

**STYLESVILLE BARBER SHOP
AND BEAUTY SALON**

13161 W. Van Nuys Boulevard
CHC-2024-3336-HCM
ENV-2024-3337-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—June 13, 2024](#)
3. [Categorical Exemption](#)
4. [City Council Motion, Council File 23-1246](#)
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-2024-3336-HCM
ENV-2024-3337-CE

HEARING DATE: August 1, 2024
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 13161 W. Van Nuys Boulevard
Council District: 7 – Rodriguez
Community Plan Area: Arleta - Pacoima
Land Use Designation: Neighborhood Office
Commercial
Zoning: [Q]C2-1VL-O-CDO-CUGU
Area Planning Commission: North Valley
Neighborhood Council: Pacoima
Legal Description: Pacoima Tract, Block 22,
Lot 611

EXPIRATION DATE: August 7, 2024

PROJECT: Historic-Cultural Monument Application for
STYLESVILLE BARBER SHOP AND BEAUTY SALON

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Greg Faucett
13161 Van Nuys Boulevard
Los Angeles, CA 91331

Freddie L. and Ollie V. Carter, Trustees
Carter Family Trust
10836 Canby Avenue
Northridge, CA 91326

APPLICANT: Los Angeles City Council
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

PREPARER: Elysha Paluszek
Architectural Resource Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

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.

FINDINGS

- StylesVille Barber Shop and Beauty Salon “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the development of the African American community in Pacoima in the post-World War II period and as the long-time home of the StylesVille Barber Shop & Beauty Salon, one of the earliest Black-owned barbershops in the San Fernando Valley.

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

StylesVille Barber Shop and Beauty Salon is a single-story commercial building located on the northwest side of Van Nuys Boulevard between Pala Avenue and Ralston Avenue in Pacoima. The subject mid-century vernacular building was constructed in 1955 by owner Jesus Lozano to serve as a grocery store. Later, the subject building was occupied by a restaurant and bar named the Dew Drop Inn. Since 1977, it has served as the location of StylesVille Barber Shop and Beauty Salon and is currently operated by Gregory Faucett, grandson of the original owners, Fred and Ollie Carter.

Pacoima, taking its name from the Pacoinga Village of the Tataviam Band of Mission Indians who first inhabited the area, was founded in 1887 following the arrival of the railroad in the San Fernando Valley. With the completion of the Los Angeles Aqueduct in 1913, Pacoima developed into an agricultural community with citrus and olive groves as well as poultry farms and was annexed into the City of Los Angeles in 1915. The neighborhood attracted a small number of Japanese, Mexican, and Black railroad laborers beginning in the late 19th century and became the San Fernando Valley’s only multi-ethnic communities; it was one of the few areas in the Valley where people of color could live. The San Fernando Valley remained primarily agricultural and composed of White inhabitants until World War II which saw increasing numbers of African American migrants move to the area for work, mostly to Pacoima. The development of Basilone Homes, a temporary public housing complex for veterans by the Housing Authority of the City of Los Angeles, in 1946 in nearby Sun Valley attracted African American residents to the area. The Black community developed around Basilone Homes and Pacoima became the center of the Black community in the Valley. When Basilone Homes closed in 1954, many of the residents stayed in the area, mostly out of necessity due to discriminatory housing policies and practices. This was reinforced by real estate developers who pushed for the creation of a Black enclave in Pacoima separate from White neighborhoods. By the late 1950s, there

were numerous Black-owned businesses and institutions along Van Nuys Boulevard catering to the community's needs. By the 1980s, the Black population in Pacoima began to decrease as African American families moved elsewhere and Latinos soon became the majority group.

StylesVille Barber Shop and Beauty Salon was opened in 1958 by Fred L. Carter at 13154 Van Nuys Boulevard, on the opposite side of the street from its present location. StylesVille moved to its current location in 1977 and – as state law mandated the separation of male and female hair care establishments – Carter divided the new space into a barber shop and beauty salon so couples and families could get their hair done together. Ollie V. Carter – wife to Fred – provided beauty salon services in the new space. The shop was one of many Black owned businesses along Van Nuys providing services to the diverse local community. After the couple's retirement, their daughter Nella and grandson Gregory took over the business and continue to run it.

Rectangular in plan, the subject property is of wood-frame construction and clad in textured stucco. It has a flat roof with a flat parapet. The primary southeast-facing facade features an overhang with a flat roof, large metal storefront windows, cut stone veneer, a barber's pole, and a recessed entry. The entrance features a fully glazed metal door with a transom and sidelite along with a second storefront door perpendicular to the main entrance. The second entrance has a sliding aluminum transom above. A large electric can sign sits above the overhang and reads "STYLES VILLE BARBER & BEAUTY SALON" along with the business's phone number. A metal accordion security gate runs the length of the facade. The rear northwest-facing facade has a centered single slab door with a security door. Patterns in the stucco show where two windows appear to have been infilled. The southwest-facing facade is partially obscured and utilitarian. The northeast-facing facade features a large mural designed by Kirsty Sandoval and painted circa 2013 and a large wood-framed sign painted to resemble a blackboard.

The interior of the subject property is separated into two main spaces divided by a full-height partition wall with an arched opening on the northwest end. The southwest portion (the barbershop side) features plaster walls, a textured stucco ceiling, tile flooring, and rows of mirrors that line the northeastern and southwestern walls. Below the mirrors, leather-covered benches line the northeast wall. Counters, barber stations, wood cabinets, and shampooing sinks line the southwest wall. Seven metal and leather barber chairs are spaced along the tiled floor adjacent to the southwest wall, as is a hair drying station with a leather upholstered chair. The northeast portion of the interior (the beauty parlor side) features smooth and textured plaster, textured ceiling, and tile flooring. There is a shampooing station at the rear, northwest end, and two salon stations. A waist-high counter is located at the front, southeast end of the space with couches along the storefront windows. The rear of the interior space features an L-shaped wood bar across from an open area and a short hallway that leads to the restrooms, storage room, and rear entrance.

The subject property has undergone a number of alterations over the years that include the conversion from a grocery store to a restaurant and bar in 1957; the conversion of a portion of the building to a dance hall in 1958; the conversion of a restaurant/beer and wine tavern into a dancing and entertainment restaurant in 1964; the conversion of a bar and restaurant into a barber and beauty shop in 1977; the addition of a sign in 1983; and the replacement of transoms over the storefront windows, installation of new salon stations, and removal of barber stations at the rear of the interior space, all at unknown dates.

The subject property was identified through SurveyLA's African American History of Los Angeles historic context statement as significant as the oldest Black barbershop and beauty salon in the San Fernando Valley and perhaps all of Los Angeles.

DISCUSSION

StylesVille Barber Shop and Beauty Salon meets one criterion for designation under the Cultural Heritage Ordinance.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the development of the African American community in Pacoima in the post-World War II period and as the long-time home of the StylesVille Barber Shop & Beauty Salon, one of the earliest Black-owned barbershops in the San Fernando Valley.

Barbershops and beauty salons represent important institutions in African American communities. Tracing its origins to pre-colonial hair traditions in Africa that enslaved people held onto and the limited job roles available to Black men due to discrimination after slavery was abolished, barber shops became an important venue for Black entrepreneurship and skilled Black employment. Barbers soon became prominent figures in the African American community and formed tight trade networks with other barbers and apprentices. Beauty salons similarly provided Black women the opportunity to pass on employment and skilled job training to other Black women through apprenticeships. As African Americans migrated to cities such as Los Angeles through the Great Migration, many were faced with discrimination and a lack of local services which further increased demand for Black-owned barbershops and beauty salons. Beyond a place for service, barbershops and beauty salons represented an important opportunity for entrepreneurship and advancement for African Americans and became local institutions where Black people could gather, socialize, and speak freely about important community issues.

Pacoima was one of the few areas where Black veterans returning from World War II and middle-class Black families were able to purchase suburban homes and establish businesses and institutions that met local needs.

StylesVille was once one of numerous owned Black businesses along Van Nuys Boulevard and has been an anchor institution in the Valley’s Black community for over 60 years. StylesVille served as a place to socialize and catch up with friends and, up until the Covid-19 pandemic, regularly hosted community barbecues in the rear lot. While most of the Black population in Pacoima relocated to other areas, many Black patrons have continued to make the trip from across Los Angeles and Southern California to StylesVille. Over the years, the subject property has seen notable clientele that include jazz musician Billy Eckstine and University of Southern California football player Anthony Davis. Today, StylesVille is one of the few remaining businesses associated with the Black community in Pacoima.

Despite some interior and exterior alterations over the years, the subject property retains a sufficient level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance as one of the earliest Black-owned barber shops and beauty salons in the San Fernando Valley.

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 StylesVille Barber Shop and Beauty Salon 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 an 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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.

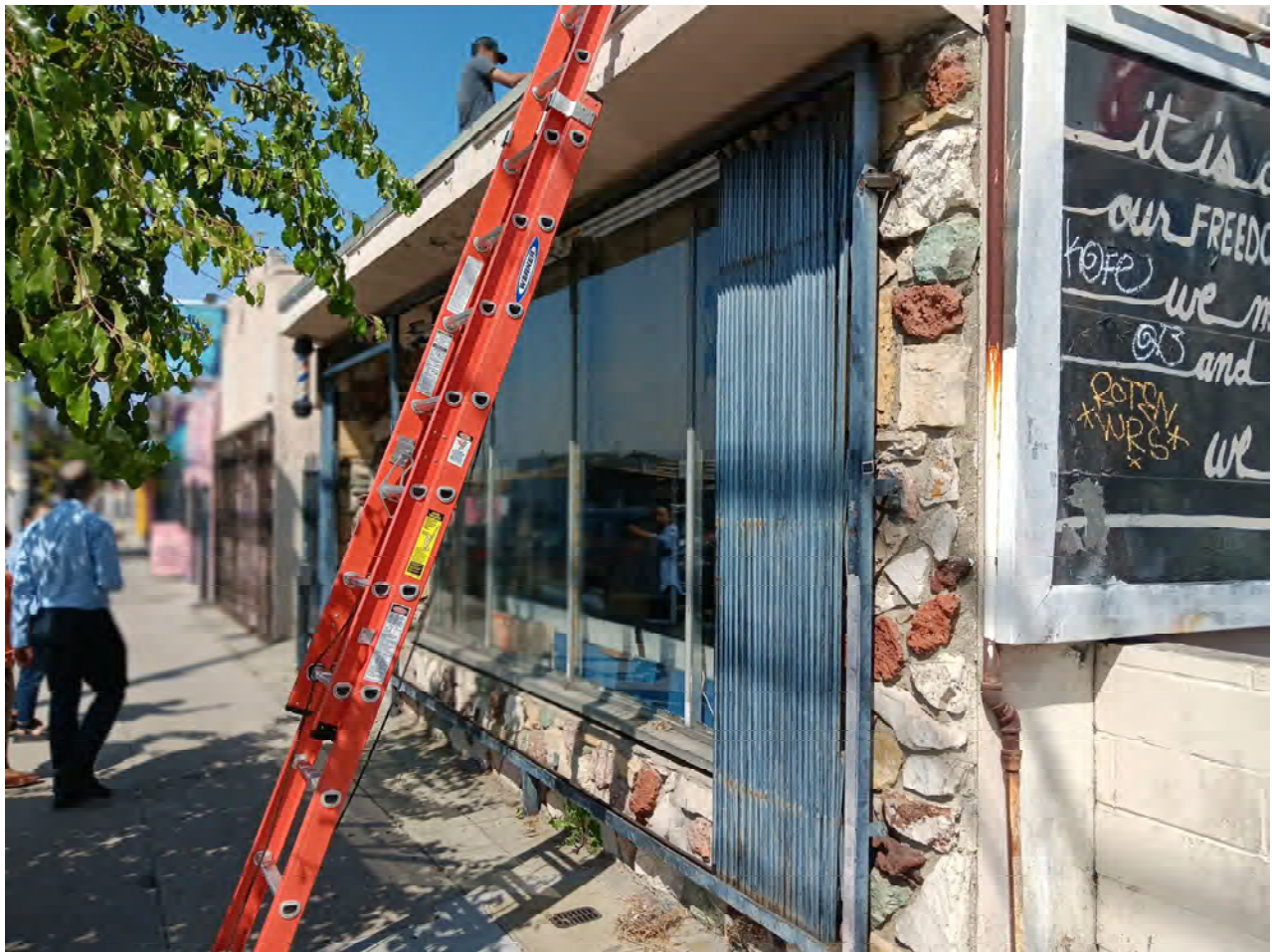
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the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

Categorical Exemption ENV-2024-3337-CE was prepared July 10, 2024.

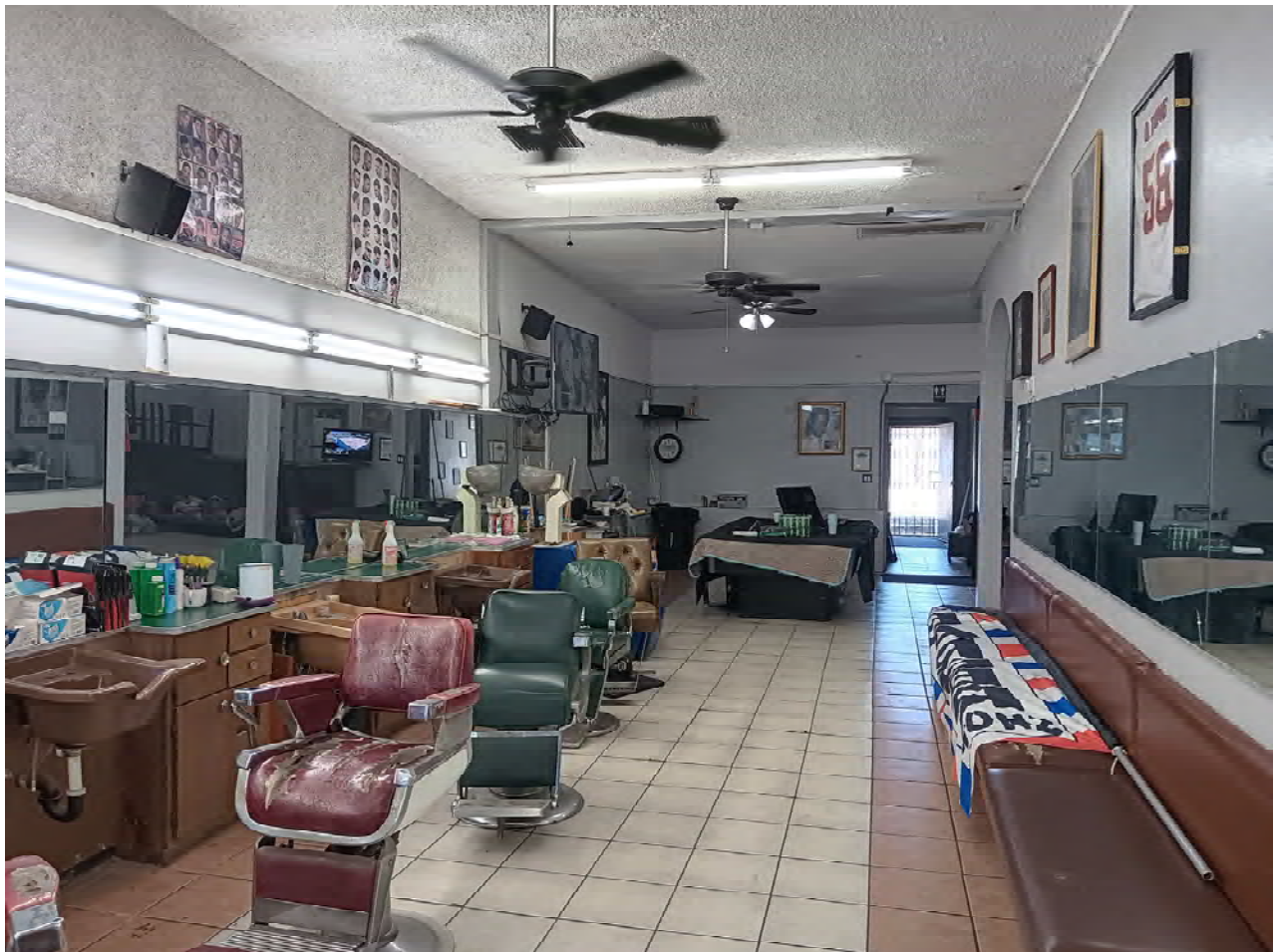
BACKGROUND

On May 24, 2024, the Los Angeles City Council, acting upon an amending motion introduced by Councilmember Heather Hutt and seconded by Councilmember Marqueece Harris-Dawson initiated consideration of the subject property as an Historic-Cultural Monument. The original motion, adopted by the City Council on January 26, 2024, was introduced by Councilmembers Heather Hutt and Monica Rodriguez and seconded by Councilmembers Marqueece Harris-Dawson and Curren D. Price Jr. On June 13, 2024, a subcommittee of the Commission consisting of Commissioner Buelna conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.













