

**THE MONTECITO**  
6650-6668 West Franklin Avenue;  
1855 North Cherokee Avenue  
CHC-2018-3233-HCM  
ENV-2018-3234-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—August 9, 2018](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2018-3233-HCM  
ENV-2018-3234-CE**

**HEARING DATE:** September 6, 2018  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012

Location: 6650-6668 West Franklin Avenue;  
1855 North Cherokee Avenue  
Council District: 13 – O'Farrell  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Hollywood Hills West  
Legal Description: Hollywood Ocean View Tract,  
Block 2, Lots 11-12

**EXPIRATION DATE: September 18, 2018**

**PROJECT:** Historic-Cultural Monument Application for  
THE MONTECITO

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

**OWNER(S):** Montecito Apartments Housing LP  
c/o Thomas Safran and Associates  
11812 San Vicente Blvd, Suite 600  
Los Angeles, CA 90049

**APPLICANT:** Art Deco Society of Los Angeles  
P.O. Box 972  
Los Angeles, CA 90078

**PREPARER:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

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

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
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:** Historic-Cultural Monument Application  
Commission/ Staff Site Inspection Photos—August 9, 2018

## **FINDINGS**

- The Montecito “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of an apartment building in the Art Deco architectural style.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **SUMMARY**

The Montecito is a 1930 ten-story apartment building with two basements located at 6650 Franklin Avenue, on the corner of Franklin Avenue and Cherokee Avenue, in Hollywood. It was designed by architect Marcus Phillips Miller (1892-1949) in the Art Deco architectural style with Mayan Revival-style detailing for The Cherokee Properties, Ltd. to provide housing for film industry workers. In 1985, the property was converted to affordable senior housing, which it continues to serve as today.

The subject property occupies a rectangular parcel with a garden at the northwest corner and a parking lot at the south. H-shaped in plan, the apartment building is of reinforced concrete construction with shallow light courts on the east and west elevations and has a flat composition roof with a parapet wall. The primary, north-facing elevation features a recessed entryway with decorative marble and iron surrounds at the ground level and an inset fire escape that spans the height of the building. A highly decorative cast iron canopy with lamps is located directly above the entrance. Fenestration consists of steel casement windows of varying sizes. Each elevation features Art Deco and Mayan Revival-style cast concrete ornamentation. There is a centrally located, rectangular machinery penthouse with a hipped copper and concrete roof set back from the principal roofline. The interior of the apartment building features a lobby area with cast concrete moldings, Art Deco columns with flat and fluted surfaces, and marble baseboards, as well as a fireplace in the reception area, decorative window surrounds, and simple cast plaster moldings at the ceiling level.

Los Angeles architect Marcus P. Miller was born in Chicago, Illinois on August 5, 1892, and by 1917, he was working as an architectural draftsman for the firm of Davidson and Weiss. After serving as the head of Specifications and Contracts for the firm of Curlett and Beelman from 1930-1927, Miller started his own architectural practice. Throughout his career specializing in Art Deco style architecture, he designed a number of commercial buildings that include the Los

Angeles Convalescent Hospital in Montebello (1931), a building for the Jewish Welfare Organizations at Temple Street and Bunker Hill Avenue (demolished), the Melody Lane Café on Wilshire Boulevard (1937), and the Darkroom on Wilshire Boulevard (1938, HCM #451). Miller passed away in Los Angeles in November 1949 at the age of 57.

The subject property appears to have undergone several alterations over the years that include modifications to the parapet in 1956; the infill of a swimming pool at the rear of the building and interior remodel and unit reconfiguration in 1985; the replacement of a parking lot with a garden in 1986; and conversion of a studio unit to the manager's office and a one-bedroom unit on the tenth floor to a two-bedroom unit in 1997.

The subject property is individually listed in the National Register of Historic Places and California Register of Historical Resources as an excellent example of an Art Deco architectural style building in Hollywood.

## **DISCUSSION**

The Montecito meets one of the Historic-Cultural Monument criteria.

The subject property "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of an apartment building in the Art Deco architectural style. Reflective of the Art Deco architectural style, the subject property has an emphasis on verticality, metal windows, smooth wall surfaces, and decorative stylized and geometric motifs. Other distinguishing characteristics are the property's cast iron canopy, neon rooftop signs, marble surrounds and baseboards, and cast concrete moldings and fluted columns on the interior. Although the individual units do not appear to retain any original historic fabric, exterior facades, the main lobby, stairwell, hallways, and other common areas remain intact.

While the applicant also argues that the subject property "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its original use as extended-stay workforce housing for the Hollywood film industry, and that the adjacent garden is significant as "an excellent example of a Mid-Century [Modern] formal garden," the application does not provide sufficient evidence to support these findings. During the 1920s and 1930s, there was a sharp increase in multi-family residential development near Hollywood studios to accommodate a tremendous growth in population due to the rapidly expanding film business. The applicant did not provide any documentation, such as directory records, to demonstrate that individuals who worked in the film industry resided at the subject property. Further, staff finds that while the garden is an attractive amenity for current residents, it was constructed as part of a rehabilitation project in the 1980s and does not appear to rise to the level of meeting the Cultural Heritage Ordinance criteria as a representation of Mid-Century Modern landscape design. As such, staff recommends that only the ten-story apartment building be included on the list of Los Angeles Historic-Cultural Monuments.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

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

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

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

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

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

Categorical Exemption ENV-2018-3234-CE was prepared on August 10, 2018.

## **BACKGROUND**

On July 5, 2018, the Cultural Heritage Commission voted to take the property under consideration. On August 9, 2018, a subcommittee of the Commission consisting of Commissioners Milofsky and Kanner visited the property, accompanied by staff from the Office of Historic Resources.









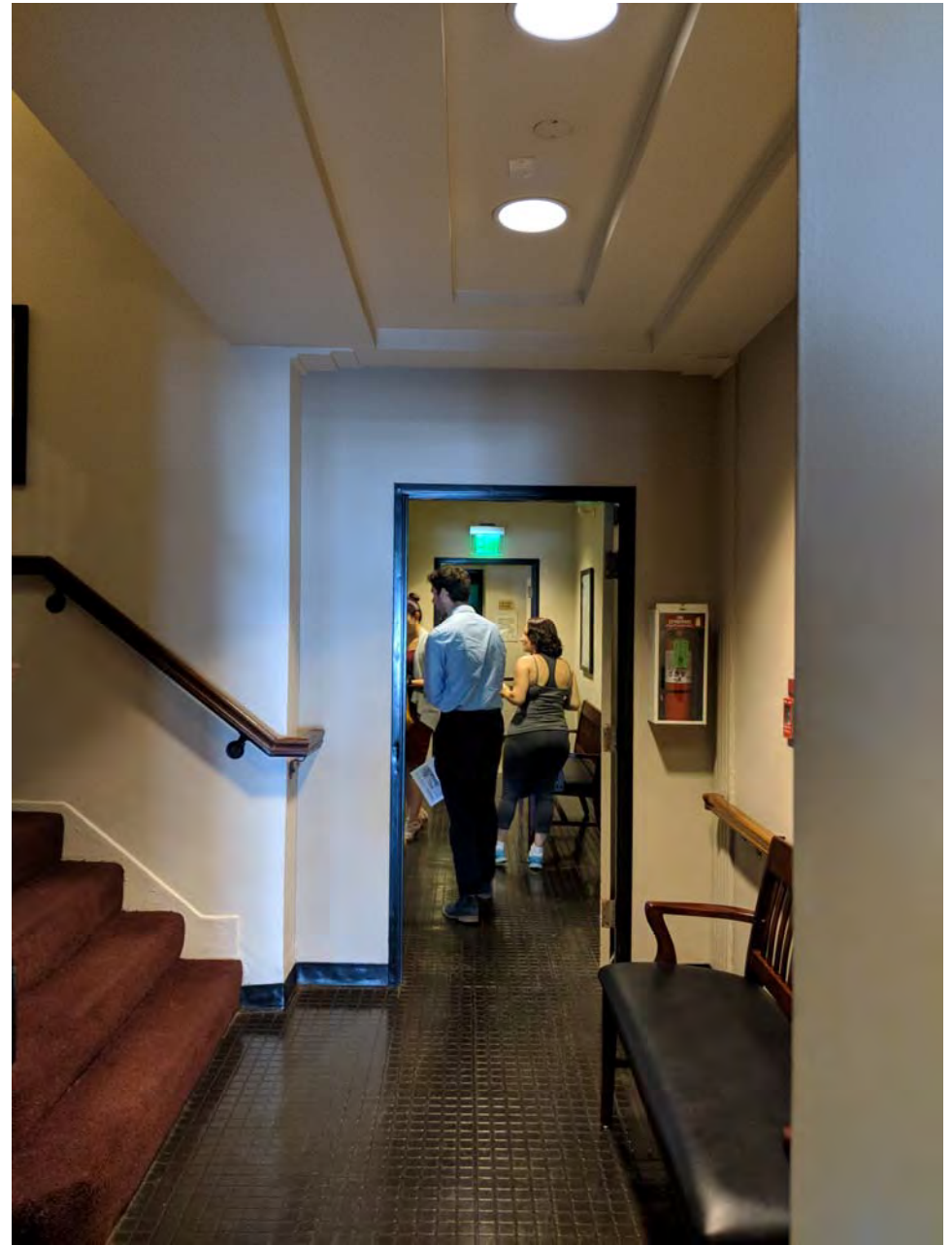


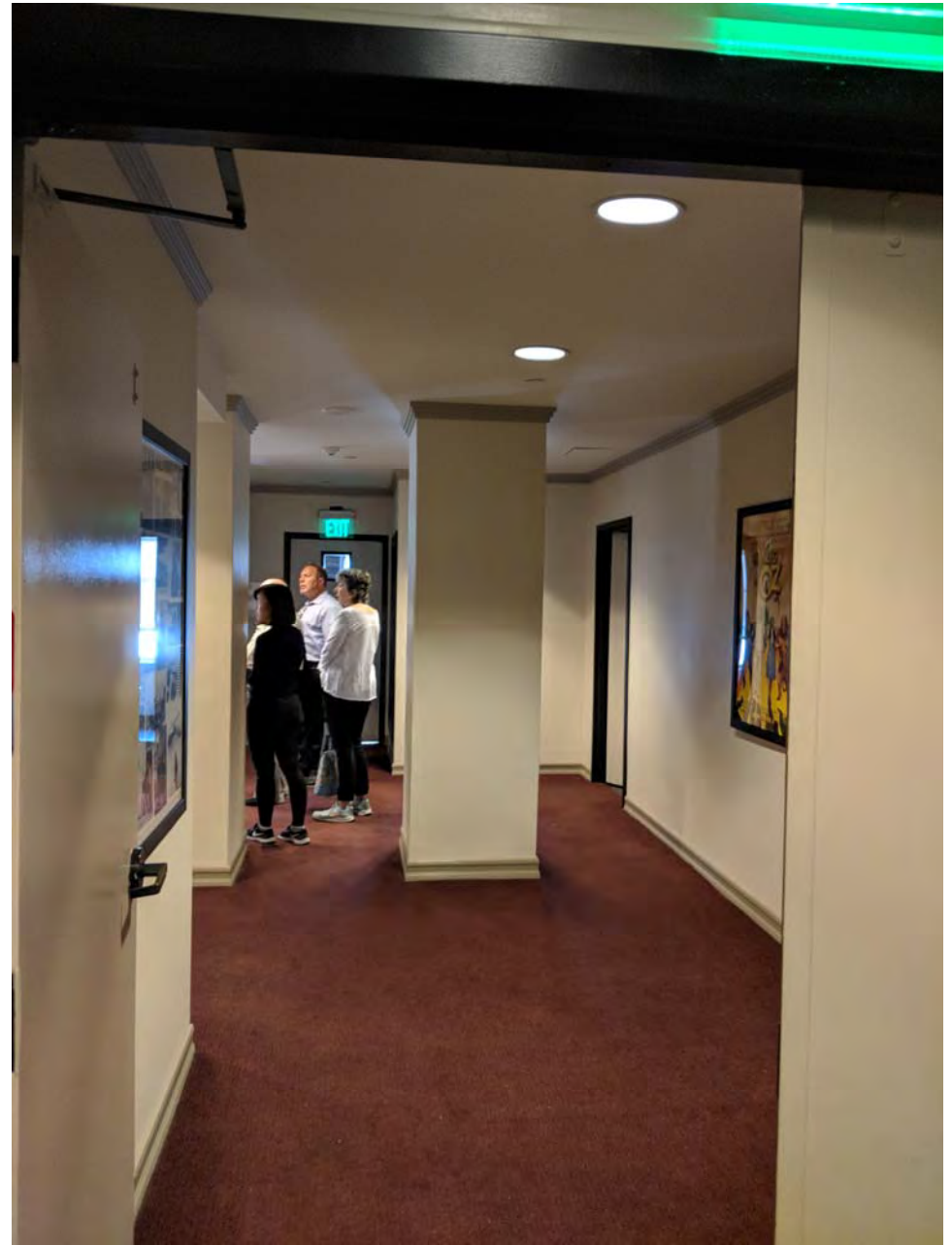


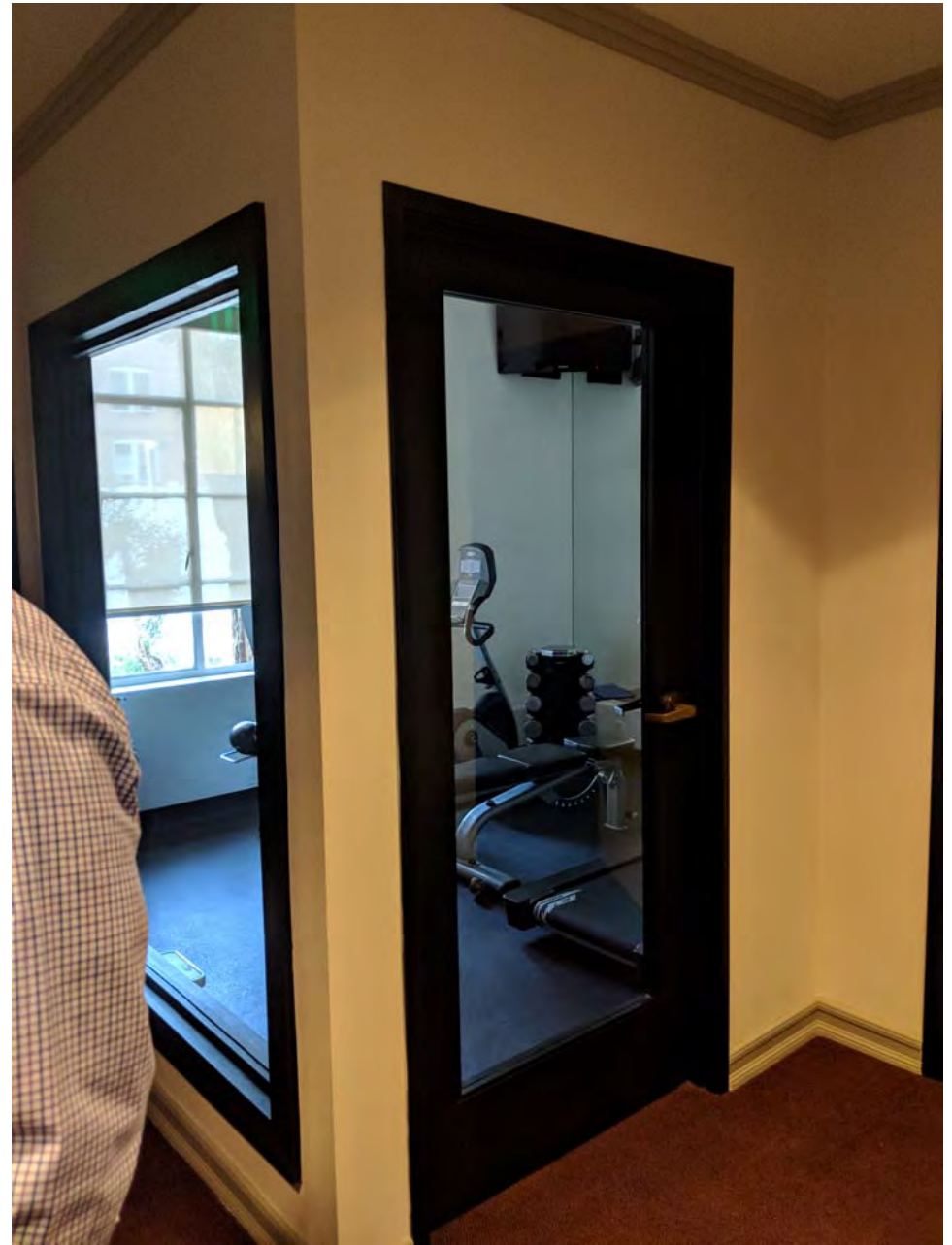




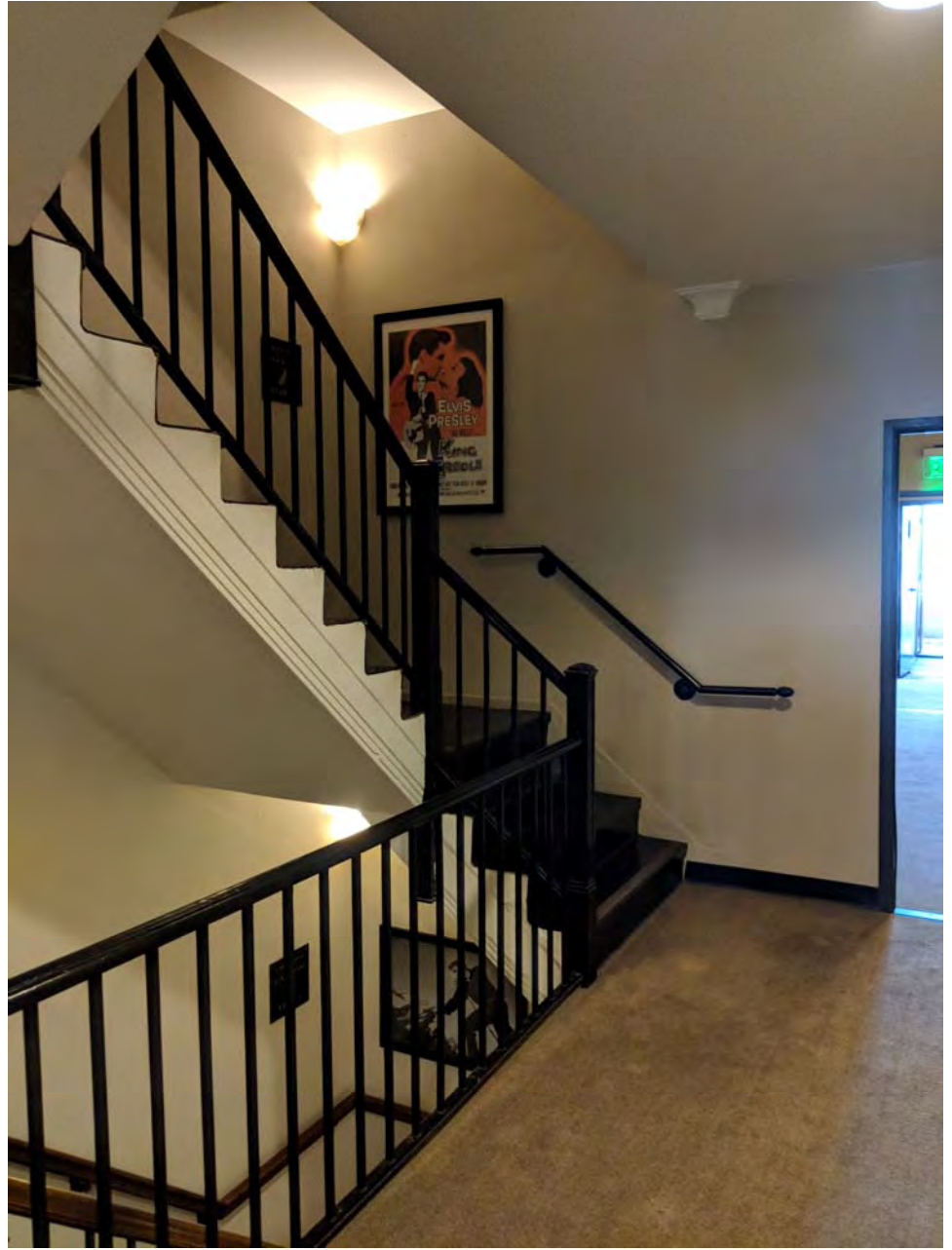
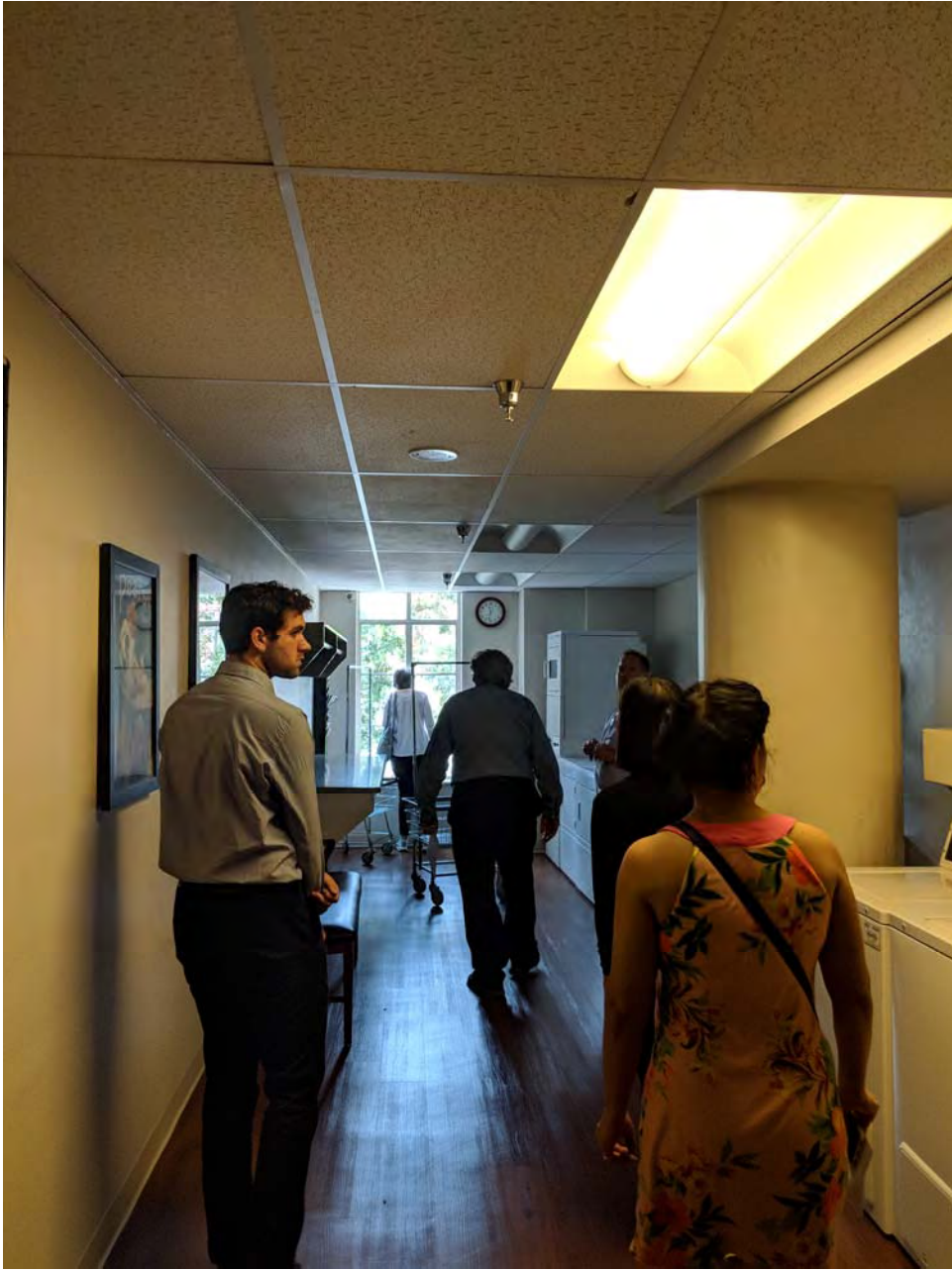




