

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2019-1372-MA-1A**

**HEARING DATE:** April 18, 2019  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012

Location: 537 South Broadway  
Council District: 14 – Huizar  
Community Plan Area: Central City  
Area Planning Commission: Central  
Neighborhood Council: Downtown Los Angeles  
Legal Description: Ord's Survey, Block 14, Lot FR 2

**PROJECT:** Mills Act Historical Property Contract Application for 537 South Broadway, F. & W. Grand Silver Store Building, Historic-Cultural Monument #1155

**REQUEST:** Approve Part 1 of the 2019 Mills Act Historical Property Contract Application

**OWNERS/  
APPLICANTS:** 537 Broadway Associates, LP  
537 South Broadway  
Los Angeles, CA 90013

537 Broadway Associates, LP  
8820 Wilshire Boulevard, Suite 200  
Beverly Hills, CA 90211

### **RECOMMENDATION**

**That the Cultural Heritage Commission:**

1. **Deny** the Mills Act Historical Property Contract Application because it fails to meet the Priority Consideration Criteria of Necessity, Investment, and Employment for eligibility into the program per Los Angeles Administrative Code Section 19.142.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

---

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

---

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

---

Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachments: Staff Determination Letter, Dated March 15, 2019  
Staff Determination Appeal Form  
Part 1 Mills Act Application  
Additional Information

## **FINDINGS**

- The property at 537 South Broadway fails to meet the Priority Consideration Criteria of Los Angeles Administrative Code Section 19.142, Limitations on Eligibility, and is ineligible for a Mills Act Historical Property Contract.

## **CRITERIA**

Per Los Angeles Administrative Code Section 19.142, the limitations on eligibility shall be based on the Priority Consideration Criteria as developed by the Historical Property Contracts Manager or the Cultural Heritage Commission and kept on file with the Office of Historic Resources in the Department of City Planning. The Priority Consideration Criteria are as follows:

- a) **Necessity.** The residential, commercial or industrial project will require financial incentives in addition to any mortgage financing, private capital or public loans, to help ensure the preservation of the property. This criterion shall establish that the structure is in danger of deterioration and in need of substantial rehabilitation that has significant associated costs.
- b) **Uniqueness.** The project is a unique example of a residential, commercial or industrial property. The unique characteristics of the Historic-Cultural Monument or HPOZ Contributing property are identified under this criterion.
- c) **Investment.** The residential, commercial or industrial project will result in additional private investment in the building other than for routine maintenance that may include seismic retrofitting, and substantial repair or rehabilitation work. This criterion will estimate the costs for the restoration and rehabilitation of the property that the owner is committed to undertaking.
- d) **Affordability.** (Only applies to Multi-family/Commercial mixed-use buildings with greater than 20 residential rental units): The residential or mixed-use project will result in the preservation or addition of safe and affordable dwelling units for low and moderate income households. Eligible properties under this criterion shall conform to current United States Department of Housing and Urban Development (HUD) criteria for affordable housing.
- e) **Employment.** (Commercial and Industrial buildings only): The commercial or industrial project will primarily supply goods or services to residents of low and moderate income areas or provide employment of low and moderate income persons.

## **SUMMARY**

The subject property is a six-story commercial building located on South Broadway between 5<sup>th</sup> Street and 6<sup>th</sup> Street in Downtown Los Angeles which was designated as Los Angeles Historic-Cultural Monument #1155 in February 2018. It was constructed in 1931 in the Art Deco architectural style by Los Angeles master architects Albert R. Walker (1881-1958) and Percy A. Eisen (1885-1946). F. & W. Grand Silver Stores Inc. occupied the building from 1931 until 1934, after which it was home to a series of other department stores and clothing stores. The building, valued at \$7,918,824, is currently undergoing rehabilitation and is proposed to be converted to an office building with ground-floor commercial space.

## DISCUSSION

The property at 537 Broadway fails to meet the Priority Consideration Criteria and is ineligible for a Mills Act Historical Property Contract.

- a) **Necessity.** *The residential, commercial or industrial project will require financial incentives in addition to any mortgage financing, private capital or public loans, to help ensure the preservation of the property. This criterion shall establish that the structure is in danger of deterioration and in need of substantial rehabilitation that has significant associated costs.*

This section of the application does not sufficiently demonstrate that the property is in danger of deterioration and in need of substantial rehabilitation that has significant associated costs. The proposed scope of work includes the restoration of the storefronts, the cleaning and repair of the primary façade, and core and shell construction on all floors.

The majority of substantial rehabilitation work that the property needed was completed prior its designation as an Historic-Cultural Monument in 2018. In 2009, the existing, original façade of floors two through six was repaired and restored, and in 2016, structural upgrades were completed.

While ground floor restoration is important, the property owner agreed to complete this scope of work in conjunction with the Cultural Heritage Commission's recommendation for the property to become an Historic-Cultural Monument at the hearing on December 7, 2017. In addition, based on staff observations during the Commission's inspection of the property in November 2017, any proposed cleaning and repair work on the primary façade would not exceed normal maintenance and repair on a property that is nearly 90 years old.

Furthermore, any proposed core and shell work or tenant improvements are not related to the preservation of the property and would not be considered as a project under a potential Mills Act Contract.

A strong need for a public subsidy from the Historical Property Contract program is not substantiated.

- b) **Uniqueness.** *The project is a unique example of a residential, commercial or industrial property. The unique characteristics of the Historic-Cultural Monument or HPOZ Contributing property are identified under this criterion.*

A series of remodels between 1934 and 2009 resulted in the removal of most original interior features. However, despite these interior alterations, the property represents an excellent example of a commercial building in the Art Deco architectural style, and a notable work of Los Angeles-based master architects Albert R. Walker and Percy Eisen.

- c) **Investment.** *The residential, commercial or industrial project will result in additional private investment in the building other than for routine maintenance that may include seismic retrofitting, and substantial repair or rehabilitation work. This criterion will estimate the costs for the restoration and rehabilitation of the property that the owner is committed to undertaking.*

This section of the application is vague and lists an estimated cost of the "preservation, restoration, and forthcoming work" on the building to be approximately \$3 million to \$4 million. Although this is a substantial investment, there is no breakdown provided that outlines which projects are included in this estimate. Assuming that the total cost is inclusive of the scope of work discussed under Necessity,

much of this work, particularly core and shell, and tenant improvements, is not considered substantial repair or rehabilitation. It appears that a true rehabilitation plan has not been developed for the property and that significant additional investment related to the preservation of the building may not be made to warrant a Historical Property Contract.

- d) **Employment.** *(Commercial and Industrial buildings only): The commercial or industrial project will primarily supply goods or services to residents of low and moderate income areas or provide employment of low and moderate income persons.*

The justification provided under this criterion does not specifically address how the proposed project will provide services or employment to low and moderate income individuals.

## **BACKGROUND**

The Part 1 Mills Act Historical Property Contract Application was received by the March 1, 2019 deadline. Upon review of the application, staff determined that the property did not meet the Priority Consideration Criteria and issued a Notice of Ineligibility on March 15. Subsequently, an appeal of the Staff Determination of Ineligibility was filed and received by the March 27 deadline.

DEPARTMENT OF  
CITY PLANNING

OFFICE OF HISTORIC RESOURCES  
221 N. FIGUEROA STREET, SUITE 1350  
LOS ANGELES, CA 90012-2639

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT

GAIL M. KENNARD  
VICE PRESIDENT

PILAR BUELNA  
DIANE KANNER  
BARRY A. MILOFSKY

ROCKY WILES  
COMMISSION OFFICE MANAGER  
200 N. SPRING STREET, ROOM 272  
LOS ANGELES, CA 90012-4801  
(213) 978-1300

[preservation.lacity.org](http://preservation.lacity.org)

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

[planning.lacity.org](http://planning.lacity.org)

March 15, 2019

537 Broadway Associates, LP  
8820 Wilshire Boulevard, Suite 200  
Beverly Hills, CA 90211

Dear Mills Act Applicant,

Thank you for your interest in this financial incentive program. Your application for a Mills Act Historical Property Contract at 537 South Broadway within the City of Los Angeles has been determined ineligible for the following reason(s):

- (1) Property was not a designated Historic-Cultural Monument or Historic Preservation Overlay Zone Contributing Structure per Los Angeles Administrative Code Section 19.144 by the application deadline, and/or;
- (2) Final application materials were not received by the March 1, 2019 deadline, and/or;
- (3) Weak Priority Consideration Criteria that does not demonstrate Necessity for a public subsidy per Los Angeles Administrative Code Section 19.142, and/or;
- (4) Previous/on-going work does not appear to comply with the Secretary of the Interior's Standards for Rehabilitation, and/or;
- (5) Application was substantially incomplete.

Applications denied at the staff level under (3) and/or (4) may file an appeal in writing to present their case to the Cultural Heritage Commission, all others are not appealable. The Appeal Fee is \$1,532 (check made payable to the City of Los Angeles). Appeals will be heard by the Commission on Thursday, April 18, 2019. Each appellant will be given 10 minutes to present their case to the Commission based on the original application. If there is substantially new or previously unknown information you feel would strengthen your application, you are advised to potentially reapply next year.

To appeal, please sign and submit the attached Appeal Form along with the Appeal Fee **in person** no later than **4:00pm on Wednesday, March 27, 2019**. If there are any questions, please contact me at (213) 847-3648 or [ambert.giessinger@lacity.org](mailto:ambert.giessinger@lacity.org) or Melissa Jones at (213) 847-3679 or [melissa.jones@lacity.org](mailto:melissa.jones@lacity.org).

LAMBERT M. GIESSINGER  
Historical Property Contracts Manager

MILLS ACT HISTORICAL PROPERTY CONTRACT  
APPEAL FORM

Date: MARCH 20, 2019

I RICHARD SHAMOOLIAN wish to appeal the staff level denial of my 2019 Mills Act Application for the property located at 537 SOUTH BROADWAY, LOS ANGELES, CA

I or a representative will be present at the Cultural Heritage Commission hearing on Thursday, April 18, 2019 at 10:00am at 200 N. Spring Street, Room 1010 to make our case to the Commission.

Signature: 

This Appeal Form, along with the \$1,532 Appeal Fee, must be submitted in person no later than 4:00pm on Wednesday, March 27, 2019:

Office of Historic Resources  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012-4801

CITY OF LOS ANGELES

HISTORICAL PROPERTY CONTRACT APPLICATION FORM

OWNER INFORMATION

PROPERTY ADDRESS: 537 South Broadway

OWNER(S) OF PROPERTY: 537 Broadway Associates, LP

OWNER(S) MAILING ADDRESS: 8820 Wilshire Blvd Suite 200 Beverly Hills, CA 90211

PRIMARY TELEPHONE: 310.659.7577 ALTERNATE TELEPHONE: 310.659.7575 x1

PRIMARY/OWNER(S) EMAIL: richard@kingsarch.com ALTERNATE EMAIL: allen@kingsarch.com

PROPERTY INFORMATION (if more room is needed, please attach a separate sheet)

LEGAL DESCRIPTION: TRACT(s): Ord's Survey Block(s): 14 Lot(s): FR 2

ASSESSOR IDENTIFICATION NUMBER (AIN): 5149 - 033 - 003 COUNCIL DISTRICT NO.: 14

PROPERTY PURCHASE DATE: October 31, 2014 MOST RECENT ASSESSED VALUE: \$7,763,544

OWNER OCCUPIED: YES NO USE: SINGLE-FAMILY DWELLING MULTI-FAMILY/ COMMERCIAL/ INDUSTRIAL

ADDRESSES FOR ALL OTHER PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE NOTED ON A SEPARATE SHEET OF PAPER, LABELED "ATTACHMENT E", AND SUBMITTED WITH THIS APPLICATION? YES NA

TAXES ON ALL PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE PAID TO DATE? YES NO

ARE THERE ANY OUTSTANDING ORDERS TO COMPLY FROM THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY OR THE LOS ANGELES HOUSING DEPARTMENT? YES NO

HISTORICAL SIGNIFICANCE

HISTORIC-CULTURAL MONUMENT (HCM)

HCM NUMBER: 1155 HCM NAME: F. and W. Grand Silver Store Building

CONTRIBUTOR TO A HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

HPOZ NAME: HISTORICAL PROPERTY NAME (if any):

ORIGINAL CONSTRUCTION YEAR: 1931 ARCHITECT(S): Walker & Eisen

ARCHITECTURAL STYLE: Art Deco

I AM (WE ARE) THE PRESENT OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HEREBY APPLY FOR AN HISTORICAL PROPERTY CONTRACT.

OWNER SIGNATURE DATE OWNER SIGNATURE DATE

Richard Shamooilian

PRINT NAME

PRINT NAME

**PRIORITY CONSIDERATION CRITERIA FOR  
HISTORICAL PROPERTY CONTRACT APPLICATION**

The following criteria are used to rank applications. Please check the appropriate criteria as they apply to your property and **attach a separate document**, not to exceed two type-written pages, that explains how your property meets the stated Priority Consideration Criteria. Single-family and multi-family/commercial mixed use properties with fewer than 20 residential rental units must meet a minimum of three Priority Consideration Criteria. All other properties must meet a minimum of four criteria.



**(A) Necessity**

The residential, commercial or industrial project will require financial incentive in addition to any mortgage financing, private capital or public loans, to help insure the preservation of the structure. (Is the structure in danger of deterioration or in need of substantial rehabilitation?)



**(B) Uniqueness**

The project is a unique example of a residential, commercial or industrial building. (What are the unique aspects of your property?)



**(C) Investment**

The residential, commercial or industrial project will result in additional private investment in the building other than for routine maintenance that may include seismic retrofitting, substantial repair or rehabilitation work.



**(D) Affordability** (Only applies to Multi-family/Commercial mixed-use buildings with greater than 20 residential rental units)

The residential or mixed-use project will result in the preservation or addition of safe and affordable dwelling units for low and moderate income households. (Eligible properties must conform to current United States Department of Housing and Urban Development (HUD) criteria for low-income housing).



**(E) Employment** (Only applies to commercial buildings)

The commercial or industrial project will primarily supply goods or services to residents of low and moderate income areas or provides employment of low and moderate income persons.

## Historical Property Contract Application

### Priority Consideration Criteria Worksheet

**Property Address: 537 S Broadway, Los Angeles CA 90013**

**Necessity:** The additional work required in the F. and W. Silver Store Building includes the restoration of the storefront in line with its historic design which has been changed and modified multiple times through the decades, the cleaning and repair of the façade, and the buildout of the basement, ground floor, and upper floors for office and retail tenants.

#### **Uniqueness:**

The building is an outstanding example of Art Deco design by the important firm of Walker & Eisen, with the exterior a notable and unique use of Zigzag Moderne and Art Deco styles. The street elevation is symmetrically massed with terra cotta columns. Within the terra cotta columns are alternating spandrel patterns, with classic Art Deco reliefs and narrow frame double casement windows. Walker and Eisen had become one of the best firms for Art Deco styling, having already used it in many of their recent designs. The F. & W. Grand Silver Store Building was built at the beginning of the Great Depression with marked the end of the more lavish Art Deco designs.

Built in 1931, this 6-story Art Deco building was designed by the architectural partnership of Albert R. Walker and Percy A. Eisen, one of the talented and prolific building design firms in Los Angeles during the 1920s and 1930s. The partnership created such iconic buildings as the "Taft Building" (HCM 666) at Hollywood and Vine, in 1923, "The Signal Oil" or "Haventrite" Building, also known as the "Fine Arts Building" (HCM 125), at 7th and Hope in 1924, the Hollywood Plaza Hotel (HCM 665) in 1924, the "Edwards and Wildey Building" (HCM 786), in 1925, the Normandie Hotel at 6th Street and Normandie Avenue (HCM 1013), in 1926, the "James Oviatt Building" (HCM 195) in 1927, and the "Texaco/United Artists Theatre Building" (HCM 523), on Broadway in 1927. The "Beverly Wilshire Hotel" (Beverly Hills Landmark No. 18) was completed in 1928. The F. and W. Silver Store Building is notable as one of the firms later Art Deco designs, with the heavy use of decorative metal in the full facade, which was a departure from the firm's earlier designs, which relied more on the use of decorative concrete and metal trim.

The later use of the building, the Hartfield Store had closed by 1986 after a bankruptcy which eventually took out all of the stores in the chain, mostly Zody's stores. After that the building was used for retail at the first level and office space. In 2009, Begonia set out on an interior remodel to create new office space in the building. The interior was subsequently gutted to perform the remodel, but the work stalled, and the building was eventually sold to the current owners on November 4, 2014 for \$7,500,000.00 and have announced plans to refurbish the currently vacant building for retail and office use, preserving and restoring the

remaining historic fabric. The Building's continued use as retail and with upper floor offices continues the tradition of Broadway as an important commercial center.

**Investment:** The preservation, restoration, and forthcoming work of the F. and W. Silver Store Building is approximately \$3,000,000 - \$4,000,000. The project will restore a unique example of an Art Deco building along the Broadway corridor. The investment will bring back the building to its original use and help add to Broadway's revival as a center for commercial and entertainment uses, on the ground floor and upper levels of existing buildings.

**Employment:** The Building, empty for many years will bring all levels of the building back, adding retail to the basement and ground floor and offices to the upper floors. The building's restoration and reuse will catalyze activity along Broadway and be an example of a building bringing back all levels to use. The site will bring employment back to Broadway for both retail and office uses.

# F. & W. Grand Silver Store Building Photographs



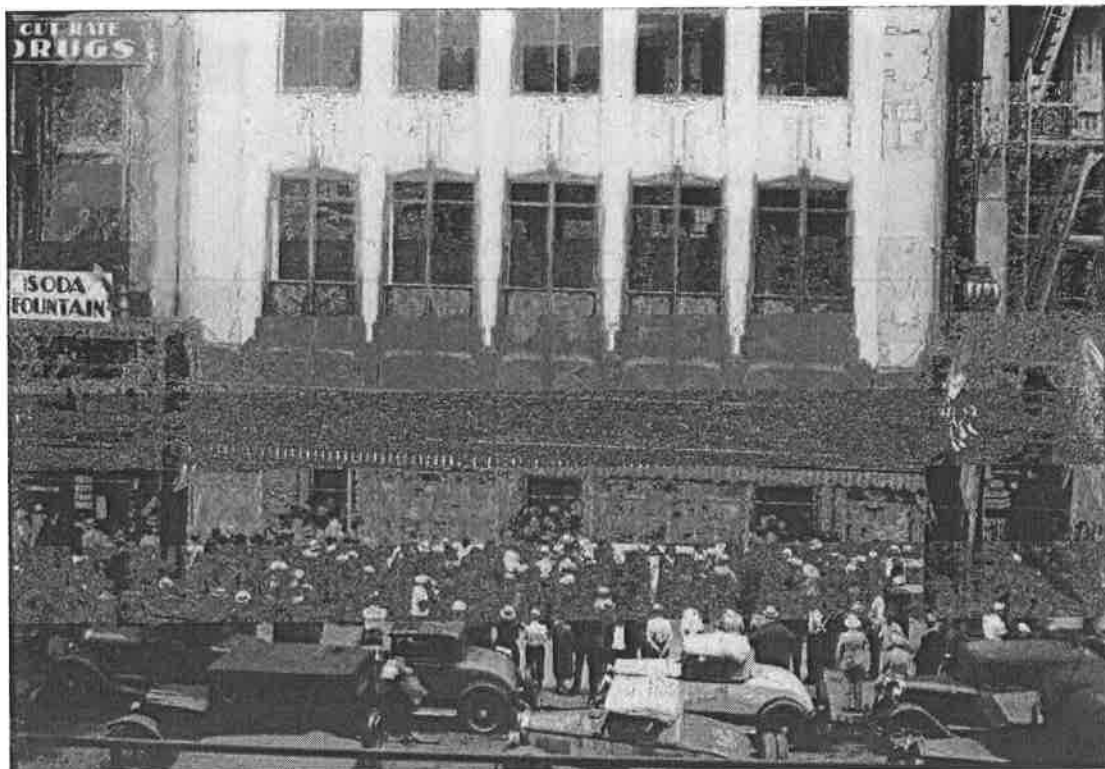
*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



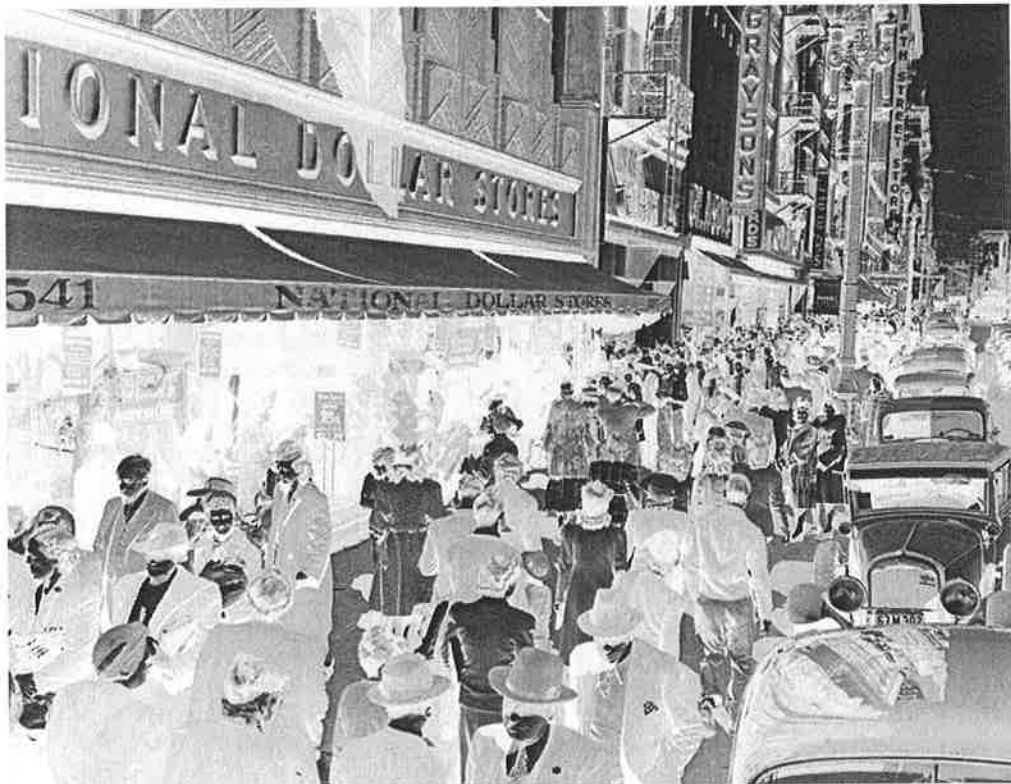
*F & W Grand Silver Building, 537-41 S. Broadway on opening day in 1931 showing original store front.*



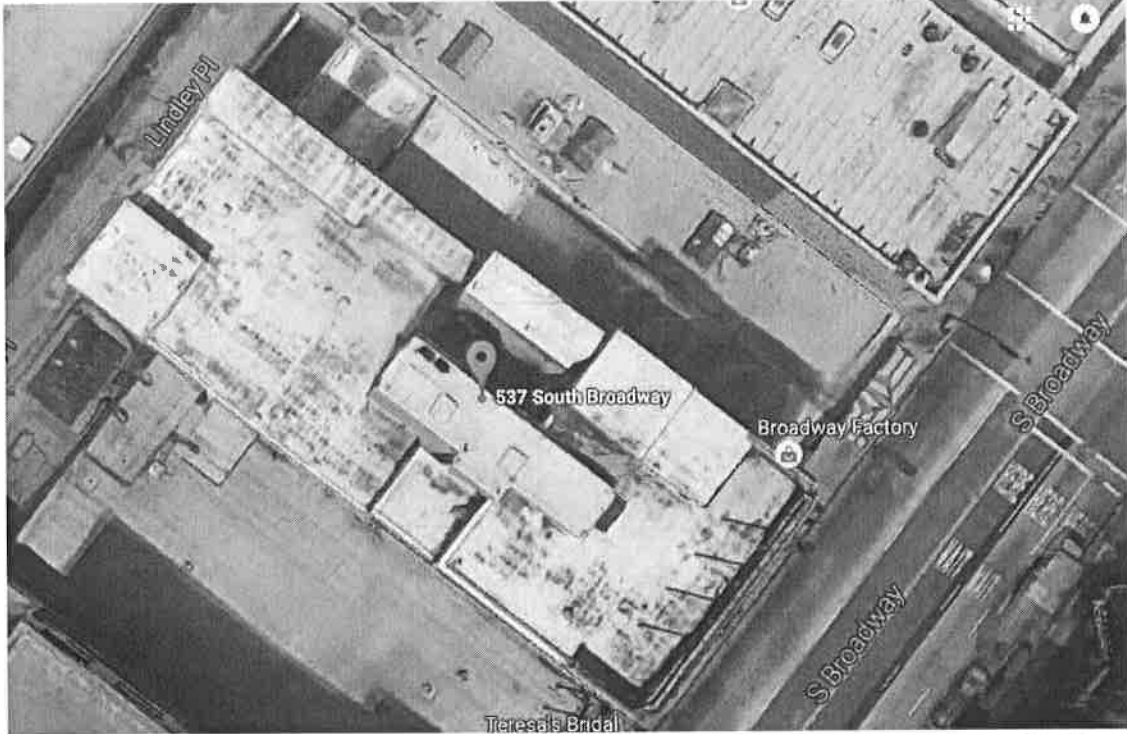
*F & W Grand Silver Building, 537-41 S. Broadway, May 20, 2013 (Photograph from Curbed LA)*



