tons of Reinforcing Steel Sign Here	
Tons of Reinforcing Steel Sign Here	reet
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.  (4)  There will be an unobstructed passageway at least (10) feet wide, extending from any dwelling on lot to a P Street or Public Alley at least 10 feet in width.	ten ablic
Sign here	
REMARKS:	
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### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

## Application for the Erection of a Building

		CLASS "D"		
lect to the lonowing to	are and Salety Commissioners of the street made to the Board of Building permit in accordance anditions, which are hereby agreed	to by the unocraigned applicant	and apicy spell be desired co	inditions entering into the exercise
First That the upon any street, alley of Second: That the for any purpose that is	permit does not grant any right of other public place or perties the permit does not grant any right of the permit does not grant any right of the permit does not at	er privilege to erect any building er privilege to use any building y erdinance of the City of Los	g or other structure therein or other structure therein Angeles.	described, or any portion thereof, described, or any portion thereof,
Lot_No.	De Corner La	Valoras +	Selman (se	I a Land a Property described in such
Parking 3	17.25' on Ja	Pelma +	505.35' 0	Is I was
Tract Part of	Les 15 I	5 81974	2 Pance	la Ja Bres
	(711	0.1		Approved by
Location of Buil	ding 6 7/8	(House Number and Bireet)		City Engineer
Between what c	ross streets			Deputy.
USE INK OR I	NDELIBLE PENCIL	(D)		
I. Purpose of	building	Apartment Bosse, Egiel or any	other purpose)	Rooms
2. Owner (Print	t Name) felson	and the	4	Phone 2 51.5/
3. Owner's ad	dress 65/	Wilne		
4. Certificated	d Architect		State License No	Phone
5. Licensed E	ngineer Q	(gea-	State License No.	Phone
6. Contractor.	Juser		State License No36/6	Phone.
7. Contractor	's address			- OKWMI
8. VALUATIO	ON OF PROPOSED WO	RK lighting, heating, venting, fire aprinkler, ale-	d material and all permanen illating, water apply, plumb ctrical wiring and/or elevator thereon.	1880000
	any buildings NOW }	In .	artment House, Hotel, or any o	ther purpose)
10. Size of nev	- 1.1			2. Size lot 20 5x 347
11. Type of soi	Joan For	undation (Material)	Depth i	n ground
12. Width of fo	ooting / 5 Wid	th of foundation wall.	Size of re	X x Sllie boow b
18. Material ex	sterior wall.	Size of studs: (E	xterior) 2 x / (Int	terior bearing)
14. Joist: Firs	et floor Second f	loorxRafters	Material of r	ool Compo
	Material)Size Fl		to decline, but the forest results are well a second	AND DESCRIPTION OF STREET OF STREET
I have carefully by certify and agre- with whether here! Ordinances and Sta	y examined and read the ab e that if a permit is issued a in specified or not; I also of ate Laws.	ove completed Application ill the provisions of the St britisy that plans and spa	a and know the same is ailding Ordinance and S cifications filed will co	true and correct, and here- state Laws will be complied autorm to all the Building
Plans, Specifications data must be filed if	one other required.	Sign here	10000 or Anthrope and An	page)
	FOR DEPA	ATMENT USE OND	revens	5ve
PERMIT NO.	Plans and Specifications cheshed	-6 (9	Fire Disparies	Heap her view
19917	Consessions	The second secon	No. Phone Wildesday	4 / 1947
18817	Finha 5-11	-39 Non	Ft.	343.5
PLANS	Maril	Tike 5	11-302	
1 6	To Parke	Annual William	Speaking Inspector	

" TITLE IN THE STATE OF THE STA

Application A. Burn Plants	NAME AND ADDRESS OF THE PARTY O		
Application Fire District Zoning			
(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.	(4) There will be an unobstructed passageway at least te (10) feet wide, extending from any dwelling on lot to a Publi Street or Public Alley at least 10 feet in width.  Sign Here		
Sign here(Owner or Authorised Agent)			
REMARKS:			
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### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

# Application for the Erection of a Building

				CLASS D			
tender ject t	Application is her nt of Building, for o the following con	g and Safety Commis- ceby made to the Bo a building permit in ditions, which are be	raigners of the City of and of Building and a accordance with the reby-agreed to by the	of Los Augeles: Safety Commissioner e description and for o undersigned applica	rs of the City of Los the purpose hereinaft int and which shall be	Angeles, through the er set forth. This seemed conditions er	e office of the Superin- application is made sub- atering into the exercise
upon	Pirst: That the pany street, alley or	ermit does not grant other public place or	any right or priviler portion thereof.	ege to erect any buil	ding or other structur	e therein described,	or any portion thereof,
for an	Third: That the	or may hereafter be renting of the permi	prohibited by ordina t does not affect or p	nce of the City of La prejudice any claim of	os Angeles.	e therein described,	or any portion thereof, or any portion thereof, operty described in such
Lot	No	20 00	z Jao	Dalma	+ 1	lone (	ectangular
DA	rell	ying.	341.25	on To	en Valo	and the	05.75 Selm
Trac	( Tast	· Jaco	10 01	5 (5/5	gell Go	ench	Jaloue
Loca	ation of Build	ling	6710	Sell	na t	tre	Approved by City Engineer
Bety	ween what cr	oss streets	( <b>H</b> o	use Number and Stre	at)		Deputy.
		NDELIBLE PE					Deputy.
1.		building	7	e ((	Pril.	Families	Rooms
(1) (2) (1) (1) (2) (1)	221722VL#8332XS (858)	(810)	re, Residence, Apertm	ent House, Hotel, or s	my other purpose)		
2.	Owner (Print		nap	Ollet	Sour Bart . gir	Ph	one
3.	Owner's add	iress	- D 1	ullmi	State State	***************************************	
4.	Certificated	Architect	(fre		License No	Ph	one
5.	Licensed En	gineer	J. Se	d		// Oa Ph	one
6.	Contractor.	Owne	·		State License No	616 / Ph	one Collat
7.	Contractor's	address	·····				500
8.	VALUATIO	N OF PROPOS	SED WORK	lighting, heating, ve ing, fire sprinkler, of equipment therein o	and material and all entilating, water supp electrical wiring and/or thereon.	ly, plumb- or elevator	0000
9.	State how man on lot and give	ny buildings NOW e use of each.	81	(Store, Residence,	Apartment House, Hote	l, or any other purpo	se)
10.	Size of new	building 2	.x. No, Sto	ories/Heig	ght to highest p	oint/ Size	10+205x327
11.	Type of soil	Zoan	Foundat	ion (Material)	in 1	Depth in group	ıd
12.	Width of fo	oting	Width of	foundation wa	llSiz	e of redwood	sill . Z x . Ş
18.						5	earing) x x
14.	Joist: First	floor Special	Second libor.	xRafters	26Materia	al of roof	and the same
15.	Chimney (M	Iaterial)	Size Flue	xNo. inlets	each flue	Depth footing	g in ground
by ce	have carefully	examined and rethat if a permit	ead the above con	mpleted Applicat	ion and know the Building Ordinan	same is true and	correct, and here- vs will be complied all the Building
with Ordin	whether herein nances and Stat	specified or not a Laws.	; I also certify i	that plans and s	pocifications filed	will conform to	o all the Building
-	, Specifications			Sign here	D Some of Kas	Meland Maria	
data	must be filed if	equired.		Ву	MH	West of	
P	ERMIT NO!		R DEPARTM	the state of the state of		For f	
1	7	Plans and Specifical	A 1528	3	Fire District	Sinaspi Permit	here when
	/	Corrections world in	5-8-39	Bldg. Line	No. Stoom Widesing		
1	18818	FINLEY	and Application	Appliestes displant	and approved	I	1. 1. 24
-	PLANS	reshipped and appro	777	Take	1138		114
	72	For Plant 306	Pilod with	N-82	(103,010) (103,010)	Inspector	7.

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(2) The building referred to than 100 feet from Sign Here	E Colored Street		
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	Sign Here		

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### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

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

Application is be	ag and Safety Commissioners of the City of creby made to the Board of Bullding and r a bullding permit in accordance with an unditions, which are hereby agreed to by the	Refety Commissioners of the City of Los	Angeles, through the office of the Superin- ter set forth. This application is made sub- deemed conditions entering into the exercise
First: That the upon any street, alley o Second: That the for any purpose that is. Taird: That the	r other public place or pertion thereof.	leve to use any hullding or other atructus	re therein described, or any portion thereof, re therein described, or any portion theroof, possession is, the property described in such
permit.	11/2 2 1	01	1118
Lot No	y corner vas V	almas + selma	( Melangular lived
Lying 31	1.25 on Jas Valm	as 1,205.75' 0	n delaya
Trace Yax	of Seeso I 15	- 07/4 SU C	Jancher Ja Bida
	6710	Solma AV	Approved by
Location of Buil		use Number and Street)	City Engineer
Between what c	ross streets		Deputy.
USE INK OR I	NDELIBLE PENCIL	10	
1. Purpose of		ent House, Eqtel, or any other purpose)	FamiliesRooms
2. Owner (Print	Neme) Setma Ca	note C	Phone 2557
3. Owner's ad	dress 63/ 84	etmer	
4. Certificated	Architect	State License No	Phone
5. Licensed En	ngineer	Ges State License No	//00 Phone
6. Contractor.	Ount	State License No	36/6/ Phone
7. Contractor'	s address		O CWM To
8. VALUATIO	ON OF PROPOSED WORK	Including all labor and material and all lighting, heating, ventilating, water suppling, fire sprinkler, electrical wiring and/ equipment therein or thereon.	ly, plumb- o
9. State how ma on lot and giv	ny buildings NOW }	(Store, Besidence, Apartment House, Hot	el, or any other purpose)
10. Size of new	building 20 No. Sto	and the second s	oint O. Size let 2 57 397
11. Type of soi	Foundati	ion (Material)	Depth in ground.
12. Width of fo	oting / S Width of i	foundation wallSiz	e of redwood sill. 3 x ×
13. Material ex	terior wall.	ze of studs: (Exterior) Z.x.	7(Interior bearing)-2.x.
14. Joist: Firs	t floor see second floor	x Rafters 2 x Materi	al of roof.
15. Chimney (	Material)Size Flue	xNo. inlets each flue	.Depth footing in ground
by certify and agree with whether herei	that if a permit is issued all the per specified or not; I also certify t	episted Application and know the provisions of the Building Ordinan hat plans and specifications filed	same is true and correct, and here- ce and State Laws will be compiled will conform to all the Building
Ordinances and Sta	te Laws.	Sim here Getting	Const. Co.
Plane, Specifications	and other	(Owner or Au	Agricol Agrinti
data must be filed if	required.	By	
PERMIT NO.	FOR DEPARTM	and the second s	Foi
PERMIT NO.	Plans and Specifications checked	Zone Fire Diatrict	Stamp have when Permit So lessed
	Finley 5-8-39	Mdg. 1.fm , Stront Widonling	,
18819	Corrections replied	11/1)	2 A A 12 1939
	Plane Sestifications and Application	Application obschool and approved	
PLAYS	The second	Fell 5-11-58	
16	No Plan See Parists	Respired Specified	Inspector O per a