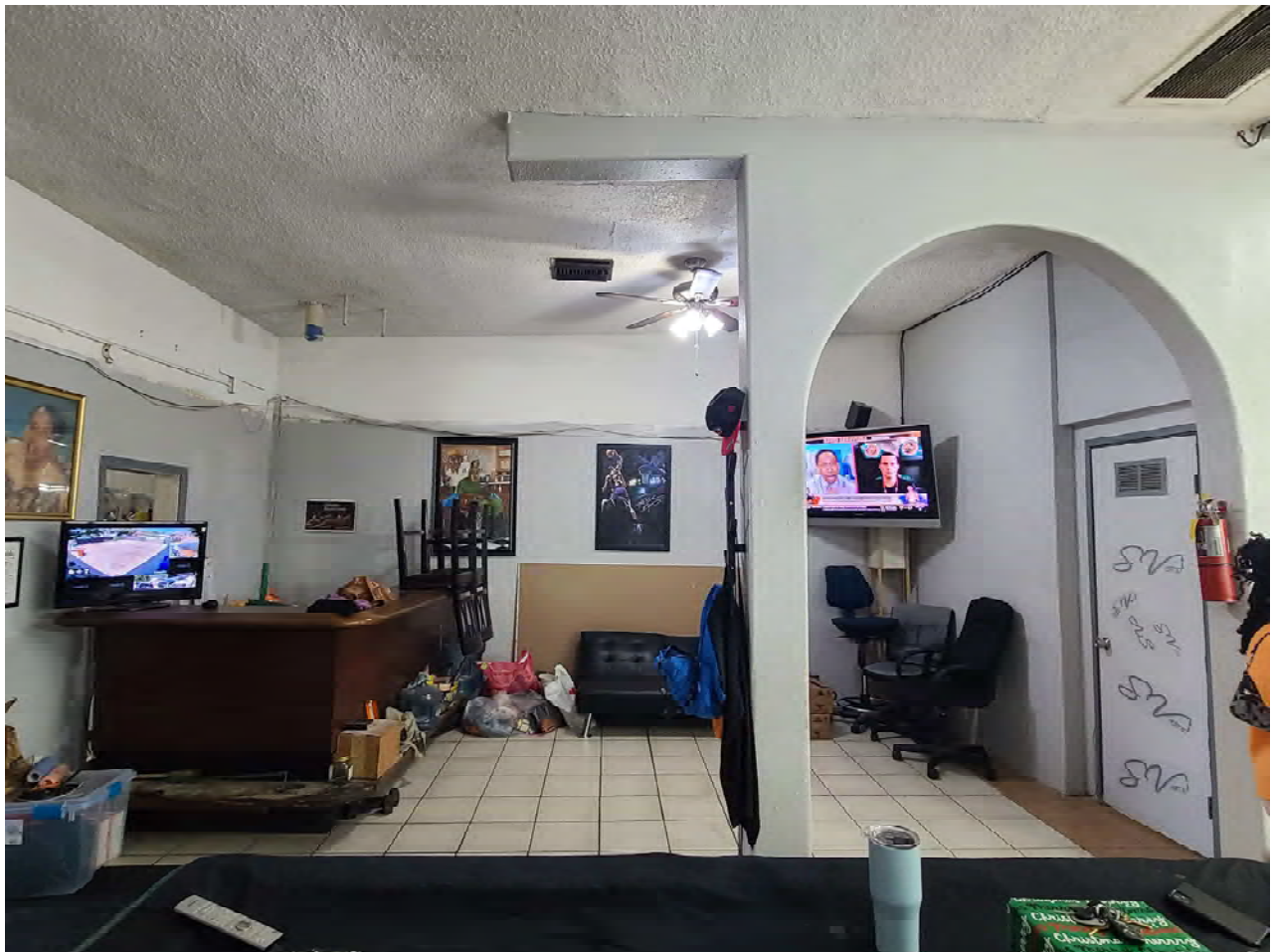




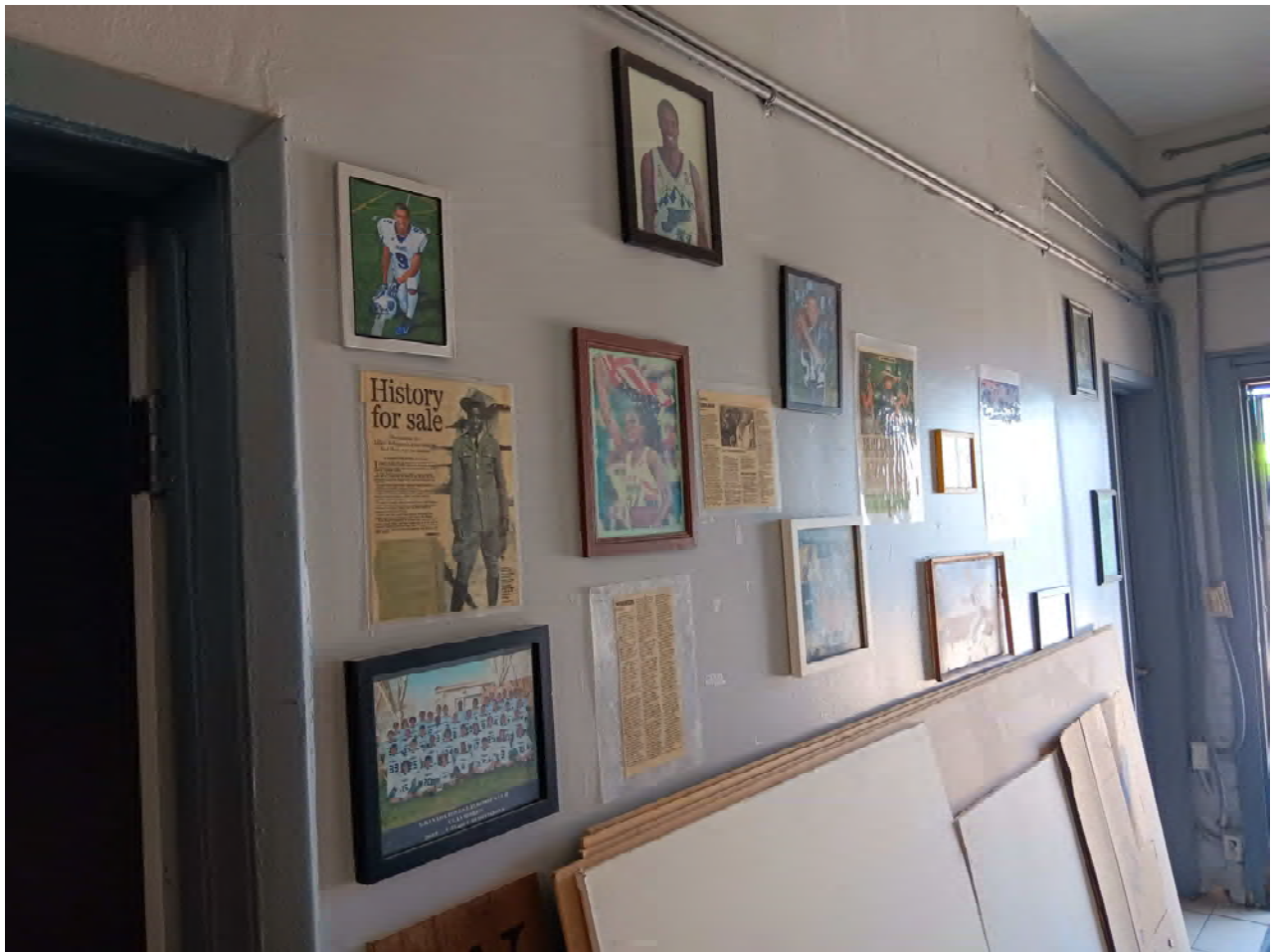


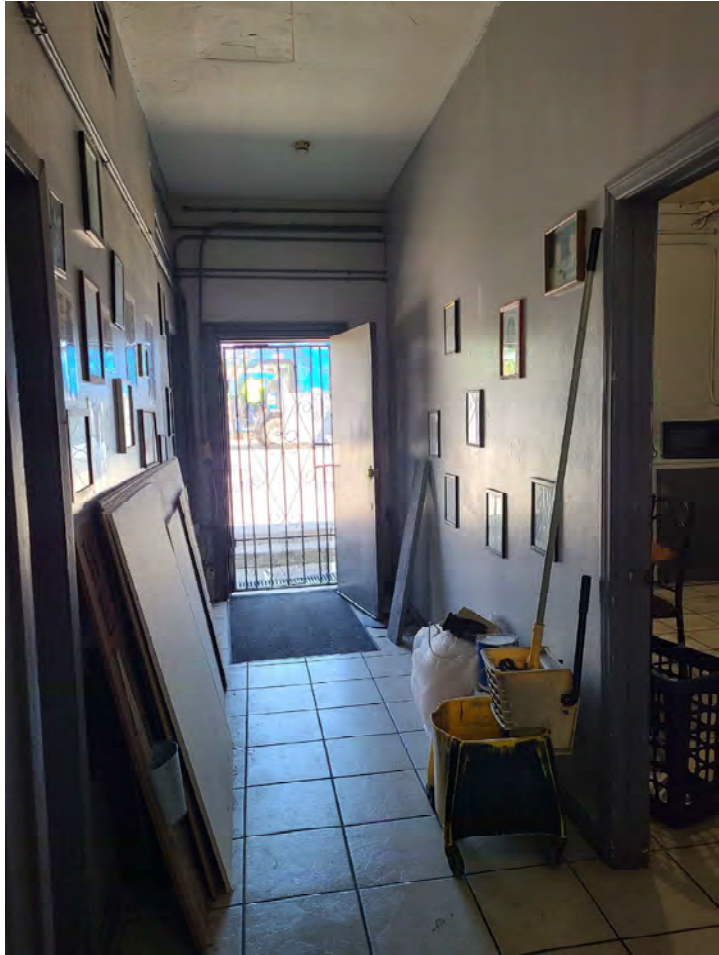


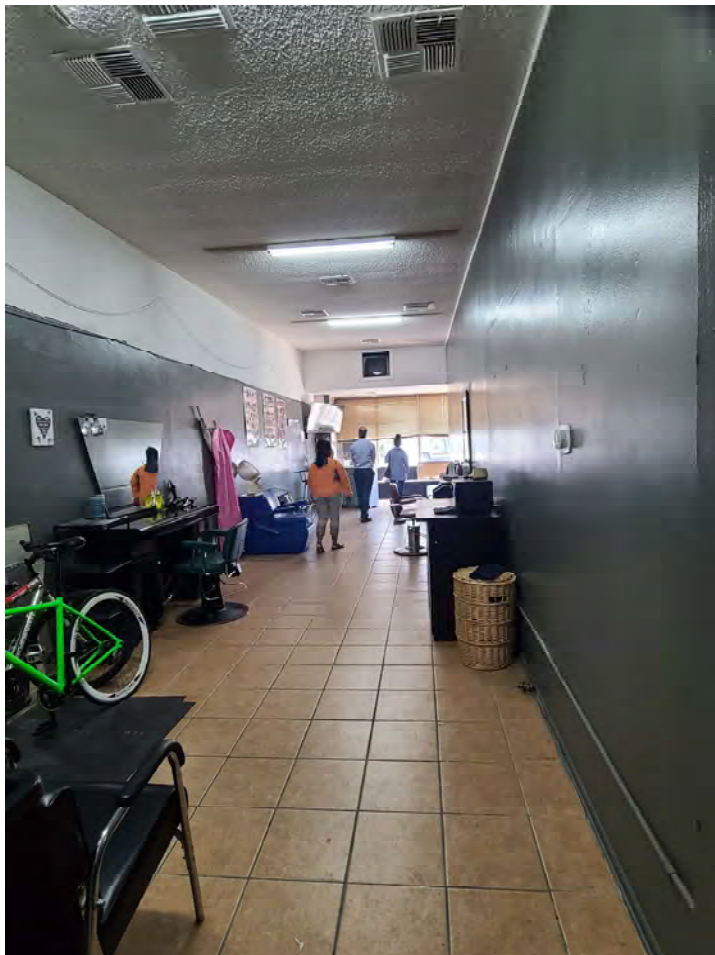
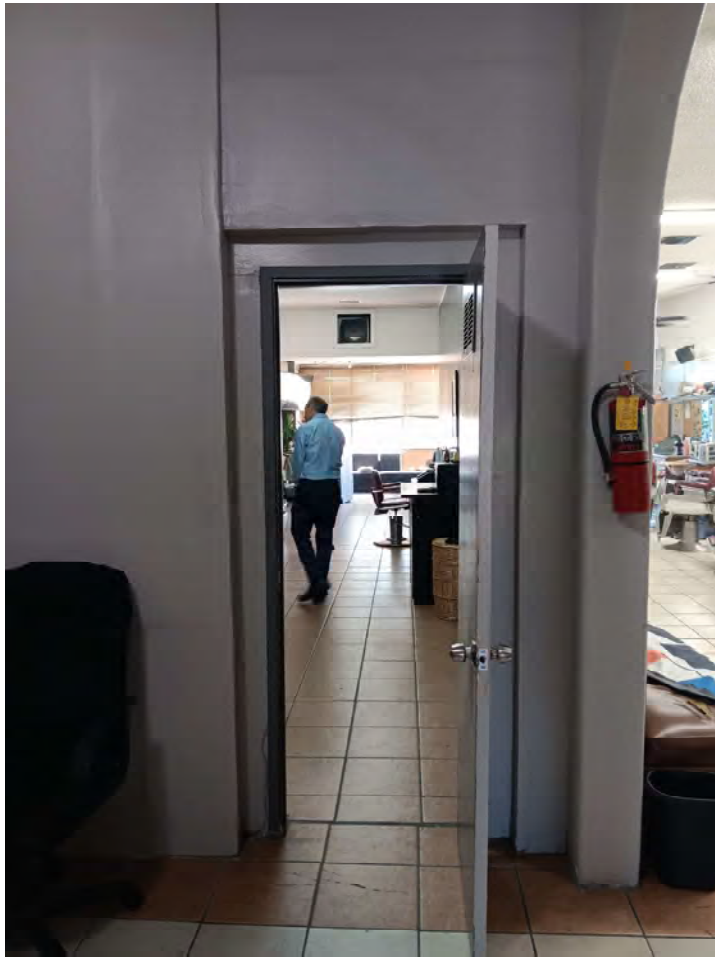