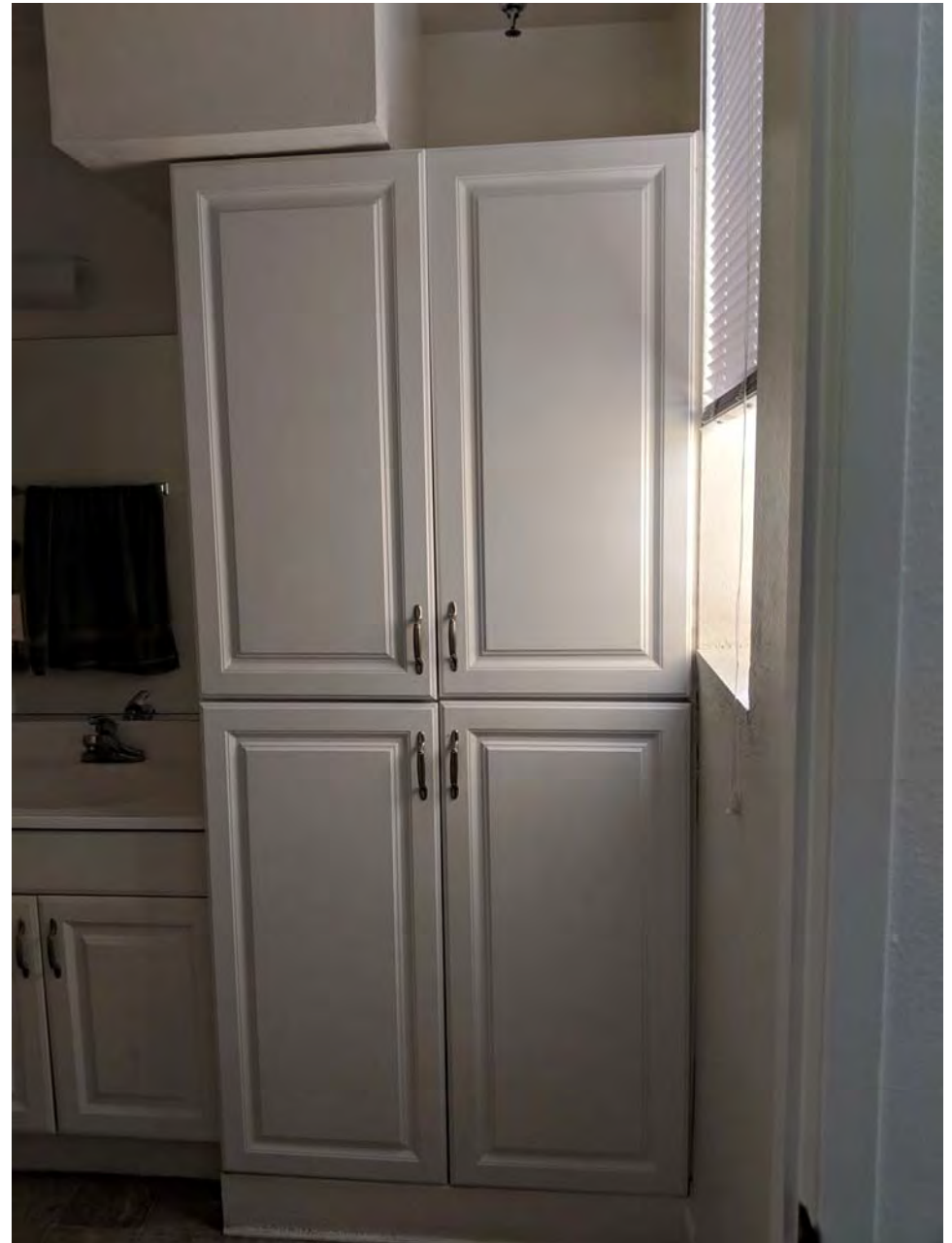


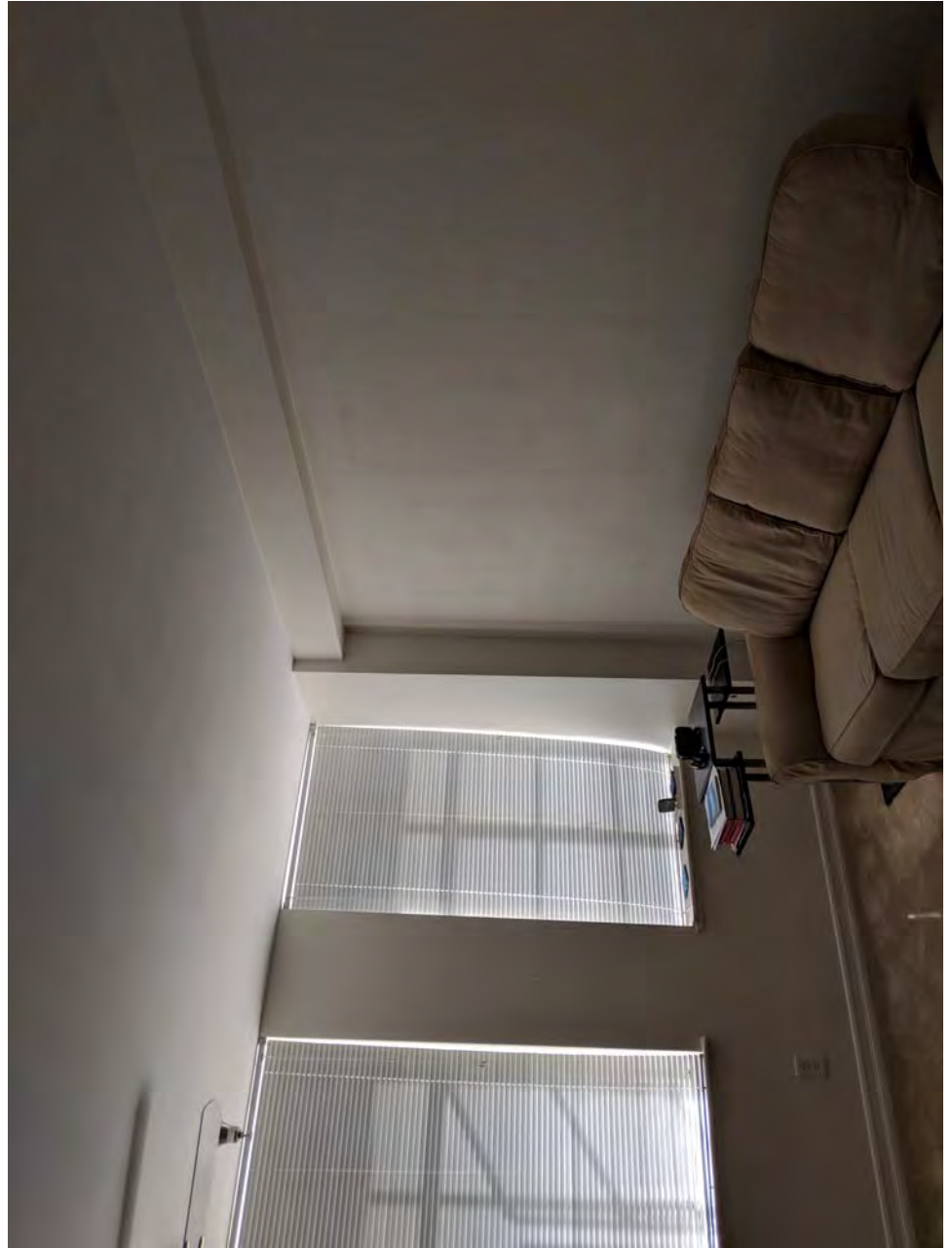




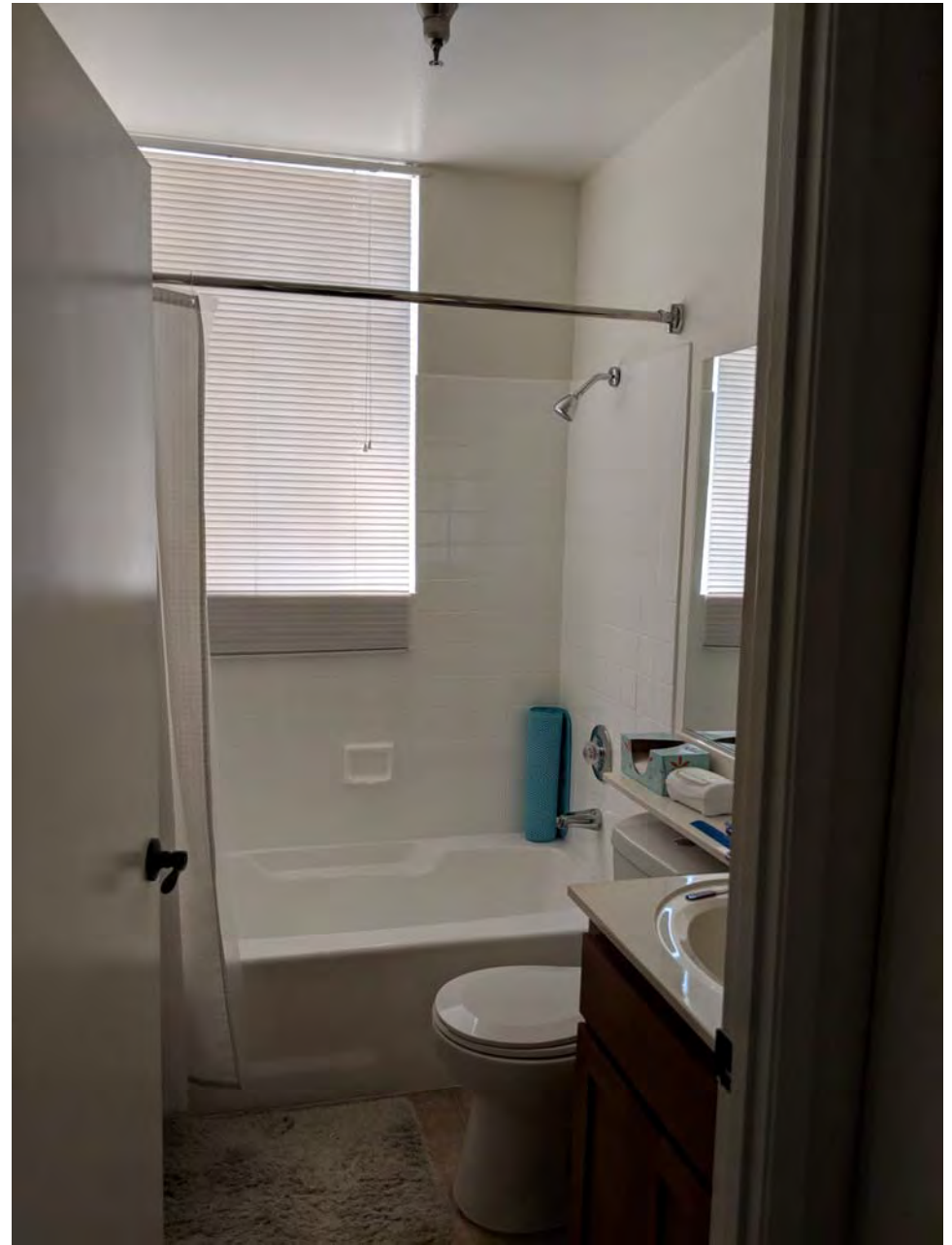




















COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

CITY CLERK'S USE

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 13
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PROJECT TITLE The Montecito	LOG REFERENCE ENV-2018-3234-CE CHC-2018-3233-HCM
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PROJECT LOCATION  
 6650-6668 West Franklin Avenue; 1855 North Cherokee Avenue, Los Angeles, CA 90028

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
 Designation of The Montecito as an Historic-Cultural Monument.

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

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 847-3679	EXT.
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EXEMPT STATUS: (Check One)

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

Class 8 & 31 Category \_\_\_\_\_ (City CEQA Guidelines)

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

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

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

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE August 10, 2018
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

\_\_\_\_\_  
 NAME (PRINTED)

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 DATE

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2018-3233-HCM  
ENV-2018-3234-CE

**HEARING DATE:** July 5, 2018  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 6650-6668 West Franklin Avenue;  
1855 North Cherokee Avenue  
Council District: 13 – O’Farrell  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Hollywood Hills West  
Legal Description: Hollywood Ocean View Tract,  
Block 2, Lots 11-12

**PROJECT:** Historic-Cultural Monument Application for  
THE MONTECITO

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

**OWNER(S):** Montecito Apartments Housing LP  
c/o Thomas Safran and Associates  
11812 San Vicente Blvd, Suite 600  
Los Angeles, CA 90049

**APPLICANT:** Art Deco Society of Los Angeles  
P.O. Box 972  
Los Angeles, CA 90078

**PREPARER:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION** That the Cultural Heritage Commission:

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

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

Attachment: Historic-Cultural Monument Application

## **SUMMARY**

The Montecito is a 1930 ten-story apartment building with two basements located at 6650 Franklin Avenue, on the corner of Franklin Avenue and Cherokee Avenue, in Hollywood. It was designed by architect Marcus Phillips Miller (1892-1949) in the Art Deco architectural style with Mayan Revival-style detailing for The Cherokee Properties, Ltd. to provide housing for film industry workers. In 1985, the property was converted to affordable senior housing, which it continues to serve as today.

The subject property occupies a rectangular parcel with a garden at the northwest corner and a parking lot at the south. H-shaped in plan, the apartment building is of reinforced concrete construction with shallow light courts on the east and west elevations and has a flat composition roof with a parapet wall. The primary, north-facing elevation features a recessed entryway with decorative marble and iron surrounds at the ground level and an inset fire escape that spans the height of the building. A highly decorative cast iron canopy with lamps is located directly above the entrance. Fenestration consists of steel casement windows of varying sizes. Each elevation features Art Deco and Mayan Revival-style cast concrete ornamentation. There is a centrally located, rectangular machinery penthouse with a hipped copper and concrete roof set back from the principal roofline. The interior of the apartment building features a lobby area with cast concrete moldings, Art Deco columns with flat and fluted surfaces, and marble baseboards, as well as a fireplace in the reception area, decorative window surrounds, and simple cast plaster moldings at the ceiling level.

Los Angeles architect Marcus P. Miller was born in Chicago, Illinois on August 5, 1892, and by 1917, he was working as an architectural draftsman for the firm of Davidson and Weiss. After serving as the head of Specifications and Contracts for the firm of Curlett and Beelman from 1930-1927, Miller started his own architectural practice. Throughout his career specializing in Art Deco style architecture, he designed a number of commercial buildings that include the Los Convalescent Hospital in Montebello (1931), a building for the Jewish Welfare Organizations at Temple Street and Bunker Hill Avenue (demolished), the Melody Lane Café on Wilshire Boulevard (1937), and the Darkroom on Wilshire Boulevard (1938, HCM #451). Miller passed away in Los Angeles in November 1949 at the age of 57.

Based on available building permits and photographs, the subject property appears to have undergone only minimal alterations over the years that include modifications to the parapet in 1956; the infill of a swimming pool at the rear of the building and interior remodel and unit reconfiguration in 1985; the replacement of a parking lot with a garden in 1986; and conversion of a studio unit to the manager's office and a one-bedroom unit on the tenth floor to a two-bedroom unit in 1997.

The subject property is individually listed in the National Register of Historic Places and California Register of Historical Resources as an excellent example of an Art Deco architectural style building in Hollywood.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

### **FINDINGS**

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

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: Montecito		Current name of property			
Street Address: 6650 Franklin Avenue		Zip: 90028	Council District: 13		
Range of Addresses on Property: 6650-78 Franklin Ave & 1849-65 N Cherokee Ave		Community Name: Hollywood			
Assessor Parcel Number: 5547-003-023 & 24	Tract: Hollywood Ocean View Tract	Block: 2	Lot: 11 & N½ 12		
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object	<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature

## 2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1930	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: Inappropriate addition & loss of garden			
Architect/Designer: Marcus P. Miller		Contractor: H. M. Baruch Corporation				
Original Use: Apartment Hotel		Present Use: Apartment Building				
Is the Proposed Monument on its Original Site?:			<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	If "No," where?:

## 3. STYLE & MATERIALS

Architectural Style: Art Deco		Stories: 10	Plan Shape: H-shaped
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type: Concrete, poured/reinforced	Type:	
	Cladding Material: Concrete	Cladding Material:	
ROOF	Type: Flat	Type: Hipped, pyramidal (penthouse)	
	Material: Rolled asphalt	Material: Glass	
WINDOWS	Type: Casement	Type: Fixed	
	Material: Steel	Material: Steel	
ENTRY	Style: Centered	Style:	
	Material: Metal	Material:	

## 4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state or community
<input type="checkbox"/>	Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 5. ALTERATION SUMMARY

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

1.	1934	Section of parking area in basement converted to commissary. (This use is no longer extant.)
2.	1956	Parapet modified facing Franklin for seismic requirements. Swimming pool installed (now under parking lot.)
3.	1962	Three houses demolished at 6664, 6668 & 6672 Franklin Ave and parking lot installed for Montecito.
4.	1974	Some doors changed to steel, sprinklers installed in hallways and stairs to comply with fire/safety requirements.
5.	1985	Interior rehabilitation converting from 79 units to 118 units, parking expanded-pool covered over with asphalt.
6.	1986	Parking lot from 1960s converted to formal garden.
7.	1997	Two units combined on 10th floor & studio unit on 1st floor converted to manager's office.
8.	2014	additional seismic strengthening.

## 6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

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

## 7. WRITTEN STATEMENTS

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

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 8. CONTACT INFORMATION

### Applicant

Name: Art Deco Society of Los Angeles		Company:	
Street Address: P. O. Box 972		City: Hollywood	State: CA
Zip: 90078	Phone Number: 310-659-3326	Email: artdeco@adsla.org	

### Property Owner

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

Name: Montecito Apartments Housing LP c/o Anthony Yannatta		Company: Thomas Safran and Associates	
Street Address: 11812 San Vicente Boulevard, Suite 600		City: Los Angeles	State: CA
Zip: 90068	Phone Number: 310-820-4888	Email: anthony@tsahousing.com	

### Nomination Preparer/Applicant's Representative

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

## 9. RELEASE

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

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

Name:

9-4-2017

Date:

Charles J.  
Fisher

Signature:

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 10. SUBMITTAL

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

### APPLICATION CHECKLIST

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

*Mail the Historic-Cultural Monument Submittal to the Office of  
Historic Resources or email PDF to [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org)*

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

## *Montecito*

### *Architectural Description*

The Montecito Apartments is a ten story and two basement reinforced concrete structure. It is built in an essentially square H-shaped building plan with two shallow light courts on the east and west facades, and is designed in a manner influenced by the Art Deco/Zig Zag Moderne style with applied Deco and Mayan decorative detailing. It is built on a corner down slope lot from Franklin south along Cherokee. This lot provides a high degree of visibility for this virtually unaltered structure.

The main or entrance facade is located on Franklin Avenue. It has a double inset bronze doorway with a decorative cast iron, rusticated concrete and marble and black glass surround. A highly decorative cast iron canopy with lamps is located directly above the entrance and is anchored to the facade by bars with turnbuckles. The remainder of the Franklin street level frontage is relatively austere, consisting of rusticated concrete panels set between vertically incised piers and flat metal casement windows. Directly above the street level windows there are decorative cast Deco panels set as partial spandrels. Above these are heavy Mayan pendants cast in concrete and anchored to each pier at the second story level and extending to the third story level. The facade from the third story to the attic level is relatively unadorned with the exception of chevrons in the spandrel areas at each floor level. All windows are flat metal casements in each of the nine window bays which flank a centrally located inset fire stairwell. The attic area consists of cast decorative concrete utilizing a pattern similar to that of the first floor level.

The East elevation continues the decorative detailing of the North from the first story level to the attic area. The down slope lot exposes, however, the wall surface of the basement area which consists of rusticated cast concrete. This side has a centrally located shallow light well flanked by four flat metal casement window bays on each side. The South elevation carries the decorative Mayan detailing of the North and East only to the Easternmost window bay. The window articulation and decorative detailing from the first story level to the attic area is, however, similar to that of the North elevation. The two basement levels are fully exposed on this facade and they consist of a flat wall surface articulated by irregularly placed window openings. A sloping driveway runs from Cherokee down to the lower basement level where a large garage doorway provides access to interior parking.

The West elevation is similar in mass to the East elevation, but there are only three window bays located in the principal wall segments as opposed to the four in the Eastern elevation. The wall surfaces are flat and are devoid of decorative detailing from the first floor to the attic area where cast decorative panels are utilized in a manner similar to each of the other three elevations. The basement wall surface is exposed and is rusticated only in the area directly below the northernmost wall segment.

The low tiered roof is covered with rolled composition and consists of a centrally located rectangular machinery penthouse of concrete construction. It has four window openings on the east and west elevations and two window bays on the north and south. Elaborate cast Deco panels are carried above the window openings on all elevations and the penthouse is capped by a hipped copper and concrete roof with two octagonal light fixtures, located at the North and South ends of the roof ridge. Large neon "Montecito" signs are located in the roof parapets on the North and South elevations. A similar sign is located on the machinery penthouse directly below the roofline on the Eastern elevation. The South part of the main flat roof is covered with additional HVAC equipment which is hidden behind the tall parapet.

The interior of the structure has been converted from 79 units to the current 117 units, but the common areas remain essentially intact. The principal areas of interest are the lobby, reception room and corridors. Access to the lobby is provided from the Franklin Avenue entrance. It consists of a relatively small area adorned by cast concrete moldings, Deco columns with both flat and fluted surfaces and marble baseboards. The reception room is located to the east of the lobby. It is rectangular in configuration with a splendid Deco fireplace set into the west wall. The windows have decorative surrounds consisting of fluted side moldings with scalloped incised molding above. The corridors are decorated by simple cast plaster moldings at the ceiling level. Numerous light fixtures are located throughout the building. The apartments are also relatively unaltered with the exception of minor modifications to the bathroom and kitchen areas. The building grounds consist simply of a formal garden and parking area.

The garden, located immediately to the West of the building, has a central concrete paved plaza laid out in a cruciform with a diagonal planter with three sloping palms and flowers at its center. The plaza is surrounded by a low capped concrete wall with several Modernist rectangular concrete benches spread throughout the area. The plaza is surrounded by mature palm trees and other mature vegetation

interspaced with grass. A smaller patio is accessed by several concrete steps to the immediate South of the main plaza. A paved parking lot is located to the South of the building and garden. A swimming pool built in 1956 at the rear of the parking area was covered over with asphalt for additional parking three decades later.

In summary, the Montecito is an excellent example of the Deco style as utilized in apartment house design in Southern California. Furthermore, its unaltered condition and high visibility serve to make this building a landmark in the Hollywood area. The garden, though of later construction, is an excellent example of a Mid-Century formal garden and complements the historic building.

*This architectural description is largely taken from the 1985 National Register nomination for the Montecito with some modification and updates for current conditions.*

# Montecito

## 6650 W. Franklin Avenue

### Significance Statement

The Montecito is one of the finest examples of Art Deco styling with Mayan detailing in the Hollywood area. It is significant for its architectural quality and integrity, and remains virtually unaltered. The structure is prominently situated on a hillside two blocks north of Hollywood Boulevard, and is highly visible from this well traveled thoroughfare. The Montecito has long served the Hollywood community as a visually pleasing local landmark, and is compatible in period, style and scale with nearby commercial structures on Hollywood Boulevard. The edifice, with its neon signage, is an integral component of the Hollywood skyline.

The 1985 National Register nomination states that "the Montecito is the finest extant work designed by the notable Los Angeles architect Marcus P. Miller." Marcus Phillips Miller was born in Chicago, Illinois on August 5, 1892. By 1917 he was working as an architectural draftsman for the firm of Davidson and Weiss in his home town. By 1920 he was the head of the Specifications and Contracts for the firm of Curlett and Beelman, working there until 1927, when he formed a short-lived partnership with William V. Kernan. In 1928 he established his own firm.

The influence of his tenure with Curlett and Beelman gave Miller a fine background for a career that was to specialize in the artistic Modernism of Art Deco and Moderne architecture, with Montecito being his largest early project in his solo practice. He went on to design a number of commercial buildings, including the Los Angeles Convalescent Home in Montebello 1931, now the Beverly Hospital. The same year the hospital work began, he designed three small Art Deco storefronts in different locations from South LaBrea Avenue to the corner of Main and Slauson. Another Art Deco design, for the Jewish Welfare Organizations, was built at Temple Street and Bunker Hill Avenue (demolished for Hollywood Freeway). The Darkroom on Wilshire Boulevard (HCM 451) was built in 1938 in a unique programmatic design as a 9-foot-high representation of an Argus 35mm camera.

One major project that was never built was for a large 8-story hotel that Miller designed for 85-year old Chicago capitalist, Alonzo Clark Mather. Work was to begin on the massive Eagle Rock Hostel in November of 1933, but it never

started. The \$2,000,000.00 project was conceived during the depths of the Great Depression and was to rise on Colorado Boulevard within the view of the Eagle Rock (HCM 10). If built, it would have rivaled the Montecito as Miller's most visible building.