	-	MENT USE ONLY			
Application Fire District Zoning			Forced Draft Ventil		
(1) REINFORCED CONCRETE	(2) The		this Application will be mor		
Barrels of Cement	1	Lunil	Colones Street		
Tons of Reinforcing Steel	Sign H	(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.			
(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)	Sign H	(Owner or Author	rised Agest)		
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### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

# Application for the Erection of a Building

		CLASS D		
application is he tendent of Building, for	is and Saisty Commissioners reby made to the Board of I a building permit in second	of the City of Los Angeles: Suilding and Safety Commissions ance with the description and for	ers of the City of Los And	geles, through the office of the Superin- set forth. This application is made sub- med conditions entering into the exercise
of the permit:  First: That the	iditions, which are hireby-ago permit does not grant any ri	reed to by the undereigned applicable or privilege to eract any bu	ant and which shall be dec	med conditions entering into the exercise herein described, or any portion thereof.
Second: That the	r other public place or portion permit does not grant any r	thereof.	ding or other structure ti	herein described, or any portion thereof, terein described, or any portion thereof, cosion in, the property described in such
permit. Third: That the	granting of the permit does n	ot affect or prejudice uny claim	of title to, or right of poss	ession in, the property described in such
Lot Not	2 Con Ja	o Valmos 7	Selmal	restangular Tires
Pring 3	11.25 111	as Palmany	205,75	on lilna
191	1 1 12	0/11-10	1991 /4	7 1 /2
Tract last	y accord	100	1 100	and from the Calle
Location of Buil	ding 6718	Selma		Approved by City Engineer
		(Mouse Number and Str	est)	
Between what c	ross streets			Depaty.
USE INK OR I	NDELIBLE PENCIL	10	1	
1. Purpose of	building Sex	1 / Osis	Fa	miliesRooms
2. Owner (Print	(Store, Reald	lease, Apartment House, Hotel, or	any other purpose)	- D- 21-
20 12 14 10 10 10 10 10 10	7051	POILF		Phone (2)
3. Owner's ad	dress6	Ju mon	-3.J	
4. Certificated	Architect		State License No	Phone
5. Licensed E	ngineer Q	Ges	State License No./	O O Phone
6. Contractor.	Junes		State License No.	// / Dhone
	_			OKWIT -
7. Contractor	s address	Including all labor		manent C
8. VALUATIO	ON OF PROPOSED V	VORK lighting, heating, ing, fire sprinkler, equipment therein	and material and all per rentilating, water sapply, electrical wiring and/er a or thereon.	plumb- levator \$ X O O
9. State how ma	ny buildings NOW ]	(fre)	**************************	
			Apartment House, Hotel, o wht to highest poir	at . Size lot 26.5 x 3.5.7
Table Walter	0	Foundation (Material)		
1. Type of sog				
12. Width of fo	otingV	Vidth of foundation wa	IISize	of redwood all.
8. Material ex	terior wall.	Size of studs:	(Exterior) x7	(Interior bearing)
4. Joist: Firs	t floor	d floorxRafters	5x6 Material	of roof Congre
	eren mande alle e			epth footing in ground
I have carefully by certify and agree	that if a permit is incu	ed all the provisions of the	Building Ordinance	ne is true and correct, and have- and State Laws will be complied ill conform to all the Building
Ordinances and Sta	to Laws.	6	21-	To the building
Plana Granifications	and other	Sign bare	Stopped or Anthony	The state of the s
Plana, Specifications lata must be filed if	required.	Wille		The same of the sa
	FOR DE	PARTMENT USE OF	VCY	290
PERMY NO.	Plans and Specifications cha		Fire Dietrict	Share and
/	Finley 54	2-39 63	No.	Petroit is larged
18820	Corrections retricted	11 20 Ma-	Street Wilderlag	"IL Ess
	PINIKU S	Applying the	THE RESERVE OF THE PERSON NAMED IN	~~ (.3)
PLANS	March	- Like	-11-52	1
	Tot Place Site	U-110	Tie Tie	apostor 12

1		DEPARTM	ent use only	
" (M 1	ire District		Bldg, Line	Forced Draft Ventil
(1) REINFORCED CONCRE	٠, ١	(2) The	building referred to in th	is Application will be more
Barrels of Cement		than 100	feet from	The Street
Tons of Reinforcing Steel	Sign Here  (Owar or Authorized Apart)  (4)  There will be an unobstructed passageway at least to (10) feet wide, extending from any dwelling on lot to a Publistreet or Public Alley at least 10 feet in width.			
(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 Authorised A	Agent)	Sign He	re(Owner or Authorised	i Armt)
Day Abyo				
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### 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 Building, 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 spreed to be the undersigned applicant and which shall be deemed conditions entering into the scarcies 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, 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 soy claim of title to, or right of possession in, the property described in such permit.

PEMINATED EDOAS.

	REMOVED FROM		REMO	OVED TO
Lot		Lot	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	)			***************************************
Tract	***************************************	Tract.		
Present location of building	}1545 N. Las Pal	mas	н)	
New location of building	}			Approved by City Engineer
Between what cross streets	}	Rouse Number and Stre	······	Deputy
1. Purpose	of PRESENT building	Apertment	HouseFa	milies32Rooms
	ilding AFTER alteration or	ence, Apartment House,	Hotel, or any other purpo	se)
	rini Name)			
	Address 631 S. Vi			
5. Certificat	ed Architect	***************************************	State License No.	Phone
6. Licensed	Engineer		State License No. Y	-24081 Phone
	MITTE CRIT MINO	an.		
	or's Address 910 N. Or	ange Dr.	The second second	
440 14-140-0-00-0	TION OF PROPOSED WORK	[Including all labor lighting, heating, ing, fire sprinkler,	r and material and all p ventilating, water supply electrical wiring and/or or thereon.	ermanent, Pec 51, plumb- elevator South
	The state of the s	'equipment therrin	or thereon.	Rys. Din.
on lot and p	many buildings NOW }	(Residence, Ho	olel, Apartment House, or on high He	soy other purpose) ight to highest noint
	ouildingMaterial o			
	briefly and fully all proposed			(Wood or Steel)
100,000,000,000,000,000,000,000	Install Tile Bo	ths & Kitch	ens -	***************************************
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		*********************	***************************************	***************************************
***************************************	Fill in Applicati	ion on other Sid	e and Sign States	nent 40 (OVER)
	FOR DEPART	MENT USE OF	NLY	nent 100 tover
PERMIT	Plans and Specifications checked	Zone	Fire District	Stamp here when Percolt is issued
DOMAS	Corrections verified	Bldg. Line	Street Wideping	110 - 1222
26418	Plans, Specifications and Application	na Application check-		OUL -0 1933
PLANS	rechecked and approved	Teno	Frank .	
	For Plane Sea Filed with	P SPR. Required Valuation Inch	INKLER /	Inspector Medachifor
Rec'd	The state of the s	Tallacion Inch		

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

### **NEW CONSTRUCTION**

Size of Addition							
Material of Foundation	w	idth of Foot	ingDepth of foot	ing below ground			
Width Foundation WallSize of Rec			d Sill	rial Exterior Walls			
Size of Exterior Studs	Size of Exterior Studsx						
Joists: First Floorx							
I have carefully examined a hereby certify and agree, if a l complied with whether herein s to all of the provisions of the E	and read both sic Permit is issued, pecified or not; a Building Ordinan	des of this com that all the p also certify tha aces and State ere	pleted Application and know to rovisions of the Building Ordit plans and specifications, if relaws.  TILE SEAL N	he same is true and correct and nances and State Laws will be quired to be filed, will conform IFG. CO.			
		Ву	LOS ANGELES	CALLE.			
f	FOR	DEPARTME	ENT USE ONLY	<del>-/</del>			
Application	The second second second second			Termite Inspection			
Construction	Zoning		Street Widening	Forced Draft Ventil			
(1) REINFORCED CONCE		The	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from				
		*****	***************************************	Street			
Tons of Reinforcing Steel	••••••	Sign, Her	Sign, Here(Owner or Authorized Agent)				
(3) No required windows will be obstructed.		(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 Au	ed Agent)						
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# 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 Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subset of 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, 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 provides any claim of this term is on affect or organized any claim of this term of the permit does not provides any claim of this term of the permit does not provides any claim of this term of the permit does not provides any claim of the term of the permit does not affect or organized any claim of the term of the permit does not affect or organized any claim of the permit does not affect or organized any claim of the term of the permit does not affect or organized any claim of the permit does not affect or organized and the permit of the permit does not affect or organized any claim of the permit does not affect or organized and the permit of the permit does not affect or organized and the permit does not affect or