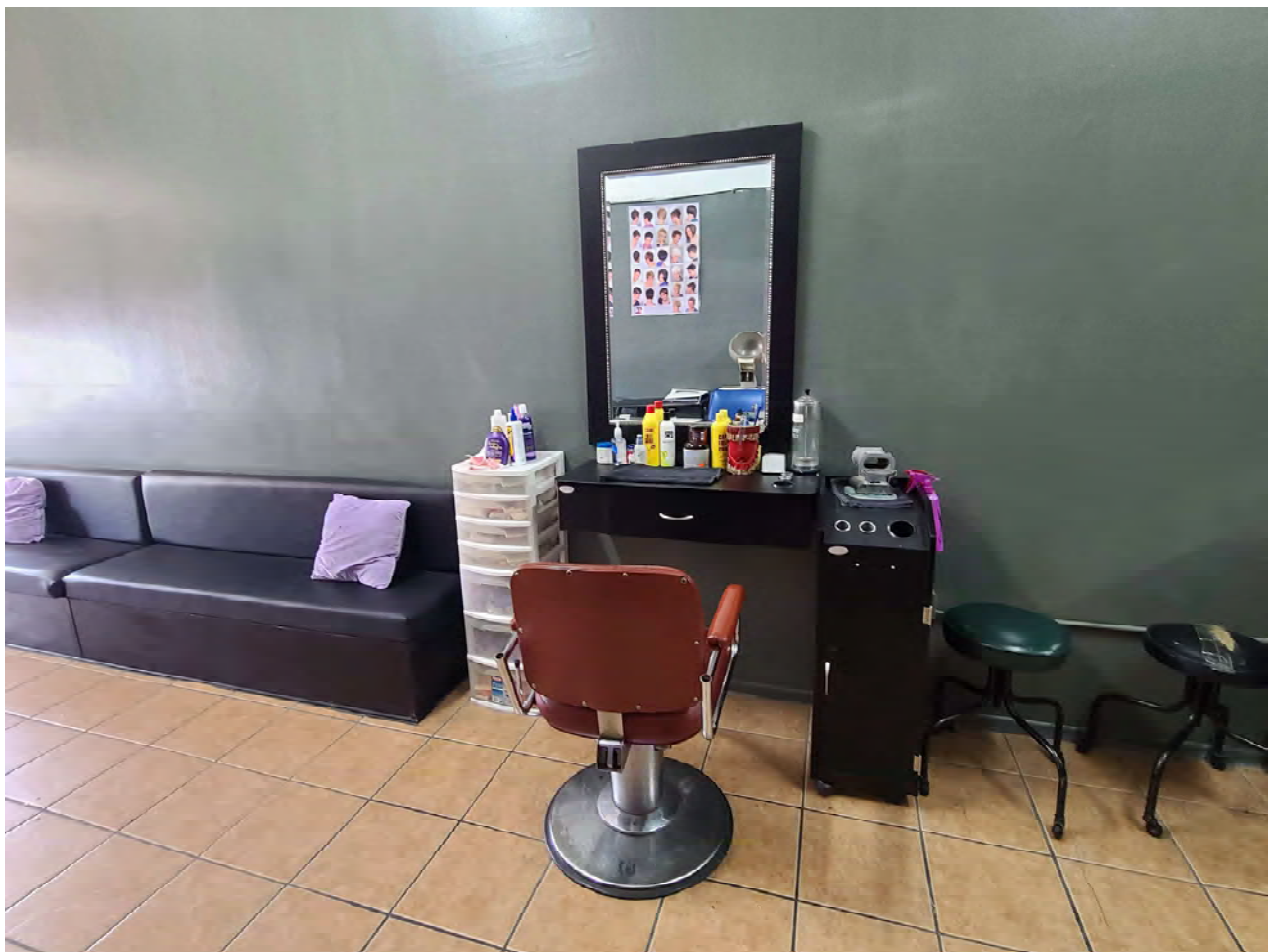
















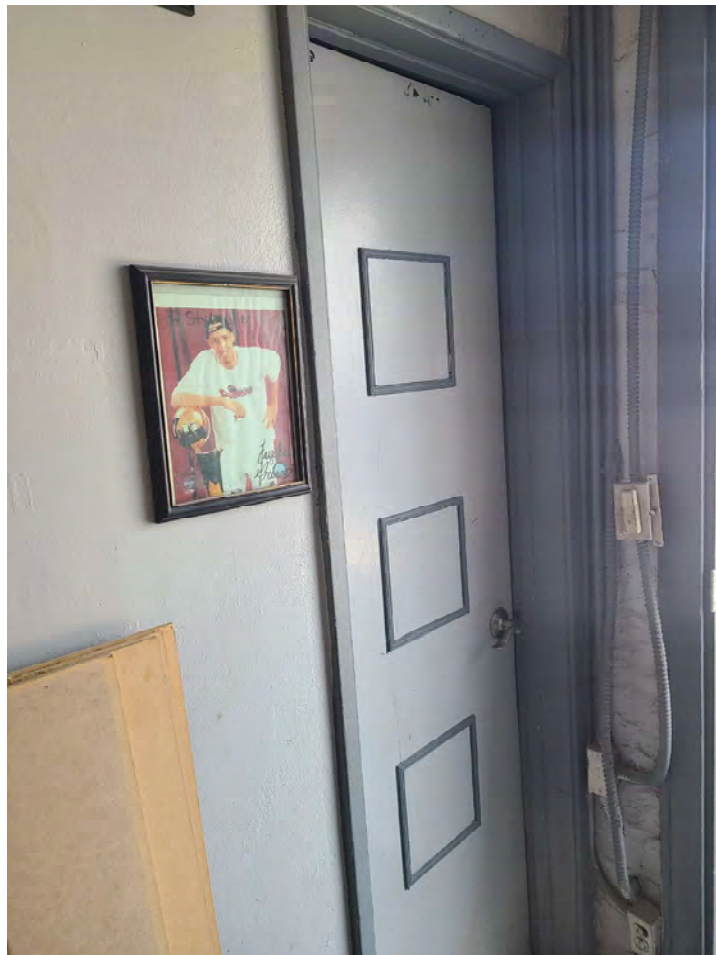


















COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines 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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2024-3336-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-3337-CE

PROJECT TITLE

StylesVille Barber Shop and Beauty Salon

COUNCIL DISTRICT

7

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

13161 W. Van Nuys Boulevard, Los Angeles, CA 91331

Map attached.

PROJECT DESCRIPTION:

Designation of StylesVille Barber Shop and Beauty Salon as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Andrez Parra

(AREA CODE) TELEPHONE NUMBER

213-756-1698

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s)

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) 8 and 31

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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 StylesVille Barber Shop and Beauty Salon 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.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213)978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 23-1246

Council Meeting Date: May 24, 2024

Agenda Item No.: 18

Agenda Description: MOTION (HUTT - HARRIS-DAWSON) relative to amending prior Council action of January 26, 2024, Council file No. (CF) 23-1246, regarding initiating consideration of the Tom and Ethel Bradley Residence, California Eagle Offices, First African Methodist Episcopal Church, StylesVille Beauty & Barbershop, and Jewel's Catch One; in the list of Historic Cultural Monuments.

Council Action: MOTION (HUTT - HARRIS-DAWSON) - ADOPTED

Council Vote:

YES	Blumenfield	YES	de León	YES	Harris-Dawson
YES	Hernandez	YES	Hutt	YES	Krekorian
YES	Lee	YES	McOsker	YES	Padilla
YES	Park	YES	Price Jr.	YES	Raman
YES	Rodriguez	YES	Soto-Martínez	YES	Yaroslavsky

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s) Title
Motion (Hutt - Harris-Dawson) dated 5-17-24

MOTION

I MOVE that the matter of Motion (Hutt-Rodriguez-Harris Dawson-Price) adopted by the Council on January 26, 2024 (CF 23-1246), relative to initiating consideration of the following five properties: 1) Tom and Ethel Bradley Residence; 2) California Eagle Offices; 3) First African Methodist Episcopal Church; 4) StylesVille Beauty & Barbershop; and 5) Jewel's Catch One, in the list of Historic Cultural Monuments, BE AMENDED to adopt the following ADDITIONAL RECOMMENDATIONS to clarify the Council's initiation timeline in lieu of the prior timeline for the following properties:

1. Instruct the Planning Department to prepare the Historic-Cultural Monument applications for the following two properties: 1) *Jewel's Catch One*; 2) *StylesVille Beauty & Barbershop*; upon Council's adoption of this Motion.
2. Instruct the Planning Department to prepare the Historic-Cultural Monument application for the following property: *First African Methodist Episcopal Church*, which will be scheduled for Council's initiation effective June 2024 or thereafter.

PRESENTED BY: Heather Hutt
HEATHER HUTT
Councilmember, 10th District

SECONDED BY: _____

ORIGINAL

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213)978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 23-1246

Council Meeting Date: January 26, 2024

Agenda Item No.: 13

Agenda Description: CONTINUED CONSIDERATION OF MOTION (HUTT - RODRIGUEZ - HARRIS-DAWSON - PRICE) relative to initiating consideration of the following five properties: 1) Tom and Ethel Bradley Residence; 2) California Eagle Offices; 3) First African Methodist Episcopal Church; 4) StylesVille Beauty & Barbershop; and 5) Jewel's Catch One, in the list of Historic Cultural Monuments.

Council Action: A MOTION (HUTT - RODRIGUEZ - HARRIS-DAWSON - PRICE) - ADOPTED AS AMENDED BY MOTION (HARRIS-DAWSON FOR HUTT - PRICE)

Council Vote:

YES	Blumenfield	YES	de León	YES	Harris-Dawson
YES	Hernandez	ABSENT	Hutt	YES	Krekorian
YES	Lee	YES	McOsker	YES	Padilla
YES	Park	ABSENT	Price Jr.	YES	Raman
ABSENT	Rodriguez	YES	Soto-Martínez	YES	Yaroslavsky

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s) Title

Amending Motion (Harris-Dawson for Hutt - Price) dated 1-26-24

Motion (Hutt - Rodriguez - Harris-Dawson - Price) dated 11-03-23

MOTION

I MOVE that matter of Consideration of Motion (Hutt-Rodriguez-Harris Dawson-Price) relative to initiating consideration of the following five properties: 1) Tom and Ethel Bradley Residence; 2) California Eagle Offices; 3) First African Methodist Episcopal Church; 4) StylesVille Beauty & Barbershop; and 5) Jewel's Catch One, in the list of Historic Cultural Monuments, **Item 13** (CF 23-1246) on today's Council Agenda, **BE AMENDED** to adopt the following additional recommendations to clarify the Council's initiation timeline of the five properties:

4. Instruct the Planning Department to prepare the Historic-Cultural Monument applications for the following two properties: 1) Tom and Ethel Bradley Residence; 2) California Eagle Offices, upon Council's adoption of this Motion today, January 26, 2024.

5. Instruct the Planning Department to prepare the Historic-Cultural Monument applications for the following three properties: 3) First African Methodist Episcopal Church; 4) StylesVille Beauty & Barbershop; and 5) Jewel's Catch One, which will be scheduled for Council's initiation effective March 2024 or thereafter.

PRESENTED BY:  for
HEATHER HUTT
Councilmember, 10th District

SECONDED BY: 

ORIGINAL

JAN 26 2024

PK

BB

PLANNING & LAND USE MANAGEMENT

MOTION

Despite ambitious and comprehensive efforts to identify significant historic resources across Los Angeles, the City's historic designation program does not yet equitably highlight the diversity and richness of the African American experience in the City. Only about 4% of the City's approximately 1,290 locally-designated landmarks (Historic-Cultural Monuments) currently reflect associations with African American history.

To help rectify these disparities, the Planning Department's Office of Historic Resources launched African American Historic Places, Los Angeles (AAHPLA), a multi-year partnership with the Getty Conservation Institute to identify, conserve, interpret and celebrate African American people, contributing to the City's heritage. In addition to prioritizing the designation of additional sites as City Historic-Cultural Monuments (HCMs), the project will expand the City's historic preservation framework for African American history, develop cultural preservation strategies with three historically African American neighborhoods, and enhance inclusion and representation within the historic preservation field.

The AAHPLA project has been guided by a 15-member advisory committee of local African American civic and cultural leaders, which has provided strategic direction and support to advance the project's work. To jump-start the historic designation of significant Los Angeles sites associated with African American heritage, the advisory committee conducted a comprehensive review of the City's 2018 SurveyLA African American History of Los Angeles Historic Context Statement to identify an initial five sites that should be prioritized for HCM designation. The AAHPLA project has begun community engagement activities to help prioritize an additional five sites for HCM designation, which would be initiated in 2024.

With the advisory committee's guidance, the African American Historic Places, Los Angeles project recommends that the following five sites be initiated for consideration by the Cultural Heritage Commission and City Council as potential HCMs:

Tom and Ethel Bradley Residence, 3807 Welland Ave, Los Angeles, CA 90008 (Council District 10): A modest single-family home in Leimert Park is the property most associated with the remarkable life and career of Tom Bradley (1917-1998), the first African American Mayor of Los Angeles. Bradley's 20 years in office (1973-1993) mark the longest tenure by any Mayor in the City's history. He and his wife Ethel, a significant community leader and political partner, lived in the house when he was elected to the City Council in 1963; they remained until 1977, when they moved into The Getty House (the Mayor's official residence).

