

BANK OF AMERICA – CHINATOWN BRANCH

842-858 North Broadway; 222 West College Street; 833-839 North New High Street
CHC-2021-6155-HCM
ENV-2021-6156-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—September 9, 2021](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2021-6155-HCM
ENV-2021-6156-CE**

HEARING DATE: October 21, 2021
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 842-858 N. Broadway Avenue;
222 W. College Street;
833-839 N. New High Street
Council District: 1 – Cedillo
Community Plan Area: Central City North
Land Use Designation: Regional Commercial
Zoning: C2-2
Area Planning Commission: Central
Neighborhood Council: Historic Cultural North
Legal Description: Woodhead Tract, Lots FR 15-19
and FR 24

EXPIRATION DATE: The original expiration date of November 2, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the
BANK OF AMERICA – CHINATOWN BRANCH

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Bank of America c/o Corporate Real Estate Assessment
101 N. Tryon Street
Charlotte, NC 28255

APPLICANT: Adrian Scott Fine
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014

PREPARERS: Jenna Snow and Andrea Thabet
14900 Magnolia Boulevard
P.O. Box 5201
Sherman Oaks, CA 91413

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.

Attachments: Commission/Staff Site Inspection Photos—September 9, 2021
Historic-Cultural Monument Application

FINDINGS

- Bank of America – Chinatown Branch “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the Chinese American community of Los Angeles as Chinatown’s first major national bank.
- Bank of America – Chinatown Branch “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Late Modern architectural style with East Asian Eclectic influences.

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

Bank of America – Chinatown Branch is a one- and two-story commercial building located on the southeast corner of N. Broadway and W. College Street in the Chinatown neighborhood of Los Angeles. Designed in the Late Modern architectural style with East Asian Eclectic influences by Chinese American architects Gilbert Leong (1911-1996) and Richard Layne Tom (1927-2015), the subject property was built for Bank of America in 1971 and continues to operate today.

Today’s Chinatown was created by the Chinese community in 1938 after the demolition of “Old” Chinatown to make way for Union Station in 1933 and later, the Harbor Freeway in 1951. Following the displacement of the Chinese population, development of “New” Chinatown was spearheaded by Peter SooHoo, Sr., uncle of Richard Layne Tom, one of the architects of the subject property. Peter SooHoo founded the Los Angeles Chinatown Project Association in 1937 that commissioned Los Angeles architects Erle Webster and Adrian Wilson to develop a master plan for the central plaza. At the time, Los Angeles had the fourth largest Chinese community in California, with 3,000 Chinese and Chinese Americans. Webster & Wilson designed some of the most elaborate buildings on the plaza, embracing many of the architectural details of Asian architecture, which can be described as Asian Eclectic. Buildings were painted in bright colors and designs incorporated complex, sweeping rooflines with clay roof tiles, flared eaves and upturned rafter tails, decoratively carved brackets, and roof beams.

Chinese immigration to the United States exploded in the late 1960s after passage of the Immigration and Nationality Act of 1965. The Chinese American population in Los Angeles was

approximately 20,000 in 1960 and by 1969 had grown to approximately 40,000. Many new Chinese immigrants ultimately settled in the San Gabriel Valley, but throughout the 1970s and 1980s Los Angeles Chinatown was the geographical focus of the community, making it a critically important cultural and commercial center. Banking was an essential component of growth of the neighborhood, facilitating development of new Chinese and Chinese American-owned businesses. The local Chinese American population had historically been reliant on an informal banking system, and the emergence of new banks in Chinatown in the late 1960s and early 1970s, such as the subject property, aided financial investment in the community for a population that had previously been denied loans and credit.

Irregular in plan, the subject property is of wood-frame construction with stucco cladding and has a flat roof with a hipped parapet finished in decorative green glazed tiles and wide overhanging eaves. End tiles feature a stamped flower design and ridges of the tile parapet have decorative upturned wood brackets. The primary, west-facing elevation consists of eight bays defined by tapered pilasters featuring circular medallions with stylized Chinese symbols centered on each pilaster. The central bays contain windows consisting of fixed aluminum sash windows configured as three horizontal sections with staggered mullions. Small, gold mosaic tiles run along the base of each window bay. The south-facing elevation has four bays that are delineated by tapered pilasters, continuing the pattern from the west-facing elevation. Off centered on the elevation, the main entrance consists of double, aluminum and glass doors with glazed sidelights and transoms. The two easternmost bays are stepped back from the plane of the two western bays and are covered by a trellis. There is a wing wall at the eastern edge of the elevation that contains a large circular opening. The second bay from the east contains a bank of ATMs topped by a canopy that mimics the roof of the building with green tiles, rafter tails capped by a decorative metal finish, and upturned wood brackets along the corners.

The east-facing elevation is two stories in height and faces the surface parking lot. The second floor, separated into bays by vertical stripes of green paint, cantilevers over the first floor and is supported by beams with upturned ends. At the first floor, tapered freestanding columns matching those on the west-facing façade align with each beam. The north-facing elevation is four bays wide with the two eastern bays stepping out from the western bays. In the center-east bay, there is a panel filled with gold, mosaic tile, and the center-west bay contains a secondary emergency exit consisting of double, aluminum and glass doors with glazed sidelights and transoms. An ATM faces west, topped by a tile canopy with green tiles, rafter tails capped by a decorative metal finish, and upturned wood brackets along the corners. A ramp with contemporary railings provides access to the secondary emergency exit and ATM. Interior features include a grid of wood ceiling beams creating a coffered appearance in the public banking space. At the north driveway there is a small, concrete parking booth with fixed windows on all sides of the upper portions of the walls and a flat, concrete roof with simple upturned eaves.

Gilbert Lester Leong was born in Los Angeles in 1911 to Chinese immigrant parents. He graduated from Lincoln High School and attended the University of Southern California for a few years but suspended his education during the Depression. In between, Leong attended the Chouinard Art Institute (1933-34), studying sculpture and painting under renowned artists and teachers Millard Sheets and Merrell Gage. Although Leong was a skilled studio artist, painter, and sculptor, he sought a more practical career by pursuing a degree in architecture, and in 1936, he became the first Chinese American to graduate from the University of Southern California School of Architecture. Leong began his career as an apprentice in a local architectural office for a few years before being drafted into the United States Army in 1943. Upon his return to Los Angeles, Leong began working for the prominent local architect Paul Revere Williams, and also worked with noted architect Harwell Hamilton Harris. In 1950, he opened an architectural partnership, but by 1954 had established his own practice. Much of Leong's work showcases both his mid-century

modern aesthetic and his artistic training with the incorporation of traditional Chinese adornments. Throughout his career, he designed several buildings in Chinatown as well as residential architecture that includes the Chinese United Methodist Church (1947), the Kow Kong Benevolent Association (1956), the Kong Chow Benevolent Association (1960), the Jan Ying Benevolent Association (1965), and the Phoenix Bakery (1976). In 1987, Leong retired and closed his architectural office. He passed away in 1996 at the age of 85.

Richard Layne Tom, Jr. was born in 1927 in Los Angeles and grew up in Chinatown. Tom attended three years of high school at J.H. Francis Polytechnic High in Los Angeles. After serving in the United States Navy, he attended the University of Southern California and graduated in 1954 with a bachelor's degree in architecture. Licensed in both California and Hawaii, Tom worked in the architectural field for 30 years, joining five different local architectural firms in a variety of positions between 1945 and 1959 before establishing his own firm. Beginning in 1961, Tom partnered with Jan Witold Truskier, which lasted 25 years before Tom's retirement in 1986. In addition to commissions for Bank of America, he was responsible for the design of a number of public buildings such as La Palma County Library (1968), Mission Viejo County Library (1970, not extant), and the Central County Courthouse for the County of Orange (1972). Tom passed away in 2015 at the age of 88.

The subject property has experienced several alterations over the years that include a one-story addition to the south-facing elevation in 1977, the installation of an ATM in 1981, the replacement of the canopy over the ATM machines in 1999, the installation of a three new all signs in 2007, accessibility upgrades in 2008, and interior tenant improvements in 2019 inclusive of the installation of interior ATMs and accessibility upgrades.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the state and local designation programs as an excellent example of Late Modern commercial architecture with East Asian Eclectic influences in Chinatown. The subject property was also identified in the Chinese Americans in Los Angeles, 1850-1980 historic context statement as a significant commercial building associated with the Chinese American community as Chinatown's first major national bank.

DISCUSSION

Bank of America – Chinatown Branch meets two of the Historic-Cultural Monument criteria.

First, it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the Chinese American community of Los Angeles as Chinatown's first major national bank. The opening of the Bank of America - Chinatown Branch underscored the growth and preeminence of Los Angeles's Chinese American community after the passage of the Immigration and Nationality Act of 1965. Prior to the 1960s, Los Angeles's Chinese American community was highly reliant on an informal banking system and was predominantly cash-based, due in part to the difficulty that Chinese Americans faced in securing loans and lines of credit. Of the four early banks that were established in Chinatown between 1962 and 1974, the Bank of America – Chinatown Branch stood out as the only national bank serving the Chinese American community. With over 250 credit cards approved for its Chinese American clients – many for the first time – by 1974, the subject property became the fastest growing branch of the Bank of America in Los Angeles. Today, the Bank of America - Chinatown Branch is only one of two extant post-World War II banks in Chinatown that remains in its original location.

The subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Late Modern architectural style, with East Asian Eclectic influences. While Bank of America typically designed its branches with uniform features, the Chinatown Branch was considered distinctive in its approach to include modern interpretations of traditional Chinese architecture that would resonate with the bank’s clientele. The subject building features a horizontal orientation, a flat roof, smooth stucco cladding, and unadorned wall surfaces, all of which are reflective of the Late Modern architectural style. It also exhibits characteristics of the East Asian Eclectic architectural style such as jade green tile, carved wooden corner brackets, overhanging beams with upturned ends and metal caps, gold mosaic tile, and Chinese characters on the pilasters.

Despite some alterations, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

The 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-2021-6156-CE was prepared on September 13, 2021.

BACKGROUND

On July 21, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On August 19, 2021, the Cultural Heritage Commission voted to take the subject property under consideration. On September 9, 2021, a subcommittee of the Commission consisting of Commissioners Kanner and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.

The original expiration date of November 2, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

















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)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 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-2021-6155-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-6156-CE

PROJECT TITLE

Bank of America – Chinatown Branch

COUNCIL DISTRICT

1

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

842-858 N. Broadway Avenue; 222 W. College Street; 833-839 N. New High Street

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Bank of America – Chinatown Branch as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Micaela Torres-Gil

(AREA CODE) TELEPHONE NUMBER

213-847-3691

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 the **Bank of America – Chinatown Branch** 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

Micaela Torres-Gil

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-6155-HCM
ENV-2021-6156-CE

HEARING DATE: August 19, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 842-858 N. Broadway Avenue;
222 W. College Street;
833-839 N. New High Street
Council District: 1 – Cedillo
Community Plan Area: Central City North
Land Use Designation: Regional Commercial
Zoning: C2-2
Area Planning Commission: Central
Neighborhood Council: Historic Cultural North
Legal Description: Woodhead Tract, Lots FR 15-19
and FR 24

EXPIRATION DATE: The original 30-day expiration date of August 20, 2021, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for
BANK OF AMERICA

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Bank of America c/o Corporate Real Estate Assessment
101 N. Tryon Street
Charlotte, NC 28255

APPLICANT: Adrian Scott Fine
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014

PREPARERS: Jenna Snow and Andrea Thabet
14900 Magnolia Boulevard
P.O. Box 5201
Sherman Oaks, CA 91413

RECOMMENDATION That the Cultural Heritage Commission:

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

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Bank of America is a one- and two-story commercial building located on the southeast corner of N. Broadway and W. College Street in the Chinatown neighborhood of Los Angeles. Designed in the Late Modern architectural style with East Asian Eclectic influences by Chinese American architects Gilbert Leong (1911-1996) and Richard Layne Tom (1927-2015), the subject property was built for Bank of America in 1971 and continues to operate today.

Today's Chinatown was created by the Chinese community in 1938 after the demolition of "Old" Chinatown to make way for Union Station in 1933 and later, the Harbor Freeway in 1951. Following the displacement of the Chinese population, development of "New" Chinatown was spearheaded by Peter SooHoo, Sr., uncle of Richard Layne Tom, one of the architects of the subject property. Peter SooHoo founded the Los Angeles Chinatown Project Association in 1937 that commissioned Los Angeles architects Erle Webster and Adrian Wilson to develop a master plan for the central plaza. At the time, Los Angeles had the fourth largest Chinese community in California, with 3,000 Chinese and Chinese Americans. Webster & Wilson designed some of the most elaborate buildings on the plaza, embracing many of the architectural details of Asian architecture, which can be described as Asian Eclectic. Buildings were painted in bright colors and designs incorporated complex, sweeping rooflines with clay roof tiles, flared eaves and upturned rafter tails, decoratively carved brackets, and roof beams.

Chinese immigration to the United States exploded in the late 1960s after passage of the Immigration and Nationality Act of 1965. The Chinese American population in Los Angeles was approximately 20,000 in 1960 and by 1969 had grown to approximately 40,000. Many new Chinese immigrants ultimately settled in the San Gabriel Valley, but throughout the 1970s and 1980s Los Angeles Chinatown was the geographical focus of the community, making it a critically important cultural and commercial center. Banking was an essential component of growth of the neighborhood, facilitating development of new Chinese and Chinese American-owned businesses. The local Chinese American population had historically been reliant on an informal banking system, and the emergence of new banks in Chinatown in the late 1960s and early 1970s, such as the subject property, aided financial investment in the community for a population that had previously been denied loans and credit.

Irregular in plan, the subject property is of wood-frame construction with stucco cladding and has a flat roof with a hipped parapet finished in decorative green glazed tiles and wide overhanging eaves. End tiles feature a stamped flower design and ridges of the tile parapet have decorative upturned wood brackets. The primary, west-facing elevation consists of eight bays defined by tapered pilasters featuring circular medallions with stylized Chinese symbols centered on each pilaster. The central bays contain windows consisting of fixed aluminum sash windows configured as three horizontal sections with staggered mullions. Small, gold mosaic tiles run along the base of each window bay. The south-facing elevation has four bays that are delineated by tapered pilasters, continuing the pattern from the west-facing elevation. Off centered on the elevation, the main entrance consists of double, aluminum and glass doors with glazed sidelights and transoms. The two easternmost bays are stepped back from the plane of the two western bays and are covered by a trellis. There is a wing wall at the eastern edge of the elevation that contains a large circular opening. The second bay from the east contains a bank of ATMs topped by a canopy that mimics the roof of the building with green tiles, rafter tails capped by a decorative metal finish, and upturned wood brackets along the corners.

The east-facing elevation is two stories in height and faces the surface parking lot. The second floor, separated into bays by vertical stripes of green paint, cantilevers over the first floor and is supported by beams with upturned ends. At the first floor, tapered freestanding columns matching

those on the west-facing façade align with each beam. The north-facing elevation is four bays wide with the two eastern bays stepping out from the western bays. In the center-east bay, there is a panel filled with gold, mosaic tile, and the center-west bay contains a secondary emergency exit consisting of double, aluminum and glass doors with glazed sidelights and transoms. An ATM faces west, topped by a tile canopy with green tiles, rafter tails capped by a decorative metal finish, and upturned wood brackets along the corners. A ramp with contemporary railings provides access to the secondary emergency exit and ATM. Interior features include a grid of wood ceiling beams creating a coffered appearance in the public banking space. At the north driveway there is a small, concrete parking booth with fixed windows on all sides of the upper portions of the walls and a flat, concrete roof with simple upturned eaves.

Gilbert Lester Leong was born in Los Angeles in 1911 to Chinese immigrant parents. He graduated from Lincoln High School and attended the University of Southern California for a few years but suspended his education during the Depression. In between, Leong attended the Chouinard Art Institute (1933-34), studying sculpture and painting under renowned artists and teachers Millard Sheets and Merrell Gage. Although Leong was a skilled studio artist, painter, and sculptor, he sought a more practical career by pursuing a degree in architecture, and in 1936, he became the first Chinese American to graduate from the University of Southern California School of Architecture. Leong began his career as an apprentice in a local architectural office for a few years before being drafted into the United States Army in 1943. Upon his return to Los Angeles, Leong began working for the prominent local architect Paul Revere Williams, and also worked with noted architect Harwell Hamilton Harris. In 1950, he opened an architectural partnership, but by 1954 had established his own practice. Much of Leong's work showcases both his mid-century modern aesthetic and his artistic training with the incorporation of traditional Chinese adornments. Throughout his career, he designed several buildings in Chinatown as well as residential architecture that includes the Chinese United Methodist Church (1947), the Kow Kong Benevolent Association (1956), the Kong Chow Benevolent Association (1960), the Jan Ying Benevolent Association (1965), and the Phoenix Bakery (1976). In 1987, Leong retired and closed his architectural office, and passed away in 1996 at the age of 85.

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The subject property has experienced several alterations over the years that include a one-story addition to the south-facing elevation in 1977, the installation of an ATM in 1981, the replacement of the canopy over the ATM machines in 1999, the installation of a three new all signs in 2007, accessibility upgrades in 2008, and interior tenant improvements in 2019 inclusive of the installation of interior ATMs and accessibility upgrades.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the state and local designation programs as an excellent example of Late Modern commercial architecture with East Asian Eclectic influences in Chinatown. The subject property was also identified in the Chinese Americans in Los Angeles, 1850-1980 historic context

statement as a significant commercial building associated with the Chinese American community as Chinatown's first major national bank.

To distinguish the subject property from other designated Bank of America Historic-Cultural Monuments, staff recommends that the proposed monument name be changed to Bank of America - Chinatown Branch.

CRITERIA

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

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

FINDINGS

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

BACKGROUND

On July 21, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of August 20, 2021, per Los Angeles Administrative Code Section 22.171.10(e)¹ is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?
Architect/Designer:			Contractor:
Original Use:			Present Use:
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7) Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
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):

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.
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:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

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. Nomination Form | 5. Copies of Primary/Secondary Documentation |
| 2. Written Statements A and B | 6. Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. Bibliography | 7. Additional, Contemporary Photos |
| 4. 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. Historical Photos |
| | 9. 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 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 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 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.

Adrian Scott Fine

4-8-21

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

7. WRITTEN STATEMENTS

A. Proposed Monument Description

Site

Bank of America Chinatown branch (also referred to here as the “bank building”) is located at 850 North Broadway at the southeast corner of North Broadway and West College Street in the heart of Los Angeles Chinatown.¹ The dense urban area predominantly contains commercial buildings, although a new four-story residential building is located across the street to the north at the northeast corner of North Broadway and West College Street. The bank building is located one block west of the Chinatown station Metro Gold Line.

Sidewalks line the west and north elevations of the bank building, with trees planted in tree wells along the street edge. The bank building is located at the northwest portion of the parcel with a surface parking lot along the east half of the parcel. Driveway entrances are located on the southwest corner, with a drive along the south elevation, and at the north side of the parcel. A small parking booth is situated in the north driveway. The booth is a rectangular, concrete structure with fixed windows on all sides of the upper portions of the walls. A door is located in the south elevation of the booth. Simple upturned eaves support a thick, flat, concrete roof.

The property is bordered by metal fencing primarily along the west elevation and a low concrete block wall primarily along the east side of the property. Landscaping along the west elevation consists of a meandering planting edge with small rocks near the sidewalk. Within the planting bed are small shrubs and dwarf palms interspersed with large decorative boulders. Landscaping at the north and south elevations consists of large decorative boulders and closely cropped low shrubs. A tall pine tree is planted at the northeast corner of the building. Two flagpoles are placed at the north elevation, flanking the secondary, emergency exit.

A pole sign is placed at the southwest corner of the parcel, on the south side of the driveway. The pole sign has two, tall, circular columns with a contemporary box sign atop. The beam supporting the box sign mimics the upturned eaves of the building.

Exterior

Incorporated within the framework of Late Modern style, the Bank of America building is designed in an “Asian Eclectic” architectural style, which is nomenclature developed by SurveyLA to describe resources with Asian influence. The bank building is generally one story high with a smaller second story located along the east elevation, overhanging the north elevation. The plan is irregular. The roof is flat with a hipped parapet finished in decorative green glazed tiles and wide overhanging eaves. End tiles feature a stamped flower design. Ridges of the tile parapet have decorative upturned wood brackets.

The west elevation facing Broadway is the primary elevation, though the building entrances are located on the north and south elevations. The west facade is 8 bays wide. Alternating bays are slightly wider than adjoining bays; each bay is defined by tapered isosceles trapezoid pilasters, thicker at the base and thinner at the cornice. Pilasters align with overhanging rafter tails. Lighting consists of simple square fixtures mounted to the underside of the eave, with one fixture in each bay. The

¹ For purposes of this nomination and ease of description, it is assumed North Broadway runs north-south. See Map 1.

trapezoid pilasters are painted red with white trim. A circular medallion extending the width of and roughly centered within the height of each pilaster, is a stylized Chinese symbol representing prosperity. The central bays contain windows, while outer bays do not have openings. Fenestration consists of fixed aluminum sash windows with staggered mullions. The fixed windows are configured as three horizontal sections with a tall center section framed by narrower upper and lower sections. The narrower sections are further vertically divided. Small, gold mosaic tile runs along the base of each window bay. Signage is located at the north-most bay with a contemporary box sign above Chinese characters that read “Měi guó yín háng” (“United States Bank”) applied directly to the wall surface. A metal depository box is located in the south-most bay, accessed by a concrete handicap-accessible ramp. The ramp is edged by a contemporary metal railing.

The south elevation is four bays wide. The two western bays are delineated by tapered pilasters that continue the pattern from the west elevation. These bays are also topped by the green tile hipped parapet. Lighting consists of simple square fixtures mounted to the underside of the eave, with one fixture in each bay. The main building entrance is located in the center-west bay where a glazed wall consists of double, aluminum and glass doors with glazed sidelights and transoms. The composition of the glass doors, sidelights and transoms creates the shape of an isosceles trapezoid. The two eastern bays step back from the plane of the two western bays. A thick rafter continues across the center-east bay from the west, with thinner, perpendicular beams creating a trellis above. The second bay from the east contains a bank of ATMs, topped by a canopy that mimics the roof of the building with green tiles, rafter tails capped by a decorative metal finish, and upturned wood brackets along the corners. A wing wall separates the east-most bay and contains a large, circular opening edged in red. The east-most bay is open at the ground floor; at the second floor, a blank wall is set in from the rest of the elevation.