permit.	permit does not grant any rig or may hereafter be probibited ranting of the permit does not REMOVED FROM	enser or prep	i claim		OVED TO	erry descended in such
Lot			Lot			
	***************************************			******************		
Tract			Tract.			
Present location }	153	5 N. L	os Palma	8	Y	
New location 1		7	Number and Sir			Approved by
of building	***************************************	(House	City Eng			City Engineer.
Between what cross streets }			Same and the same			Deputy,
1. Purpose of	PPESENT building	Anen	tment Ho	1168 1	Femilias 32	Draws
	PRESENT building					
	ding AFTER alterati					477-3463-04111121018
3. Owner (Print	Name) Aetz	a Const	ruction	90.	Pl	one DR-5181
4. Owner's A	ldress	S. Witn	er ave.	L. A.	***************************************	
5. Certificated	Architect	*************		State License No	Pho:	ne
6. Licensed Er	ngineer	2	,	State city	y Pho	ne
7. Contractor	TILE SEAL H	FG. CO.		State License No	X24061 Pho	ne
	Address 910-N	1 Oran	ra Tm		a. a.	
	ON OF PROPOSED V	VORK {	including all labelighting, heating, ing, fire sprinkle	or and material and all ventilating, water sup r, electrical wiring and o or thereon.	permanent - : :  ply, plumb- or elevator   \$3150	.00
10. State how man	ny buildings NOW }	.,			ltig. N	0
on lot and give	e use of each. }	Num	(Residence, E ober of stor	ies high	or any other purpose) Height to highe	st point
	ldingMa					
	iefly and fully all pr				and Limited	(Wood or Steel)
	Install Tile				10/10/10/10/10 (A.W.)	
	,					
	/					
	<u>/</u>					
				de and Sign Sta	tement //	(OVER)
PERMIT NO.	RMIT NO. Plana and Specifications checked		Zone	Fire District	F44	***************************************
12	Frank and openications correct		2.003	No.	Stamp Permit	is issued
00440	Corrections varified		Bldg-Line	Street Widening		W. 7.4
26419	Ulawa Specifications and	Applications		ked and approved	- JUL -0	1939
	Pinne, Specifications and rechecked and approved	Applications	PI	6/10/00		
PLANS	For Plans See   Fi	led with	Required SP	RINKLER Specified	Inspector	1/11
Rea'd			Required Valuation inc	luded Yes-Ny	[ W/ 1	undahofo

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

### NEW CONSTRUCTION

Size of Additionx.	Size of I	otx	Number of Stor	ries when complete			
				footing below ground			
Width Foundation Wall	Size	of Redwoo	d Sillxx	Material Exterior Walls			
Size of Exterior Studs	X	Siz	e of Interior Bearing	Studs			
Joists: First Floorx	Second Floo	orx	RaftersRo	ofing Material			
I have carefully examined hereby certify and agree, if a complied with whether herein to all of the provisions of the	building Ordinan	des of this com that all the p also certify tha ces and State ere	TILE SEA	now the same is true and correct and cordinances and State Laws will be to it required to be filed, will conform AL MFG. GO.			
	FOR	DEPARTM	ENT USE ONLY				
A Maraktan	Land Andrew			In the second second			
Application			Bldg. Line				
(1)	Zoning	(2)	Street Widening	Forced Draft Ventil			
REINFORCED CONC		The cation is,	or will be when move	dition) referred to in this Appli- ed, more than 100 feet from Street			
Tons of Reinforcing Stee	91	Sign Her	Sign Here(Owner or Authorized Agent)				
(3) No required windows structed.		(10) feet Street or	wide, extending from Public Alley at least				
REMARKS:	uthorised Agent)			uthorised Agent)			
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# 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 Les Angeles:

Application is hereby made to the Board of Building and Bafety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit is 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 desmed conditions entering into the exercise of the permit.

First That the permit does not grant any right or privilege to street any building or other structure therein described, or any 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 projudies any claim of title to, or right of possession in, the property described in such permit.

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Lot			Lot	.,,		
Pract			Tract	**************************************		
Present location } (Con	rner Bld		N. LOS Pa	lmas & 6710	Selma ]	
New location of building . }			se Number and St		}	Approved by City Engineer
Between what cross streets }	,	***************************************				Deputy
1. Purpose of PRES	ENT buildin	ig	tmentHol	1S.6. Fotel, or any other pur	ramilies16	Rooms
2. Use of building			Contract of the Contract of th	Committee of the commit		
3. Owner (Print Name)	Aet	na Constr	uction C	2.4.j	P)	ione.DR-8151
d. Owner's Address	63	1.S	erAve.	,L		
5. Certificated Arcl						
6. Licensed Engine	er	*****************	*********	State city	y T 311 Pho	ne
7. Contractor T				State License No	K24061 Pho	ne Y05181
8. Contractor's Add	910 ] Iress83	N. Orange	Including all lab	or and material and all	permanent) fine	Setting Ord. \$1.00
9. VALUATION OF	Contractor's Address.  Tile Setting Ord  Including all labor and material and all permanent  Including all labor and all permanent  Including all labor and material and all permanent  Including all labor and material and all permanent  Including all labor and material and all permanent  Including all labor and all permanent  Including all la					raciors
<ol> <li>State how many buil on lot and give use on</li> </ol>					or any other purpose)	
11. Size of existing	building	xNu	mber of stor	ries highH	leight to highe	est point
12. Class of building			and the second s		erior framewo	rk(Wood or Steel
Describe briefly				and work: & Kitchens .		
Ins	fall Ill	e baths a	Showers	W. KI CCHAIR		
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				de and Sign Stat	ement / 70	OVER
PERMIT NO. Flans	FOR	DEPARTM	Zona	Pire District	Fee	
Pana	and Specification	ns coacnes	200	No.	Stamp Fermi	is lesued
26420	ctions verified		Bldg. Line	630/99.		-5 1939
	, Specifications	and Applications		they say appropried	, ,	. 0 1000
PLANS			- F	1121111		

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

### NEW CONSTRUCTION

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I have carefully examined ereby certify and agree, if a omplied with whether herein	and read both sid Permit is issued, specified or not; a Building Ordinan	tes of this comp that all the pr also certify that aces and State 1	pleted Application and kn rovisions of the Building t plans and specifications.	The state of the s
I have carefully examined ereby certify and agree, if a omplied with whether herein	and read both sid Permit is issued, specified or not; a Building Ordinan	tes of this comp that all the pr also certify that aces and State 1	pleted Application and kn rovisions of the Building t plans and specifications.	The state of the s
			TILE SEA	AL MFG. CO.
		DEPARTME	ENT USE ONLY	Lokerty
	mesonane and a life			
Application	Fire District		Bldg, Line	
Construction	Zoning		Street Widening	Forced Draft Ventil
REINFORCED CONC		cation is,	or will be when move	lition) referred to in this Ap d, more than 100 feet from St
Tons of Reinforcing Stee	al	1 CONTRACTOR OF THE PROPERTY O		
		Sign Her	(Owner or Au	sthorized Agent)
structed. Sign Here(Owner or A	uthorized Agent)	Street or	Public Alley at least 1	any dwelling on lot to a Pu 10 feet in width, uthorized Agent)
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### CITY OF LOS ANGELES



### DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

### Application to Alter, Repair, Move or Demolish

To the Beard 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 Experiotected the Safety Commissioners of the City of Los Angeles, through the office of the Experiotected the following conditions, which are hereby agreed to by the undersigned applicant and which shall be decreaded conditions entering into the exarcise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other atructure therein described, or any portion thereof, when 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 atructure 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.	REMOVED FROM	REMOVED TO
Lot	*	Lot
Trac	rt	Tract
	tent location \ 1545 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	as Oalmes We
· New of b	r location James James	Approved by City Engineer.
	ween what }	As Selson Jan Palm Deputy.
1.	Purpose of PRESENT building Store, Residence, Apar	Families Families Families Families Families
2.	Use of building AFTER alteration or moving	The Control of the Co
3.	Owner (Print Name) Setting 67	stor 60 Phone 9 8/5/
4.	Owner's Address 63/	Welfores.
5.	Certificated Architect	StateLicense No
6.	Licensed Engineer	State License No // C Phone
7.	Contractor Ourser	State License No 36/6/ Phone
8.	Contractor's Address	Okun
9.	VALUATION OF PROPOSE J WORK Including the light equip	ding all labor and material and all permanent no, heating, ventilating, water supply, plumbing price sprinkler, electrical wiring and/or elevator ment therein or thereon.
10.	State how many buildings NOW	Residence, Hotel, Apartment House, or any other purpose)
11.		of stories highHeight to highest point
12.	Class of building	ing walls Exterior framework (Wood or Steel)
******	( ) of (E)	Jan + Hissell Ma
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		K 44.
	Change du	ind round to les
		other Side and Sign Statement (OVER)
P	ERMITNO. Plans and Specifications cheiked Zong	USE ONLY Fee Opticipt
	Finder Ver140 &	N. Stefan have when Permit is issued
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1 2	Plant Springer of and forget category with the springer of the state o	L2.19.15 1940
	FLANS Carries From Find with	Spainkith Inspector
	18814-34	Australia lactuded Proposition Bapping