Miller's 1939 Moderne design for a Vons Market in Santa Monica was hailed as "the finest and most attractive in the Vons chain" in a contemporary Los Angeles Times article. The front facade for his 1937 "Melody Lane Cafe" on Wilshire Boulevard was retained when the building was demolished in 2003 and used on the front of the new building. A thrifty drug store on Huntington Drive in South Pasadena was completed in 1941. Marcus P. Miller passed away in Los Angeles on November 1, 1949, at the age of 57. His papers and drawings are housed at the University of California, Santa Barbara campus.

The Montecito was one of only a few apartment buildings in the Los Angeles area which reached the height limit imposed for earthquake safety. The Montecito Apartments has been regarded as one of Hollywood's finest apartment buildings since construction was completed in 1931. It was the illustrated subject of an article in the Arrowhead Magazine in June 1934 which stated that "Towering above the trees at the foothills the Montecito Apartments furnish an example of the fineness of Hollywood's living accommodations." Also of note was the use of two basement levels in the building for parking.

Construction was begun on November 26, 1930 and was completed the following year. The exterior and interior wall construction is reinforced concrete throughout. "Exterior ornament (is) cast integrally with the walls through the use of waste moulds." Interior construction also incorporates tile partitions and plaster walls and ceilings. Cement flooring was incorporated throughout, and in addition, the bathroom floors were covered with decorative tile. Composition roofing was applied to the concrete roof, and the concrete penthouse roof was sheathed in copper. A semi-public kidney-shaped swimming pool was constructed in 1956 to the southwest of the main structure. Construction of the pool cost \$3,900. The pool was covered over by asphalt for a parking lot in 1986.

The three duplexes immediately to the West of the Montecito were demolished in 1962. The property was then made into a parking lot for the Montecito. It was included as a part of the parking plan when the Montecito was converted to senior housing in 1985, but was removed from the plan the following year. A formal garden was then built on the site, most probably designed by C. Day Woodford and

Leonard Bernard, the architects for the overall project. The permit noted that it was land that could be future parking.

The Woodford and Bernard company was the successor of the practice founded by John Parkinson in 1894. They took over the venerable firm upon the death of John's son, Donald Parkinson, in 1945. The Parkinson firm was responsible for a number of Los Angeles Historic Cultural Monuments, including Bullocks Wilshire (HCM 56), The Alexandria Hotel (HCM 80), Union Station (HCM 101), The Susana Machado Bernard House (HCM 208), Title Guarantee and Trust Company Building (HCM 278), Engine House No. 18 (HCM 349), Title Insurance and Trust Company Building (HCM 385), Security Trust and Saving Bank-Highland Park Branch (HCM 575), Continental Building (HCM 730), Security Building (HCM 741), Southern California Gas Company Building (HCM 789) as well as the National Historic Landmark Los Angeles Coliseum, to name a few.

The Montecito Apartments were built as a commercial venture by The Cherokee Properties, Ltd. The H.M. Baruch Corporation was contracted to erect the edifice at an estimated cost of \$275,000. This was a substantial sum for an apartment building in Los Angeles during this period. Herbert M. Baruch was one of Los Angeles' most prominent builders in the late 1920's and early 1930's. A high level of craftsmanship can be seen in his other works determined to be eligible to the National Register, including: the Garfield Building (HCM 121), the William Fox Building, and the Sun Realty Building (HCM 985).

The Montecito also served the motion picture industry during the "Golden Age of Hollywood" by providing accommodations for the vast influx of workers and artists associated with film making. The building was operated as an extended-stay hotel, catering to many of those who were getting established in the various aspects of the movie community, as well as various non-entertainment related business people in the area. Future President Ronald Reagan lived at the Montecito from June 1937, when he first arrived in Hollywood, to late 1938, which is documented by the Reagan Library website. Rumor has it that a young Mickey Rooney was Reagan's roommate for at least part of that period. Other actors documented to have lived there include James Cagney, George C. Scott, Montgomery Clift, Geraldine Page, Don Johnson, Sal Mineo and Ben Vereen.

The Montecito was noted in the *Los Angeles Times* on a number of occasions over the years, both on the building itself or incidents involving the building's various high profile tenants. One of the more interesting stories was on June 5, 1958, when the 80 year old father of "Dragnet" star Ben Alexander was abducted near the

building by three men who then demanded all of his money. After taking the 50 cents that Ben Alexander, Sr. had on him, they pushed him out of the car up the hill at Grace and Whitley Avenues. "And those are the facts," the article went on to say.

The building's opening was announced by the *Los Angeles Times* on August 30, 1931. The article noted that construction cost \$750,000.00, a half million more than was called out on the original permit. The original owners, Cherokee Properties LTD, went into receivership shortly after the building was completed, a victim of the Great Depression. The receiver was Samuel Bernstein. The following year the property was foreclosed by Pacific States Savings and Loan which retained it for the next six years until it was transferred to the California State Building and Loan Commission in 1939. The property was managed by Commissioner Ralph W. Evans until 1942, and then by Commissioner Harley Hise. The following year it was transferred back to Pacific Savings and Loan.

On February 19, 1946, Pacific State Savings sold the Montecito to the newly formed Montecito Realty Company, but that sale was to be short lived as it was deeded to a partnership headed by Beverly Hills real estate broker Howard M. Fox, on November 26, 1947. It was transferred a couple years later to Joseph H. Norman who then deeded it to Montecito Hotel and Apartments, Inc. on October 18, 1951. It was again transferred on February 23, 1954, to Theodore and Libby Teacher.

The Teachers held the building for only 8 months, selling it back to Howard M. Fox and his brother-in-law, Harry Nathaniel Wyatt, on September 25, 1954. An article in the *Los Angeles Times* the following morning stated that the original construction cost was \$1,000,000.00. More likely that was the sale price at the time. The swimming pool was constructed in 1956, under their ownership. On March 20, 1961, Fox and Wyatt did a land swap, exchanging the Montecito, then valued at \$1,200,000.00, to Leon Omansky and Arnold Klein for a building that they owned on N. Ardmore Avenue.

The building then went through several quick sales: It was deeded to Jack M. O'Kenn on August 16, 1962. O'Kenn also closed escrow on the three small duplexes at 6664, 6668 and 6672 W. Franklin Avenue, which were immediately to the West of the Montecito. On August 31<sup>st</sup>, he took out demolition permits for the three duplexes, setting the stage for the creation of the garden for the Montecito. On February 27, 1963 both properties were deeded to Paul T. Bachman as part of a \$2,500,000.00 property exchange that was announced in the *Los Angeles Times* on

May 17, 1963, almost three months after the sale. By that time it was no longer in Bachman's ownership, as he had transferred it to Thomas L. Griffin and Jack Perlman on April 6<sup>th</sup> of that year. On September 9, 1963, it was placed in the name of the Montecito Hotel Apartments, in which name it was to remain for the next 17 years. It was probably during the early ownership under Montecito Hotel Apartments that the garden was constructed to provide a place for the hotel guests and residents to relax.

On October 23, 1980, the Montecito was deeded to Intechco U.S.A., Inc., a property management firm incorporated on November 9, 1978 by Claude Buchert. On October 28<sup>th</sup> of the following year, Franco American Realty, Inc. was added to the title. On December 1<sup>st</sup> of 1981, they placed it under a new entity, Montecito Apartments, LTD, a general partnership, later known as Montecito Apartments, Limited. This owner had the property placed on the National Register of Historic Places in 1985, in order to qualify for Federal tax credits. They then converted it to affordable senior housing by cutting down the size of units to increase the count from 79 to 118 using financing from the State of California. Additional parking was required and the swimming pool, which had not been properly maintained, according to the National Register nomination, was covered over with asphalt. The plan initially called for the garden site, which was not mentioned in the nomination as it was on a separate parcel, to be retained for its additional 26 parking spaces, but a reassessment of the parking requirements opened the site for the construction of the garden. The conversion generated a preservation award from the Los Angeles Conservancy in 1988.

The ownership partnership ran into financial problems during the recession of the 1990s and Intechco USA failed in 1994, leading to the Montecito being foreclosed by Bank of America and taken over by the State of California Housing Finance Agency, the other lienholder on the property, on July 26, 1995. On August 29, 1996 it was transferred to commercial mortgage management division of Bank of America Properties, to facilitate its sale to Thomas L. Safran on October 21, 1996. On June 27, 2011, Safran placed the property into the "Montecito Apartments Housing LP" which is owned and managed by his company.

The Montecito was an ambitious project when it was first built but its original owner was a victim of real estate collapse brought on by the Great Depression. The building was transferred numerous times with only a handful of long-term owners. In spite of its checkered ownership history, including two foreclosures, the Montecito is a major part of the Hollywood skyline and has been the home of many important people in both the entertainment and the business part of Los

Angeles. It was maintained in a manner that it retains the elements that have continued to make it an architectural gem, with character defining features found in the many Art Deco and Mayan Revival details on the exterior and interior of the building, the iconic neon signage, the stand alone grandeur on its hillside site, as well as the quiet beauty of its Modernist formal gardens.

In summary, the Montecito is architecturally significant as one of the finest examples of the Deco style with Mayan influence detailing in the Hollywood area. Furthermore, it is significant for its architectural quality and integrity, as one of the finest extant works of the architect, Marcus P. Miller. The edifice of the Montecito is an integral component of the Hollywood skyline and its development, and has long served the Hollywood community as a local landmark, contributing to the unique sense of time and place of the surrounding area.

# Montecito

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Streamline Moderne.....Wikipedia

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Hollywood Structure to Rise.....September 7, 1930, Page D4  
Apartments in Hollywood to Open this Week.....August 30, 1931, Page E2  
Details of Eagle Rock Hotel Project Told as Building Permit Requested.....July 30, 1933, Page 17  
Purchased.....September 26, 1954, Page E7  
Actor Robert Ryan's Mother Injured by Auto.....February 2, 1957, Page B5  
Father of Ben Alexander in Kidnapping.....June 5, 1958, Page 32  
Exchange Deal.....March 26, 1962, Page H16  
Sale Announced.....March 17, 1963, Page I20  
Actor Percy Kilbride Seriously Hurt by Car.....September 22, 1964, Page 2  
Conversion of Hotel Started in Hollywood.....May 12, 1985, Page 17  
Hollywood Haunt Makes a Comeback by Pat Morrison.....March 12, 1987, Page B1

**Additional Data Sources:**

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

Los Angeles City Building Permits (Attached)

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Sanborn Map-1950 (Attached)

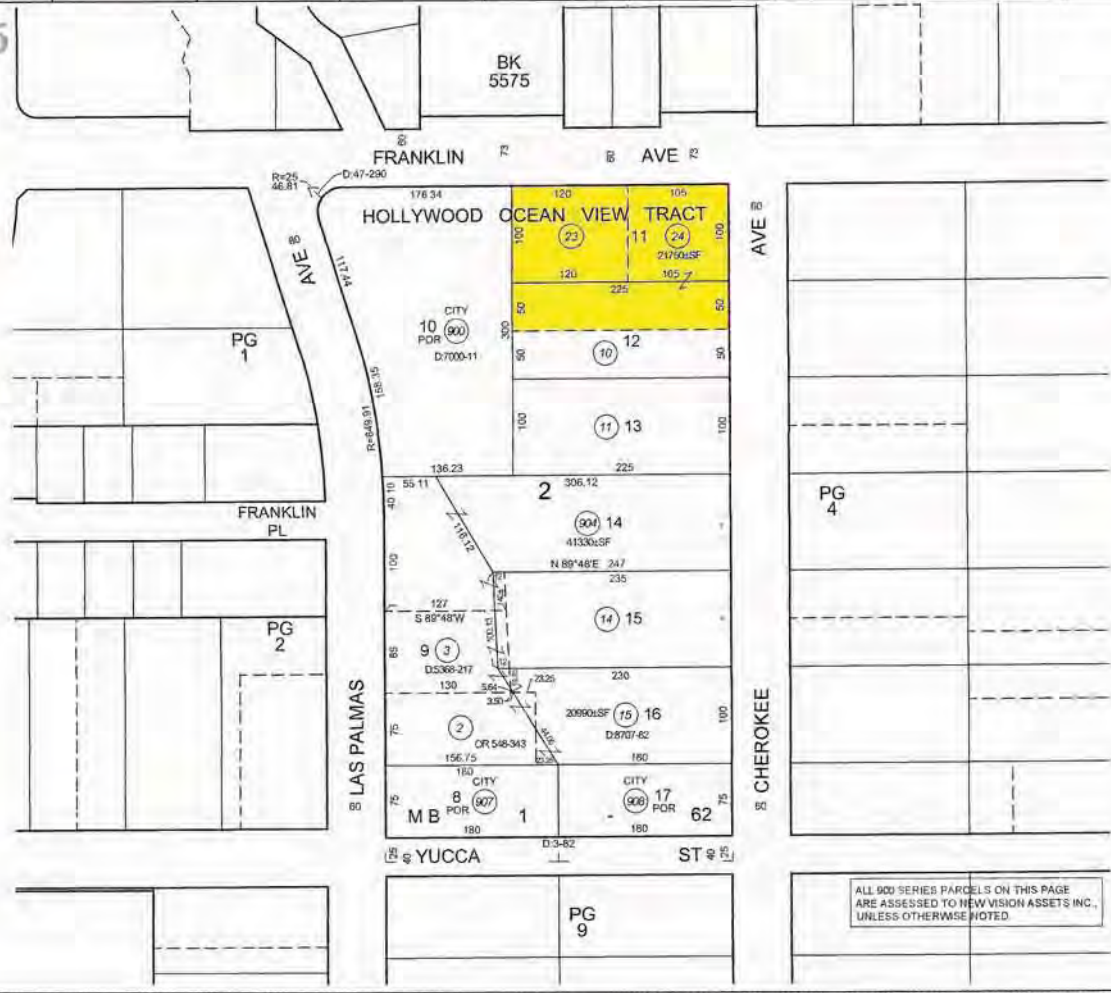
Social Security Death Index

United States Census Records

World War I and II Draft Registration Records

2005

BK  
5575



ALL 900 SERIES PARCELS ON THIS PAGE  
ARE ASSESSED TO NEW VISION ASSETS INC.,  
UNLESS OTHERWISE NOTED.

Cherokee Ave  
1800 N



Academy of Art University  
Grafty Center  
FINE ARTS

M



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 1S

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) THE MONTECITO

P1. Other Identifier: The Montecito

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles County  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6650 FRANKLIN AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: \_\_\_\_\_

APN:5547003024

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

\*P3b. Resource Attributes: (List attributes and codes) HP03

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:

(View, data, accession #)

01/27/09

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1931

Assessor

\*P7. Owner and Address:

SAFRAN, THOMAS L  
11812 SAN VICENTE BLVD (STE 600)  
LOS ANGELES, CA 90049

\*P8. Recorded by:

Jenna Snow  
Chattel Architecture, Planning & Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423-3938

\*P9. Date Recorded: 01/27/2009

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archeological Record  District Record  Linear Feature Record  Milling Station Record

Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of 2

\*Resource Name or #: (Assigned by recorder) THE MONTECITO

\*Recorded By: Jenna Snow \*Date: 01/27/2009 \_\_\_\_\_ Continuation X Update

Update Status: Retains Integrity

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received JUN 20 1985  
date entered JUL 18 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic The Montecito Apartments  
and/or common The Montecito Apartments

RECEIVED  
JAN 2 1985

OHP

2. Location

street & number 6650 Franklin Avenue N/A not for publication  
city, town Los Angeles N/A vicinity of  
state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name The Montecito Apartments, The General Partnership  
street & number 9454 Wilshire Boulevard, Suite M-7  
city, town Beverly Hills N/A vicinity of state CA 90212

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records  
street & number 320 West Temple Street  
city, town Los Angeles state CA

6. Representation in Existing Surveys

(Tax Certification, Part 1, August 8, 1984)  
title NONE has this property been determined eligible?  yes  no  
date  federal  state  county  local  
depository for survey records  
city, town state

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

**Describe the present and original (if known) physical appearance**

The Montecito Apartments, 1861 Cherokee Avenue/ 6650 Franklin Avenue, is a ten story and two basement reinforced concrete structure. It is built in an essentially square building plan with two shallow light courts on the east and west facades, and is designed in a manner influenced by the Art Deco/ Zig Zag Moderne style with applied Deco and Mayan decorative detailing. It is built on a corner downslope lot from Franklin south along Cherokee. This lot provides a high degree of visibility for this virtually unaltered structure.

The main or entrance facade is located on Franklin Avenue. It has a double inset bronze doorway with a decorative cast iron, rusticated concrete and marble and black glass surround. A highly decorative cast iron canopy with lamps is located directly above the entrance and is anchored to the facade by bars with turnbuckles. The remainder of the Franklin street level frontage is relatively austere, consisting of rusticated concrete panels set between vertically incised piers and flat metal casement windows. Directly above the street level windows there are decorative cast Deco panels set as partial spandrels. Above these are heavy Mayan pendants cast in concrete and anchored to each pier at the second story level and extending to the third story level. The facade from the third story to the attic level is relatively unadorned with the exception of chevrons in the spandrel areas at each floor level. All windows are flat metal casements in each of the nine window bays which flank a centrally located inset fire stairwell. The attic area consists of cast decorative concrete utilizing a pattern similar to that of the first floor level.

The east elevation continues the decorative detailing of the north from the first story level to the attic area. The downslope lot exposes, however, the wall surface of the basement area which consists of rusticated cast concrete. This side has a centrally located shallow light well flanked by four window bays on each side. Again, the windows are of the flat metal casement type.

The south elevation carries the decorative Mayan detailing of the north and east only to the easternmost window bay. The window articulation and decorative detailing from the first story level to the attic area is, however, similar to that of the north elevation. The two basement levels are fully exposed on this facade and they consist of a flat wall surface articulated by irregularly placed window openings. A sloping driveway runs from Cherokee down to the lower basement level where a large garage doorway provides access to interior parking.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 1

The west elevation is similar in mass to the east elevation, but there are only three window bays located in the principal wall segments as opposed to the four in the eastern elevation. The wall surfaces are flat and are devoid of decorative detailing from the first floor to the attic area where cast decorative panels are utilized in a manner similar to each of the other three elevations. The basement wall surface is exposed and is rusticated only in the area directly below the northernmost wall segment.

The roof area consists of a centrally located machinery penthouse of concrete construction. It is rectangular in shape with four window openings on the east and west elevations and two window bays on the north and south. Elaborate cast Deco panels are carried above the window openings on all elevations and the penthouse is capped by a hipped copper and concrete roof. Large neon "Montecito" signs are located in the roof parapets on the east and south elevations. A similar sign is located on the machinery penthouse directly below the roofline on the northern elevation.

The interior of the structure is relatively unaltered. The principal areas of interest are the lobby, reception room and corridors. Access to the lobby is provided from the Franklin Avenue entrance. It consists of a relatively small area adorned by cast concrete moldings, Deco columns with both flat and fluted surfaces and marble baseboards. The reception room is located to the east of the lobby. It is rectangular in configuration with a splendid Deco fireplace set into the west wall. The windows have decorative surrounds consisting of fluted side moldings with scalloped incised molding above. The corridors are decorated by simple cast plaster moldings at the ceiling level. Numerous light fixtures are located throughout the building. The apartments are also relatively unaltered with the exception of minor modifications to the bathroom and kitchen areas.

The building grounds consist simply of a pool and parking area. The pool, a 1950's addition, is the only major alteration to the building complex. Located in the southwest corner of the lot it is presently unmaintained and is in poor condition.

In summary, the Montecito is an excellent example of the Deco style as utilized in apartment house design in Southern California. Furthermore, its unaltered condition and high visibility serve to make this building a landmark in the Hollywood area.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1930-1931 Builder/Architect Baruch/ Miller

### Statement of Significance (in one paragraph)

The Montecito Apartments is one of the finest examples of Art Deco styling with Mayan detailing in the Hollywood area. It is significant for its architectural quality and integrity, and remains virtually unaltered. The structure is prominently situated on a hillside two blocks north of Hollywood Boulevard, and is highly visible from this well traveled thoroughfare. The Montecito Apartments has long served the Hollywood community as a visually pleasing local landmark, and is compatible in period, style and scale with nearby commercial structures on Hollywood Boulevard. The edifice, with its overscaled signage, is an integral component of the Hollywood skyline.

The Montecito Apartments is the finest extant work designed by the notable Los Angeles architect Marcus P. Miller. The structure was one of only a few apartment buildings in the Los Angeles area which reached the height limit imposed for earthquake safety. The Montecito Apartments has been regarded as one of Hollywood's finest apartment buildings since construction was completed in 1931. It was the illustrated subject of an article in the Arrowhead Magazine in June 1934 which stated that "Towering above the trees at the foothills the Montecito Apartments furnish an example of the fineness of Hollywood's living accommodations."<sup>1</sup> It served the motion picture industry during its peak production years by providing accommodations for the vast influx of workers and artists associated with film making.

The Montecito Apartments was built as a commercial venture by The Cherokee Properties, Ltd. The Los Angeles architect Marcus P. Miller was commissioned to design the structure. Architect Miller is best known for his design of the Darkroom Camera Shop storefront; the unique entrance area is constructed in the shape of a giant camera. The H.M. Baruch Corporation was contracted to erect the edifice at an estimated cost of \$275,000. This was a substantial sum for an apartment building in Los Angeles during this period. Herbert M. Baruch was one of Los Angeles' most prominent builders in the late 1920's and early 1930's. A high level of craftsmanship can be seen in his other works determined to be eligible to the National Register, including: the Garfield Building, the William Fox Building, and the Sun Realty Building.

<sup>1</sup> "Glamorous Hollywood" The Arrowhead Magazine, (June 1934), p. 25.

# 9. Major Bibliographical References

See Continuation Sheet, Item 9.

# 10. Geographical Data

Acreege of nominated property 0.77 acre

Quadrangle name Hollywood

Quadrangle scale 1:24000

### UTM References

A 

1	1	3	7	6	9	5	0	3	7	7	4	4	2	0
Zone	Easting						Northing							

B 

Zone	Easting						Northing							

C 

Zone	Easting						Northing							

D 

Zone	Easting						Northing							

E 

Zone	Easting						Northing							

F 

Zone	Easting						Northing							

G 

Zone	Easting						Northing							

H 

Zone	Easting						Northing							

### Verbal boundary description and justification

Lot 11 and the north half of Lot 12, Block 2 of the Hollywood Ocean View Tract, City of Los Angeles, County of Los Angeles. Property is a 150' x 225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

# 11. Form Prepared By

name/title Roger G. Hatheway and Richard Starzak

organization Roger G. Hatheway & Assoc. date December 7, 1984

street & number 25283 Cabot Road #218 telephone (714) 472-8648

city or town Laguna Hills state California 92653

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Gualtieri

title State Historic Preservation Officer date May 24, 1985

### For NPS use only

I hereby certify that this property is included in the National Register Entered in the National Register

[Signature] date 7-18-85  
Keeper of the National Register

Attest:

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet

Item number 8

Page 1

Construction was begun on November 26, 1930 and was completed the following year.<sup>2</sup> Exterior and interior wall construction is reinforced concrete throughout. "Exterior ornament (is) cast integrally with the walls through the use of waste moulds."<sup>3</sup> Interior construction also incorporates tile partitions and plaster walls and ceilings. Cement flooring was incorporated throughout, and in addition, the bathroom floors were covered with decorative tile. Composition roofing was applied to the concrete roof, and the concrete penthouse roof was sheathed in copper. A semi-public swimming pool was constructed in 1956 to the southwest of the main structure. Construction of the pool cost \$3,900.

In summary, the Montecito Apartments is architecturally significant as one of the finest examples of the Deco style with Mayan influence detailing in the Hollywood area. Furthermore, it is significant for its architectural quality and integrity, as one of the finest extant works of the architect, Marcus P. Miller. The edifice of the Montecito is an integral component of the Hollywood skyline, and has long served the Hollywood community as a local landmark, contributing to the unique sense of time and place of the surrounding area.

<sup>2</sup> Los Angeles City Dept. of Building and Safety. Building permit #28346, issued November 26, 1930.