The east elevation is two stories high and faces the surface parking lot. The second floor cantilevers far over the first floor and is supported by beams with upturned ends, similar to the rafter tails along the west elevation that extend beyond the wall plane. At the first floor, tapered isosceles trapezoid freestanding columns matching those on the west façade, including the circular medallions, align with each beam. The first floor is not clearly visible due to a contemporary metal fence and construction screen. Sketches accompanying building permits suggest that a driveway provides access to a loading dock in this location. The second floor is separated into bays by vertical stripes of green paint, aligning with first floor bays. A circular window is located toward the south side of the second floor. Mullions create a geometric pattern within the fixed glazing.

The north elevation is four bays wide. The two eastern bays step out from the western bays. The second floor, which overhangs the east elevation, is flush with the eastern portion of the north elevation. Widely overhanging wood beams extend from the roofline along the east two bays. The green tile hipped parapet, wraps from the west elevation and extends nearly the length of the north elevation, ending where the second floor is evident. In the center-east bay, an isosceles trapezoid panel is filled with gold, mosaic tile. A simple, contemporary box sign is located adjacent to the east of the mosaic tile wall. An ATM faces west, topped by a tile canopy with green tiles, rafter tails capped by a decorative metal finish, and upturned wood brackets along the corners. The center-west bay contains a secondary emergency exit with a glazed wall consisting of double, aluminum and glass doors with glazed sidelights and transoms; the composition is generally in the shape of an isosceles trapezoid. A ramp with contemporary railings provides access to the secondary emergency exit and ATM. Signage, consisting of vertically placed Chinese characters, are located in the otherwise blank western-most bay.

Interior

Only the public banking area was accessed; private areas are not described. The public banking area extends the width of the west elevation. The open space has a grid of wood ceiling beams creating a coffered appearance. Some ceiling tiles within the coffers contain Chinese characters that read, “shòu” (“longevity”). Flooring is contemporary wood composite. Temporary partitions create small offices along a portion of the west elevation. A small office at the northwest corner of the building breaks up the public portion of the interior, as does a small enclosure at the southwest corner. Walk-up bank tellers are located behind a waist-height marble counter with a clear plexiglass screen above. Visible private areas behind the plexiglass screen contain suspended ceilings and contemporary fixtures.

Alterations

The bank building was constructed in two phases, with the first phase in 1971 and a second phase in 1977 (see Figure 11). The first phase consisted of a new bank building with offices, approximately 99-feet by 92-feet and two-stories high. The building was designed by Gilbert L. Leong and Richard Layne Tom with engineering by Socoloske Zelter & Associates for a cost of \$190,000.² Separate permits were issued over the next three months for two freestanding light fixtures, a flag pole, a retaining wall along the east side of the parcel, and a pole sign.³ A certificate of occupancy was issued in April of 1972.⁴

In 1977, a one-story addition designed by Richard Layne Tom with his firm Tom and Truskier seamlessly extended the bank building to the south, continuing the established rhythm of bays, green tile roof, and design themes, both outside and in.⁵ The expansion allowed for an increase in the number of “teller stations from 8 to 14 and the merchants’ special deposit section from one to two stations.”⁶ The 1977 extension replaced an earlier series of wood pylons along the south elevation that led to the main entrance. These pylons were evident in drawings, renderings, and a photograph in the *Los Angeles Times* (Historic Photos 1-4). Completed in 1979,⁷ the expansion has taken on significance over time. Designed by Richard Layne Tom, one of the architects who designed the original 1971 portion of the building, the expansion appears as a second phase of the early plans, continuing the original design themes without introducing new elements.

In 1978, a bus stop shelter (no longer extant) was added to the site, also designed by the firm of Tom and Truskier, and featured a tile roof.⁸ An “Automatic teller” was installed in 1981. It is not known if this ATM was installed along the north or south elevation as both elevations feature ATMs

² City of Los Angeles, Department of Building and Safety, “Application for Inspection of New Building and for Certificate of Occupancy,” Permit #1971LA22978, February 8, 1971.

³ City of Los Angeles, , Department of Building and Safety, “Application for Inspection of New Building and for Certificate of Occupancy,” Permit #1971LA22979, February 8, 1971; City of Los Angeles, Department of Building and Safety, “Application for Inspection of New Building and for Certificate of Occupancy,” Permit 1971LA22980, February 8, 1971; City of Los Angeles, Department of Building and Safety, “Application for Inspection of New Building and for Certificate of Occupancy,” Permit 1971LA24139, March 2, 1971; City of Los Angeles, Department of Building and Safety, “Application for Inspection of New Building and for Certificate of Occupancy,” Permit 1971LA28050, May 3, 1971.

⁴ City of Los Angeles, Department of Building and Safety, “Certificate of Occupancy,” April 26, 1972.

⁵ City of Los Angeles, Department of Building and Safety, “Application for Inspection of New Building and for Certificate of Occupancy,” Permit #1977LA52959, October 12, 1977.

⁶ “Bank Branch Expanding,” *Los Angeles Times*, December 25, 1977, 46.

⁷ City of Los Angeles, Department of Building and Safety, “Certificate of Occupancy,” December 26, 1979.

⁸ City of Los Angeles, Department of Building and Safety, “Application for Inspection of New Building and for Certificate of Occupancy,” Permit #1978LA72001, October 23, 1978.

covered by tiled canopies, neither of which are featured in original renderings. A new sign was installed in 1982 on the existing supports.⁹ The sign was “reface[d]” in 1984.¹⁰ A gazebo at the southeast corner of the property was demolished in 1989,¹¹ although it is not known when it was installed. ADA upgrades in 2008 included removing and installing new ramps, as well as changes to the parking.¹² Finally, tenant improvements were completed in 2019 to “convert existing room to an ATM room and install a new ATM inside of the Bank.” Work in 2019 also included accessibility upgrades,¹³ as well as installation of EV charging stations in the parking lot.¹⁴

The Bank of America building at 850 North Broadway appears very much as it did in 1979, after completion of the expansion. While there have been relatively minor alterations, such as the face of the pole sign, contemporary fencing, new ramping, and new interior finishes, the building retains all of its character-defining features.

⁹ City of Los Angeles, Department of Building and Safety, “Application for Inspection of Signs,” Permit #1982LA40123, March 16, 1982.

¹⁰ City of Los Angeles, Department of Building and Safety, “Application for Inspection of Signs,” Permit #1982LA40123, April 9, 1984.

¹¹ City of Los Angeles, Department of Building and Safety, “Application for Inspection to Add-Alter-Repair-Demolish,” Permit #1989LA24582, February 22, 1989.

¹² City of Los Angeles, Department of Building and Safety, “Application for Building Permit and Certificate of Occupancy,” Permit #08016-30000-11457, August 26, 2008.

¹³ City of Los Angeles, Department of Building and Safety, “Application for Building Permit and Certificate of Occupancy,” Permit #19016-10000-17052, October 4, 2019.

¹⁴ City of Los Angeles, Department of Building and Safety, “Application for Building Permit and Certificate of Occupancy,” Permit #19020-10000-00782, August 29, 2019.

B. Statement of Significance

The Chinatown branch of Bank of America, constructed from 1971-1979, located at 850 North Broadway, is significant under criterion 1 as the first national bank to open a branch in Chinatown, underscoring the growth and preeminence of the local Chinese community during an important period in its history. Chinese immigration to the United States exploded in the late 1960s after passage of the Immigration and Nationality Act of 1965. The Chinese American population in Los Angeles was approximately 20,000 in 1960 and by 1969 had grown to approximately 40,000.¹⁵ According to SurveyLA's historic context statement for Chinese Americans in Los Angeles, this post-1965 time period "reshaped the collective consciousness of communities of color."¹⁶ Many new Chinese immigrants ultimately settled in the San Gabriel Valley, but throughout the 1970s and 1980s Los Angeles Chinatown was the geographical focus of the community, making it a critically important cultural and commercial center. Banking was an essential component of growth of the neighborhood, facilitating development of new Chinese and Chinese American-owned businesses. The local Chinese American population had historically been reliant on an informal banking system, and the emergence of new banks in Chinatown in the late 1960s and early 1970s aided financial investment in the community for a population that had previously been denied loans and credit. As the first national bank branch in Chinatown, the opening of the Chinatown branch of Bank of America solidified the increasing strength of the local Chinese American community and provided new financial opportunities. By 1974, the bank was the fastest growing branch of Bank of America in Los Angeles.¹⁷ Over 250 credit cards were approved, which for many of the Chinese clients was the first time they had been approved for credit.¹⁸ The Chinatown branch of Bank of America is only one of two extant banks in Chinatown that opened post-World War II still in its original location, situated in a neighborhood that, according to SurveyLA, "in particular, stands as a monument to the collective achievements of Los Angeles' Chinese American community."¹⁹

The Chinatown branch of Bank of America is also significant under criterion 3 for its unique design combining Asian Eclectic and Late Modern architectural style, designed by noted Chinese American architects Gilbert Leong and Richard Layne Tom.²⁰ According to SurveyLA, Asian Eclectic architecture evolved from the 1950s to 1980s and "adopted some of the design language of the Modern movement."²¹ Utilizing features of the Late Modern style, the Chinatown branch of Bank of America includes horizontal orientation, flat roof, smooth stucco cladding, and unadorned wall surfaces with minimal ornamentation. These basic features serve as a framework for application of Asian Eclectic features incorporating "classical Chinese elements," including a "roof built from imported jade green tile over extended wood beams, and modern Asian-beamed ceilings with contemporary designs of the Chinese characters highlighting the interior of the bank."²² While Bank

¹⁵ Los Angeles Citywide Historic Context Statement: Chinese Americans in Los Angeles, 1850-1980," Survey LA, City of Los Angeles Department of City Planning, Office of Historic Resources, October 2018, 48, 50 (hereafter "Chinese Americans in Los Angeles").

¹⁶ "Chinese Americans in Los Angeles," 3.

¹⁷ Terence Gates, "The Chinese Aura of L.A.'s Bank of America," *Bulletin of the China Society of Southern California*, 1974.

¹⁸ Gates.

¹⁹ "Chinese Americans in Los Angeles," 54.

²⁰ Both prominent Chinese American architects, it is not known what brought Gilbert Leong and Richard Layne Tom, Jr. together or why the bank made the unusual decision to hire both. Although Leong was sixteen years Tom's senior, it is well established that in the Chinese American community, "everyone knew everyone else." (Bonnie Tsui, *American Chinatown: A People's History of Five Neighborhoods* (New York: Free Press, 2009), 124. This sentiment was reiterated by Marilyn Tom, Richard Layne Tom's widow.)

²¹ "Sub-theme: East Asian Eclectic, 1920-1980, Context: Architecture and Engineering; Theme: Exotic Revival, 1900-1980," *SurveyLA Citywide Historic Context Statement*, prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, December 2015: 28.

²² Gates.

of America typically designed their banks at the time with uniform features described as “Early Modern Slab,” the Chinatown Branch was considered distinctive at the time for its “distinctive architectural design” and “Chinese motif.”²³ A deliberate modern interpretation of traditional Chinese architecture that resonated with the bank’s Chinese American clients, the building reflects Los Angeles Chinatown of the early 1970s as the core of the growing Chinese American community. The reimagining of Asian Eclectic architecture by American architects, such as Gilbert Leong, for a Chinese American audience is especially noteworthy. Additionally, in 1973, the building won the Los Angeles Beautiful Committee Inc.’s award for best architectural design for a business structure.

The period of significance begins in 1972, when the building was initially constructed, and extends to 1989, when the San Gabriel Valley ethnoburb became the population and business center for the Chinese American community in southern California.²⁴

Historic Context

Los Angeles Chinatown

The Chinatown branch of Bank of America is located in Los Angeles Chinatown, which is roughly bounded by Cesar Chavez Avenue to the south, North Alameda and North Spring streets to the east, I-110 Freeway to the west, and Bernard Street to the north. North Broadway and Hill Street run generally north-south as commercial spines.

What we now known as Chinatown was created by the Chinese community in 1938 after demolition of “Old” Chinatown to make way for Union Station in 1933 and later, the I-110 freeway in 1951. The first Chinese immigrants to Los Angeles came in the 1850s, many initially lured to California by the Gold Rush of 1848. Early Chinese immigrants frequently clustered together and worked in a number of occupations, including household service, restaurant work, clothing manufacture, laundries, truck farmers, and vegetable peddlers. Old Chinatown was “naturally the first destinations for Chinese new-comers...providing them with affordable housing, job opportunities, social services, and customary daily life.”²⁵

Following displacement of the Chinese population after the 1938 demolition of “Old” Chinatown, development of “New” Chinatown was spearheaded by Peter SooHoo, Sr., uncle of Richard Layne Tom, one of the architects of the Chinatown branch of Bank of America. Peter SooHoo founded the Los Angeles Chinatown Project Association in 1937. Funded by 25 Chinese American investors, the association bought land and developed New Chinatown, specifically what is now known as the Central Plaza with access via the West Gate on North Hill Street and the East Gate on North Broadway. New Chinatown is unique among American Chinatowns in that it was developed by Chinese Americans.²⁶ “Its founders envisioned a place that would serve and protect local Chinese American residents, as well as draw visitors to partake of its unique offerings.”²⁷ At the time, Los

²³ Gates.

²⁴ Ethnoburb is a term coined in late 1990s by Wei Li, a professor at Arizona State University to indicate “suburban, ethnic residential and business clusters in large metropolitan areas.”

²⁵ Fanglan Chen, “Thrive or Survive: Evolution and Preservation of Chinatowns in the United States,” Masters thesis, University of Georgia, 27.

²⁶ “New” Chinatown is often contrasted to China City, a neighborhood the locals did not feel particularly proud of as its development and design was a caricature conceived by Christine Sterling, the same woman who reconceived of nearby Olvera Street as a quaint Mexican marketplace with a carefully crafted ‘authenticity’. China City was more of a tourist attraction populated by renters, rather than owners. The “old faction of Chinese did not think that China City was a credit to the Chinese as compared to the New Chinatown.” (see Leong oral history, page 25-26.)

²⁷ Los Angeles Conservancy, “Exploring Chinatown Past and Present,” booklet produced in conjunction with a tour held on April 17, 2016, 3.

Angeles had the fourth largest Chinese community in California, with 3,000 Chinese and Chinese Americans. A master plan for the central plaza was developed by noted Los Angeles architects Erle Webster and Adrian Wilson. “The concept of New Chinatown as an idyllic destination complete with gateways and wishing wells was intentional. These features, along with the Asian Eclectic architecture of many buildings, played heavily into a romanticized stereotype of Asian people and Asian culture.”²⁸

Los Angeles Chinatown was “the traditional center of the Chinese community and business in Los Angeles”²⁹ even though the Chinese population of Chinatown was initially relatively low. In 1960, no more than 1,000 Chinese in Los Angeles County lived in Chinatown. Rather, the Chinese community was dispersed throughout the city, with a concentration in the South Central neighborhoods operating small grocery stores that served primarily African Americans. After the 1965 Watts Rebellion, many Chinese moved out of these areas to other areas, including Chinatown.³⁰ This was coupled with rapid rise in new immigrants from mainland China, Taiwan, Hong Kong, and Southeast Asia after passage of the Immigration and Nationality Act of 1965, which expanded quotas of immigration from non-European countries. The Chinese American community more than doubled in Los Angeles between 1950 and 1960, from 8,000 to 20,000; by 1969 had grown to approximately 40,000.³¹ According to SurveyLA’s historic context statement for Chinese Americans in Los Angeles, this post-1965 time period “reshaped the collective consciousness of communities of color.”³² Although many new immigrants ultimately settled in the San Gabriel Valley, throughout the 1970s and 1980s Los Angeles Chinatown was the geographical focus for the Chinese American community, making it a critically important cultural center as well as a key node for commercial establishments catering to Chinese and Chinese Americans.

In the 1970s, affluent Chinese Americans began moving in large numbers to the San Gabriel Valley, particularly Monterey Park, which was “marketed as the Chinese Beverly Hills.” Nevertheless, throughout the 1970s, Los Angeles Chinatown continued to be “a cultural touchstone” for both new Chinese immigrants in addition to well-established Chinese American families.

Other Chinatown Banks and Chinese Banking

In the 1960s and early 1970s, several banks were formed in Los Angeles Chinatown to serve Chinese immigrants and their children including Cathay Bank (1962), Bank of America (1972), East-West Bank (1972), and Far East National Bank (1974). Of those four early banks, only two, Cathay Bank and Bank of America, remain in their original buildings. Bank of America, with its Chinese staff able to communicate with the clientele in Cantonese and Mandarin, stood out as the only national bank serving the Los Angeles Chinatown community. Bank of America first applied to the Federal Reserve Board for a charter in 1965 but the request was denied as the board not did think Chinatown needed more than one bank. After reapplying in 1969, Bank of America’s request was granted.

Prior to the 1960s and establishment of formal banking institutions, the Los Angeles Chinese community was highly reliant on an informal banking system and was predominantly cash-based.

²⁸ Los Angeles Conservancy, 2016, 8-9.

²⁹ Wei Li, Gary Dymiski, Yu Zhou, Maria Chee and Carolyn Aldana, “Chinese-American Banking and Community Development in Los Angeles County,” *Annals of the Association of American Geographers*, Vol. 92, No. 4 (Dec., 2002), 781.

³⁰ Li, Dymiski, Zhou, Chee and Aldana, 786.

³¹ “Chinese Americans in Los Angeles,” 48, 50.

³² “Chinese Americans in Los Angeles,” 3.

Chinese family associations (huis) and district associations typically provided financial assistance.³³ In addition, it was challenging for Chinese Americans to get loans and other banking services as they often had no established credit history and low English proficiency.³⁴ Cathay Bank opened in Los Angeles Chinatown in rented space in 1962,³⁵ moving in 1966 to its own building at 777 North Broadway. The flagship bank building was designed by Chinese American architect, Eugene Choy, in an Asian Eclectic style that blended with International style. Cathay Bank was the first bank in southern California to serve a Chinese American clientele. The bank was responsible for financing 80% of apartments built in Chinatown after it was established, aiding Chinatown's rapid population increase. Many of these apartments were built at the periphery of Chinatown, which helped to increase the geographical boundaries of the community.³⁶ East-West Bank opened in 1973 in the Kong Chow Benevolent Association Building, designed by Gilbert Leong. By 1996, the bank had moved its headquarters to San Marino and a new branch opened across the street at 942 North Broadway. Gilbert Leong, one of the two architects of the Bank of America Building, was a founding director of East-West Bank and he served on the bank's board of directors until his death in 1996.

Bank of America had a long history of serving ethnic communities. Founded in 1904 in San Francisco as the Bank of Italy by Amadeo Peter Giannini, Bank of America grew exponentially after the 1906 San Francisco earthquake and fire. Specifically, the bank opened branches in rural areas by acquiring existing banks and converting them to bank branches. Bank of America became the largest commercial bank in the world by serving members of the community such as the working class, immigrant populations, and small businesses that had not previously had access to financial institutions.³⁷ Giannini referred to his clients as "the little fellow"... the man of moderate means...because he felt that other banks...were not lending enough money to 'small borrowers,' particularly foreigners."³⁸ Given the history of Bank of America as the bank of immigrants, it seems fitting that it would be the first national bank branch in Los Angeles Chinatown, a bank branch geared toward serving an immigrant community.

Bank of America Chinatown branch opened for business on Monday, January 31, 1972 with a "weeklong public open house" that included drawings for color televisions, "souvenir Chinese gold luck key chains and refreshments, including special gold candy coins for youngsters."³⁹ The "Chinese emphasis" included not only its appearance, but also "extend[ed] to the more important aspects of the bank's service to the Chinese community."⁴⁰ The branch's first manager, George Woo, was born in Shanghai and raised in Hong Kong. After attending college in San Diego, he started working for Bank of America in San Diego in 1963 before transferring to Los Angeles.⁴¹ All of the other sixteen people on staff were Chinese American who spoke Cantonese and several also

³³ Chinese Historical Society of Southern California, "A History of Chinese American Banking in Los Angeles," *IMDiversity*, imdiversity.com/villages/asian/a-history-of-chinese-american-banking-in-los-angeles/.

³⁴ Li, Dymski, Zhou, Chee and Aldana, 786.

³⁵ Li, Dymski, Zhou, Chee and Aldana, 785; Chinese Historical Society of Southern California, "A History of Chinese American Banking in Los Angeles," *IMDiversity*, imdiversity.com/villages/asian/a-history-of-chinese-american-banking-in-los-angeles/.

³⁶ Li, Dymski, Zhou, Chee and Aldana, 786.

³⁷ Joseph Giovinco, "Democracy in Banking, The Bank of Italy and California's Italians," *California Historical Society Quarterly*, XLVIII, 195.

³⁸ O.G. Wilson, "Bank of America's Archival Program," *The American Archivist*, vol. 29, no. 1, January 1966, 43.

³⁹ Bank of America, pamphlet entitled, "Bank of America's New Los Angeles Chinatown Branch," from the files of Marilyn Tom, no date.

⁴⁰ Gates.

⁴¹ Gates.

spoke Mandarin. To aid their Chinese patrons, the bank installed abacuses to assist in computation.⁴² By 1974, the bank was the fastest growing Bank of America branch in Los Angeles.⁴³ Over 250 credit cards were approved, which for many of the Chinese clients was the first time they had been approved for credit.⁴⁴

Asian Eclectic Architecture

The Bank of America Chinatown branch is significant for its unique design combining Asian Eclectic and Late Modern architectural style, designed and constructed in the 1970s. While Bank of America typically designed their banks at the time with uniform features described as “Early Modern Slab,” the Chinatown Branch was considered at the time to be unique for its “distinctive architectural design” and “Chinese motif.”⁴⁵ The Late Modern design incorporated “classical Chinese elements,” including a “roof built from imported jade green tile over extended wood beams, and modern Asian-beamed ceilings with contemporary designs of the Chinese characters highlighting the interior of the bank.”⁴⁶ The jade green tile roof was chosen by Richard Layne Tom, who traveled to Taipei in Taiwan with his wife Marilyn Tom to pick out the tiles in person. The tiles were handmade in a “primitive oven,” and the green color was chosen because of its well-known status as the color of prosperity in the Chinese culture.⁴⁷

Asian Eclectic style of architecture is a reinterpretation of Asian architecture by both European American and later, Chinese American, architects. The term was coined by SurveyLA to refer to “a fusion of architectural influences from various Asian countries, particularly China and Japan, often assembled in fanciful combinations to create an atmosphere of exoticism or opulence.”⁴⁸ The style has also been referred to as “pseudo-Oriental” for the Honolulu Chinatown Historic District.⁴⁹

The style originated in San Francisco after the 1906 earthquake when Chinatown was rebuilt. A local Chinese businessman hired Anglo-American architect T. Paterson Ross and engineer A. W. Burgren, who “relied on centuries-old images, primarily of religious vernacular, to develop the look of new Chinatown.” The architecture was drawn from “various Chinese traditions as well as American ideas of what China should look like” to create a tourist attraction intended for a white audience.⁵⁰ Chinatowns around the country copied the aesthetic of San Francisco, including Los Angeles’ “New” Chinatown and China City. Pagoda roofs and dragon gates have come to signify Chinatown throughout American cities, including San Francisco, New York, and Boston.