California Eagle Offices, 4071-4075 S. Central Avenue, Los Angeles, CA 90011 (Council District 9): This commercial structure on the Central Avenue corridor was home to the *California Eagle*, the oldest African American newspaper in Los Angeles, and one of the most prominent African American publications in the West during the twentieth century. While the newspaper traces its origins to 1879, it is most associated with the pioneering publisher Charlotta Bass, who is believed to be the first African American woman to own and operate a newspaper in the United States; she published the *California Eagle* from 1912 until 1951. In 1952, Bass became the first African American woman nominated for Vice President, as a candidate of the Progressive Party.

First African Methodist Episcopal Church, 2270 S. Harvard Blvd., Los Angeles, CA 90018 (Council District 8):

Designed by celebrated Black architect Paul R. Williams, the church was constructed by 1968 to accommodate the growing number of members of the First African Methodist Episcopal Church (First AME). When Williams passed away in 1980, his funeral was held in the church. First AME was founded in 1872 by Bridgett (Biddy) Mason, a former enslaved woman who sued for her freedom and later amassed considerable

NOV 03 2023

wealth through real estate. In recent decades, the church's current location has become a center of community activism, where pastors and congregants have advocated for political representation, economic development, and social justice.

Jewel's Catch One, 4067 W. Pico Blvd., Los Angeles, CA 90019 (Council District 10): Jewel's Catch One was established by Jewel Thais-Williams in 1972, and is considered one of the first Black-owned Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) dance clubs in the nation. Catch One played a vital role in the lives of LGBTQ persons of color, not just as a place to have fun, but also a place to develop social support. Thais-Williams regularly allowed local Black lesbian and gay community groups to use the space for meetings and events, and the space also hosted HIV and peer counseling services, discussion groups, and poetry readings.

StylesVille Beauty & Barbershop, 13161 Van Nuys Blvd, Pacoima, CA 91331 (Council District 7) Established in 1957, StylesVille is the oldest Black barbershop and beauty salon in the San Fernando Valley, and perhaps in all of Los Angeles. Opened by Freddie and Ollie Carter, the barbershop is currently operated by a third-generation family member, Greg Carter Faucett, who began cutting hair when he was 10 years old.

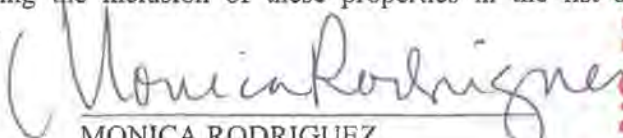
Section 22.171.10 of the Los Angeles Administrative Code (LAAC) provides that the City Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as an HCM. The Cultural Heritage Commission, after inspecting and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council. In addition, LAAC Section 22.171.12 provides that there shall be a temporary stay of demolition, substantial alteration, or removal of any such proposed location or structure pending designation.

I THEREFORE MOVE that the Council initiate consideration of the following five properties: (1) *Tom and Ethel Bradley Residence*, located at 3807 Welland Ave, Los Angeles, CA 90008; (2) *California Eagle Of ices*, located at 4071-4075 S. Central Avenue, Los Angeles, CA 90011; (3) *First African Methodist Episcopal Church*, located at 2270 S. Harvard Blvd, Los Angeles, CA 90018; (4) *StylesVille Beauty & Barbershop*, located at 13161 Van Nuys Blvd, Pacoima, CA 91331; and (5) *Jewel's Catch One*, located at 4067 W. Pico Blvd., Los Angeles, CA 90019, as City Historic-Cultural Monuments under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument applications for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that the Council instruct the City Clerk to create subfiles, for tracking purposes, to the main Council file, for each of the abovementioned five properties, such that the applicable time limitations under the procedures of Administrative Code Section 22.171.10, would only be triggered upon final Council adoption of each Historic-Cultural Monument application.

I FURTHER MOVE that, after reviewing the applications, the Cultural Heritage Commission submit its reports and recommendations to the Council regarding the inclusion of these properties in the list of Historic-Cultural Monuments.

PRESENTED BY: 
HEATHER HUTT
Councilwoman, 10th District

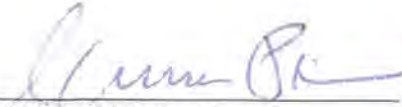

MONICA RODRIGUEZ
Councilwoman, 7th District

ORIGINAL

SECONDED BY:



MARQUEECE HARRIS-DAWSON
Councilmember 8th District



CURREN D. PRICE, JR
Councilmember, 9th District

ORIGINAL



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Styles Ville Barber Shop & Beauty Salon		Current name of property	
Other Associated Names:			
Street Address: 13161 Van Nuys Boulevard		Zip: 91331	Council District: 7
Range of Addresses on Property:		Community Name: Pacoima	
Assessor Parcel Number: 2535019016	Tract: Pacoima	Block: 22	Lot: 611
Identification cont'd:			
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
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1955	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: George H. Davis, Jr.	Contractor: Jesus Lozano (owner)	
Original Use: Commercial (grocery store)	Present Use: Commercial (barber shop)	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Vernacular commercial		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, textured	Material: Stone, cut	
ROOF	Type: Flat	Type: Select	
	Material: Unknown	Material: Select	
WINDOWS	Type: Fixed	Type:	
	Material: Aluminum	Material: Select	
ENTRY	Style: Off-center	Style: Centered	
DOOR	Type: Glass	Type: Slab	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	See continuation sheet.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an 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 an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input type="checkbox"/>	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.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. 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 you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: City of Los Angeles	Company: Los Angeles City Council	
Street Address: 200 N. Spring Street 3rd Floor	City: Los Angeles	State: CA
Zip: 90012	Phone Number:	Email:

Property Owner

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

Name: Greg Faucett	Company:	
Street Address: 13161 Van Nuys Blvd	City: Los Angeles	State: CA
Zip: 91331	Phone Number:	Email:

Nomination Preparer/Applicant's Representative

Name: Elysha Paluszek	Company: Architectural Resources Group	
Street Address: 360 E. 2nd Street, Suite 225	City: Los Angeles	State: CA
Zip: 90012	Phone Number: 626-583-1401 x105	Email: e.paluszek@argcreate.com



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. 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 | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. <input type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or 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.

Elysha Paluszek

07/10/2024

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Styles Ville Barber Shop & Beauty Salon

Historic-Cultural Monument Continuation Sheet

A. Proposed Monument Description

Site

The property at 13161 Van Nuys Boulevard is located on the northwest side of Van Nuys Boulevard in the Pacoima community in the northeastern San Fernando Valley in the City of Los Angeles. Development along Van Nuys Boulevard is low-rise commercial in nature, with residential development along surrounding secondary streets. Streets are laid out on a northeast-southwest rectilinear grid. To the northwest is the public housing complex San Fernando Gardens. The property is located on Van Nuys Boulevard between Ralston and Pala avenues. The building faces onto Van Nuys Boulevard and is constructed to the lot line.

Building, Exterior

The building at 13161 Van Nuys Boulevard was constructed in 1955. It is one story in height, rectangular in plan, and has a flat roof with flat parapet. It is clad in textured stucco. An overhang with a nearly flat roof runs the width of the primary (southeast) façade. Below the overhang are large metal storefront windows and a recessed entry. Within the entrance are a fully glazed metal storefront door with transom and sidelight, which provides access to the barbershop, and a second metal storefront door, which is located perpendicular to the first and provides access to the beauty salon. The beauty salon entrance door also has a sliding aluminum transom above it. Cut stone veneer decorates the primary façade around the storefront and within the recessed entryway. A large electric sign is affixed to the primary façade, and a metal accordion security gate runs the length of the façade.

The rear (northwest) façade is clad in stucco and has a single slab door with security door over it midway along the façade. Patterns in the stucco show where two windows appear to have been infilled. The southwest façade was only partially visible; it does not have any window or door openings, nor any other visible detailing. The northeast façade is decorated with a mural by Kristy Sandoval that was painted circa 2013 and a sign painted to resemble a blackboard. The sign itself dates to sometime before 2007; it was painted to resemble a blackboard circa 2013.

Building, Interior

The interior of the building is divided into two main spaces, which are separated by a full-height partition wall with an arched opening on the northwest end. The barbershop side (southwest portion of the building) has plaster walls, a textured stucco (popcorn) ceiling, and a tile floor. Rows of mirrors line the northeast and southwest walls. Below the mirrors, leather covered benches line the northeast wall. A counter and barber stations line the southwest wall. Six shampooing sinks are spaced along the southwest wall, as are wood cabinets with metal hardware. Seven metal and leather barber chairs are spaced along the tiled floor adjacent to the southwest wall, as is a hair drying station with leather upholstered chair. Fluorescent lighting runs along the southwest wall above the mirrors and is set into the ceiling. Ceiling fans hang from the ceiling at regular intervals.

In the rear (northeast) corner of the barbershop is a wood L-shaped bar. Across from the bar is an open area with a pool table.

The northeast side of the interior houses the beauty parlor. Like the other side of the interior, the walls are both smooth and textured plaster, with a textured plaster (popcorn) ceiling. The floor is tile. Two non-original salon chairs and stations are located in the space, one on each side, as well as a hair drying station with leather upholstered chair. There is a shampooing station at the rear (northwest) side. A waist-high counter is located at the front (southeast) end of the space, and couches are located along the storefront windows on the southeast wall.

Through an open doorway, a short corridor leads to the rear of the building. It has small service rooms, including restrooms and storage rooms, to either side of the hallway. The corridor leads to a door leading out to the parking lot.

Alterations

Alterations to the property are listed below. These include those documented in the building permit record as well as those observed during the visual inspection of the building on October 24, 2023.

1955	Construction of the subject property as a grocery store
1957	Conversion of grocery store to restaurant and bar
1958	Conversion of portion of building to dance hall

1964	Conversion of restaurant/beer and wine tavern into dancing and entertainment restaurant
1977	Conversion of bar and restaurant into barber and beauty shop
1983	Installation of sign
Unknown	Replacement of transoms over storefront doors
Unknown	Installation of new salon stations in the beauty salon portion of the building (interior)
Unknown	Removal of barber stations at the rear of the barbershop (area now open and holds a pool table)

Character-Defining Features

- One-story height
- Flat roof with flat parapet
- Stucco exterior with cut stone on primary façade
- Overhang along primary façade
- Recessed entryway
- Single-light aluminum storefront windows
- Fully glazed aluminum storefront doors (one with sidelight)
- Two open interior spaces divided by partition wall and arched opening
- Open plans of salon and barbershop
- Waist-high cabinets and counter workspace
- Barber stations

B. Statement of Significance

Summary

The building at 13161 Van Nuys Boulevard is significant under Criterion 1 for its association with the development of the African American community in Pacoima in the post-World War II period and as the long-time home of the Styles Ville Barber Shop & Beauty Salon. Pacoima has been home to a multi-ethnic and multi-racial community since the 1920s and was one of the only places in the San Fernando Valley in which people of color could live. As Los Angeles grew rapidly in the post-World War II period, the San Fernando Valley developed with a series of suburban communities that were largely off-limits to people of color. Pacoima became home to a modest but growing African American community in the 1940s.

Styles Ville is one of the oldest (if not the oldest) Black-owned barbershops in the San Fernando Valley. Styles Ville was established in 1958 by Fred and Ollie Carter as Pacoima's African American community became firmly established. It was first located across the street and moved into its current location in 1977. It was (and remains) integral to the community, both as part of the Black-owned business district along Van Nuys Boulevard and as a hub of African American social life. Black barbershops and beauty salons have acted as social gathering places and community connectors since the 19th century. Today, Styles Ville is one of the few remaining businesses associated with the Black community in Pacoima.

Brief History of the African American Community in Pacoima

The town of Pacoima was founded in 1887 following the arrival of the railroad in the San Fernando Valley. After the completion of the Los Angeles Aqueduct in 1913, Pacoima developed as an agricultural community with citrus and olive groves, as well as poultry farms. It drew a working-class immigrant population, many of whom were Asian (primarily Japanese) and Mexican, beginning in the late 19th century. Pacoima's position near the San Fernando Valley's railroad lines made it a desirable community for railroad workers, and "it drew a small proportion of minority railroad laborers and became the Valley's only interracial community, housing a small population of Mexicans, Japanese, and blacks living east of the Southern Pacific railroad tracks."¹ Multi-ethnic neighborhoods developed, and Pacoima became one of the few areas in the Valley

¹ Josh Sides, *L.A. City Limits: African American Los Angeles From the Great Depression to the Present* (Berkeley: University of California Press, 2003), 104.

that people of color could live.² This was in part due to its flood-prone land, which made it less attractive to development by Whites.³

African Americans had been migrating to Southern California in increasing numbers since the early 20th century. During World War II, this trend accelerated as people moved to the area in search of work in defense industry-related jobs. Between 1940 and 1950, Los Angeles' Black population rose from approximately 75,000 to approximately 171,000.⁴ In the Valley, African Americans found work in places such as the Lockheed Vega Aircraft Corporation in Burbank, but mechanisms of housing segregation, including restrictive covenants, barred them from living in most nearby White neighborhoods.

As was the case with much of the San Fernando Valley, Pacoima remained largely agricultural in nature until after World War II. In the decades following the war, the area rapidly transformed from an agricultural community to a residential suburb. During this period, the Valley remained overwhelmingly White. Of the 402,538 residents of the San Fernando Valley in 1950, only 2,654 were Black and 2,189 were other people of color.⁵ The majority of the Valley's African American population lived in Pacoima. During and after World War II, it was attractive to African Americans seeking work at places like Lockheed Aircraft nearby. In addition, the construction of Basilone Homes, a temporary public housing complex for veterans, by the Housing Authority of the City of Los Angeles, in 1946 in nearby Sun Valley attracted African American residents to the area. Soon, a Black community developed around Basilone Homes and included a drugstore, dentist, barbershop, theater, and school.⁶ Pacoima soon became the center of the Valley's African American community.

When Basilone Homes closed in 1954, its families faced eviction. Many residents stayed in the area. For some, it was not necessarily by choice; they could not move to other neighborhoods in the San Fernando Valley due to discriminatory housing policies and practices. In addition, real estate developers "deliberately exploited the potential for creating a black enclave in Pacoima," thus steering them away from other Valley neighborhoods.⁷ The Joe Louis Homes subdivision,

² Jean-Paul deGuzman, "'And Make the San Fernando Valley My Home:' Contested Spaces, Identities, and Activism on the Edge of Los Angeles" (PhD diss., University of California, Los Angeles, 2014), 11, 21.

³ deGuzman, 63.

⁴ deGuzman, 99.

⁵ Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2001), 140.

⁶ deGuzman, 101.

⁷ Laura R. Barraclough, *Making the San Fernando Valley: Rural Landscapes, Urban Development, and White Privilege* (Athens, GA: University of Georgia, 2011), 131.

part of this effort, was a housing tract in Pacoima specifically marketed to and for African American veterans and members of the Black middle class.⁸ Many former Basilone Homes residents moved there following the closure of the public housing complex.