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

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5	Size of Addition	Size of	Lotx.	Number of Stor	ries when complete
1	Material of Foundation	/w	idth of Foot	ingDepth of	f footing below ground
1	Width Foundation Wall	Siz	of Redwoo	a spiix	Material Exterior Walls
	Size of Exterior Studs	XX	Siz	e of Interior Bearing	Studs
					ofing Material
1	I have carefully examined a hereby certify and agree, if a learning of the provisions of the B		190		mow the same is true and correct and g Ordinances and State Laws will be s, if required to be filed, will conform
		Sign H	ere	(Owner)	Authorized Agent)
			Ву	Effe	Q.
		FOR	DEPARTM	ENT USE ONLY	
	<i>y</i> .		0		
0.00	Application	Fire District,	9	Bldg. Line	17701 - Sento 1800-1840 18761
	(1)	Zoning	1 (2)	Street Widening	Forced Draft Ventil
	REINFORCED CONCE		The cation is,	or will be when move	dition) referred to in this Appli- ed, more than 100 feet from
	Tons of Reinforcing Steel		1		Street
	(3)		1 (4)	(Owner or /	Authorized Agent)
	No required windows w structed.	vill be ob-	The	re will be an unobst t wide, extending from Public Alley at least	ructed passageway at least ton m any dwelling on lot to a Public 10 feet in width.
	Sign Here(Owner or Au	thorized Agent)	Sign He	re(Owner or	Authorized Agent)
	*				TANK DEPREMENTAL SECTION OF THE SECT
	REMARKS:	···· ·································		*************************************	.,,,,,,,,,,,,,,,,
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2. PRESENT	Apartmen	Corporation Control of the Control o	11 S	F BUILDING ame		20NS 4-	4
3. JOB ADD	RESS					FIRE DET.	
	EN CROSS STREETS	Imas AND		-04/1	מת חוו	LOT TYPE	
5. OWNER'S	NAME	16	jhlan		PHONE	LOT SIZE	-
Charl 6. OWNER:	ADDRESS	CO-CIT	Y	97	75-0200	1	
1200	Wilshire	Blvd #209, BUS, LIC, NO.	Los	Angeles E STATE LIG.	CA. 900		
7. ENGINEE		803. LIG. NO.	Morre	c SIMIC LIG. I	io, Phone	ALLEY	
B. ARCHITE	CT OR DESIGNER	BUS, LIC, NO.	ACTIV	E STATE LIC. 1	NO. PHONE	BLOG. LINE	
9. ARCHITE	CT OR ENGINEER'S	ADDRESS CIT	Y		ZIP	AFFIDAVITS	
O. CONTRAC	TOR	BUS, LIC, NO.	ACTIV	E STATE LIC.	IO. PHONE 263	-6801	1
A 1 P	COOFING SE	STORIES HEIGHT	30-45	/ 3132	SRC-39 DINGS ON LOT AND USE	-0001	1
MIDTH	LENGTH			MISTING BUILT		1	1/
	MATERIAL TING BLOG.	EXT, WALLS	ROOF		FLOOR	(	1/
	JOB ADDRESS			7	STREET GUIDE	DISTRICT O	FICE
\$ 14.	1545 N.	Las Palma	s			SEISMIC ST	UDY ZONE
	VALUATION TO INCLU EQUIPMENT REQUIRES AND USE PROPOSED	D TO OPERATE BUILDING		3300.0	30	1	
5. NEW WO (Describe)	Re-root		SII #4	heralas	ss shingles	GRADING	FLOOD
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IEW USE OF		SIZE	OF ADDITIO	N	STORIES HEIGHT	EUNEO BY	1
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SPRINKLERS REQ'D SPEC.	ET	CONT.		<i></i>	<del></del>	-	_
P.C. NO.	71	pemils must be filed: 1.  pemils form date of ap  fet or 2. Within one ye date of espiration of a- for building or grading granted by the Dept. of  SECTIONS 22.12 & 22.1  AFTER FEE IS PAID.  15 PAID OR 180 DAYS NOT COMMENCED.	permits B. & S.	. 1488	1.00 E.1 1.00 E.1 689 41 000 7 1.05/02/8		D CHT
7. I hereby Professions or lessions Co any applica I have a provisions of lessions Co any applica I have a provided the one year of of sale.).  I have business and thereon, an I i am of Date	affirm that I am ex- Code: Any city or Issuance, also requi of the Contractor's indep or that he is e int for a permit sub) where of the property ded or offered for a r of property who t at such improvement completion, the ow owner of the propen d Professions Code d who contracts fo exempt under Sec.	empt from the Contracte county which requires a trea tine applicant for au. Licenso Law (Chapter 9 xempt therefrom and the ects the applicant to a ty, or my employees with sale (Sec. 7044, Busines builds or improves there are not intended or many the contractor's Licen is such projects with a sec not lead to the contractor's Licen is such projects with a such projects with a such projects with a	lons of Chilli force as mber 3.1.3  UILDER I's Licenau permit to che per	apter 9 (comm de aftect.  1258 Con  DECLARATI  Law for the construct, allies on the second contract, allies on the second contract, allies on the second contract, allies on the second contract of the second contract of the second contract of proving that the licensed colors on apply to a reason.	encing with Section 70 intractors to construct an order of property of the building of the bui	Find Senature Senatur	ness and atructure, and Pro- rost. 5 by structure, not apply apployees, of within purpose ac, 7044, improves.
☐ Certific	ed copy is hereby for ed copy is filed with 0-83 Melling Address	orniehed. o the Los Angeles City De 3455 E. Oly	A-1	Roofin Blvd,	g Service, L.A. CA. 9	dinc. 1nc. 0023	
Date		OF EXEMPTION FR ince of the work for white workers' Componsation Applicant					
TOTION IL		after making this Certifiabor Code, you must to	TION IE	NDING AGE	NCV		
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1983 APR 22 AM 10: 54 \$2830 HELD AT CASHIERS

## SINCE 1931 0.0 1.0 0 0 3 2 A-1 ROOFING SERVICE, INC.

1551 N. Western Ave., Los Angeles, Ca. 90027 . Hollywood 4-8893

## ROOF REPORT & CONTRACT



DAVID LYMBER Date 3-28-87 CHARLES DEAN CO WILSHIME BLUD Phone Job Address 1545 N. LAS PALMAS AVE 975-0200 Type of Present Roof ComposiTion No. Stories 01= CENTER OF THE COUNTOUND AND A FOR THE SHINGLE SLOKE FIRE SCREEN SHIPGLES AREA AND BATSIDE ROTRUI You may cancel the agreement or offer referred to above at any time prior to midnight of the trird day (excluding Sunday) after the day you signed the agree-You may cancel the agreement or offer referred to above at any time prior to midnight of the trird day (excluding Sunday) after the day you signed the agreement or offer. If you cancel and you have already made some payment to the seller, the seller is entitled to retain out of the payment, as a cancellation fee, 5 percent of the cash price of the goods or services but in no event, may the seller retain more than lifteen dollars (\$15).

This order shall be binding only upon acceptance thereof by contractor. This contract shall constitute the entire agreement of the parties, and there have been no representations or oral agreements made which are not contained herein. Contractor will make only repairs which are expressly provided for in this contract. Court costs and attorneys fees will be charged in collection matters. 5% per month at charges will be added to delinquent accounts.

Guarantees will be provided as agreed upon completion of work, in the event of any defect arising out of the work, owner shall promptly give contractor written notice of the exact nature and extent of such defect and if the same is covered by guarantee, contractor shall remedy same within thirty (30) days after receipt of said written notice. Owner hereby waives any claims against contractor for d images sustained to any part of the interior of the above described premises or the contents thereof resulting from leaks of any kind or nature, arising either, before, during or after work has been performed. Owner acknowledges that contractor does not guarantee nor is there any warranty nor liability on the part of contractor, respecting leakage from vents, all conditioning, skylights, TV antennas, defective walls, defective guiters and/or clogged drains. An and all guarantees and warranties made by contractor in connection with this agreement are on a service basis from the date of completion and shall be in favor for the property owner hereinabove named and shall not be in favor for the benefit of any other persons. not be in favor for the benefit of any other persons. 4. If not done by the owner, or others, we shall raise, move, or lift objects on the roof, but we a sume no responsibility for the operation of or damage to condults, signs, skylights, air conditioners or other objects on the roof, where it becomes necessary to raise, move, or lift said objects in order to properly apply We shall use reasonable care, but are not responsible for TV antennas, guy wires, lead in wirds, or adjustment of sets as these parts are subject to deterioration due to exposure to elements. Contractor cannot assume responsibility for any nails profuding through thin plywood sheathing as all roofs which are fully guaranteed must be securely nailed.

NOTICE—UNDER THE MECHANICS LIEN LAW (CALIFORNIA CODE OF CIVIL PROCEDUR: S, SECTION 1181 ET SEQ.), A CONTRACTOR MUST GIVE TO THE OWNER A COPY OF A "NOTICE TO OWNER." YOUR SIGNATURE IS AN ACKNOWLEDGMENT THAT YOU HAVE RECEIVED A COPY...

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CO-TRACTORS STATE LICENSE BOARD. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRIAR OF THE BOARD, WHOSE ADDRESS IS:

CONTRACTORS STATE LICENSE BOARD, 1020 "N" STREET, SACRAMENTO, CALIFORNIA 15514.

THE ABOVE CONTRACT HAS BEEN READ AND IS HINDERSTOOD BY OWNER AND RECEIVED OF A COPY THEREOF BY SAID OWNER AT THE TIME OF THE ABOVE CONTRACT HAS BEEN READ AND IS UNDERSTOOD BY OWNER, AND RECE 2T OF A COPY THEREOF BY SAID OWNER AT THE TIME OF EXECUTION, IS HEREBY ACKNOWLEDGED.

4/15/ A-1 Roofing Service, Inc. License 313258 (C-39) Date Owner or Agent 11 2 1.1