Much of the attention on Asian Eclectic architectural style has been placed on symbolism of design features. However, by placing attention on specific design features, the underlying connotations of the style is lost. Grauman’s Chinese Theater (6925 Hollywood Boulevard, HCM #55), constructed in 1927, perpetuated and disseminated a Hollywood idea of Chinese architecture as exotic and foreign. Designed by the architecture firm Meyer & Holler, the 90-foot, pagoda-shaped roof and columns are topped with wrought iron masks. Hollywood continued to reinforce a particular visual

⁴² Gates. Abacuses are no longer extant.

⁴³ Gates.

⁴⁴ Gates.

⁴⁵ Gates.

⁴⁶ Gates.

⁴⁷ Marilyn Tom, interview by Jenna Snow and Andrea Thabet, February 26, 2020, Huntington Harbour, California.

⁴⁸ “Chinese Americans in Los Angeles,” 37.

⁴⁹ Dorothy Riconda, Hawaii Register of Historic Places, Division of State Parks, “National Register of Historic Places Nomination Form: Chinatown Historic District,” form prepared May 2, 1972.

⁵⁰ “Pagodas and Dragon Gates,” *99% Invisible*, <https://99percentinvisible.org/episode/pagodas-dragon-gates/>.

image of Chinatown. The Honolulu Historic District National Register nomination states that “the buildings cannot be defended as honest attempts to recreate oriental architecture.”⁵¹

In the post-World War II era, Chinese American architects reinterpreted the Asian Eclectic style for Chinese American clients. A 2012 exhibition at the Chinese American Museum in Los Angeles featuring four Chinese American architectural pioneers noted they were “just as much a product of LA as they were of their Chinese ancestry.”⁵² Specifically, Gilbert Leong, one of the architects of the Chinatown branch of Bank of America, was “noted for blending elements of Mid-Century Modern architecture with Asian Eclectic style features.”⁵³

David Chuenyan Lai in his article entitled “The Visual Character of Chinatowns,” notes that “It is the facades of the buildings in Chinatown that constitute the most striking visual component.”⁵⁴ Common architectural features identified in SurveyLA include:⁵⁵

- Sweeping roofs with flared gables or upturned rafter tails
- Carved brackets and rafter tails
- Flat roof with decorative post and beam supporting system
- Ornamented roof ridge
- Brightly colored tile roofs
- Elaborate surrounds on entryways and windows
- Decoratively distributed mullions on windows
- Recessed entryways
- Geometrical patterned window grilles

The Chinatown branch of Bank of America exhibits many character-defining features of Asian Eclectic style, albeit supported by a Late Modern framework. The heavy, overhanging beams have upturned ends finished with a metal cap, while the flat roof is obscured by the most noticeable feature of the building: a parapet finished with green glazed roof tiles with carved wood corner brackets. Restrained exterior ornamentation, typical of the Late Modern style, incorporates Chinese characters on pilasters and gold mosaic tile below windows. Decoratively distributed mullions on windows break up wide expanses of glazing.

Late Modern Architecture

The Chinatown branch of Bank of America uses elements of Late Modern style, including its horizontal orientation, flat roof, smooth stucco cladding, and unadorned wall surfaces with minimal ornamentation as a framework for Asian Eclectic style. As noted above, Bank of America branch buildings in the late 1960s through 1980 were typically designed in a Late Modern style. Indeed, Bank of America embraced Late Modern style throughout the late 1960s through 1980, not only for their 52-story headquarters tower in San Francisco, designed by the architecture firms Wurster,

⁵¹ Dorothy Riconda, Hawaii Register of Historic Places, Division of State Parks, “National Register of Historic Places Nomination Form: Chinatown Historic District,” form prepared May 2, 1972.

⁵² Danielle Rago, “Hidden in Plain Sight,” *The Architect’s Newspaper*, April 24, 2012 [https://archpaper.com/2012/04/hidden-in-plain-sight-2/ cited March 28, 2020].

⁵³ “Los Angeles Citywide Historic Context Statement: Chinese Americans in Los Angeles, 1850-1980,” Survey LA, City of Los Angeles Department of City Planning, Office of Historic Resources, October 2018, 44 (hereafter “Chinese Americans in Los Angeles”).

⁵⁴ David Chuenyan Lai, “The Visual Character of Chinatowns,” *Places* vol. 7, 1990, 29.

⁵⁵ “Chinese Americans in Los Angeles,” 76.

Bernardi and Emmons with Skidmore, Owings and Merrill, but also for the regional headquarters in the City of Orange, designed by Minoru Yamasaki, that opened in 1970.

Charles Jenks, in his 1980 book on the subject simply titled *Late-Modern Architecture*, defines the style as “tak[ing] the ideas and forms of the Modern Movement to an extreme, exaggerating the structure and technological image of the building in its attempt to provide amusement, or aesthetic pleasure.”⁵⁶ The style is contrasted with the simple forms of Modernism, as well as historical reference of Post-Modernism. Alexandra Lang, in her essay on why Late Modern architecture is worthy of more critical attention, notes that “Late Modernism is a style without theory, practiced by architects who were trying to build their way out of the diminishing returns of Miesian copies.”⁵⁷ Kazys Varnelis, making a case for Late Modernism in Los Angeles, writes that even though Late Modernism “worked to give physical form to big business and big government” the style became prevalent throughout southern California during this era, one in which “the Southern California landscape was reshaped more thoroughly...than during any previous or subsequent decades.”⁵⁸

Late Modern architecture was popularly, though by no means exclusively, used in large-scale commercial and civic buildings. The style displayed many different forms, both focused on structure and glass skins as well as sculptural forms, which were described in an exhibit at the Museum of Modern Art in 1980 entitled, “Transformations in modern architecture.” With a period of significance of 1966-1980, SurveyLA’s identifies the following character-defining features for Late Modern style commercial properties:

- absence of traditional ornamentation
- exteriors that display a variety of textures and finishes
- geometric volumes, often with triangular and cylindrical forms as well as rectangular
- integral landscape and hardscape elements such as planters, parking lots, trees, and water features
- prominent signs
- steel windows
- stucco, often with a heavily textured or raked finish
- wood siding, at times diagonal or vertical.

Little scholarly attention has been paid to the style, specifically its southern California varieties, and most has focused on large, corporate office buildings. However, like the Chinatown branch of Bank of America, the style was commonly used for smaller buildings. Unlike many Late Modern corporate high-rise buildings that feature a glass curtain wall of mirror skin,⁵⁹ these smaller branch banks can be characterized by a focus on massing and creating interplay between solids and voids. Many of the bank branches incorporate horizontally oriented and grouped windows. Unlike other large banks

⁵⁶ Charles Jenks, *Late-Modern Architecture*, (New York: Rizzoli, 1980), 8.

⁵⁷ Alexandra Lange, “What is Late Modernism?” *Curbed*, January 5, 2017, <https://www.curbed.com/2017/1/5/14165394/late-modernism-architecture-alexandra-lange>.

⁵⁸ Kazys Varnelis, “Embracing Late Modern,” *L.A. Forum*, issue 7, <http://laforum.org/article/embracing-late-modern/>.

⁵⁹ As described in the oft-used textbook for college classes on a survey of architectural history, the Late Modern style is depicted as “A cool, mirror-glass building of the 1970s is as forbidding, antisocial, and hostile as a person wearing mirror sunglasses. Ask it what it is or where to enter; and it tells you that the sky is blue and that you are on the sidewalk.” (Marvin Trachtenberg and Isabelle Hyman, *Architecture: From Prehistory to Post-Modern/The Western Tradition* (The Netherlands: Harry N. Abrams, 1986), 547).

with multiple branches that branded themselves through use of a specific palette,⁶⁰ Bank of America branches, designed by regional architects, displayed a variety of Late Modern features.

The Chinatown Bank of America branch was no different. Asian Eclectic features are applied to the framework of a Late Modern building. Elements of Late Modern style include its geometric volumes. Viewed from the street, the building appears as a low, horizontal mass with a prominent roofline defined by a thick cornice and widely overhanging eaves, a feature seen in several other Bank of America branches of the period (notably Berkeley branch (1965), San Bernardino branch (1965), and Bakersfield branch (1975)). The street-facing, west elevation of the Chinatown Bank of America branch creates an interplay of solid to void, with large, isosceles trapezoid window openings separated by tapered pilasters. Landscaping, sign, and parking lot, with its accompanying parking booth are integrated into the design of the site.

Architects

Gilbert Lester Leong (1911-1996)

Gilbert Lester Leong was born in Los Angeles to Chinese immigrant parents. Leong's family was initially in the produce business before switching to the restaurant business. His parents owned a "big dine and dance" restaurant in Hollywood, Chinese Garden Café, where Gilbert waited tables. Gilbert earned "enough tips on weekends to put himself through school," and he recalled earning "better tips if he spoke pidgin English instead of college English."⁶¹

Although the Leong family never lived in Chinatown (Old or New), they immersed themselves in the local Chinese community and culture. Gilbert Leong attended Chinese classes in Chinatown after school during his high school years, his mother taught Chinese on weekday afternoons at the Methodist Mission, and his father eventually became president of the Chinese Consolidated Benevolent Association (est. 1889), and an active member in the Kong Chow Benevolent Association.⁶² As a young man, Leong was "not interested in old Chinatown organizations and petty local politics," nor did he "enjoy the company of older people who did not know who Bing Crosby was." But Leong would eventually join the Association and come to care deeply about its activities and future.⁶³

Leong graduated from Lincoln High School and attended the University of Southern California for a few years but suspended his education during the Depression and began working at the family restaurant. In between, he attended the Chouinard Art Institute (1933-34), studying sculpture and painting under renowned artists and teachers Millard Sheets and Merrell Gage. One of his sculptures, "The Good Earth," was featured in an exhibition at the Los Angeles County Fair in 1937. Although Leong was a skilled studio artist, painter, and sculptor, he sought a more practical career by pursuing a degree in architecture, which would combine his artistic and technical design skills. In 1936, Leong became the first Chinese American to graduate from the University of Southern California School of Architecture. After graduating from USC, Leong dated Florence

⁶⁰ Home Savings and Loan employed Millard Sheets to design all or portions of nearly 100 bank branches.

⁶¹ Gilbert Leong oral history, Southern California Chinese American Oral History Project, Mar 27, 1979 and April 5, 1979, interview by Emma Louie, pages 1-4 (hereafter Leong oral history). Quotation from page 3. Leong Jeong was from Sun Wei Village, his mother from Sun Da. The transcript spells Leong's father's name as Leung Geong (page 9).

⁶² Leong oral history, 4-10; "Breaking Ground: Chinese American Architects in Los Angeles (1945-1980)," Chinese American Museum Exhibition Catalogue, January 19, 2012 – June 3, 2012, pages 15-16.

⁶³ Gilbert Leong, "History of the L.A. BCBA Kwan Gung Temple," Kong Chow Benevolent Association and the Kwan Gung Temple, n.d.

“Sissee” See for seven years before they married. See was the daughter of Fong See, a prominent businessman and member of the Chinatown community.

Leong began his career as an apprentice in a local architectural office for a few years before being drafted into the U.S. Army in 1943, serving for three years.⁶⁴ Upon his return to Los Angeles, Leong began working for the prominent Los Angeles architect Paul Revere Williams. Williams’ commitment to African American community “inspired Leong to do the same for Chinese Americans in Los Angeles.”⁶⁵ Leong also worked for a time with noted architect Harwell Hamilton Harris before opening “one of the nation’s first Chinese American architecture firms” in 1950 with a partner, and in 1954, he established his own practice. Initially, Leong located his office in Los Feliz before moving his office to Chinatown in a building he designed for a client.⁶⁶

Much of Leong’s work showcased both his mid-century modern aesthetic and his artistic training, particularly with the incorporation of traditional Chinese adornments for projects commissioned by Chinese American clients.⁶⁷ He once recalled that when the opportunity arose to design “Chinese buildings,” he used “Chinese styles in decoration...in a restrained way.”⁶⁸ Leong designed a number of buildings in Chinatown, including three different buildings for benevolent associations: Kong Chow Benevolent Association (931 North Broadway, 1960, extant)⁶⁹ Jan Ying Benevolent Association (736 Yale Street, 1965, extant), and Kow Kong Benevolent Association (510 Bernard Street, 1956, extant). Leong designed the Kong Chow Benevolent Association building to incorporate contemporary “modern trends in architecture...with a temple and meeting hall on the top floor and commercial space on the lower floors.” The first-floor fenestration at the Kong Chow Benevolent Association has a similar design of fixed aluminum sash windows with staggered mullions as the Bank of America building.

Leong also designed another easily recognized structure in Chinatown for the Phoenix Bakery (969 N. Broadway, 1976, extant), one of the longest standing family businesses in the community,⁷⁰ as well as the Chinese United Methodist Church (825 North Hill Street, 1947, extant).

Leong’s career also focused on residential architecture, particularly for the Chinese American middle class in Los Angeles. In fact, his career, alongside contemporary architect Eugene Choy, contributed to “the early movement of Chinese Americans out of Chinatown,” particularly after Supreme Court decision *Shelley v. Kraemer* (1948), which made racial restrictive covenants illegal. In Los Angeles, both Leong and Choy designed a number of Mid-Century Modern homes for local Chinese American families during the 1950s.⁷¹ Many of Leong’s designs “reflected a concern for affordable, practical, and accessible housing” in Silver Lake and nearby Echo Park. In the mid-1950s Leong also contributed to a suburban tract housing development in the San Fernando Valley, the Ponty-Vanowen project. Leong’s designs for the project were “widely popular because he developed

⁶⁴ Leong oral history, 19.

⁶⁵ “Breaking Ground,” 16.

⁶⁶ “Chinese Americans in Los Angeles,” page 44; Leong oral history, 20-21, 28.

⁶⁷ “Breaking Ground,” 24.

⁶⁸ Leong oral history, 27.

⁶⁹ The first floor of the Kong Chow Family Association building was the original home of the East West Federal Savings & Loan Association. (“Chinese Americans in Los Angeles,” Appendix A, page 9.)

⁷⁰ The bakery and the Chan family hold a special place in the community as a multi-generational family business that provided traditional Chinese cookies and pastries, as well as a gathering place, for a growing Chinese-American community. Personal research indicates the strawberry cream cake, for which it has become known, is particularly delicious. Ohanesian, “How Phoenix Bakery”; “Exploring Chinatown: Past and Present,” Los Angeles Conservancy (2016), page 10.

⁷¹ “Chinese Americans in Los Angeles,” 48-49.

multiple housing variations from just four different floor plans,” which reduced cost and time for the developers. His innovations made the homes appear distinctive despite using only four types of layouts, and 96 homes were built using Leong’s designs.⁷²

In 1987, Leong retired and closed his architectural office, however, he remained active in the Chinese American community, serving on the boards of the East West Bank and the Pacific Asia Museum in Pasadena where he redesigned the museum’s garden and courtyard to look more authentically Chinese. He was also a longtime member of the Chinese Historical Society of Southern California. Near the end of his life, Leong served on the board of the Chinese American Museum, still in the planning stages at the time of his death, he participated in a documentary on the history of local Chinese Americans, and he was featured in a book published by his niece, Lisa See: “On Gold Mountain: The 100-Year Odyssey of My Chinese American Family” (1995). Leong passed away in 1996 at the age of 85.⁷³

Richard Layne Tom (1927-2015)

Richard Layne Tom, Jr. co-designed the flagship Bank of America building in the Chinatown district of downtown Los Angeles. Richard Tom was born June 29, 1927 in Los Angeles.⁷⁴ Tom’s parents separated when he was young, and he grew up in Chinatown, living with his mother and maternal grandparents in a small apartment in Chinatown.⁷⁵

Tom was a child actor, performing under the stage name Layne Tom Jr, starring most recognizably in the Charlie Chan series, playing three different sons: 13, 8, and 5.⁷⁶ He also appeared in several movies, including “Lady of the Tropics” with Hedy Lamarr.⁷⁷ Tom attended three years of high school at J.H. Francis Polytechnic High in Los Angeles, graduating in 1945, and served in the United States Navy from 1944 through 1946, where he was stationed on the U.S.S. West Virginia.⁷⁸ Upon his release from the Navy, Tom attended college on the G.I. Bill,⁷⁹ graduating from the University of Southern California with a bachelor’s degree in architecture in 1954.⁸⁰ Tom met his future wife Marilyn Chow (b. 1927) while in college—she attended the University of California, Los Angeles—and they married in 1951.⁸¹

Licensed in both California and Hawaii, Tom worked in the architectural field for 30 years, joining five different local architectural firms in a variety of positions between 1945 and 1959 before establishing his own firm, Richard Layne Tom (1959-1961).⁸² Beginning in 1961, Tom partnered with Jan Witold Truskier, whom he met while both were working for architect Kenneth Wing in

⁷² “Breaking Ground,” 18, 20-22. Ponty-Vanowen was “one of the earliest of its kind” and “offered outdoor landscaping, privacy, and space.”

⁷³ “Gilbert Lester Leong; Architect, Founder of East West Bank.” The Chinese American Museum began as a collaboration between the Chinese Historical Society and El Pueblo de Los Angeles Historical Monument. See: “Mission and History,” Chinese American Museum, cited March 29, 2020 [http://camla.org/mission-and-history/].

⁷⁴ State of California. *California Birth Index, 1905-1995*. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics.

⁷⁵ Marilyn Tom, interview by Jenna Snow and Andrea Thabet, February 26, 2020, Huntington Harbour, California.

⁷⁶ As noted above, Charlie Chan movies played a pivotal role in shaping public perception of Chinatown.

⁷⁷ “Tom, Richard Layne,” *Los Angeles Times*, Obituaries, February 11, 2015.

⁷⁸ “Application for Membership: Richard Layne Tom, Jr.,” The American Institute of Architects, November 29, 1957.

⁷⁹ Marilyn Tom, interview by Jenna Snow and Andrea Thabet, February 26, 2020, Huntington Harbour, California.

⁸⁰ Obit, “Tom and Truskier Architects A.I.A.,” marketing brochure, records of Marilyn Tom, no date.

⁸¹ “California, Marriage Index, 1949-1959,” California Department of Health and Welfare. California Vital Records.

⁸² George S. Koyl, FAIA, ed., *American Architects Directory*, Second Edition (New York: R.R. Bowker Co., 1962). See also, AIA application, 1957.

Long Beach⁸³ to form Tom & Truskier based in Huntington Harbour in Huntington Beach.⁸⁴ Tom and Truskier practiced together for 25 years before Tom's retirement around 1986.⁸⁵

Tom was responsible for the design of a number of public buildings, specifically several public buildings in Orange County, including the City of La Palma Civic Center along with the La Palma County Library (1968), Mission Viejo County Library (1970, not extant), and Central County Courthouse for County of Orange (1972), Seal Beach County Library at Leisure World (no date identified), Cypress Fire Station (no date identified), Laguna Niguel Fire Station, and a master plan for the City of Stanton Civic Center (no date identified). The firm was also "highly experienced in bank projects."⁸⁶ Tom's firm designed as well as altered, expanded, and re-designed a significant number of bank buildings, the majority for Bank of America. Among the other Bank of America branch buildings designed by the firm were in Fountain Valley (1966), Bishop (1971), Rancho Bernardo (1975), and Seal Beach (no date identified). With the exception of the Bank of America Branch in Seal Beach, which can be described as American Colonial Revival in style with a widow's walk at the gable peak, his other designs are in a Late Modern or Neo-Formalist style. Among the firm's other commercial work was a masterplan for Sunny Hills Village in Fullerton, along with the Sunny Hills Village Shops (1966) that were designed in "Spanish, old English, modern and Moorish stylings,"⁸⁷ Anaheim Wax Museum (1965, not extant) for "the famous Walter's Wax Exhibit...structure of precast concrete with roof vaults and tee-columns"⁸⁸ in a Neo-Formalist design, and Vic's Place, a popular eatery in Huntington Beach with a "Polynesian design concept."⁸⁹ Most notably, Tom and Truskier designed a "recreation-commercial project on a 40-acre site near Disneyland" that was to be known as "The Orient." The development, conceived in 1964 and never realized, was to be "Oriental in architecture and...operated mainly by Oriental merchants...Visitors will enter The Orient through a gate in a 25-ft.-high 'Great Wall of China.' Attractions will range from magic carpet rides over a 'Yellow Sea' to sales rooms and exhibits of export-import firms."⁹⁰ A rendering of the proposed project evokes a traditional Chinese watercolor. Among Tom's residential projects were his own home in Huntington Harbour in 1971,⁹¹ as well as a \$70,000 renovation to his in-law's home in Laughlin Park in Los Angeles.

Tom was active in the architecture community, as well as with Rotary International and Girl Scouts of America.⁹² He was a member of the Orange County Chapter of the American Institute of Architects (A.I.A.), serving as its Treasurer in 1961-1962, Vice President 1963, and President in 1964.⁹³ In addition, Tom was President of the Chinese American Architects and Engineers.⁹⁴ Tom

⁸³ It is interesting to note that one of Kenneth Wing's first jobs after graduating from University of Southern California in 1925, was designing the Chinese pagoda and preliminary sketches for one of the interior murals at Grauman's Chinese Theatre for Meyer and Holler. (Chris Marino, "Online Aid for the Kenneth Wing papers; Biographical/Historical note," oac.cdlib.org/findaid/ark:/13030/c89k49jk/entire_text/.)

⁸⁴ The address for their first office: 16897 Algonquin St., Huntington Beach.

⁸⁵ Tom, Richard Layne, "Letter to the American Institute of Architects," April 28, 1986, TS, Archives of the American Institute of Architects.

⁸⁶ "Tom and Truskier Architects A.I.A.," marketing brochure, records of Marilyn Tom, no date.