<sup>3</sup> "Portland Cement Association (advertisement)," The Architect and Engineer, Vol. CXIV No. 3 (September 1933).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet

Item number 9

Page 1

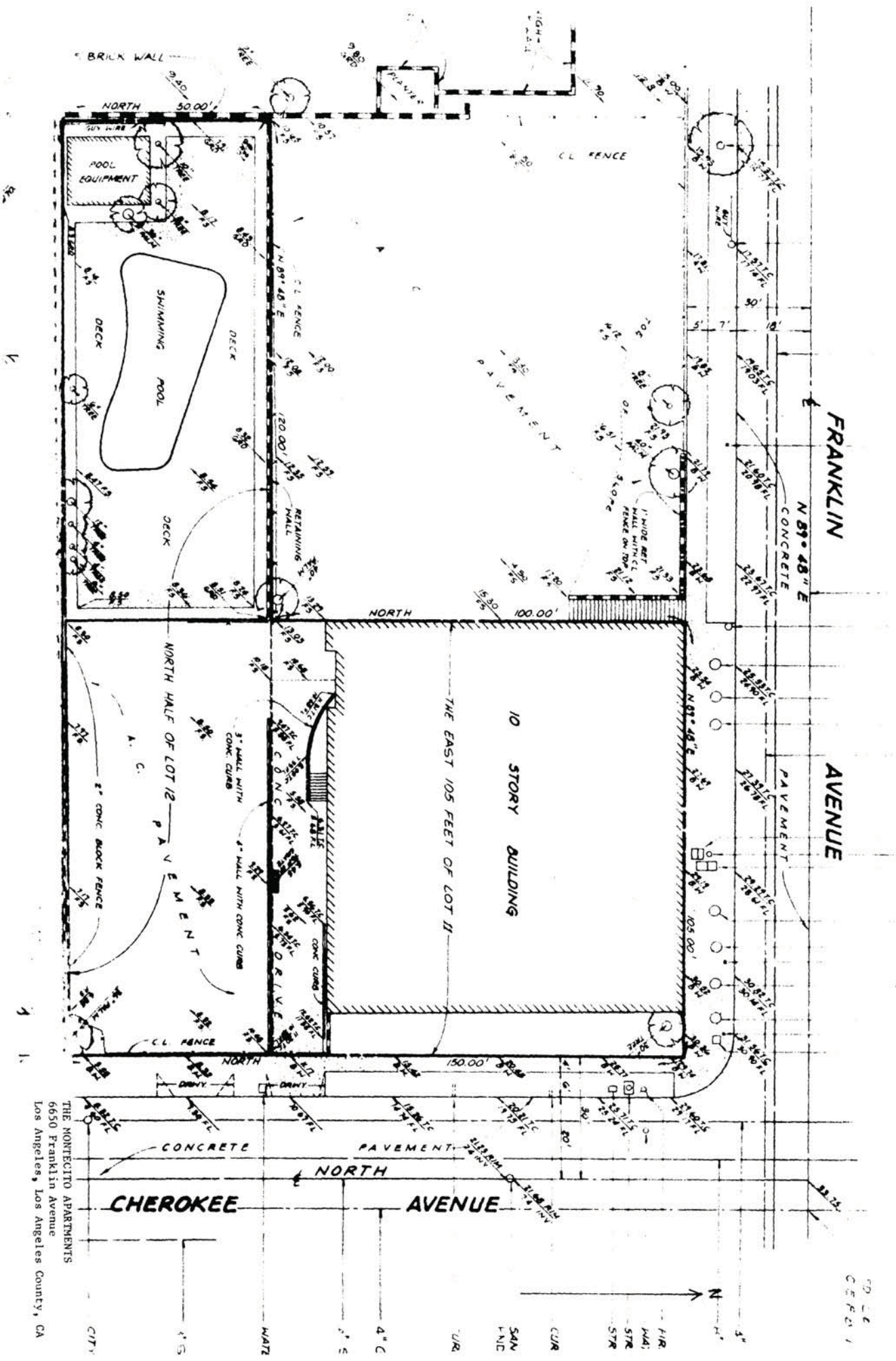
"Glamorous Hollywood" The Arrowhead Magazine, (June 1934), p. 25.

Los Angeles City Dept. of Building and Safety. Building permit  
#28346, issued November 26, 1930.

Los Angeles City Dept. of Building and Safety. Building permit  
#459 issued January 8, 1931.

Los Angeles City Dept. of Building and Safety. Building permit  
#42192 issued April 19, 1956.

"Portland Cement Association (advertisement)," The Architect and  
Engineer, Vol. CXIV No. 3 (September 1933).



THE NORCETTO APARTMENTS  
 6650 Franklin Avenue  
 Los Angeles, Los Angeles County, CA

SCALE  
 1" = 10'



**The Montecito Apartments**  
**6650 Franklin Avenue**  
**Los Angeles, Los Angeles Co., Calif.**

**March 1984 Photograph by Tom Zimmerman**  
**Negatives located at:**  
**Hatheway & Associates**  
**25283 Cabot Road, Suite 218**  
**Laguna Hills, CA 92653**

**Overall View**  
**Photographer facing North**  
**Photograph 1 of 9**



**The Montecito Apartments**  
**6650 Franklin Avenue**  
**Los Angeles, Los Angeles Co., Calif.**

**March 1984 Photograph by Tom Zimmerman**  
**Negatives located at:**  
**Hatheway & Associates**  
**25283 Cabot Road, Suite 218**  
**Laguna Hills, CA 92653**

**South & East Elevations**  
**Photographer facing north**

**Photograph 2 of 9**



**The Montecito Apartments**  
**6650 Franklin Avenue**  
**Los Angeles, Los Angeles Co., Calif.**

**March 1984 Photograph by Tom Zimmerman**  
**Negatives located at:**  
**Hatheway & Associates**  
**25283 Cabot Road, Suite 218**  
**Laguna Hills, CA 92653**

**Entrance Facade**  
**North Elevation**  
**Photographer facing South**

**Photograph 3 of 9**



**The Montecito Apartments**  
**6650 Franklin Avenue**  
**Los Angeles, Los Angeles Co., Calif.**

**March 1984 Photograph by Tom Zimmerman**  
**Negatives located at:**  
**Hatheway & Associates**  
**25283 Cabot Road, Suite 218**  
**Laguna Hills, CA 92653**

**Entrance and Rear**  
**North and West Elevations**  
**Photographer facing Southeast**

**Photograph 4 of 9**



Montecito

6650

NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED

The Montecito Apartments  
6650 Franklin Avenue  
Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman  
Negatives located at:  
Hatheway & Associates  
25283 Cabot Road, Suite 218  
Laguna Hills, CA 92653

Detail of Main Entrance Area  
North Elevation  
Photographer facing South

Photograph 5 of 9

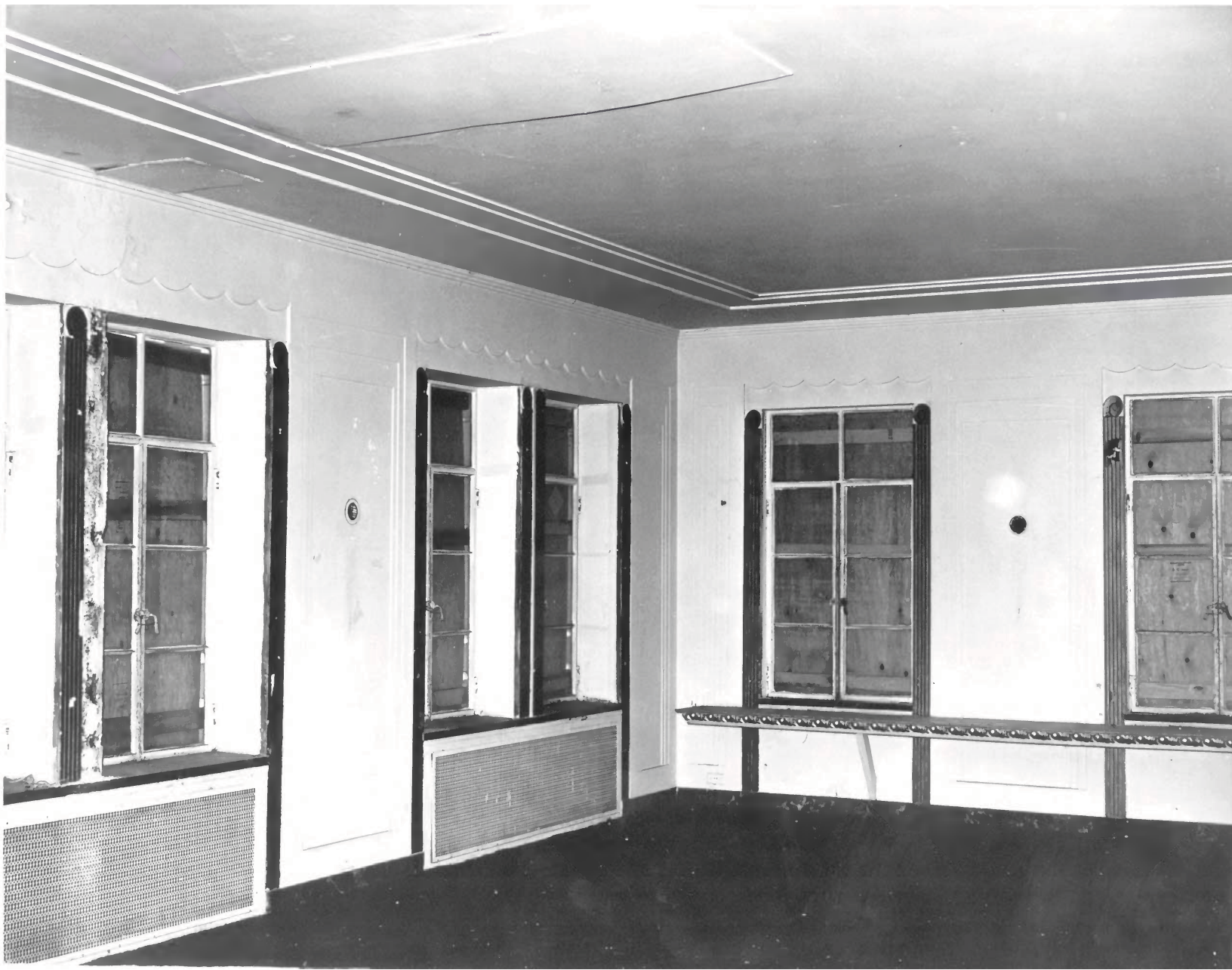


The Montecito Apartments  
6650 Franklin Avenue  
Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman  
Negatives located at:  
Hatheway & Associates  
25283 Cabot Road, Suite 218  
Laguna Hills, CA 92653

Lobby Area  
Interior View; First Floor  
Photographer facing South

Photograph 6 of 9

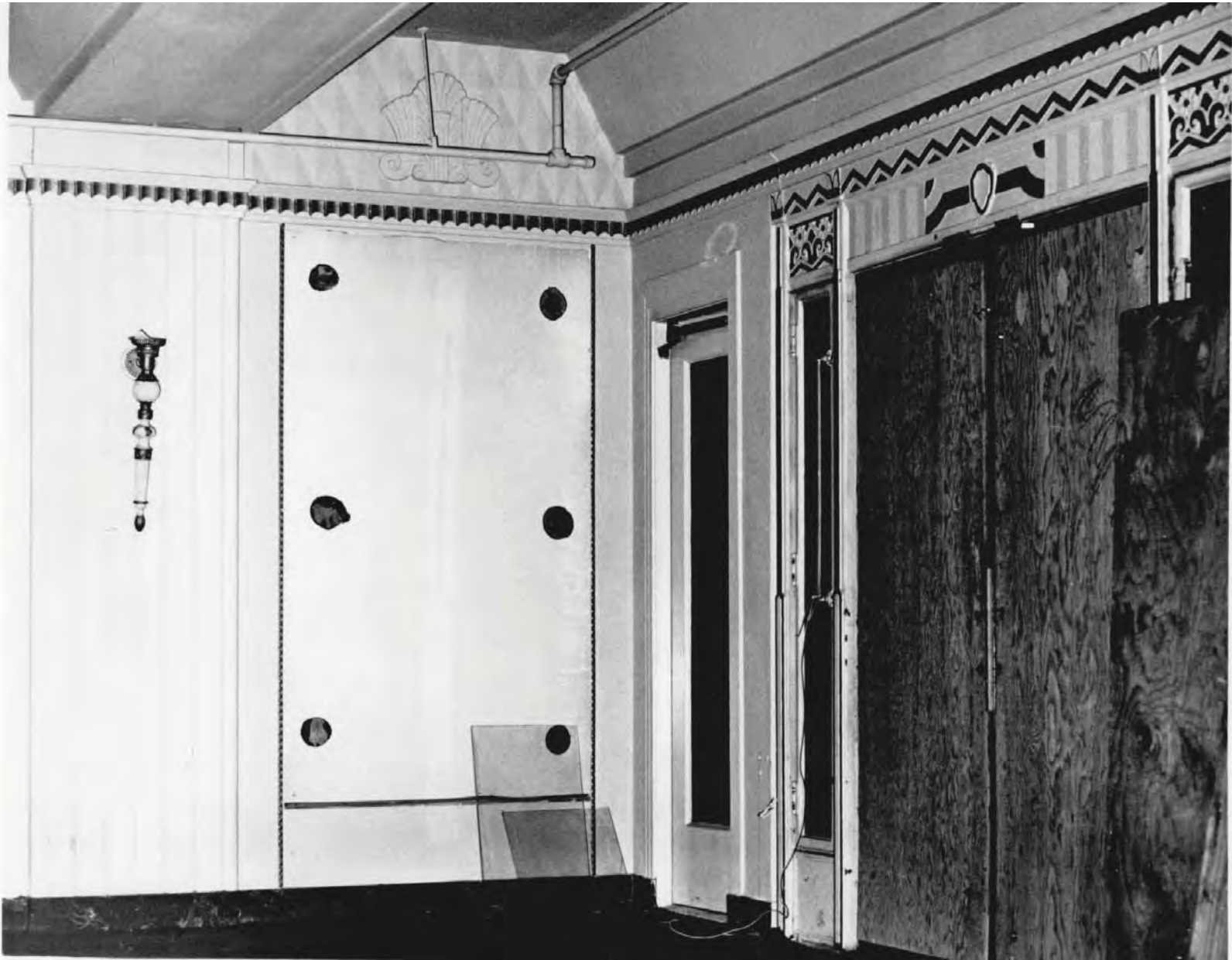


**The Montecito Apartments**  
**6650 Franklin Avenue**  
**Los Angeles, Los Angeles Co., Calif.**

**March 1984 Photograph by Tom Zimmerman**  
**Negatives located at:**  
**Hatheway & Associates**  
**25283 Cabot Road, Suite 218**  
**Laguna Hills, CA 92653**

**Reception Room**  
**Interior View; First Floor**  
**Photographer facing South**

**Photograph 7 of 9**



**The Montecito Apartments**  
**6650 Franklin Avenue**  
**Los Angeles, Los Angeles Co., Calif.**

**March 1984 Photograph by Tom Zimmerman**  
**Negatives located at:**  
**Hatheway & Associates**  
**25283 Cabot Road, Suite 218**  
**Laguna Hills, CA 92653**

**Detail of Reception Room**  
**Interior View; First Floor**  
**Photographer facing South**

**Photograph 8 of 9**



**FIRE  
ESCAPE**

© 1988 PRODUCTS OF CLARKSON AND 1970

The Montecito Apartments  
6650 Franklin Avenue  
Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman  
Negatives located at:  
Hatheway & Associates  
25283 Cabot Road, Suite 218  
Laguna Hills, CA 92653

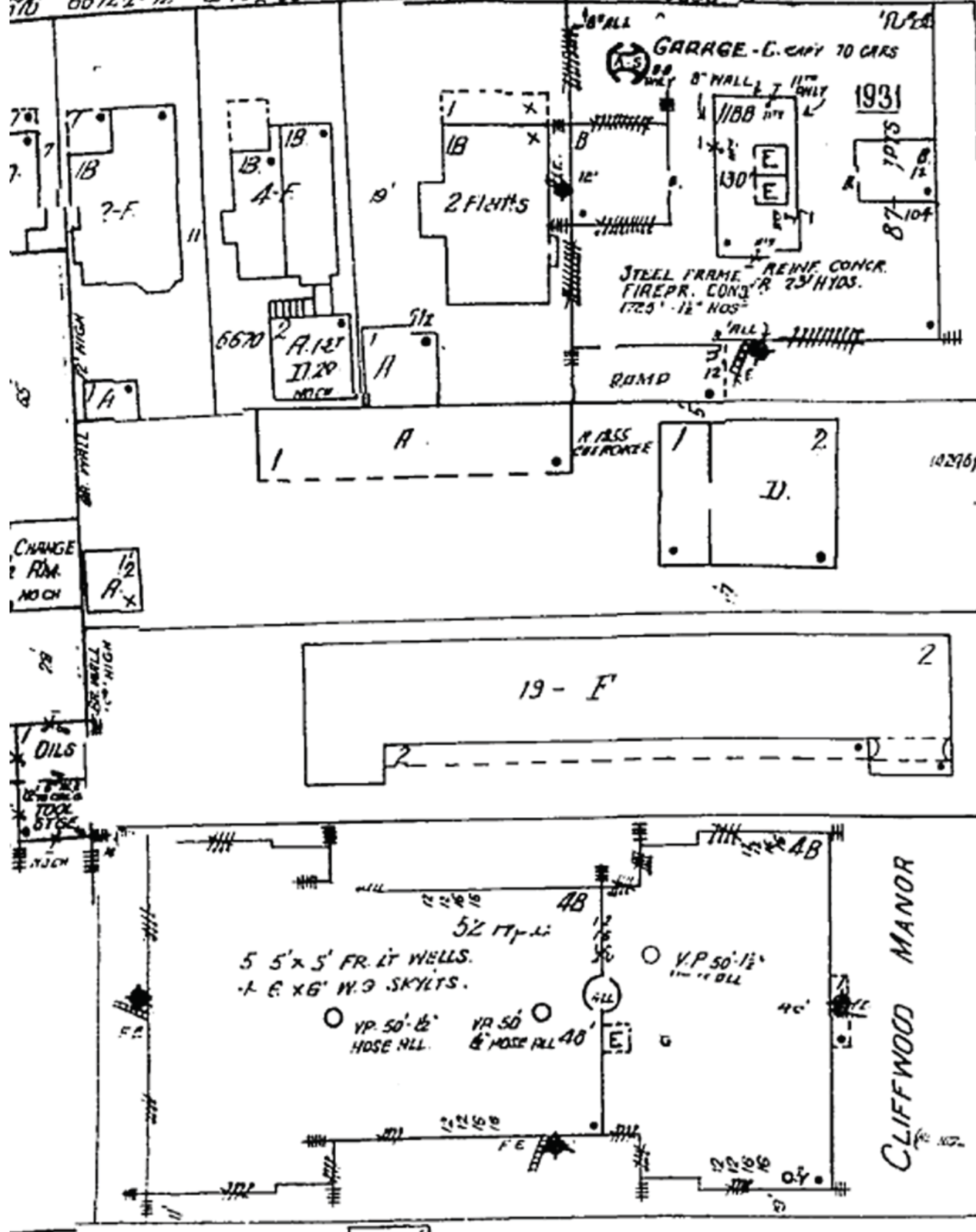
Detail of Hall Signage  
Interior View; Typical Floor  
Photographer facing South

Photograph 9 of 9

# FRANKLIN

S E E

6674 6672 1/2 1/2 6670 1/2 68-68.9-68.8 6666 6664 6650



424



CHANGE RDM NOCH 1/2 A x

DILS TOOK STICK

1 D.

AUTO 1837 1/2

1 D.

1837 CHESTER

1862

# Montecito Apartments

From Wikipedia, the free encyclopedia

**Montecito Apartments** is a large apartment building in Hollywood, California, USA. It was built in 1935 in the zig-zag Art Deco style and was the home for many Hollywood celebrities, including James Cagney, Mickey Rooney and Montgomery Clift. It was also Ronald Reagan's first home when he moved to Hollywood in 1937. In 1985, the building was converted to a low-income housing project for senior citizens.

## Contents

- 1 Early years
- 2 Home for Ronald Reagan and other actors
- 3 Renovation and conversion to senior housing
- 4 Historic designation
- 5 See also
- 6 References

## Early years

The building was built in 1935 with 95 units at a cost of \$1 million.<sup>[2]</sup> Set on a hill overlooking the city, the Montecito is the highest building in Hollywood.<sup>[3]</sup> It has a private swimming pool, two subterranean garages and a parking lot.<sup>[3]</sup> The building is a classic Art Deco design with Mayan influences and windows arranged in vertical blinds.<sup>[4]</sup> In 1946, it was sold for \$600,000.<sup>[5]</sup> In 1954, it was sold again, this time by Isadore and Libby Teacher to Howard Fox and Harry Wyatt.<sup>[2]</sup>

## Home for Ronald Reagan and other actors

The Montecito was once frequented by movie stars, especially New York based actors while working in Hollywood. It was Ronald Reagan's first residence when he moved to Hollywood; Reagan lived at the Montecito from June 1937 to late 1938.<sup>[6]</sup> Reagan was said to have been roommates at the Montecito with Mickey Rooney.<sup>[7]</sup> Other celebrities who have lived at the Montecito include James Cagney,<sup>[8]</sup> George C. Scott,<sup>[9]</sup> Montgomery Clift,<sup>[4]</sup> Geraldine Page,<sup>[8]</sup> Don Johnson, Sal Mineo, and Ben Vereen.<sup>[10]</sup>

## Renovation and conversion to senior housing



Front view of Montecito Apts.

In 1970, rents ranged from \$180 to \$400 for furnished apartments.<sup>[3]</sup> In 1984, the owners obtained grants and loans from the Los Angeles Community Redevelopment Agency ("CRA") and HUD to rehabilitate the building and convert it into 180 apartments for low income senior citizens.<sup>[11][12]</sup> In 1988, the Los Angeles Conservancy presented an award to the Montecito for the redevelopment project.<sup>[13]</sup>

In 1995, the owners defaulted on loans, and Bank of America foreclosed on the building.<sup>[14]</sup> The foreclosure triggered CRA losses that amount to \$8.2 million.<sup>[15]</sup>

## Historic designation

In 1985, the building was listed on the National Register of Historic Places. The Montecito has been described as "one of the finest examples of the Art Deco style, with Mayan influence detailing."<sup>[12]</sup> It is also significant for its architectural quality and integrity and as the finest extant work of architect Marcus P. Miller.<sup>[12]</sup>

## See also

- List of Registered Historic Places in Los Angeles

## References

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- "Places of Interest" (http://www.discoverhollywood.com/pagemanager/templates/content.asp?articleid=17&zoneid=3). Discover Hollywood.