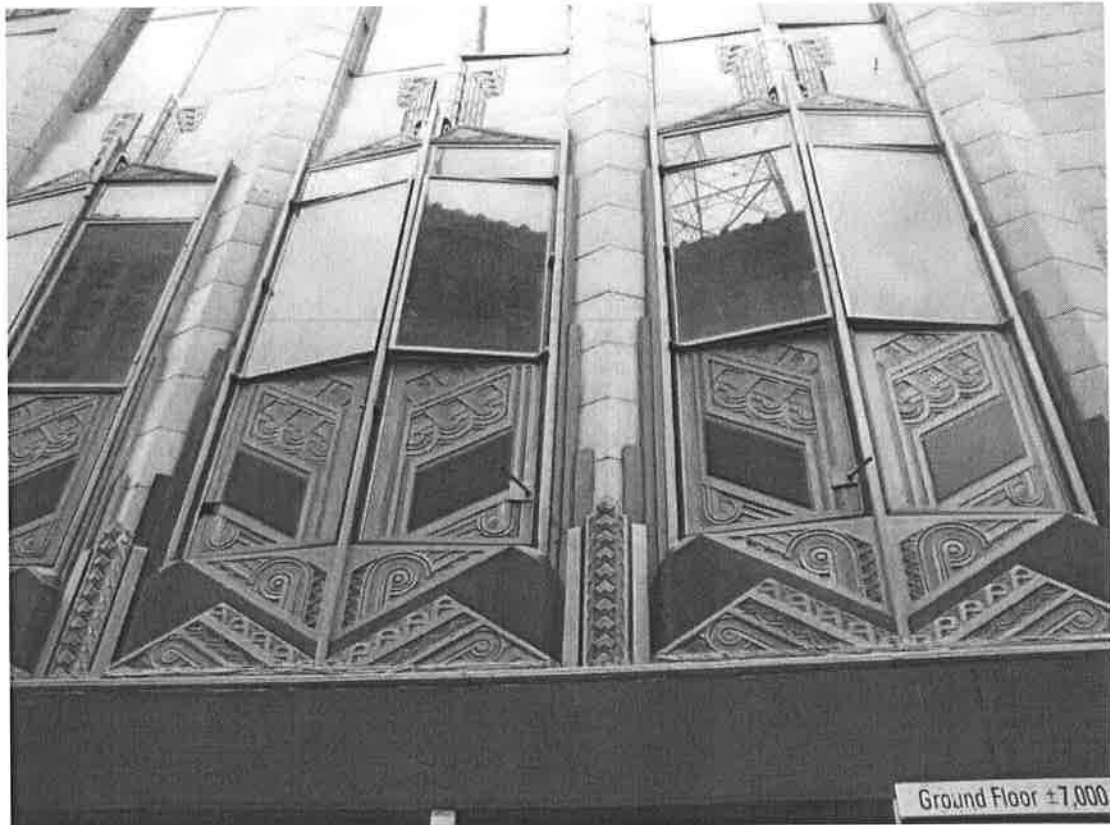
*F & W Grand Silver Building, 537-41 S. Broadway, February 14, 1942 (Photograph in Blackstock Collection, LAPL)*



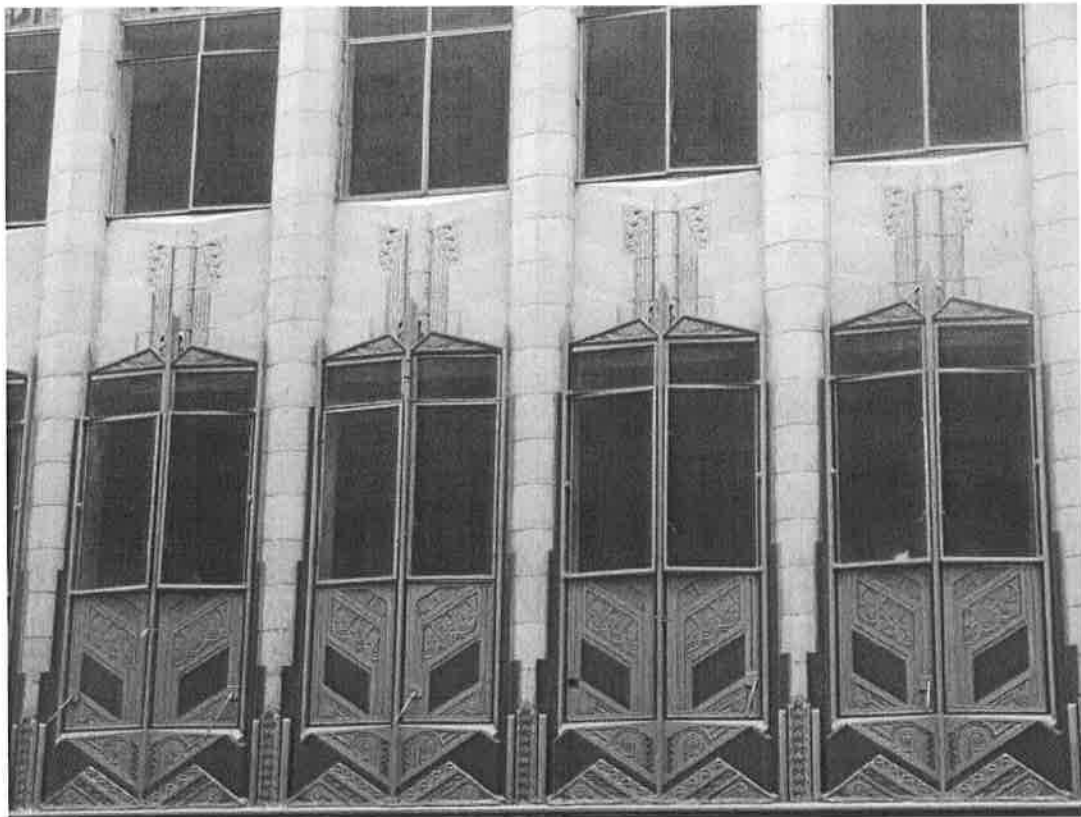
*F & W Grand Silver Building, 537-41 S. Broadway, February 14, 1942 (Photograph Blackstock Collection, LAPL)*



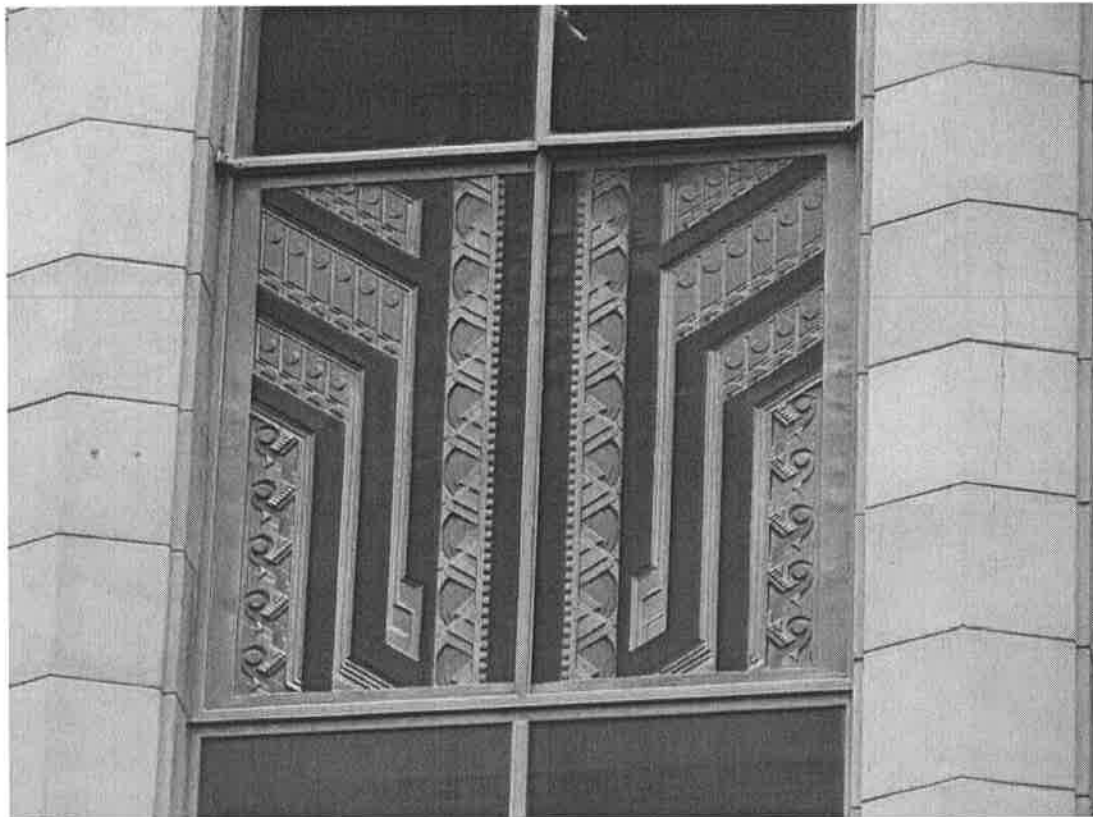
*F & W Grand Silver Building, 537-41 S. Broadway, Dec. 2015 (Photograph by Google Earth Satellite View)*



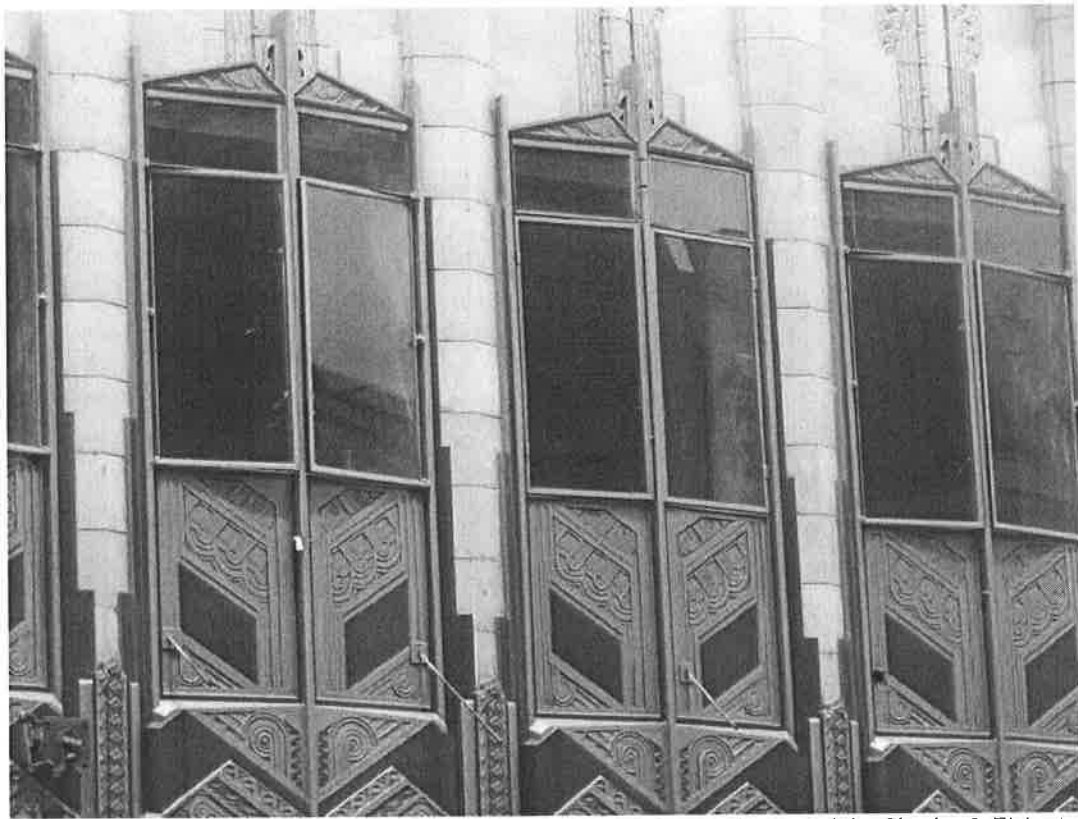
*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



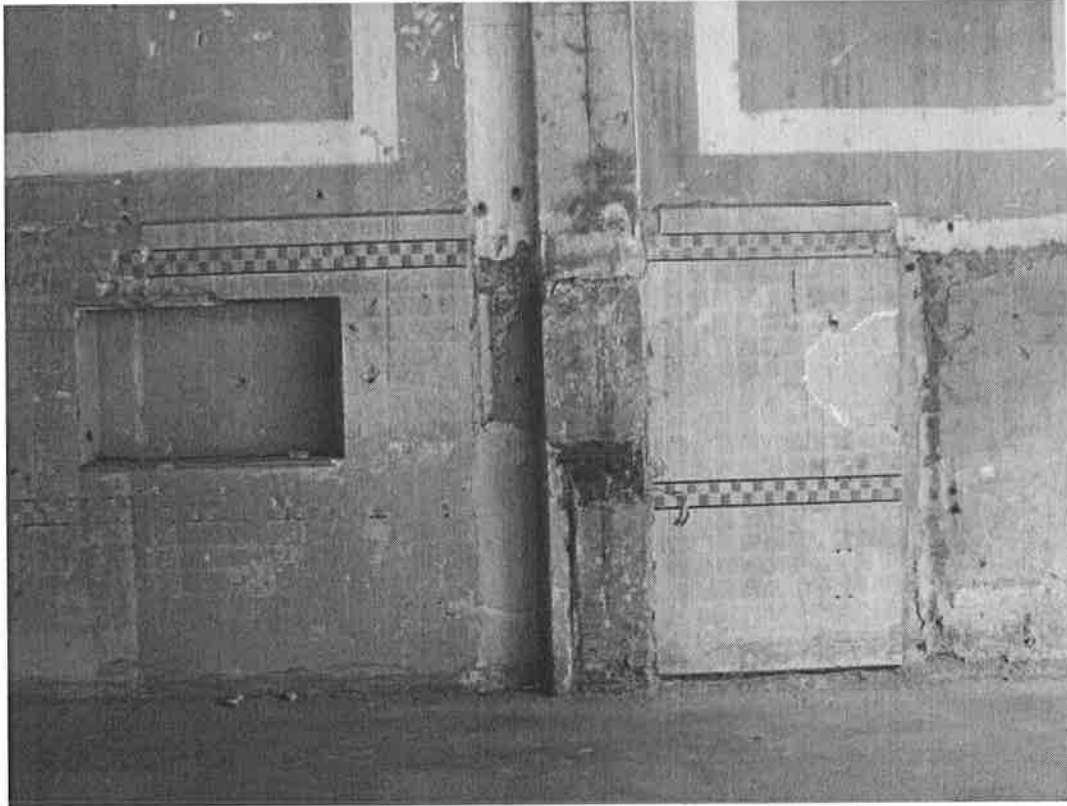
*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



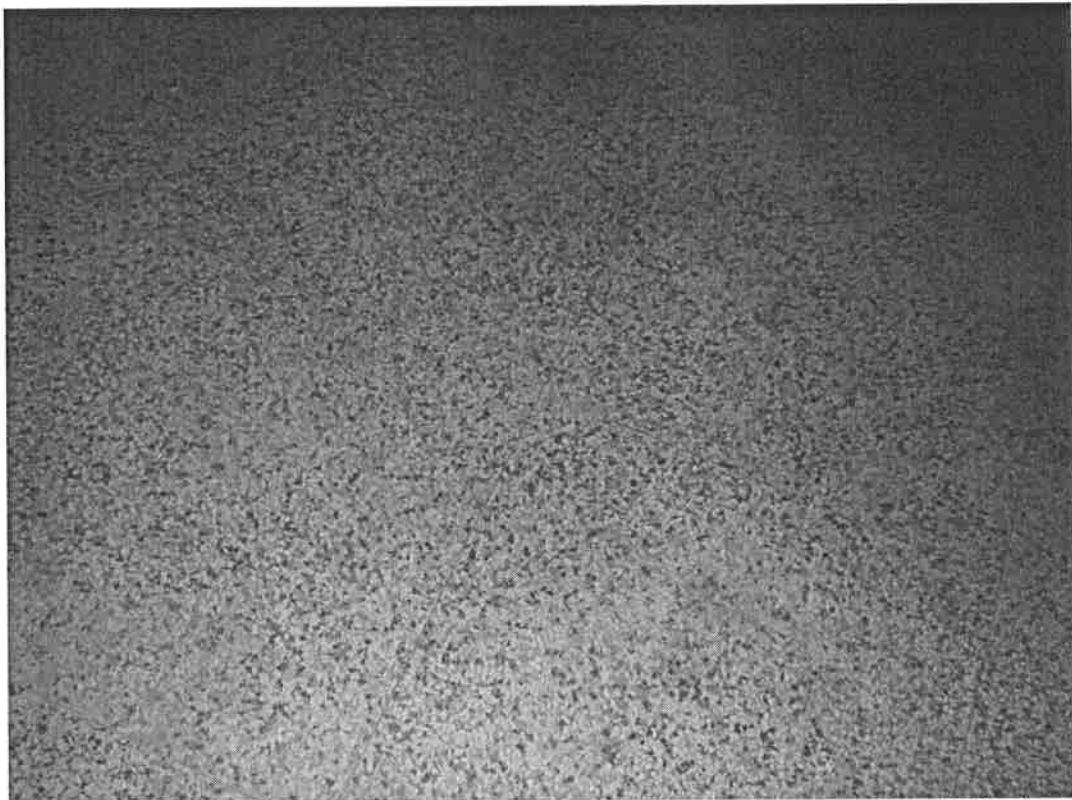
*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, interior of window, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, tile from soda fountain, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, terrazzo flooring, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*



*F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)*

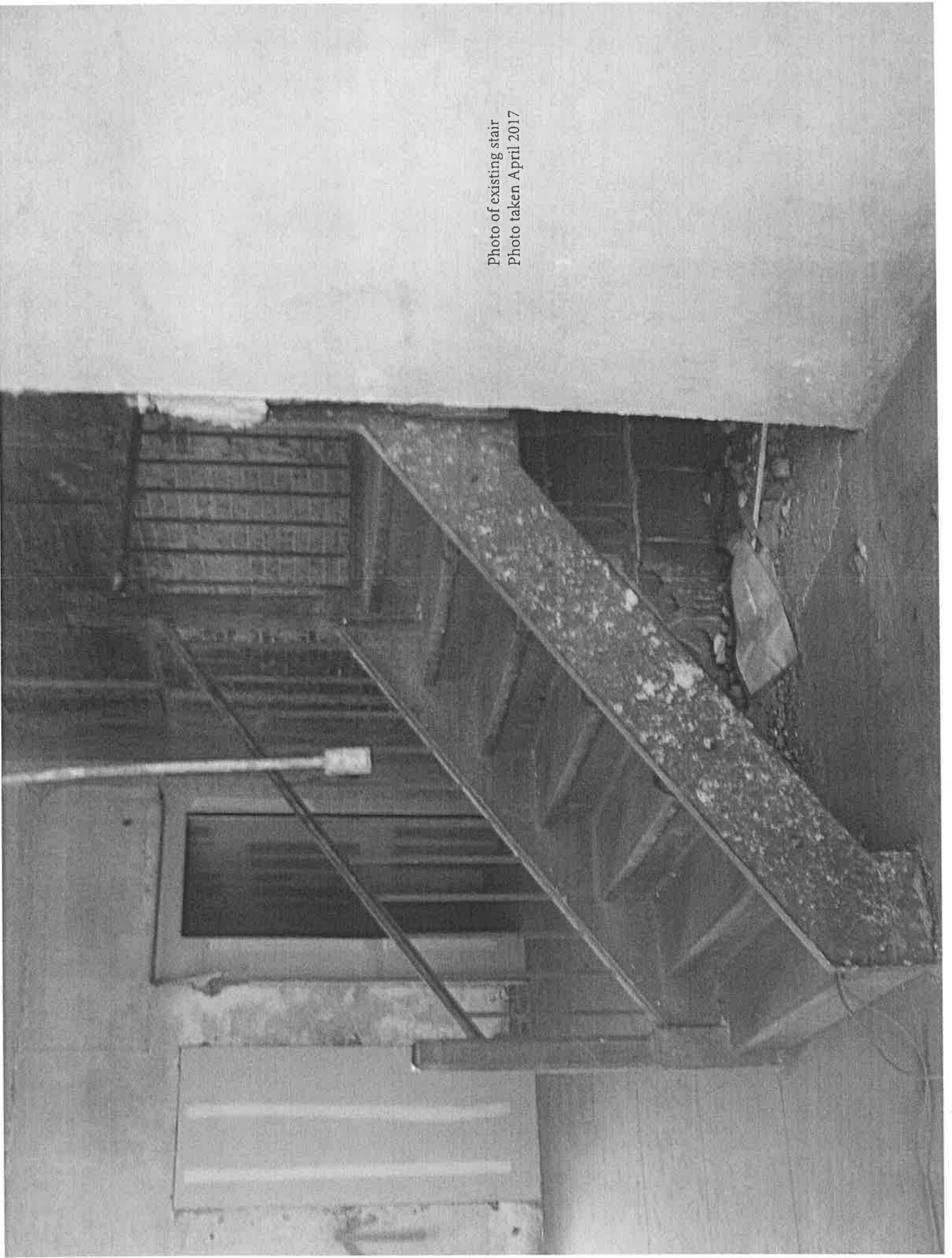
Photo of original wall sign  
Photo taken April 2017

PROPERTY THIS  
**OWAN & CO**  
300 BUDGET  
LOANS

POST NO BILLS



Photo of existing stair  
Photo taken April 2017



**Building Permit History**  
**537-541 S. Broadway**  
**Downtown Los Angeles**

- January 31, 1931: Building Permit No. 2102 to demolish and remove material of a 3-story brick, 60' X 120' store and hotel building at 537-541 S. Broadway on the North ½ of Lot 2, Block 14 of Ord's Survey.  
Owner: Moy Wrecking Company  
Architect: None  
Contractor: Moy Wrecking Company  
Cost: \$600.00
- February 9, 1931: Building Permit No. 2575 to construct a 6-story concrete and brick, 59' X 158' store building with concrete and clay tile interior at 537-541 S. Broadway on a Portion of Lot 2, Block 14 of Ord's Survey. Amount of cement to be used in Re-concrete + 5,200 barrels. Amount of reinforcing steel + 125 tons.  
Owner: F & W Grand Silver Stores, Inc.  
Architect: Walker & Eisen  
Contractor: None (Bavin and Burch per Los Angeles Times)  
Cost: \$215,000.00
- February 9, 1931: Building Permit No. 2576 for underpinning North, South, East and West walls of building to accommodate deeper basement and to create one basement from 533-537 South Broadway, inclusive. 100 barrels of cement, 5 tons reinforcing steel.  
Owner: R. A. Rowan  
Architect: Walker & Eisen  
Contractor: None (Bavin and Burch per Los Angeles Times)  
Cost: \$10,000.00
- March 10, 1931: Building Permit No. 4836 for installing steel front, store fixtures 1st floor, installing partitions 2nd floor of T&G ceiling 6' 10" high with 4' 0" open above. Refer to Permit # 28086.  
Owner: Lerner Stores  
Architect: None  
Contractor: Eser Wikholm  
Cost: \$6,000.00

- July 6, 1931: Building Permit No. 13496 to replace end joist member with new ones. Electric weld in place. This effects 5 trusses about 3 members each truss. 1st floor joints. For 533 S. Broadway.  
Owner: Lahner Stores, Inc.  
Architect: Walker & Eisen  
Contractor: Bavin & Burch Co.  
Cost: \$100.00
- July 28, 1931: Building Permit No. 15040 to put tile floors in vestibules, tile floor and base in (3) toilets, tile floor in (1) large toilet, tile walls in back of soda fountain and floors for same, tile walls in basement including walls and columns.  
Owner: F. & W. Grand-Silver Stores, Inc.  
Architect: Walker & Eisen  
Contractor: Charles E. Clifford Co.  
Cost: Not Shown
- August 6, 1931: Building Permit No. 15766 to install 1 lateral roller awning complete.  
Owner: F. & W. Grand-Silver Stores  
Architect: None  
Contractor: A. Hoegge & Sons, Inc.  
Cost: \$140.00
- September 4, 1934: Building Permit No. 11190 to take out show window and build fence on side walk. No structural changes.  
Owner: National \$ Stores  
Architect: B. J. Joseph  
Engineer: None  
Contractor: National \$ Stores  
Cost: \$475.00
- September 11, 1934: Building Permit No. 11610 to build new show windows (except those which block basement stairs) and remove non-bearing partitions in basement. No structural changes.  
Owner: National \$ Stores  
Architect: B. J. Joseph  
Engineer: S. B. Barnes  
Contractor: Superintendant Frank Eyre  
Cost: \$7,500.00