⁸⁷ "Design Blend," *Los Angeles Times*, February 6, 1966), 142.

⁸⁸ "Tom and Truskier Architects A.I.A.," marketing brochure, records of Marilyn Tom, no date.

⁸⁹ Kai Weisser, *Huntington Beach Lifeguards*, (Charleston, SC: Arcadia Publishing, 2008), 60; "Tom and Truskier Architects A.I.A.," marketing brochure, records of Marilyn Tom, no date.

⁹⁰ "Business, Fun Center Planned for Anaheim," *Los Angeles Times*, February 2, 1964, 125.

⁹¹ Richard Layne Tom's widow continues to reside in the house.

⁹² "Tom, Richard Layne," *Los Angeles Times*, February 11, 2015, 7.

⁹³ John F. Gane, AIA, ed., *American Architects Directory*, Third Edition (New York: R.R. Bowker Co., 1970).

⁹⁴ "Tom, Richard Layne," *Los Angeles Times*, February 11, 2015, 7.

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also served on Anaheim's Urban Renewal Commission and Health & Sanitation Commission.⁹⁵ He was a member of the Architectural Review Boards of both City of Huntington Beach and Huntington Harbour as well as the City Planning Commission in Huntington Beach (1965-1970).⁹⁶

⁹⁵ George S. Koyl, FAIA, ed., *American Architects Directory*, Second Edition (New York: R.R. Bowker Co., 1962).

⁹⁶ John F. Gane, AIA, ed., *American Architects Directory*, Third Edition (New York: R.R. Bowker Co., 1970).

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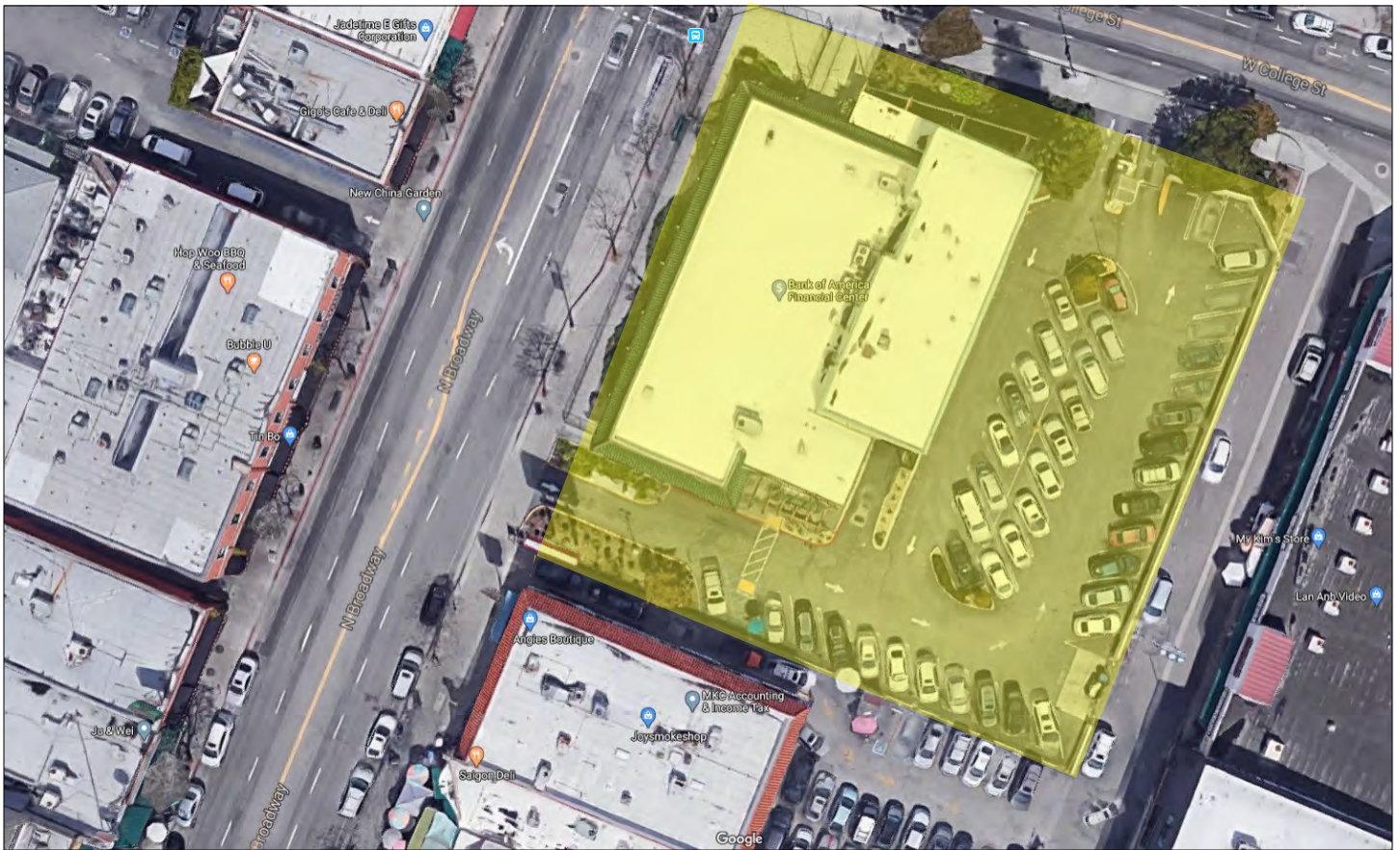
Attachment 1: Maps



Map 1: Bank of America, 850 North Broadway highlighted yellow (source: Los Angeles County Assessor, 2020)



Map 2: Bank of America, 850 North Broadway highlighted yellow (source: Google, 2020)



Map 3: Detail of previous map, Bank of America, 850 North Broadway highlighted yellow (source: Google, 2020)



Figure 1: Bank of America, 850 North Broadway, west (left) and south (right) elevations, view northeast (Snow, 2020)



Figure 2: Bank of America, 850 North Broadway, west (right) and north (left) elevations, view southeast (Snow, 2020)



Figure 3: Bank of America, 850 North Broadway, west elevations, view northeast (Snow, 2020)



Figure 5: Bank of America, 850 North Broadway, detail of pole sign, view southeast (Los Angeles Conservancy, 2020)



Figure 4: Bank of America, 850 North Broadway, west (left) and south (right) elevations, view northeast (Los Angeles Conservancy, 2020)



Figure 7: Bank of America, 850 North Broadway, south (left) and east (right) elevations, view northwest (Snow, 2020)



Figure 5: Bank of America, 850 North Broadway, east (left) and north (right) elevations, view southwest (Snow, 2020)



Figure 6: Bank of America, 850 North Broadway, north elevation, view south (Snow, 2020)



Figure 7: Bank of America, 850 North Broadway, detail of pylon (Snow, 2020)



Figure 8: Bank of America, 850 North Broadway, interior, view northeast (Los Angeles Conservancy, 2020)



Figure 9: Bank of America, 850 North Broadway, interior, view north (Los Angeles Conservancy, 2020)

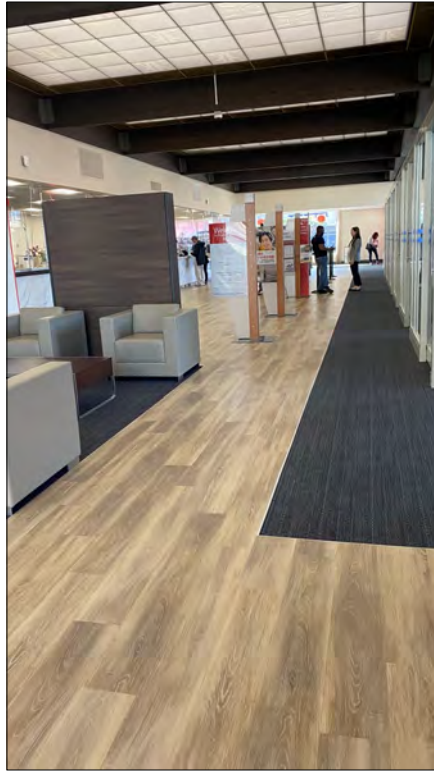


Figure 10: Bank of America, 850 North Broadway, interior, view south (Snow, 2020)

Figure 15: Bank of America, 850 North Broadway, (Snow, 2020)

Bank of America, 850 North Broadway, Los Angeles, CA

Figure 16: Bank of America, 850 North Broadway, (Snow, 2020)

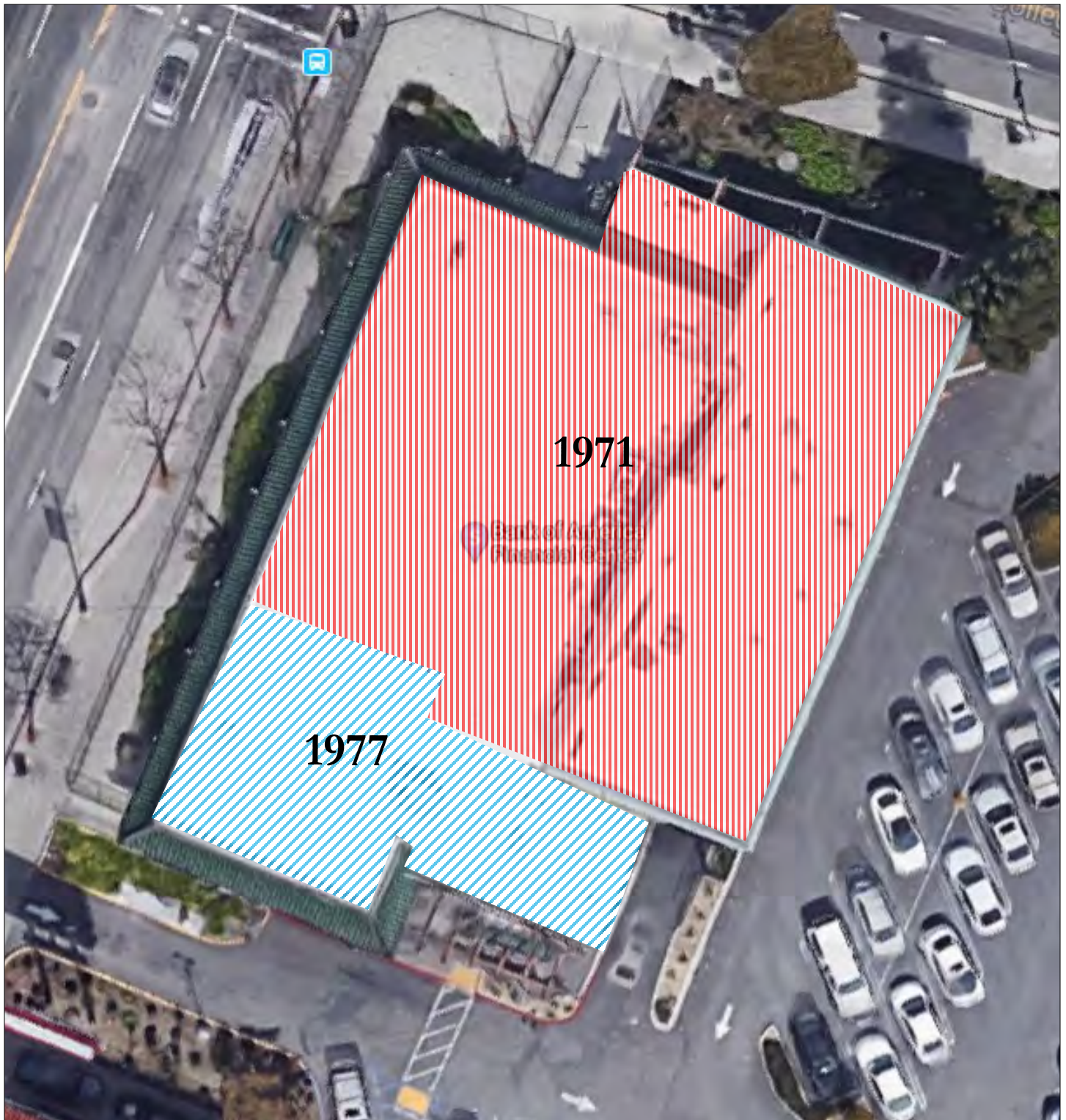
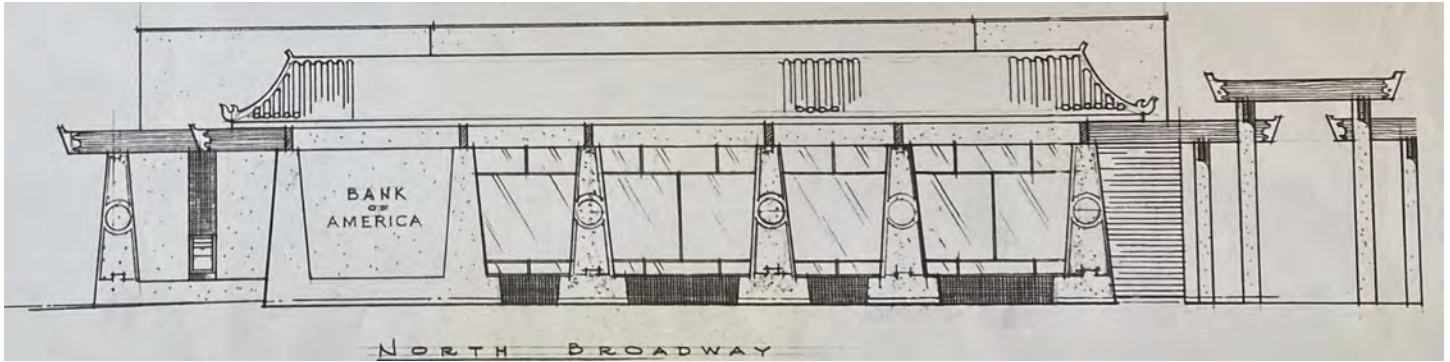
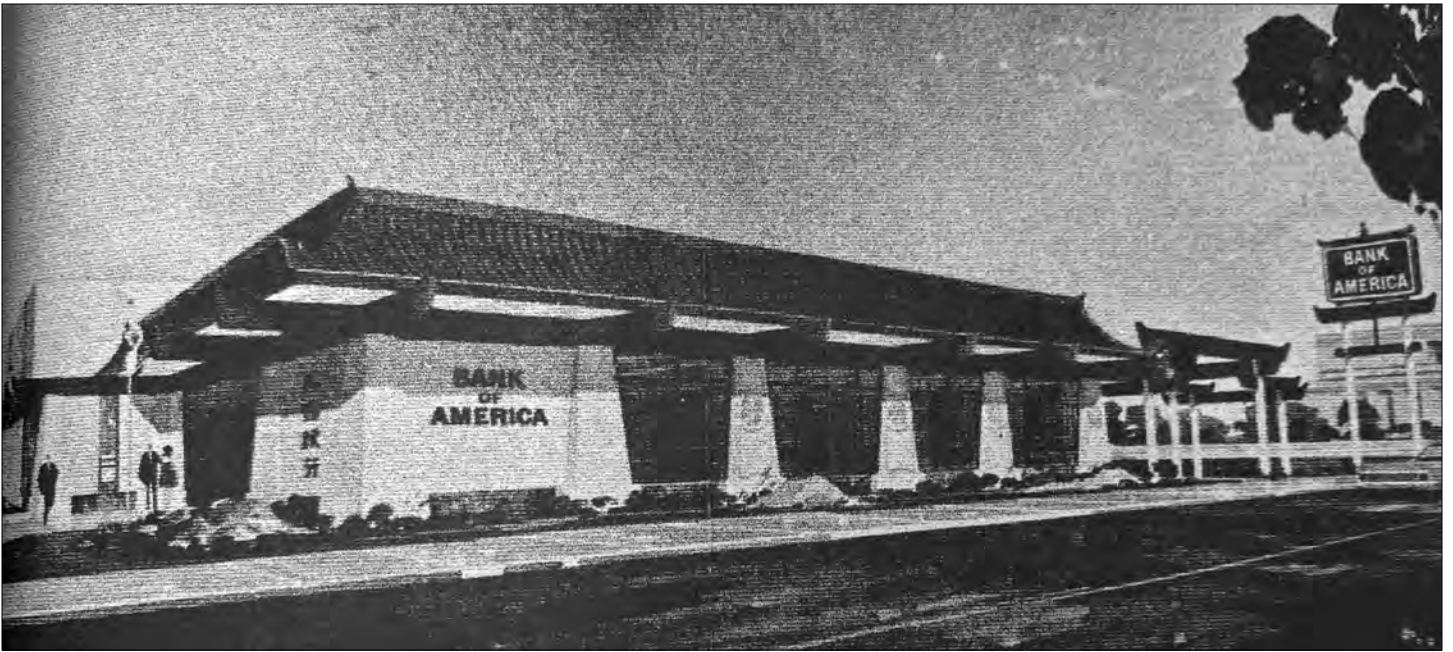


Figure 11: .Overlay identifying approximate extent of 1971 (red) and 1977 (blue) phases of construction (base image: Google, 2020)



Historic Photos 1: Bank of America, 850 North Broadway, drawing of west elevation (source: *Breaking Ground* exhibition catalogue, 1970)



Historic Photo 2: Bank of America, 850 North Broadway, rendering (source: *Breaking Ground* exhibition catalogue, 1972)



Historic Photo 3: Bank of America, 850 North Broadway, rendering (source: Marilyn Tom, 1972)



Historic Photo 4: Bank of America, 850 N. Broadway, west and south elevations, view northeast (source: *Los Angeles Times*, 1972)

Building Permits



There are two ways to request a copy of the document image.














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2) In person. Bring the following summary to one of the following Record counters.

COUNTER HOURS
MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM
WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles,CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys,CA 91401

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	BLDG-DEMOLITION	1/13/1971	1971LA21626	IDIS: P5905 00484 0000 thru P5905 0001 HIST: P1789 001 0977	
BUILDING PERMIT	BLDG-NEW	2/8/1971	1971LA22978	IDIS: P5905 01836 0000 thru P5905 0001 HIST: P1789 002 0790	
BUILDING PERMIT	NEW CONSTRUCTION	2/8/1971	1971LA22979	IDIS: P5905 01837 0000 thru P5905 0001 HIST: P1789 002 0792	
BUILDING PERMIT	NEW CONSTRUCTION	2/8/1971	1971LA22980	IDIS: P5905 01838 0000 thru P5905 0001 HIST: P1789 002 0794	
BUILDING PERMIT	NONBLDG-NEW	3/2/1971	1971LA24139	IDIS: P5906 00154 0000 thru P5906 0001 HIST: P1790 001 0307	
BUILDING PERMIT	SIGN	5/3/1971	1971LA28050	IDIS: P5907 00566 0000 thru P5907 0001 HIST: P1791 002 1143	
CONVEYANCE COMMERCIAL	DATA REPORTS	11/2/1971	52529		
CONVEYANCE COMMERCIAL	DATA REPORTS	11/2/1971	52529		
CERTIFICATE OF OCCUPANCY		4/26/1972	1971LA22978	IDIS: O0725 00577 0000 HIST: O519 HIST: O0231 001 1161	
BUILDING PERMIT	BLDG-ADDITION	10/12/1977	1977LA52959	IDIS: P5954 02497 0000 thru P5954 0001 HIST: P1841 002 2554	
BUILDING PERMIT	BLDG-NEW	10/23/1978	1978LA72001	IDIS: P5959 03926 0000 thru P5959 0001 HIST: P	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
CERTIFICATE OF OCCUPANCY		5/9/1979	1978LA72001	IDIS: O0529 01399 0000 HIST: O0003 003 0221	
CERTIFICATE OF OCCUPANCY		5/9/1979	1978LA72001	IDIS: O0736 00744 0000 HIST: O0030 00030 0221	
CERTIFICATE OF OCCUPANCY		12/26/1979	1977LA52959	IDIS: O0529 01400 0000 HIST: O0003 003 0223	
CERTIFICATE OF OCCUPANCY		12/26/1979	1977LA52959	IDIS: O0736 00745 0000 HIST: O0030 00030 0223	
BUILDING PERMIT	ALTERATION	8/9/1981	1981LA29277	HIST: 00000 000 0000	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/14/1981	1981LA29277	IDIS: P6025 01845 0000 thru P6025 0001 HIST: P	
BUILDING PERMIT	SIGN	3/16/1982	1982LA40123	IDIS: P6034 03033 0000 thru P6034 0001 HIST: P	
BUILDING PERMIT	SIGN	4/9/1984	1984LA85777	IDIS: P6065 01264 0000 thru P6065 0001 HIST: P0052 007 0202	
BUILDING PERMIT	BLDG-DEMOLITION	2/22/1989	1989LA24582	IDIS: P6151 01446 0000 thru P6151 0002 HIST: P0225 007 0034	
BUILDING PERMIT	BLDG-DEMOLITION	2/22/1989	1989LA24582	HIST: P0225 007 0034	
BUILDING PERMIT	SIGN	2/24/2000	00048-10000-00364	HIST: P708 6 348	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/26/2008	08016-30000-11457		
CONVEYANCE COMMERCIAL	REINSPECTION REPORT	10/16/2013	52529		
CONVEYANCE COMMERCIAL	REINSPECTION REPORT	1/21/2015	52529		
CONVEYANCE COMMERCIAL	REINSPECTION REPORT	9/11/2017	52529		
BUILDING PERMIT	NONBLDG-NEW	8/29/2019	19020-10000-00782		
BUILDING PERMIT	BLDG-ALTER/REPAIR	10/4/2019	19016-10000-17052		
CERTIFICATE OF OCCUPANCY		2/5/2020	19020-10000-00782		
CERTIFICATE OF OCCUPANCY		2/5/2020	CERT 199823		