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NO. OF EGST NO. OF EGST ON LOT AND I ON LOT	THE SPRINKLE  CONTINUOUS SI  CONC > 2000 PS  MASONNY  SUPP PLAN CH	MIDTH  RROUP OCCUPAN  BUEST ROOMS  PARKING PROVID  TO COMP.  RS  UNWALL	PILED PILE PIELD WELDIN REBAR WELD:	CONSTR.  HEIGHT (2  TYPE OF I  CS E(  _ERFACSF    ERGUISSON    NG    S    VALUATION (M  Read operating	TYPE TOMMS) TOMMS TYPE TOMMS T	FLOOR AREA (BUILDING MAX. OCCUPANCY  LIC. FABRICATOR REQ: FLOOR AREA (ZONING)  DISTRICT INSP. OFFICE LA VN WL.  SF OTHER OTHER OTHER	o) Dron: A SP	06/20/95 BLDG P INVOICE	PHONE NO.  PHONE NO.  PCASHIER'S USE ONLY  O'3: 18:25PH LAO  ERHIT CO  \$ 0038791 BB	37128 6 T-6402 C 05
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AC CONTR.  AC CONTR.  AC CONTR.  AC CONTR.  AC CONTR.  AC CONTR.  AN OF EGST.  AN O	D FIRE SPRINKLE  CONTINUOUS/SI CONG > 2000 PSI MASONRY  C  SUPP PLAN CH  BLOG PRINT. (2)  PLUMB PRINT. (2)	MIDTH  PROUP OCCUPAN  BUEST MOCKES  PARKING PROVID  THE COMP  PLAN MAIN  PLAN	PILED WELDING ST. FEE X	CONSTR.  HEIGHT (2  TYPE OF I  CS E(  ERF/CSF    ERGUISSON    WAS    VALUATION (IN  INCOME OF CONTROL  TO A PLAN CHECKED II  TO A PL	TYPE TONING) TOSPECTION OF SMS GEN MATRIASE ISOLATION GUNITE/SHOTCRETE GRADING TOPPHINT NO.	FLOOR AREA (BUILDING MAX. OCCUPANCY  LIC. FABRICATOR REQ: FLOOR AREA (ZONING)  PISTRICT INSP. OFFICE  OTHER  OTHER  OTHER  OTHER  OTHER  SOUND  CATE  SID 387	o) Dron: A SP	06/20/95 BLIG P INVOICE EI RES ONE ST SYS DE CITY P	95LA 03:18:25PH LAO ERHIT CO + 0038791 BB ID ON SURC LANEOUS RRY	37128 6 T-6402 C 09 90.00 0.80 1.82 5.45 2.70 5.00
PAGTH  TORIES  MELLING UNITS  EGD PARIGNG  GCATION OF REG  MESTINAS  PECUAL SPECTIONS  PECUAL SPECTIONS  AN CHECK  ELISIDE POSTING  RE-INSPECTION  TESTIGATION  T	D FIRE SPRINKLE  SHEAR CONTRINUOUS CONCY > 2000 PS MASONNY  SUPP PLAN CH  BLOG PERMIT. (2)  PLUME PRINT. (2)  HVAC PRINT. (3)	MIDTH  PROUP OCCUPAN  GUEST MOOMS  PARKING PROVID  TO COMP.  RS  PLAN MAIL  PLAN MAIL  PLAN MAIL  PLAN MAIL  SCHOOL E  SCH. DIST  ES  PREQ'D	PILLE PELLON ST. FEE ST. FL. AREA	CONSTR.  HEIGHT (2  TYPE OF I  CS E(  ERFACES      ERGALSSON      NG      NG      SUPPLEMENT TO  PLAN CHECKED II  TONING TEAM AND THE CHECKED II  SIGN   VE	TYPE TOMMS) TYPE TOMMS) THE FECTION  SMRSF,OMM MATABASE ISOLATION GUNITES HOTCRETE GRADING THE GRADING THE FORMS BUT TO BY THE STATE OF	FLOOR AREA (BUILDING  MAX OCCUPANCY  LIG. FABRICATOR REQ!  FLOOR AREA (ZONING)  DISTRICT INSP. OFFICE  OTHER  GRADE BEAMS!  OTHER  OTHER  COTHER	FA SP  A SP  ACAISSONS  TO T	06/20/95 BLDG P INVOICE EI RES ONE ST SYS DE CITY P MISCEL	95LA 03:18:25PH LAO ERHIT CO + 0038791 BB ID ON SURC LANEOUS RRY	37128 6 T-6402 C 05 90.00 0.80 1.80 5.40 2.70 5.00

		MOTAVAKABLE		APPROVED UNDER CASE NO.		
			ER CERTIFICATE NO.	LANDSCAPEXERISCAPE		
CURB RAMP	DRIVEWAY	Accused when tested outside				
pone name	DHIVERA	SEWER FACILITIES CHARGE  NOT APPLICABLE		SITE PLAN REVIEW		
FLOOD HIGHWAY DEDICATION	INDUSTRIAL WASTE	Due "		FIRE DEPT APPROVED TITLE 10 (LAM C Sec 700 HYDRANT UNIT		
REQUIRED		D PAID		OTHER		
		GRADING DIVISION		DEPT, OF TRANSPORTATION		
EXCAVATION ADJACENT TO PUBLIC S	VAY	HILLSIDE NOTICE MAILED	- 10	DHIVEWAY LOCATION	+5	
Analisan salisansansans		HILLSIDE NOTICE POSTED		OND, NO.		
CONSTR TAX RECEIPT NO	DWELLING UNITS	☐ PRIVATE SEWAGE SYSTEM OK		CAL OSHA	-4	
HOUSING AUTHORITY		CRA APPROVED RE-DEV PROJECT		AQMO-AB3205	China di Anna	
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					***	
GOMPLETE FOR RELOCATION PERMI OLD ADDRESS	TS ONLY		FROM OUTSIDE	CASH/SURETY BONG NO	MILES NOVEO	
Sec 3700 of the I have and will me the performance and pelicy number continued in the performance and pelicy number continued in the any member so a should become a provisions.  Sign	Labor Code, for the performance of the work intain workers' compensation insurance, as of the work for which this permit is lasued in any, and the work for which this permit is lasued in any, and the work for which this permit is to become subject to the workers compensation to the provisions of Sec 3700 of the subject to the provisions of Sec 3700 of the subject to the provisions of Chapter 2 commencing the provisions of Chapter 2 commencing which in Section 2016 the second of the provisions of Chapter 2 commencing which in a benificate of consent its self-interestant as the subject to the provisions of the work and and are are as the second of the work for which the permit is its used in are.  In performance of the work for which this permit is the provisions of Sec 3700 of the second and are are.	required by Sec. 3700 of the Labor Code. for any workers' compensation insurance carrier.  Policy No	i have and will maintain we the performance of the we and policy number are center i certify that in the performance may meaner so as to become subject to provisions.  Sign  I hereby affirm, under penalty of pand is millions Code, and my like and Professions Code, and my like in the performance of the work and policy number are:  I have and will maintain with the performancy uniformance of the work and policy number are:  Carrier  I certify that is the performancy presence so as to become subject to provisions.  Sign  D. SHALL BE SUBJECT TO 4	ode, for the performance of the work for which orders' compensation insurance, as required only for which this pennit is leaved. My worker process of the work for which this pennit is leaved. My worker the subject to the workers' compensation level the provisions of lieu. 3700 of the Labor Code of the provisions of lieu. 3700 of the Labor Code of the provisions of lieu. 3700 of the Labor Code of the provisions of lieu. 3700 of the Labor Code of the provisions of lieu. 3700 of the Labor Code of the pendit of the tolerance of the work of the tolerance of the work of	by Sec. 3700 of the Labor Code, fer is compensation insurance carrier in the compensation insurance carrier in the compensation insurance carrier in the compensation in the carrier in the compensation in the surance carrier in the permit in	
	y, that there is a construction landing agenc	CONSTRUCTION LEN r for the performance of the work for which this per	The second secon	,		
3 Lander's name		ASBESTOS R	EMOVAL.	-1		
0/	bestes Removal is not applicable	I declare that a notification letter has been sant			DAG 6-20 9/	
र	The second second	OWNER-BUILDER I	ECLARATION			
any structure, prior to its lesurence, elec	requeres the applicant for such permit to file	inse Law for the following reason (Sec. 7031.5, Ibb a signed statement that he or she is ficensed purs	siness & Professions Code: Any cay used to the provisions of the Compa	ctors License Law (Chap & construccing with	Bac. 7000 of Div. 3 of the Business &	
Professions Code) or that he or she is	examps therefrom and the basis for the alleg or my employees with wages as they sole t	ed exemption. Any violation of Sec. 7031 5 by any ompensation, will do the went, and the structura is	applicant for a permit, subjects the not intended or offered for sale (Sec	applicant to a civil pennity of not more than fi c 7044, Business & Professions Code: The C	ve hundred dollars (\$500): Contractors License Live Mess Het apply	
to the owner of property who b	uids or improves thereon, and who does su	th work himself or herself or through his er her own tye the burden of proving that he or she did not hale	employees, provided that such imp	taz yol benefie to bebrette fon sta zinemevox	II, however, the building or	
[ I, as owner of the properly, am	exclusively contracting with ilcented central	dors to construct the project (Sec. 7044. Business	경영 교실 주시 있다면 하는 경우를 가지 않다.		property who builds or angroves	
Linereon, and who contracts for	such projects with a contractor(s) scensed (				, ,	
Tall exemps under sec	BUS & PTDF COOR FOR IN	Description of the state of the		-	outside	
Print		rion	Date		OWNER AUTHORIZED AUENT	
5		FINAL DECLA	RATION		Converse and a	
I certify that I have mad this application the above mentioned property for hape	ction purposes. I realize that this permit is a hat neither the City of Los Angeles nor any i	ed I agree to comply with all city and county order in application for inspection and that it does not approximate, department officer; or employee thereof, many	ances and stain taws relating to bull prove or authorize the work specified	therein Also, that a does not euthorize or pe	KITHE BITY VIOLATION OF SABURE TO COMPLY	