Joe Louis Homes was developed in 1950 by builder Paul R. Trousdale and named after Heavyweight Champion of the World Joe “Brown Bomber” Louis. Trousdale marketed the tract to returning veterans and middle-class African Americans, a pattern reflective of housing patterns throughout Los Angeles in the postwar period.⁹ Also known as Valleyview Village, the neighborhood was visually similar to countless other housing tracts built in the San Fernando Valley after World War II and featured two- to three-bedroom single-family homes. It was followed in 1952 by the opening of San-Fern Manor adjacent to Joe Louis Homes at Herrick Avenue and Filmore Street near San Fernando Road.¹⁰ San-Fern Manor was advertised as “a new neighborhood of charm, dignity and individuality.”¹¹ These two neighborhoods offered African Americans the opportunity for suburban homeownership not available in numerous other postwar tracts. Not all the residential development during this period was viewed as positive, however. The construction of San Fernando Gardens in 1955 was vehemently opposed by the community, but it went forward despite their protests.

As a result of these developments, Pacoima’s African American community continued to grow. By 1960, an estimated 90 percent of African Americans living in the Valley (approximately 10,000) made their home in Pacoima.¹² Residents ranged from working professionals to those in the military sector and returning veterans.¹³ By the time that Styles Ville opened in 1958, there were numerous Black-owned businesses along Van Nuys Boulevard, which served as the area’s main commercial corridor. Other businesses included Neely Beauty Nest (13191 Van Nuys Boulevard), a billiard establishment called Fletcher’s Place (13164 Van Nuys Boulevard), El Toro Cocktail Lounge (13133 Van Nuys Boulevard), and others. In addition, other community institutions were founded, such as the Calvary Baptist Church, established in 1955 by Reverend Hillery T. Broadous.

⁸ deGuzman, 103.

⁹ deGuzman, 144.

¹⁰ “Valley Community Praised by Leaders,” *California Eagle*, October 2, 1952, 12.

¹¹ “Make the San Fernando Valley Your Home,” *California Eagle*, October 16, 1952, 11.

¹² Geoffrey Mohan, “Black History Month/Valley Retrospective: Perspectives on the Past – and the Future,” *Los Angeles Times*, February 22, 1994; deGuzman, 130.

¹³ deGuzman, 144.

In the 1960s and 1970s, Pacoima and its adjacent areas (such as Sylmar, Arleta, and Sun Valley) transitioned from White to majority Latino and Black.¹⁴ By the 1980s, however, Pacoima's Black population began to decrease as African Americans moved elsewhere, and the majority of the area's population was Latino. This remains true to this day: 90 percent of Pacoima's population consists of people of color, with the majority being Latino and a small population of African Americans; 43 percent of the population is made up of immigrants.¹⁵

History of Barbershops and Hair Salons in African American Culture

African Americans have been involved in providing hair care and personal grooming services since the eighteenth century. Enslaved African American barbers, sometimes called "waiting men," provided a range of services to White men, including cutting and styling hair, shaving, polishing boots, and other personal services; they also often ran errands.¹⁶ Within the social stratification of the antebellum South, these waiting men were often a valued and trusted member of an enslaver's household.

Hair and hair care have long played a central role in African and African American society. In African societies, hair is seen as a symbol and extension of a person's identity. Hairdressers held an important place in the community and were "often considered the most trustworthy individual in society."¹⁷ In some societies, hair braiding sessions were "a time of shared confidences and laughter; the circle of women who do each other's hair are friends bound together in fellowship."¹⁸ In the Americas, enslaved African people were forcibly rid of their distinctive hair styles and were often required to keep it covered to protect it from the harsh Southern sun during long hours in the field. They also were no longer able to devote time to their hair, but weekly hair styling on Sundays became a community custom.¹⁹ As a result of the importance of hair care and styling, the barbershop and beauty salon would later become both important businesses and social institutions in the Black community.

¹⁴ Barraclough, *Making the San Fernando Valley*, 131-132.

¹⁵ Architectural Resources Group, "Arleta-Pacoima Community Plan Area Historic Resources Survey Report," prepared for the City of Los Angeles Offices of Historic Resources, 11; Pacoima Beautiful and La Más, *Pacoima Urban Greening Vision Plan*, February 2016, 15, accessed October 27, 2022, https://issuu.com/mas4la/docs/160114_greening_vision_plan.

¹⁶ Douglas Walter Bristol, Jr., *Knights of the Razor: Black Barbers in Slavery and Freedom* (Baltimore: John Hopkins University Press, 2009), 14.

¹⁷ Ayana D. Byrd and Lori L. Tharps, *Hair Story: Untangling the Roots of Black Hair in America* (New York: St. Martin's Griffin, 2014), 5. Hair care remains an enduring and important practice in African society to this day.

¹⁸ Byrd and Tharps, *Hair Story*, 6.

¹⁹ Byrd and Tharps, *Hair Story*, 15-16.

Following the abolition of enslavement, barbering was of the few trades available to Black men due to discrimination in the job market.²⁰ Barbershops became an important venue for African American entrepreneurship, a means for Black men “to transform themselves from enslaved people into businessmen and leaders.”²¹ It served as one of the few available opportunities for skilled employment, and many barbers learned the trade through family members or apprenticeships.²² They initially continued to serve a wealthy White clientele, and barbershops became a gathering place for upper-class White men in the 19th century.²³ African American barbers occupied a unique and contradictory social position in the 19th century. They had connections to the White upper class and were valued for their skill, but they were cut off from White society and looked down upon due to racism and their occupation in the service industry.²⁴ They were expected to cater to White men and be subservient, even though they were skilled professionals and able to achieve a level of success not available in other professions at the time. They were also vilified by other Black professionals because they continued to serve and act subservient to White men.

For much of the 19th century, Black barbers continued to serve mostly White patrons; in the South, freedmen generally lacked the capital to keep Black barbers in business. However, they increasingly catered to a Black urban population in the late 19th and early 20th centuries due to deteriorating race relations – a result of an influx of European White immigrants and a growing (and increasingly visible) African American population, which led to competition for available jobs and increased tension in Northern cities.²⁵

As when barbershops served the White upper class, they became an important social venue in addition to providing a service and “a central institution in the lives of black men.”²⁶ Barbers, in turn, became key figures in the African American community and examples of respectability and self-help.²⁷ They became prominent members of their communities in both a social and economic sense, and the trade became a tightly-knit network of journeymen and master barbers who passed along their skills to apprentices. Similarly, beauty salons provided African American

²⁰ Bristol, *Knights of the Razor*, 7.

²¹ Bristol, *Knights of the Razor*, 3.

²² Bristol, *Knights of the Razor*, 48.

²³ Bristol, *Knights of the Razor*, 64.

²⁴ Bristol, *Knights of the Razor*, 12-13, 41.

²⁵ Bristol, *Knights of the Razor*, 73-75, 150, 165.

²⁶ Bristol, *Knights of the Razor*, 150-151.

²⁷ Bristol, *Knights of the Razor*, 150-151.

women an opportunity to pass on employment and job training to other African American women through apprenticeships.²⁸

Beginning in the 1910s, African Americans moved from the South to the North and Midwest in a pattern now known as the Great Migration. During this period, African Americans arriving to the North faced numerous hurdles while trying to enter the labor market. For African American women, both racism and sexism cut them off from numerous jobs, and they were often limited to sectors such as domestic work. Domestic service required long hours, paid low wages, and provided no independence or opportunity for advancement.²⁹ Black women turned to other jobs, including self-employment, whenever possible to support themselves. As a result of racist attitudes, many White business owners refused to provide personal services to African Americans, thus introducing a vacuum in this sector.³⁰ Sociologist Robert Boyd notes that:

Blacks tended to gravitate toward these occupations because White barbers, hairdressers, and beauticians were unwilling or unable to style the hair of Blacks or provide the hair preparations and cosmetics used by them. Thus, Black barbers, hairdressers, and beauticians had a 'protected consumer market' based on Whites' desires for social distance from Blacks and on the special demands of Black consumers.³¹

Beginning in the late 19th century, beauty salons thus became an important source of entrepreneurship for Black women in the North. Between 1890 and 1940, barbers and hairdressers made up the largest portion of the Black business population there.³² These occupations were relatively easy to enter in terms of education and training, an important consideration at a time when Black women were shut out of many employment opportunities.³³ In addition, there was significant demand for these services in the Black community for the reasons discussed above.

²⁸ Robert L. Boyd, "The Great Migration to the North and the Rise of Ethnic Niches for African American Women in Beauty Culture and Hairdressing, 1910-1920," *Sociological Focus* 29, No. 1 (February 1996): 42.

²⁹ Boyd, "The Great Migration to the North," 36.

³⁰ Boyd, "The Great Migration to the North," 37.

³¹ Robert L. Boyd, "Race, Labor Market Disadvantage, and Survivalist Entrepreneurship: Black Women in the Urban North during the Great Depression," *Sociological Forum* 15, No. 4 (December 2000): 653.

³² Boyd, "Race, Labor Market Disadvantage, and Survivalist Entrepreneurship," 653.

³³ Adia M. Harvey, "Becoming Entrepreneurs: Intersections of Race, Class, and Gender at the Black Beauty Salon," *Gender and Society* 19, No. 6 (December 2005): 792.

Beauty salons and barbershops became ways to not only make a living, but also to build significant wealth. Black beauticians often had close ties to beauty schools or product manufacturers. These connections allowed some women to open their own salons or beauty schools or to start their own businesses that made and sold these products. These jobs became a source of economic and social mobility not available in any other sector of the economy.³⁴ Some African Americans, like Sarah Breedlove (better known by the name Madame C.J. Walker) and Anne T. Malone, made their fortunes in the beauty industry. The Madame C.J. Walker Company trained Black women in hair care and styling, and franchises in the company allowed Black women to launch their own businesses. The company eventually had over two hundred beauty schools and trained more than 15,000 hair stylists.³⁵

In turn, these businesses helped support the greater African American community. The advertisements beauty salons and barbers placed in African American newspapers helped them financially and kept money circulating in the Black community. Their profits also help fund community institutions. For instance, Walker donated money for the building of a YMCA for African Americans in Indianapolis, Indiana and gave money to Black colleges around the country.³⁶ Durham, North Carolina barber John Merrick became an entrepreneur in the real estate, banking, and insurance industries. He was instrumental in the creation of banks and real estate companies in Durham and provided funding for rural schools and the College for Blacks there (now North Carolina Central University).³⁷

From a social standpoint, Black-owned barbershops and beauty salons became cornerstones of the African American community. They were places where African Americans could talk amongst themselves about issues of importance to their community, share gossip, and play games such as cards or chess.³⁸ Barbershops became “a central institution in the lives of black men,” while beauty salons held a similar place of importance in the lives of Black women.³⁹ They became crucial places of communication and gathering, where African Americans could express

³⁴ Boyd, “The Great Migration to the North,” 42.

³⁵ Jay Driskell, “Making Waves: Beauty Salons and the Black Freedom Struggle,” National Museum of American History, November 3, 2016, accessed October 20, 2023, <https://americanhistory.si.edu/blog/making-waves-beauty-salons-and-black-freedom-struggle>.

³⁶ Jay Driskell, “Making Waves.”

³⁷ Ellen Terrell, “Honoring African Americans: Barbering,” Library of Congress blog, February 3, 2022, accessed October 20, 2023, https://blogs.loc.gov/inside_adams/2022/02/african-americans-barbering/.

³⁸ “The Community Roles of the Barber Shop and Beauty Salon,” *National Museum of African American History & Culture*, accessed October 19, 2023, at <https://nmaahc.si.edu/blog/community-roles-barber-shop-and-beauty-salon>.

³⁹ Bristol, *Knights of the Razor*, 150-151.

themselves and their views freely.⁴⁰ Author Douglas Walter Bristol, Jr. writes, “within black neighborhoods, people learned as much about a man by finding out which barbershop he patronized as which church he attended or which lodge he had joined.”⁴¹

In Los Angeles, as elsewhere, barbershops and hair salons represented an important opportunity for entrepreneurship and economic advancement for African Americans. One of the earliest barbers in Los Angeles was Peter Biggs, who arrived in 1847 as an enslaved person from Missouri. He gained his freedom and operated a barbershop located in the Bella Union Hotel on North Main Street in downtown Los Angeles.⁴² The city’s African American community started out small in relation to the city’s population at large but began to increase more significantly in the late 19th century. The earliest African American neighborhood was centered on San Pedro Street between 1st and 2nd Streets in downtown (in what is now Little Tokyo) in the 1880s and 1890s. There, a small commercial district developed with Black-owned businesses; it included a hotel, restaurant, grocery store, and barbershop in the 1890s.⁴³

As the African American population increased, the community moved southeast to Central Avenue, which was already home to a multi-ethnic and multi-racial population. African Americans successfully established a visible presence there, anchored by Black-owned businesses, churches, and other institutions. By the 1920s, Central Avenue was the heart of African American Los Angeles. Its businesses included drug stores, newspaper offices, barbershops, and beauty parlors.⁴⁴ Institutions like the 28th Street YMCA and Dunbar Hospital also rooted the community.

During World War II, Los Angeles’ African American population grew dramatically as people sought work in defense industry jobs. However, discriminatory housing practices including restrictive covenants continued to limit where African Americans could live. Central Avenue remained one of the main centers of the Black community in Los Angeles, though small communities existed elsewhere in places such as Watts. This began to change in the 1950s, as African Americans settled in other parts of Los Angeles, including Pacoima in the San Fernando

⁴⁰ Architectural Resources Group, “Dean’s Barbershop National Register of Historic Places Nomination,” Portland, Oregon, April 2021, 13.

⁴¹ Bristol, 166.

⁴² GPA Consulting and Alison Rose Jefferson, “African American History of Los Angeles,” *Los Angeles Citywide Historic Context Statement*, prepared for the Los Angeles Department of City Planning, February 2018, 10.

⁴³ GPA Consulting and Jefferson, 20; Teresa Grimes, “Historic Resources Associated with African Americans in Los Angeles Multiple Property Documentation Form,” E3.

⁴⁴ GPA Consulting and Jefferson, 54.

Valley, the Crenshaw district and Leimert Park, and West Adams.⁴⁵ Wherever the Black community went, they brought Black-owned businesses with them, including beauty salons and barbershops. A study of listings in the *California Eagle* and *Los Angeles Sentinel* reveal a plethora of these businesses throughout the city. In Pacoima, Styles Ville existed alongside M&C Beauty Salon (12345 Saxton Street), Neeley's Beauty Nest (13171 Van Nuys Boulevard), Heloise Beauty Salon (10874 Ralston Avenue), and Dayaton's Face Beauty (13064 Van Nuys Boulevard) in the early 1960s.⁴⁶ None of these other beauty salons remain in business at those locations, nor do they appear to exist in Los Angeles in general any longer. The building at 13064 Van Nuys Boulevard continues to be occupied by a barbershop, but it appears to have moved into the space sometime between 2007 and 2011. Other known longtime barbershops in Los Angeles include Magnificent Brothers Barber Shop (4267 Crenshaw Boulevard), which has existed at its current location since 1970, and Tolliver's Barber Shop, which opened in 1967 and operated at three different locations before closing in 2024.⁴⁷

Styles Ville Barber Shop & Beauty Salon

Styles Ville Barber Shop & Beauty Salon was opened in 1958 by Fred L. Carter. The business was initially located at 13154 Van Nuys Boulevard across the street from its current location. It moved to its current location in 1977.