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B.S.S. 3-12-68

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	24	BLK.	TRACT	Woodhead Tract	CENSUS TRACT	2071
2. PRESENT USE OF BUILDING	Sales office		NEW USE OF BUILDING		Demolish	DIST. MAP	135-213
3. JOB ADDRESS	850 N. Broadway					ZONE	M2-2
4. BETWEEN CROSS STREETS	Alpine St. AND College St.					FIRE DIST.	2
5. OWNER'S NAME	Bank of America					PHONE	
6. OWNER'S ADDRESS	1335 S. Grand		CITY		Los Angeles	ZIP	
7. ARCHITECT OR DESIGNER	STATE LICENSE No.					PHONE	
8. ENGINEER	Jones Excavation C 21 83930					STATE LICENSE No.	PHONE
9. CONTRACTOR	STATE LICENSE No.					PHONE	
10. LENDER	BRANCH		ADDRESS		AFFIDAVITS		
11. SIZE OF EXISTING BLDG.	LENGTH	35	WIDTH	16	STORIES	1	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS		ROOF		FLOOR		
13. JOB ADDRESS	850 N. Broadway					DISTRICT OFFICE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 200					GRADING	
15. NEW WORK: (Describe)	Demolish					CRIT. SOIL	
SC#	1699					HIGHWAY DED.	
NEW USE OF BUILDING	Clear lot		SIZE OF ADDITION		STORIES	HEIGHT	FLOOD
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY			
V	R			COMB	GEN	MAJ S.	CONS
BLDG. AREA	MAX. OCC.	TOTAL		PLANS CHECKED			
520 sq ft				PLANS APPROVED			
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D	PROVIDED	APPLICATION APPROVED		
P.C. No.	CONT. INSP.			INSPECTOR			
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
			630	1			gj

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

CASHIER'S USE ONLY	JAN-13-71	017005	•21626	U-1CK	6.30
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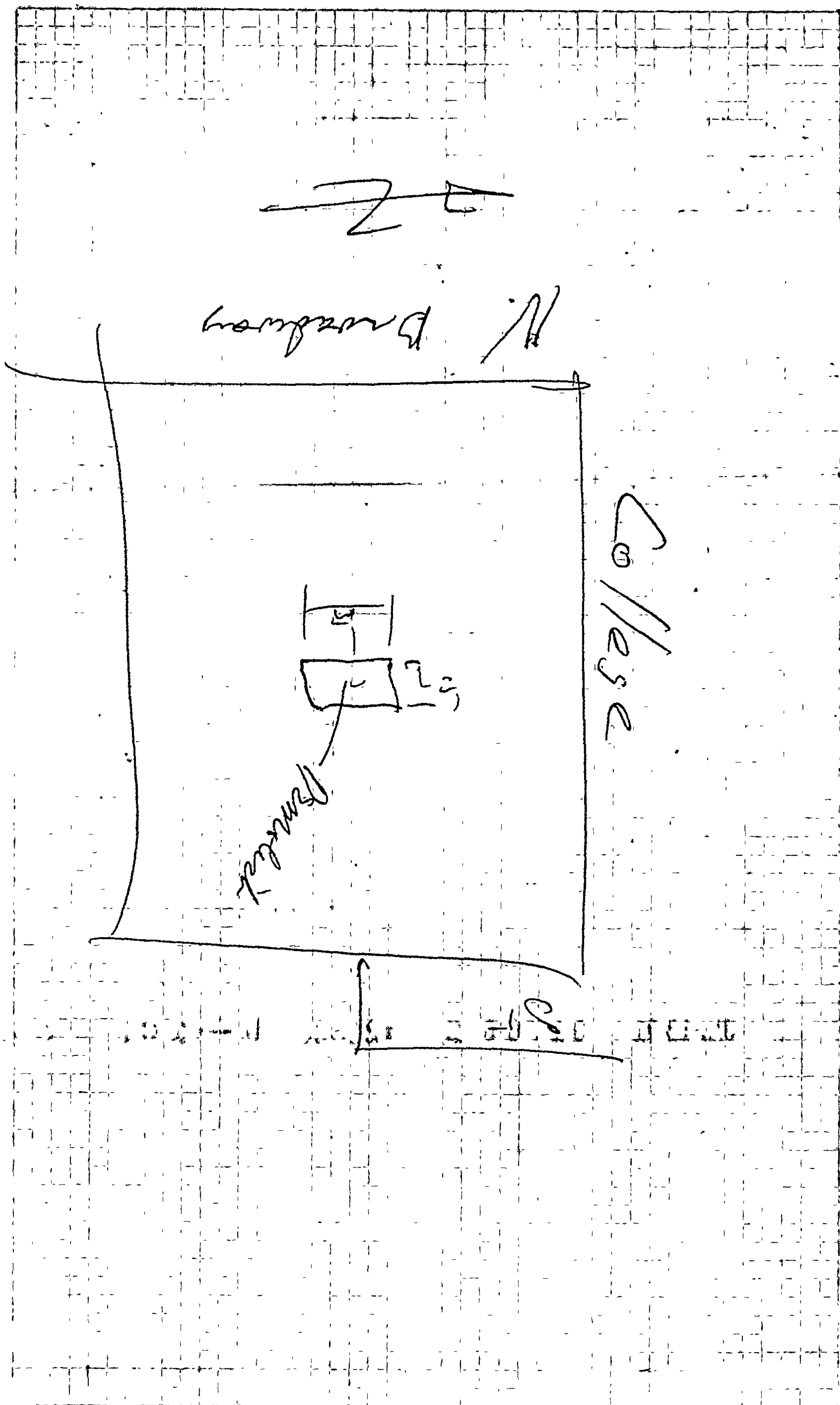
STATEMENT OF RESPONSIBILITY

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

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

Signed	(Owner or Agent)	Name	Date
		R. Byler	1-13-71
Bureau of Engineering	ADDRESS APPROVED		
	SEWERS AVAILABLE	For demo only	Helen Z. 1-13-70
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #	1521 Lee	1-13-71
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

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



CITY OF LOS ANGELES		FOR INSPECTION OF NEW BUILDING		C2 5850-6		B45 B-1-R10-69	
AND FOR CERTIFICATE OF OCCUPANCY		DEPT. OF BUILDING AND SAFETY					
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.							
1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT			
	15719 & 22724		Woodhead Tr.	2071			
2. PURPOSE OF BUILDING				DIST. MAP			
(13) Bank (OFFICES) & PARKING				135-213			
3. JOB ADDRESS				ZONE			
850 N. Broadway				M2-2			
4. BETWEEN CROSS STREETS				FIRE DIST.			
College AND alpine				TWO			
5. OWNER'S NAME				PHONE		LOT (TYPE)	
Continental Service Co.				748 5351		CORNER/THRU	
6. OWNER'S ADDRESS				CITY		LOT SIZE	
1335 S. Grand Ave.				Los Angeles		90054	
7. ARCHITECT OR DESIGNER				STATE LICENSE No.		PHONE	
G.L. Leong & R.L. Tom				C-1648		C2437 MA9-2916	
8. ENGINEER				STATE LICENSE No.		PHONE	
Socoloske, Zelner & Assoc. S.E.				1380		873-3635	
9. CONTRACTOR				STATE LICENSE No.		PHONE	
SHEPARD & MORGAN				60152		283-1258	
10. LENDER				BRANCH		ADDRESS	
						AFFIDAVITS	
						C.C.P.D.	
11. SIZE OF NEW BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
99'3 1/2" x 92'		2	26'6"	Car Sales Bldg. - To Be Removed			
12. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR			
		Fr. & Stuc.	Compo	Wood		AFF 36971	
13. JOB ADDRESS				DISTRICT OFFICE			
850 N. Broadway				LA			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING			
				CRIT. SOIL			
				HIGHWAY DED.			
				YES			
PURPOSE OF BUILDING				FLOOD			
(13) BANK (OFFICES) & PARKING				CONS.			
TYPE		GROUP	STORIES	PLANS CHECKED			
T		G1	2	E. Guillermo			
BLDG. AREA		MAX. OCC.	TOTAL	PLANS APPROVED			
8300			136	E. Guillermo			
DWELL. UNITS		GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED		ZONED BY	
			15 50	E. Guillermo		D. Lamborn	
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		APPLICATION APPROVED		FILE WITH	
		LIC. FAB. FOR GLUE LAMS					
P.C. No.		INSPECTION ACTIVITY		INSPECTOR			
V-3959		COMB GEN MAJ. S. CONS		I			
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
269.95	22.87		450.50				sel

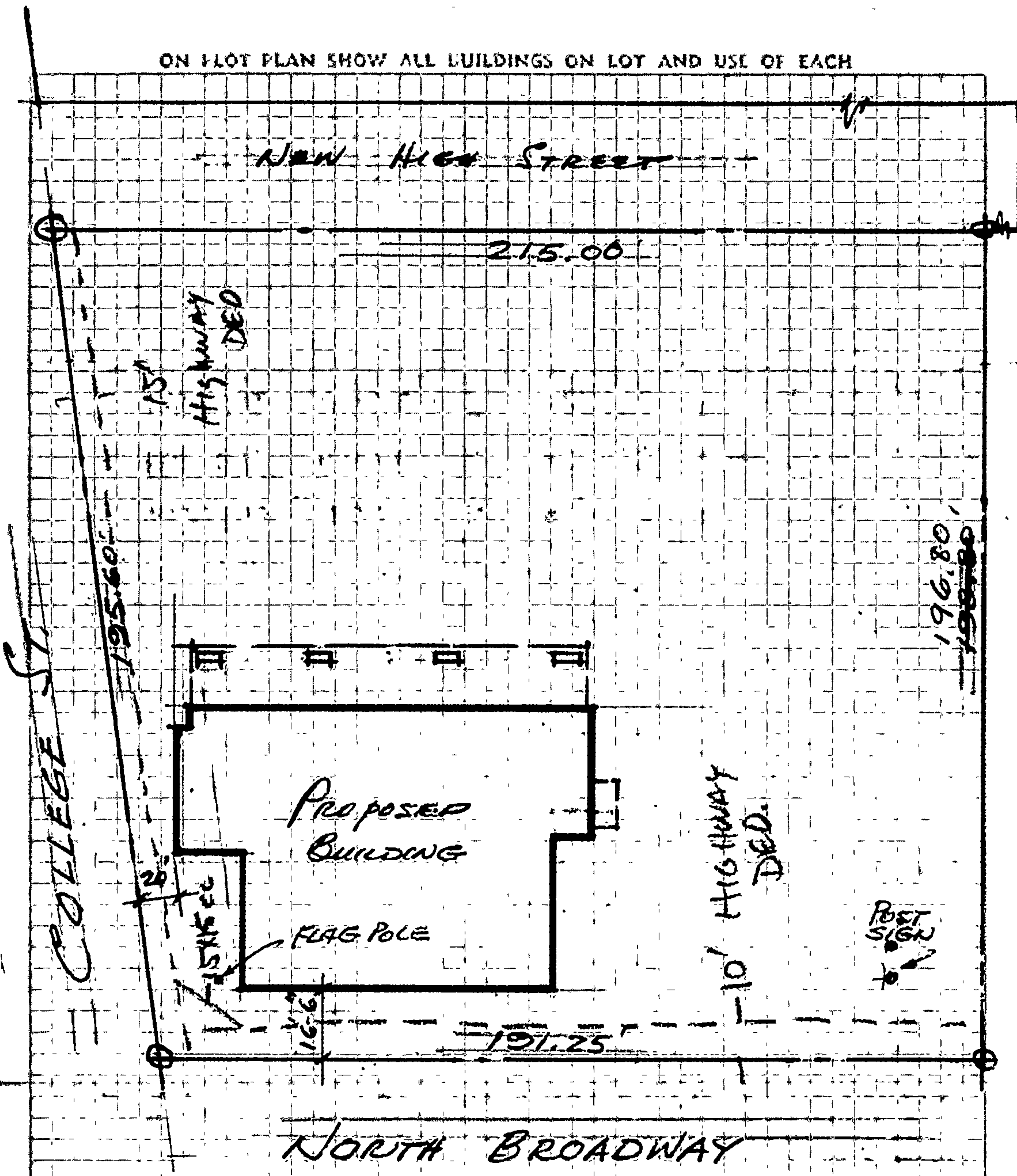
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.							
AUG-11-70 427735 • • U-6CK 269.95							
FEB--8-71 069065 •22978 V-6CK 22.87							
FEB--8-71 069075 •22978 V-1CK 450.50							
CASHIER'S USE ONLY							

STATEMENT OF RESPONSIBILITY		
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)		
Signed	Name	Date
<i>John L. Leung</i> (Owner or Agent)	RJA	8/11/70
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	S.F.C. fees due (\$296.31)
	DRIVEWAY APPROVED	11/12/70
15' al College	HIGHWAY DEDICATION REQUIRED	8/14/70
10' al BROADWAY	COMPLETED	1/12/71
15X15CC	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
Plumbing	FILE #	
Planning	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Fire	APPROVED UNDER CASE #	Landscaping C.P. Dugan 1-12-71
Traffic	APPROVED (TITLE 19) (L.A.M.C.-S700)	2AFD P.R. Parker 1-12-71
	APPROVED FOR	

LOTS 15 THRU 19
22 THRU 24

WOODHEAD TRACT

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



Assumed North
True North

PLOT PLAN
SCALE 1" = 40 FT.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT	
115thru 19 & 22 thru 24		Woodhead Tr.		2071	
2. PURPOSE OF BUILDING				DIST. MAP	
23 Light Standards (2)				135-213	
3. JOB ADDRESS				ZONE	
850 N. Broadway				M2-2	
4. BETWEEN CROSS STREETS				FIRE DIST.	
College AND Alpine				2	
5. OWNER'S NAME				LOT (TYPE)	
Continental Service Co. 748 5351				cor/thru	
6. OWNER'S ADDRESS				LOT SIZE	
1335 S. Grand Ave. L.A. 90054				irreg	
7. ARCHITECT OR DESIGNER				STATE LICENSE No. PHONE	
G.L Leong & RL Tom C 1648 C2437 MA9 2916					
8. ENGINEER				STATE LICENSE No. PHONE	
Socoloske, Zelner & Assoc. SE 1380 873 3635				ALLEY	
9. CONTRACTOR				STATE LICENSE No. PHONE	
Shepard & Morgan 60152 283 1258				BLDG. LINE	
10. LENDER				AFFIDAVITS	
				CCPD	
11. SIZE OF NEW BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
			27		
12. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR	
13. JOB ADDRESS				DISTRICT OFFICE	
1 850 N. Broadway				LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING	
\$ 300.00				CRIT. SOIL	
PURPOSE OF BUILDING				HIGHWAY DED.	
19 Light standards (2)				yes	
TYPE	GROUP	STORIES	PLANS CHECKED	FLOOD	
TV					
BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED	CONS.	
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED	ZONED BY	
				Lambrose	
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		FILE WITH	
P.C. No.			INSPECTION ACTIVITY		INSPECTOR
			COMB	GEN MAJ. S. CONS	
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.
4.52			6.95		
					TYPIST
					BJ

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

CASHIER'S USE ONLY	FEB--8-71	06908 E	•22979	V — 6 CK	4.52
	FEB--8-71	06909 E	•22979	V — 1 CK	6.95

STATEMENT OF RESPONSIBILITY

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

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Signed: *John L. Leong*

Bureau of Engineering	ADDRESS APPROVED	Name	Date
	SEWERS AVAILABLE	RJA	8-11-70
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

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

SEE FIGURE 1
FOR
SAME DATA

CITY OF LOS ANGELES		AND FOR CERTIFICATE OF OCCUPANCY		DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.					
1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT	
	15 thru 19 & 22 thru 24		Woodhead Tr.	2071	
2. PURPOSE OF BUILDING					DIST. MAP
23	Flag Pole				135-213
3. JOB ADDRESS					ZONE
850 N. Broadway					M2-2
4. BETWEEN CROSS STREETS					FIRE DIST.
College AND Alpine					2
5. OWNER'S NAME					LOT (TYPE)
Continental Service Co. 748 5351					cor/thru
6. OWNER'S ADDRESS					LOT SIZE
1335 S. Grand Ave. L.A. 90054					irreg
7. ARCHITECT OR DESIGNER					STATE LICENSE No. PHONE
G.L. Leong & R.L. TomC 1648 C2437 MA 9 2016					
8. ENGINEER					STATE LICENSE No. PHONE
Socoloske, Zelmer & Assoc. SE1380 873 3635					ALLEY
9. CONTRACTOR					BLDG. LINE
Shepard & Morgan 60152 283 1258					
10. LENDER					AFFIDAVITS
					CCPD
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
		35'			
12. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS					DISTRICT OFFICE
850 N. Broadway					LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 101.00				GRADING
					CRIT. SOIL
PURPOSE OF BUILDING					HIGHWAY DED.
Flag pole					yes
TYPE	GROUP	STORIES	PLANS CHECKED		FLOOD
TJ					
BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED		CONS.
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PROVIDED	APPLICATION APPROVED	ZONED BY
					Lambrose
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.				FILE WITH
P.C. No.	INSPECTION ACTIVITY				INSPECTOR
	COMB	GEN	MAJ. S.	CONS	
P.C. 4.09	S.P.C.	G.P.I.	B.P. 6.30	I.F. /	O.S. C/O
					TYPIST
					g.j.

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

CASHIER'S USE ONLY	FEB--8-71	069105	•22980	V-6CK	4.09
	FEB--8-71	069115	•22980	V-1CK	6.30

STATEMENT OF RESPONSIBILITY

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

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Signed	<i>Geetha D. Leong</i> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	RJA 8-11-70	
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C-S700)		
Traffic	APPROVED FOR		

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

SEE BLDG PERMIT SAME
ADDRESSES SAME DATE

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

1. LEGAL DESCR.	LOT 15-19 & 22-24	BLK.	TRACT Woodhead Tr.	CENSUS TRACT 2071
2. PURPOSE OF BUILDING 23' Retaining Wall/Fence Wall				DIST. MAP 135-213
3. JOB ADDRESS 850 N. Broadway				ZONE M2-2
4. BETWEEN CROSS STREETS College AND Alpine				FIRE DIST. II
5. OWNER'S NAME Continental Service Co.		PHONE 748-5351		LOT (TYPE) cor/thur
6. OWNER'S ADDRESS 1335 S. Grand Ave. L. A.		CITY 90054		LOT SIZE Irreg.
7. ARCHITECT OR DESIGNER G. L. Leong & R.L. Tom		STATE LICENSE No. C-1648		PHONE C2437 MA92916
8. ENGINEER Socoloske, Zelner, & Assoc.		STATE LICENSE No. SE 1380		PHONE 873-3635
9. CONTRACTOR Shepard & Morgan		STATE LICENSE No. 60152		PHONE 283-1258
10. LENDER		BRANCH		ADDRESS
11. SIZE OF NEW BLDG. L=200		STORIES 2	HEIGHT 12'	NO. OF EXISTING BUILDINGS ON LOT AND USE ONE
12. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR

13. JOB ADDRESS 850 N. Broadway				DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 200.00				GRADING /	
PURPOSE OF BUILDING 23 Retaining Wall / FENCE WALL				CRIT. SOIL /	
TYPE III				HIGHWAY DED. yes	
BLDG. AREA		MAX. OCC.		TOTAL	
DWELL. UNITS		GUEST ROOMS		PARKING SPACES	
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		APPLICATION APPROVED	
P.C. No. RR 911		INSPECTION ACTIVITY		FILE WITH LA 22978/71	
P.C. 4.09		S.P.C.		G.P.I.	
B.P. 6.30		I.F.		O.S.	
C/O		TYPIST mn			

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

CASHIER'S USE ONLY	MAR-2-71	11219 E	24139 U=6 CK	4.09
	MAR-2-71	11220 E	24139 U=1 CK	6.30

STATEMENT OF RESPONSIBILITY

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

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

Signed	Name	Date
G. L. Leong (Owner or Agent)	RJA	8/11/70
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Traffic	APPROVED FOR	

NEW
RET WALL - ~~CHURCH~~

NEW HIGH ST.

215.00

196.80

EXIST'G.
Bldg.

20'

16'-6"

191.25

College

N. BROADWAY

N

W

E

S

N

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

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	24		Woodhead	2071
2. TYPE OF SIGN OR NEW WORK				DIST. MAP
19 D F Pole sign				135-213
3. JOB ADDRESS				ZONE
850 N. Broadway				M2-2
4. BETWEEN CROSS STREETS				FIRE DIST.
College St. AND Alpine St.				II
5. OWNER'S NAME				LOT (TYPE)
Bank of America				thru int
6. OWNER'S ADDRESS				LOT SIZE
same				irreg
7. ARCHITECT OR ENGINEER				STATE LICENSE NO. PHONE
Socoloske Zelner 1380				
8. CONTRACTOR				STATE LICENSE NO. PHONE
N P S 194469				ALLEY
9. LENDER				BLDG. LINE
none				/
10. SIZE OF SIGN		HEIGHT ABOVE		TOTAL COPY AREA
11x18		GRADE 42 FT. ROOF FT.		400
11. ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/>				
NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input checked="" type="checkbox"/> FLASHING <input type="checkbox"/> OTHER				
12. MATERIAL OF CONSTRUCTION		SUPPORTING FRAME	FRAME OF SURFACE	SURFACE OF SIGN
		steel	steel	plastic
13. JOB ADDRESS				DISTRICT OFFICE
850 N. Broadway				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.				GRADING
s 46000				/
15. SIZE OF EXISTING BUILDING		TYPE	STORIES	EXT. WALLS
				ROOF CONST.
				HIGHWAY DED.
				yes
16. TYPE OF SIGN OR NEW WORK				CONS.
D F Pole sign				/
FREEWAY CLEARANCE		NOT REQUIRED <input type="checkbox"/> REQUIRED <input type="checkbox"/>		INSPECTION ACTIVITY
				COMB. GEN. MAJ.S. CONS.
FREEWAY CLEARANCE				FREEWAY CHECKED
FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>				PLANS CHECKED
MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>				PLANS APPROVED
ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>				APPLICATION APPROVED
OTHER				
SIGN REQUIRES:		TRAFFIC APPROVAL <input type="checkbox"/> BOARD APPROVAL <input type="checkbox"/>		
P.C. No.		CONT. INSP.		
		Lic Fab		
P.C.		S.P.C.	G.P.I.	B.P.
19.17				29.50
				I.F.
				O.S.
				C/O
				TYPIST
				gj

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

CASHIER'S USE ONLY	MAY--3-71	25852	•28050	V — 6 CK	19.17
	MAY--3-71	25853	•28050	V — 1 CK	29.50

STATEMENT OF RESPONSIBILITY

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

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

Signed

Bureau of Engineering	ADDRESS APPROVED	Name	Date
	HIGHWAY DEDICATION REQUIRED	Parks 5-3-71	
	COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE		

I certify that no portion of this sign will be visible from the main traveled roadway or any existing or route adopted freeway that is within 200' of this sign location. Further inspection and if permit may be revoked and the sign required to be altered or removed should field inspection reveal freeway visibility.

Signed _____

Owner or Authorized Agent

COLLEGE ST.

Freeway
N.