<b>Montecito Apartments</b>	
U.S. National Register of Historic Places	
<span></span>	
<div><span></span></div> <div>Montecito Apts, 2008</div>	
<b>Location</b>	6650 Franklin Avenue, Hollywood, Los Angeles, California, USA
<b>Coordinates</b>	<span><span><span><span><span>34°6′18″N</span> <span>118°20′3″W</span></span></span><span><span>﻿</span> / <span>﻿</span></span><span><span>34.105°N 118.338°W</span><span><span>﻿</span> / <span>34.105; -118.338</span></span></span></span></span>
<b>Built</b>	1930
<b>Architect</b>	H.M. Baruch Corp.; Miller, Marcus P.
<b>Architectural style</b>	Art Deco
<b>NRHP Reference #</b>	85001592 (https://npgallery.nps.gov/AssetDetail/NRIS/85001592)
	[1]
<b>Added to NRHP</b>	July 18, 1985

11. Penelope McMillan (1984-10-24). "10 L.A. County Projects Gain \$11 Million in HUD Funding". Los Angeles Times.
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13. Sam Hall Kaplan (1988-06-18). "Awards for Making the Old New". Los Angeles News.
14. Anne Rackham (1995-08-21). "CRA takes beating in Hollywood investments - Los Angeles, California's Community Redevelopment Agency" ([http://findarticles.com/p/articles/mi\\_m5072/is\\_n34\\_v17/ai\\_17416391](http://findarticles.com/p/articles/mi_m5072/is_n34_v17/ai_17416391)). Los Angeles Business Journal.
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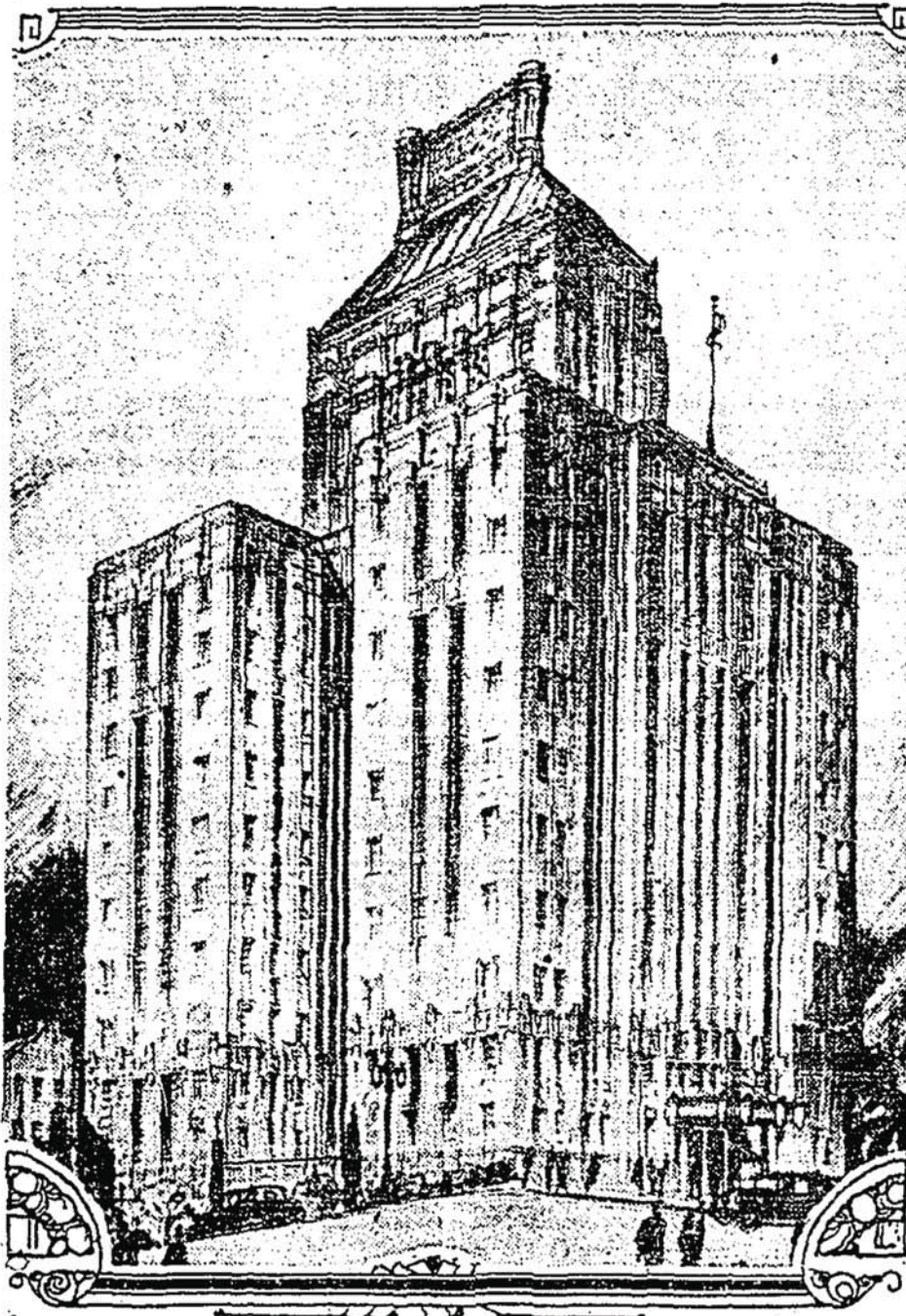
Retrieved from "[https://en.wikipedia.org/w/index.php?title=Montecito\\_Apartments&oldid=769546956](https://en.wikipedia.org/w/index.php?title=Montecito_Apartments&oldid=769546956)"

Categories: Residential buildings on the National Register of Historic Places in Los Angeles | Residential buildings completed in 1935  
| Residential skyscrapers in Los Angeles | Apartment buildings in Los Angeles | Hollywood history and culture | Art Deco architecture in California  
| Buildings and structures in Hollywood

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## *Hollywood Structure to Rise*



### Owners Order Plans.

Plans for a ten-story, basement and sub-basement, Class A apartment building, to rise at the southwest corner of Cherokee and Franklin avenues, are to be prepared by Architect Marcus P. Miller for the Cherokee Properties, Ltd. Cost of the project, including site and furnishings, is estimated to be in excess of \$800,000.

*Los Angeles Times (1923-Current File); Aug 30, 1931;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. E2

## **Apartments in Hollywood to Open This Week**

Tuesday has been designated as the date for the formal opening of the Montecito Apartments, Cherokee and Franklin avenues, according to announcement last week of Cherokee Properties, Ltd., owners of the recently completed \$750,000 apartment project.

The building contains 100 suites divided into doubles, singles and bachelor apartments, the doubles being declared unique in that each has two baths. Provision also has been made for automobile storage in a double subterranean garage served by elevators.

**Article 9 -- No Title**

*Los Angeles Times (1923-Current File): Sep 26, 1954;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. E7



**PURCHASED**—View of Montecito apartment hotel, 6650 Franklin Ave., Hollywood, sold by Isadore and Libby Teacher to Howard M. Fox and Harry N. Wyatt. The transaction was announced by Maury Grossman, Beverly Hills realtor. The Montecito, Class A structure with 95 units and two subterranean garages, was built in 1931 at cost of approximately \$1,000,000.

# Father of Ben Alexander in Kidnaping

Ben Alexander Sr., 80, father of Jack Webb's partner on the Dragnet television show, had a real case for them yesterday.

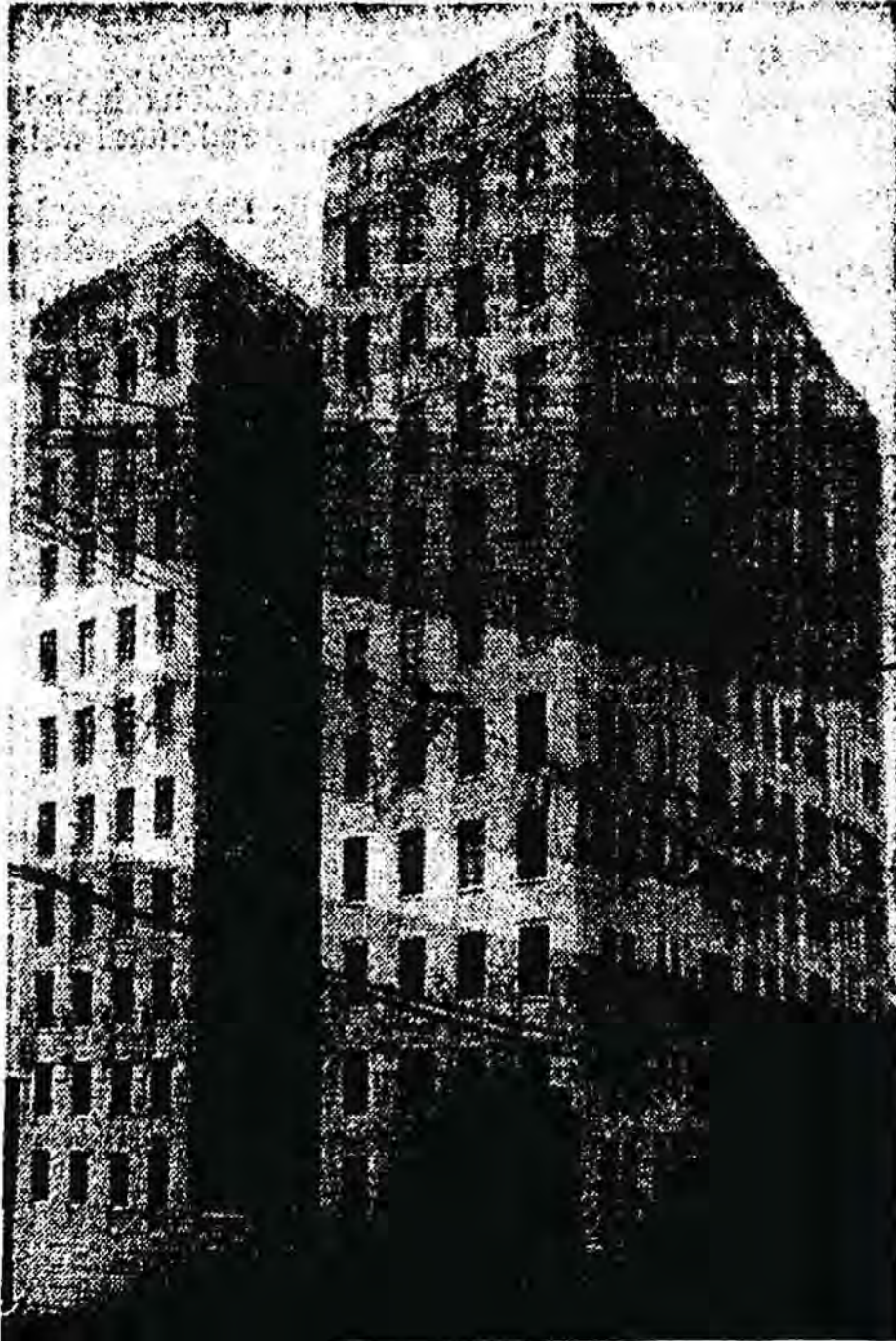
The senior Alexander, who lives at 6650 Franklin Ave., reported to police that he was kidnaped at gunpoint by three men Tuesday night, taken for a ride and robbed —of 50 cents.

He said he was standing on the corner at Las Palmas and Franklin Aves. when the men, one carrying a pistol, forced him into their car. They pulled his hat over his eyes and drove into what he believed was the Hollywood Hills.

After demanding all his money, which happened to be just 50 cents, they pushed him from the car at Grace and Whitley Aves. And those are the facts.

Police said the kidnapers may be the same three men who earlier picked up William A. Miller, 39, of 825½ Gardena Blvd., at a bus stop at Gardena Blvd. and Vermont Ave. Miller said they took \$3 and dumped him out at 157th St. and Vermont Ave.

**Photo Standalone 13 -- No Title**  
*Los Angeles Times (1923-Current File); Mar 26, 1961;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. H16



**EXCHANGE DEAL-** -The Montecito Apartments at 6650 Franklin Ave., valued at \$1.2 million, have been exchanged by owners Mr. and Mrs. H. M. Fox and Mr. and Mrs. H. N. Wyatt for an apartment on N. Ardmore owned by Leon Omansky and Arnold Klein. Jack Perlman represented all the parties:

**Photo Standalone 17 -- No Title**

*Los Angeles Times (1923-Current File); Mar 17, 1963;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. 120



**SALE ANNOUNCED-** -The 10-story, 87-unit, luxury apartment hotel, The Montecito, at 6650 Franklin Ave., longtime Hollywood landmark, has been sold to Paul T. Bachman by Jack M. O'Kean as part of a \$2.5 million exchange transaction. Ramsey-Shilling Co., Hollywood realty firm, represented Bachman; Tom Griffith Realty represented O'Kean.

Actor Percy Kilbride Seriously Hurt by Car  
Los Angeles Times (1923-Current File); Sep 22, 1964;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. 2

## Actor Percy Kilbride Seriously Hurt by Car

Actor Percy Kilbride, 76, on suspicion of manslaughter, best known for his role of Pa Kettle in the motion picture series, was seriously injured Monday night when he was hit by a car in Hollywood.

His companion, Frank Belmont, 73, of 2240 Westwood Blvd., was killed when the two men were struck as they crossed Yucca St. at Cherokee St. Witnesses said the two men were in a pedestrian zone.

Gerald Lee Beckhahn, 23, of 6615 Franklin Ave., the driver of the car, was booked at Hollywood Police Station

Kilbride was treated at Hollywood Receiving Hospital for head injuries and then transferred to Hollywood West Hospital.

Kilbride, a veteran of more than 55 years on the stage and screen, lives at 6650 Franklin Ave.

He had more than 800 roles on the stage before he made his Hollywood debut in 1942.

He played opposite Marjorie Main in the "Ma and Pa Kettle" series, named by exhibitors as one of 1949's 10 biggest money makers.



Percy Kilbride

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Los Angeles Times (1923-Current File); Feb 2, 1957;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. B5

## Actor Robert Ryan's Mother Injured by Auto

Actor Robert Ryan played the lead role in a two and one-half hour stage drama last night, not knowing that his mother—for whom he had reserved a seat — was hospitalized from injuries she received when struck by an automobile.

The actor's mother, Mrs. Mabel Ryan, 73, of 6650 Franklin Ave., was injured at Cherokee and Franklin Aves., while on her way to the Ivar Theater. She was

struck by a car driven by Leo Norris, 43, of 6711 Yucca St., who was not held.

Mrs. Ryan received a five-inch laceration on her head, minor cuts and bruises. California Hospital attendants described her condition as not serious.

She asked police to keep the news of the accident from her son until the play was over. Ryan is playing the lead role in "Tiger at the Gates" at the theater.

Two residents of the Montecito hit by cars outside the building.

**Conversion of Hotel Started in Hollywood**  
*Los Angeles Times (1923-Current File)*; May 12, 1985;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. 17

# Conversion of Hotel Started in Hollywood

Construction began last week on the conversion of the Montecito Apartments, 6650 Franklin Ave., Hollywood, from a residential hotel into 180 units of housing for senior citizens.

The city's Community Redevelopment Agency provided \$3.26 million in loan funds to aid in the restoration and conversion of the 1931-vintage building, with an additional \$1.1 million in financing provided by the federal Department of Housing and Urban Development.

"The Montecito Apartments is architecturally significant as one of the finest examples of the Art Deco style, with Mayan influence detailing," according to Edward Helfeld, administrator of the agency. "It is significant for its architectural quality and integrity and as the finest extant work of architect Marcus P. Miller."

## Hollywood Haunt Makes a Comeback

Morrison, Patt

*Los Angeles Times (1923-Current File)*; Mar 12, 1987;

ProQuest Historical Newspapers: Los Angeles Times

pg. V\_B1

# *Hollywood Haunt Makes a Comeback*

By PATT MORRISON,  
*Times Staff Writer*

In the early 1950s, when Ronald Reagan needed a place to come home to after a tough day on the set with such co-stars as Bonzo, he chose the Montecito Apartments in Hollywood.

Today, Reagan would still fit right in at the Montecito. It was rededicated Wednesday as a residence for senior citizens.

Once the temporary diggings of such Broadway luminaries as Julie Harris and Geraldine Page and the stopover Hollywood haunt for the likes of George C. Scott, Gene Hackman and Mickey Rooney—who evidently nursed sick animals back to health in his rooms—the 56-year-old Art Deco landmark is, like many of the stars who stayed there, making a comeback.

"Seeing it vacant was so depressing," said Gene Hinson,

**Please see HAUNT, Page 16**



## HAUNT Continued from Page B1

"Seeing it vacant was so depressing," said Gene Hinson, who managed the Montecito for 20 years with the kind of aplomb that kept him serene when a moonstruck actress strolled nude across the lobby and played matador with the traffic out front, or when seven FBI agents showed up to arrest a producer for robbing six banks--one of them while he drove the hotel porter's car.

Hinson, who found the renovation "wonderful," explained why actors liked the old Montecito so much. "We gave them a homelike atmosphere," he said. "Also, we gave them credit."

"It was a fun place to live in and work in, and I'm glad it didn't die out," said Jeanne Florian, a writer who worked the switchboard for years, making sure that studio calls got through to the poolside phone if an actor had gone to swim off post-audition jitters.

The Montecito is then-and-now Hollywood, the first promise kept in the city's pledge of \$900 million in redevelopment work on 1,100 acres of Hollywood. It is "a very significant step," Mayor Tom Bradley promised when he cut the ribbon, slung rather puzzlingly across the entrance to the nondescript parking lot.

Actor Albert Popwell, who played a bad guy in the "Dirty Harry" movies--"I'm always a bad guy"--stayed here years ago. "I liked the homelike atmosphere," so much so that now his mother, Odette, is one of the first new tenants.

The 10-story apartment-hotel at 6650 Franklin Ave., which cost \$275,000 to build in 1931, took \$8 million to renovate, \$3.26 million of that from a Community Redevelopment Agency loan. The 118 revamped low- and moderate-rent apartments rent from \$250 to \$470, and many of the low-priced ones are already taken. It is privately run by Montecito Apts. Ltd.

But on Wednesday, the restyled mauve and pearl-grey lobby, its ceiling dotted with Halloween-in-spring orange, black and silver balloons, felt almost like old times for veteran housekeeper Hattie Mangram and for Hinson, who is even thinking of coming back to live.

There are things to mourn: The Italian black marble facings on the front of the building, to match the carved chimney piece inside, had been hacked to shards by street kids. The mantel mirror had disappeared, too; Hinson remembers the two young producers of the 1970s hippie musical "Hair" standing before it to mess up their hair.

Through it all, Hinson always backed them up, Florian said. "You have 150 guests, all temperamental, all want to be waited on first," like the "egotistical" actor who got tired of waiting his turn and raced downstairs, wearing a loincloth and carrying a spear, to pound on her desk. Guests like Rip Torn, who once tossed a \$20 bill on her desk and said, "Go get yourself a drink," made up for the spear-carriers.

In its more sedate incarnation, the Montecito is "so quiet and calming," said tenant and leasing agent Marion Fredlund, stroking the upholstery of a chair. "They expect old people to live in dark little" places.

"This is splendor."

## **Building Permit History**

### **6650 Franklin Avenue**

### **Hollywood**

- November 26, 1930: Building Permit No. 28346 to construct a 10-story with 2-basements, 86' X 95' 200-room 79-family residence and basement garage at 6650 Franklin Avenue on the East 105 Feet of Lot 11, Block 2 of the Hollywood Ocean View Tract. Includes 6,000 barrels of cement and 340 tons of reinforcing steel.  
Owner: The Cherokee Properties, LTD  
Architect: Marcus P. Miller  
Contractor: H. M. Baruch Corp.  
Cost: \$275,000.00
- October 22, 1934: Building Permit No. 14085 for changing section of sub-basement , now used as garage into a commissary. Tile partitions, plumbing, electric wiring, plastering, etc. Cut 3 doors & windows thru concrete wall to corridor.  
Owner: Pacific States Savings & Loan Co.  
Architect: None  
Engineer: None  
Contractor: John W. Flanagan  
Cost: \$1,200.00
- April 10, 1956: Building Permit No. LA39963 for a parapet correction adjacent to Franklin.  
Owner: Howard Fox  
Architect: F. Frankel  
Engineer: M. Goldsmith  
Contractor: Owner  
Cost: \$800.00
- April 19, 1956: Building Permit No. LA42192 to build a 20' X 48' semi-public swimming pool at Montecito Hotel.  
Owner: Howard M. Fox  
Architect: None  
Engineer: J. L. Randall  
Contractor: Wahlstrom Bros.  
Cost: \$3,900.00

- August 20, 1956: Building Permit No. LA51072 for change of roof plans on pool equipment & utility building.  
Owner: Howard M. Fox & Haryn Wyatt  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$700.00
- July 9, 1974: Building Permit No. LA93323 to Comply with fire safety ordinance by changing doors to 1 hour labeled with steel frames, install sprinklers in all hallways and stairwells  
Owner: Montecito Hotel Apts. a limited partnership  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$27,000.00
- April 26, 1985: Building Permit No. LA10773 for rehabilitation of interior, add 39 units by remodeling 79 unit building to 118 unit building and add 58 parking stalls. Original building had 43 parking spaces for 79 units. New remodel has 118 unit with 101 parking spaces all of which are required full size. Add new 3-story exit stairs to parking lot. *{This work paved over the existing swimming pool.}*  
Owner: Montecito Apartments General Partnership  
Architect: Woodford and Bernard  
Engineer: John Kariotis  
Contractor: S. B. I. Construction  
Cost: \$3,600,000.00
- October 29, 1986: Building Permit No. LA49428 to revise parking per 12-21 A for senior citizen residential. 132 existing parking spaces inside of basement and sub-basement and 38 spaces in lot to South of building. Landscaped garden cited as "future parking area per 12.21.A (U) (1)"  
Owner: Montecito Apartments General Partnership  
Architect: Woodford and Bernard  
Engineer: John Kariotis  
Contractor: S. B. I. Construction  
Cost: \$33,000.00

- October 29, 1986: Grading Permit No. LA49430 to backfill for retaining wall.  
Owner: Montecito Apartments General Partnership  
Architect: None  
Engineer: None  
Contractor: S. B. I. Construction  
Cost: 187 cubic yards
- January 25, 1987: Building Permit No. LA56016 to comply with Dorothy Mae ordinance & Section 91.8604(e) by automatic fire sprinkling building throughout and other work per Permit L.A. 10773-85.  
Owner: Montecito Apartments General Partnership  
Architect: Woodford and Bernard  
Engineer: John Kariotis  
Contractor: S. B. I. Construction  
Cost: \$1,000.00
- December 9, 1997: Building Permit No. SL03032 to convert two 1 bedroom / 1 bath units to one 2 bedroom / 2 bath unit on 10th floor. (Changing from 118 to 117 units apartment building) Convert studio unit on first floor to manager's office. OK per CRA.  
Owner: Thomas Safram & Associates  
Architect: Joseph R. Santiestban  
Engineer: None  
Contractor: Owner  
Cost: \$25,000.00
- February 2, 1998: Building Permit No. LA71887 to refurbish existing roof and wall signs.  
Owner: Thomas Safram & Associates  
Architect: None  
Engineer: None  
Contractor: Standard Electrical Services  
Cost: \$500.00
- July 8, 1999: Building Permit No. SP30442 to add "structures inventory" info to 97016-10000-11246 (1997SL03032).  
Owner: Thomas Safram & Associates  
Architect: Joseph R. Santiestban  
Engineer: None  
Contractor: Owner  
Cost: \$0.00

June 16, 2015:

Building Permit No. LA49468 for voluntary seismic improvement to existing 10-story apartment building. Concrete strengthening of reinforced concrete transfer beams at 1st floor and basement. FRP strengthening of the diaphragm connection at the perimeter or 1st floor. Extending concrete shearwalls at the 2nd floor. Providing supplemental support strengthening for floor joists at perimeter wall piers. No exterior work included. No impact to historic finishes

Owner: Montecito Apartments Housing LP

Architect: None

Engineer: Rami Mohamed Elhassan

Contractor: J B General Contractors

Cost: \$300,000.00

# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg Form 1

BUILDING DIVISION

# 1

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Buildings

CLASS "A"-"B"-"C" Rein. Conc.

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. 6 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY

ENGINEER PLEASE VERIFY

Lot No. East 105 feet of Lot 11 Block 2  
(Description of Property)  
of the Hollywood Ocean View Tract  
City of Los Angeles, County of Los Angeles

Recorded in Book 1 page 62 of maps.

District No. M. B. Page F. B. Page

No. Southwest corner of Franklin & Cherokee Avenues Street  
(Location of Job) 1861 Cherokee Ave. 6650 Franklin Ave.

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk Deputy

- Purpose of Building: Apartments No. of Rooms: 200 No. of Families: 79
- Owner's name: The Cherokee Properties, Ltd. Phone: VA. 1822
- Owner's address: 814 Guinby Building, 7th & Grand Ave., Los Angeles
- Architect's name: Marcus P. Miller Phone: TU 9878
- Contractor's name: A.M. Bauck Corp. Phone:
- Contractor's address:
- TOTAL VALUATION OF BUILDING [Including Plumbing, Gas Fitting, Sowers, Ceasapools, Elevators, Painting, Finishing, all Labor, etc.] \$ 275,000.00
- Any other building or permit for a building on lot at present? No How used? No
- Size of proposed building: 86 x 95 Size of lot: 100 x 105 feet  
Approx. 145'-0" from
- Number of stories in height: 2 basements Height to highest point: Franklin Ave. sidewalk to top of penthouse roof.
- Material of foundation: Reinforced Concrete Character of soil: Decomposed & Hard Sandstone (See Borings in Specifications)
- Material of exterior walls: Reinforced Concrete
- Material of interior construction: Reinforced Concrete, Tile Partitions, plaster walls & ceilings etc.
- Material of floors: Cement Floors for Carpets & Tile Floors in Baths.
- Material of roof: Composition Roofing on Concrete & Copper Roofing on Concrete for Penthouse.

What Zone is Property In? B

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 10/25/30 220 (Sign Here) The Cherokee Properties, Ltd. (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 28346	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K. 2B 11-25-30 10' 96"	Stamp here when received in L.A. Bldg. Dept. NOV 26 1930
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PLANS SPRINKLER- REQUIRED

VALUATION INCLUDED - YES

202

7-24-75



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 East 10.5' of Lot 11, Block 2 of Hollywood Ocean View Tract Tract

Present location of building 6650 Franklin Ave (House Number and Street) Approved by City Engineer. New location of building Same (House Number and Street) Deputy. Between what cross streets SW Cor Cherokee

- 1. Purpose of PRESENT building Apartment House Families - Rooms - Store, Residence, Apartment House, or any other purpose.
2. Use of building AFTER alteration or moving Same Families Rooms
3. OWNER (Print Name) PACIFIC STATES SAVINGS & LOAN CO Phone
4. Owner's address 437 So Hill St.
5. Certificated Architect License No. Phone
6. Licensed Engineer License No. Phone
7. Contractor John W. Ferguson State License No. 9359 Phone 129816
8. Contractor's address 1723 W 52nd St OK Fee
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) \$1200.00
10. State how many buildings NOW on lot and give use of each 1 Apt House 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 A Material of existing walls Exterior framework Wood or Steel

Describe briefly and fully all proposed construction and work: Changing section of sub-basement, now used as garage into a commissary. Tile partition, plumbing, electric wiring, plastering etc. cut 3 doors & windows thru concrete wall to corridors.