- September 17, 1934: Building Permit No. 11972 to change store window, change mezz floor, two new elevators. Change stair to basement, remove some tile wall plaster ceiling on second floor also change stair to second floor, change some electric wiring. Quantities roofing steel = 4 tons, sacks of cement = 350.  
Owner: National \$ Stores  
Architect: B. J. Joseph  
Engineer:  
Contractor: Owner  
Cost: \$20,750.00
- October 24, 1934: Building Permit No. 14332 to recover awning - Roller lat amis-frame 8' above sidewalk Valance 7' above sidewalk. Awning frame removed to allow building alterations. Same frame replaced which are covered with 18' sheets instead of 16'. Considered a recover job.  
Owner: National Dollar Store  
Architect: None  
Engineer: None  
Contractor: Sun Ray Awning Co.  
Cost: \$98.00
- November 23, 1934: Building Permit No. 16123 for a sign.  
Owner: National Dollar Store  
Architect: None  
Engineer: None  
Contractor: Artistic Neon Sign Company  
Cost: \$500.00
- September 23, 1935: Building Permit No. 16868 change store front, take out two stand windows change door locations. No structural changes.  
Owner: National Dollar Store  
Architect: None  
Engineer: None  
Contractor: Sun Ray Awning Co.  
Cost: \$98.00
- July 5, 1939: Building Permit No. 26545 to recover one roller awning, on existing frame #12  
Owner: National Dollar Store  
Architect: None  
Engineer: None  
Contractor: A. Hoegge  
Cost: \$45.00

- March 20, 1946: Building Permit No. 7749 for installation of one double faced vertical display reading "Shelldom". Total square foot area of sign is 350. See attached diagram.  
Owner: Shelldom's, Inc.  
Architect: None  
Engineer: None  
Contractor: Electrical Product's Corp.  
Cost: \$1,050.00
- January 17, 1947: Building Permit No. 14332 to repair rear low portion of roof.  
Owner: National Dollar Stores  
Architect: None  
Engineer: None  
Contractor: Economy Roof & Insulation Co.  
Cost: \$108.00
- November 22, 1948: Building Permit No. 28231 to alter existing entrance, new canopy, remove existing interior stairs - Install new stairs and plumbing - Divide basement - New store fixtures - Add lightings - Add to existing heating & ventilating, electric sign  
Owner: Richmond Bros.  
Architect: A. C. Martin & Assoc.  
Engineer: None  
Contractor: None  
Cost: \$65,000.00
- December 27, 1949: Building Permit No. LA30222 to erect 2 single face projecting signs of existing building.  
Owner: Richman Bros.  
Architect: Albert C. Martin  
Engineer: None  
Contractor: QRS Neon Corp.  
Cost: \$2,500.00
- July 20, 1950: Building Permit No. LA18933 for exploratory work on parapets prior to completion of plans.  
Owner: Kathryn MacMurray  
Architect: Walker, Kalionzes and Klingerman  
Engineer: None  
Contractor: Sun Ray Awning Co.  
Cost: \$100.00

- October 3, 1950: Building Permit No. LA22290 to strengthen parapets along West wall & East wall.  
Owner: Kathryn MacMurray  
Architect: Walker, Kalionzes and Klingerman  
Engineer: Henry M. Lavne  
Contractor: None  
Cost: \$1,100.00
- July 20, 1950: Building Permit No. LA18933 for exploratory work on parapets prior to completion of plans.  
Owner: Kathryn MacMurray  
Architect: Walker, Kalionzes and Klingerman  
Engineer: None  
Contractor: Sun Ray Awning Co.  
Cost: \$100.00
- December 31, 1958: Building Permit No. LA19266 to demolish existing store front & interior non-bearing partitions & wall finish. No structural changes.  
Owner: Grayson-Robinson Stores, Inc.  
Architect: None  
Engineer: None  
Contractor: H. Kaplan Co., Inc.  
Cost: \$500.00
- January 13, 1959: Building Permit No. LA22001 for new front and new stairs.  
Owner: Grayson-Robinson Stores  
Architect: Owner  
Engineer: Morris Goldsmith  
Contractor: H. Kaplan  
Cost: \$35,000.00
- March 14, 1959: Building Permit No. LA26707 for new wall sign. 5'10" X 50' illuminated.  
Owner: Grayson's Department Store  
Architect: None  
Engineer: Richard N. Jasper  
Contractor: Advance Neon Sign Co.  
Cost: \$3,200.00

- March 16, 1959: Building Permit No. LA26708 for 2 - S/F signs of 9 sq. ft. and 78 sq. ft. 1 2x5 D/F.  
Owner: Graysons  
Architect: None  
Engineer: None  
Contractor: Advance Neon Sign Co.  
Cost: \$550.00
- December 30, 1964: Building Permit No. LA80519 for interior remodel.  
Owner: Hartfield Dept. Store  
Architect: None  
Engineer: None  
Contractor: Interior Specialties  
Cost: \$5,200.00
- June 24, 1969: Building Permit No. LA90646 for a 3' X 20' steel and plastic illuminated wall sign. (Permit stamped "EXPIRED")  
Owner: Hartfields  
Architect: None  
Engineer: B. L. Prenovien  
Contractor: Ideal Neon  
Cost: \$500.00
- January 6, 1978: Building Permit No. LA57006 to install non-bearing partitions, const. new store front, install 2' X 4' lay-in ceiling.  
Owner: Hartfield Zody's Inc.  
Architect: None  
Engineer: None  
Contractor: Not Selected  
Cost: \$100,000.00
- April 5, 1978: Building Permit No. LA61001 set letters & two D/F signs.  
Owner: Kathryn MacMurray  
Architect: None  
Engineer: None  
Contractor: Brite Lite  
Cost: \$3,300.00

- October 27, 1980: Building Permit No. LA12723 to comply with fire safety ord.  
dated Feb. 8, 1979 & board file No. 802378.  
Owner: Hartfield-Zody's Inc.  
Architect: Mr. Hart  
Engineer: None  
Contractor: William Christian  
Cost: \$9,000.00
- January 11, 1988: Building Permit No. LA85950 for 2 single face metal and  
Plexiglas wall signs, 2' X 16' & 1' X 12'.  
Owner: Christina's  
Architect: None  
Engineer: None  
Contractor: Local Neon  
Cost: \$1,364.00
- March 3, 1988: Building Permit No. LA93293 to reroof Class A built up.  
Owner: Petrie Stores Corp.  
Architect: None  
Engineer: None  
Contractor: Brothers Construction  
Cost: \$19,000.00
- December 19, 1997: Building Permit No. LA70857 for a sign.  
Owner: Begonia Development, Inc.  
Architect: None  
Engineer: None  
Contractor: Unknown (need actual permit)  
Cost: \$7,500.00
- August 12, 2009: Building Permit No. LA40598 for renovation of existing  
building; Remove elevators, stairways, non-structural walls,  
floor openings; add new NFPA-13 automatic fire sprinkler  
system, restrooms, elevator, enclosed stairways, elevator  
penthouse, rear window assemblies, exterior & interior finishes  
and new storefront. No change of required parking spaces.  
Owner: Begonia Development Inc.  
Architect: None  
Engineer: Charles Tan  
Contractor: Rhyley Construction Co., Inc.  
Cost: \$750,000.00

- November 13, 2009: Building Permit No. LA44133 for construction of new no-bearing partitions, new acoustical & ceiling, new floor & wall finishes at 3rd floor.  
Owner: Begonia Development Inc.  
Architect: None  
Engineer: Charles St. Deny Youngblood  
Contractor: Rhyley Construction Co., Inc.  
Cost: \$320,000.00
- July 20, 2010: Building Permit No. LA53242 for new aluminum rollup door {75% open link} and awning (max 14'6" high and max 6' projection into the sidewalk).  
Owner: Betsy Levy  
Architect: None  
Engineer: John K. Lee  
Contractor: Owner-Builder  
Cost: \$7,000.00
- August 31, 2010: Building Permit No. LA54797 for supplement to permit #2009LA44133 to remove the width of existing front canopy.  
Owner: Begonia Development Inc.  
Architect: None  
Engineer: Charles Tan  
Contractor: Rhyley Construction Co., Inc.  
Cost: \$501.00
- April 20, 2016: Building Permit No. 2016LA62935 for supplemental to 2009LA44133 to complete remaining work, change use from retail to retail and office, with architectural revisions and structural upgrades.  
Owner: 537 S. Broadway Associates LP  
Architect: None  
Engineer: Caro Jolfaie Minas, Charles Tan & Charles St. Denny Youngblood  
Contractor: Owner-Builder  
Cost: \$538,575.00

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Olds. Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair 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 agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Form with columns: REMOVED FROM, REMOVED TO. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., Street. Includes instructions: TAKE TO Room No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY; TAKE TO ROOM No. 5 (MAIN ST.) FLOOR) ENGINEER PLEASE VERIFY.

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Hotel
2. What purpose will Building be used for hereafter? Demolish
3. Owner's name: Roy Wrecking Co Phone # 4-5814
4. Owner's address: 307 East Jefferson
5. Architect's name: Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
6. Contractor's name: Roy Wrecking Co Phone: same
7. Contractor's address: same
8. VALUATION OF PROPOSED WORK: \$600.00
9. Class of present Building: Brick No. of Rooms at present: 3
10. Number of stories in height: 3 Size present Building: 60 x 120
11. State how many buildings are on this lot: One
12. State purpose buildings on lot are used for: (Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Demolish & remove material

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. (Sign here) Gustav May (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. Includes fields: PERMIT No. 2102, Plans and Specifications checked and found to conform to Ordinances, State Laws, etc., Application checked and found O.K., 1-31-21, Plan Examiner, Clerk, Date FEB 3 1931.

C. F. Schumann



All Applications Must be Filled Out by Applicant

Ordg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filled

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

1

Application for the Erection of Buildings  
CLASS "A" - "B" - "C" S.F.

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 exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)  
CITY CLERK PLEASE VERIFY  
TAKE TO ROOM No. 5 (MAIN ST. FLOOR)  
ENGINEER PLEASE VERIFY

LITERATURE PLANS OK

Lot No. N 1/2 - 2 Block \_\_\_\_\_  
(Description of Property)  
A portion of Block 14 Ord's Survey  
Recorded in Book 53 Page 66  
et seq. M. R.  
District No. \_\_\_\_\_ M. B. Page \_\_\_\_\_ F. B. Page \_\_\_\_\_  
No. BK 546 Street \_\_\_\_\_  
537-544 So. Broadway  
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk  
By \_\_\_\_\_ Deputy  
O. K. City Engineer  
By \_\_\_\_\_ Deputy

- Purpose of Building Store Bldg. No. of Rooms \_\_\_\_\_ No. of Families \_\_\_\_\_
- Owner's name G. & M. Grant Silver Store Inc. Phone \_\_\_\_\_
- Owner's address 902 Broadway New York City
- Architect's name Walker & Taylor Phone 2-9261  
Not to be used with name of Certificated Architect or Licensed Engineer under State Act
- Contractor's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's address \_\_\_\_\_
- TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finish-  
ing, Equipment and Appliances in  
Completed Building. \$215,000
- Any other building or permit for a building on lot at present? no How used? \_\_\_\_\_
- Size of proposed building 59'-0" x 158'-0" Size of lot 59'-0" x 158'-0" feet
- Number of stories in height 6 Height to highest point 109'-0"
- Material of foundation concrete Character of soil Gravel
- Material of exterior walls brick
- Material of interior construction Concrete & tile (Clay)
- Material of floors concrete
- Material of roof Concrete and composition
- Will all lathing and plastering comply with Ordinance? yes
- What zone is property in? X C

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

OVER

(Sign Here)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>2575</b>	Plans and Specifications checked and found to conform to Ordinances - State Law, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <b>2-9-31</b> <i>[Signature]</i> Clerk	<b>REC'D</b> FEB 9 1931 <b>RECEIVED</b>
---------------------------	--	---	---

SPRINKLER PLANS

SPRINKLER-REQUIRED

VALUATION INCLUDED - YES -

19475



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

2444 Form 3

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair 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 agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 218 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot _____ Block _____	Lot _____ Block _____	O. K. City Clerk Deputy
	Tract _____	Tract _____	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____	O. K. City Engineer Deputy
	From No. _____ Street _____	To No. <u>535 South Broadway</u> Street _____	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Stores
2. What purpose will Building be used for hereafter? Stores
3. Owner's name Frank Broadway Co (R.A. Rowan) Phone \_\_\_\_\_
4. Owner's address Rowan Bldg. Los Angeles
5. Architect's name Walker & Green Phone 4261
6. Contractor's name \_\_\_\_\_ Phone \_\_\_\_\_
7. Contractor's address \_\_\_\_\_
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 10,000.00
9. Class of present Building C No. of rooms at present \_\_\_\_\_
10. Number of stories in height 5 Size present Building \_\_\_\_\_
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Stores  
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? C

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

For underpinning north, south, east and west walls of Building to accommodate deeper basement and to create one basement from 533-537 South Broadway Inclusive

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>2576</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O.K. <b>2-9-31 C3</b> <i>[Signature]</i> Clerk	Stamp here when permit is issued <b>ISSUED FEB 9 1931</b>
---------------------------	--	---	--

PLANS

*[Signature]*

21



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Add or Repair or Demolish

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 regulations and for the purpose hereinafter set forth...

REMOVED FROM REMOVED TO

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)

ENGINEER PLEASE VERIFY

Form with fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., Street, To No. with handwritten entries like '533 So Broadway'.

O. K. City Clerk Deputy O. K. City Engineer Deputy

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Store Bldg
2. What purpose will Building be used for hereafter? Same
3. Owner's name 533 So Broadway Turner Stores
4. Owner's address 533 So Broadway
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
6. Contractor's name Essev Wikholm Phone DR. 8194
7. Contractor's address 119 No Lake St 6000
8. VALUATION OF PROPOSED WORK Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building. \$5975.00
9. Class of present Building A No. of Rooms at present
10. Number of stories in height 2 Size present Building 25'0" x 153'0"
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Store (Apartments, House, Hotel, Residence, or Any Other Purpose.)

18. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Installing of Steel Front Store Fixtures 1st Floor, Installing partitions 2nd floor of 7'9" ceiling 6'10" high with 4'0" open above. Refer to Permit # 28086

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Essev Wikholm (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Form with fields for PERMIT No. 4836, Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. (Laws 3-10-31), Application checked and found O.K. 2/19/31, Plan Examiner, Clerk, and a date stamp: MAR 10 1931.

Handwritten notes: 'PLANS', 'Filed plans with 28086/30', '1931'.



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Side Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair 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 agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

Form with columns: REMOVED FROM, REMOVED TO. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., Street.

- 1. What purpose is the present Building now used for? DEPT STORE
2. What purpose will Building be used for hereafter? STORE
3. Owner's name LEHNER STORES, INC.
4. Owner's address N.Y. CITY
5. Architect's name WALTER ELLIOTT
6. Contractor's name DAVIN CRUICK CO.
7. Contractor's address 132 E. JEFFERSON ST.
8. VALUATION OF PROPOSED WORK \$ 100
9. Class of present Building A
10. Number of stories in height 2
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for DEPT STORE

18. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: REPLACE CURTAIN RODS WITH NEW ONES. ELECTRICAL WIRING IN PLACE. This affects STAIRS, 1st floor joint.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. OVER (Sign here) W.C. Overwood (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. PERMIT NO. 13495. Plans and Specifications checked and found to conform to Ordinances and Laws, etc. Application checked and found O.K. JUL 6 1931

Handwritten notes and signatures at the bottom of the page, including 'File 28084-30'.



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

City Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair 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 agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

Form with columns: REMOVED FROM, REMOVED TO. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., Street.

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Store
2. What purpose will Building be used for hereafter?
3. Owner's name F. & W. Grand Silver Stores, Inc.
4. Owner's address 533 S. Broadway
5. Architect's name Walker & Eisen
6. Contractor's name CHARLES E. GOLDFELD CO.
7. Contractor's address 3221 San Fernando Road
8. VALUATION OF PROPOSED WORK
9. Class of present Building C
10. Number of stories in height
11. State how many buildings are on this lot
12. State purpose buildings on lot are used for Store

13. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: Tile floors in vestibules, tile floor and base in (3) toilets, tile floor in (1) large toilet, tile walls in back of soda fountain and floors for same, tile walls in basement including walls and columns.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. OVER (Sign here)

FOR DEPARTMENT USE ONLY. Includes fields for PERMIT NO. 15040, Plan Examiner, Application checked and fee, and a large 'APPROVED' stamp dated JUL 28 1981.

Handwritten signatures and notes at the bottom of the page, including 'No Broadway #203'.



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Edg. Form 8

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair 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 agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Form with columns 'REMOVED FROM' and 'REMOVED TO'. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., and Street. Includes instructions: 'TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY' and 'TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY'. Includes vertical text: 'O. M. City Clerk', 'O. M. City Engineer', 'Deputy'.

- 1. What purpose is the present Building now used for? Store
2. What purpose will Building be used for hereafter? Store
3. Owner's name R. & W. Grand-Silver Stores Phone
4. Owner's address 510 West 6th, Room 411 STATE LICENSE NO.
5. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
6. Contractor's name A. HOEGEE & SONS, INC. Phone
7. Contractor's address 745 Merchant St. STATE LICENSE NO. 3668
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip- ment and Appliances in Completed Building.} \$ 140.00
9. Class of present Building No. of Rooms at present
10. Number of stories in height Size present Building x
11. State how many buildings are on this lot
12. State purpose buildings on lot are used for (Apartment House, Hotel, Residence, or Any Other Purpose.)

13. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: 1. Lateral Roller Awning Complete

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. A. HOEGEE & SONS, INC. (Sign here) [Signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. PERMIT NO. 15766. Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O.K. 8/6/31. Stamp: AUG 6 1931. Includes signatures: Plan Examiner, Clerk, and [Signature].

Handwritten signatures and notes at the bottom of the page, including 'C. J. Schumann' and '200'.



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 537 - 415 Broadway (House Number and Street) Approved by City Engineer. New location of building } (House Number and Street) Deputy. Between what cross streets }

- 1. Purpose of PRESENT building Store Families Rooms
2. Use of building AFTER alteration or moving Store Families Rooms
3. Owner (Print Name) NATIONAL STORES Phone
4. Owner's address 537 - 415 BROADWAY
5. Certificated Architect B. J. Joseph State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor NATIONAL STORES State License No. 20428 Phone
8. Contractor's address
9. VALUATION OF PROPOSED WORK \$475.00
10. State how many buildings NOW on lot and give use of each
11. Size of existing building Number of stories high Height to highest point
12. Class of building Material of existing walls Exterior framework Wood or Steel

Describe briefly and fully all proposed construction and work: Take out show window and build frames on side walls. no structural change

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

FOR DEPARTMENT USE ONLY PERMIT NO 11190 PLANS Fee 3.50 Stamp here when Permit is issued SEP - 4 1934 Application checked and approved 8/31/34 Clerk. Inspected Valuation included

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

NEW CONSTRUCTION

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

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

Sign Here National Stores (Owner or Authorized Agent)

By F. E. Smith Capt of Construction

FOR DEPARTMENT USE ONLY

Application, Fire District, Bldg. Line, Termite Inspection, Construction, Zoning, Street Widening, Forced Draft Ventil.

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

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street
Sign Here (Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here (Owner or Authorized Agent)

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

REMARKS:

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.
OWNER OR AUTHORIZED AGENT

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot Tract Present location of building 537-541 S. Broadway (House Number and Street) New location of building Between what cross streets 5th and 6th Sts. Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Store Building. Families Rooms. 2. Use of building AFTER alteration or moving Store. Families Rooms. 3. OWNER (Print Name) NATIONAL DOLLAR STORES Phone. MU. 3084. 4. Owner's address 537-541 S. Broadway. 5. Certificated Architect B. J. Joseph State License No. B.424 Phone. MU. 3084. 6. Licensed Engineer J. P. Burns State License No. 601 Phone. TR. 7231. 7. Contractor Supt. Frank Eyre State License No. 20428 Phone. MU. 3084. 8. Contractor's address 537-541 S. Broadway. 9. VALUATION OF PROPOSED WORK \$7500.00. 10. State how many buildings NOW on lot and give use of each. Store. 11. Size of existing building 59' x 153' Number of stories high 6 Height to highest point. 12. Class of building A Material of existing walls Steel frame, Concrete and brick. Exterior framework Wood or Steel.

Describe briefly and fully all proposed construction and work: Build new show windows (except those which temporarily block basement stairs) and remove non-bearing partitions in basement. No structural changes.

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

FOR DEPARTMENT USE ONLY PERMIT NO. 11610 PLANS Rec'd. [Signature] Plans and Specifications checked [Signature] Corrections verified [Signature] Application checked and approved [Signature] Date 9-7-36. Inspector [Signature] Fee 25.50 Stamp here when Permit is issued SEP 11 1934

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

NEW CONSTRUCTION

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

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

Sign Here..... *National Sellar Stores*.....  
(Owner or Authorized Agent)

By..... *B.J. Joseph*.....

FOR DEPARTMENT USE ONLY

Application..... <i>AFM</i>	Fire District..... <i>AFM</i>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

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

(2)  
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from ..... Street  
Sign Here.....  
(Owner or Authorized Agent)

(3)  
No required windows will be obstructed.  
Sign Here.....  
Owner or Authorized Agent.

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

REMARKS: .....

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot Tract Present location of building 537 to 541 Broadway (House Number and Street) New location of building Between what cross streets 5th + 6th (House Number and Street) Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Stores Families Rooms
2. Use of building AFTER alteration or moving None Families Rooms
3. OWNER (Print Name) NATIONAL \$ STORES Phone
4. Owner's address 537 to 541 Broadway
5. Certificated Architect B.J. Joseph State License No. B242 Phone
6. Licensed Engineer State License No. Phone
7. Contractor Owner State License No. 20428 Phone
8. Contractor's address
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 27,750.00
10. State how many buildings NOW on lot and give use of each. one Building Residence, Hotel, Apartment House, or any other purpose.
11. Size of existing building 60 x 136 Number of stories high 6 Height to highest point
12. Class of building A Material of existing walls Concrete Exterior framework concrete Wood or Steel

Describe briefly and fully all proposed construction and work: Change show window change main floor, two new windows change stair to basement, remove some tile walls plaster ceiling on second floor also, stairs to second floor change some electric wiring

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

FOR DEPARTMENT USE ONLY PERMIT NO. 11972 Fee 65.00 Stamp here when Permit is issued SEP 17 1938 PLANS Rec'd. Filed with SPRINKLER Required Valuation Included Inspected

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

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot 60 x 136 Number of Stories when complete. 6  
 Material of Foundation Concrete Width of Footing.....Depth of footing below ground.....  
 Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....  
 Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....  
 Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

Sign Here..... Frank E. National & More  
(Owner or Authorized Agent)

By..... Frank Eyr. Supt. of construction

FOR DEPARTMENT USE ONLY			
Application..... <u>[Signature]</u>	Fire District..... <u>[Signature]</u>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

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

(2)  
 The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from \_\_\_\_\_ Street  
 Sign Here.....  
(Owner or Authorized Agent)

(3)  
 No required windows will be obstructed.  
 Sign Here.....  
Owner or Authorized Agent.

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

REMARKS: .....

PLAN CHECKING

RECEIPT NO. 1231  
 VALUATION \$ 27750  
 FEE PAID \$ 40.00

Quantities Reinf. Steel 8 tons  
Sacks Cement 350  
Valuation reduced \$7000.00 permit  
for \$7000.00 for show windows taken  
out 9/7/34 B. Rapp

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 537 So Broadway (House Number and Street) Approved by City Engineer. New location of building } Same (House Number and Street) Deputy. Between what cross streets } 4th & 5th St.