DRIVEWAY

0-30

0-10

OPTIONAL PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

Address of
Building

850 North Broadway
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 Law—for following occupancies:

Issued **4-26-72** Permit No. and Year **LA 22978/71**

Two story type V, 92' X 99'3" bank.
15 required parking spaces, 50
spaces provided. G-1 Occupancy.

Owner **Continental Service Company**
Owner's Address **850 North Broadway**
Los Angeles, California

3 APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH														
CITY OF LOS ANGELES					AND FOR CERTIFICATE OF OCCUPANCY					B&S 8-3 — R. 2-77 DEPT. OF BUILDING AND SAFETY				
INSTRUCTIONS: Applicant to Complete Numbered Items Only										OWNER'S COMP. <u>EXEMPT</u> <u>ON FILE</u>				
1. LEGAL DESCR.		LOT 15-19 & 22-24		BLK --		TRACT Woodhead Tr MR 4-17				DIST. MAP 135 213 CENSUS TRACT 2061.00				
2. PRESENT USE OF BUILDING () Bank						NEW USE OF BUILDING () Bank				ZONE CM-2 FIRE DIST. two				
3. JOB ADDRESS 850 North Broadway										LOT (TYPE) cor thru LOT SIZE irreg				
4. BETWEEN CROSS STREETS College st AND Alpine st										BLDG. LINE				
5. OWNER'S NAME CONTINENTAL SERVICE COMPANY						PHONE 213/683-3570				AFFIDAVITS				
6. OWNER'S ADDRESS 1335 S. Grand						CITY L.A. ZIP 90012				AFF 36971				
7. ENGINEER SOCLOSKE, ZELNER & ASSOC.						BUS LIC. NO. SE 1380 PHONE 213/986-6682				CCPD				
8. ARCHITECT OR DESIGNER Tom & Truskier Architects						BUS LIC. NO. C24372 PHONE 213/592-5651								
9. CONTRACTOR George L. Mallery, Inc.						BUS LIC. NO. 262984 PHONE 213/671-7621								
10. BRANCH LENDER						ADDRESS				CITY				
11. SIZE OF EXISTING BLDG. WIDTH 66 LENGTH 100						STORIES 2		HEIGHT 28-6		NO. OF EXISTING BUILDINGS ON LOT AND USE 1 bank				
12. CONST. MATERIAL OF EXISTING BLDG. masonry						EXT. WALLS		ROOF comp/tile		FLOOR c one		SEISMIC STUDY ZONE		
13. JOB ADDRESS 850 North Broadway										DIST. OFFICE La				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 200,000										CRIT. SOIL				
15. NEW WORK: (Describe) Addn. to exist bank bldg										GRADING				
NEW USE OF BUILDING Bank						SIZE OF ADDITION 41' x 75' x 15' x 47'		STORIES 1		HEIGHT 15		FLOOD		
TYPE V		GROUP OCC. G-1		BLDG. AREA 2460		PLANS CHECKED		PLANS APPROVED		APPROVED		CONS.		
DWELL. UNITS 0		MAX OCC. 109		TOTAL 109		PLANS APPROVED		APPROVED		APPROVED		ZONED BY Barker		
GUEST ROOMS 0		PARKING REQ'D 17/22		PARKING PROVIDED STD. 45 COMP.		APPROVED		APPROVED		APPROVED		FILE WITH		
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		INSPECTION ACTIVITY		COMB		GEN		MAJ. S.		CONS		
P.C. 592.45		S.P.C. -		B.P. 697.00		T.I. -		P.M. -		I.F. //		G.P.I.		
P.C. No. X242		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.										TYPIST mj		

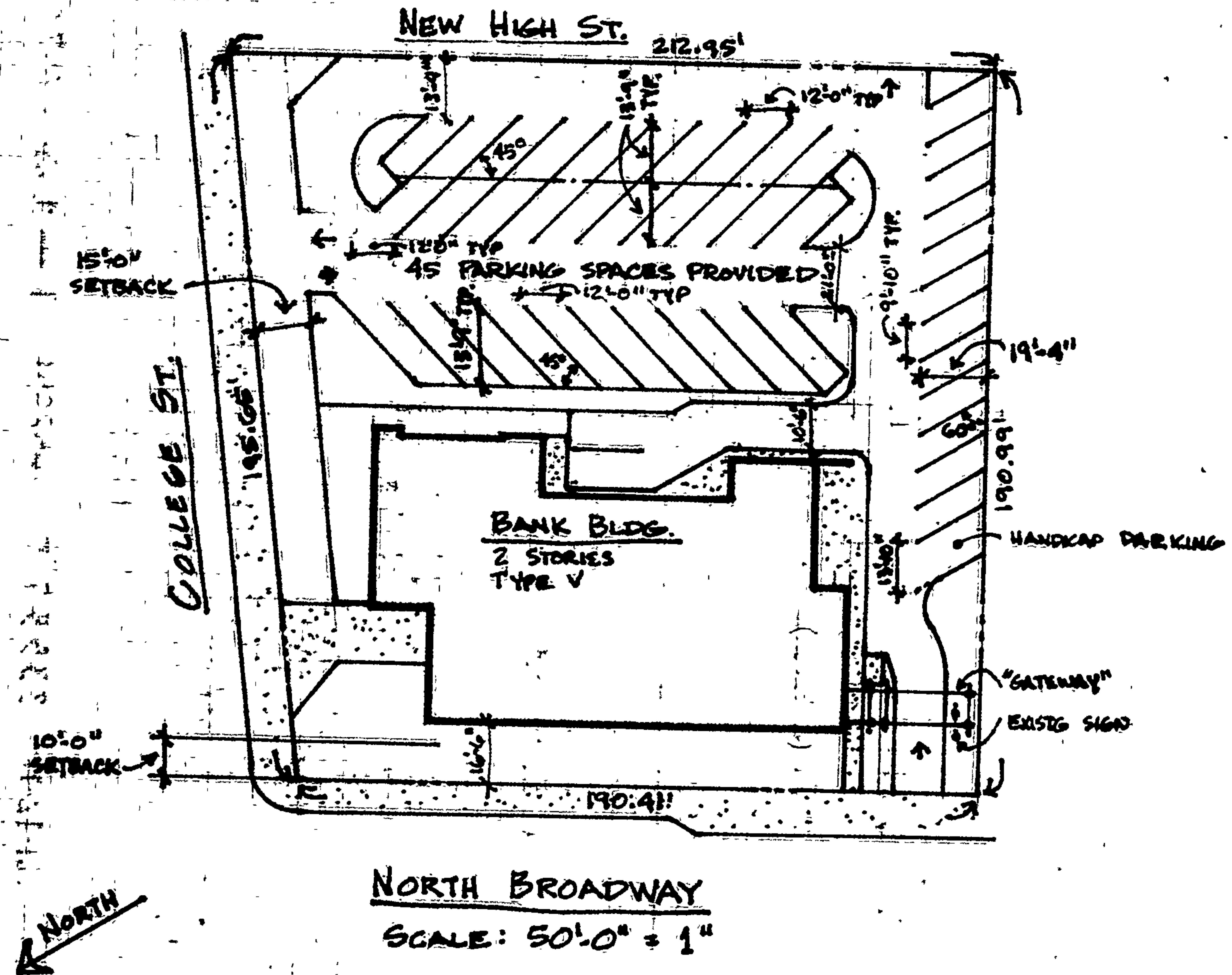
CASHIER'S USE ONLY

AUG -5-77 08533 Y - 6 CK 592.45

001-10-77 33557 E •52959 T - 1 CK 697.00

STATEMENT OF RESPONSIBILITY			
I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)			
Signed <u>Earl Shurt</u>		Signature/Date	
(Owner or Agent having Property Owner's Consent)			
Bureau of Engineering		ADDRESS APPROVED Hart 84-77	
		DRIVEWAY no new driveways chin 8-4-77	
		HIGHWAY DEDICATION None Req'd. REQUIRED	
		COMPLETED 8/11/77	
		FLOOD CLEARANCE	
SEWERS SFC fees due on completion of plan ck		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID 0-77720581 chin 8-4-77	
		SFC NOT APPLICABLE XX SFC DUE 208.22	
Conservation		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire		APPROVED (L.A.M.C.-5700)	
Housing		HOUSING AUTHORITY APPROVAL	
Planning		APPROVED UNDER CASE #	
Traffic		APPROVED FOR	
Construction Tax		RECEIPT NO DWELLING UNITS	

Portion of Lots 15/~~16~~, 19th & 24th of
Woodhead tract, M.R. 9-71
Los Angeles, Calif.



1

APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1 - R

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LQT 15 to 19 22 to 24	BLK --	TRACT WOODHEAD	DIST. MAP 135 213
2. PURPOSE OF BUILDING	(23) BUS STOP SHELTER			CENSUS TRACT 2071.00
3. JOB ADDRESS	850 NORTH BROADWAY			CM 2
4. BETWEEN CROSS STREETS	COLLEGE ST	AND	ALPINE ST	FIRE DIST. TWO
5. OWNER'S NAME	CONTINENTAL SERVICE CO.		PHONE 748-5351	LOT (TYPE) COR THRU
6. OWNER'S ADDRESS	1335 S. GRAND	CITY LA	ZIP 90015	LOT SIZE IRREG
7. ENGINEER	BUS. LIC NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY --
8. ARCHITECT OR DESIGNER	BUS. LIC NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE --
9. CONTRACTOR	BUS. LIC NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS AFF 36971
10. BRANCH LENDER	ADDRESS 2533 E. Exposition Ave West Covina			CITY Covina CCP
11. SIZE OF NEW BLDG.	WIDTH 80	LENGTH 120	STORIES 1	HEIGHT 11
12. MATERIAL OF CONSTRUCTION	EXT. WALLS		ROOF TITLE	FLOOR CONC
13. JOB ADDRESS	850 NORTH BROADWAY			NO. OF EXISTING BUILDINGS ON LOT AND USE 1 BANK
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 8,000			SEISMIC STUDY ZONE --

PURPOSE OF BUILDING	BUS STOP SHELTER			STORIES	HEIGHT	DIST. OFFICE LA	
TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED	TOTAL		CRIT. SOIL --	
DWELL. UNITS	MAX. OCC.	PARKING REQ'D	PLANS APPROVED	PARKING PROVIDED		GRADING --	
GUEST ROOMS	CONT. INSP.	STD.	COMB	GEN		HIGHWAY DED. YES BOTH	
SPRINKLERS REQ'D SPECIFIED	P.M.		I.F.		G.P.A.		FLOOD
P.C.	S.P.C.	B.P.	T.I.		C/O		CONS.
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE			TYPYST		ZONED BY	
YY5587	ON FILE			ENERGY-NONE		FLORES	
PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.							

CASHIER'S USE ONLY

EP--7-78 204955 • U-6CK 46.75

JCT-23-78 313215 • 72001 V-1CK 55.00

LIMIT OF PERMIT

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

Signed

(Owner or Agent having Property Owner's Consent)
ALSO, sign statement on reverse side, if applicable.

Signature/Date

Bureau of Engineering	ADDRESS APPROVED	CUYUGAN 9-7-78
	DRIVEWAY	
	HIGHWAY DEDICATION	NOT REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
	SEWERS	SEWERS AVAILABLE
		NOT AVAILABLE
		SFC PAID
	SFC NOT APPLICABLE	SFC DUE
Conservation	APPROVED FOR ISSUE	NO FILE
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	FILE CLOSED
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

NOT TO SCALE

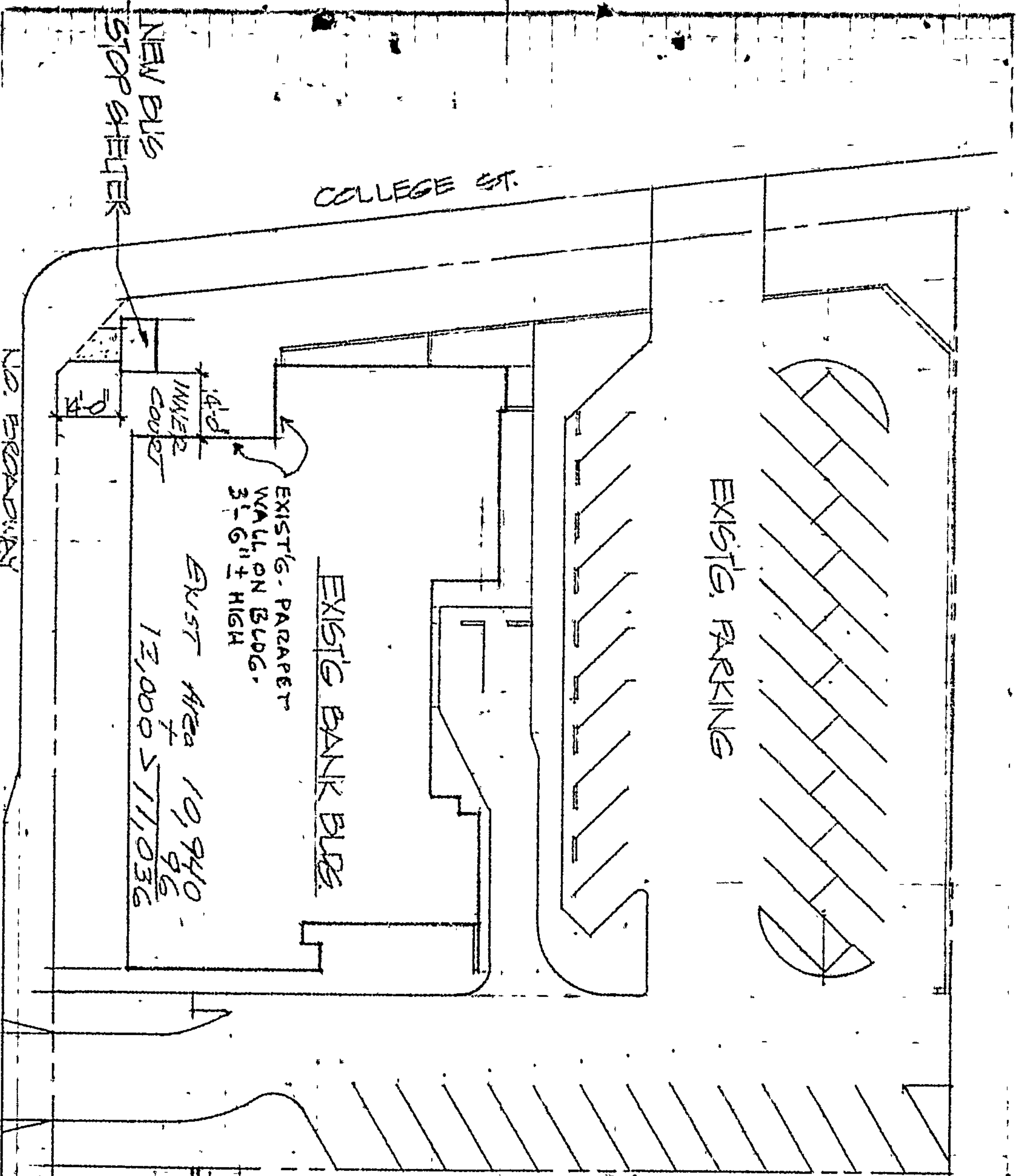
Richard L. Tom

Architect

SECTION NOT TO BE
THAT IS ON CORNER

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND LOT LINES

PLOT PLAN
N.



Address of
Building

850 N. Broadway

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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued 5/9/79 Permit No. and Year LA 72001/78

1 story, type V, 8' x 12' bus stop shelter, G-1
occupancy. No additional parking required.

0 0 3 0 0 3 0 0 2 2 1

Owner

Continental Service Company

Owner's
Address

1335 S. Grand Ave.

Los Angeles, Ca. 90015

5000405200500001424

Address of Building 850 N. Broadway



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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 12/26/79 Permit No. and Year LA 52959/77

2 story, type V, 41' x 75' addition to an existing
66' x 100' bank building, G-1 occupancy. 22 parking
spaces required, 45 spaces provided.

Owner Continental Service Company
1335 S. Grand Ave.
Los Angeles, Ca. 90012

0 0 3 0 0 3 0 0 2 2 3

5000405200500001425

PUBLIC RECORD

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

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 (R 12.80)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
LEGAL DESCR. frac 24		Woodhead	9	135-213 CENSUS TRACT 2071.00
2. PRESENT USE OF BUILDING () Bank of America	NEW USE OF BUILDING () same			ZONE CM-2
3. JOB ADDRESS 850 N. Broadway Bl.				FIRE DIST. two
4. BETWEEN CROSS STREETS College XXX St. AND Alpine St.				LOT TYPE corner
5. OWNER'S NAME Bank of America	PHONE			LOT SIZE irreg
6. OWNER'S ADDRESS 1130 S. Figueroa St.	CITY LA	ZIP 90015		
7. ENGINEER /	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY /
8. ARCHITECT OR DESIGNER Dale M. Bergerson	BUS. LIC. NO. C5576	ACTIVE STATE LIC. NO.	PHONE 881-7404	BLDG. LINE /
9. ARCHITECT OR ENGINEER'S ADDRESS 17835 Ventura Bl.	CITY Encino	ZIP 91316		AFFIDAVITS ZI 1084 CCPD
10. CONTRACTOR TOMAC CONST.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE 315 310 5071044	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF blt-up	FLOOR conc	
3 13. JOB ADDRESS 850 N. Broadway Bl.	STREET GUIDE			DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 5,000.00			SEISMIC STUDY ZONE /
15. NEW WORK (Describe) Automatic Teller				GRADING yes FLOOD /
NEW USE OF BUILDING Bank Of America		SIZE OF ADDITION	STORIES	HEIGHT
TYPE nc		GROUP OCC. nc	BLDG. AREA	PLANS CHECKED /
DWELL UNITS nc	MAX OCC. nc	TOTAL	APPLICATION APPROVED /	
GUEST ROOMS nc	PARKING REQ'D nc	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB GEN. MAJ. S. CONS.	
SPRINKLERS REQ'D SPEC.	CONT. INSP.	CASHIER'S USE ONLY C 31.45 B-PC B7559 2 07/31/81 31.45 CHTD C 37.00 B-PC B9277 DDW D 459 1 08/14/81 37.00 CHTD		
P.C. 31.45	P.M.			
S.P.C.	I.F.			
B.P. 37.00	O.S.			
G.P.I.	C/O			
DIST. OFFICE LA	ENERGY:			
P.C. NO. 224107				
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.				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 8-14-81 Lic. Class B Lic. Number 315310 Contractor C. E. Jones (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Soc. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 50206580 Company STATE FUND

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 8-14-81 Applicant C. E. Jones

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed C. E. Jones (Owner or agent having property owner's consent)

Position

Date 8-14-81

APPLICATION FOR INSPECTION OF SIGNS PUBLIC RECORD

B-18-B-5-R1.81

DEPT. OF BUILDING AND SAFETY

CITY OF LOS ANGELES

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Not (Not Required on Back of Original).

1. LOT Frac 15,16,17,18	BLOCK 22,23,24	TRACT Woodhead Tract	COUNCIL DISTRICT NO. 9	DIST. MAP 135-B-213
2. TYPE OF SIGN OR NEW WORK 19 Outdoor Advertising			<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE CM-2
3. JOB ADDRESS 850 N. Broadway			FIRE DIST. Two	
4. BETWEEN CROSS STREETS College St. AND Alpine St.			LOT (TYPE) Cor	
5. OWNER'S NAME Bank of America			LOT SIZE IRR	
6. OWNER'S ADDRESS Same			CITY Stockton	
7. ARCHITECT OR ENGINEER Mina-Tree Signs			BUS. LIC. NO. 297756	ACTIVE STATE LIC. NO. 209-941-2921
8. ARCHITECT OR ENGINEER ADDRESS 1233 Ronald St.			CITY Stockton	ZIP 95205
9. QUALIFIED INSTALLER Same MINA-TREE SIGNS			BUS. LIC. NO. 297756	ACTIVE STATE LIC. NO. 209-941-2921
10. INSTALLER'S ADDRESS SAME AS ABOVE			CITY Stockton	ZIP 95205
11. SIZE OF EXISTING BUILDING WIDTH LENGTH		TYPE 13.4	STORIES 4	EXT. WALL CONST. ROOF CONST.
12. SIZE OF SIGN 31" X 31"		TOTAL COPY AREA 1.6	OVERALL HEIGHT 8.6	FROM GRADE FROM ROOF
13. JOB ADDRESS 850 N. Broadway			STREET GUIDE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN			\$ 2000	
15. MATERIAL OF SIGN CONSTRUCTION		SUPPORTING FRAME TGA tubing	FRAME OR COPY 22Gast mt.1/Lexan	SURFACE OF SIGN mt.1/Lexan
16. TYPE OF SIGN OR NEW WORK 19 Outdoor Advertising		<input type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE		
17. ILLUMINATION <input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL		<input checked="" type="checkbox"/> FLASHING <input type="checkbox"/> OTHER <input type="checkbox"/> REVOLVING <input type="checkbox"/> NONE		
18. NO. OF SIGNS OR GAS/TUBE SYSTEMS		1	NO. OF ADDITIONAL BRANCH CIRCUITS	0
PERMIT FEES		CLEARANCES AND/OR APPROVALS REQUIRED		
SIGNS/G. T. SYSTEMS		13		
ADDITIONAL CIRCUITS		1		
ELECTRICAL SERVICE		1		
CONTROL DEVICES		1		
ISSUING FEE		8.50		
BLDG. PERMIT		19		
P.C.		16.15		
S.P.C.		G.P.I.		
DISTRICT OFFICE		L.A.		
P.C. NO.		TYPIST Rg		
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.		INSPECTOR		

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 3-2-82 Lic. Class C-45 Lic. No. 297756 Contractor's Signature [Signature]
Contractor's Mailing Address 1233 RONALD ST STOCKTON 95205

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
☐ I am exempt under Sec. _____, B. & P. C. for this reason _____
Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).
Policy No. _____ Company _____
☐ Certified copy is hereby furnished.
☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 3-2-82 Applicant [Signature]
Applicant's Mailing Address 1233 RONALD ST STOCKTON 95205

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [Signature] AGENT 3-2-82
(Owner or agent having property owner's consent) Position Date