STRUCTURE	ADO, AN	LTER, MEPAIR IG BUILDING	CITY OF		NGELES - DE				DING AND SAFET	LA INCIDENT CODE	
RELOCATE EXIST. BLDG	L BYTHE	ITION OF BUILDING			CERTIFIC					F.NO:	1 010 A
A) 33554	1545	1555 LA	S PALMA	S AV	STATEAUNT N	O. CROSS	SUNSET	BL/S	SELMA AV		
TRACT(S) and COUN	ITY REF. NO. (Fe	r aiphe tracts) e.g	.G. McDonald Trac	d (MR 70-20)		BLOCK			5, 18 (A/D 3), 17, 18	DIST. MAP	VARIAT HAND RESERVATION OF SAME
SEC. 10		s, R.14	W (PT.1	-289)			(ARB-	-1)		147A185/1	48.5A185)
iormine L	egal	LOT SIZE		zoca-		BUILDIN	G LINE		ALLEY	CENSUS TRACT 1907	Chin6/20/95
APPIDAVITS, EASEM AND RESTRICTIONS		ZI	1352/Z	1 141						13	I SHANCY FLOOD ZONE I MMY DED. SEISANG STUDY
B Mort	owner Lakretz		(2	#₩ 13)46	3-5611	APPLIC	Hoover	Roof	fing	(213)737-3536	
ADONESS 6671	Sunset	B1			SUITEUNITN	O. ADDRES	1309 S.	Eas	stem Ave.		SUITEUNIT NO.
Holly	200	'a	DORESS			LIC. CL	LOS ANG	PELES	s. Ca. 90022 IC. NO. CITY BUS. L	C NO. PHONE NO.	
ENGINEER					W-1		• • • • • • • • • • • • • • • • • • • •			· · · · · · · · · · · · · · · · · · ·	
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OST SA	r Roof	ing	AND	C39	651608	EXISTING	T Ant	001	289-35 Menk for now buildings)	(213)737-	1-
DESCRIPTION OF W		PATCH PLAS	TERV		ON-STRUCTURAL	[ DOO	RAMINDOW	A STATE OF THE STA	☐ RE-STUCCO/SIDING	□ ME-MOOF	٠ بى <sub>ا</sub>
OTHER (Decembe)	LC,	DAYWALL DAY	1 .	L. REMO	DEL	, / J	NGEOUT	, '			, UT
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DESCRIPTION OF M WORK (Check applica ELECT CONTR. N.	able Boxes above ;	^	DORESS				ASS ACTIVE			300,000 BTU AND A.C. SIZE <	1870M3 100
PLUMB CONTR.			JUNESS .		ina-a-factory	LIG. CL	ASS ACTIVES	SIAIEU	IC NO. CITY BUS. L	C NO. PHONE NO.	'دن'
HVAC CONTR.		<del></del>		·····							
D) NO. OF EAST	NG BLDGS.							$\overline{}$	F	R CASHER'S USE ONLY	<sub>07.</sub>
LENGTH	ASE	WIDTH		HEIGHT (	ULDING)	FLOOR	UREA (BUILDING)				
STOMES		GROUP OCCUPA	WCV .	OCCUPAN	TS PER GROUP	MAY OC	CUPANCY				7
				Joccorn.	IS FER GROOF		CUARCI				
DWELLING UNITS		GUEST ROOMS		CONSTR	TYPE	LIG. FAR	RICATOR REQ'D F	OR:	ľ		
REQ'D PARKING		PARKING PROVID	ED DA	HEIGHT (2	ONING)	FLOOR A	MEA (ZOMNG)				
LOCATION OF REQU	D FIRE SPRINKL	ERS		A CONTRACTOR OF THE PARTY OF TH	NSPECTION SELECTION		VN WLA	SP			· N
SYSTEMS	SHE	ARWALL .	The state of the s	SSON	SMRSF/OMF		THER		0	95LA	37129
	CONC > 2000 P	y 0 /	IELD WELDING	8	GUNITE/SHOTCRETE GRADING	0 0	RADE BEAMS/CAI	SSONS			
E) P.C. NO.	10				icluding all	00	000	$\dashv$		-20 6 2 0000 Fig. 1	dea comment about the
PLAN CHECK	SUPP. PLAN C	HECK E.Q. INST			PERMIT NO.	80	00-		BLDG 8	03:18:55PH LA06 ERMIT CO	T-6403 C 09
HELSIDE POSTING BLDG, PERHIT, PLAN MAINT.		•	CHECKED I	IY			-	INVOICE	# 0038791 BB	0.80	
PRE-INSPECTION	RE-INSPECTION ELEC. PRINT. (20%) FIRE HYDRANT		EANT DA	LAN CHECK	ED BY		199		ONE SI SYS DE	OP	1.82 5.45
INVESTIGATION FEE	PLUMB, PRMT	(20%) ARTS DEV	FEE ZON	NO TENFRE	W.	6-4	0-96	-	CITY	LAN SURC	2.70 5.00
MELOCATION FEE	HVAC PRMT. (		PRIN	TAN	t. t.	ent es	3079	/		RRY	211.54
		SCH. DIST	FL AREA SIGN	6	a sa	1	1E 6-20	-20	-		
DA SURCH	SURCHAR			T PLAN AT			TACHMENTS (	leecr.)			
(Antono a structure and	d of these been been	and the bad by no	efficial action, plan	-	of copies one and a half and construction has no		o fee has been paid	This			
dispondinued or obend	sense for a continu	ieus partes of 180 s	mys ( 506.86.0803	LAMCI CA	time for refund of foce pe nd Safety (Sec. 22.12 & 2	id on parmits i	must be filed within	ane			

AUTHAU OF ENGINEERING		TSEWERS		PLANNING WORKSHEET NO.	
		AVAKABLE			1
		C MOTAVANANA		APPROVED UNDER CASE NO.	1
		SEWEN NESERVATION NO SEW	VER CERTIFICATE NO.	LANDSCAPE/XERISCAPE	1
CURB RAMP	DRIVEWAY	SEWER FACILITIES CHARGE	· · · · · · · · · · · · · · · · · · ·	SITE PLAN REVIEW	
FLOOD	INDUSTRIAL WASTE	NOTAPPLICABLE		FIRE DEPT.	
		DUE .	ů.	APPROVED TITLE 19 ILAM C. Sec	700
HIGHWAY DEDICATION		Ta		HYDRANT UNIT	2
REQUIRED		GRADING DIVISION		OTHER	بالإ
COMPLETED .		GRADING DIVISION  HILLSIDE NOTICE MAILED		DEPT, OF TRANSPORTATION  DRIVEWAY LOCATION	
EXCAVATION ADJACENT TO PUBLIC	WAY .			-	
		HILLSIDE NOTICE POSTED		ORD. NO.	
CONSTR. TAX RECEIPT NO	DWELLING UNITS	PRIVATE SEWAGE SYSTEM OK		CAL OSHA	
HOUSING AUTHORITY	<del></del>	CRA APPROVED RE-DEV PROJECT		AQMD-AB3205	Anne profession the
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CULTURAL AFFAIRS		CEQA		DEPT WATER & POWER	
COMPLETE FOR RELOCATION PERMI OLD ADDRESS	ITS ONLY		FROM OUTSIDE CITY OF LA	CASH/SURETY BONG NO	MILES MOVED
<u> </u>	LICENSED	ONTRACTOR AND WOR	VEDEL COMMENT	ATION DECLARATIO	N N
$\mathcal{D}$		ONTRACTOR AND WOR	KERS COMPENS		IN .
I hereby affirm, under ne	GENERAL CONTRACTOR  maily of pedury, that I am the general cont	ractor named on the raverse side of this permit	I hereby affirm under penalty of	PLUMBING CONTRACTOR perjury, that I am the plumbing contractor nam	ed on the reverse side of this permit
and I am scensed under		with Section 7000 of Division 3 of the Business	and I am licensed under the prov	isions of Chapter 9, commencing with Section cense is in full force and effect. I am responsit	7000, of Division 3 of the Business
Building	☐ Electrical ☐ Plumbing			perjury, one of the following declarations	
1 -	enaity of perjury, one of the following decla	retions;	☐ I have and will maintain a	certificate of consent to self-insure for workers	compensation, as provided for by
CO     I have and will m	aintain a certificate of consent to self-insur	e for workers' compensation as provided for by		ode, for the performance of the work for which orkers' compensation insurance as required b	
Sec 3700 of the	Labor Code, for the performance of the wa winteln workers' compensation insurance.	ork for which this permit is issued as required by Sec. 3700 of the Labor Code for		ork for which this parmit is issued. My workers	
the performance	of the work for which this permit is issued	My workers, combeusation justicance causes.		galax.	
and policy number	Final	129403394	Carrier	Policy nance of the work for which this permit is issue	
Carrier	e performance of the work for which this n	Policy No Policy No Policy any person in	any manner so as to become	ome subject to the werkers' compensation laws the provisions of Sec. 3700 of the Labor Code	of California, and agree that X I
		insetion laws of California, and agree that it is a Labor Code I shall forthwith comply with those	provisions		
pepvisions pecomes	ubject to the postsony of sec 3700 of the	Lebor Cook I shak lorinwan cornay wan mose	Sign		Date
Sign	7002	DHO 0-20-X			
	ELECTRICAL CONTRACT			HVAC CONTRACTOR	on the country a side of this second
and I am licensed under	the provisions of Chapter 9, commencing	ntractor named on the reverse side of this permit with Section 7000, of Division 3 of the Business	and I am Noensed under the provi	erjury, that I am the HVAC contractor named of sions of Chapter 9, commencing with Section 2	1000, of Division 3 of the Business
and Professions Code.	and my acense is in full force and effect it	am responsible only for the electical permit.	The state of the s	ense is in tuli force and affect. I am responsib erjury, one of the following declarations:	e only for the HVAC permit:
/**\ _	enally of perjury, one of the following decis wintain a certificals of consent to self-insu	rations. re for workers' compensation as provided for by		perificals of consent to self-insure for workers'	compensation, as provided for by
Sec. 3700 of the	Labor Code, for the performance of the w	ork for which this permit is issued.	Sec. 3700 of the Labor Co	de, for the performence of the work for which t	his permit is issued.
the performance	raintain workers' compensation insurance of the work for which the permit is assued	as required by Sec. 3700 of the Labor Code for My workers' compensation insurance carner	the performance of the wo	orkers' compensation insurance as required by	
and policy numb			end policy number are	50 (18 VV) = 64 (18 VV)	<i>i</i> .
Lin   Center		Policy No	Carrier	Policy N	
any menner so a	is to become subject to the workers' comp	ermit is assed, I shall not employ any person in ensation laws of California, and agree that if I	any manner so as to become	ance of the work for which this permit is issued me subject to the workers' compensation laws	of California, and agree that if I
should become a	subject to the provisions of Sec. 3700 of th	e Labor Code, I shall forthwith comply with those	should become subject to provisions	the provisions of Sec. 3700 of the Labor Code	I SHEE TOTUTWEN COMPLY WITH LINES
Sign		Date	sign .	<del></del>	Date
WARNING: FAILURE	TO SECURE WORKERS' COMPE	NSATION COVERAGE IS UNLAWFUL AN	D SHALL BE SUBJECT TO	CRIMINAL PENALTIES AND CIVIL F	NES UP TO ONE HUNDRED
THOUSAND DOLLARS	\$ (\$100,000), IN ADDITION TO TH	E COST OF THE COMPENSATION DAMA	GES AS PROVIDED FOR IN	SEG. 3706 OF THE LABOR CODE, IN	TEREST, AND ATTORNEYS
2)		CONSTRUCTION LEN	DING AGENCY		
	ry, that there is a construction lending ager	ncy for the performance of the work for which this per		j	1
Lender's name		Lender's Address			
3		ASBESTOS R	EMOVAL	- Alm	,
I declars that notification of As	bestos Removat is not applicable	I declare that a notalication letter has been sent			_ Date 6-20-85
4	-	OWNER-BUILDER I	DECLARATION		
Thereby affirm, under genelly of partur	y that I am exempt from the Contractors L	icense Law for the following reason (Sec. 7031.5. Sc	siness & Professions Code Any city	y or county which requires a permit to construc	t, aker, improve, demolish, or repair
Professions Code) or that he or she is	exampl therefrom and the basis for the all	lie a signed statement that he or she is sceneed pure aged exemption. Any violation of Sec. 7031 5 by any	y applicant for a permit, subjects the	applicant to a civil penalty of not more than fiv	hundred dollars (\$500):
i, as the owner of the property.	or my employees with wages as their sold	compensation will do the work, and the structure as such work himself or herself or through his or her own	not intended or offered for sale (Se	7044, Business & Professions Oode' The Co	ontractors License Law does not apply
improvement is sold within one	year of completion, the owner-builder will	have the burden of proving that he or she did not int	and to improve for the purpose of sa	(e)	
		ractors to construct the project (Sec 7044. Business is pursuant to the Contractors License Law)	& Professions Code: The Contracto	is Ucense Law does not apply to an owner of	property who builds or impreves
I am exempt under Sec	Bus & Prof Code for I				
I and exempt pages sec	Dus & Piul Code for	III (CARROLL INCOME)			
Print		Sign	Date		OWNER AUTHORIZED AGENT
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5	A CAN DE TALLET OF THE PARTY OF	FINAL DECLA			
the above-meritioned property for inspe	otion surposes I realize that this permit it	mect. I agree to comply with all city and county only an application for inspection and that it does not ap	prove or authorize the work specified	therein Also, that it does not authorize or per	mit any violation or failure to comply
with any applicable leve. Furthermore, to of the property nor the soil upon which	that neither the City of Los Angeles nor an	y board, department officer, or employed thereof, ma	ike any warranty, ner shall be respon	nsible for the performance or results of any wo	k described herein, ner the condition
٠ . م		V	29	12000	AUTHORIZED AGENT
Print JOHN S.	HWANG	Ston A	Dete	6-20-91	CONTRACTOR