Prior to the barbershop, the subject building was occupied by a restaurant and bar named the Dew Drop Inn. The Carters renovated the interior of the building when they moved in.⁴⁸ At the time, state regulations dictated the division of men and women at hair care establishments.⁴⁹ Current owner Gregory Faucett also notes that his grandfather, Fred Carter, included both a barbershop and beauty salon in the building so couples or families could get their hair done at the same establishment at the same time. The Carters were one of the early African American families in Pacoima after the war. Fred Carter and his wife Ollie lived in temporary housing in Griffith Park before moving to the Valley and establishing Styles Ville.⁵⁰

⁴⁵ Grimes, E10.

⁴⁶ "Display Ad," *Los Angeles Sentinel*, February 20, 1964, C7.

⁴⁷ GPA Consulting and Jefferson, 68; Steve Lopez, "An L.A. institution closes its doors, and Lawrence Tolliver wonders what's next," *Los Angeles Times*, January 6, 2024.

⁴⁸ Los Angeles Department of Building and Safety, Permit No. 47948.

⁴⁹ Kurt Streeter, "Around the Valley: Keeping in Touch with Roots at Styles Ville," *Los Angeles Times*, May 15, 1999.

⁵⁰ Personal Interview with Gregory Faucett, October 24, 2023.

The shop was one of numerous Black-owned businesses on Van Nuys Boulevard in Pacoima and like many barbershops, served as a cornerstone of the Valley’s Black community. As in many Black barbershops and beauty salons, it was a place to catch up with friends, find out what was happening in the community, and relax while getting one’s hair done. “Black folk do some of their best communicating while getting their hair cut,” one of the barbers, Fred Carruthers once said. “We’re just comfortable here. We talk about anything and everything.”⁵¹ Among its notable clientele Styles Ville has counted jazz musician Billy Eckstine and USC football star Anthony Davis.⁵²

As in many Black barbershops, Styles Ville is home to a strong sense of community. Carter was well-known in the community, and current owner Gregory Faucett says his grandfather was also involved in helping people moving to Pacoima find housing. Even after the Black community moved away from Pacoima, the barbershop and beauty salon remained a draw. Many African American former residents continue to patronize Styles Ville, and people come from as far away as Orange County and Lancaster. Ownership of the business has also remained in the family. Both Fred and Ollie Carter worked in the barbershop and beauty salon, respectively. After they retired, Carter’s daughter, Nella, and grandson Gregory took over the business. It also remains at the center of the Valley’s Black community. Until recently, the business hosted community events such as barbeques in its rear parking lot; these were put on hold by the Covid-19 pandemic, but owner Gregory Faucett has plans to revive the tradition soon.⁵³ Faucett says he has no plans to sell. For him, it is about maintaining his family’s and business’ legacy – one that he hopes will continue for decades.⁵⁴

Integrity

In addition to meeting eligibility criteria, the subject property retains sufficient integrity to express its historic significance. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”⁵⁵ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling, and association.

⁵¹ Kurt Streeter, “Around the Valley: Keeping in Touch with Roots at Styles Ville,” *Los Angeles Times*, May 15, 1999.

⁵² Kurt Streeter, “Around the Valley: Keeping in Touch with Roots at Styles Ville,” *Los Angeles Times*, May 15, 1999.

⁵³ Personal Interview with Gregory Faucett, October 24, 2023.

⁵⁴ Personal Interview with Gregory Faucett, October 24, 2023.

⁵⁵ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1990, revised 1997).

- Location: The subject building remains on its original site; it therefore retains integrity of location.
- Design: The building has been minimally altered. The majority of the building's original design features, including overhang along the primary façade, stucco cladding, cut stone veneer, aluminum storefront windows and doors, and recessed entry, remain. It thus retains integrity of design.
- Setting: The surrounding setting, namely a low-rise commercial area, remains unchanged since the building was constructed. The property retains integrity of setting.
- Materials: Aside from alterations to the transom windows, the property retains the majority of its original materials, such as stucco cladding, cut stone veneer, and aluminum windows and doors. The property therefore retains integrity of materials overall.
- Workmanship: The property retains its original design and many of its original materials and is thus able to convey the craftsmanship of its period. It therefore retains integrity of workmanship.
- Feeling: A property's integrity of feeling "results from the presence of physical features that, taken together, convey the property's historic character" and its sense of a particular period of time.⁵⁶ Because all other aspects of integrity remain intact, the property retains its overall feeling as a post-war low-rise commercial building and barbershop/beauty salon and thus retains integrity of feeling.
- Association: The property retains integrity of association, which is defined by the National Park Service as "the direct link between an important historic event or person and a historic property." A property is said to retain integrity of association if it "is sufficiently intact to convey that relationship to an observer."⁵⁷ The property retains integrity of association because it has the same appearance as it did when Styles Ville Barber Shop & Beauty Salon moved into the building in 1977. It continues to convey its historic character from when the business moved into the building.

⁵⁶ National Register Bulletin 15, 45.

⁵⁷ National Register Bulletin 15, 45.

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Items Attached

Exhibit 1. Assessor Map

Exhibit 2. Building Permits

Exhibit 3. Existing Conditions Photos, ARG, 2023

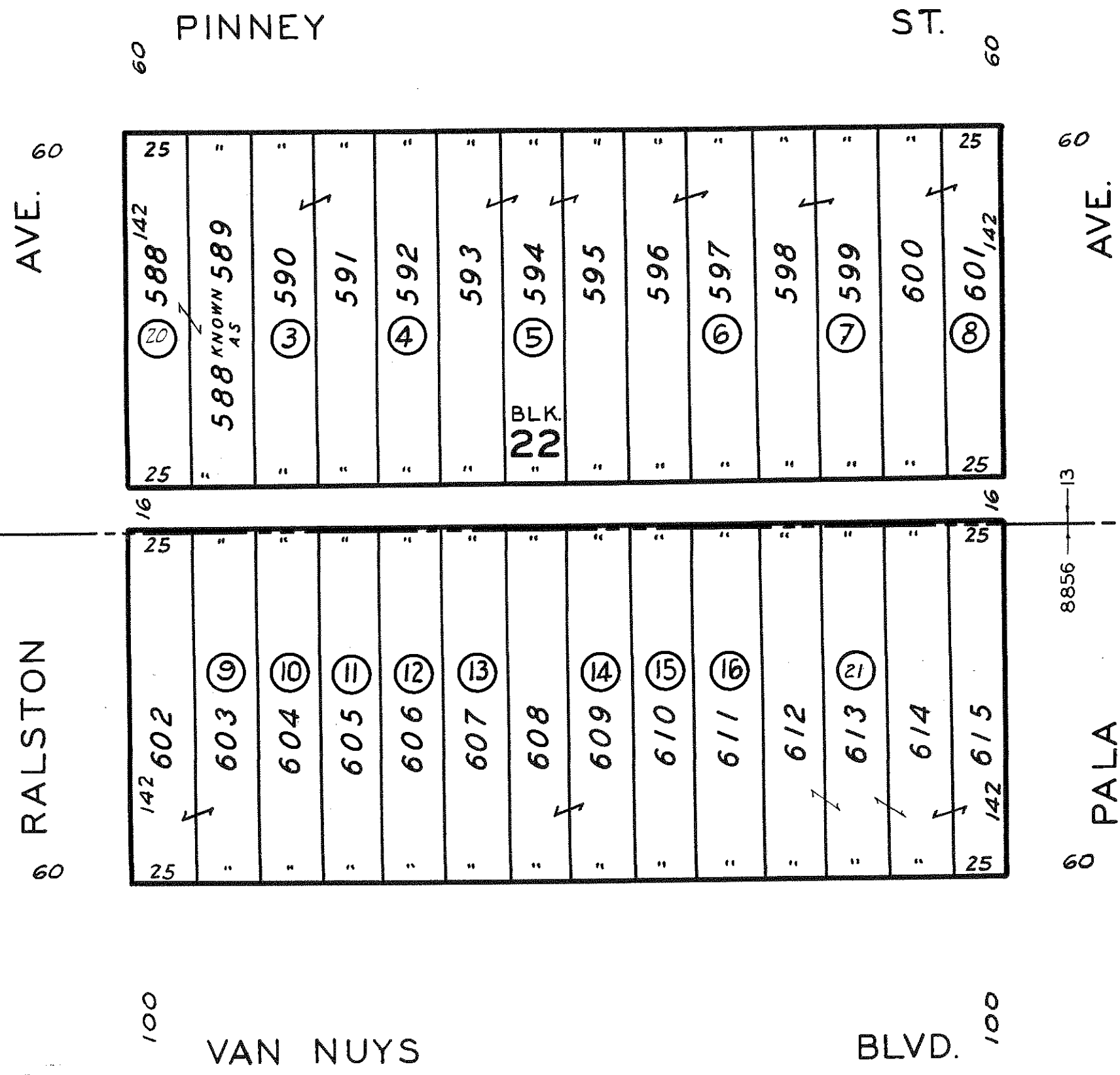
Exhibit 4. Parcel Profile Report



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Exhibit 1. Assessor Map

1995



CODE
13
8856

FOR PREV. ASSM'T. SEE: 2535-19

PACOIMA
M.R. 29-79-83



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Exhibit 2. Building Permits

1 GRADING

CITY OF LOS ANGELES

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7659	1. LEGAL LOT 611	BLK. 22	TRACT Pacoima
ZONE C-2	JOB ADDRESS 13161 Van Nuys Blvd.		APPROVED J.R.
FIRE DIST. 2	2. BETWEEN CROSS STREETS pala AND Ralston		ELECT. DIV Plns. not req'd. <input checked="" type="checkbox"/> Appr. not req'd. before bldg. permit <input type="checkbox"/> Plns. filed <input type="checkbox"/>
INSIDE	3. PURPOSE OF BLDG. grocery store		
KEY COR. LOT	4. OWNER Jesus Lozano		
REV. <i>add</i> LOT SIZE 25 x 142	5. OWNER'S ADDRESS 13161 Van Nuys Blvd., Pacoima.		
REAR ALLEY 16	6. CERT. ARCH. George H. Davis, Jr.		STATE LICENSE NUMBER 0-968
SIDE ALLEY BLDG. LINE	7. LIC. ENGR. John B. Ferguson		STATE LICENSE NUMBER SE 690
AFFIDAVITS	8. CONTRACTOR owner		STATE LICENSE NUMBER
BLDG. AREA 2000	9. SIZE OF NEW BLDG. 25 x 80 STORIES 1 HEIGHT 14 ft		
SPRINKLERS REQ'D. SPECIFIED	10. MATERIAL OF EXTERIOR WALLS: <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> METAL BRICK <input type="checkbox"/> CONC. BLOCK CONCRETE		

1 13161 Van Nuys Blvd.		VALIDATION VN99450		APR - 4 1955		37052	
TYPE V	GROUP G-2	MAX. OCC. 50	APR 21 1955		VN99450		
DIST. OFFICE V. N.		P. 20 th B.D. 27 th					
C. OF O. ISSUED							

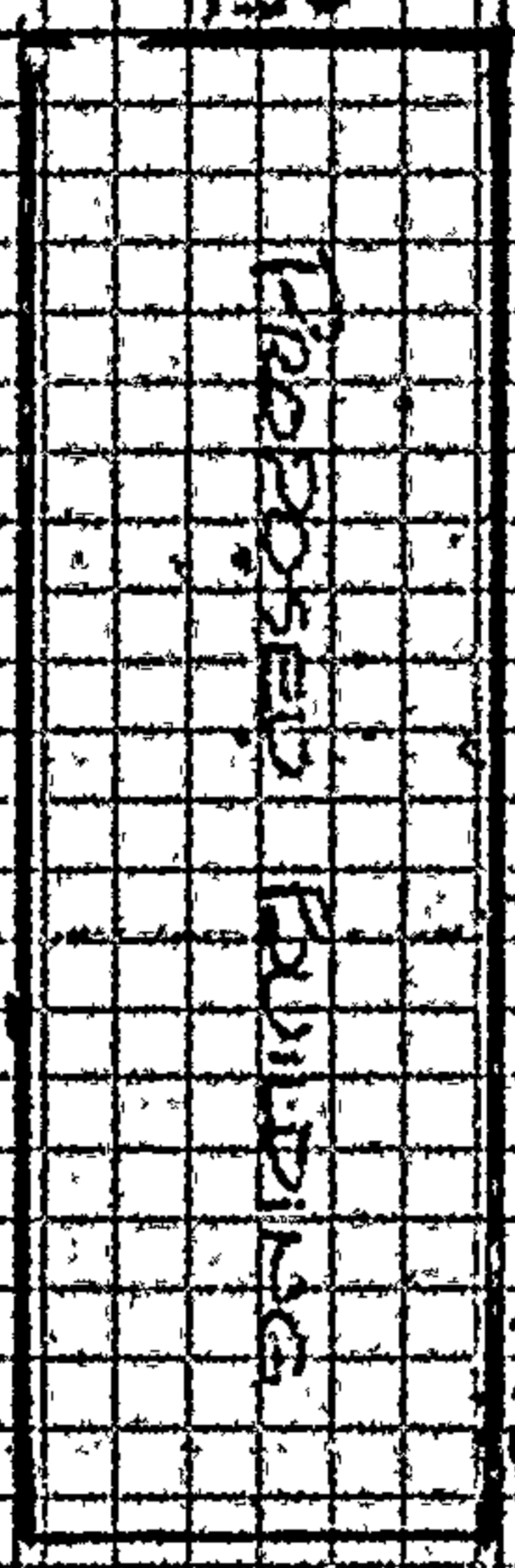
DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 8000 I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. JESUS LOZANO <i>[Signature]</i> SIGNED	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES		APPLICATION CHECKED <i>[Signature]</i>
GUEST ROOMS		PLANS CHECKED <i>[Signature]</i>
FILE WITH		CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
		APPLICATION APPROVED <i>[Signature]</i>
This Form When Properly Validated is a Permit to Do the Work Described		

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

676/1

3-16-56

VAL. NURS. BLDG.
PLAN FROM 1950



LOADING ZONE

18' ALLEY

20'

Address of Building **13161 Van Nuys**
Permit No. and Year **VR 99450/55**
Certificate Issued **March 16, 1956**

**CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

**1-Story, Type V, 25' x 80' Grocery Store.
C-2 Occupancy.**

Owner: **JOSUE LOZANO**
13161 Van Nuys Blvd.
Address: **Pasadena, Calif.**

Form B-95-1-20M-12-55 G. E. MORRIS, Superintendent of Building

E. E. SPITZER-DAM
By _____

3

APPLICATION FOR REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 611	BLK. 22	TRACT Pacoima	12/17/57	DIST. MAP 7659				
2. BUILDING ADDRESS 13161 Van Nuys Blvd.			APPROVED P	ZONE C-2				
3. BETWEEN CROSS STREETS Pala AND Ralston			FIRE DIST #2/A.C.					
4. PRESENT USE OF BUILDING Grocery Store		NEW USE OF BUILDING Restaurant & Bar		(INSIDE) REXX				
5. OWNER Jesus Lozano			PHONE	COR. LOT REV. COR.				
6. OWNER'S ADDRESS 13161 Van Nuys Blvd.			P O. Pacoima	ZONE LOT SIZE 25x142				
7. CERT ARCH. None			STATE LICENSE	PHONE				
8. None None CC. WINFIED MARSHALL			STATE LICENSE	PHONE REAR ALLEY 16'				
9. CONTRACTOR Owner			STATE LICENSE	PHONE BLDG LINE				
10. CONTRACTOR'S ADDRESS See #6			P O. Pacoima	ZONE AFFIDAVITS				
11. SIZE OF EXISTING BLDG. 25x80	STORIES 1	HEIGHT 14'	NO OF EXISTING BUILDINGS ON LOT AND USE (1) Grocery Store					
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> STUCCO		<input type="checkbox"/> METAL <input type="checkbox"/> BRICK	<input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE	ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONC.	<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER			
3 13161 Van Nuys Blvd. -63			ROOFING Conc DISTRICT OFFICE Van Nuys					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 600 ⁰⁰			Occup. Survey 2000 Sq. Ft.	DWELL. UNITS				
14. SIZE OF ADDITION None			VALUATION APPROVED LOOSEN	PARKING SPACES				
15. NEW WORK: EXT. WALLS			APPLICATION CHECKED Masco	GUEST ROOMS				
C. OF O. ISSUED			PLANS CHECKED	FILE WITH				
I certify that in doing the work described herein I will not employ any person in violation of the labor contracts of the State of California relating to workmen's compensation insurance.			CORRECTIONS VERIFIED	CONT. INSP.				
SIGNED: Ruth Shannon			PLANS APPROVED					
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED Masco	INSPECTOR McLoosen				
TYPE V	GROUP G-2	MAX. OCC. 50	P.C. X	S.P.C. X	B.P. 4 ⁰⁰	I.F.	O.S. \$25.00	C/O

W 1254

16'

HOUSING ROOM

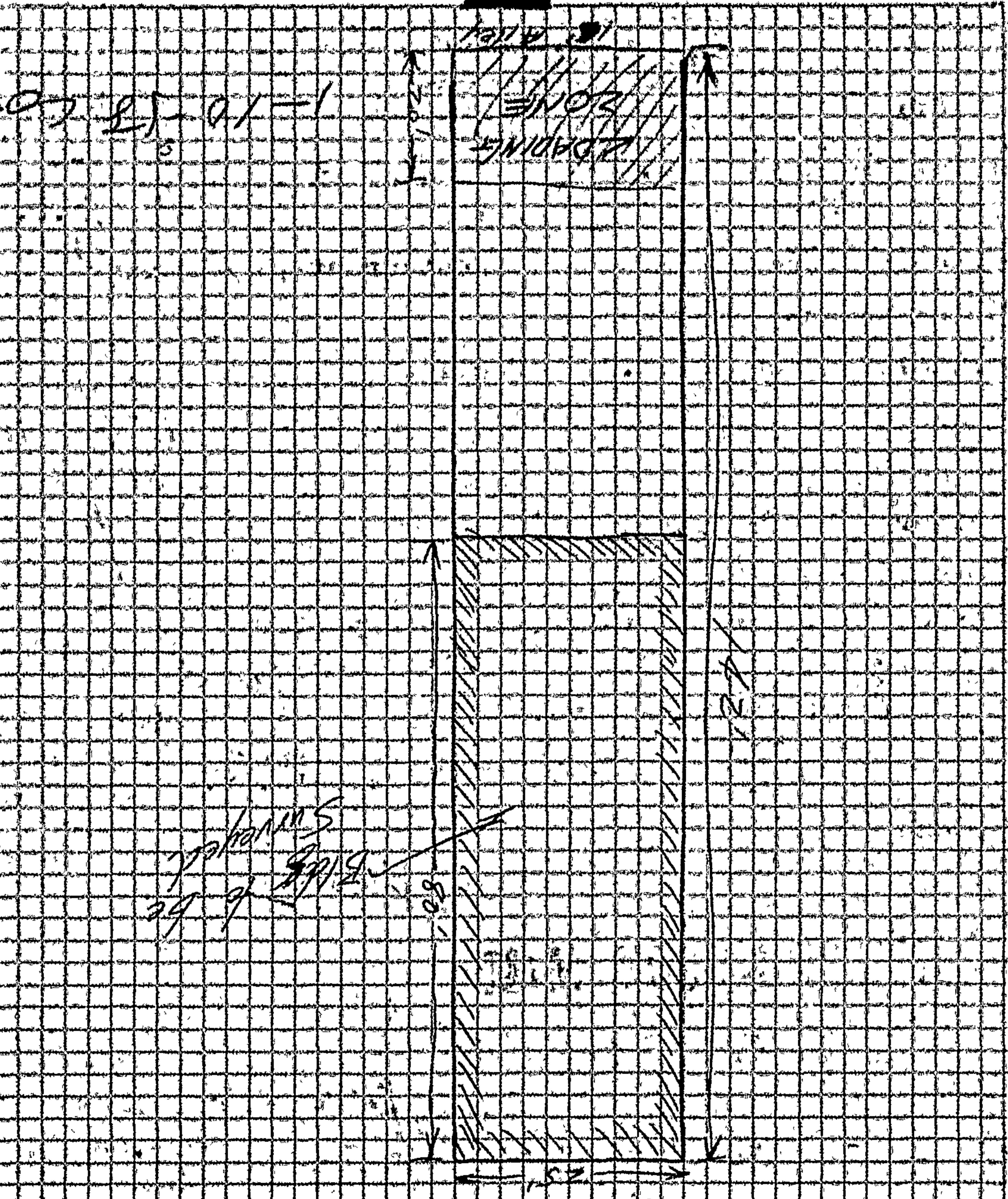
DEC-11-57 06477 Ck VN • K - B 25.00

DEC-17-57 06889 Ck VN • 3786 U - 1 4.00

LEGAL DESCRIPTION

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

SE 1/4



107.5' 142.7'

Bldg to be swapped

SE 1/4

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 610 & 611		BLK. 22	TRACT Pacoima		DIST. MAP 7659	
2. BUILDING ADDRESS 13161 Van Nuys Blvd.				P	APPROVED	ZONE 02
3. BETWEEN CROSS STREETS Pala				AND R 1ston		FIRE DIST. 2 DS
4. PRESENT USE OF BUILDING Restaurant			NEW USE OF BUILDING Restaurant & Dancing			(INSIDE) 100
5. OWNER Jesus Lozano		PHONE EM. 14300			COR. LOT 1	
6. OWNER'S ADDRESS 13161 Van Nuys Blvd.		P.O.	ZONE		REV. COR. 1	
7. MAIL TO: Ruth Shannon		STATE LICENSE		PHONE		LOT SIZE 50 x 142
8. ADDRESS 13161 Van Nuys Blvd. Van Nuys, Calif.		STATE LICENSE		PHONE		(REAR ALLEY) 16
9. CONTRACTOR		STATE LICENSE		PHONE		SIDE ALLEY BLDG. LINE 1
10. CONTRACTOR'S ADDRESS		P.O.		ZONE		AFFIDAVITS 1
11. SIZE OF EXISTING BLDG. 25 x 80	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 RESTAURANT			BLDG. AREA 2000
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> STUCCO		<input type="checkbox"/> METAL <input type="checkbox"/> BRICK	<input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE	ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> CONC.	<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	ROOFING SPRINKLERS REQ'D. SPECIFIED <input checked="" type="checkbox"/>
3 13161 Van Nuys Blvd.					DISTRICT OFFICE VN	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 200-			DWELL. UNITS <input checked="" type="checkbox"/>	
14. SIZE OF ADDITION None		STORIES	HEIGHT	VALUATION APPROVED Briascos		PARKING SPACES
15. NEW WORK: EXT. WALLS Convert		ROOFING Portion of Bldg. to		APPLICATION CHECKED Briascos		GUEST ROOMS <input checked="" type="checkbox"/>
C. OF O. ISSUED Dance Hall				PLANS CHECKED		FILE WITH <input checked="" type="checkbox"/>
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.				CORRECTIONS VERIFIED		CONT. INSP. <input checked="" type="checkbox"/>
HOUSING M-10 SIGNED Ruth Shannon				PLANS APPROVED		
This Form When Properly Validated is a Permit to Do the Work Described.				APPLICATION APPROVED Briascos		INSPECTOR Lozano
TYPE TL	GROUP B-2	MAX. OCC. 98	P.C. <input checked="" type="checkbox"/>	S.P.C. <input checked="" type="checkbox"/>	B.P. 2.00	I.F. <input checked="" type="checkbox"/>
					23.00	C/O

VALIDATION

CASHIER'S USE ONLY

MAY-2-58 19232 Ca VN-10586 M-1 2.00

MAY-21-58 14907 Ca VN- N-8 25.00

Form B-3

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

12-18-58

FOR PLOT PLANS SHOW ALL BUILDINGS ON LOT AND USE OF EACH

10-25 8-11 1958

LEGAL DESCRIPTION

3

WIND AREA

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

E

1. LEGAL DESCR.	LOT 610-611	BLK. 22	TRACT Pacoima	ADDRESS APPROVED
2. BUILDING ADDRESS	13161 Van Nuys Boulevard			DIST. MAP 7659
3. BETWEEN CROSS STREETS	Pala Ave. AND Ralston Ave			ZONE C2-1
4. PRESENT USE OF BUILDING	Beer & restaurant wine tavern	NEW USE OF BUILDING	dancing & same & entertainment	FIRE DIST. 2
5. OWNER'S NAME	Jesus Lozano			INSIDE KEY 100
6. OWNER'S ADDRESS	13472 Van Nuys Boulevard Pacoima			COR. LOT REV. COR. LOT SIZE 50x142
7. CERT. ARCH.	cc: Dee Briggs Jr.	STATE LICENSE EM 9-5000	PHONE	
8. LIC. ENGR.	13173 Van Nuys Blvd.	STATE LICENSE	PHONE	
9. CONTRACTOR		STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY 16
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	BLDG. LINE
11. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 commercial	BLDG. AREA
3				DISTRICT OFFICE S.T.
12. MATERIAL	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL	ROOFING
EXT. WALLS:	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 1500.00	VALUATION APPROVED	STAR	
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED STAR	
15. NEW WORK: (Describe) Change of Occupancy	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			CORRECTIONS VERIFIED	SPACES PARKING
Signed: Dee Briggs Jr.			PLANS APPROVED	GUEST ROOMS
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED	FILE WITH CONSERVATION
INSPECTOR	STAR			CONT. INSP.
TYPE V	GROUP B-2	MAX. OCC. 93	P.C.	S.P.C.
				G.P.I.
				B.P. 80
				I.F.
				O.S. 35.00
				C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

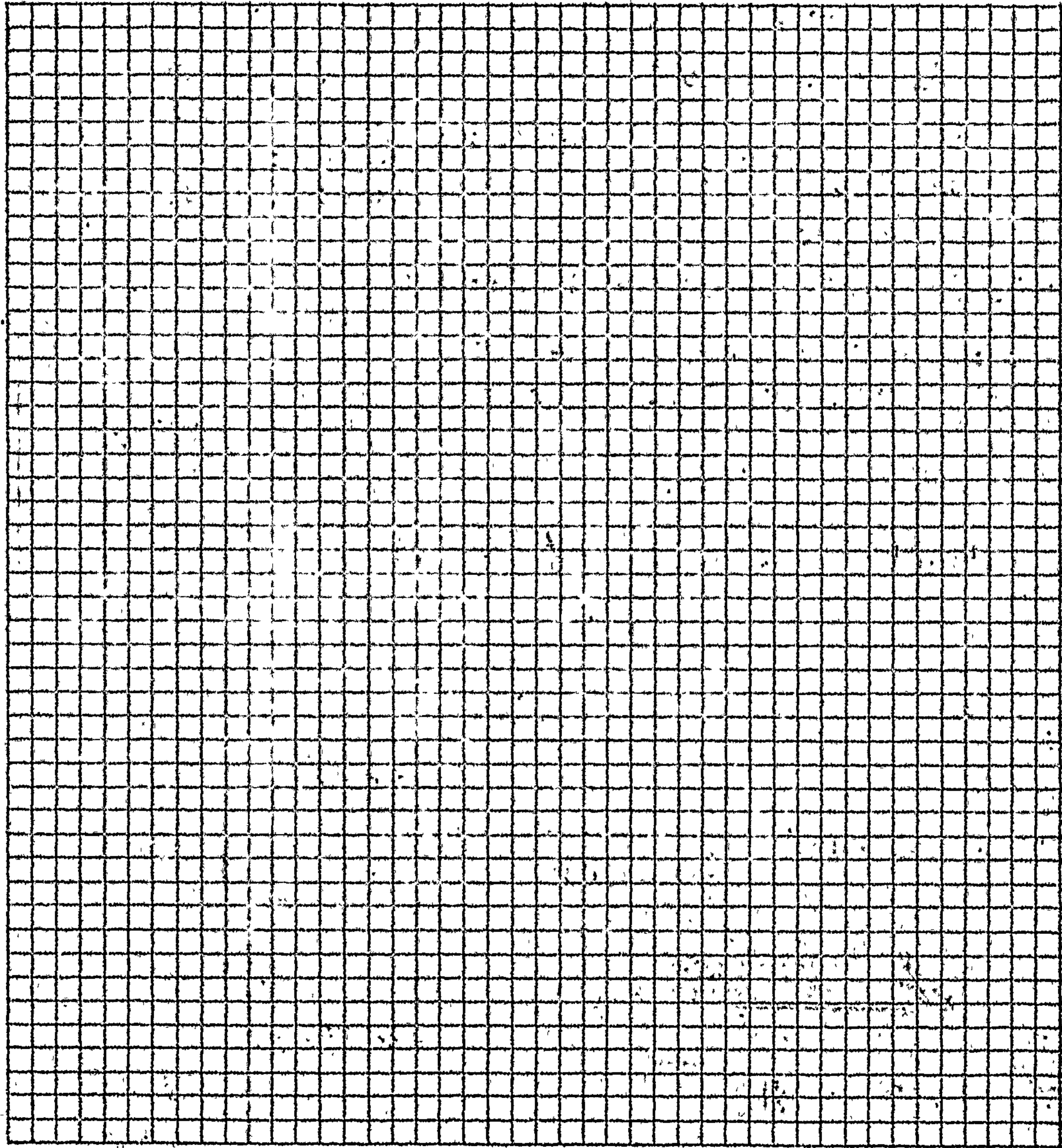
AUG-6-64 40713 Ca VN • K-8 2000 sq ft 35.00

OCT 6-64 50990 Ca VN • 64372 • K-1 8.00

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

"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.)