Heintz 3-2-82

REQU. 20

COMPLETE

ST. JESS AVAILABLE

NOT AVAILABLE

MC PAID

STC DUE

REF NOT RECORDED

STC DUE

ESTATE MESSAGE 31.10M APPROVED

SEARCHED INDEXED SERIALIZED FILED

30-2620 (U) (L) (A) (C) - 5700

COLLING AUTHORITY APPRO. 76

APPROVED UNDER CASE #

7545

44-38861-104

Conduct 5A Tax

SUBJECT NO

CHINA AIRLINES

LEGAL LEGISLATION

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

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

THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT CL-1 PARCEL

BY John F. L. L.
TITLE SILVER DATE 3-2-02

ATTY, CHID PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

All the information taken from the location of sign for sec 91.5008

S

APPLICATION
FOR
INSPECTION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

5 1 0 0 7 0 1 2 0 2

OF SIGNS

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

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	Frac 24		Woodhead Tract	9	135-B-213
2. TYPE OF SIGN OR NEW WORK					ZONE
(19) POLE SIGN EXISTING REFACE <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL SAME SIZE					CM02
3. JOB ADDRESS					FIRE DIST.
850 No. Broadway Los Angeles, CA					TWO
4. BETWEEN CROSS STREETS					LOT (TYPE)
College AND Alpine St.					COF
5. OWNER'S NAME					LOT (TYPE)
BANK OF AMERICA					IRR
6. OWNER'S ADDRESS					
Same					
7. ARCHITECT OR ENGINEER					ALLEY
BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE					
8. ARCHITECT OR ENGINEER ADDRESS					BLDG. LINE
CITY ZIP					
9. QUALIFIED INSTALLER					AFFIDAVITS
AD/ART INC. BUS. LIC. NO. 122384 (213) 725-0824					36971
10. INSTALLER'S ADDRESS					CCPD
6912 Telegraph Rd. Commerce, CA 90040					
11. SIZE OF EXISTING BUILDING					Z11084
TYPE STORIES NO. OF EXISTING BUILDINGS ON LOT AND USE					
WIDTH LENGTH					
12. SIZE OF SIGN					HIGHWAY DED.
11'0" x 18'0" TOTAL COPY AREA 198 sq/ft. OVERALL HEIGHT FROM GRADE FROM ROOF					Yes
13. JOB ADDRESS					DIST. OFFICE
850 No. Broadway					LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 6000					GRADING
15. MATERIAL OF SIGN CONSTRUCTION					CONS.
SUPPORTING FRAME Metal FRAME OF COPY Metal SURFACE OF SIGN Plastic					
16. TYPE OF SIGN OR NEW WORK					ZONED BY
Pole Sign Existing Reface <input type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE <input type="checkbox"/> OTHER					G. Turner
17. ILLUMINATION					FREEWAY CLEARANCE
<input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER <input type="checkbox"/> REVOLVING <input checked="" type="checkbox"/> NONE					
18. NO. OF SIGNS OR GAS TUBE SYSTEMS					CONT. INSP.
0 NO. OF ADDITIONAL BRANCH CIRCUITS 0 NO. OF CONTROL DEVICES 0					LIC. FOR
PERMIT FEES					FILED WITH
SIGNS/G. T. SYSTEMS 15.00					
ADDITIONAL CIRCUITS					
ELECTRICAL SERVICE					
CONTROL DEVICES					
ISSUING FEE 10.00					
BLDG. PERMIT 43.00					
P.C. 36.55 TOTAL 68.00					
S.P.C. E.I. 0.50					
I.F. O.S. 2.10					
DISTRICT OFFICE S.O.S.S. 4.15					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 4-9-84 Lic. Class C10 C45 Lic. No. 122384 Contractor's Signature Ad art. Signa
Contractor's Mailing Address 6912 Telegraph Rd Commerce, CA

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. WK15-883-2024 Insurance Company Western

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 4-9-84 Applicant's Signature Earl Williams

Applicant's Mailing Address 6912 Telegraph Rd Commerce CA

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Earl Williams Agent 4-9-84
(Owner or agent having property owner's consent) Position Date

5 1 0 0 7 0 1 2 0 3

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

from the highway
or route
feet of lot
this permit
quired to be
section reveal freeway visibility.

2 vision
existing
2,000
stand that
the sign re-
should field in.

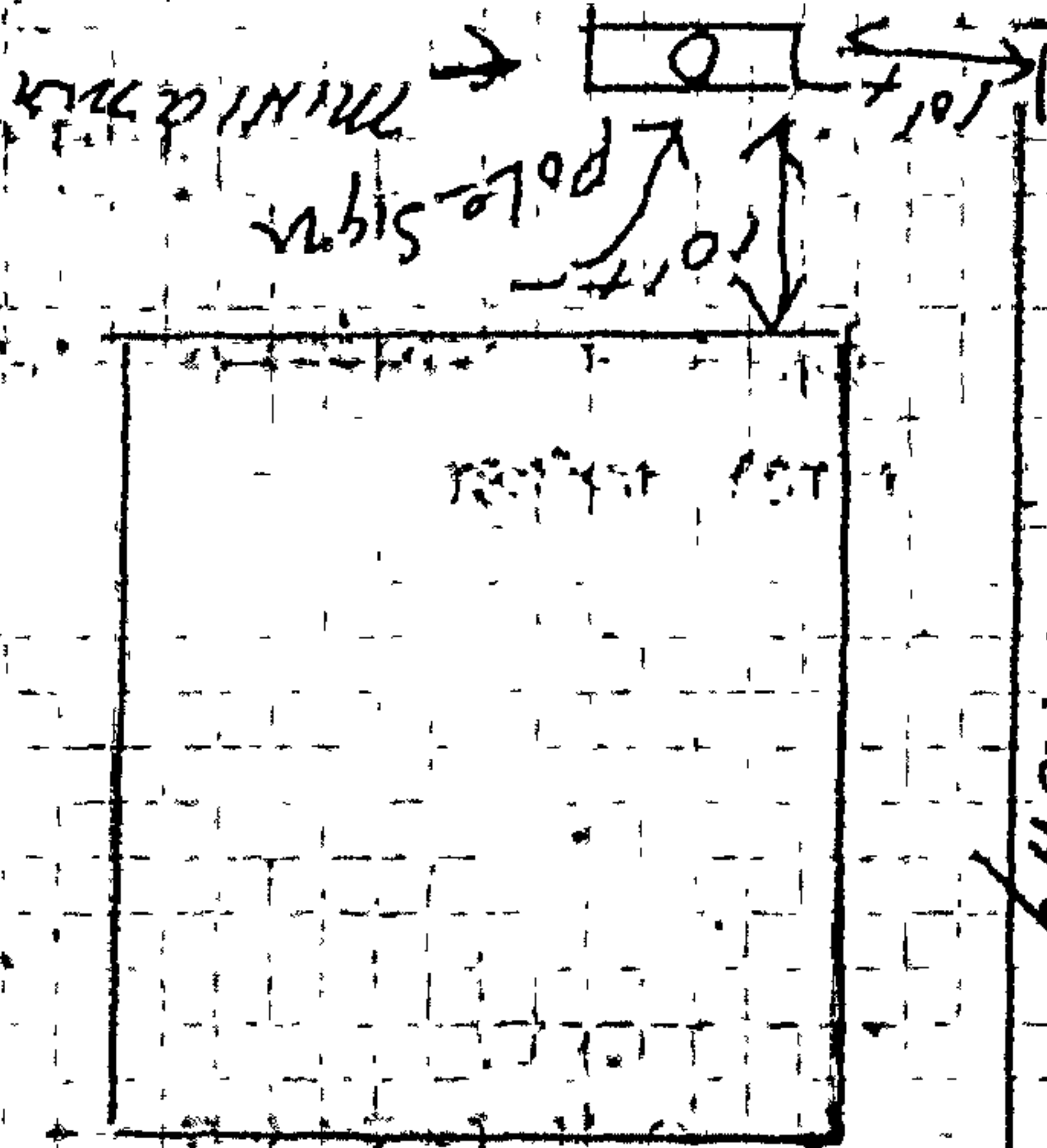
Signed ... Charles W. Allen ...
Owner or Authorized Agent

DIVISION OF COMMUNITY REDEVELOPMENT
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE
WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT CHINATOWN PARCEL

BY Margaret Lee
TITLE Project Manager 4/9/84



LOT 1

Boundary

62/103

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT: Frac 24, BLOCK: Woodhead, TRACT: Woodhead, COUNCIL DISTRICT NO.: 1, DIST. MAP: 135-213, CENSUS TRACT: 2071

2. PRESENT USE OF BUILDING: (23) Gazebo/Patio, NEW USE OF BUILDING: () demo, ZONE: CM-2

3. JOB ADDRESS: 850 N. Broadway, FIRE DIST.: 2

4. BETWEEN CROSS STREETS: College and Alpine AND (MR 9-71), LOT TYPE: Thru

5. OWNER'S NAME: Bank of America, PHONE: 213-258-2604, LOT SIZE: IRR

6. OWNER'S ADDRESS: 850 N. Broadway, CITY: Chinatown, L.A., ZIP: 91304

7. ENGINEER: BUS. LIC. NO.: , ACTIVE STATE LIC. NO.: , PHONE: , ALLEY: --

8. ARCHITECT OR DESIGNER: BUS. LIC. NO.: , ACTIVE STATE LIC. NO.: , PHONE: , BLDG. LINE: --

9. ARCHITECT OR ENGINEER'S ADDRESS: CITY: , ZIP: , AFFIDAVITS: AFF 36971, ZI 1084, CCPD

10. CONTRACTOR: American Demolition, BUS. LIC. NO.: 413013, ACTIVE STATE LIC. NO.: 714-547-6581, PHONE: , P.C. REQ'D: No (a)

11. SIZE OF EXISTING BLDG.: WIDTH 13, LENGTH 9, STORIES 1, HEIGHT 10', NO. OF EXISTING BUILDINGS ON LOT AND USE: 2 bank & patio, DISTRICT OFFICE: LA

12. CONST. MATERIAL OF EXISTING BLDG.: , EXT. WALLS: wood, ROOF: wood, FLOOR: conc, SEISMIC STUDY ZONE: --

13. JOB ADDRESS: 850 N. Broadway, STREET GUIDE: ,

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: \$ 360.00

15. NEW WORK (Describe): demolition - handwreck, GRADING: yes, FLOOD: --, HWY. DED.: yes, CONS.: --

NEW USE OF BUILDING: Demo, SIZE OF ADDITION: n.a., STORIES: , HEIGHT: , ZONED BY: 890122, FILE WITH: OH 91119

TYPE: VN, GROUP OCC.: , FLOOR AREA: (120), PLANS CHECKED: , APPLICATION APPROVED: , TYPIST: glenda

DWELL UNITS: , MAX OCC.: , TOTAL: , INSPECTION ACTIVITY: COMB (X) MAJS CONS. EQ., INSPECTOR: L

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

P.C. 17, G.P.I.: , CONT. INSP.: N.A.,

S.P.C.: , P.M.: ,

B.P.: 20.00, E.I.: .50, Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.

I.F.: , F.H.: ,

S.D.: , O.S.S.: 1.00, SPRINKLERS REQ'D SPEC.: NO

DIST. OFFICE: LA, S.O.S.S.: , ENERGY: NO

P.C. NO.: E 2481, C/O: ,

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY: C 17.00 C-PC, C 20.00 BP-C, C .50 EI-R, C 1.00 OSS, 24582 DDAI, H4627 1702/22/89, 3854 CHIA

LA 24582

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Date: 2-9-88 Lic. Class: A Lic. Number: 413013 Contractor: Karl Krueger (Signature)

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

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

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

I am exempt under Sec. , B. & P. C., for this reason: .

Date: , Owner's Signature:

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No.: B60721948 Insurance Company: Commercial Associates Insurance Int

Certified copy is hereby furnished. []

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

Date: , Applicant's Signature:

Applicant's Mailing Address:

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

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

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed: Karl Krueger Position: L.A. Mayor Date: 2-9-88

Bureau of Engineering 2 2 5 0 0 7		ADDRESS APPROVED		DM 2-9-89
		DRIVEWAY 0 0 3 5		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
SEWERS		SEWERS AVAILABLE		
		NOT AVAILABLE		
		SFC PAID		
		SFC DUE		
	SFC NOT APPLICABLE			
Grading	PRIVATE SEWAGE SYSTEM APPROVED			
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			
Construction Tax	RECEIPT NO.	DWELLING UNITS		

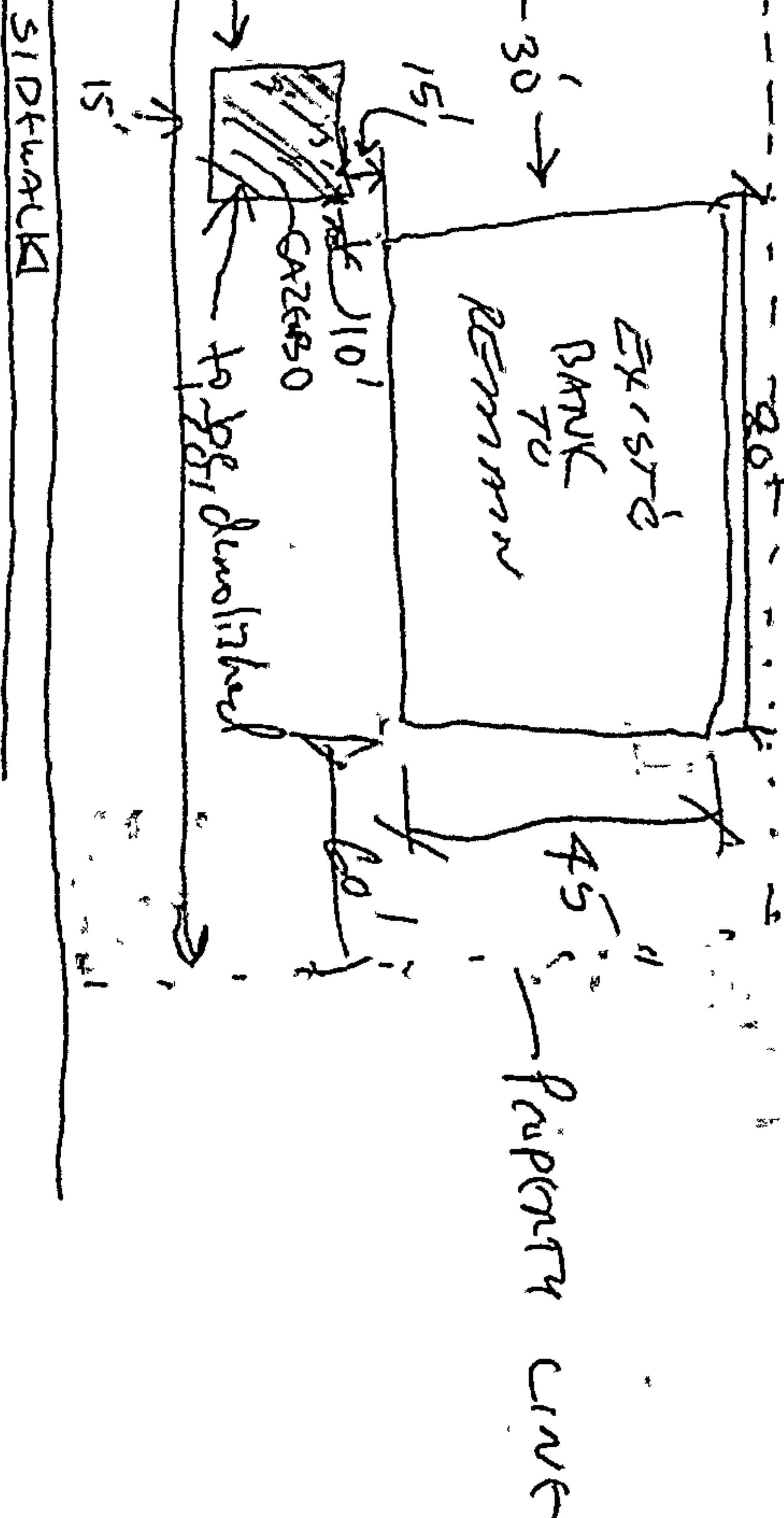
OK TO issue Demo on 2/22/89 ONLY Log #566 Offanning

LEGAL DESCRIPTION

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

THE COMMUNITY REDEV. LOANMENT AGENCY
OF THE CITY OF LOS ANGELES
THROUGH THE DEPT. OF PLANNING
WITH APPROVAL OF THE CITY PLANNING DEPT.
PROJECT Christians P. 3
BY Zell Huang
TITLE City Planner DATE 2-16-89
CEQA CLEARED

COLLEGE



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Recorded at the request of
and sent to:

OPTIMA LENDING SERVICE CO.

(Name)

1335 SOUTH GRANT AVE

(Address)

LOS ANGELES, CALIF. 90015

2 2 5 0 0 7 0 0 0 3 6

COPIES: 1669

811A-24582

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California: 11-5-70

Lots 15 thru 19, 22 thru 24 Woodland Tract
(legal description)

as recorded in Book 9, page 71 Records of Los Angeles County.

And, for the purpose of creating one building site
(state purpose)

JOB ADDRESS: 850 North Broadway, Los Angeles, Calif. 90012

as regulated by section 12.03 of the Los Angeles Municipal Code we do hereby covenant and agree with said City that the above legally described land shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs, assigns and shall continue in effect until such time that the Los Angeles Municipal Code unconditionally permits the use or purpose herein above referred to or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated: This 19th day of October 1970

Bank of America NT&SA

Assistant Vice President (Sign)

Assistant Secretary (Sign)

FOR DEPARTMENT USE ONLY

Branch Office L A

District Map 35-213

B& Aft. No. 16971

B& B-31 25 65

INDIVIDUAL

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, Notary Public in and for said
County of Los Angeles, do hereby certify that

Approved for recording
Department of Building and Safety by

John L. Lyle

(CORPORATION)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On October 19, 1970

before me, the undersigned, a Notary Public in and for said
County and State, personally appeared N. T. Barker

known to me to be the Assistant Vice President
and E. Sutherland



Bldg-Alter/Repair
Commercial
Appointment Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 08/26/2008

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 10936		22	1	M B 251-33/34	135A215 25	5414 - 005 - 068

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Historic Cultural
Community Plan Area - Central City North

Census Tract - 2071.00
District Map - 135A215
Energy Zone - 9
Fire District - 2
Hillside Grading Area - YES

Hillside Ordinance - YES
Earthquake-Induced Liquefaction Area - Yes
Lot Cut Date - 03/03/1948
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 5.8

ZONE(S): C2-2 /

4. DOCUMENTS

ZI - ZI-1084 Chinatown Redevelopment	CPC - CPC-1986-607-GPC	CPC - CPC-7188
ORD - ORD-142350	CPC - CPC-1995-352-CPU	CDBG - BID-Chinatown
ORD - ORD-164855-SA330	CPC - CPC-2001-2386-CRA	CDBG - LARC-Yes
CRA - ZI 1084 CHINATOWN	CPC - CPC-20918	CDBG - LARZ-Central City

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

Gee, Robert And Lottie Q Trs Robert And Lot 2305 Montecito Dr

SAN MARINO CA 91108

Tenant:

Applicant: (Relationship: Agent for Owner)

Paresh Amare -

1440 Veteran Ave #205

LOS ANGELES, CA 90024

(310) 271-1128

7. EXISTING USE**PROPOSED USE**

(13) Office

8. DESCRIPTION OF WORK

ADA UPGRADES: - REMOVE (E) & INSTALL NEW H.C ACCESSIBLE RAMP - REPAVE
& RESTRIPE ACCESSIBLE PARKING & PATH OF TRAVEL (NO CHANGE IN NUMBER
OF PARKING SPACES) WL 10 37 088792 08/26/08 03:43PM

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Samuel Ahn DAS PC By:

OK for Cashier: Somkiat Supanyachonku Coord. OK:

Signature: Date: 08-26-08

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$10,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	218.88
Permit Fee Subtotal Bldg-Alter/Rep	185.63
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.10
O.S. Surcharge	3.75
Sys. Surcharge	11.26
Planning Surcharge	11.14
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

1020029100055916

BUILDING PERMIT COMM 1185.63
For inspection requests, call toll-free (888) LA4BUILD (524-2845). \$2.10
Outside LA County, call (213) 482-0009 or request inspections via \$3.75
www.ladbs.org To speak to a Call Center agent, call 311 or \$11.26
(866) 4LACITY (452-2439) or outside LA County call (213) 473-3231. \$11.14
For Cashier's Use Only
MISCELLANEOUS W/O #: 816114575.00
BUILDING PLAN CHECK \$0.00
BUILDING PLAN CHECK \$0.00

P080163000011457FN

Subtotal: \$218.88

Carry Over FROM Tran# 088791 \$178.24

Total Due: \$397.12

Check: \$397.12

2008WL26320



* P 0 8 0 1 6 3 0 0 0 0 1 1 4 5 7 F N *

(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 22 :
 (P) Total Provided Parking for Site: 0 Stalls / 41 Stalls

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(A) Peteris, Gidas Viktor	1440 Veteran Avenue #205,	Los Angeles, CA 90024		C24006	
(C) Excel Construction Services Inc	14241 East Firestone #400,	La Mirada, CA 90638	B	852879	

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** Lic. No.: **852879** Contractor: **EXCEL CONSTRUCTION SERVICES INC**

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **Redwood Fire & Cslty. Ins. Co.** Policy Number: **4403008470081**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **Hector Gomez** Sign: **Hector Gomez** Date: **8/26/08** ☐ Contractor ☒ Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B08W1.02521