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out one the		GRA APPROVED RE-DEV PROJECT		AOMO-AB3205	
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	the performance of the work for which this permit is less and policy number are:  Cemer	issure for workers' compensation as provided for by a work for which this permit is issued as work for which this permit is issued as expected. My workers' compensation insurance carrier as the permit is issued, is shall not employ any person in meanastion leave of California, and agree that if it is Labor Code I shall forthwith compty with those Date 6-20-35 and the Labor Code I shall forthwith compty with those I shall not shall forthwith compty with those I shall forthwith section 7000, of Division 3 of the Business I I am responsible only for the electical permit is compensation for which this permit is lessued.  Let a seculate by Sec. 3700 of the Labor Code for each, My workers' compensation visual since carrier points its tessed, I shall not employ any person in meanastion laws of California, and agree that if I.	Sec 3700 of the Labor Co  I have and will maintain with the performance of the we and policy number are:  Carrier  I certify that is the perform any manner so as to become subject to provisions.  Sign  Thereby affirm, under penalty of penalty of the second and Professions Code and my lice in the performance of the world and policy number are:  Carrier  I have and will maintain wo the performance of the world and policy number are:  Carrier  I certify that in the performance of the world policy number are:	rk for which this perms is issued. My wo proceed the work for which this perms is me subject in the workers' compensation the provisions of Sec. 3700 of the Labor PAVAC CONTRACTOR why, that I am the HVAC confractor nations of Chapter 8: commencing with Sections of Chapter 8: commencing with Sections of the Sections of Chapter 8: commencing with Sections 10 of the Section 10 of the Sectin	which this permit is issued.  red by Sec. 3700 of the Labor Code, for kera' compensation insurance center play No.  issued, I still not employ any person in levs of California, and agree that if I Code, I shall forthwith comply with those parts.  Date  Date  Date  Date  Date  And on the reverse side of this pormit tion 7000, of Division 3 of the Business multiple only for the HVAC permit.  kers' compensation, as provided for by sich this permit is issued.  at by Sec. 3700 of the Labor Code, for kers' compensation insurance center for the side, it is a side of the compensation insurance center for kers' compensation of the Labor Code, for kers' compensation insurance center for kers' compensation of the Labor Code, for kers' compensation insurance center for kers' compensation insurance center for kers' compensation of the Labor Code, for kers' compensation of the Labor Code, for kers' compensation insurance center for kers' c
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ender's name _		ASBESTOS R	EMOVAL.		
]   declare	that notification of Asbestos Removal is not applicable	I declare that a notification letter has been sent			Date 6-24-7
		OWNER-BUILDER I	DECLARATION		
ny structure, prior	der penetry of perjury. That I am axempt from the Contractor r to its leasuance, also requires the applicant for such pempit or that he or she is exempt therefrom and the basis for the	to file a signed statement that he or she is ficensed ours	ruent to the provisions of the Centred	on License Law (Chen: 6 commencing v	eth Sec. 7000 of Div. 3 of the Business
1, as the or	wher of the property, or my employees with wages as their s er of property who builds or improves thereon; and while doe ent is sold within one year of completion. The owner-builder	sole compensation, will do the work, and the structure is as such work himself or herself or through his or har own	not intended or offered for sale (Sec. amployees, provided that such impr	7044, Business & Professions Code: Tr overnents are not intended or offered for	e Contractors License Law does not ap
-, thereon, a	r of the property, am exclusively contracting with stoensed or nd who contracts for such projects with a contractor(s) licen of under Sec	orkrectors to construct the project (Sec. 7044 Business sed pursuant to the Centractors License Law) or the following reason	& Professions Code: The Commission	License Law does not apply to an ewne	r of property who builds or improves
Pint		Sen	Deta		OWNER  AUTHORIZED AGENT
		FINAL DECLA	RATION		
he above-mentions with any applicable	read this application and state that the above information is of property for inspection purposes. I realize that this permit law. Furthermore, that relaberative Cay of Los Angeles nor the soll upon which such work is performed.	I is an anolication for inspection and that I dobe not an	hadrens from est activities in every	named Alex that I done not exthault a	shoulde at multiple to collecte une former
Print J	DAN S. HEWANG	Sign Comment	Con Con	6-21-95	CONTRACTOR

# Selma Las Palmas Courtyard Apartments Photographs



Selma Las Palmas Courtyard Apartments, 1545 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



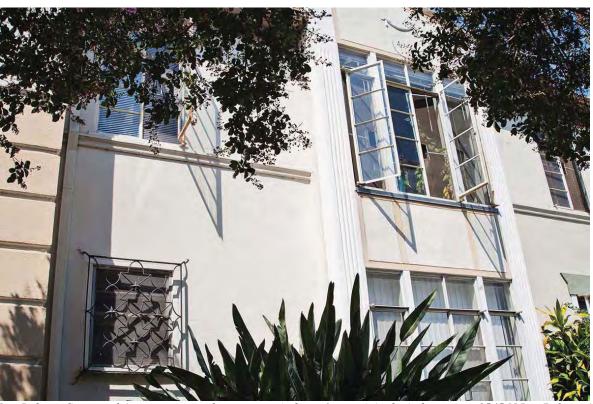
Selma Las Palmas Courtyard Apartments, 1535-55 N Las Palmas Avenue, February, 2017 (Photograph by Google Street View)



Selma Las Palmas Courtyard Apartments, 1535-55 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



Selma Las Palmas Courtyard Apartments, satellite view, 1535-55 N Las Palmas Ave, January, 2017 (Photograph by Google Earth)



Selma Las Palmas Courtyard Apartments, steel casement windows & an original window grate, 1545 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, entrance, 1545 N Las Palmas Ave, September 11, 2017 (Photograph by Susan Hunter)



Selma Las Palmas Courtyard Apartments, entry tile, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Margot Gerber)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Margot Gerber)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



Selma Las Palmas Courtyard Apartments, rear facades, 1535-55 N Las Palmas, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



Selma Las Palmas Courtyard Apartments, 1545 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, detail above entry, 1545 N Las Palmas Ave, July 13, 2017 (Photo by Charles J. Fisher)



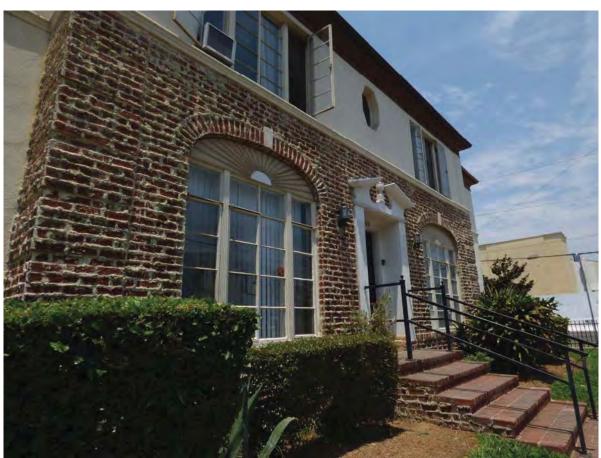
Selma Las Palmas Courtyard Apartments, original kitchen, 1535-55 N Las Palmas Ave, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, window & bulkhead, 1545 N Las Palmas Ave, July 13, 2017 (Photo by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1545 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)



Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)



## **City of Los Angeles Department of City Planning**

## 3/2/2018 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	PR	OP	ER.	TY /	٩D	DR	ESS	ES
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6718 W SELMA AVE 6702 W SELMA AVE 6710 W SELMA AVE 6704 W SELMA AVE 6714 W SELMA AVE 6700 W SELMA AVE 6712 W SELMA AVE 6716 W SELMA AVE 1555 N LAS PALMAS AVE 1545 N LAS PALMAS AVE Address/Legal Information