- 1. Purpose of PRESENT building... Store... Families... Rooms... 2. Use of building AFTER alteration or moving... Store... Families... Rooms... 3. OWNER (Print Name)... National Dallas Stores... Phone... 4. Owner's address... 537 So Broadway... 5. Certificated Architect... Bernard Joseph... State License No... Phone... 6. Licensed Engineer... A.B. Barnes... State License No... 6221... Phone... TR 7231 7. Contractor... X... State License No... Phone... 8. Contractor's address... 9. VALUATION OF PROPOSED WORK... \$ 250.00 (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) 10. State how many buildings NOW on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose. 11. Size of existing building... 60 x 120... Number of stories high... 4... Height to highest point... 12. Class of building... A.C.C... Material of existing walls... Brick... Exterior framework... Steel Frame Wood or Steel

Describe briefly and fully all proposed construction and work: Repair elevator layout for landing at 4th floor up plan

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

PERMIT NO 12813 FOR DEPARTMENT USE ONLY Plans and Specifications checked... Zone 103... Fire District No. 1... Corrected verified... Blg. Line 20... Street Widening... Plans, Specifications and Applications checked and approved... Application checked and approved... SPRINKLER Required... Valuation Included... Inspector... OCT - 1 1934



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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 coloring into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot... Tract... Present location of building } 537-541 So Broadway (House Number and Street) New location of building } 537-541 So Broadway (House Number and Street) Between what cross streets } 4th St & 5th St Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building... Store Families... Rooms... 2. Use of building AFTER alteration or moving... Store Families... Rooms... 3. OWNER (Print Name) NATIONAL DOLLAR STORE Phone... 4. Owner's address 531-541 - So Broadway 5. Certificated Architect... State License No... Phone... 6. Licensed Engineer... State License No... Phone... 7. Contractor Sun Ray Quiring Co State License No 17388 Phone Ne 8333 8. Contractor's address 1915 Rodio Road 9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$98.00 10. State how many buildings NOW on lot and give use of each. 11. Size of existing building... x... Number of stories high... Height to highest point... 12. Class of building... A... Material of existing walls... Exterior framework... Steel Wood or Steel Describe briefly and fully all proposed construction and work:

Recover Quiring - Roller Rat Arms - Frame 8' above sidewalk Valance 7' above sidewalk

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

Table with 4 columns: PERMIT NO. (14332), FOR DEPARTMENT USE ONLY (Plans and Specifications checked, Corrections verified, Plans, Specifications and Applications rechecked and approved), Zone, Fire District, Bldg. Linc, Street Widening, Application checked and approved (10/24/34), SPARKLER (Required Valuation Included, Specified Yes-No), Fee (1.50), Inspector (initials), Stamp here when Permit is issued (OCT 24 1934)

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

NEW CONSTRUCTION

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

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

Sign Here.....Sun Ray Aurning Co.....(Owner or Authorized Agent)
By.....Arthur B Ray.....

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

REMARKS: .....

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDING WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

OWNER OR AUTHORIZED AGENT

Aurning frame removed to allow beds alterations
stumps frame replaced which are covered with
18' sheath instead of 16'. Considered as narrow gth.
H.W.M.

Arthur B Ray

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location of building

537-541 S. Broadway (House Number and Street)

Approved by City Engineer.

New location of building

(House Number and Street)

Deputy.

Between what cross streets

- 1. Purpose of PRESENT building. Store Building Families Rooms
2. Use of building AFTER alteration or moving Same Families Rooms
3. OWNER (First Name). National Dollar Stores Phone Mrs. 3084
4. Owner's address. 537-541 S. Broadway
5. Certificated Architect. Bernard J. Joseph State License No. B. 424 Phone Mrs. 3084
6. Licensed Engineer. A. B. Barnes State License No. Phone
7. Contractor. Owner State License No. Phone
8. Contractor's address
9. VALUATION OF PROPOSED WORK [Including all Material, Labor, Finishing, Equipment] and Appliances in Completed Building. \$2500.00
10. State how many buildings NOW on lot and give use of each. store Bldg Residence, Hotel, Apartment House, or any other purpose.
11. Size of existing building. Number of stories high 6 Height to highest point
12. Class of building. A Material of existing walls Exterior framework Wood or Steel
Describe briefly and fully all proposed construction and work: Install fan room and temporary partitions on third floor.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 14804 PLANS 10/31/34 Fee 16.00 Stamp here when Permit is issued NOV -1 1934 Inspector R. J. Sheehan

insufficient



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot Lot

Tract Tract

Present location of building } 541 S. Broadway (House Number and Street) New location of building } (House Number and Street) Between what cross streets } Sign Deputy.

- 1. Purpose of PRESENT building: Night Store. Families. Rooms. 2. Use of building AFTER alteration or moving: Same. Families. Rooms. 3. Owner (Print Name): Nat Dollos Store. Phone. 4. Owner's address: 541 S. Broadway. 5. Certificated Architect. State License No. Phone. 6. Licensed Engineer. State License No. Phone. 7. Contractor: Authentic Mason Sign Co. State License No. 77040. Phone. 8. Contractor's address: 5539 Sunset Blvd. 9. VALUATION OF PROPOSED WORK: \$500.00. 10. State how many buildings NOW on lot and give use of each. 11. Size of existing building. Number of stories high 2 1/2. Height to highest point. 12. Class of building. Material of existing walls. Concrete. Exterior framework. Wood or Steel.

Sign

Fill in Application on other Side and Sign Statement

(OVER)

DEPARTMENT USE ONLY PERMIT NO. 16123 PLANS Fee NOV 23 1934 Inspector

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

NEW CONSTRUCTION

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

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

Sign Here.....Certificate Home Dep't Co.
(Owner or Authorized Agent)

By.....J. H. Jurgel

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application (72), Fire District (77), Bldg. Line, Permit Inspection, Construction (72), Zoning, Street Widening, Forced Draft Ventil.

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

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
.....Street
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)

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

REMARKS: .....

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot Tract Present location of building 537 S. Broadway (House Number and Street) New location of building (House Number and Street) Between what cross streets Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Store Families Rooms
2. Use of building AFTER alteration or moving Store Families Rooms
3. OWNER (Print Name) NATIONAL STORES Phone
4. Owner's Address 929 Market St San Francisco
5. Certificated Architect B. J. Joseph State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor State License No. Phone
8. Contractor's Address
9. VALUATION OF PROPOSED WORK \$3000
10. State how many buildings NOW on lot and give use of each
11. Size of existing building x Number of stories high 3 Height to highest point
12. Class of building Material of existing walls Brick Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work: Change store front take out two island windows change door locations No structural changes No marble removal

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

FOR DEPARTMENT USE ONLY PERMIT NO. 16863 PLANS 1200 Fee Stamp here when Permit is issued 5-P 23 1935 Inspector

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

**NEW CONSTRUCTION**

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

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

Sign Here Frank Nat'l Moss  
(Owner or Authorized Agent)  
 By Rayn Dept of Construction

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

REMARKS: .....

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 5 feet, except that the following projections may extend into such set-back space, as follows:

- Cornices, canopies and eaves.....2 ft. 6 in.
- Landing or terrace, without roof, extending to first floor level only.....6 ft.
- Open railing, not over 33 in. high, around such landing or terrace.....6 ft.
- Fire Escapes.....4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) Frank Moss  
 Owner or Authorized Agent.

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO	
Lot.....	Lot.....	
Tract.....	Tract.....	
537-39 So. Broadway St.		
Present location of building } New location of building } Between what cross streets }	(House Number and Street) (House Number and Street)	Approved by City Engineer.  Deputy.

1. Purpose of PRESENT building Store Families..... Rooms.....  
(Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving..... Families..... Rooms.....
3. Owner (Print Name) National Dollar Store Phone.....
4. Owner's Address Same
5. Certificated Architect..... State License No..... Phone.....
6. Licensed Engineer..... State License No..... Phone.....
7. Contractor J. J. Heger State License No. TR 5685 Phone 30449
8. Contractor's Address.....
9. VALUATION OF PROPOSED WORK 45.00 \$  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.)
10. State how many buildings NOW }  
on lot and give use of each. } (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x Number of stories high..... Height to highest point.....
12. Class of building 1 Material of existing walls..... Exterior framework.....  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:  
To recover one roller Awning on existing frame.

#12

Fill in Application on other Side and Sign Statement 100 (OVER)

PERMIT NO.  <b>26545</b>	FOR DEPARTMENT USE ONLY			Fee.....  Stamp here when Permit is issued
	Plans and Specifications checked	Zone	Fire District No.	
Corrections verified	Std. Line	Street Widening		
Plans, Specifications and Applications rechecked and approved	Application checked and approved			
For Plans See	Filed with	Required Valuation included	Specified Yes-No	
		SPRINKLER	7/5/39 Clark	
			Inspector <u>McMurt</u>	

100



3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot To Lot Tract Tract

Present location of building, New location of building, Between what cross streets

Approved by City Engineer Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Families Rooms

2. State how long building has been used for present occupancy

3. Use of building AFTER alteration or moving Families Rooms

4. Owner SWELLOM'S, INC. Phone

5. Owner's Address 559 S. BROADWAY P. O. LOS ANGELES

6. Certificated Architect License No. Phone

7. Licensed Engineer License No. Phone

8. Contractor ELECTRICAL PRODUCTS CORP. License No. 12500 Phone PR 3371

9. Contractor's Address 1128 VENICE BLVD.

10. VALUATION OF PROPOSED WORK \$1050.00

11. State how many buildings NOW on lot and give use of each

12. Size of existing building x Number of stories high 3 Height to highest point

13. Material Exterior Walls MASONRY Exterior framework

14. Describe briefly all proposed construction and work:

INSTALLATION OF ONE DOUBLE FACED VERTICAL DISPLAY READING "SWELLOM" TOTAL SQUARE FOOT AREA OF SIGN IS 350. SEE ATTACHED DIAGRAM.

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete

16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x

17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here ELECTRICAL PRODUCTS CORP. (Owner or Authorized Agent) By: [Signature]

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING, REINFORCED CONCRETE, and other permit details.

Main permit table with columns for TYPE, GROUP, Maximum No. Occupants, Inside Lot, Key Lot, Lot Size, etc.

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles through the office of the Superintendent of Buildings for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed to be incorporated into the contents of this permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or constitute any claim of title in, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location of building

521 S. Broadway

(House Number and Street)

New location of building

(House Number and Street)

Between what cross streets

Approved by City Engineer

Deputy

1. Purpose of PRESENT building: PLANS Families Rooms

2. Use of building AFTER alteration or moving: Families Rooms

3. Owner (give Name): NATIONAL TRAIL STORES Phone

4. Owner's Address: 521 S. Broadway

5. Certificated Architect: State License No. Phone

6. Licensed Engineer: State License No. Phone

7. Contractor: Economy Roof & Installation Co. State License No. 79105 Phone 22181

8. Contractor's Address: 5435 Fletcher Drive, Los Angeles 28

9. VALUATION OF PROPOSED WORK: \$100.00

10. State how many buildings NOW on lot and give use of each: (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building: Number of stories high: Height to highest point:

12. Class of building: Material of existing walls: Exterior framework: (Wood or Steel)

Describe briefly and fully all proposed construction and work: Repair rear low portion of roof

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY. PERMIT NO. 169. PLANS. Fee Plans Rev. Plans work. Inspected by: J. S. Walker. JAN 17 1947. Inspector: J. S. Walker.

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

NEW CONSTRUCTION

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

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

Sign Here ECONOMY ROOF & INSULATION CO. (Owner or Authorized Agent)

By [Signature]

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, Fire District, Bldg. Line, Terrace Inspection; Construction, Zoning, Street Widening, Forced Draft Ventil.

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

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street
Sign Here (Owner or Authorized Agent)

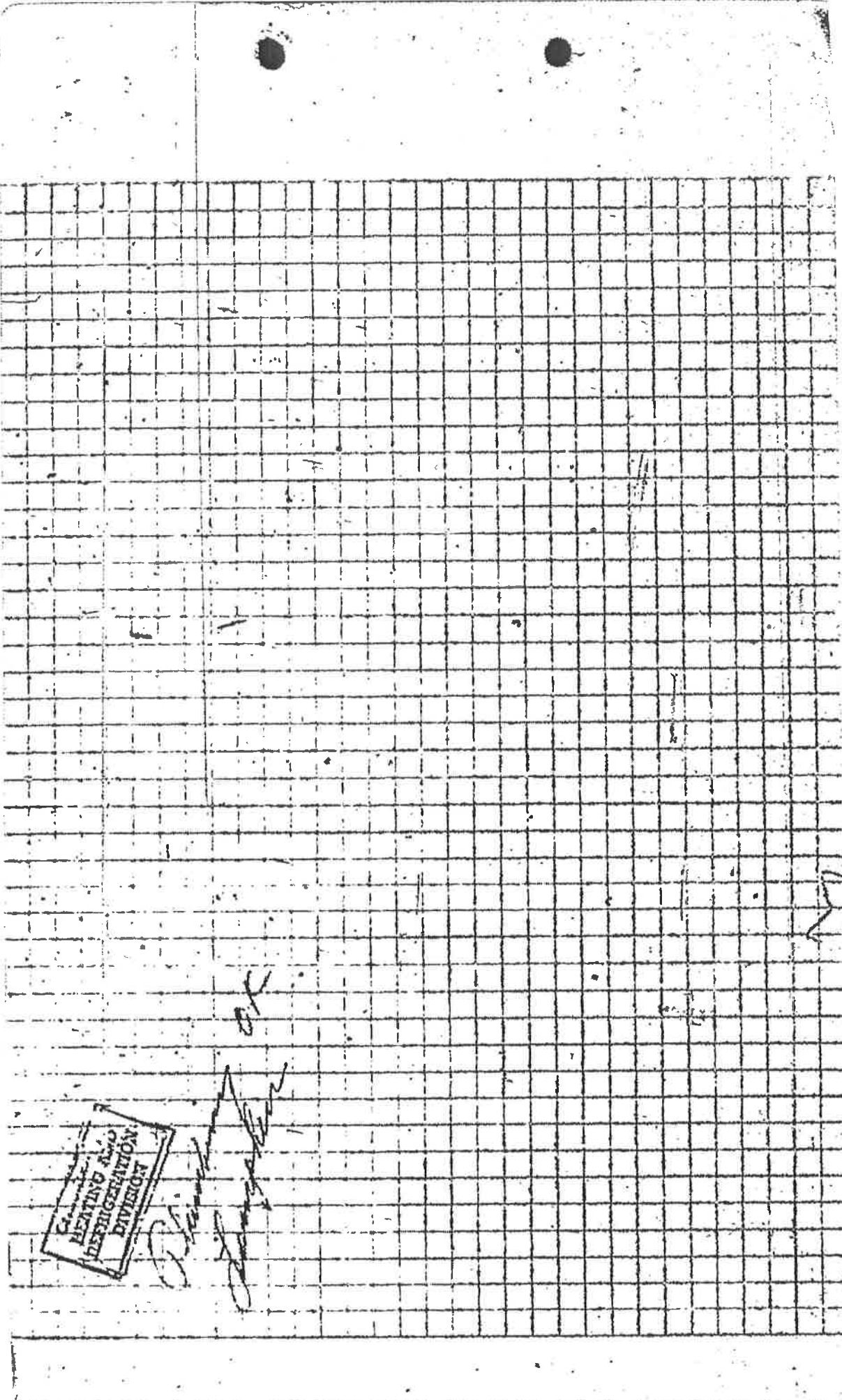
(3) No required windows will be obstructed.
Sign Here (Owner or Authorized Agent)

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

REMARKS:

RECEIVED CLERK OF SAFETY
JAN 17 1917
Clerk of Safety





HEATING AND REFRIGERATION DIVISION

*[Handwritten scribbles]*

# 3 SIGN

## APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. \_\_\_\_\_

Tract \_\_\_\_\_

Location of Building 537-541 So. BROADWAY (House Number and Street) Approved by City Engineer

Between what cross streets 5th 6th Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy \_\_\_\_\_

3. Use of building AFTER alteration or moving Same Families \_\_\_\_\_ Rooms \_\_\_\_\_

4. Owner RICHMAN BROS (Print Name) Phone \_\_\_\_\_

5. Owner's Address \_\_\_\_\_ P. O. \_\_\_\_\_

6. Certificated Architect ALBERT C. MARTIN State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

8. Contractor QRS NEON CORP State License No. 27902 Phone \_\_\_\_\_

9. Contractor's Address 1717 CORONA ST

10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 25.00

11. State how many buildings NOW on lot and give use of each. 1 Store (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 2 Number of stories high 6 Height to highest point \_\_\_\_\_

13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework STEEL (Wood or Steel)

14. Describe briefly all proposed construction and work:

ERECT 2 SINGLE FACE PROJ. SIGNS ON EXISTING BUILDING

### NEW CONSTRUCTION

15. Size of Addition \_\_\_\_\_ Size of Lot \_\_\_\_\_ Number of Stories when complete \_\_\_\_\_

16. Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_ Size of Floor Joists \_\_\_\_\_

17. Size of Studs \_\_\_\_\_ Material of Floor \_\_\_\_\_ Size of Rafters \_\_\_\_\_ Type of Roofing \_\_\_\_\_

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here QRS NEON CORP (Owner or Authorized Agent)

DISTRICT OFFICE

By A. Gonzalez

### FOR DEPARTMENT USE ONLY

DATE CHECKING Date <u>127 1943</u>		CHANGE OF OCCUPANCY Area of Bldg _____ Sq. Ft.		Bldg. Per _____	
Receipt No. <u>14622</u>		Date _____		FEEES	
Valuation \$ <u>25.00</u>		Receipt No. _____		Cert. of Occupancy _____	
Fee Paid \$ <u>5</u>		Fee Paid \$ _____		Total <u>10.50</u>	
TYPE <u>L 5-1</u>	GROUP <u>REINFORCED CONCRETE</u>	Maximum No. Occupants _____	Inside Lot <u>1/3</u>	Key Loc <u>107</u>	Lot Size _____
Blk. Cement _____		Tons of Reinforcing Steel _____		Corner Lot Keyed _____	Corner Lot _____
PERMIT No. <u>LA30222</u>	Plans and Specifications checked <u>White</u>	Zone <u>CM</u>	Fire District <u>23</u>	District Map No. <u>576</u>	
Correction verified <u>White</u>		Bldg. Line <u>5'</u>	Street Widening _____	Stamp here when Permit is issued <u>DEC 27 1943</u>	
PLANS	Plans, Specifications and Application checked and approved. <u>R. J. ...</u>	Application checked and approved <u>R. J. ...</u>	Continued Inspection _____	SPRINKLER Specified-Required Valuation Included Yes- No	Inspector <u>G. Kent</u>

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 2 Block 14 Tract P.A.O. SURVEY Local or of Building 537-541 SOUTH BROADWAY Between what cross streets? BET. 5th & 6th

Approved by City Engineer Deputy

USE INK OR INDELIBLE PENCIL 1. Present use of building STORE Families Rooms 2. State how long building has been used for present occupancy 3. Use of building AFTER alteration or moving STORE Families Rooms 4. Owner KATHRYN MAC MURRAY Phone 5. Owner's Address 24 N. MARENGO AVE P.O. PASADENA 6. Certificated Architect WALKER, KALONIA & KENNEDY State License No. Phone 7. Licensed Engineer HENRY M. LAYNE State License No. 5478 Phone 8. Contractor State License No. 9. Contractor's Address

10. VALUATION OF PROPOSED WORK 11. State how many buildings NOW on lot and give use of each 12. Size of existing building 60 x 100 Number of stories high 67 Height to highest point 13. Material Exterior Walls TYPE 1 BRICK Exterior framework STEEL

14. Describe briefly all proposed construction and work: EXPLORATORY WORK ON PARAPETS PRIOR TO COMPLETION OF PLANS

NEW CONSTRUCTION 15. Size of Addition x Size of Lot x Number of Stories when complete 16. Footing: Width x Depth in Ground Width of Wall Size of Floor Joists 17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief, the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance

DISTRICT OFFICE By Henry M. Layne (Seal of Authorized Agent)

Table with columns: PLAN CHECKING, OCCUPANCY SURVEY, Valuation, Fee, TYPE, GROUP, For Plans Sec, Filed with, and various checkboxes and handwritten notes.

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (31), RECEIPT NO., CODE, FEE PAID. Includes entries for Plan Checking, Supplemental Plan Checking, and Building Permit.

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. Tract

Location of Building 537 So. BROADWAY (House Number and Street) Approved by City Engineer Deputy

Between what cross streets? 5th & 6th USE INK OR INDELIBLE PENCIL

1. Present use of building STORE Families Rooms 2. State how long building has been used for present occupancy 20 YR. 3. Use of building AFTER alteration or moving Families Rooms 4. Owner KATHRYN MACMURRAY Phone 5. Owner's Address 24 NORTH WARENGO P. O. PASADENA, CALIF. 6. Certified Architect 7. Licensed Engineer HENRY M. LAYNE License No 5478 Phone DU 2-0542 8. Contractor License No Phone 9. Contractor's Address

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply plumbing, fire sprinkler, electrical wiring and elevator equipment, therein or thereon) \$ 1100

11. State how many buildings NOW on lot and give use of each 12. Size of existing building 60 x 150 Number of stories high 6 Height to highest point 110' 13. Material Exterior Walls MASONRY Exterior framework STRUCT. STEEL

14. Describe briefly all proposed construction and work: STRENGTHEN PARAPETS ALONG WEST WALL EAST WALL \$100 \$660 \$100 \$150 \$1100 \$510

NEW CONSTRUCTION 15. Size of Addition x Size of Lot x Number of Stories when complete 16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x 17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Henry M. Layne District Office By Mr. Layne

TYPE OF RECEIPT DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEE PAID

Table with columns: PLAN CHECKING, OCCUPANCY SURVEY, Valuation \$1200 Fee \$300, Area of Bldg. Sq. Ft., Investigation Fee \$, Cert. of Occupancy Fee \$510, Bldg. Permit Fee \$510, Total \$, TYPE, Maximum No. Occupants, Plans and Specifications checked, Key Lot, Lot Size, Fee District, No. 1, District Map No. 5518, Application checked and approved, SPRINKLER, Suggested - Required, Valuation Included, Yes - No

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows: Plan Checking (01-357, LA11038), Supplemental Plan Checking, Building Permit (01-345, LA22290)

# 3

## APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only.  
2. Plot Plan Required on Back of Original.

1. LEGAL LOT	BLK.	TRACT	DIST. MAP <b>129-209</b>					
2. BUILDING ADDRESS <b>537-541 S. Broadway</b>		APPROVED		ZONE <b>C-5-4</b>				
3. BETWEEN CROSS STREETS <b>5th St. AND 6th St.</b>		FIRE DIST <b>I-80'</b>						
4. PRESENT USE OF BUILDING <b>Store</b>		NEW USE OF BUILDING <b>Same</b>		INSIDE KEY				
5. OWNER <b>Grayson-Robinson Stores Inc.</b>		PHONE		COR. LOT				
6. OWNER'S ADDRESS <b>537-541 S. Broadway</b>		P.O. <b>L.A.</b>	ZONE	REV. COR. LOT SIZE				
7. CERT. ARCH		STATE LICENSE	PHONE	<b>NO LEGAL</b>				
8. LIC. ENGR		STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY				
9. CONTRACTOR <b>H. Kaplan Co. Inc.</b>		STATE LICENSE <b>135464</b>	PHONE <b>WE 11164</b>	BLDG. LINE <b>5'</b>				
10. CONTRACTOR'S ADDRESS <b>5304 Venice Blvd.</b>		P.O. <b>L.A.</b>	ZONE <b>19</b>	AFFIDAVITS				
11. SIZE OF EXISTING BLDG.	STORIES <b>5</b>	HEIGHT <b>75'</b>	NO. OF EXISTING BUILDINGS ON LOT AND USE <b>1 stores</b>					
<b>3</b> <b>537-541 S. Broadway</b>			DISTRICT OFFICE <b>L.A.</b>					
12. MATERIAL EXT. WALLS:		<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO	<input type="checkbox"/> METAL <input type="checkbox"/> BRICK	<input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE				
		<input type="checkbox"/> WOOD <input type="checkbox"/> CONC.	<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	ROOFING SPRINKLERS REQ'D. SPECIFIED				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ <b>500.00</b>		BLDG. AREA				
14. SIZE OF ADDITION.		STORIES <b>none</b>	HEIGHT	VALUATION APPROVED <b>Nakro</b>				
15. NEW WORK: (DESCRIBE)		EXT. WALLS	ROOFING	APPLICATION CHECKED <b>Valencia* gen</b>				
Demolish existing store front & interior <del>non-est. partitions</del> & wall finish. NO STRUCT. CHGE. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				PLANS CHECKED				
				CORRECTIONS VERIFIED				
				PLANS APPROVED				
				APPLICATION APPROVED <b>Nakro</b>				
SIGNED <b>Herman Kaplan</b>				INSPECTOR				
TYPE <b>I</b>	GROUP <b>G-1</b>	MAX. OCC. <b>NO CHANGE</b>	P.G. <b>A</b>	S.P.C. <b>—</b>	B.P. <b>350</b>	I.F.	O.S.	C/O

VALIDATION

CASHIER'S USE ONLY

<b>LA19266</b>	<b>DEC-31-58</b>	<b>79999</b>	<b>ML — 2 CK</b>	<b>1.00</b>
	<b>DEC-31-58</b>	<b>80000</b>	<b>ML — 1 CK</b>	<b>3.50</b>

This Form When Properly Validated is a Permit to Do the Work Described.