Fill in Application on other Side and Sign Statement

FOR DEPARTMENT USE ONLY 14035 PERMIT NO. 14035 PLANS 10/23 FOR PLANS See Filed with SPRINKLER Valuation Included Inspector

T. Oct 26 74256 10

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..... John W. T. Magan (Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

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

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

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

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

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

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 108 OF BUILDING ORDINANCE.

PLAN CHECKING

RECEIPT NO. 956
VALUATION \$ 250.00
FEES PAID \$ 3.00

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 10 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)..... Owner or Authorized Agent.

# 3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL LOT <b>105</b> of BLK. <b>2</b>	TRACT <b>Hollywood Ocean View</b>
ZONE	2. BLDG. ADDRESS <b>6650 Franklin Ave.</b>	APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. <b>Cherokee</b>	AND
INSIDE KEY	4. PRESENT USE OF BLDG. <b>Apts.</b>	NEW USE OF BLDG. <b>Same</b>
COR. LOT	5. OWNER <b>Howard Fox</b>	
REV. COR. LOT SIZE	6. OWNER'S ADDRESS <b>601 No. Alpine St., Beverly Hills</b>	
REAR ALLEY	7. CERT. ARCH. <b>F. F. Frankel VA 3796</b>	STATE LICENSE NUMBER
SIDE ALLEY	8. LIC. ENG. <b>M. Goldsmith</b>	STATE LICENSE NUMBER
BLDG. LINE	9. CONTRACTOR <b>Owner</b>	STATE LICENSE NUMBER
AFFIDAVITS	10. SIZE OF EX. BLDG. <b>110 x 125</b> STORIES <b>10</b> HEIGHT <b>110'</b>	
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE	ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER

# 3

**6650 Franklin Ave.**

VALIDATION	<b>L.A. 39963</b>	<b>APR-10-56</b>	<b>44080</b>	<b>A - 2 CK</b>	<b>2.00</b>
TYPE	<b>I</b>	GROUP	<b>H-4</b>	MAX. OCC	<b>No Change</b>
		<b>APR-10-56</b>	<b>44081</b>	<b>A - 1 CK</b>	<b>5.00</b>

DIST. OFFICE	
C. OF O. ISSUED	<b>B.P. 5.00 P.C. 2.00</b>

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. <b>\$800.00</b>	VALUATION APPROVED <i>Waley</i>
PARKING SPACES	13. SIZE OF ADDITION <b>x</b> STORIES HEIGHT	APPLICATION CHECKED <i>Waley</i>
GUEST ROOMS	14. NEW WORK: <b>Parapet corr. adj. to Franklin</b> MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED <i>Waley</i>
FILE WITH	<p>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 (instance).</p> <p><i>Jim Frankel</i></p> <p>SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>	CORRECTIONS VERIFIED <i>Waley</i>
CONT. INSP.		PLANS APPROVED <i>Waley</i>
		APPLICATION APPROVED <i>Waley</i>

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

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 4901	1. LEGAL LOT <i>1/2 of lot 12 Bl 2</i>	BLK. 2	TRACT Hollywood Ocean View
ZONE R5	JOB ADDRESS <del>Montecito Hotel</del> , 6650 Franklin, Hollywood, <i>FB</i>		APPROVED
FIRE DIST.	2. BETWEEN CROSS STREETS <i>Cherry Lane</i> AND <i>Franklin</i>		
INSIDE KEY <i>REV. COR. LOT</i>	3. PURPOSE OF BLDG. Semi-public Swimming Pool		
LOT SIZE 1 RRG	4. OWNER Howard M. Fox		
REAR ALLEY	5. OWNER'S ADDRESS 601 North Alpine Drive, Beverly Hills, Calif.		
SIDE ALLEY	6. CERT. ARCH.		STATE LICENSE NUMBER
BLDG. LINE 10'	7. LIC. ENGR. J.L. Randall		STATE LICENSE NUMBER 9969
AFFIDAVITS	8. CONTRACTOR Wahlstrom Bros.		STATE LICENSE NUMBER 71433
BLDG. AREA	9. SIZE OF NEW BLDG. 20 x 48, 7995 sq ft. HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	10. MATERIAL OF EXTERIOR WALLS: Gunitite <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		

1 Montecito Hotel, 6650 Franklin, Hollywood Calif.

VALIDATION <i>4215</i>	APR-19-56	46231	B - 2 CK	7.50
TYPE <i>semi public Misc</i>	GROUP	MAX. OCC.	MAY-3-56	48941
DIST. OFFICE LA			B - 1 CK	14.98
C. OF D. ISSUED	<i>PC 750</i>	<i>BP 1470</i>		

DWELL. UNITS	11. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3900.00  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.  <i>Mrs. J. L. Randall</i> SIGNED <i>M-10 X 42998</i> <i>X4229</i>	VALUATION APPROVED <i>Mutzel</i>
PARKING SPACES		APPLICATION CHECKED <i>Emsking</i>
GUEST ROOMS		PLANS CHECKED <i>Mutzel</i>
FILE WITH		CORRECTIONS VERIFIED <i>Hall</i>
CONT. INSP. <i>CRITSOIL</i> <i>ZA4634</i> <i>ZA7281</i>		PLANS APPROVED <i>Hall</i>
<i>GRADING</i> <i>NO PRENSP RR to K. Sue Mages 5-3-56</i>	APPLICATION APPROVED <i>Hall</i>	

Form B-1 M-1710 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

PUBLIC SEWER AVAILABILITY



3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 150-105	1. LEGAL LOT. <u>105' of 1/4</u> BLK. <u>2</u>	TRACT Hollywood's Ocean View
ZONE R-5	2. BLDG. ADDRESS 6650 Franklin Ave.	APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. Las Palmas Ave. AND Cherokee Ave.	
INSIDE KEY	4. PRESENT USE OF BLDG. <u>Storage</u>	NEW USE OF BLDG. Same
COR. LOT <u>X</u>	5. OWNER Howard M. Fox & Haryn Wyatt	
REV. COR. LOT SIZE <u>150 x 225</u>	6. OWNER'S ADDRESS 601 No. Alpine Dr. Beverly Hills	
REAR ALLEY	7. CERT. ARCH.	STATE LICENSE NUMBER
SIDE ALLEY	8. LIC. ENG.	STATE LICENSE NUMBER
BLDG. LINE 10' Cher.	9. CONTRACTOR Owner	STATE LICENSE NUMBER
AFFIDAVITS	10. SIZE OF EX. BLDG. 16 20	STORIES 1 HEIGHT 11'
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3 6650 Franklin Ave.

VALIDATION LA51072	AUG-20-56	70109	A - 2 CK	2.00		
TYPE <u>V</u>	GROUP <u>G-1</u>	MAX. OCC. <u>0</u>	AUG-20-56	70110	A - 1 CK	14.50
DIST. OFFICE L. A.	P. C. \$2.00		B. P. \$4.50 IF 10.00			

DWELL. UNITS <u>0</u>	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 700.00	VALUATION APPROVED <i>Raymond</i>
PARKING SPACES	13. SIZE OF ADDITION <u>X</u> STORIES HEIGHT	APPLICATION CHECKED <i>Raymond</i>
GUEST ROOMS <u>0</u>	14. NEW WORK: Change of roof plans MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED <i>Raymond</i>
FILE WITH LA87583/56	<u>2A, 4634, 1281</u> 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.	CORRECTINGS VERIFIED <i>Raymond</i>
CONT. INSP.	<i>Howard M. Fox</i> SIGNED	PLANS APPROVED <i>Raymond</i>
GRADING No preinspect. CRITLSOILZ	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED <i>Raymond</i>

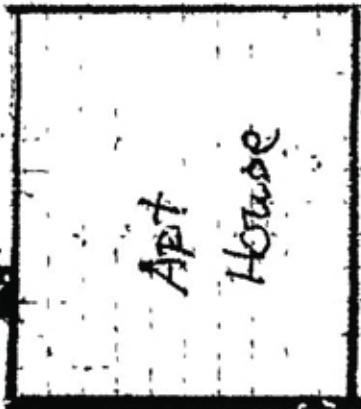
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

N/2 of Lot 12 AND Section 11 - Block 2 - Hollywood

VALLEY

CHEROKEE AVE

50



Apt House

100

APPROVED FOR ZONE  
YARDS AND USE

DATE 8-20-56 / J. J. [Signature]

11 11 11 11

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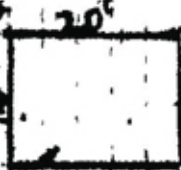
11 11

225



Pool

10



16

26

5

FRANKLIN AVE

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AR-1

1. LEGAL DESCR.	LOT pt 11 & 12	BLK 2	TRACT Hollywood ocean view tr	DIST. MAP 150-185
2. PRESENT USE OF BUILDING	(I) Apartment Hotel		NEW USE OF BUILDING (II) Same	CENSUS YR. 1902.00
3. JOB ADDRESS	6650 Franklin Ave.			ZONE R5-4
4. BETWEEN CROSS STREETS	cherokee	AND	las palmas	FIRE DIST. fire bufft
5. OWNER'S NAME	montecito Hotel Apts a limited partnership			LOT (TYPE) corner
6. OWNER'S ADDRESS	gen'l partner 7237 Almaden Lane Rancho La Costa			LOT SIZE irreg
7. ENGINEER	STATE LICENSE No.		PHONE	ALLEY -
8. ARCHITECT OR DESIGNER	STATE LICENSE No.		PHONE	BLDG. LINE 10'
9. CONTRACTOR	STATE LICENSE No.		PHONE	AFFIDAVITS
10. BRANCH LENDER	OWNER			Z.I. 571
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES HEIGHT 10	No. OF EXISTING BUILDINGS ON LOT AND USE one
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS steel & concrete conc.		ROOF concrete	FLOOR concrete
13. JOB ADDRESS	6650 Franklin Ave.			DIST. OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 27000 GP \$ 21000 PC			CRIT. SOIL
15. NEW WORK: (Describe)	COMPLY WITH FIRE SAFETY ORD change doors to 1 hr labeled with steel frames install sprinklers in all hallways & stair			GRADING yes HIGHWAY DED. yes FLOOD -
NEW USE OF BUILDING	same as was		SIZE OF ADDITION none	STORIES HEIGHT
TYPE I	GROUP OCC. N/C	PLANS CHECKED		CONS. yes
BLDG. AREA N/C	MAX OCC. N/C	TOTAL	PLANS APPROVED	ZONED BY R. Skank
DWELL. UNITS N/C	GUEST ROOMS N/C	PARKING REQ'D N/C	PROVIDED	APPLICATION APPROVED
SINKERS REQ'D SPECIFIED	CONT. INSP. <i>done</i>	INSPECTION ACTIVITY		INSPECTOR
P.C. 93.58	S.P.C.	B.P. 131	T.F.	G.P.I. O.S. C/O PM TYPIST

P.C. No. 00-6754  
 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.

JUL-28-74 82195 E :93323 T-68K 93.58  
 JUL-29-74

CASHIER'S USE ONLY

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 <i>[Signature]</i> (Owner or Agent)	Signature/Date Anthony 7/19/74
Bureau of Engineering	ADDRESS APPROVED
	SEWERS
	SEWERS AVAILABLE
	NOT AVAILABLE
	SFC PAID
	NO SEWER/PLUMBING REQ'D.
	SFC DUE
	SFC NOT APPLICABLE
	DRIVEWAY
	HIGHWAY DEDICATION
	REQUIRED
	COMPLETED
	FLOOD CLEARANCE
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED
Planning	APPROVED UNDER CASE #
Traffic	APPROVED FOR

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1 and North 12	BLOCK 2	TRACT T, TR 41831 Hollywood @ Ocean View 13	COUNCIL DISTRICT NO.	DIST. MAP 150-B-185
2. PRESENT USE OF BUILDING	Apartment		NEW USE OF BUILDING	Same	
3. JOB ADDRESS	6650 Franklin Ave.				
4. BETWEEN CROSS STREETS	Cherokee Ave.		AND Las Palmas Ave.		LOT TYPE Cor/
5. OWNER'S NAME	Montecito Apartments General Partnership 2731235				
6. OWNER'S ADDRESS	506 N 9454 Wilshire Blvd.		CITY LA	ZIP 90212	
7. ENGINEER	John Kariotis 09218 S Pas.		BUS. LIC. NO. SE1742	ACTIVE STATE LIC. NO. 199-3269	PHONE
8. ARCHITECT OR DESIGNER	Woodford and Bernick		BUS. LIC. NO. 86735-190	ACTIVE STATE LIC. NO. C01294	PHONE 938-1161
9. ARCHITECT OR ENGINEER'S ADDRESS	410 N La Brea		CITY LA	ZIP 90036	AFFIDAVIT ZT 1022
10. CONTRACTOR	S.B.I. CONSTRUCTION		BUS. LIC. NO. 320206-611303	ACTIVE STATE LIC. NO. 457757	PHONE 590622
11. SIZE OF EXISTING BLDG.	WIDTH 23	LENGTH 86	STORIES 1	HEIGHT 150	NO. OF EXISTING BUILDINGS ON LOT AND USE One APARTMENTS
12. CONST. MATERIAL OF EXISTING BLDG.	WALLS CONC	ROOF CONC	FLOOR CONC	AFFIDAVIT AFF 84-693771 grading ordinance hillside	
13. JOB ADDRESS	6650 Franklin Ave.		STREET GUIDE DISTRICT OFFICE LA SEISMIC STUDY ZONE		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	3,600,000		2,450,000		ADD 39
15. NEW WORK (Describe)	rehabilitation of int. including				GRADING FLOOD Yes
NEW USE OF BUILDING	SAME		SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC. R-1/B-1	FLOOR AREA	N.C.	PLANS CHECKED	FILE WITH
DWELLING UNITS	MAX OCC. 118	TOTAL FAMILIES	118	APPLICATION APPROVED	TYPIST RG
GUEST ROOMS	N.A.	PARKING REQ'D	+58/101	PARKING PROVIDED	INSPECTION ACTIVITY
P.C.	5135.45	G.P.I.	42.00	CONT. INSP.	YES
S.P.C.	2154.75	P.M.	171.69	CONCRETE	WELDING
R.P.	8584.40	E.I.	252.00	Claims for refund of fees paid of permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
U.F.	103.5	O.S.S.	103.5	SPRINKLERS REQ'D	YES
D.S.	223.25	S.D.S.S.	223.25	ENERGY	YES
DIST. OFFICE	LA	C.D.			
P.C. NO.	6824				

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 4-26-85 Lic. Class R Lic. Number 45775 Contractor [Signature]

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 \_\_\_\_\_ Owner's Signature \_\_\_\_\_

18. 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.).  
 Policy No. 006015084 Insurance Company SBI CONEST  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date 4-26-85 Applicant's 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 Laws of California.  
 Date \_\_\_\_\_ 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 or 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 \_\_\_\_\_

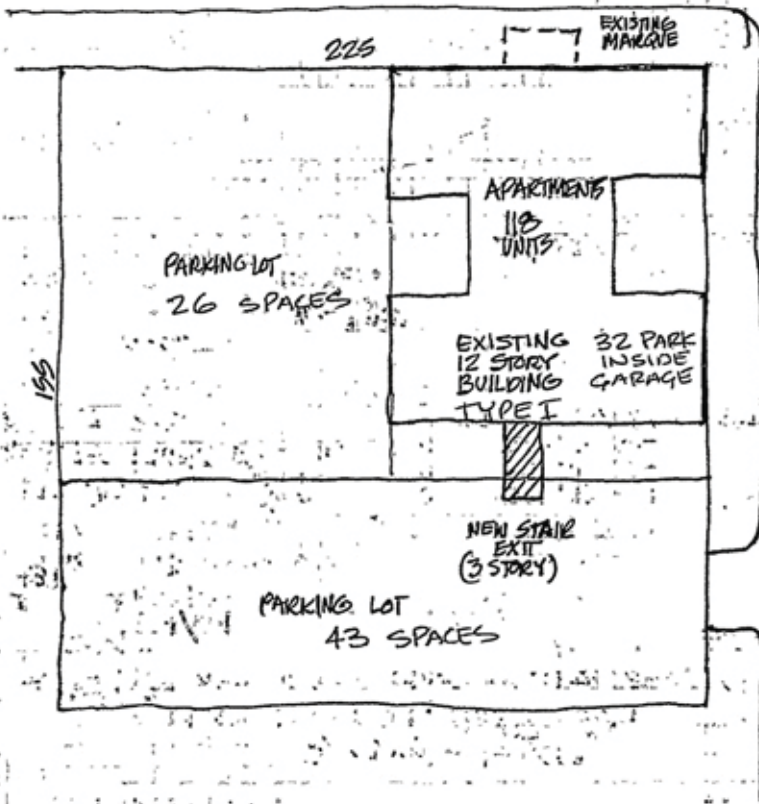
21. I certify that I have read this application and state that the above information is correct, I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit 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 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 LAMC)

Signed [Signature] (Owner or agent having property owner's consent) Position \_\_\_\_\_ Date 4/26/85

Fuller 4-6-84  
 No Hwy Deed req April 84  
 3 1/2" x 11" 244 new dw 304 blt 4-6-84  
 Fuller  
 SEC to be det. 9-11-84  
 this Permit Only  
 BUTCHER 6/12/84  
 M.G. Sprague 2-5-85  
 Driveway Access Location g. 4. Butler 5-17-84

PARKING. ONLY BUILDING HAD 43 PARKING SPACES FOR 79 UNITS. NEW REMODEL HAS 118 UNIT WITH 101 PARKING SPACES ALL OF WHICH ARE REQ'D FULL SIZE.



3

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

Form with 15 numbered sections: 1. LEGAL DESCR., 2. PRESENT USE OF BUILDING, 3. JOB ADDRESS, 4. BETWEEN CROSS STREETS, 5. OWNER'S NAME, 6. OWNER'S ADDRESS, 7. ENGINEER, 8. ARCHITECT OR DESIGNER, 9. ARCHITECT OR ENGINEER'S ADDRESS, 10. CONTRACTOR, 11. SIZE OF EXISTING BLDG., 12. CONST. MATERIAL, 13. JOB ADDRESS, 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT, 15. NEW WORK (Describe).

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

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 10-15-86 Lic. Class B Lic. Number 457187 Contractor R. Vanden Molen

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).)

WORKERS' COMPENSATION DECLARATION

18. 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.). Policy No. 68822084 Insurance Company STATE FLDW

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.

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. 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 and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signed R. Vanden Molen (Owner or agent having property owner's consent) Position SUIT Date 10-15-86

13100300403

No Dedication is  
Req'd. C. Alamy

13100300382

~~ZI 145-225B EXEMPT~~

32 PARKING PROVIDED IN BUILDING ARE NON-CONFORMING  
STANDARD STALL (NOTED AS STANDARD ON LA/10773/85)

38 EXTERIOR STALL

70 TOTAL STALL PROVIDED

REQ'D PER CODE 157 SP

REQ'D FOR SENIOR CITIZEN HOUSING 12.21.A(01)

CAF. REC. #  
36-1388499

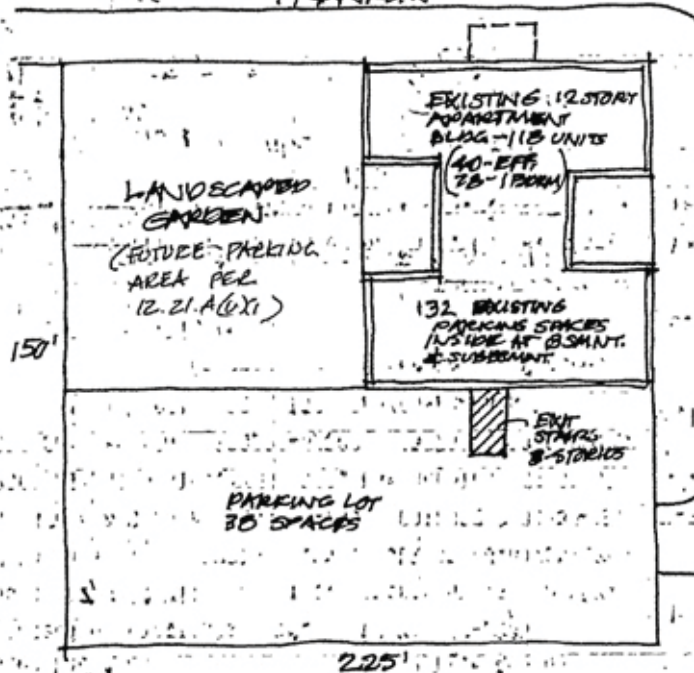
= 4(157) = 628 → 63 SP.

EXISTING SPACING 101 PER LA/10773/86  
NON-CONFORMING PRIOR TO PERMIT

SPACES 157-101 = (56 SPACES  
NON-CONFORMING  
PRIOR TO PERMIT)

ZI 145-225B EXEMPT. ART. VII CLASS (c) A.K. 10/10/86

FRANKLIN



**APPLICATION FOR INSPECTION** CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **OF GRADING AND FOR GRADING CERTIFICATE**

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

1. LEGAL DESCR.	LOT 11 & North Half of 12	BLK. 120	TRACT RTR3410310 3 Hollywood Ocean View	COUNCIL DIST. NO. 313	DIST. MAP 15-B-185 CENSUS TRACT 1902.00
2. PURPOSE OF GRADING	site preparation For. Work Backfill				ZONE R5-4
3. JOB ADDRESS	6650 Franklin Avenue				FIRE DIST. FBZ
4. BETWEEN CROSS STREETS AND	Cherokee Avenue		Las Palmas Avenue		LOT (TYPE) corner
5. OWNER'S NAME	Montecito Apartments, Ltd. (213)273-1235				LOT SIZE 150 x 225
6. OWNER'S ADDRESS	Suite M-7, 9454 Wilshire Blvd. Bev. Hills, CA 90212				ALLEY
7. PLANS BY CIVIL ENGR.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLOG. LINE 0'-FL, 10'-SI	
8. CIVIL ENGR. ADDRESS	CITY	ZIP	AFFIDAVITS R.A. Z11022		
9. ENGR. GEOLOGIST	BUS. LIC. NO.	ACTIVE STATE LIC. NO./CERT. NO.	PHONE	AFF 84-69377	
10. SOIL ENGR.—TESTING AGENCY	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	GRADING ORD 2HILLSIDE	
11. CONTRACTOR	BUS. LIC. NO. 320906-61388	ACTIVE STATE LIC. NO. 457757	PHONE (213)559-0622	SEISMIC STUDY ZONE	
12. CONTRACTOR'S ADDRESS	CITY 5969 Washington Blvd. Culver City, CA 90230	ZIP	DIST. OFFICE LA		
13. JOB ADDRESS	6650 Franklin Avenue				GRADING YES
14. NUMBER OF CUBIC YARDS	CUT 187	FILL 187	61 YDS P.C.		FLOOD --
15. MAXIMUM SLOPE	CUT	FILL	RETAINING WALL REQUIRED YES X NO	BOARD FILE NO.	WHY DEC. YES
FILL DENSITY TESTS & CERTIFICATION			ZONED BY		
X 90% REQUIRED <input type="checkbox"/> NOT REQUIRED			IMPORT/EXPORT REQ. NO		
CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS			YARDAGE APPROVED BEAR		
EXEMPT <input checked="" type="checkbox"/> COMPLETED			PLANS CHECKED BEAR		
BOND AMOUNT			APPLICATION APPROVED [Signature]		
<input type="checkbox"/> CASH DATE POSTED			INSPECTOR		
<input type="checkbox"/> SURETY			B & S B-100 (R.2.83)		
P.C. 50.70	G.P.I. 42.00	Claims for refund of fees paid on permits may be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC			
S.P.C.	LF.	CHAIRMAN'S USE ONLY 50.70 G-P 42.00 G.P.I. 1.00 O.S.S. 510/10/86 43.00 CHTD 156.00 GR-P 3.97 O.S.S. 494.30 ODDI 6656 310/29/86 210'67 CHTD			
G.P. 156.00	O.S.S. 1.00				
DIST. OFFICE LA	S.O.S.S. 390				
P.C. NO. L 0142					

**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 \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. No. \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

**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 the 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 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 licensed pursuant to the Contractor's License Law.)
- I am exempt under Sec. \_\_\_\_\_ B. & S. C. for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

18. 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.).