PIN Number 147A185 Lot/Parcel Area (Calculated) 71,544.8 (sq ft) PAGE 593 - GRID E4 Thomas Brothers Grid 5547020001 Assessor Parcel No. (APN) Tract RANCHO LA BREA Map Reference PAT 1-289/290 Block None

PT SEC 10 T1S R14W Lot Arb (Lot Cut Reference) 1

Map Sheet 147A185 148-5A185

**ZIP CODES** 

90028

**RECENT ACTIVITY** 

CHC-2018-1040-HCM

1535 N LAS PALMAS AVE

Adaptive Reuse Incentive Spec. Pln-

Ord 175038

**CASE NUMBERS** 

CPC-2016-4927-DA CPC-2016-1450-CPU

CPC-2015-2025-HD-ZC-MCUP-CU-

CPC-2014-669-CPU CPC-2005-6082-CPU CPC-2003-2115-CRA

CPC-1999-324-ICO CPC-1999-2293-ICO CPC-1997-43-CPU CPC-1986-835-GPC ORD-182960 ORD-182173-SA4:1B

ORD-173562

ORD-165657-SA90 ORD-129944 VTT-73568 ENV-2016-1451-EIR ENV-2015-2026-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

ENV-2018-1041-CE

Community Plan Area

Area Planning Commission Neighborhood Council

Council District Census Tract #

LADBS District Office **Planning and Zoning Information** 

Zoning

General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area

Subarea

Special Land Use / Zoning Design Review Board Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Other Historic Survey Information

Mills Act Contract CDO: Community Design Overlay CPIO: Community Plan Imp. Overlay Subarea

CUGU: Clean Up-Green Up NSO: Neighborhood Stabilization Overlay POD: Pedestrian Oriented Districts

SN: Sign District No

**Jurisdictional Information** 

Central Central Hollywood CD 13 - Mitch O'Farrell

1907.00

Los Angeles Metro

Hollywood

Special Notes None C4-2D

Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles

> ZI-2433 Revised Hollywood Injunction ZI-1352 Hollywood Redevelopment Project ZI-2277 Hollywood Redevelopment Project

ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

ZI-1812

Yes

No

Regional Center Commercial

None None None No No None None None None None None None None No None

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Streetscape No

Adaptive Reuse Incentive Area Adaptive Reuse Incentive Areas

Ellis Act Property No
Rent Stabilization Ordinance (RSO) Yes
Transit Oriented Communities (TOC) Tier 3

CRA - Community Redevelopment Agency Hollywood Redevelopment Project

Central City Parking No
Downtown Parking No
Building Line None

500 Ft School Zone Active: Selma Avenue Elementary School

Active: Larchmont Charter School

500 Ft Park Zone No

**Assessor Information** 

Assessor Parcel No. (APN) 5547020001

Ownership (Assessor)

Owner1 CROSS ROADS PROPERTIES I LLC
Address 6671 W SUNSET BLVD STE 1575
HOLLYWOOD CA 90028

Ownership (Bureau of Engineering, Land

Records)

Owner CROSS ROADS PROPERTIES I, LLC C/O MORTON LA KRETZ

Address 6671 SUNSET BLVD. STE. 1575

**HOLLYWOOD CA 90028** 

APN Area (Co. Public Works)\* 1.600 (ac)

Use Code 0500 - Residential - Five or More Units or Apartments (Any

Combination) - 4 Stories or Less

Assessed Land Val. \$3,137,026
Assessed Improvement Val. \$149,370
Last Owner Change 06/20/2002

 Last Sale Amount
 \$0

 Tax Rate Area
 200

 Deed Ref No. (City Clerk)
 777530

 772736

Building 1

Year Built1939Number of Units80Number of Bedrooms80Number of Bathrooms80

Building Square Footage 64,064.0 (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

Urban Agriculture Incentive Zone YES

Very High Fire Hazard Severity Zone No Fire District No. 1 Yes 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-No 13372)

Oil Wells None

#### **Seismic Hazards**

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 0.7206996

Nearest Fault (Name) Hollywood Fault

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 1.00000000

Slip Geometry Left Lateral - Reverse - Oblique

 Slip Type
 Poorly Constrained

 Down Dip Width (km)
 14.0000000

 Rupture Top
 0.00000000

 Rupture Bottom
 13.00000000

 Dip Angle (degrees)
 70.00000000

 Maximum Magnitude
 6.40000000

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 None
Renewal Community No

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Targeted Neighborhood Initiative None

#### **Public Safety**

Police Information

Bureau West
Division / Station Hollywood
Reporting District 646

Fire Information

Bureau West
Batallion 5
District / Fire Station 27
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-2016-4927-DA

Required Action(s): DA-DEVELOPMENT AGREEMENT

Project Descriptions(s): PURSUANT TO SECTION 12.32, A ZC AND HD CHANGE FROM PURSUANT TO SECTION 12.24-W.1 AND 18 TO ALLOW 22

CUBS FOR ON-AND OFF SITE SALES OF ALCOHOL AND TO ALLOW DANCING, PURSUANT TO SECTION 12.24-W.19, TO

ALLOW FAR AND DENSITY AVERAGING AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW

Case Number: CPC-2016-1450-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

Case Number: CPC-2015-2025-HD-ZC-MCUP-CU-SPR

Required Action(s): CU-CONDITIONAL USE

MCUP-MASTER CONDITIONAL USE PERMIT

HD-HEIGHT DISTRICT SPR-SITE PLAN REVIEW ZC-ZONE CHANGE

Project Descriptions(s): PURSUANT TO SECTION 12.32, A ZC AND HD CHANGE FROM PURSUANT TO SECTION 12.24-W.1 AND 18 TO ALLOW 22

CUBS FOR ON-AND OFF SITE SALES OF ALCOHOL AND TO ALLOW DANCING, PURSUANT TO SECTION 12.24-W.19, TO

ALLOW FAR AND DENSITY AVERAGING AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW

Case Number: CPC-2014-669-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT

Case Number: CPC-2005-6082-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): Data Not Available

Case Number: CPC-2003-2115-CRA

Required Action(s): CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s): First Amendment to the Hollywood Redevelopment Plan

Case Number: CPC-1999-324-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s):

Case Number: CPC-1999-2293-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s): INTERIM CONTROL ORDINANCE.

Case Number: CPC-1997-43-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND

INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND

TEXT

Case Number: CPC-1986-835-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY

**PROGRAM** 

Case Number: VTT-73568

Required Action(s): Data Not Available

Project Descriptions(s): VESTING TENTATIVE TRACT PER SECTION 17.03 FOR THE DIVISION OF LAND INTO 5 GROUND LOTS AND 41 AIRSPACE

LOTS.

Case Number: ENV-2016-1451-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

Case Number: ENV-2015-2026-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): PURSUANT TO SECTION 12.32, A ZC AND HD CHANGE FROM PURSUANT TO SECTION 12.24-W.1 AND 18 TO ALLOW 22

CUBS FOR ON-AND OFF SITE SALES OF ALCOHOL AND TO ALLOW DANCING, PURSUANT TO SECTION 12.24-W.19, TO

ALLOW FAR AND DENSITY AVERAGING AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW

Case Number: ENV-2014-670-SE

Required Action(s): SE-STATUTORY EXEMPTIONS

Project Descriptions(s): COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT

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Case Number: ENV-2005-2158-EIR

Required Action(s): **EIR-ENVIRONMENTAL IMPACT REPORT** 

COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND Project Descriptions(s):

**TEXT** 

#### **DATA NOT AVAILABLE**

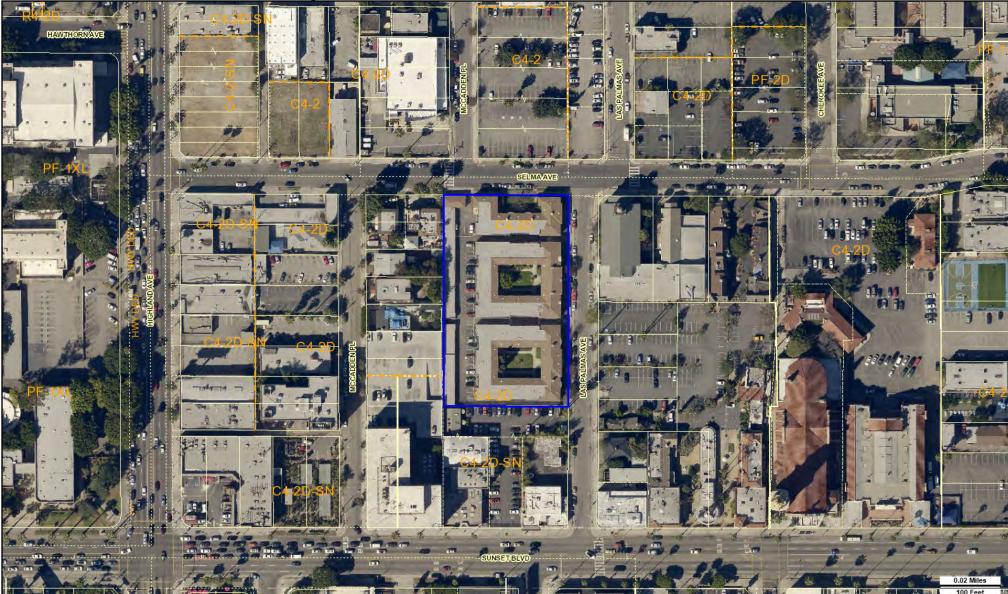
ORD-182960

ORD-182173-SA4:1B

ORD-173562

ORD-165657-SA90

ORD-129944



Address: 1535 N LAS PALMAS AVE

APN: 5547020001 PIN #: 147A185 5 Tract: RANCHO LA BREA

Block: None

Lot: PT SEC 10 T1S R14W

Arb: 1

Zoning: C4-2D

General Plan: Regional Center Commercial