1. The first part of the document is a list of names and addresses.

2. The second part of the document is a list of names and addresses.

3. The third part of the document is a list of names and addresses.

4. The fourth part of the document is a list of names and addresses.

5. The fifth part of the document is a list of names and addresses.

6. The sixth part of the document is a list of names and addresses.

7. The seventh part of the document is a list of names and addresses.

8. The eighth part of the document is a list of names and addresses.

9. The ninth part of the document is a list of names and addresses.

10. The tenth part of the document is a list of names and addresses.

11. The eleventh part of the document is a list of names and addresses.

12. The twelfth part of the document is a list of names and addresses.

13. The thirteenth part of the document is a list of names and addresses.

14. The fourteenth part of the document is a list of names and addresses.

15. The fifteenth part of the document is a list of names and addresses.

16. The sixteenth part of the document is a list of names and addresses.

17. The seventeenth part of the document is a list of names and addresses.

18. The eighteenth part of the document is a list of names and addresses.

19. The nineteenth part of the document is a list of names and addresses.

20. The twentieth part of the document is a list of names and addresses.

NO. 10 100 ONE 100 NO. 10000 100 10000 100 10000

10000 10000 10000 10000 10000 10000 10000 10000 10000 10000

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT: 2. BUILDING ADDRESS: 537-541 South Broadway. 3. BETWEEN CROSS STREETS: Fifth St AND Sixth St. 4. PRESENT USE OF BUILDING: Retail Store. 5. OWNER: Grayson-Robinson Stores. 6. OWNER'S ADDRESS: 550 West 59th St, New York. 7. CERT ARCH: OWNER. 8. LIC. ENGR: MORRIS GOLDSMITH. 9. CONTRACTOR: H. KAPLAN. 10. CONTRACTOR'S ADDRESS: 5304 VENICE BLVD, L.A. 11. SIZE OF EXISTING BLDG.: 60x153, 3 stories, 75'40' height.

3 537-541 South Broadway

12. MATERIAL EXT. WALLS: WOOD, METAL, CONC. BLOCK, STUCCO, BRICK, CONCRETE. 13. VALUATION: \$35,000.00. 14. SIZE OF ADDITION: NONE. 15. NEW WORK: (DESCRIBE) New front and new stairs. Includes checkboxes for ROOF CONST., ROOFING, and SPRINKLERS REQ'D. SPECIFIED.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

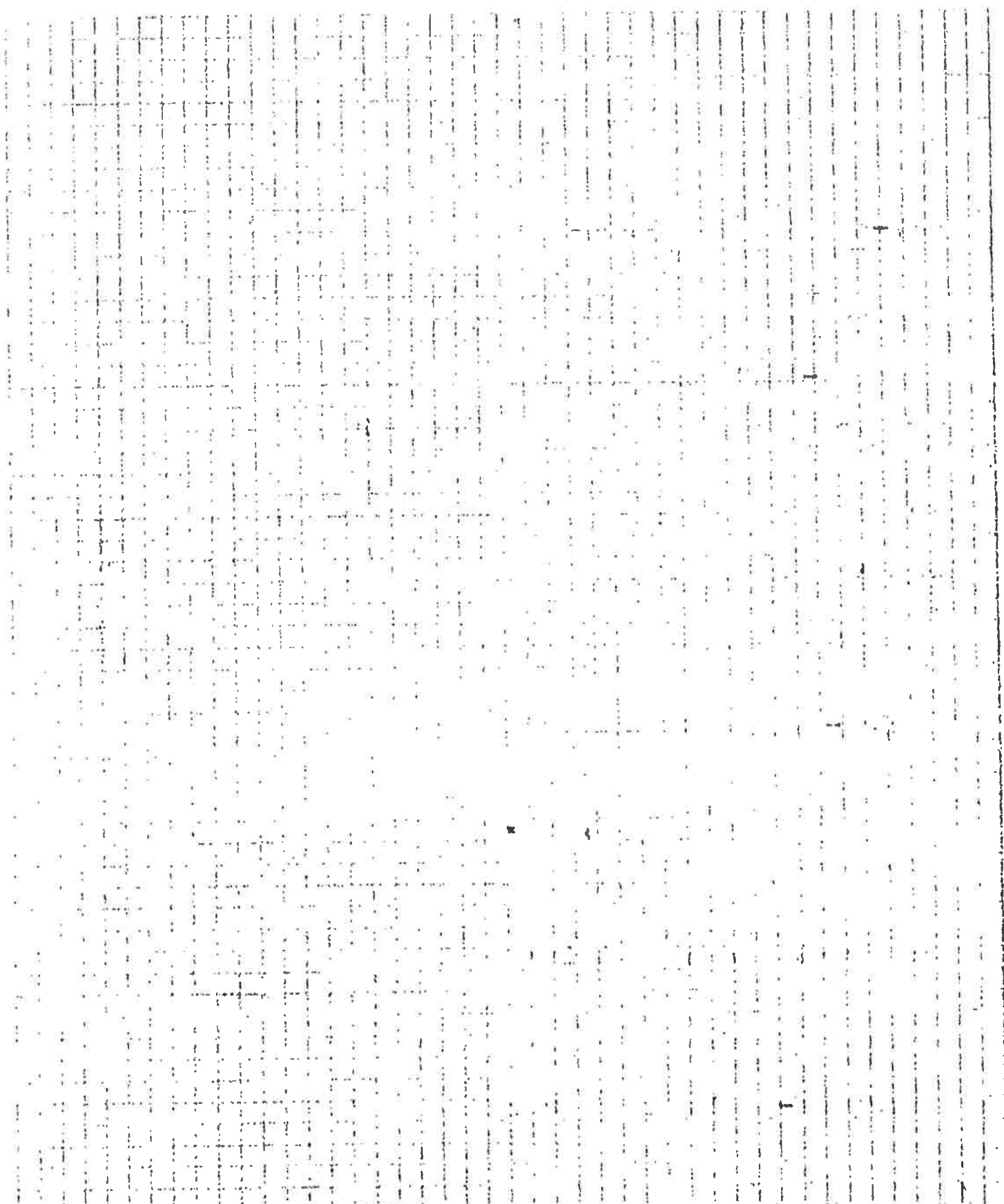
Grayson-Robinson Stores

SIGNED: [Signature]

Validation table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., B.P., O.S., C/O. Includes handwritten values like 1100, 50.00, 90, 2 CK, 50.00.

Table with columns: Validation, CASHIER'S USE ONLY, DEC-11-58, 76137, B - 2 CK, 50.00, JAN-13-59, 02538, B - 1 CK, 93.00.

LA22001 15721



ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

1585001

LEGAL DESCRIPTION

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plat Plan Required on Back of Original.

Form with 11 numbered sections: 1. LEGAL LOT, 2. BUILDING ADDRESS, 3. BETWEEN CROSS STREETS, 4. PRESENT USE OF BUILDING, 5. OWNER, 6. OWNER'S ADDRESS, 7. CERT ARCH, 8. LIC. ENGR, 9. CONTRACTOR, 10. CONTRACTOR'S ADDRESS, 11. SIZE OF EXISTING BLDG.

3

537 So. Broadway

DISTRICT OFFICE L. A.

Form with 5 numbered sections: 12. MATERIAL, 13. VALUATION, 14. SIZE OF ADDITION, 15. NEW WORK, and a signature block with a certification statement.

SIGNED

Handwritten signature of J. Crumley

Table with 8 columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., B.P., I.F., O.S., C/O

VALIDATION

CASHIER'S USE ONLY

MAR-11-59 15420 B - 2 CK 7.50

LA26707

MAR-16-59 16399

C - 1 CB

9.00

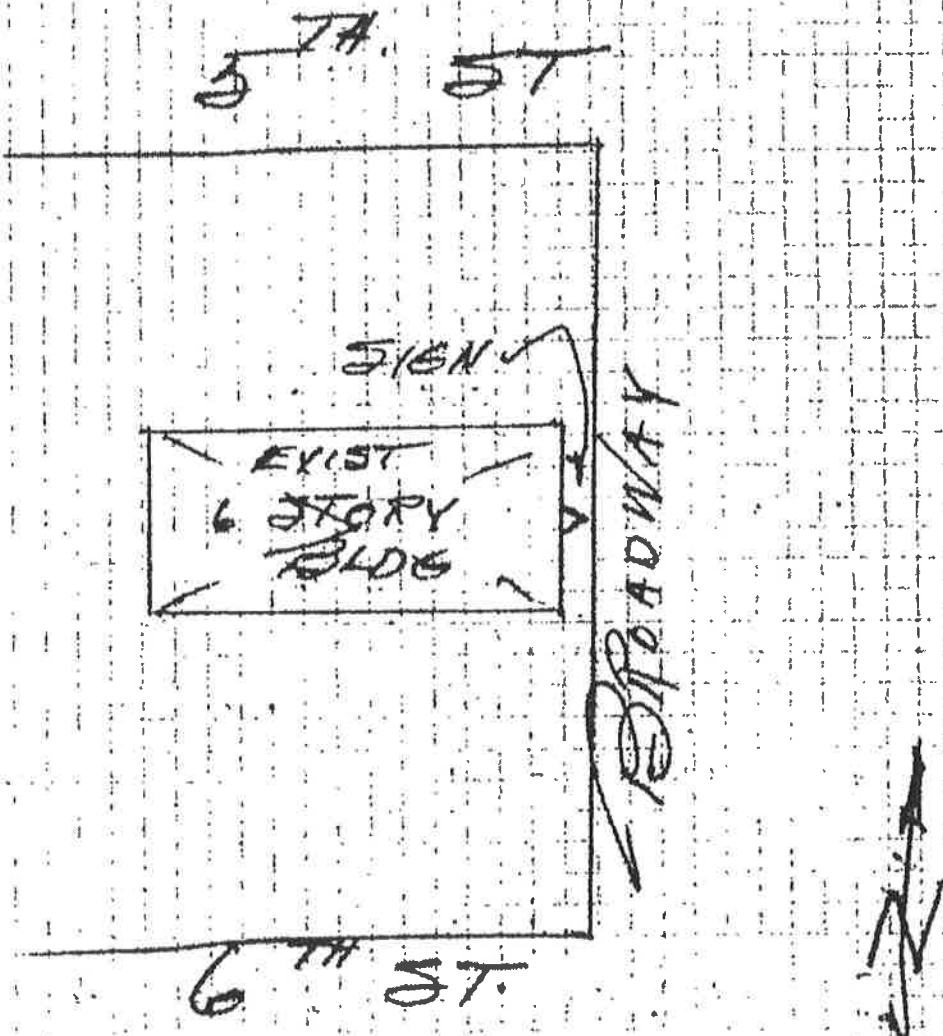
EE-1337

This Form When Properly Validated is a Permit to Do the Work Described;

1582502

1000 1000 1000 1000

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form fields 1-11: LEGAL LOT, BUILDING ADDRESS, BETWEEN CROSS STREETS, PRESENT USE OF BUILDING, OWNER, OWNER'S ADDRESS, CERT ARCH, LIC. ENGR, CONTRACTOR, CONTRACTOR'S ADDRESS, SIZE OF EXISTING BLDG.

3

537 South Broadway 1459 L.A.

Form fields 12-15: MATERIAL, VALUATION, SIZE OF ADDITION, NEW WORK, SPRINKLERS REQ'D, DWELL UNITS, PARKING SPACES, GUEST ROOMS, FILE WITH, CONT. INSP, INSPECTOR

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED [Signature]

Form fields: TYPE, GROUP, MAX. OCC., P.C., S.P.C., B.P. CO., LF., O.S., C/O

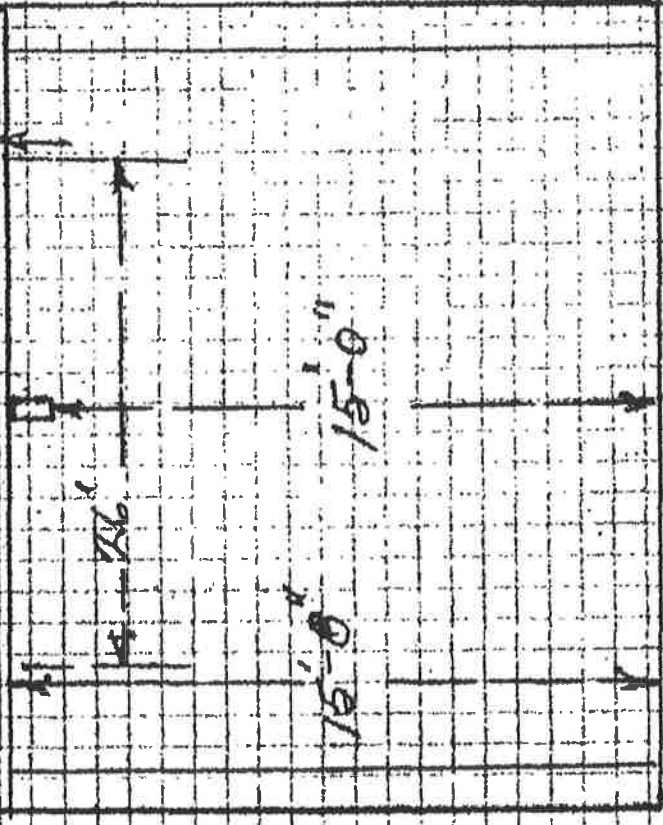
Form fields: VALIDATION, CASHIER'S USE ONLY, NUMBERS (LA26708, 16401, C-100, 4.00)

6 STORY

# 1

6x8" SIGN DECK 3" O.C.

SPRAYSONS



WASHER & 1/2" BOLT

SECT.

TYPICAL CONN.

NOTE

REMOVE OLD SIGNS - REPLACEMENT WITH NEW SMALLER SIGNS.

DRILL 9/16" DIA. 1/2" BOLT @ 5 O.C.

SHOW ALL MATERIALS ON PLAN AND USE OF EACH

ALL INCOMBUSTIBLE MATERIAL AND ~~ALL~~ BOLTS 1/2" UNLESS OTHERWISE SPECIFIED. ELEC. PER. REQUIRED.

BLDG. FACE

NOT VISIBLE FROM AND NOT WITHIN 500' OF FREEWAY.

8'-6" MARQUEE

COPY TO # 1

SPRAYSONS

1/2"

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

No 505 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT 2 BLK. 14 TRACT Ord's Survey ADDRESS APPROVED RJA
2. BUILDING ADDRESS 537 S. Broadway DIST. MAP 129-209
3. BETWEEN CROSS STREETS 5th St. AND 6th St. ZONE C-5-4
4. PRESENT USE OF BUILDING retail sales NEW USE OF BUILDING (33) same FIRE DIST. I/80
5. OWNER'S NAME Hartfield Dept. Store PHONE INSIDE XXX
6. OWNER'S ADDRESS P. O. ZONE COR. LOT REV. COR. /
7. CERT. ARCH. STATE LICENSE PHONE LOT SIZE 120.28x158.1
8. LIC. ENGR. STATE LICENSE PHONE
9. CONTRACTOR Interior Specialties STATE LICENSE 218424 PHONE 521-1438 REAR ALLEY
10. CONTRACTOR'S ADDRESS 14817 Jacana Dr. La Mirada P. O. ZONE SIDE ALLEY / BLDG. LINE 5'
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA

SEWER (Available) (Not Available)

3 537 S. Broadway DISTRICT OFFICE L.A.
12. MATERIAL [ ] WOOD [ ] METAL [ ] CONC. BLOC ROOF [ ] WOOD [ ] STEEL [ ] ROOFING SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 5200 VALUATION APPROVED AFFIDAVITS
14. SIZE OF ADDITION STORIES HEIGHT APPLICATION CHECKED
15. NEW WORK: (Describe) EXT. WALLS ROOFING DWELL. UNITS
interior remodel CORRECTIONS VERIFIED SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.
Signed x Paul J. ... PLANS APPROVED GUEST ROOMS
This Form When Properly Validated is a Permit to Do the Work Described. APPROVED FILE WITH
INSPECTOR CONT. INSP.

CRITICAL SOIL

Table with columns: TYPE I, GROUP G-1, MAX. OCC. 1482, S.P.C., G.P.I., B.P. 2280, I.F. /, O.S., C/O

CASHIER'S USE ONLY table with columns: LA80519, DEC-30-64, 114362, D - 2 CK, 14.82; DEC-30-64, 114363, D - 1 CK, 22.80

P.C. No. GRADING yes CRIT. SOIL / CONS. /



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	2	14	Ord's Survey	2078
2. TYPE OF SIGN OR NEW WORK	DIST. MAP			
19	all Sign			
3. JOB ADDRESS	ZONE			
537 S Broadway LA	CS-4			
4. BETWEEN CROSS STREETS	FIRE DIST.			
6th AND 5th	ONE			
5. OWNER'S NAME	PHONE			LOT (TYPE) TRAIL
betfields				INT
6. OWNER'S ADDRESS	P.O. BOX	ZIP	LOT SIZE	
same			120.28 X	
7. ARCHITECT OR ENGINEER	STATE LICENSE NO.			PHONE
E.L. Prenovick	7375 H023624			158-89
8. CONTRACTOR	STATE LICENSE NO.			PHONE
Local Neon	115967			EX 441124
9. LENDER	BRANCH			ADDRESS
None				BLDG. LINE
10. SIZE OF SIGN	HEIGHT ABOVE GRADE		ROOF	TOTAL COPY AREA
3x20	15 FT.			60
11. ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input type="checkbox"/>				
NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER <input type="checkbox"/>				
12. MATERIAL OF CONSTRUCTION	SUPPORTING FRAME	FRAME OF SURFACE	SURFACE OF SIGN	
	Steel	Steel	lastic	
13. JOB ADDRESS	DISTRICT OFFICE			
537 S Broadway LA	L.A.			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	GRADING			
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
15. SIZE OF EXISTING BUILDING	TYPE	STORIES	EX. WALLS	ROOF CONST.
40 x 60		1	nd Stucco	CO
16. TYPE OF SIGN OR NEW WORK	HIGHWAY DED.			
3x20 SF ILL WALL SIGN	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
FREEWAY CLEARANCE		NOT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/>		INSPECTION ACTIVITY
				CONC. GEN. MAJ.S. CONS.
FREEWAY CLEARANCE		FLASHING LIGHTS		FREEWAY CHECKED
MOVING PARTS		ANIMATIONS		PLANS CHECKED
OTHER		SIGN REQUIRES:		PLANS APPROVED
		TRAFFIC APPROVAL <input type="checkbox"/> BOARD APPROVAL <input type="checkbox"/>		APPLICATION APPROVED
P.C. No.	CONT. INSP.			INSPECTOR
				I
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
250			385	
O.S.				
C/O				
TYPIST				

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY	JUN-24-69	32737	5	•90646	X - 6 CK	2.50
	JUN-24-69	32738	5	•90646	X - 1 CK	3.85

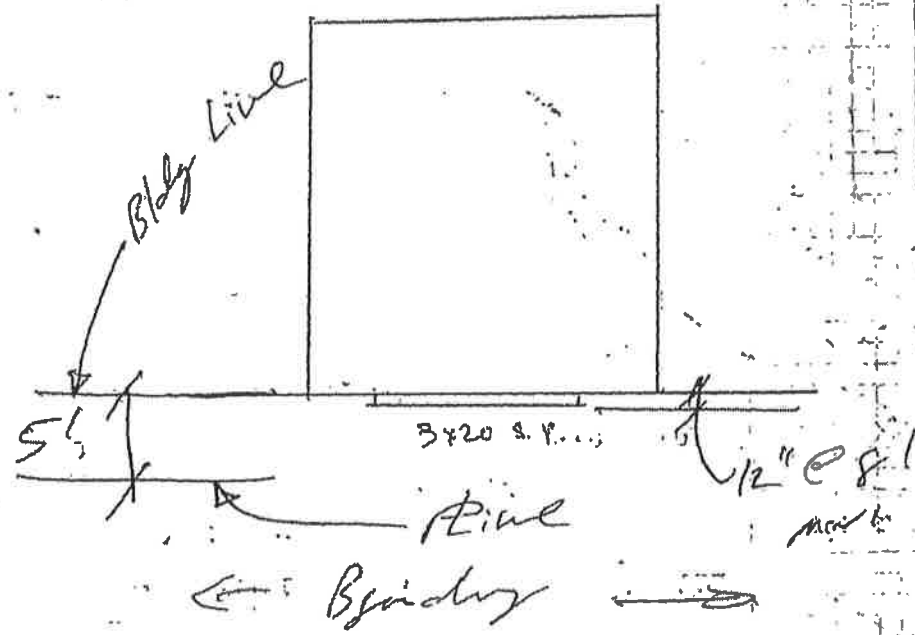
**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	(Owner or Agent)	Name	Date
		K. Sa	6/24/69
Bureau of Engineering	ADDRESS APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE FILE #		

70450 00 25122 0 210103 2 44 5 02  
70450 00 25122 0 210103 2 44 5 02



**3 APPLICATION FOR INSPECTION -- TO ADD-ALTER-REPAIR-DEMOLISH**  
 CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT Fr. 2	BLK 14	TRACT Ord's Survey	DIST. MAP 129 209
2. PRESENT USE OF BUILDING (16) Retail Sales	NEW USE OF BUILDING ( ) same			CENSUS TRACT 2078.00
3. JOB ADDRESS 537 So. Broadway	FIRE DIST. one			ZONE C5-4
4. BETWEEN CROSS STREETS 5th AND 6th	LOT (TYPE) int thru			LOT SIZE 28x158.89
5. OWNER'S NAME HARTFIELD ZODY'S INC	477 0516	PHONE 120.28x158.89	ZIP 120.40 158.14	
6. OWNER'S ADDRESS 2525 Military Ave	CITY LA	PHONE ALLN //		
7. ENGINEER //	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	ALLN //
8. ARCHITECT OR DESIGNER	BUS LIC NO	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE 57 Bdw
9. CONTRACTOR not selected	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	AFIDAVITS YC7007
10. BRANCH LENDER	ADDRESS	CITY	CPD DPD	
11. SIZE OF EXISTING BLDG. WIDTH 59-8 LENGTH 153.1	STORIES 6	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE one	*Z1940
12. CONSTR. MATERIAL OF EXISTING BLDG. EXT. WALLS conc	ROOF conc	FLOOR conc	SEISMIC STUDY ZONE //	
13. JOB ADDRESS 537 So. Broadway	DST. OFFICE LA			CRIT. SOIL
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 100,000	GRADING yes			
15. NEW WORK: (Describe) Install non-bearing partitions, const. new store front, install 2nd lay-in ceiling	HIGHWAY DED yes bdwy			FLOOD
NEW USE OF BUILDING (16) Retail sales	SIZE OF ADDITION	STORIES	HEIGHT	CONS.
TYPE I	GROUP OCC. G-1	BLDG AREA n/c	PLANS CHECKED	ZONED BY #M
DWELL UNITS	MAX OCC. ne	TOTAL	PLANS APPROVED	FILE WITH
GUEST ROOMS	PARKING REQ'D	STD. COMP	APPLICATION APPROVED	INSPECTOR
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		COMB GEN MAJ. S. CONS
P.C. 379.95	S.P.C.	B.P. 447	T.I.	P.M.
P.C. NO.	W.O.C. INSURANCE CERTIFICATE ON FILE	EXEMPT X	TYPIST mj	

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

JAN--6-78	55538 E	•57006	U - 6 CK	379.95
JAN--6-78	55539 E	•57006	U - 1 CK	447.00

**LIMIT OF PERMIT**

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (Sec. 91.0202 L.A.M.C.)

Signed: *Amaya E. Gonzalez*  
 (Owner or Agent having Property Owner's Consent)  
 ALSO, sign statement on reverse side, if applicable.