Policy No. \_\_\_\_\_ Insurance Company \_\_\_\_\_  
 Certified copy is hereby attached.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_  
 Applicants Mailing Address \_\_\_\_\_

**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 \_\_\_\_\_ 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 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 (See Sec. 91.0202 LAMC)  
 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 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit 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 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 LAMC)

Signed \_\_\_\_\_ (Owner or agent having property owner's consent) Position \_\_\_\_\_ Date \_\_\_\_\_  
 22. I certify that the land shown in the Tentative Tract Map is under my ownership or land on which estate rights have been granted \_\_\_\_\_ ARCHITECT \_\_\_\_\_ OCT 29, 1986  
 Signed \_\_\_\_\_ (Owner or agent having property owner's consent) Position \_\_\_\_\_ Date \_\_\_\_\_

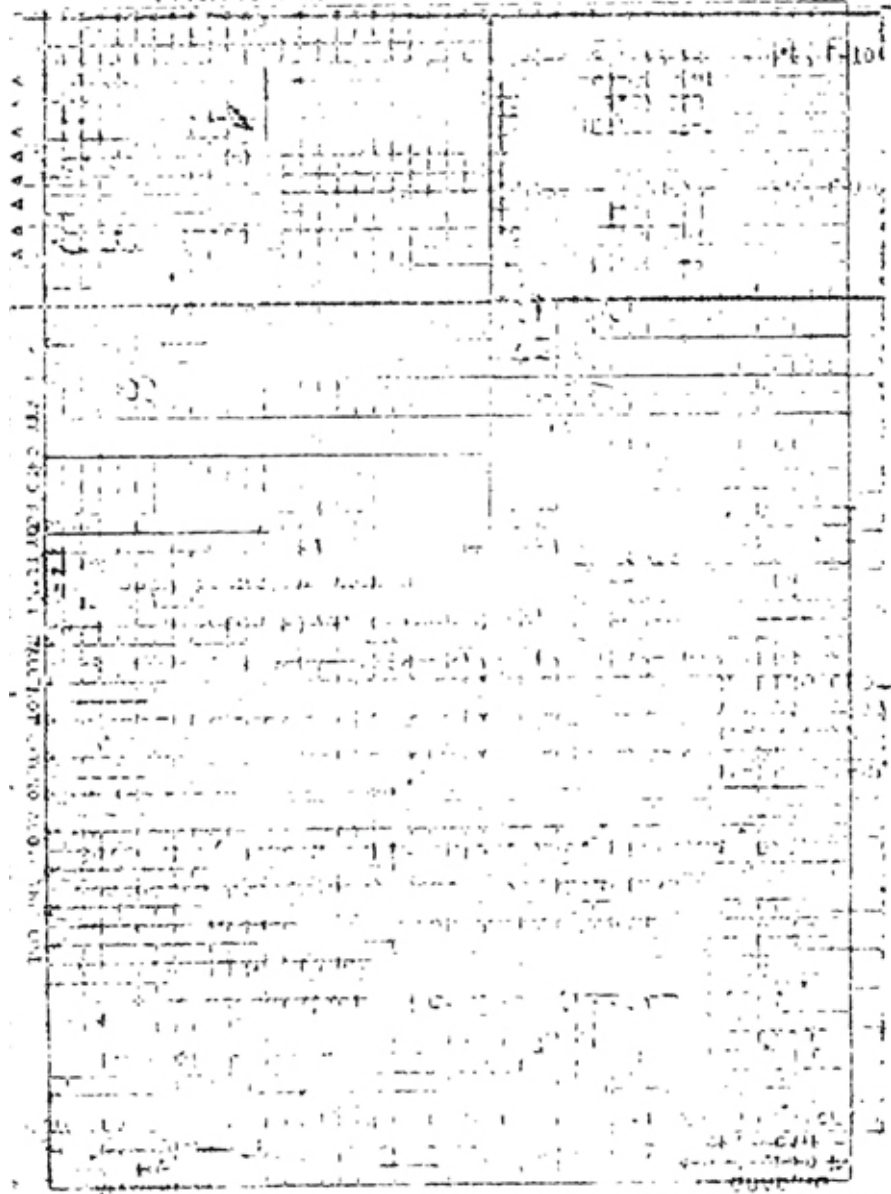
13100300212

13100300336

sewer: (4901-1) Sewer Available Abisko 10-15-80

EXHIBIT 11 - LOT 110, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1. The following is a list of the names of the persons who are entitled to the use of the sewer system...  
2. The following is a list of the names of the persons who are entitled to the use of the sewer system...



3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with 15 numbered sections: 1. LEGAL DESCR., 2. PRESENT USE OF BUILDING, 3. JOB ADDRESS, 4. BETWEEN CROSS STREETS, 5. OWNER'S NAME, 6. OWNER'S ADDRESS, 7. ENGINEER, 8. ARCHITECT OR DESIGNER, 9. ARCHITECT OR ENGINEER'S ADDRESS, 10. CONTRACTOR, 11. SIZE OF EXISTING BLDG., 12. CONST. MATERIAL, 13. JOB ADDRESS, 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT, 15. NEW WORK (Describe).

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 6-84 Lic. Class P Lic. Number 457151 Contractor [Signature]

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 in connection with the construction, alteration, repair, or general new structure, prior to its issuance, also requires the applicant for such provisions of the Contractor's License Law (Chapter 9 (Business and Professions Code) or that he is exempt therefrom and the any applicant for a permit subjects the applicant to a city. I, as owner of the property, or my employees with it is not intended or offered for sale (Sec. 7044, Business and Professions Code) or that he is exempt therefrom and the any applicant for a permit subjects the applicant to a city. I, as owner of the property, am exclusively contractor, Business and Professions Code; The Contractor's License thereon, and who contracts for such projects with a co. I am exempt under Sec. B, & P. C. for this reason. Date [Signature] Owner's Signature

18. 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. 3500, Lab. C.). Policy No. 886015-86 Insurance Company STATE COMPENSATION FUND. Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date 1/26/87 Applicant's Signature [Signature] Applicant's Mailing Address 5969 WASHINGTON BLVD. CULVER CITY, CA 90230

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 [Signature]

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 [Signature] Lender's Address [Signature]

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 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit 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 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 LAMC)

Signed [Signature] PRESIDENT 1/26/87 (Owner or agent having property owner's consent) Position Date



6650 W Franklin Ave



Permit #:
Plan Check #:
Event Code:

97016 - 10000 - 11246

Reference #:

Bldg--Alter/Repair
Apartment
Counter Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 12/09/97
Printed on: 12/09/97 14:07:36

Table with 4 columns: I. TRACT, BLOCK, LOT(s), ARB, MAP REF#, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: HOLLYWOOD OCEAN, 2, 11, 4, M B 1-62, 150A185 258, 5547 - 003 - 906

3. PARCEL INFORMATION
BAS Branch Office - LA
Bldg. Line - 10'
Council District - 4
Census Tract - 1902.000
District Map - 150A185
Energy Zone - 9
Fire District - FBZ
Hillside Grading Area - Y
Highway Dedication - Y
Lot Cut Before - 6-1-46
Lot Size - IRR
Lot Type - Corner
ZONE: R4-2, Q/

4. DOCUMENTS
ZI - 1022, ZI - 1352, ZI - 145-2258, ZI - 1802, ZA - 4634, AF - 36532, AF - 61886

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Thomas Safran & Assoc, 11812 San Vicente Blvd 600, LOS ANGELES CA, 310-820 4888
Applicant: Joseph R Santiestban - 1616 N Fuller Ave 329, LOS ANGELES, CA 90046, (213) 747-7437

7. EXISTING USE: 5 Apartment
PROPOSED USE:
8. DESCRIPTION OF WORK: CONVERT TWO 1 BR/1 BA UNITS TO ONE 2 BR/2 BA UNIT ON 10TH FLOOR. (CHNG FROM 118 TO 117 UNITS APT BLDG). CONVERT STUDIO UNIT ON FIRST FLOOR TO MGR'S OFFICE. OK per CRA

9. # Bldgs on Site & Use: 1-APT BLDG
For Cashier's Use Only
W/O #: 71611246

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Indravadan Parikh
OK for Cashier: Indravadan Parikh
Signature: Indravadan Parikh
Date: 12-09-97
DAS PC By:
Coord. OK:
12/09/97 02:15:40PM SLO1 T-9761 C 27
BLDG PLAN CHEC 28.80
INVOICE # 000000 PP
BLDG PERMIT CO 392.00
PLAN MAINTENAN 10.00
EI RESIDENTIAL 2.50
ONE STOP 8.67
SYS DEV 26.00
MISCELLANEOUS 5.00
CITY PLAN SURC 12.92
TOTAL 485.89
CHECK 485.89

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$25,000
PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 485.89
Permit Fee Subtotal Bldg--Alter/Re 392.00
Energy Surcharge
Handicapped Access
Supp. Plan Check 28.80
Plan Maintenance 10.00
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 2.50
Supp. O.S. Surcharge 8.67
Supp. Sys. Surcharge 26.00
Planning Surcharge Misc Fee 5.00
Supp. Planning Surcharge 12.92
Sewer Cap ID:
Bond Payment Amt:

12. ATTACHMENTS
Plot Plan [Signature]

06460400234

97SL 03032

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein 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#
(O) Owner-Builder		0	
(A) Santiesteban Joseph		C25482	213-747-7437

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

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.

Sign: Michael S. Bacher Date: 12, 09, 97  Contractor  Authorized Agent  Owner

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. CONSTRUCTION LENDING AGENCY

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: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign: Michael S. Bacher Date: 12, 09, 97

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors 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 Sec. 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)
- 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.)
- I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: MICHAEL S. BACHER Sign: Michael S. Bacher Date: 12, 09, 97  Owner  Authorized Agent

22. FINAL DECLARATION

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. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: MICHAEL S. BACHER Sign: Michael S. Bacher Date: 12, 09, 97  Owner  Contractor  Author. Agent

05160400235

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Apartment

Initiating Office: METRO

Counter Plan Check

PLOT PLAN ATTACHMENT

Printed on: 08/11/97 14:51:17

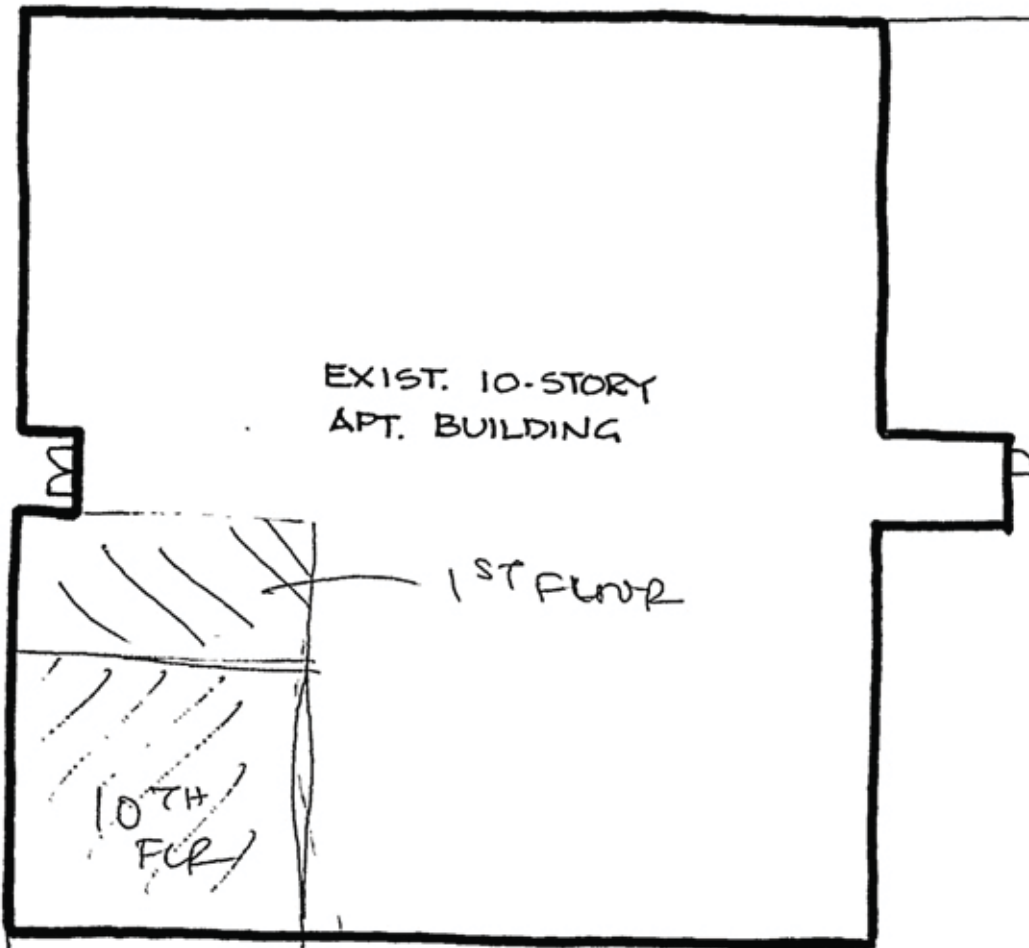


N. CHEROKEE AVE.

0 5 4 6 0 4 0 0 2 3 6

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

W. FRANKLIN AVE.



12/09/97 02:15:4 SL01 T-9761 C 27

97SL 03032

6650 W Franklin Ave



Permit #:
Plan Check #:
Event Code:

97048 - 10000 - 01367
Reference #:

Sign City of Los Angeles - Department of Building and Safety Status: Ready to Issue
Over the Counter Permit APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS Status Date: 09/25/97
Printed on: 02/02/98 13:44:39

Table with 7 columns: 1. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: HOLLYWOOD OCEAN 2 11 4 M B 1-62 150A185 258 5547 - 003 - 906

3. PARCEL INFORMATION BAS Branch Office - LA Fire District - FBZ
Council District - 4 Hillside Grading Area - Y
Census Tract - 1902.000 Thomas Brothers Map Grid - 593
Energy Zone - 9

ZONE:

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
Tenant:
Applicant: (Relationship Contractor)

Table with 3 columns: 7. EXISTING USE, PROPOSED USE, 8. DESCRIPTION OF WORK. Row 1: 19 Sign, Refurbish existing roof and wall signs

9. # Bldgs on Site & Use: For Cashier's Use Only W/O #: 74801367

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By: N/A
OK for Cashier: Lincoln Lee Coord. OK: LL
Signature: Date: 2/2/98

Table with 4 columns: 11. PROJECT VALUATION & FEE INFORMATION. Includes Permit Valuation: \$500, PC Valuation, and a detailed fee schedule for Sign, Electrical Service Fee, Control Devices Fee, etc.

Sewer Cap ID Bond Payment Amt:

12. ATTACHMENTS

02/02/98 03:07:50PM LADS T-0692 C 06
PLDG PERMIT CO 141.00
INVOICE # 000000 PP
EI COMMERCIAL 0.50
ONE STOP 2.83
SYS DEV 8.49
MISCELLANEOUS 5.00
CITY PLAN SURC 2.46
FROM TRAN 691 TO 692
TOTAL 320.56
DOC# 05305006
CRCARD 320.56

98LA 71887

0 5 5 0 0 3 0 0 3 5 1

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

PHONE CONVERSATION WITH HERMAN SMITH OF CRA TO OBTAIN APPROVAL FOR THIS PERMIT

In the event that any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein exceeds that required by Section 19325 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) Standard Electrical Services

8600 Lankershim Blvd,

Sun Valley, CA 91352

C10 368302

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired.)

License Class C10 Lic. No. 368302 Print STANDARD ELEC SERV. Sign [Signature]

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: STANDARD STATE FUND Policy Number: 229-98
- 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 he should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign [Signature] Date 2.1.98 Contractor  Authorized Agent  Owner

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. CONSTRUCTION LENDING AGENCY

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 \_\_\_\_\_ Lender's address \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal is not applicable  Letter was sent to the AQMD or EPA Sign [Signature] Date 2.1.98

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors 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 Sec. 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.)
- 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.)
- I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print \_\_\_\_\_ Sign \_\_\_\_\_ Date \_\_\_\_\_  Owner  Authorized Agent

22. FINAL DECLARATION

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. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print RAY NISAL Sign [Signature] Date 2.1.98  Owner  Contractor  Author. Agent



Permit #:
Plan Check #:
Event Code:

Reference #:

Bldg--Alter/Repair
Apartment
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 07/07/99
Printed on: 07/07/99 17:46:41

Table with 4 columns: I. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: HOLLYWOOD OCEAN V2, 11, 4, M B 1-62, 150A185 258, 5547 - 003 - 906

3. PARCEL INFORMATION
No-Zone Permit -
BAS Branch Office - LA
Bldg. Linc - 10'
Council District - 4
Census Tract - 1902.000
District Map - 150A185
Energy Zone - 9
Fire District - FBZ
Hillside Grading Area - Y
Highway Dedication - Y
Lot Cut Before - 6-1-46
Lot Size - IRR
ZONE(S): R4-2, Q/

4. DOCUMENTS
ZI - 1022
ZI - 1352
ZI - 145-2258
ZI - 1802
ZA - 4634
AF - 56532
AF - 61886

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Thomas Safran & Assoc, 11812 San Vicente Blvd 600, LOS ANGELES CA, 310-820 4888
Applicant (Relationship Agent for Owner): Joseph R Santiestban -, 1616 N Fuller Ave 329, LOS ANGELES, CA 90046, (213) 747-7437

7. EXISTING USE: 5 Apartment
PROPOSED USE:

8. DESCRIPTION OF WORK
ADD "STRUCTURES INVENTORY" INFO TO 97016-10000-11246

9. # Bldgs on Site & Use: 1-APT BLDG

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Pete Ortiz Coord. OK:
Signature: Date: 7/7/99

For Cashier's Use Only W/O #: 71611246

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$0
PC Valuation:

07/08/99 07:42:00AM SP01 T-9663 C 18
BLDG PERMIT CO 0.00
INVOICE # 000000 PP
TOTAL 0.00

Table with 2 columns: Description, Amount. Rows include FINAL TOTAL Bldg--Alter/Repair (0.00), Permit Fee Subtotal (0.00), Plan Check Subtotal (0.00), Fire Hydrant Refuse-To-Pay, E.Q. Instrumentation, No Fee - Department Error (0.00), O.S. Surcharge, Sys. Surcharge, Planning Surcharge, Planning Surcharge Misc Fee (0.00), Permit Issuing Fee, Sewer Cap ID, Total Bond(s) Due.

99SP 30442
99SP 30442
07/08/99 07:42:00
SP01 T-9663 C 18

12. ATTACHMENTS

13. STRUCTURE INVENTORY

(C) Dwelling Unit - 1 # Changed 117 Unit Total

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) Owner-Builder  
(A) Santiesteban

Joseph 1616 N Fuller Avenue #329, Los Angeles, CA 90046

CLASS LICENSE# PHONE #

0  
C25482 213-747-7437

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTORS 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 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

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.

Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Contractor  Authorized Agent  Owner

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. CONSTRUCTION LENDING AGENCY

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: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors 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 Sec. 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)
- 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.)
- I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Owner  Authorized Agent

22. FINAL DECLARATION

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. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Owner  Contractor  Author. Agent

0391040010



Bldg-Alter/Repair Apartment 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: 06/16/2015 Last Status: Issued Status Date: 06/16/2015
--	--	---

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID# (PIN#)	ASSESSOR PARCEL#
HOLLYWOOD OCEAN VIEW TR 2		11	4	M B 1-62	150A185 258	5547 - 003 - 024
HOLLYWOOD OCEAN VIEW TR 2		12	1	M B 1-62	150A185 279	5547 - 003 - 024

<b>3. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 10 Council District - 13 Certified Neighborhood Council - Hollywood Hills West	Community Plan Area - Hollywood Census Tract - 1902.02 District Map - 150A185 Energy Zone - 9 Hillside Grading Area - YES	Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - .2 Preliminary Hollywood Fault Study Zone - YES School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 593-E4
ZONES(S): [Q]R4-2		

<b>4. DOCUMENTS</b>		
ZI - ZI-1352 Hollywood Redevelopment Proj	ZI - ZI-2436 Preliminary Hollywood Fault Stu	RENT - YES
ORD - ORD-182960		
ZI - ZI-2277 Hollywood Redevelopment Proj	ZAI - ZAI-1982-267-A	ORD - ORD-165656-SA205
ORD - ORD-44162		
ZI - ZI-2374 LOS ANGELES STATE ENTER	ZAI - ZAI-3119	ORD - ORD-173562
ORD - ORD-52556		
ZI - ZI-2433 Revised Hollywood Injunction	ZA - ZA-4634	ORD - ORD-182173-SA3:2B
ORD - ORD-52853		

<b>5. CHECKLIST ITEMS</b>		
Special Inspect - Concrete>2.5ksi	Special Inspect - Shotcrete	Fabricator Req'd - Structural Steel
Special Inspect - Epoxy Bolts	Special Inspect - Structural Observation	Permit Flag - Not a Fire Life Safety Project
Special Inspect - Field Welding	Fabricator Req'd - Shop Welds	Std. Work Deser - Seismic Gas Shut Off Valve

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>
Owner(s): MONTECITO APARTMENTS HOUSING LP 11812 SAN VICENTE BLVD STE 600, LOS ANGELES CA 90049 --
Tenant:
Applicant: (Relationship: Engineer) DAVID POMERLEAU - IDS GROUP, INC. 1 PETERS CANYON ROAD SUITE 130, IRVINE CA 92612 -- (949) 387-8500

For Cashier's Use Only W/O #: 41625891

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
(05) Apartment	

<b>8. DESCRIPTION OF WORK</b>
VOLUNTARY SEISMIC IMPROVEMENT TO (E) 10-STORY APARTMENT BLDG. CONCRETE STRENGTHENING OF REINFORCED CONCRETE TRANSFER BEAMS AT 1ST FLOOR AND BSMT. FRP STRENGTHENING OF OF THE DIAPHRAGM CONNECTION AT THE PERIMETER OR THE 1ST FLOOR. EXTENDING CONCRETE

<b>9. # Bldgs on Site &amp; Use:</b>
--------------------------------------

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: John Vasquez	DAS PC By:
OK for Cashier: John Vasquez	Coord. OK:
Signature:	Date: 06/16/2015

LA 0034 101061842 6/16/2015 3:20:02 PM	
BUILDING PERMIT COMM	\$1,445.00
BUILDING PLAN CHECK	\$0.00
EI RESIDENTIAL	\$84.00
ONE STOP SURCH	\$30.58
SYSTEMS DEVT FEE	\$91.74
CITY PLANNING SURCH	\$86.70
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$72.25
CA BLDG STD COMMISSION SURCHARGE	\$12.00
BUILDING PLAN CHECK	\$0.00

<b>11. PROJECT VALUATION</b> <small>Final Fee Period</small>	
Permit Valuation: \$300,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b>
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](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

Sub Total: \$1,832.27

Permit #: 140161000025891  
Building Card #: 2015LA49468  
Receipt #: 0101451835



**13. STRUCTURE INVENTORY**

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

14016 - 10000 - 25891

**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) J B GENERAL CONTRACTORS  
(E) ELHASSAN, RAMI MOHAMED1160 SOUTH SWALL DRIVE,  
23 TRAILWOOD,LOS ANGELES, CA 90035  
IRVINE, CA 92620

B

441135  
S3930(818) 219-8922  
(949) 387-8500

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

**17. LICENSED CONTRACTOR'S DECLARATION**

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

License Class: B License No.: 441135 Contractor: J B GENERAL CONTRACTORS**18. WORKERS' COMPENSATION DECLARATION**

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

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

Carrier: STATE COMP. INS. FUND Policy Number: 9102767

- 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.