SCOPE OF PERMIT



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

LEGAL DESCRIPTION

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	610-611	22	Pacoima						
2. BUILDING ADDRESS	13161 Van Nuys Blvd.			DIST. MAP 7659					
3. BETWEEN CROSS STREETS	Pala Avenue		AND Ralston Avenue	ZONE C-2-1					
PRESENT USE OF BUILDING	Wine tavern		NEW USE OF BUILDING	FIRE DIST.					
(33) Restaurant, beer & same & dancing & entertainment				#2 DS					
5. OWNER'S NAME	Jesus Lozano		PHONE	SIDE 100					
6. OWNER'S ADDRESS	13472 VanNuys Blvd.		P.O. Pacoima	ZONE					
7. CERT. ARCH.	CC: Dee Briggs Jr.		STATE LICENSE EM 95000	PHONE					
8. LIC. ENGR.	13173 Van Nuys Blvd.		Pacoima	PHONE					
9. CONTRACTOR			STATE LICENSE	PHONE					
10. CONTRACTOR'S ADDRESS			P.O.	ZONE					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
25' x 80'	1		2 Commercial						
3 13161 Van Nuys Blvd.				DISTRICT OFFICE ST					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.					
	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D. SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 1500.00		VALUATION APPROVED STAR	AFFIDAVITS No addition					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED STAR						
None									
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
Change of occupancy 2000 sq									
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			CORRECTIONS VERIFIED	SPACES PARKING					
Signed <i>Dee Briggs Jr.</i>			PLANS APPROVED	GUEST ROOMS					
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED <i>Unsub</i>	FILE WITH conservation					
			INSPECTOR <i>STAR</i>	CONT. INSP.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	B-2	23				800		35.00	

SEWER (Available) (Not Available)

CRITICAL SOIL

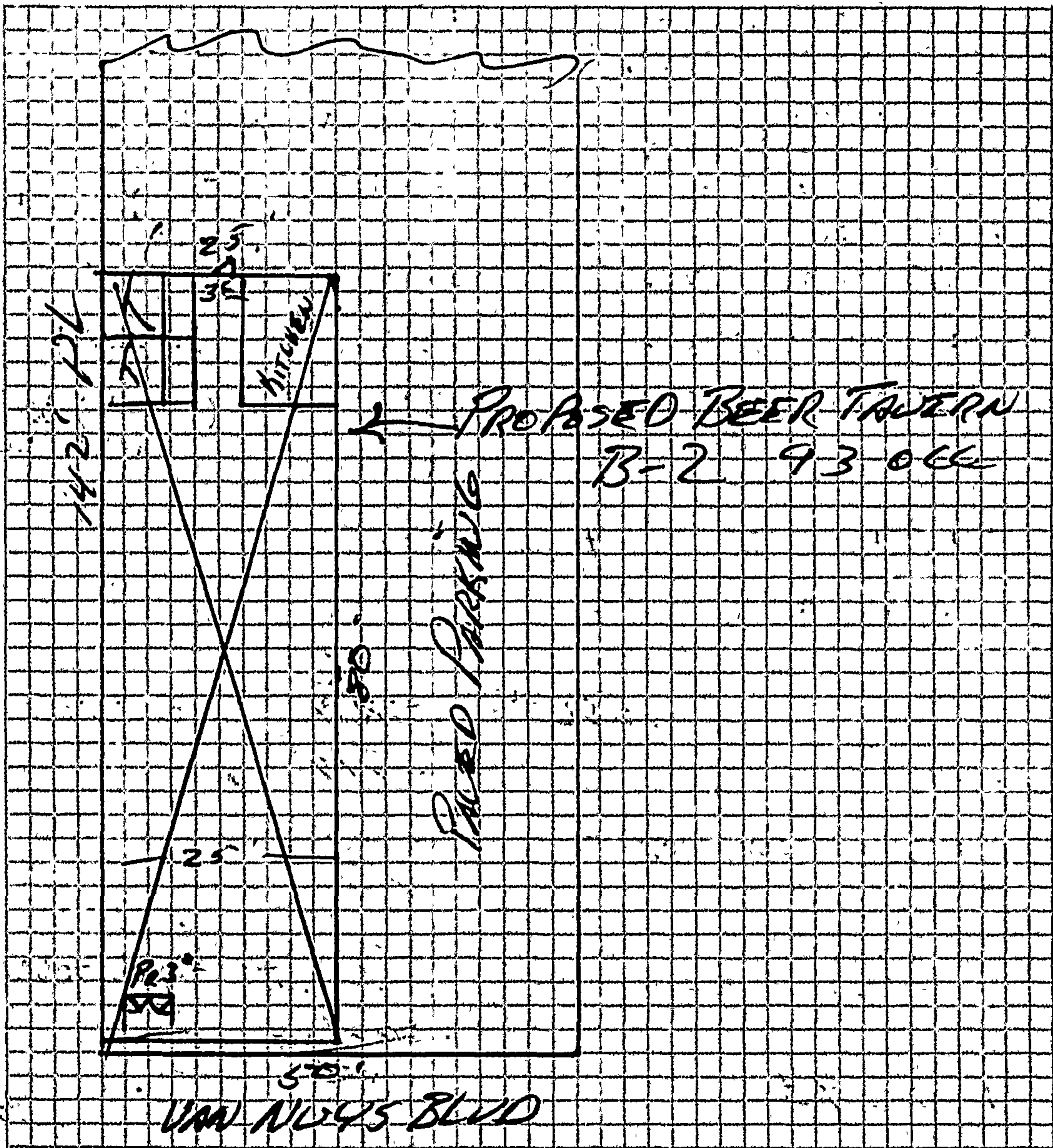
CASHIER'S USE ONLY

Aug 6-64 40713 Ca VN K----8 35.90

OCT--6-64 50940 Ca VN 64372 K-1 8.00

P.C. No. GRADING --- CRIT. SOIL --- CONS. ---

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



SCOPE OF PERMIT

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Address of
Building

13161 Van Nuys Boulevard



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued } 5-20-66

Permit No. and Year

VN 64372 - 64

A one-story, Type V, 25' x 80' beer tavern and restaurant with dancing and entertainment converted from a commercial building.

(93 Occupants)

B-2 Occupancy

File No. X37254

Owner's

Jesus Lozano

Owner's
Address

13472 Van Nuys Boulevard
Pacoima, California

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S 8-3-76
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

E

1. LEGAL DESCR.	LOT 611	BLK 22	TRACT Pacoima			DIST. MAP 7659	CENSUS TRACT 1043.00		
2. PRESENT USE OF BUILDING () Bar & Restaurant			NEW USE OF BUILDING () Barber & Beauty Shop					ZONE C2-1	
3. JOB ADDRESS 13161 Van Nuys Blvd. Pac.									
4. BETWEEN CROSS STREETS Pala St. &			AND			LOT (TYPE) Int			
5. OWNER'S NAME Freddie Carter			PHONE 360-6992			LOT SIZE 25x142			
6. OWNER'S ADDRESS 10836 Candy St.			CITY 91346			ZIP			
7. ENGINEER		BUS LIC. NO.		ACTIVE STATE LIC. NO.		PHONE		ALLEY 16' R.	
8. ARCHITECT OR DESIGNER		BUS LIC. NO.		ACTIVE STATE LIC. NO.		PHONE		BLDG. LINE	
9. CONTRACTOR Owner		BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE		AFFIDAVITS Wind	
10. BRANCH LENDER		ADDRESS			CITY				
11. SIZE OF EXISTING BLDG. WIDTH 25' LENGTH 80'		STORIES 1	HEIGHT 14'	NO. OF EXISTING BUILDINGS ON LOT AND USE (1) Bar & Restaurant					
12. CONST. MATERIAL OF EXISTING BLDG. wd. stucco		EXT. WALLS		ROOF comp		FLOOR conc		SEISMIC STUDY ZONE	
3 13. JOB ADDRESS 13161 Van Nuys Blvd.									
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 800							DIST. OFFICE ST		
15. NEW WORK: (Describe) Convert bar & restaurant into barber & beauty shop. (G-1)							CRIT. SOIL		
NEW USE OF BUILDING Barber & Beauty Shop							GRADING Yes		
TYPE V			GROUP OCC. G-1		SIZE OF ADDITION none		STORIES HEIGHT none		
DWELL. UNITS 0		MAX OCC.		TOTAL		PLANS CHECKED		FLOOD Yes	
GUEST ROOMS 0		PARKING REQ'D n/c		PARKING PROVIDED STD. COMP.		PLANS APPROVED		CONS.	
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		INSPECTION ACTIVITY COMB (GEN.) MAJ. S. CONS				ZONED BY J. Grass	
P.C. 9.69		S.P.C.		B.P. 11.40		T.I.		FILE WITH	
P.C. No.		PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.						INSPECTOR	
							TYPYST ia		

CASHIER'S USE ONLY	MAR-7-77	47948	Ck VN 053188	I-6	9.69
	MAR-7-77	47949	Ck VN 053188	I-1	11.40

STATEMENT OF RESPONSIBILITY

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

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Signed: *Freddie Carter*
(Owner or Agent having Property Owner's Consent)

Bureau of Engineering	ADDRESS APPROVED DRIVEWAY (ALLEY) HIGHWAY DEDICATION NOT APPLICABLE FLOOD CLEARANCE	Signature/Date <u><i>D. Cochran</i></u> 3-7-77 <u><i>R. [unclear]</i></u> 3-7-77 <u><i>[unclear]</i></u> 3-7-77 <u><i>F. J. [unclear]</i></u> 3-7-77
<input checked="" type="checkbox"/> SEWERS	<input checked="" type="checkbox"/> SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
<input checked="" type="checkbox"/> SFC NOT APPLICABLE	SFC DUE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	



Architectural
Resources Group

Exhibit 3. Existing Conditions Photos, ARG, 2023



Aerial view of subject property, outlined in red (Google Maps, 2023).



Southeast (primary) façade, view northwest (ARG, 2023).



Southeast façade, view northwest (ARG, 2023).



Southeast façade, view northwest (ARG, 2023).



Southeast and northeast façades, view west (ARG, 2023).



Northeast façade, view southwest (ARG, 2023).



Rear (northwest) façade, view southeast (ARG, 2023).



Barber shop space, looking towards front entrance (ARG, 2023).



Open area at rear of barber shop space (ARG, 2023).



Bar at the rear of barber shop space space (ARG, 2023).



Interior of the beauty salon side of the property (ARG, 2023).



Corridor leading to rear entrance (ARG, 2023).



Architectural
Resources Group

Exhibit 4. Parcel Profile Report



City of Los Angeles Department of City Planning

5/24/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

13161 W VAN NUYS BLVD

ZIP CODES

91331

RECENT ACTIVITY

ENV-2024-3337-CE

CHC-2024-3336-HCM

CASE NUMBERS

CPC-2015-1462-CA

CPC-2010-589-CRA

CPC-2003-10-CDO

CPC-2002-23-ICO

CPC-1986-828-GPC

CPC-1979-28281

ORD-184246

ORD-175546

ORD-175545

ORD-165511-SA610

ORD-153153

ZA-15125

ENV-2015-1463-ND

ENV-2003-11-ND

ENV-2002-35-CE

Address/Legal Information

PIN Number	207B157 22
Lot/Parcel Area (Calculated)	3,549.8 (sq ft)
Thomas Brothers Grid	PAGE 502 - GRID D2
Assessor Parcel No. (APN)	2535019016
Tract	PACOIMA
Map Reference	M R 29-79/83
Block	22
Lot	611
Arb (Lot Cut Reference)	None
Map Sheet	207B157 210B157

Jurisdictional Information

Community Plan Area	Arleta - Pacoima
Area Planning Commission	North Valley
Neighborhood Council	Pacoima
Council District	CD 7 - Monica Rodriguez
Census Tract #	1043.21
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1VL-O-CDO-CUGU
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2458 Clean Up Green Up (CUGU): Pacoima/Sun Valley ZI-2313 Community Design Overlay: Pacoima ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Neighborhood Office Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	Pacoima
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Pacoima/Sun Valley
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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

RBP: Restaurant Beverage Program Eligible Area	Alcohol Sensitive Use Zone (RBPB): Beer and Wine Only
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes Pacoima
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2535019016
Ownership (Assessor)	
Owner1	CARTER,FREDDIE L AND OLLIE V TRS CARTER FAMILY TRUST
Address	10836 CANBY AVE NORTHRIDGE CA 91326
Ownership (Bureau of Engineering, Land Records)	
Owner	CARTER, FREDDIE L. & OLLIE V. (TRS) FREDDIE L. & OLLIE V. CARTER FAMILY TRUST DTD 3-31-95
Address	10836 CANBY AVENUE NORTHRIDGE CA 91324
APN Area (Co. Public Works)*	0.081 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$9,881
Assessed Improvement Val.	\$56,339
Last Owner Change	04/18/1995
Last Sale Amount	\$9
Tax Rate Area	8856
Deed Ref No. (City Clerk)	7-363 538599 5-486 177415 1-731
Building 1	
Year Built	1955
Building Class	D5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,000.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 2535019016]

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Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.196925184
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	Van Nuys Blvd Corridor (Pacoima)
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2535019016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	

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

HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	Valley
Division / Station	Foothill
Reporting District	1612

Fire Information

Bureau	Valley
Battalion	12
District / Fire Station	98
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-2003-10-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	TO CREATE COMMUNITY DESIGN OVERLAY GUIDELINES FOR VAN NUYS BOULEVARD BETWEEN THE I-5 AND FOOTHILL BOULEVARD.
Case Number:	CPC-2002-23-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1986-828-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - ARLETA-PACOIMA AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGESTO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN.INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	CPC-1979-28281
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	ENV-2003-11-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	TO CREATE COMMUNITY DESIGN OVERLAY GUIDELINES FOR VAN NUYS BOULEVARD BETWEEN THE I-5 AND FOOTHILL BOULEVARD.
Case Number:	ENV-2002-35-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-184246
ORD-175546
ORD-175545
ORD-165511-SA610
ORD-153153
ZA-15125



Address: 13161 W VAN NUYS BLVD
 APN: 2535019016
 PIN #: 207B157 22

Tract: PACOIMA
 Block: 22
 Lot: 611
 Arb: None

Zoning: [Q]C2-1VL-O-CDO-CUGU
 General Plan: Neighborhood Office Commercial