Bureau of Engineering	ADDRESS APPROVED	Signature/Date
	DRIVEWAY	Amaya 12-22-77
	HIGHWAY DEDICATION	
	REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC DUE	
	SFC NOT APPLICABLE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

WORKSHEET FOR SUBMISSION OF CERTIFICATION

Ramon E. Carrubias Assoc. Dir. 12/22/77  
Design/Planning

ON LOT, USE EACH CELL, INDICATE ON LOT AND USE OF EACH



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LOT	BLK.	TRACT	DIST. MAP
Fr. 2	/	Ord's Survey	129-209
LEGAL DESCR.			CENSUS TRACT
			2078.00
2. TYPE OF SIGN OR NEW WORK	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL		ZONE
(19) set letters & two D/F signs			C504
3. JOB ADDRESS	537 S. Broadway		FIRE DIST.
			one
4. BETWEEN CROSS STREETS	AND	6th St.	LOT (TYPE)
5th St.			Int/thru
5. OWNER'S NAME	Hartfields		LOT SIZE
			120.28x158.89
6. OWNER'S ADDRESS	CITY	ZIP	
same		120.40x158.14	
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
8. QUALIFIED INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
Brite Lite	161718	764-4847	
9. INSTALLER'S ADDRESS	CITY	ZIP	
7052 Laurel Cyn. Blvd.			
10. SIZE OF EXISTING BUILDING	TYPE	STORIES	EXT. WALL CONST.
WIDTH 100 LENGTH 100		7	conc
11. SIZE OF SIGN	TOTAL COPY AREA	OVERALL HEIGHT	FROM GRADE FROM ROOF
1-2-8x30 2-1x4	90	18-8	comp
12. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN
	mtl	mtl	plastic
13. JOB ADDRESS	537 S. Broadway		DIST. OFFICE
			LA
14. REQUIRED TO OPERATE AND USE PROPOSED SIGN	\$ 3300		GRADING
			yes
15. TYPE OF SIGN OR NEW WORK	<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE		CONS.
set letters & two D/F signs			yes
16. ILLUMINATION	<input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING		ZONED BY
	none		*GJ
17. NO. OF SIGNS OR GAS TUBE SYSTEMS	3	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES
CLEARANCES AND/OR APPROVALS REQUIRED	ELECTRICAL PERMIT FEES		PLANS CHECKED
Yes No	SIGNS/G.T. SYSTEMS	16.00	PLANS APPROVED
Freeway Survey <input type="checkbox"/>	ADDITIONAL CIRCUITS	—	Application Approved
Traffic Dept. <input type="checkbox"/>	CONTROL DEVICES	—	
Board <input type="checkbox"/>	BLDG. PERMIT	26.80	CONF. INSP.
	ISSUING FEE	7.00	Tab.
P.C. 22.78	S.P.C.	E.P. TOTAL 49.80	I.F. 1 G.P.I.
P.C. NO.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.		INSPECTOR
			TYPYST dmb

CASHIERS USE ONLY

APR--5-78	78795	•61001	U - 6 CK	22.78
APR--5-78	78796	•61001	U - 2 CK	49.80

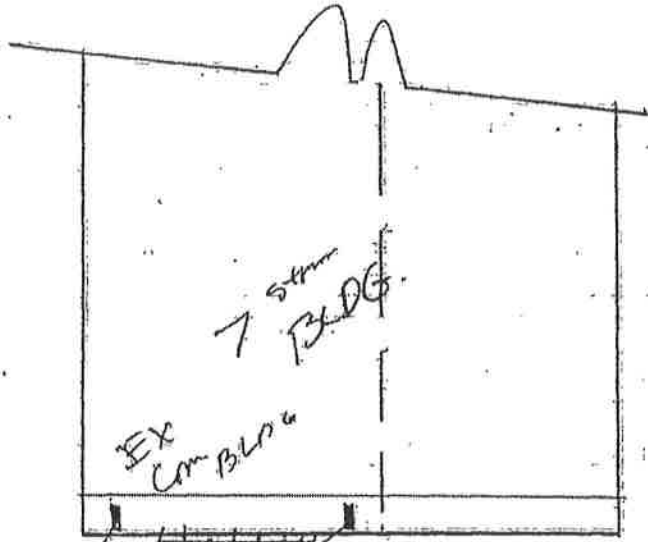
**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work specified herein, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval of an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed *M. J. D. [Signature]*  
 (Owner or Agent having Property Owner's Consent)

Bureau of Engineering	ADDRESS APPROVED	Z.A. Meyers 4/5/78
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/>	
Traffic	APPROVED FOR ISSUE	
Municipal Arts	APPROVED FOR ISSUE	
Planning	APPROVED UNDER CASE #	
Board of Building and Safety Commissioners	File #	



2 x 4 signs

2'-8" METAL  
Letters x 30'

5' max project @ 60'

SIGNED \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_

ON LOT PLAN SHOW ALL UTILITIES ON LOT AND USE OF EACH

~~WORKMAN'S COMPENSATION CERTIFICATION~~  
 1. I certify that in the performance of the work for which this  
 contract is made, I am not a member  
 of any union or labor organization  
 and that I am not being compensated  
 by any union or labor organization  
 in connection with the performance  
 of the work.  
 2. I certify that I am not a member  
 of any union or labor organization  
 and that I am not being compensated  
 by any union or labor organization  
 in connection with the performance  
 of the work.  
 a) \_\_\_\_\_  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

**PUBLIC RECORD**  
**APPLICATION FOR INSPECTION -- TO ADD-ALTER-REPAIR-DEMOLISH**  
**AND FOR CERTIFICATE OF OCCUPANCY**      B & S 8-3 (R)  
 CITY OF LOS ANGELES      DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

1. LOT LEGAL DESCR.	FR-2	BLOCK	14	TRACT	ORD'S SURVEY	COUNCIL DISTRICT NO.	9	DIST. MAP	129-209
2. PRESENT USE OF BUILDING	(10) RETAILS SALES	NEW USE OF BUILDING	(16) SAME					ZONE	OS-4(-2)
3. JOB ADDRESS	537-47 S. Broadway					PHONE	477-0516	FIRE DIST.	One
4. BETWEEN CROSS STREETS	5th St.		AND	6th				LOT TYPE	Interior
5. OWNER'S NAME	Hartfield-Zobry's Inc.					PHONE	477-0516	LOT SIZE	Irregular
6. OWNER'S ADDRESS	2525 Military Ave.		CITY	L.A.		ZIP	90064	ALLEY	16' varies
7. ENGINEER			BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE		BLOG. LINE	5 ft. Bl.
8. ARCHITECT OR DESIGNER	M. Hars		BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	278-6400	PRETOAVITS	
9. ARCHITECT OR ENGINEER'S ADDRESS			CITY	L.A.		ZIP	90007	ABD. FILE	802375
10. CONTRACTOR	Wm Christian Co		BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	840-7154	FLOOR	CCPD
11. SIZE OF EXISTING BLDG.	WIDTH 0	LENGTH 155	STORIES 48.5	HEIGHT 75	NO. OF EXISTING BUILDINGS ON LOT AND USE				
12. CONST. MATERIAL	EXT. WALL		CONC.						
13. JOB ADDRESS	537-47 S. Broadway								
14. VALUATION TO INCLUDE EXISTING EQUIPMENT REQUIRED TO DEMOLISH AND USE PROPOSED BUILDING	9000.00								
15. NEW WORK (Describe)	TO COMPLY WITH FIRE SAFETY ORD. DATED FEB. 8, 1979. # BOARD FILE NO. 802375					GRADING	YES	FLOOD	---
NEW USE OF BUILDING	(16) Retail Sales		SIZE OF ADDITION	None		STORIES	HEIGHT		FILE WITH
TYPE	GROUP OCC.	BLDG. AREA	TOTAL		PLANS CHECKED	TYPYIST		INSPECTOR	
I	G-1	N.C.			J. Guzman	M.P.		Kobosa	
DWELL UNITS	MAX OCC.	PARKING REQ'D	NC	PARKING PROVIDED	COMB.	GEN.	MAJ. S.	(CONS.)	
GUEST ROOMS									
SPRINKLERS REQ'D SPEC.	B.c.m.t.		CONSP. INSP.		No				
P.C.	5/85								
S.P.C.	1.F.								
B.P.	6/00								
G.P.F.	C/O								
DIST. OFFICE	L.A.		ENERGY:		None				
P.C. NO.	YY-9560								

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Date 10-27-80 Lic. Class B-1 Lic. No. 295687 Contractor Wm. Christian Co  
 Contractor's Mailing Address 107 W. Valencia Ave. Burbank

**OWNER-BUILDER DECLARATION**

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

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

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

I am exempt under Sec. \_\_\_\_\_ B. & P. C. for this reason \_\_\_\_\_  
 Date Oct. 10, 1980 Owner Wm. Christian Co

**WORKERS' COMPENSATION DECLARATION**

18. I hereby affirm that I have a certificate of payment to self-insure, or a certificate of Worker's Compensation Insurance, or certified copy thereof (Sec. 3000, Lab. C.).  
 Policy No. 210-88-118 Company ZURICH INSURANCE COMPANIES  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Building & Safety.  
 Date 10/24/80 Applicant Wm. Christian Co  
 Applicant's Mailing Address 107 W. Valencia Ave Burbank

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
 Date NA Applicant \_\_\_\_\_  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3007, Civ. C.).  
 Lender's Name NA  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

21. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation of failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.020, LAMC)

Signed Wm. Christian Co Date Oct. 14, 1980  
 V. P. Wm. Christian Co Contractor

CASHIERS USE ONLY

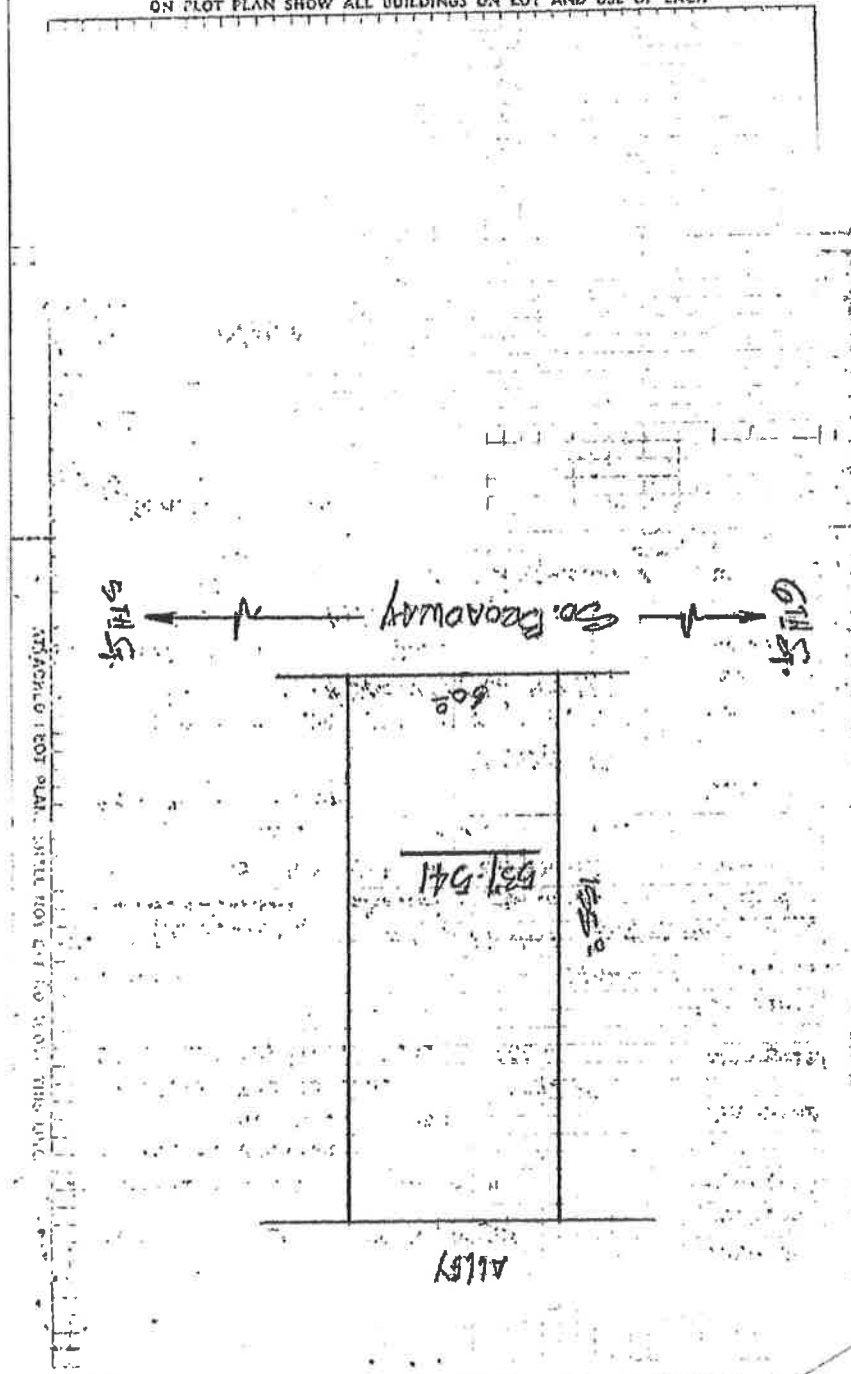
81.85 P-PC  
 61.00 BP-C  
 18723 DD-1  
 88143 4 10/27/80 118:85 CHTQ

ADDRESS APPROVED		T. Armendariz	
CH. 160.04			
HIGHWAY	PLANNED		
ODD CATION	COMPLETED		
FLOOD CLEARANCE			
SEWERS AVAILABLE			
NOT AVAILABLE			
LTC PAID			
STC DUE			
NO NOT APPLICABLE			
SEWERAGE SYSTEM APPROVED			
Conservation	APPROVED FOR USE <input checked="" type="checkbox"/>	NO FILE <input type="checkbox"/>	FILE CLOSED <input type="checkbox"/>
FLOOD AND FLOODWAY APPROVAL			
APPROVED UNDER CASE #			
APPROVED FOR			
CITY OF SAN ANTONIO		BUILDING DEPT.	

I HAVE BEEN NOTIFIED THAT THIS SITE IS WITHIN A COMMUNITY REDEVELOPMENT PROJECT AREA AND HAVE BEEN ADVISED TO CONFER WITH THE COMMUNITY REDEVELOPMENT AGENCY

SIGNATURE *Robert Anderson*

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LOT	fr 2	BLOCK	14	TRACT	Ord's Survey	COUNCIL DISTRICT NO.	9	DIST. MAP	129-209
LEGAL DESCR.								CENSUS TRACT	2078
2. TYPE OF SIGN OR NEW WORK	191 Wall Sign - 2		<input checked="" type="checkbox"/> ON-SITE SIGN	<input type="checkbox"/> OFF-SITE SIGN	EXP. DATE	ZONE C5-4			
3. JOB ADDRESS	537 S Broadway								
4. BETWEEN CROSS STREETS	5th St		AND	6th St		PHONE	LOT (TYPE) Int/thru		
5. OWNER'S NAME	Christina's								
6. OWNER'S ADDRESS	537 S Broadway		CITY	LA		ZIP	ALLEY		
7. ARCHITECT OR ENGINEER			BUS. LIC. NO.			ACTIVE STATE LIC. NO.	PHONE		
8. ARCHITECT OR ENGINEER ADDRESS			CITY			ZIP	BLDG. LINE		
9. QUALIFIED INSTALLER	Local Neon		BUS. LIC. NO.	155967		ACTIVE STATE LIC. NO.	PHONE		391-1125
10. INSTALLER'S ADDRESS	1660 Stanford St		CITY	Santa Monica		ZIP	90404		
11. SIZE OF EXISTING BUILDING TYPE	STORIES		NO. OF EXISTING BUILDINGS ON LOT AND USE		AFFIDAVITS				
12. SIZE OF SIGN	28'10" x 12'		TOTAL COPY AREA	770		OVERALL HEIGHT	FROM GRADE		FROM ROOF
13. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME		FRAME OF COPY		SURFACE OF SIGN		GRADING		FLOOD
14. TYPE OF SIGN OR NEW WORK	Wall Sign - 2		SINGLE FACE		DOUBLE FACE		OTHER		SEISMIC STUDY ZONE
15. ILLUMINATION	NONE		EXTERNAL		REVOLVING		OTHER		FILE NO.
16. NO. OF SIGNS OR GAS TUBE SYSTEMS	0		NO. OF ADDITIONAL BRANCH CIRCUITS		0		NO. OF CONTROL DEVICES		TYPIST
PERMIT FEES			CONT. INSP.			APPROVED			
SIGNS/G. T. SYSTEMS	X		FREEWAY CLEARANCE			CLEAR			
ADDITIONAL CIRCUITS	X		DATE			TRANSPORTATION DEPT. CLEARANCE			
ELECTRICAL SERVICE	X		DATE			FEE			
CONTROL DEVICES	X		DATE			FEE			
ISSUING FEE	36.28		DATE			FEE			
BLDG. PERMIT	36.28		DATE			FEE			
P.C.	18.14		DATE			FEE			
S.P.C.	0.50		DATE			FEE			
S.P.L.	0.50		DATE			FEE			
DISTRICT OFFICE	LA		DATE			FEE			

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**  
 18. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Date: 1/11/87 Lic. Class: C-95 Lic. No.: 155767 Contractor's Signature: J. Massey  
 Contractor's Mailing Address: 18236 BURBANK ST

**OWNER-BUILDER DECLARATION**  
 23. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.  
 I am exempt under Sec. 8, & P. C. for this reason: \_\_\_\_\_  
 Date: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
 21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date: 1-11-87 Applicant's Signature: J. Massey  
 Applicant's Mailing Address: \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
 Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

**CONSTRUCTION LENDING AGENCY**  
 23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).  
 Lender's Name: \_\_\_\_\_  
 Lender's Address: \_\_\_\_\_

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-referenced property for inspection purposes.  
 I further certify that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and that it does not constitute or create any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any Board, Department, officer or employee thereof, shall be responsible for the performance or results of any work described herein or the condition of the property or any improvements, which work is performed.  
 (See Sec. 18500, LAMC)  
 Signed: J. Massey (Owner or agent having property owner's consent) Position: \_\_\_\_\_ Date: 1-11-87

Bureau of Engineering CITY PLANNING	17500	ADDRESS APPROVED HIGHWAY DEDICATION	DATE 1-8-88
OFF SITE CLEARANCE:			
LEGAL DESCRIPTION:			

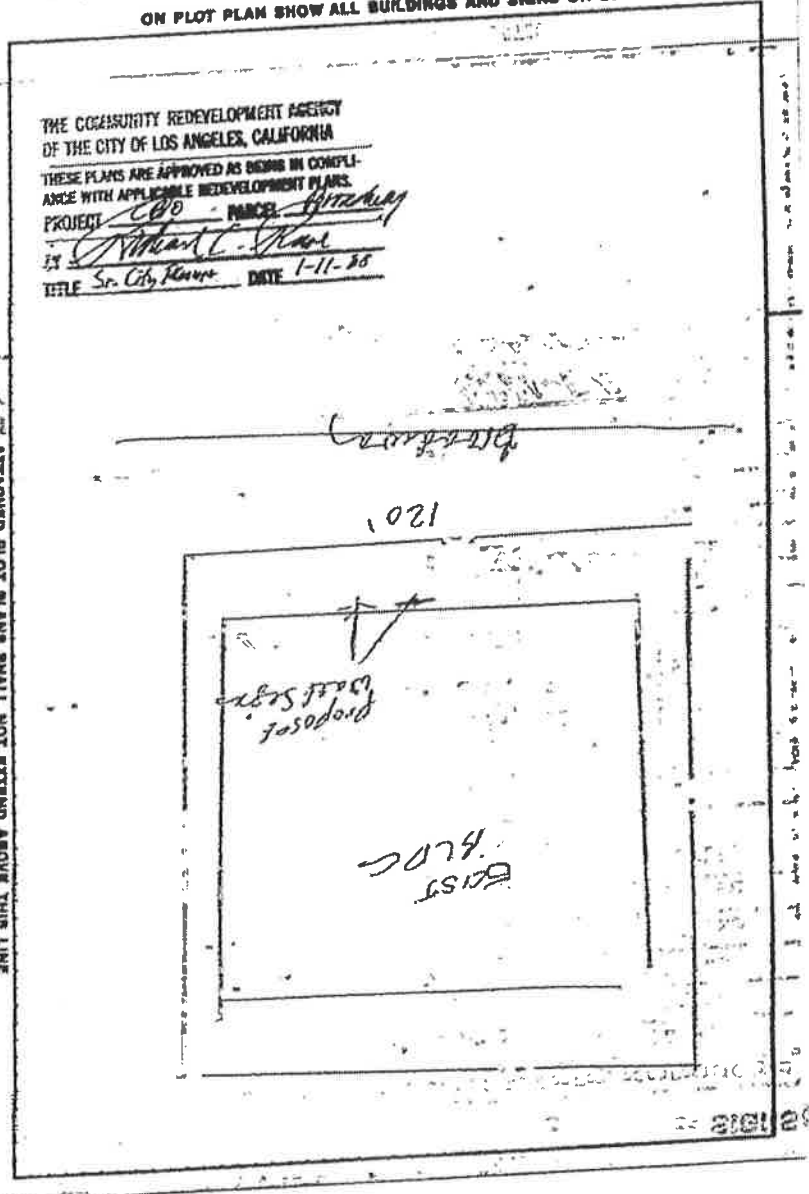
**COMBINED SIGN AREAS**

Existing Sign Area

- 1. Illum. Canopy Sign .....
  - 2. Monument Sign .....
  - 3. Pole Sign .....
  - 4. Projecting Sign .....
  - 5. Roof Sign .....
  - 6. Wall Sign .....
  - 7. Window Sign .....
  - 8. Proposed WALL Sign 44
- Total Area 44

Signs Facing BROADWAY 480 = 4(120)  
 Allowable Combined Sign Area 44  
 Actual Combined Sign Area 44  
 Allowable WALL Sign Area 360 = 3(120)  
 Actual WALL Sign Area 44  
 Proposed Sign Facing BROADWAY

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT



THE COMMUNITY REDEVELOPMENT AGENCY  
 OF THE CITY OF LOS ANGELES, CALIFORNIA  
 THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.  
 PROJECT CD0 PARCEL 4200  
 BY Michael C. Rose  
 TITLE Sr. City Planner DATE 1-11-88

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT BLOCK TRACT Ord's Survey MR 53-66/73 COUNCIL DISTRICT NO. 9 DIST. MAP 129-209 CENSUS TRACT 207B ZONE C5-4(-2) FIRE DIST. 1 LOT TYPE Int LOT SIDE 120X156.9'

2. PRESENT USE OF BUILDING RETAIL NEW USE OF BUILDING Same

3. JOB ADDRESS 537 S. Broadway AND 6th

4. BETWEEN CROSS STREETS 5th

5. OWNER'S NAME Petrie Stores Corp. CITY 213-866-3600 PHONE ZIP

6. OWNER'S ADDRESS 70 Enterprise Ave. BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE

7. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE

8. ARCHITECT-OR-ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE

9. ARCHITECT OR ENGINEER-ADDRESS CITY ZIP AFFIDAVITS At the back

10. CONTRACTOR Brothers Const. BUS. LIC. NO. 44846 ACTIVE STATE LIC. NO. 213-385-2582 PHONE

11. SIZE OF EXISTING BLDG. WIDTH 20 LENGTH 50 STORIES 5 HEIGHT 5 NO. OF EXISTING BUILDINGS ON LOT AND USE

12. FIRST MATERIAL OF EXISTING BLDG. → EXT. WALLS ROOF FLOOR STREET GUIDE

13. JOB ADDRESS 537 S. Broadway

14. VALUATION TO INCLUDE ALL FIXED COSTS TO BE CONSIDERED TO OPERATE AND USE PROPOSED BUILDING \$ 19000.00

15. NEW WORK (Describe) REROOF - CLASS A BUILT UP

NEW USE OF BUILDING RETAIL SIZE OF ADDITION STORIES HEIGHT

TYPE GROUP FLOOR AREA PLANS CHECKED APPLICATION APPROVED BY INSPECTION ACTIVITY

DWELL. UNITS MAX OCC. TOTAL

GUEST ROOMS PARKING REQ'D. PARKING PROVIDED STD. COMP.

16. CHECK A CHECKER PERIOD OF TIME HAS BEEN ESTABLISHED BY AN OFFICIAL ACTION, PLAN CHECK APPROVAL OCCURS ONE YEAR AFTER THE PERIOD OF TIME AND THE PERIOD OF TIME MUST BE EXTENDED EVERY YEAR AFTER THE PERIOD OF TIME HAS BEEN ESTABLISHED BY AN OFFICIAL ACTION.

17. CHECKER'S USE ONLY

CC	120.00	20-R
CC	2.65	E1-C
CC	2.62	CS3
CC	95.23	BS1
A 334	3/03/29/83	123147 CHTR

13-3-47

LA 93293

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Date 3-27 Lic. Class 9 Lic. Number 44846 Contractor (Signature) [Signature]

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7021.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7021.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00). [ ] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law. [ ] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law. [ ] I am exempt under Sec. \_\_\_\_\_ E. & P. C. for the reason \_\_\_\_\_.

18. I hereby affirm that I have a certificate of coverage to self-insure, or a certificate of Worker's Compensation Insurance, or a policy No. 06-81-7724 Insurance Company (Signature) [Signature] State Road (Signature) [Signature]

[ ] Certified copy is hereby furnished.

[ ] Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. (Signature) [Signature]

Applicant's Mailing Address \_\_\_\_\_

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Law of California. Applicant's Signature \_\_\_\_\_

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

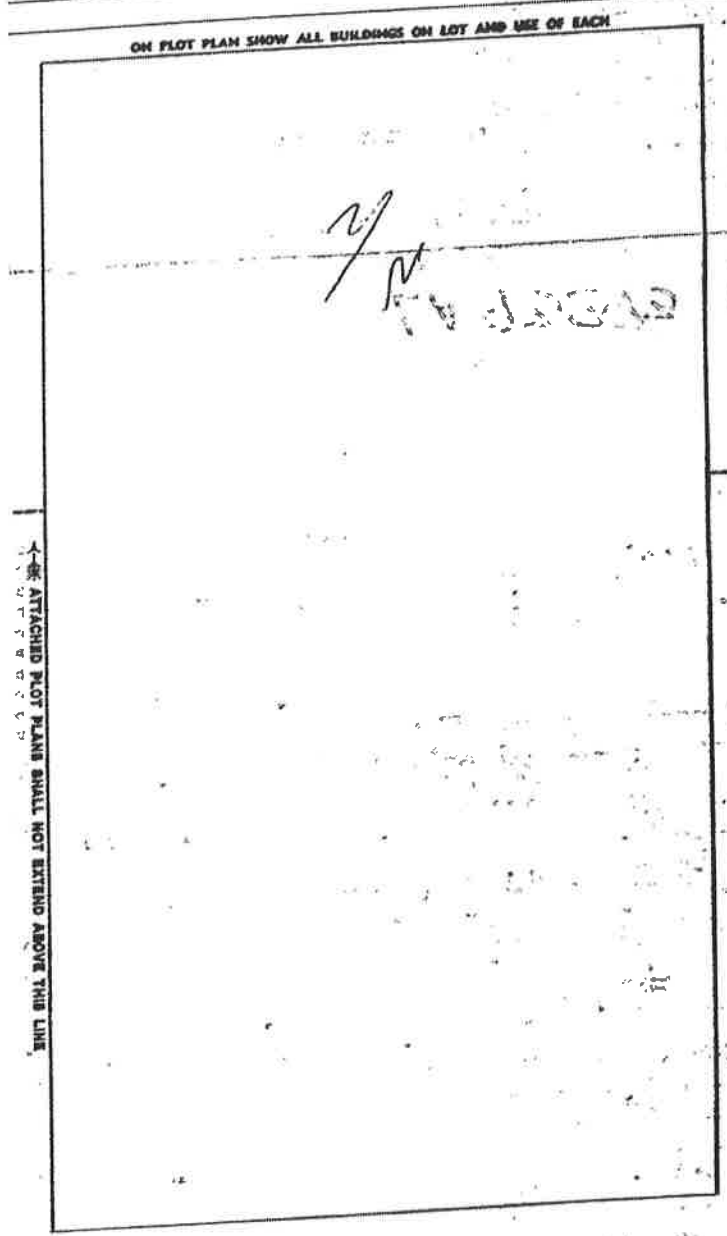
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances that apply to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an agency violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any local, department, officer or employee thereof shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which the work is performed. (See Sec. 91.0202 (LAW))

Signed (Signature) [Signature] CONTRACTOR 3-28-83 Position \_\_\_\_\_ Date \_\_\_\_\_

(Outside of agent taking property under a contract)

Bureau of Engineering	13400	ADDRESS APPROVED	DRIVEWAY	029	4 Cordukes 3-29-88
		HIGHWAY	REQUIRED		
		DEDICATION	COMPLETED		
		FLOOD CLEARANCE			
SEWERS		SEWERS AVAILABLE			
		NOT AVAILABLE			
		SFC PAID			
		SFC DUE			
		SFC NOT APPLICABLE			
Grading		PRIVATE SEWAGE SYSTEM APPROVED			
Conservation		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>			
Fire		APPROVED (TITLE 18 B.A.M.C. 5700)			
Housing		HOUSING AUTHORITY APPROVAL			
Planning		APPROVED UNDER CASE #			
Traffic		APPROVED FOR			
Construction Tax		RECEIPT NO.	DWELLING UNITS		

LEGAL DESCRIPTION: AFFIDAVITS: CCPD-DTPD/ZI940/ZI1117/AFF48480, 50819  
 ZI145-2074



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

APPROVED

537 S Broadway



Application #:  
Plan Check #:  
Event Code:

97048 - 10000 - 01928

Printed: 02/12/14 12:35 PM

Sign Onsite Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS</b>	Issued on: 12/19/1997 Last Status: Permit Expired Status Date: 05/12/2006
---	--	---

1. TRACT	BLOCK	LOTS	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORDS SURVEY	14	2	1	M R 53-66/73	129A211 120	5149 - 033 - 003

**3. PARCEL INFORMATION**  
 Area Planning Commission - Central  
 LADBS Branch Office - LA  
 Council District - 14  
 Census Tract - 2073.00  
 Energy Zone - 9

Hillside Grading Area - Y  
 Hillside Ordinance - Y  
 Parking Dist. - CCPD  
 Parking Dist. - DPD  
 Thomas Brothers Map Grid - 634

ZONES(S): CS-4, D

**4. DOCUMENTS**  
 Z.1 - 145-2074  
 Z.1 - 145-2075  
 Z.1 - 145-2306  
 Z.1 - 940

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**  
 Owner(s)  
 BEGONIA DEVELOPMENT INC 215 5TH ST STE 910 LOS ANGELES CA 90013  
 Tenant:  
 Applicant: (Relationship Contractor)

**7. EXISTING USE**      **PROPOSED USE**  
 (19) Sign

**8. DESCRIPTION OF WORKS**  
 INSTALL INDIVIDUAL LETTERS WALL SIGN RT FOR BOB QUAN

**9. # Bldgs on Site & Use:**

For inspection requests, call toll-free (888) LA4BUILD (524-2845)  
 Outside L.A. County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside  
 L.A. County, call (213) 473-3231

**10. APPLICATION PROCESSING INFORMATION**  
 BLDG. PC By: DAS PC By:  
 OK for Cashier: Bob Quan      Coord OK:  
 Signature:      Date:

**For Cashier's Use Only**      W/O #: 74801928

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation	\$7,500	PC Valuation	
FINAL TOTAL Sign	514.48	Control Devices Fee	10.00
Permit Fee Subtotal Sign	262.50		
Plan Check Subtotal Sign	131.25		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	1.58		
O.S. Surcharge	9.21		
Sys. Surcharge	27.62		
Planning Surcharge	12.32		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	17.00		
Signs or Gas Tube Systems Fee	26.00		
Additional Branch Circuits/Sign or	0.00		
Electrical Service Fee	12.00		
Sewer Cap ID		Total Bond(s) Due:	

Permit Expired

1997LA70857

**12. ATTACHMENTS**  
 Plot Plan



**11. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

97048 - 10000 - 01928

- (P) # 41352: # of Faces: 1
- (P) # 41352: Height from Grade: 14 Feet
- (P) # 41352: Illuminated Sign
- (P) # 41352: Sign Area: 132 Sqft
- (P) # 41352: Sign Length: 44 Feet
- (P) # 41352: Sign Width: 3 Feet
- (P) # 41352: Street Frontage: 60 Feet

**14. APPLICATION COMMENTS:**

**15. BUILDING RELOCATED FROM:**

<b>16. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME</b>	<b>ADDRESS</b>	<b>CLASS</b>	<b>LICENSE #</b>	<b>PHONE #</b>
(C) MARTINEZ LORENZO VILLASENOR	211 S UNION PLACE,	LOS ANGELES, CA 90026	C10 432339	(213) 829-2033

537 S Broadway



Permit #: 09016 - 10000 - 02901  
Plan Check #: B09LA01951 Printed: 08/12/09 01:43 PM  
Event Code:

Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 08/12/2009
---	--	--

1. TRACT	BLOCK	LOTID	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	14	2	1	M R 53-66/73	129A211 120	5149 - 033 - 003

3. PARCEL INFORMATION	Area Planning Commission - Central LADBS Branch Office - LA Bldg Line - 5 Council District - 14 Certified Neighborhood Council - Downtown Los Angeles	Community Plan Area - Central City Census Tract - 2073 00 District Map - 129A211 Energy Zone - 9 Fire District - 1 (Entire parcel)	Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 07/01/1937 Near Source Zone Distance - 1.2 Parking Dist. - CCPD
-----------------------	---	--	---

ZONE(S): C5-4D /

4. DOCUMENTS	ZI - ZI-2374 Los Angeles State Enterpris ZI - ZI-2385 Greater Downtown Housing ZI - ZI-940 Central Bsn District Redevel YC - YD-7007	ORD - ORD-164307-SA1350 OHD - Yes HCM - US-79000484 CRA - ZI 2316 CITY CENTER REDEV	CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA	CPC - CPC-2005-361-CA CDBG - BID-Historic Downtown Los Au CDBG - FEZ-Los Angeles CDBG - LARZ-Central City
--------------	---	--	---	--

5. CHECKLIST ITEMS	Special Inspect - Epoxy Bolts Special Inspect - Epoxy Injection Special Inspect - Field Welding	Special Inspect - Fire Proofing Special Inspect - Structural Observation Fabricator Reqd - Shop Welds	Fabricator Reqd - Structural Steel Storm Water - SUSMP-Not Req'd Std. Work Descr - Seismic Gas Shut Off Valve
--------------------	---	---	---

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s) Begonia Development Inc	215 5th St STE 910	LOS ANGELES CA 90013	
Tenant Applicant (Relationship: Agent for Owner) M/A Design Group -	880 East First St #A	LA, CA 90012	(213) 229-8906

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office (16) Retail		Renovation of (E) building; remove (E) elevators, stairways, non-structural walls, floor openings; add (N) NFPA-13 automatic fire sprinkler system, restrooms, elevator, enclosed stairways, elevator panthouse, rear window assemblies, exterior & interior finishes, and new storefront. No change of required parking spaces.

9. # Bldgs on Site & Use:	
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Tien Jen Wang OK for Cashier: Tien Jen Wang Signature: <i>Tien Jen Wang</i>	DAS PC By: Ronald Allen Coord. OK: _____ Date: 08/12/09

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		
Permit Valuation: \$750,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	4,073.94	Permit Issue Fee 0.00
Permit Fee Subtotal Bldg-Alter/Repr	3,327.19	
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Rep	0.00	
Off-hour Plan Check	0.00	
Plan Maintenance	66.54	
Fire Hydrant Refuse-To-Pay		
E.O. Instrumentation	157.50	
O.S. Surcharge	71.02	
Svs Surcharge	213.07	
Planning Surcharge	203.62	
Planning Surcharge Misc Fee	5.00	
Green Building Fee	30.00	
Sewer Cap ID:	Total Bond(s) Due:	

12. ATTACHMENTS	
Plot Plan <i>[Signature]</i>	

For inspection requests, call toll free (866) 448-4488 (524-2845) \$3,327.19	
Outside LA County, call (213) 482-0000 or request inspections via \$66.54	
www.ladbs.org or to 9160290713.07	
(866) 4LACITY (866) 450-0000 Outside LA County, call (213) 473-3231. \$71.02	
For Cashier's Use Only	
SYSTEMS DEVT FEE	W/O #: 9160290713.07
CITY PLANNING SURCH	\$203.62
MISCELLANEOUS	\$5.00
GREEN BUILDING FEE	\$30.00
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
F090161000002901FN	
Total Due:	\$4,073.94
Credit Card:	\$4,073.94
24884	
2009LA40598	



1040318200956030

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

09016 - 10000 - 02901

- (P) Basement: 0 Levels / 1 Levels
- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) Stories: 0 Stories / 6 Stories
- (P) NFPA-13 Fire Sprinklers Thru-out
- (P) B Occ. Group: 0 Sqft / Sqft
- (P) M Occ. Group: 0 Sqft / 8167 Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Str
- (P) Type I-B Construction

14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* No parking will be changed for the proposed project within the Los Angeles State Enterprise Zone. // Modification granted to omit the pressurized vestibule requirement per Sec. 1005.3.3.7.1; to pressurize the new stair shafts per 1992 LAMC code; and to omit pressurization for the basement exit stair shaft leading directly to exterior ground floor. // Modification granted to use water curtain in lieu of protected opening at (1) basement exit corridor openings (2) ground floor stair shaft exit passageway openings (3) 2nd and 3rd floor alley side openings (<45% opening) that less than 30' from alley center line. // Increased 1.5% of building weight which le

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

ADDRESS

CLASS LICENSE#

PHONE #

(C) Rhyley Construction Co Inc  
(E) Tan, Charles

P O Box 13093,  
3161 Driggs Avenue,

Los Angeles, CA 90013  
Rosemead, CA 91770

B 912329  
S4758

818.726.3533

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22 12 & 22 13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951)

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** Lic. No.: **912329** Contractor: **RIHLEY CONSTRUCTION CO INC**

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **Everest Ntl. Ins. Co.** Policy Number: **7600001394091**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

21. FINAL DECLARATION

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

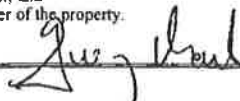
By signing below, I certify that:

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

Print Name:

**GREG MARTIN**

Sign:



Date:

**8/12/09**

Contractor

Authorized Agent

537 S Broadway

Permit Application #: 09016 - 10000 - 02901

Bldg Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA01951FO

Commercial

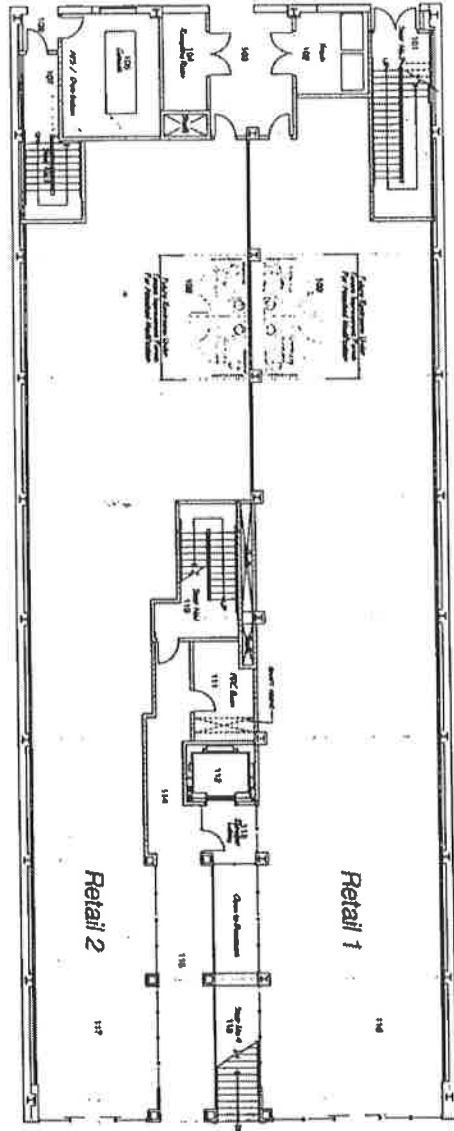
Initiating Office: METRO

Plan Check

Printed on: 03/13/09 16:41:48

# PLOT PLAN ATTACHMENT

LINDLEY PLACE



BROADWAY

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



## 14. APPLICATION COMMENTS

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

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

## 15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Rhyley Construction Co Inc	P O Box 13093,	B	912329	
(E) Youngblood, Charles St Denny	556 Segovia Ave,		C45031	
				Los Angeles, CA 90013 San Gabriel, CA 91775

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

## 17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** Lic. No.: **912329** Contractor: **RHYLEY CONSTRUCTION CO INC**

## 18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **Everest Natl. Ins. Co.** Policy Number: **7600001394091**

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

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

## 19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

## 20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

## 21. FINAL DECLARATION

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

## By signing below, I certify that:

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

Print Name: C. R. E. C. in H. C. P.Sign: [Signature]Date: 11/13/09 Contractor  Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA10992

Commercial

Initiating Office: METRO

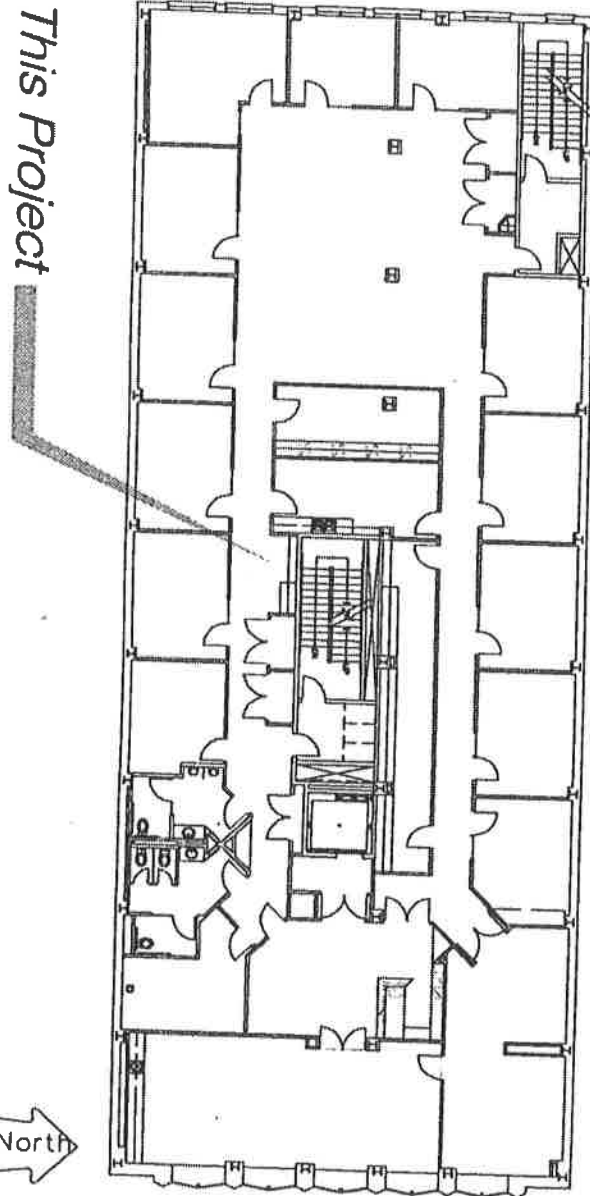
Plan Check

Printed on: 11/13/09 08:35:16

PLOT PLAN ATTACHMENT

REVISIONS

City of Los Angeles  
Site Location Plan  
3rd Floor



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

*AS* 11.13.09

535 S Broadway



Permit #: 10014 - 10000 - 02418  
Plan Check #: B10LA06995 Printed: 07/19/10 12:36 PM  
Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 07/19/2010
--	--	--

1. TRACT	BLOCK	LOT(S)	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	14	3	4	M R 53-66/73	129A211 114	5149 - 033 - 004

<b>3. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway	Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.00 District Map - 129A211 Energy Zone - 9	Fire District - 1 (Entire parcel) Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 11/12/1935 Near Source Zone Distance - 1.2
ZONE(S): [Q]C5-4D-CDO/		

<b>4. DOCUMENTS</b>	ORD - ORD-164307-SAI1350	HCM - US-79000484	CPC - CPC-2005-1122-CA
Z1 - Z1-2374 Los Angeles State Enterpris	ORD - ORD-180871	CRA - Z1 2316 CITY CENTER REDEV	CPC - CPC-2005-1124-CA
Z1 - Z1-2385 Greater Downtown Housing	ORD - ORD-75667	CRA - Z1 940 CENTRAL BSN DIST	CPC - CPC-2005-361-CA
Z1 - Z1-2408 Broadway	OHD - Yes	CPC - CPC-1986-606-GPC	CPC - CPC-2008-4502-GPA

<b>5. CHECKLIST ITEMS</b>
---------------------------

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s) Levy, Betsy	604 Alpine Dr	BEVERLY HILLS CA 90210	
Tenant Applicant (Relationship Engineer) John Lee -	2414 W 236th Pl	TORRANCE, CA 90501	(213) 820-7925

<b>7. EXISTING USE</b> (16) Retail	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> NEW ALUMINUM ROLLUP DOOR (75% open link) AND AWNING ( max. 14' 6" high and max. 6' projection into the sidewalk)
---------------------------------------	---------------------	---

<b>9. # Bldgs on Site &amp; Use:</b>	
<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Sai Khun	DAS PC By:
OK for Cashier: Julio Zafra	Coord. OK:
Signature:	Date: 7-19-10

LA Department of Building and Safety  
LA US 111 288772 07/19/10 12:41 PM

For inspection requests, call toll free (888) 448-0470 (24 hours)	
Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org	\$159.25
For Cashier's	\$1.47
ONE STOP SURCH	\$3.21
SYSTEMS DEVT FEE	\$9.64
CITY PLANNING SURCH	\$9.56
MISCELLANEOUS	\$10.00
GEN PLAN MAINT SURCHARGE	\$4.78
GREEN BUILDING FEE	\$1.00

W/O #: 01402418

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period			
Permit Valuation: \$7,000	PC Valuation:		
FINAL TOTAL Bldg-Addition	198.91	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg-Addition	159.25		
Energy Surcharge			
Handicapped Access			
Plan Check Subtotal Bldg-Addition	0.00		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	1.47		
O.S. Surcharge	3.21		
Sys. Surcharge	9.64		
Planning Surcharge	9.56		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	4.78		
Green Building Fee	1.00		
Sewer Cap ID:		Total Bond(s) Due:	

<b>12. ATTACHMENTS</b>
Owner-Builder Declaration
Plot Plan



\* P 1 0 0 1 4 1 0 0 0 0 2 4 1 8 F N \*

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Lee, John K	2414 W 236th Place,		C56696	213-820-7925
(O) , Owner-Builder			0	310-749-9136

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

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

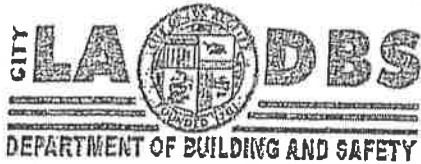
20. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: Hyosang Lee Sign: [Signature] Date: 7/19/10  Owner  Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 10014-10000-02448

Project Address: 535 S Broadway LA CA 90013

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

W 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

EV 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

BL 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

BL 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

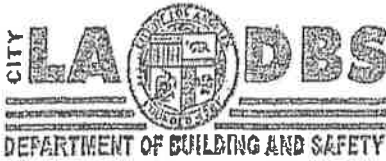
BL 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials; I may be considered an "employer" under state and federal law.

BL 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

BL 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

BL 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

BL 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service; the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or [www.cslb.ca.gov](http://www.cslb.ca.gov) for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION  
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 10014-10000-02418

Project Address: 535 S Broadway LA CA 90013

EL 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 535 S Broadway LA CA 90013

EL 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

EL 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Betsy Levy

Signature of property owner:  Date: 7/19/10

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
- SEC. 4. Section 19831 of the Health and Safety Code is repealed.
- SEC. 5. Section 19832 of the Health and Safety Code is repealed.



537 S Broadway



Permit #: 09016 - 10001 - 02901
Plan Check #: B10LA08738 Printed: 08/31/10 11:00 AM
Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 08/31/2010

Table with 7 columns: 1. TRACT, BLOCK, LOT(s), ARE, COUNTY MAP REF #, PARCEL ID # (PIN #), 2. ASSESSOR PARCEL #. Row 1: ORD'S SURVEY, 14, 2, 1, M R 53-66/73, 129A211 120, 5149 - 033 - 003

3. PARCEL INFORMATION
Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 5
Council District - 14
Certified Neighborhood Council - Downtown Los Angeles
Community Plan Area - Central City
Census Tract - 2073.00
District Map - 129A211
Energy Zone - 9
Fire District - 1 (Entire parcel)
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Cut Date - 07/01/1937
Near Source Zone Distance - 1.2
Parking Dist. - CCPD

ZONE(S): C5-4D /

4. DOCUMENTS
ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-164307-SAI350 CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-2005-361-CA
ZI - ZI-2385 Greater Downtown Housing OHD - Yes CPC - CPC-1986-606-GPC CDBG - BID-Historic Downtown Los An
ZI - ZI-940 Central Bsn District Redevel HCM - US-79000484 CPC - CPC-2005-1122-CA CDBG - FEZ-Los Angeles
YC - YD-7007 CRA - ZI 2316 CITY CENTER REDEV CPC - CPC-2005-1124-CA CDBG - LARZ-Central City

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Begonia Development Inc 215 5th St STE 910 LOS ANGELES CA 90013
Tenant:
Applicant: (Relationship: Agent for Owner) M/A Design Group - 880 East First St #A LA, CA 90012 (213) 229-8906

7. EXISTING USE (16) Retail, (13) Office
8. DESCRIPTION OF WORK: Supplemental to permit #09016-10000-02901 to remove the width of the existing front canopy.