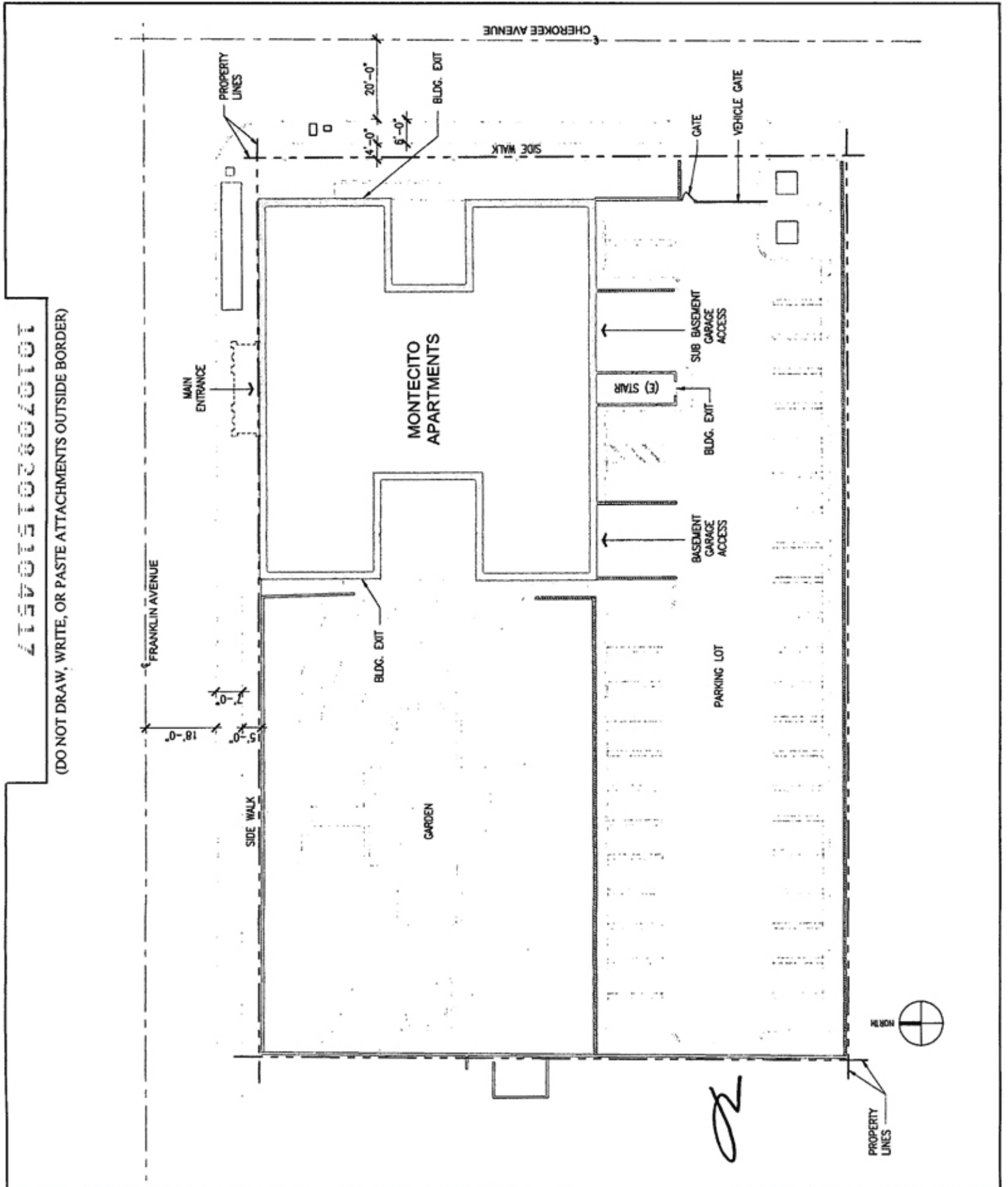
Print Name: JEROME JULIANSign: Jerome JulianDate: 06/16/2015 Contractor  Authorized Agent

Bldg-Alter/Repair  
Apartment  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA17496  
Initiating Office: METRO  
Printed on: 04/08/15 09:42:53

### PLOT PLAN ATTACHMENT



10170151028070101  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

# Montecito Photographs



*Montecito, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, South facade, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, East facade, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, North façade from Whitley Heights, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



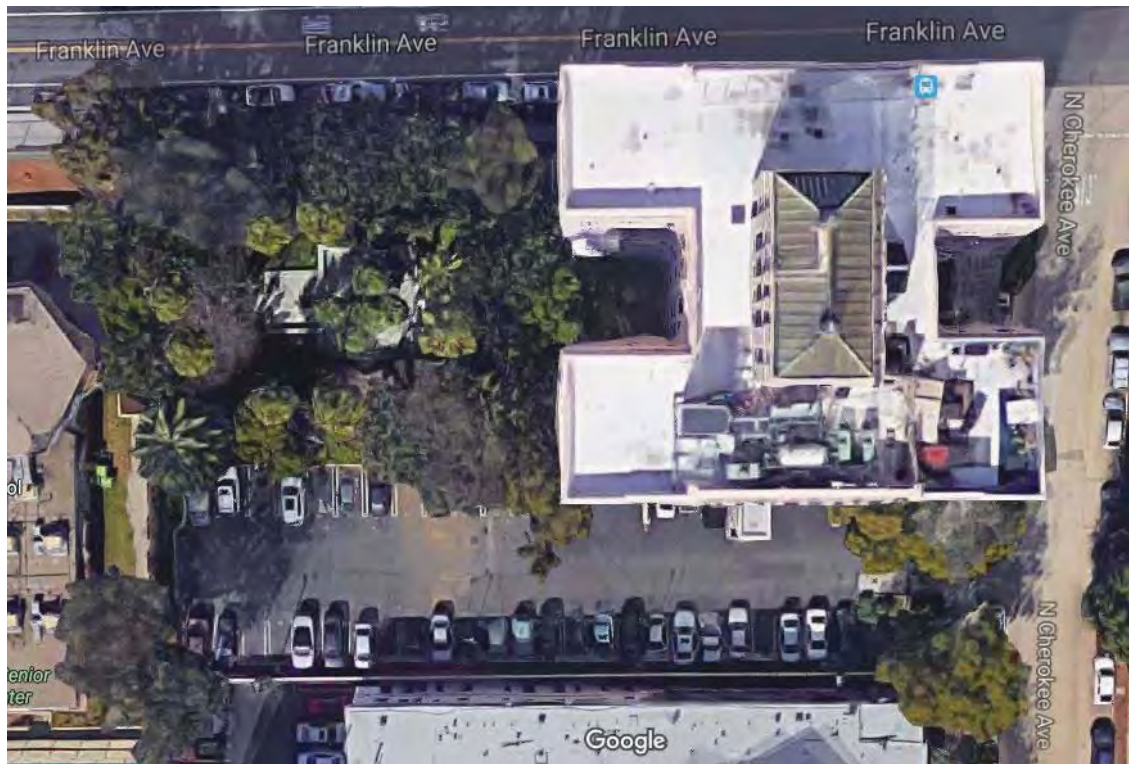
*Montecito, West façade viewed from garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, penthouse, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, penthouse roof, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, satellite view, 6650 W Franklin Avenue, 2017 (Photograph by Google Earth)*



*Montecito, exterior wall on West facade, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, rusticated concrete on exterior, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, Art Deco detailing below roofline, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, garden walk to side patio, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, side patio in garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, pergola in garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, view of garden from building, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, West wall of building at garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, West wall facing garden, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, basement garage, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, front porch, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, marquee and detailing, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, main entrance, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



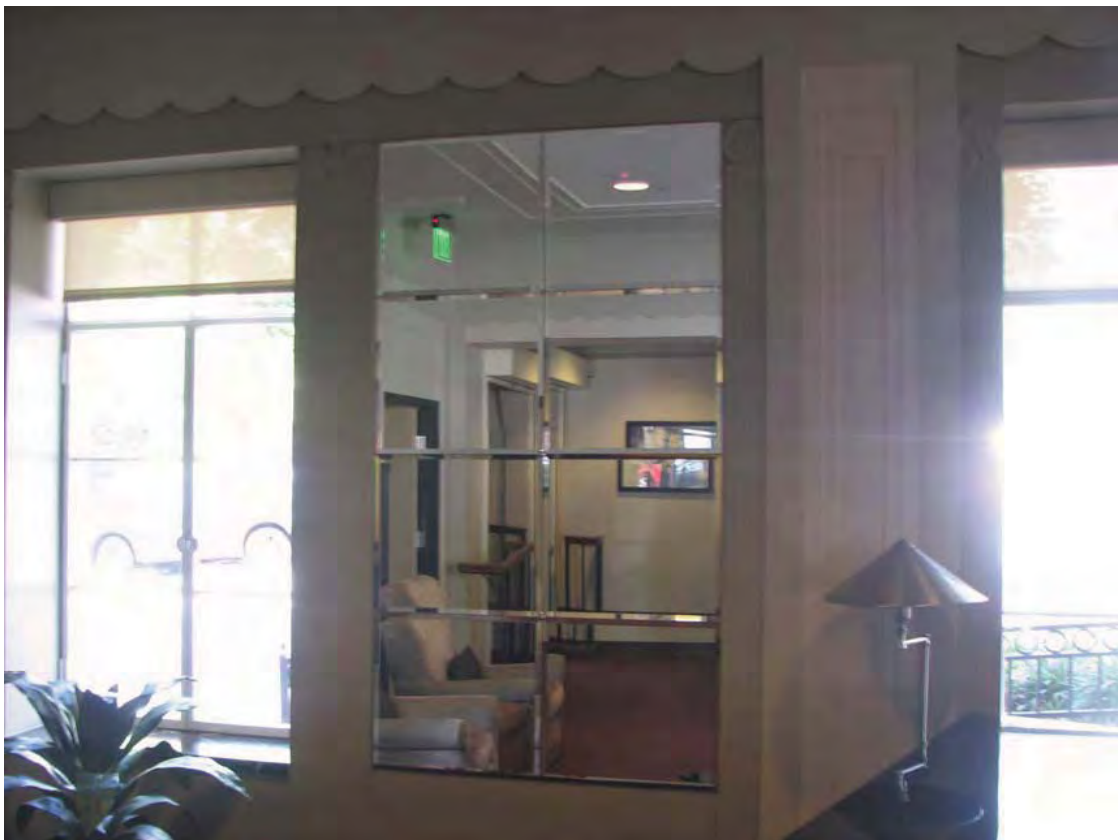
*Montecito, entry foyer, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, lobby, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, lobby, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, lobby, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, Art Deco detail in lobby, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, lobby, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, staircase, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, recreation room, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, recreation room, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, fireplace in recreation room, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, Art Deco detail in recreation room, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, crown molding in recreation room, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, typical unit, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, typical steel casement window, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, typical steel casement window, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



*Montecito, 6650 W Franklin Avenue, May 29, 2017 (Photograph by Charles J. Fisher)*



# City of Los Angeles Department of City Planning

## 6/6/2018 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

6650 W FRANKLIN AVE

### ZIP CODES

90028

### RECENT ACTIVITY

CHC-2018-3233-HCM

ENV-2018-3234-CE

Adaptive Reuse Incentive Spec. Pln-  
Ord 175038

### CASE NUMBERS

CPC-2017-1503-DB-CU-SPR

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082-CPU

CPC-2003-2115-CRA

CPC-1999-324-ICO

CPC-1999-2293-ICO

CPC-1997-43-CPU

CPC-1986-835-GPC

CASE-4934

ORD-52853

ORD-52556

ORD-44162

ORD-182960

ORD-182173-SA3:2B

ORD-173562

ORD-165656-SA205

ORD-129279

ZAI-1982-267-A

ZA-4634

AA-2012-2386-PMEX

AA-2017-1505-PMLA

TT-41831

ENV-2017-1504-SCEA

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2012-2387-CE

ENV-2005-2158-EIR

ND-81-487-SUB

AFF-61886

AFF-56532

### Address/Legal Information

PIN Number	150A185 258
Lot/Parcel Area (Calculated)	10,499.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E4
Assessor Parcel No. (APN)	5547003024
Tract	HOLLYWOOD OCEAN VIEW TRACT
Map Reference	M B 1-62
Block	2
Lot	11
Arb (Lot Cut Reference)	4
Map Sheet	150A185

### Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1902.02
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]R4-2
Zoning Information (ZI)	ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2433 Revised Hollywood Injunction ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1352 Hollywood Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2277 Hollywood Redevelopment Project ZI-1022
General Plan Land Use	High Density Residential
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	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Streetscape	No
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 3
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	Active: Yucca Community Center Active: Las Palmas Senior Citizen Center

#### Assessor Information

Assessor Parcel No. (APN)	5547003024
Ownership (Assessor)	
Owner1	MONTECITO APARTMENTS HOUSING LP C/O C/O THOMAS SAFRAN AND ASSOCIATES
Address	11812 SAN VICENTE BLVD STE 600 LOS ANGELES CA 90049
Ownership (Bureau of Engineering, Land Records)	
Owner	SAFRAN, THOMAS L.
Address	11812 SAN VICENTE BL. SUITE 600 LOS ANGELES CA 90049
APN Area (Co. Public Works)*	0.499 (ac)
Use Code	0551 - Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool
Assessed Land Val.	\$4,290,000
Assessed Improvement Val.	\$4,153,756
Last Owner Change	06/27/2011
Last Sale Amount	\$9,600,096
Tax Rate Area	200
Deed Ref No. (City Clerk)	994915 652008 1923, 24 1770318 1525490 1429515 1414632 1213150 1063960 1056029 0163960
Building 1	
Year Built	1931
Building Class	AX
Number of Units	118
Number of Bedrooms	10
Number of Bathrooms	99
Building Square Footage	71,450.0 (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
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Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.171178728
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Promise Zone	Los Angeles
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)	Yes
Ellis Act Property	No

#### Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	636
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	27
Red Flag Restricted Parking	No

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## CASE SUMMARIES

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

Case Number:	CPC-2017-1503-DB-CU-SPR
Required Action(s):	CU-CONDITIONAL USE DB-DENSITY BONUS SPR-SITE PLAN REVIEW
Project Descriptions(s):	THE PROJECT SITE IS IMPROVED WITH AN EXISTING, LEGALLY NON-CONFORMING APARTMENT BUILDING WITH 118 UNITS, "THE MONTECITO," WHICH IS A REGISTERED NATIONAL AND CALIFORNIA HISTORIC RESOURCE (1985) AND CURRENTLY OPERATED AS AN AFFORDABLE SENIOR LIVING FACILITY. NO DEMOLITION IS PROPOSED TO THE EXISTING BUILDING. THE PROJECT INVOLVES THE NEW CONSTRUCTION, USE AND MAINTENANCE OF AN ADDITION TO THE SITE OF A SECOND AFFORDABLE SENIOR PROJECT OF 118 UNITS. THESE TWO BUILDING WILL BE PHYSICALLY CONNECTED BY A NEW COMMON LOBBY PROVIDING ACCESS TO BOTH FACILITIES AND THE AMENITIES WITHIN.  RELIEF FROM 12.11; PURSUANT TO 12.22.A.25: ONE ON-MENU INCENTIVE FOR HEIGHT AND TWO OF MENU INCENTIVES FOR SIDE AND REAR YARD.  RELIEF FROM 12.22.A.25; PURSUANT TO 12.24.U.26, A CONDITIONAL USE PERMIT TO PERMIT A HOUSING DEVELOPMENT PROJECT WITH A DENSITY INCREASE GREATER THAN THE MAXIMUM PERMITTED IN LAMC 12.22 A.25, FOR A TOTAL OF 186 UNITS;  PURSUANT TO LAMC 16.05 C, SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF MORE THAN 50 NEW RESIDENTIAL UNITS; AND  PURSUANT TO 17.50, A PRELIMINARY PARCEL MAP (PMLA), TO PERMIT THE MERGER AND RE-SUBDIVISION OF FIVE (5) GROUND LOTS INTO ONE (1) GROUND LOT AND TWO (2) AIR SPACE LOTS.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	ZAI-1982-267-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	AA-2012-2386-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	LOT LINE ADJUSTMENT TO MORE PRACTICAL AND USEFUL CONFIGURATION BETWEEN EXISTING PARCEL 1 AND EXISTING PARCEL 2 ALL IN THE [Q]R4-2 ZONE.

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Case Number:	AA-2017-1505-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	<p>THE PROJECT SITE IS IMPROVED WITH AN EXISTING, LEGALLY NON-CONFORMING APARTMENT BUILDING WITH 118 UNITS, "THE MONTECITO," WHICH IS A REGISTERED NATIONAL AND CALIFORNIA HISTORIC RESOURCE (1985) AND CURRENTLY OPERATED AS AN AFFORDABLE SENIOR LIVING FACILITY. NO DEMOLITION IS PROPOSED TO THE EXISTING BUILDING. THE PROJECT INVOLVES THE NEW CONSTRUCTION, USE AND MAINTENANCE OF AN ADDITION TO THE SITE OF A SECOND AFFORDABLE SENIOR PROJECT OF 118 UNITS. THESE TWO BUILDING WILL BE PHYSICALLY CONNECTED BY A NEW COMMON LOBBY PROVIDING ACCESS TO BOTH FACILITIES AND THE AMENITIES WITHIN.</p> <p>RELIEF FROM 12.11; PURSUANT TO 12.22.A.25: ONE ON-MENU INCENTIVE FOR HEIGHT AND TWO OF MENU INCENTIVES FOR SIDE AND REAR YARD.</p> <p>RELIEF FROM 12.22.A.25; PURSUANT TO 12.24.U.26, A CONDITIONAL USE PERMIT TO PERMIT A HOUSING DEVELOPMENT PROJECT WITH A DENSITY INCREASE GREATER THAN THE MAXIMUM PERMITTED IN LAMC 12.22 A.25, FOR A TOTAL OF 186 UNITS;</p> <p>PURSUANT TO LAMC 16.05 C, SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF MORE THAN 50 NEW RESIDENTIAL UNITS; AND</p> <p>PURSUANT TO 17.50, A PRELIMINARY PARCEL MAP (PMLA), TO PERMIT THE MERGER AND RE-SUBDIVISION OF FIVE (5) GROUND LOTS INTO ONE (1) GROUND LOT AND TWO (2) AIR SPACE LOTS.</p>
Case Number:	TT-41831
Required Action(s):	Data Not Available
Project Descriptions(s):	77 CONDOMINIUM CONVERSIONS AND 24 NEW CONDOMINIUMS
Case Number:	ENV-2017-1504-SCEA
Required Action(s):	SCEA-SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	<p>THE PROJECT SITE IS IMPROVED WITH AN EXISTING, LEGALLY NON-CONFORMING APARTMENT BUILDING WITH 118 UNITS, "THE MONTECITO," WHICH IS A REGISTERED NATIONAL AND CALIFORNIA HISTORIC RESOURCE (1985) AND CURRENTLY OPERATED AS AN AFFORDABLE SENIOR LIVING FACILITY. NO DEMOLITION IS PROPOSED TO THE EXISTING BUILDING. THE PROJECT INVOLVES THE NEW CONSTRUCTION, USE AND MAINTENANCE OF AN ADDITION TO THE SITE OF A SECOND AFFORDABLE SENIOR PROJECT OF 118 UNITS. THESE TWO BUILDING WILL BE PHYSICALLY CONNECTED BY A NEW COMMON LOBBY PROVIDING ACCESS TO BOTH FACILITIES AND THE AMENITIES WITHIN.</p> <p>RELIEF FROM 12.11; PURSUANT TO 12.22.A.25: ONE ON-MENU INCENTIVE FOR HEIGHT AND TWO OF MENU INCENTIVES FOR SIDE AND REAR YARD.</p> <p>RELIEF FROM 12.22.A.25; PURSUANT TO 12.24.U.26, A CONDITIONAL USE PERMIT TO PERMIT A HOUSING DEVELOPMENT PROJECT WITH A DENSITY INCREASE GREATER THAN THE MAXIMUM PERMITTED IN LAMC 12.22 A.25, FOR A TOTAL OF 186 UNITS;</p> <p>PURSUANT TO LAMC 16.05 C, SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF MORE THAN 50 NEW RESIDENTIAL UNITS; AND</p> <p>PURSUANT TO 17.50, A PRELIMINARY PARCEL MAP (PMLA), TO PERMIT THE MERGER AND RE-SUBDIVISION OF FIVE (5) GROUND LOTS INTO ONE (1) GROUND LOT AND TWO (2) AIR SPACE LOTS.</p>
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2012-2387-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	LOT LINE ADJUSTMENT TO MORE PRACTICAL AND USEFUL CONFIGURATION BETWEEN EXISTING PARCEL 1 AND EXISTING PARCEL 2 ALL IN THE [Q]R4-2 ZONE.
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	ND-81-487-SUB
Required Action(s):	SUB-SUBDIVISIONS

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Project Descriptions(s): Data Not Available

**DATA NOT AVAILABLE**

CASE-4934

ORD-52853

ORD-52556

ORD-44162

ORD-182960

ORD-182173-SA3:2B

ORD-173562

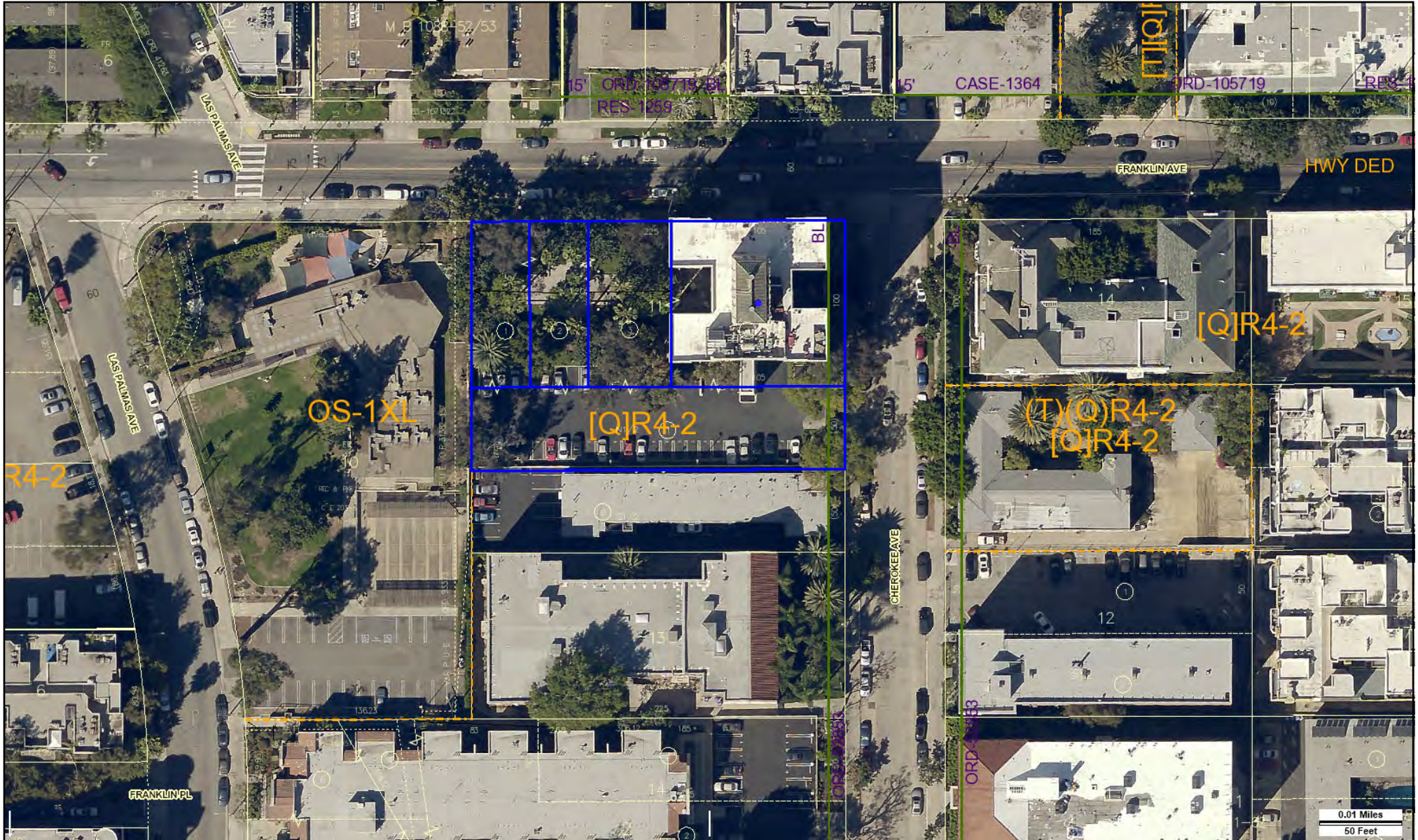
ORD-165656-SA205

ORD-129279

ZA-4634

AFF-61886

AFF-56532



Address: 6650 W FRANKLIN AVE

Tract: HOLLYWOOD OCEAN VIEW TRACT

Zoning: [Q]R4-2

APN: 5547003024

Block: 2

General Plan: High Density Residential

PIN #: 150A185 258

Lot #: 11

Arb: 4