9. # Bldgs on Site & Use: 1: COMMERCIAL BLDG

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Tien Jen Wang DAS PC By:
OK for Cashier: Tien Jen Wang Coord. OK:
Signature: Date: 08-31-10

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

For Cashier's Use Only: Payment of Building Fee: 91602901
LA 03 17 275735 08/31/10 11:00AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: \$501 PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 174.11 Permit Fee-Single Inspection Flag
Permit Fee Subtotal Bldg-Alter/Rep: 73.13
Handicapped Access
Plan Check Subtotal Bldg-Alter/Rep 65.81
Fire Hydrant Refuse-To-Pay
E.O. Instrumentation 0.50
O.S. Surcharge 2.79
Sys. Surcharge 8.37
Planning Surcharge 8.34
Planning Surcharge Misc Fee 10.00
Planning Gen Plan Maint Surcharge 4.17
Green Building Fee 1.00
Permit Issuing Fee 0.00
Sewer Cap ID: Total Bond(s) Due:

Table with 2 columns: Description, Amount. Rows include BUILDING PERMIT COMM (975.00), BUILDING PLAN CHECK (965.81), EI COMMERCIAL (90.00), ONE STOP SURCH (92.79), SYSTEMS DEVT FEE (98.37), CITY PLANNING SURCH (98.34), MISCELLANEOUS (910.00), PLANNING GEN PLAN MAINT (94.17), GREEN BUILDING FEE (91.00), BUILDING PLAN CHECK (95.00)

POP0161000102901FN
10LA-54797
Total Due: 924.55
Credit Card: 924.55

12. ATTACHMENTS



\* P 0 9 0 1 6 1 0 0 0 1 0 2 9 0 1 F N \*

010907201025110

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

09016 - 10001 - 02901

- (P) Basement: 0 Levels / 1 Levels
- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) Stories: 0 Stories / 6 Stories
- (P) NFPA-13 Fire Sprinklers Thru-out
- (P) B Occ. Group: 0 Sqft / Sqft
- (P) M Occ. Group: 0 Sqft / 8167 Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Str
- (P) Type I-B Construction

**14. APPLICATION COMMENTS**

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

**15. Building Relocated From:**

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Rhyley Construction Co Inc (E) Tan, Charles	P O Box 13093, 3161 Driggs Avenue,	Los Angeles, CA 90013 Rosemead, CA 91770	B 912329 S4758	818.726.3533

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

**17. LICENSED CONTRACTOR'S DECLARATION**

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

License Class: **B** Lic. No.: **912329** Contractor: **RHYLEY CONSTRUCTION CO INC**

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: **Everest Ntl. Ins. Co.** Policy Number: **7600001394091**

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 534-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

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

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**21. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: **GREG MARTIN** Sign:  Date: **8/31/10**  Contractor  Authorized Agent

537 S Broadway



Permit #:

15016 - 10000 - 06187

Plan Check #: B15LA04164

Printed: 04/20/16 03:14 PM

Event Code:

Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 04/20/2016 Last Status: Issued Status Date: 04/20/2016
---	--	---

TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN#)	ASSESSOR PARCEL #
ORD'S SURVEY	14	2	1	M R 53-66/73	129A211 120	5149 - 033 - 003

<b>1. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway	Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 129A211 Energy Zone - 9	Fire District - 1 (Entire parcel) Hillside Grading Area - YES Near Source Zone Distance - 1.2 Parking Dist - CCPD Parking Dist. - DPD
ZONES(S): [Q]C5-4D-CDO		

<b>4. DOCUMENTS</b>		
ZI - ZI-2374 LOS ANGELES STATE ENTER YC - YD-7007	ORD - ORD-164307-SAL350	HCM - US-79000484
ZI - ZI-2385 Greater Downtown Housing Ince	ORD - ORD-129944	CRA - ZI 2316 CITY CENTER REDEV PRJC
ZI - ZI-2408 Broadway	ORD - ORD-135901	CPC - CPC-1986-606-GPC
ZA - ZA-2013-1068-MCUP	ORD - ORD-137036	CPC - CPC-2005-1122-CA
	OHD - Yes	

<b>5. CHECKLIST ITEMS</b>		
Special Inspect - Anchor Bolts	Special Inspect - Field Welding	Special Inspect - Masonry
Special Inspect - Concrete>2.5ksi	Special Inspect - Grade Beam/Caisson	Special Inspect - S.M.R. Frame-Concrete
Special Inspect - Epoxy Bolts	Special Inspect - H/S Bolt	Special Inspect - Structural Observation

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>
Owner(s): 537 BROADWAY ASSOCIATES LP 8820 WILSHIRE BLVD, BEVERLY HILLS CA 90211 --
Tenant:
Applicant: (Relationship: Owner) ALAN S - 8820 WILSHIRE BLVD, BEVERLY HILLS, CA 90211 -- (310) 659-7575

For Cashier's Use Only W/O #: 51606187

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
(16) Retail	(16) Retail (13) Office

<b>8. DESCRIPTION OF WORK</b>
Supplemental to 09016-10000-02901 to complete remaining work, change use from retail to retail and office, with architectural revisions and structural upgrades.

9. # Bldgs on Site & Use:

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Allen Manalansan OK for Cashier: Allen Manalansan	DAS PC By: Shine Lin Coord. OK:
Signature:	Date: 04/20/2016

<b>11. PROJECT VALUATION</b> Final Fee Period	
Permit Valuation: \$916,575	PC Valuation: \$538,575
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b>
Owner-Builder Declaration Plot Plan

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

LA ESTE 104083435 4/20/2016 3:14:39 PM	
BUILDING PERMIT COMM	\$4,287.80
BUILDING PLAN CHECK	\$610.50
BUILDING PLAN CHECK	\$305.25
PLAN MAINTENANCE	\$85.76
EI COMMERCIAL	\$256.64
ONE STOP SURCH	\$110.92
SYSTEMS DEVT FEE	\$332.76
CITY PLANNING SURCH	\$317.36
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$264.47
ARTS DEV FEE	\$2,315.00
MISCELLANEOUS	\$40.00
SCHOOL DEV COMM	\$810.00
CA BLDG STD COMMISSION SURCHARGE	\$37.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$9,783.46

Permit #: 150161000006187  
Building Card #: 2016LA62935  
Receipt #: 0104572288



\* P 1 5 0 1 6 1 0 0 0 0 6 1 8 7 F M \*

1050427201608615

**13. STRUCTURE INVENTORY**

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15016 - 10000 - 06187

- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) NFPA-13 Fire Sprinklers Thru-out
- (P) Concrete Special M.R. Frame
- (P) A3 Occ. Group: +1900 Sqft / 1900 Sqft
- (P) B Occ. Group: +42225 Sqft / 42225 Sqft
- (P) M Occ. Group: +6514 Sqft / 6514 Sqft
- (P) S2 Occ. Group: +1032 Sqft / 1032 Sqft
- (P) A3 Occ. Load: +126 Max Occ. / 126 Max Occ.
- (P) B Occ. Load: +423 Max Occ. / 423 Max Occ.
- (P) M Occ. Load: +217 Max Occ. / 217 Max Occ.
- (P) S2 Occ. Load: +3 Max Occ. / 3 Max Occ.
- (P) Parking Req'd for Bldg (Bicycle only) pre-March 13, 2013
- (P) Type I-A Construction

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* Modification - 2015.07.29: Exit stair enclosure to be ventilated per High-Rise Ord. (E) Retail under permit no.: 1931LA02575 No increase zoning code floor area, Per "NOT APPROVED-CORRECTION NOTICE" performed by Inspector Sako Aghazarian permit no.: 09016-10000-02901 is 75% completed. This permit to cover to continue the work within that permit and include the followin additional scope of work: - Additional floor area between stairs #1 & #2 - Revision of exit stair layouts - Architectural alterations - Voluntary seismic upgrade (The addition and alterations to structure does not increase

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

**15. BUILDING RELOCATED FROM:**

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) MINAS, CARO JOLFAIE	4742 SAN FERNANDO RD.	GLENDALE, CA 91204	GE601	
(E) TAN, CHARLES	3161 DRIGGS AVENUE,	ROSEMead, CA 91770	S4758	
(E) YOUNGBLOOD, CHARLES ST DENNY	556 SEGOVIA AVE,	SAN GABRIEL, CA 91775	C45031	
(O) OWNER-BUILDER			0	

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951)

**17. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code, Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code), or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7011.2 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 296-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**20. FINAL DECLARATION**

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

By signing below, I certify that:

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

Print Name: ALLEN SHAMOOILIAN

Sign: 

Date: 04/20/2016

Owner

Authorized Agent

Bldg-Alter/Repair  
Commercial  
Plan Check

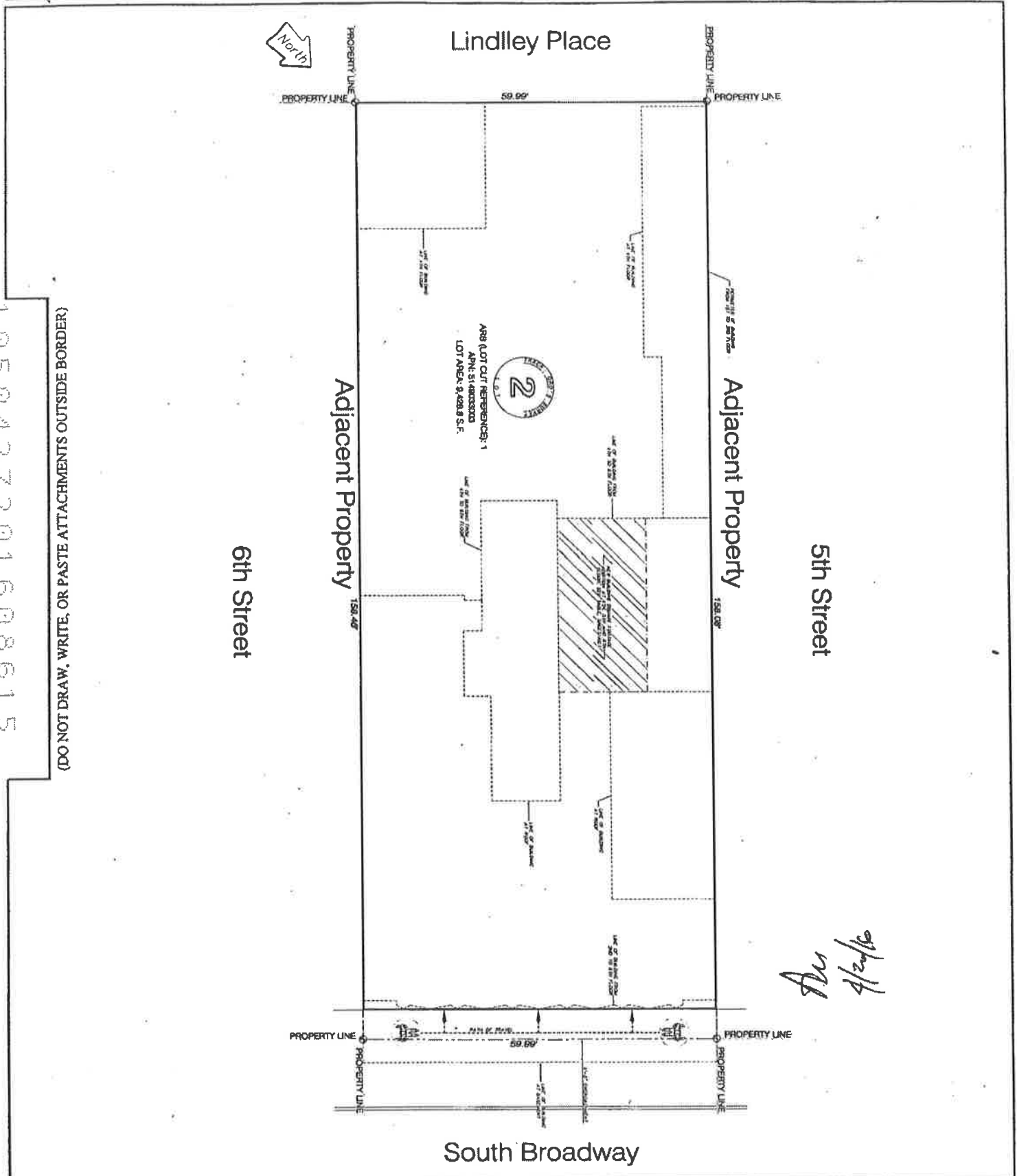
City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA04164FO

Initiating Office: METRO

Printed on: 02/11/16 10:18:41

### PLOT PLAN ATTACHMENT



1050427201608615

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

*AW*  
*4/2/16*



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 15016-10000-06187

Project Address: 537 S. BROADWAY

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the Internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

1050427201608615

2018

# ANNUAL SECURED PROPERTY TAX BILL

2018

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY  
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

JOSEPH KELLY, TREASURER AND TAX COLLECTOR

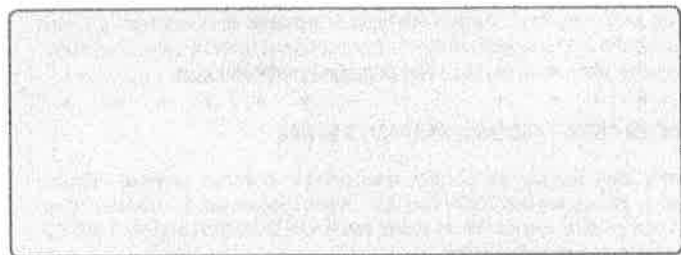
FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT [lacountypropertytax.com](http://lacountypropertytax.com)

PROPERTY IDENTIFICATION  
ASSESSOR'S ID. NO.: 5149 033 003 18 000  
OWNER OF RECORD AS OF JANUARY 1, 2018  
SAME AS BELOW

MAILING ADDRESS  
0104589-0304589 ENGL 002 1234-- 737357  
537 BROADWAY ASSOCIATES LP  
8820 WILSHIRE BLVD PH  
BEVERLY HILLS CA 90211-1772

ELECTRONIC FUND TRANSFER (EFT) NUMBER  
ID#: 19 5149 033 003 8 YEAR: 18 SEQUENCE: 000 0  
PIN: 1521T6

SPECIAL INFORMATION



PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION  
537 S BROADWAY LOS ANGELES  
ORD'S SURVEY LOT COM ON NW LINE OF  
BROADWAY N 37.47' E 175.60 FT FROM NE  
COMPLETE DESCRIPTION IN ASSESSOR RECORDS  
LOT 2 BLK 14

ASSESSOR'S REGIONAL OFFICE

REGION #23 INDEX: TRA: 13264  
C/I CENTRAL  
500 W TEMPLE STREET RM. 180  
LOS ANGELES CA 90012  
(213) 974-3108

ACCT. NO.: PRINT NO.: 283511 BILL ID.:

DETAIL OF TAXES DUE FOR		5149 033 003	18 000	90
AGENCY	AGENCY PHONE NO.	RATE		AMOUNT
GENERAL TAX LEVY		1.000000	\$	77,635.54
ALL AGENCIES				
VOTED INDEBTEDNESS				
CITY-LOS ANGELES		.023107	\$	1,793.92
METRO WATER DIST		.003500		271.72
COMMNTY COLLEGE		.046213		3,587.77
UNIFIED SCHOOLS		.123226		9,566.72
DIRECT ASSESSMENTS				
FLOOD CONTROL	(626) 458-5165		\$	89.71
LA STORMWATER	(213) 485-2422			71.52
COUNTY PARK DIST	(833) 265-2600			70.55
LACITY PARK DIST	(213) 847-4708			185.10
CITY LT MAINT	(213) 847-1363			401.68
RPOSD MEASURE A	(833) 265-2600			556.20
HIST DOWNTOWN BID	(213) 978-1099			5,836.99
TRAUMA/EMERG SRV	(866) 587-2862			1,572.19
LA WEST MOSQ AB	(310) 915-7370			10.81

TOTAL TAXES DUE \$101,650.42  
FIRST INSTALLMENT TAXES DUE NOV. 1, 2018 \$50,825.22  
SECOND INSTALLMENT TAXES DUE FEB. 1, 2019 \$50,825.20

ROLL YEAR 18-19	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	4,225,064	4,225,064
IMPROVEMENTS	3,538,490	3,538,490

TOTAL 7,763,554  
LESS EXEMPTION:  
NET TAXABLE VALUE 7,763,554

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT  
DO NOT INCLUDE NOTES WITH YOUR PAYMENT  
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

ANNUAL 2018

537 BROADWAY ASSOCIATES LP  
8820 WILSHIRE BLVD PH  
BEVERLY HILLS CA 90211-1772

ASSESSOR'S ID. NO. YR SEQ CK PK  
5149 033 003 18 000 90 2

FOR MAILING ADDRESS CHANGE  
PLEASE MARK BOX BELOW AND  
COMPLETE FORM ON REVERSE SIDE  
OF THIS PAYMENT COUPON.

PAYMENT DUE 02/01/19 \$50,825.20  
IF NOT RECEIVED OR POSTMARKED BY 04/10/19  
REMIT AMOUNT OF \$55,917.72

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

MAKE PAYMENT PAYABLE TO:  
Please write the ASSESSOR'S ID. NO.  
on the lower left corner of your payment.

LOS ANGELES COUNTY TAX COLLECTOR  
P.O. BOX 54018  
LOS ANGELES, CA 90054-0018

30905

19318000051490330030005082520000559177290520410

2ND



# City of Los Angeles Department of City Planning

## 4/5/2019 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

537 S BROADWAY

### ZIP CODES

90013

### RECENT ACTIVITY

Broadway CDO, Eff. 10/26/09

CHC-2019-1372-MA

### CASE NUMBERS

CPC-2017-432-CPU-CA

CPC-2014-2711-CDO-SN-ZC

CPC-2012-1737-MS-C

CPC-2010-213-CA

CPC-2009-874-CDO-ZC

CPC-2008-4502-GPA

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-1986-606-GPC

ORD-75667

ORD-184056

ORD-184055

ORD-180871

ORD-164307-SA1350

ORD-137036

ORD-135901

ORD-129944

ORD-129279

ZA-2013-1068-MCUP

YD-7007

CHC-2017-3967-HCM

ENV-2017-433-EIR

ENV-2017-3968-CE

ENV-2014-2712-MND

ENV-2013-3392-CE

ENV-2013-1069-MND

ENV-2010-214-ND

ENV-2009-1487-ND

ENV-2008-4505-ND

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

AFF-50619

AFF-48480

### Address/Legal Information

PIN Number	129A211 120
Lot/Parcel Area (Calculated)	9,428.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149033003
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	14
Lot	FR 2
Arb (Lot Cut Reference)	1
Map Sheet	129A211

### Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - José Huizar
Census Tract #	2073.01
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	[Q]C5-4D-CDO-SN
Zoning Information (ZI)	ZI-2408 Broadway
	ZI-2408 Broadway
	ZI-145-2074
	ZI-145-2075
	ZI-2450 Downtown Streetcar
	ZI-2385 Greater Downtown Housing Incentive Area
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Broadway
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Historic Broadway
Streetscape	Broadway
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	Active: Pershing Square Park

#### Assessor Information

Assessor Parcel No. (APN)	5149033003
Ownership (Assessor)	
Owner1	537 BROADWAY ASSOCIATES LP
Address	537 S BROADWAY LOS ANGELES CA 90013
Ownership (Bureau of Engineering, Land Records)	
Owner	BEGONIA DEVELOPMENT, INC.
Address	215 W 5TH ST #910 LOS ANGELES CA 90013
APN Area (Co. Public Works)*	0.218 (ac)
Use Code	1106 - Commercial - Store - 6 to 13 Stories
Assessed Land Val.	\$4,309,565
Assessed Improvement Val.	\$3,609,259
Last Owner Change	11/04/2014
Last Sale Amount	\$7,350,073
Tax Rate Area	13264
Deed Ref No. (City Clerk)	740153
	7-231
	392371
	0-388
Building 1	
Year Built	1931
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	37,080.0 (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

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

Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.19073168
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
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	HISTORIC CORE LOS ANGELES
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

#### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

#### Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	153
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	9
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-2017-432-CPU-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	SN-SIGN DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2012-1737-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	BROADWAY STREETScape PLAN
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2013-1068-MCUP
Required Action(s):	MCUP-MASTER CONDITIONAL USE PERMIT
Project Descriptions(s):	MASTER CONDITIONAL USE PERMIT PURSUANT TO SECTION 12.24W1 TO ALLOW 13 ESTABLISHMENTS, INCLUDING 12 ON-SITE SALE AND ONE OFF-SITE SALE OF ALCOHOLIC BEVERAGES. THE ESTABLISHMENTS CONSIST OF 3 THEATERS, 8 RESTAURANTS, 3 BARS, ONE NIGHTCLUB, AND ONE MARKET.
Case Number:	CHC-2017-3967-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE F. & W. GRAND SILVER STORE BUILDING
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-3968-CE

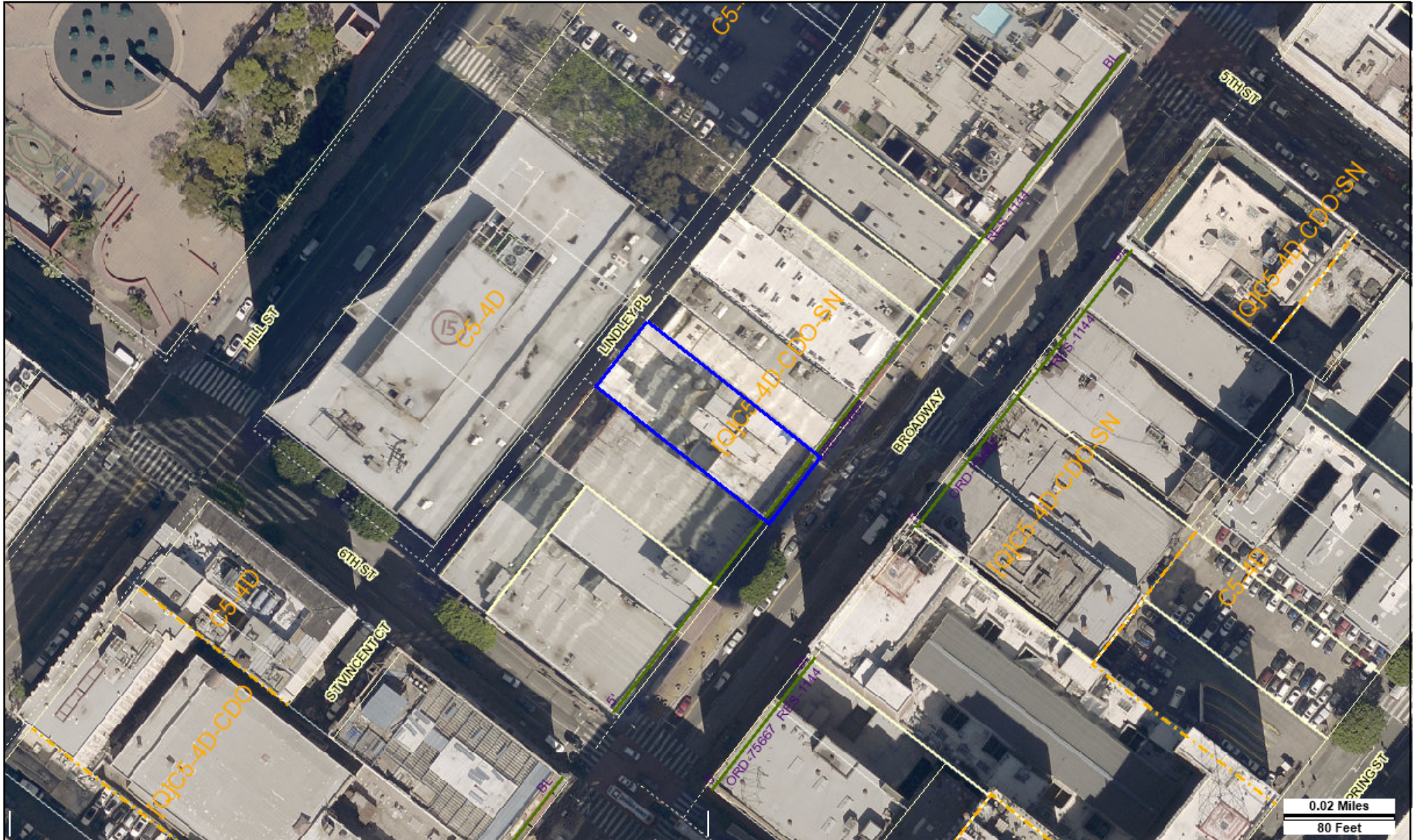
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE F. & W. GRAND SILVER STORE BUILDING
Case Number:	ENV-2014-2712-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-1069-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	MASTER CONDITIONAL USE PERMIT PURSUANT TO SECTION 12.24W1 TO ALLOW 13 ESTABLISHMENTS, INCLUDING 12 ON-SITE SALE AND ONE OFF-SITE SALE OF ALCOHOLIC BEVERAGES. THE ESTABLISHMENTS CONSIST OF 3 THEATERS, 8 RESTAURANTS, 3 BARS, ONE NIGHTCLUB, AND ONE MARKET.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2009-1487-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

**DATA NOT AVAILABLE**

- ORD-75667
- ORD-184056
- ORD-184055
- ORD-180871
- ORD-164307-SA1350
- ORD-137036
- ORD-135901
- ORD-129944
- ORD-129279
- YD-7007
- AFF-50619
- AFF-48480

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



Address: 537 S BROADWAY

APN: 5149033003

PIN #: 129A211 120

Tract: ORD'S SURVEY

Block: 14

Lot: FR 2

Arb: 1

Zoning: [Q]C5-4D-CDO-SN

General Plan: Regional Center Commercial