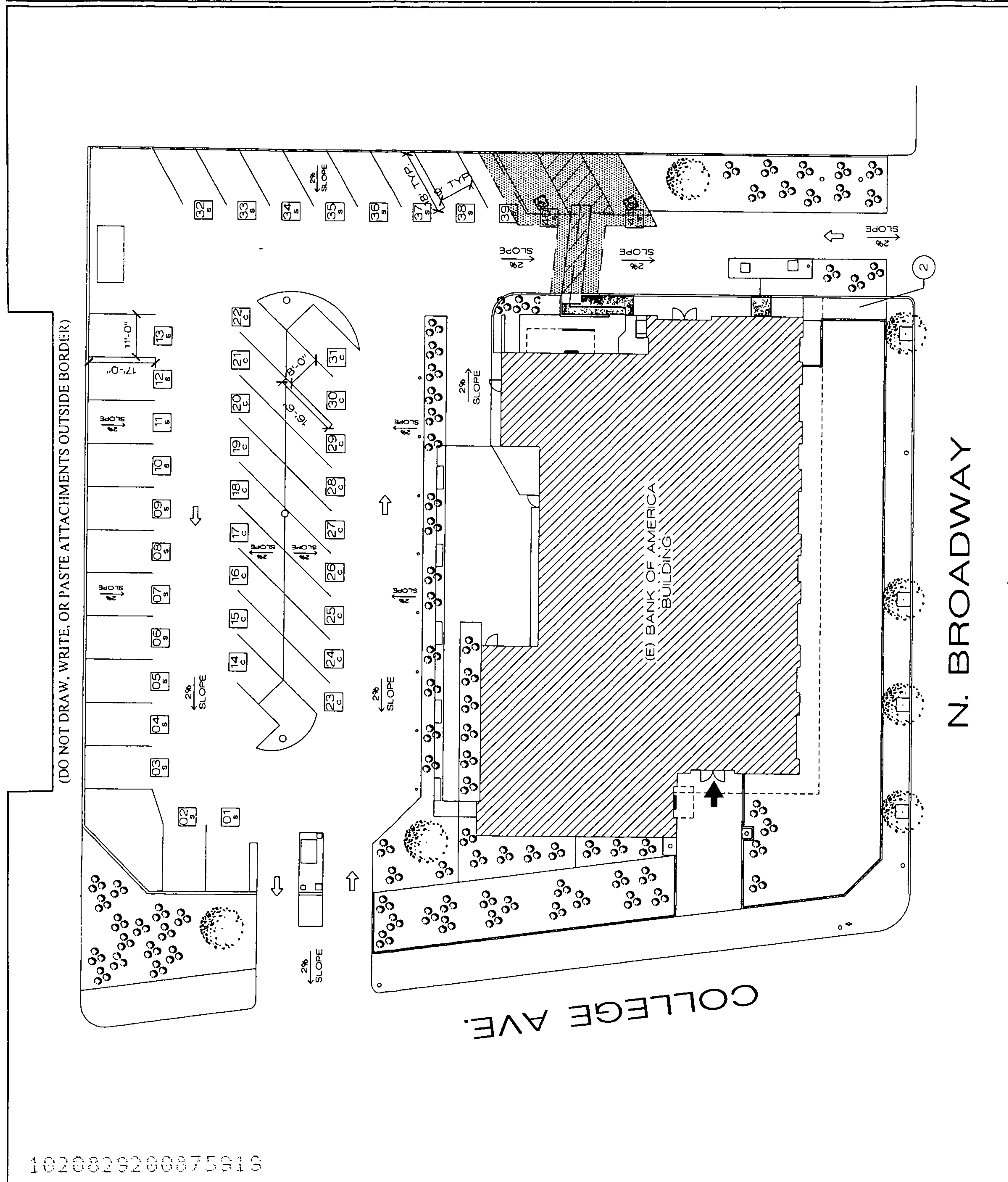
Commercial

Initiating Office: WEST LA

Plan Check

Printed on: 07/10/08 09:33:07

PLOT PLAN ATTACHMENT



850 N Broadway



Permit #:

19020 - 10000 - 00782

Plan Check #: B19LA05732

Printed: 08/29/19 09:02 AM

Event Code:

Nonbldg-New Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 08/29/2019 Last Status: Issued Status Date: 08/29/2019
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WOODHEAD TRACT		19		M R 9-71	135A215 254	5408 - 031 - 013

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Los Angeles Historic Cultur Community Plan Area - Central City North	Census Tract - 2071.03 District Map - 135A215 Energy Zone - 9 Fire District - 2 Earthquake-Induced Liquefaction Area - Yes	Methane Hazard Site - Methane Zone Near Source Zone Distance - 0 Thomas Brothers Map Grid - 634-G2
ZONES(S): C2-2		

4. DOCUMENTS ZI - ZI-1084 Chinatown Redevelopment Proje ORD - ORD-164855-SA690 ZI - ZI-2129 EAST LOS ANGELES STATE E CRA - ZI 1084 CHINATOWN ZI - ZI-2452 Transit Priority Area in the Cit CPC - CPC-1986-607-GPC ORD - ORD-142350 CPC - CPC-1995-352-CPU	CPC - CPC-2001-2386 CPC - CPC-2008-3125 CPC - CPC-2014-2415-GPA-CA CPC - CPC-2014-5000-CA-GPA	CPC - CPC-2017-432-CPU-CA CPC - CPC-20918 CDBG - BID-GREATER CHINATOWN CDBG - LARC-Los Angeles
--	--	---

5. CHECKLIST ITEMS Special Inspect - Epoxy Bolts Special Inspect - H/S Bolt
--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BANK OF AMERICA 101 TRYON ST, CHARLOTTE NC 28255 -- Tenant: Applicant: (Relationship: Agent for Owner) CHRISTOPHER J. ARROYO - 5 PETERS CANYON, IRVINE, CA 92606 -- (917) 710-8612

For Cashier's Use Only

W/O #: 92000782

7. EXISTING USE	PROPOSED USE (23) Miscellaneous Bldg/Structure
------------------------	--

8. DESCRIPTION OF WORK PROPOSED TO RE-STRIPEA PORTION OF PARKING LOT WHERE EV CHARGING STAITIONS ARE TO BE INSTALLED.
--

9. # Bldgs on Site & Use: COMMERCIAL BANK
--

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Stanley Raap OK for Cashier: Stella Sargsyan Signature:	DAS PC By: Elizabeth Toms Coord. OK: Date: 08/29/2019

11. PROJECT VALUATION	Final Fee Period
Permit Valuation: \$75,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS Plot Plan

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

LA ESTE 104164197 8/29/2019 9:02:32 AM	
BUILDING PERMIT COMM	\$607.50
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$12.15
EI COMMERCIAL	\$21.00
DEV SERV CENTER SURCH	\$19.22
SYSTEMS DEVT FEE	\$38.44
CITY PLANNING SURCH	\$37.18
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$43.38
CA BLDG STD COMMISSION SURCHARGE	\$3.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$791.87

Permit #: 190201000000782
Building Card #: 2019LA31981
Receipt #: 0104084997



* P 1 9 0 2 0 1 0 0 0 0 0 7 8 2 F N *

13. STRUCTURE INVENTORY

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

19020 - 10000 - 00782

(P) B Occ. Group: 0 Sqft / Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 22 Sta
(P) Provided Disabled for Bldg: -1 Stalls / 1 Stalls
(P) Provided Standard for Bldg: -5 Stalls / 37 Stalls
(P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 22 Sta
(P) Provided Disabled for Site: -1 Stalls / 1 Stalls
(P) Provided Standard for Site: -5 Stalls / 37 Stalls
(P) Total Provided Parking for Site: -6 Stalls / 37 Stalls
(P) Type V-B Construction

14. APPLICATION COMMENTS:

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS**

LOS ANGELES, CA 90071
OVERLAND PARK, KS 66215
SHAWNEE, KS 66218

CLASS**LICENSE #****PHONE #**

(C) ALLEGIANCE GLOBAL CONSTRUCTION LLC 445 S FIGUEROA ST STE 3100,
(E) HERRERA, NOEL ZAGALA 10571 HAUSER STREET,
(E) SOMMERFELD, GARY DEAN 19307 W 63RD TERRACE,

B
995925
S6199
C81566

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: B License No.: 995925 Contractor: ALLEGIANCE GLOBAL CONSTRUCTION LLC

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: THE WOODITCH CO Policy Number: C66017515

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

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

Print Name: ELISHA ELDER

Sign: 

Date: 08/29/2019

☒ Contractor

☐ Authorized Agent

Nonbldg-New
Commercial
Plan Check

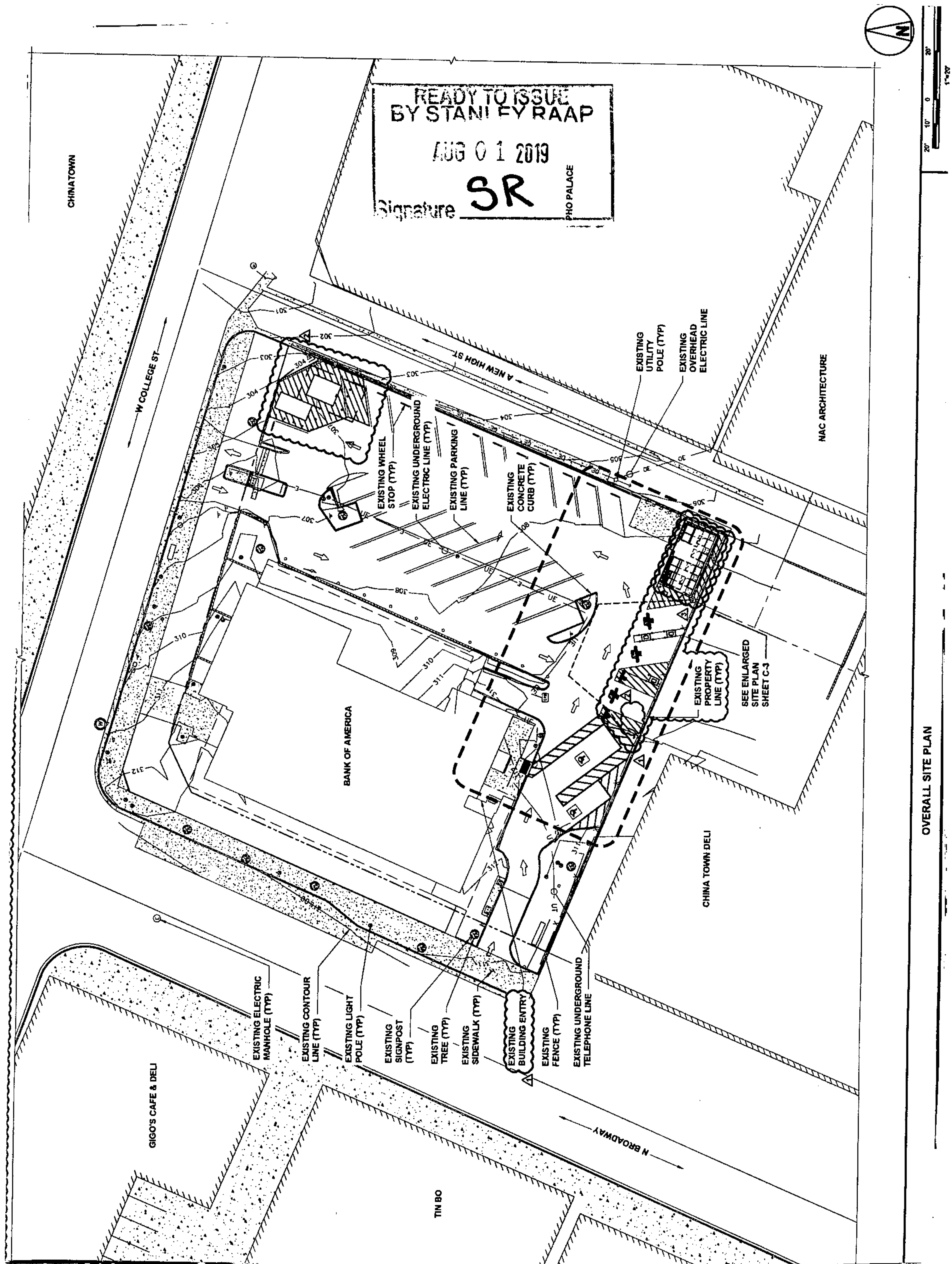
City of Los Angeles - Department of Building and Safety

Plan Check #: B19LA05732FO

Initiating Office: METRO

Printed on: 08/01/19 07:59:53

PLOT PLAN ATTACHMENT



850 N Broadway



Permit #:
Plan Check #: B19LA11701
Event Code:

19016 - 10000 - 17052
Printed: 10/04/19 08:54 AM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 10/04/2019 Last Status: Issued Status Date: 10/04/2019
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WOODHEAD TRACT		19		MR 9-71	135A215 254	5408 - 031 - 013
WOODHEAD TRACT		18		MR 9-71	135A215 257	5408 - 031 - 013
WOODHEAD TRACT		24		MR 9-71	135A215 258	5408 - 031 - 013
WOODHEAD TRACT		23		MR 9-71	135A215 261	5408 - 031 - 013
WOODHEAD TRACT		22		MR 9-71	135A215 262	5408 - 031 - 013
WOODHEAD TRACT		17		MR 9-71	135A215 269	5408 - 031 - 013

3. PARCEL INFORMATION		
Area Planning Commission - Central LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Historic Cultural North Community Plan Area - Central City North	Census Tract - 2071.03 District Map - 135A215 Energy Zone - 9 Fire District - 2 Earthquake-Induced Liquefaction Area - Yes	Methane Hazard Site - Methane Zone Near Source Zone Distance - 0 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 634-G2

ZONES(S): C2-2

4. DOCUMENTS		
ZI - ZI-1084 Chinatown Redevelopment Proje ORD - ORD-164855-SA690 ZI - ZI-2129 EAST LOS ANGELES STATE E CRA - ZI 1084 CHINATOWN ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-142350	CPC - CPC-2001-2386 CPC - CPC-2008-3125 CPC - CPC-1986-607-GPC CPC - CPC-1995-352-CPU	CPC - CPC-2017-432-CPU-CA CPC - CPC-20918 CDBG - BID-GREATER CHINATOWN CDBG - LARC-Los Angeles

5. CHECKLIST ITEMS
Std. Work Descr - Interior Non-struct. Remo Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): BANK OF AMERICA 101 TRYON ST, CHARLOTTE NC 28255 -- Tenant: , Applicant: (Relationship: Agent for Owner) JUDY YAM - 392 N LE MAY CT, ORANGE, CA 92867 -- (626) 625-9882

For Cashier's Use Only W/O #: 91617052

7. EXISTING USE	PROPOSED USE
(13) Office	

8. DESCRIPTION OF WORK
INTERIOR TENANT IMPROVEMENT TO CONVERT EXISTING ROOM TO AN ATM ROOM AND INSTALL A NEW ATM INSIDE OF THE BANK.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Shangqin Xie OK for Cashier: Shine Lin Signature: Date: 10/04/2019	DAS PC By: Coord. OK:

11. PROJECT VALUATION	Final Fee Period
Permit Valuation: \$90,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
D.A. Accessibility Upgrades Plot Plan

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

LA ESTE 104166985 10/4/2019 8:54:27 AM	
BUILDING PERMIT-RES	\$690.00
BUILDING PLAN CHECK	\$74.25
DEV SERV CENTER SURCH	\$22.93
SYSTEMS DEVT FEE	\$45.86
CITY PLANNING SURCH	\$45.86
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$53.50
CA BLDG STD COMMISSION SURCHARGE	\$4.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$0.00

Sub Total: \$946.40

Permit #: 190161000017052
Building Card #: 2019LA34481
Receipt #: 0104099986



* P 1 9 0 1 6 1 0 0 0 1 7 0 5 2 F N *

13. STRUCTURE INVENTORY

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

19016 - 10000 - 17052

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **
Linkage Fee Exempt: Non-residential developments less than 15,000 square feet

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(C) SUMMER SYSTEMS INC

ADDRESS

28942 HANCOCK PARKWAY,

VALENCIA, CA 91355

CLASS

B

LICENSE #

560229

PHONE #

(661) 257-4419

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: B License No.: 560229 Contractor: SUMMER SYSTEMS INC

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: TRAVELERS INDEMNITY CO. OF IL

Policy Number: UB4K7924841826G

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: ANTHONY ROMERO

Sign: 

Date: 10/04/2019



Contractor



Authorized Agent

10610252019872371061018201907073

~~PERMITS - CITY OF NEWPORT BEACH~~

Summary of Accessibility Upgrades for Commercial Projects

(For existing buildings where the adjusted construction cost is less than or equal to \$147,863.00 (rev. 1/2015) Sec. 11B-202.4 Exception 8)

Project Address: 850 N Broadway		Application No. 19016-10000-17052	
Project Description/Location: New interior walk-up ATM		Permit Valuation: \$75,000	
Type: <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Structural Repair <input type="checkbox"/> Addition		*Adjusted Cost of Proposed Construction: \$90,000	
PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION			
Accessible Features	Does existing feature meet accessibility standards of Chapter 11B of the current CBC?	Will this feature be replaced or altered to meet Chapter 11B of the current CBC?	If so, how much will be spent to make this feature accessible?
1. Accessible entrance	No	Yes	15,000.00
2. Accessible route to the altered area	Yes		
3. Accessible restroom for each sex or a unisex restroom	No	No	
4. Accessible telephones	N/A		
5. Accessible drinking fountains	N/A		
6. Other (Any of the below)			
A. Accessible parking spaces	Yes		
B. Signs	Yes		
C. Alarms	N/A		
D. Other:	N/A		
Cost of All Features Provided (A)	Summary of costs of Accessible Features Nos. 1-6 provided above.		15,000.00
Adjusted cost of Proposed Construction (B)	Construction cost for all proposed work on this permit application except Accessible Features Nos 1-6 provided above		75,000.00
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Adjusted cost of Proposed Construction.		0.20
Description of Access Features Provided:			
Bottom landing of existing exterior ramp that connects the parking path of travel to our entrance is not compliant. Landing is too short. Remove existing bottom landing, ramp handrails and truncated domes. Install new compliant bottom ramp landing by extending landing as required. Install new handrails and new truncated domes to work with new landing configuration.			
Applicant Certification			
I certify that the above information is true and correct to the best of my knowledge and belief.			
Signature:	Date: 06/03/2019	Company:	Gensler
Name: (print)	Nicholas Acevedo	Address:	4675 Mac Arthur Court, Suite 100
Title:	Architect	City, State Zip:	Newport Beach, CA 92660
Agent for:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Contractor		Phone No.: (949) 863-9434
For Building Official Use Only			
Approved by:	Title: S.E.A.I	Date:	08/21/2019

*If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

READY TO ISSUE
AUG 21 2019
Signature: www.ladbs.org

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

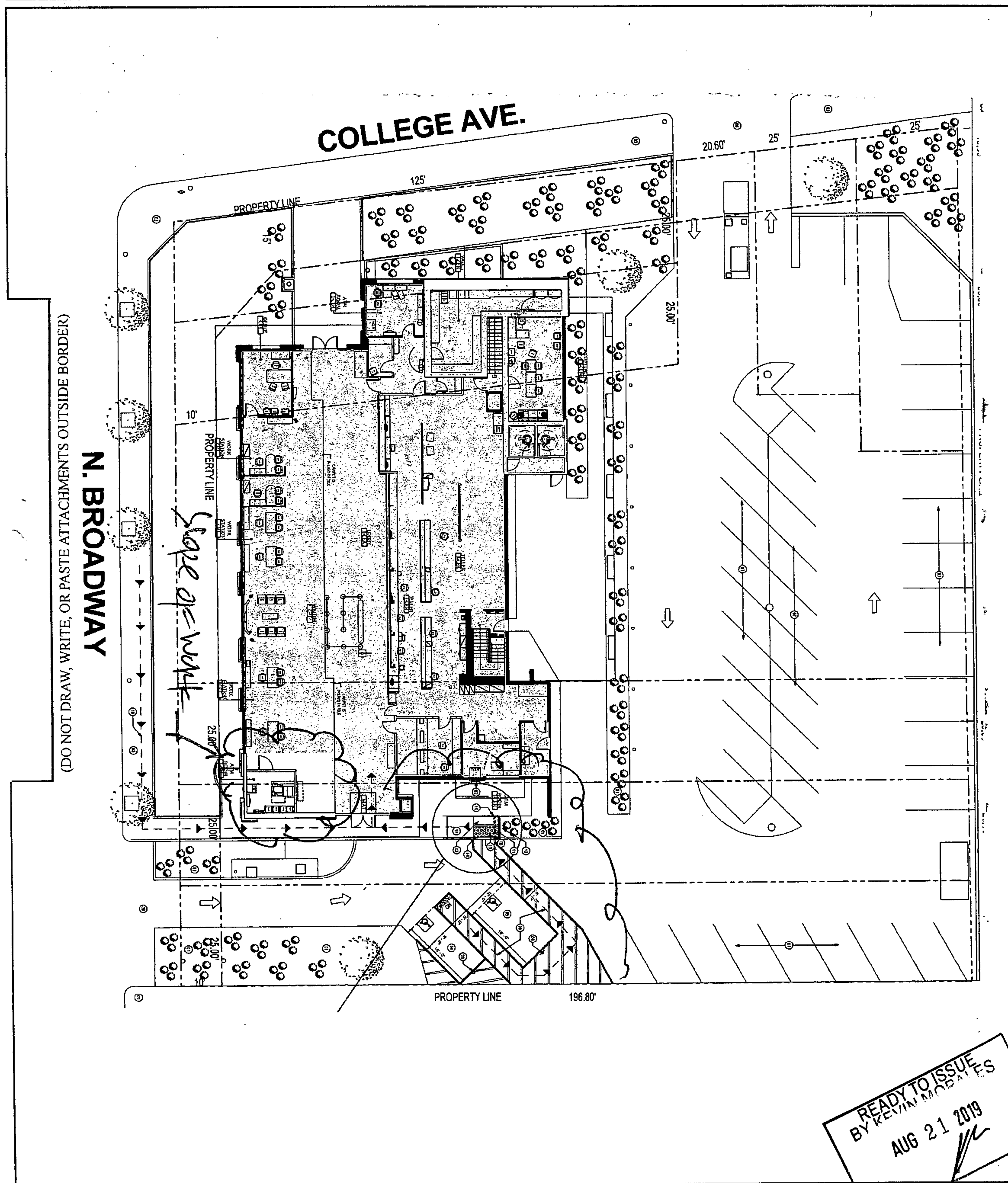
City of Los Angeles - Department of Building and Safety

Plan Check #: B19LA11701

Initiating Office: METRO

Printed on: 06/06/19 13:42:28

PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 1

INSPECTION DISTRICT: R5144

READY TO ISSUE
BY KEVIN MORRIS
AUG 21 2019

Signature _____ PLOT PLAN

Zimas Report



City of Los Angeles Department of City Planning

7/21/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

852 N BROADWAY
850 N BROADWAY
850 1/2 N BROADWAY
852 N NORTH BROADWAY
850 N NORTH BROADWAY
850 1/2 N NORTH BROADWAY
222 W COLLEGE ST

ZIP CODES

90012

RECENT ACTIVITY

ADM-2020-7188-RDP
CHC-2021-6155-HCM
ENV-2021-6156-CE

CASE NUMBERS

CPC-2018-6005-CA
CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2013-3169
CPC-2012-1504-ICO
CPC-2008-3125-CA
CPC-2002-1128-CA
CPC-2001-2386
CPC-19XX-20918
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-175038
ORD-164855-SA690
ORD-142350
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-433-EIR
ENV-2014-4000-MND
ENV-2014-2416-MND
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2012-1505-CE
ENV-2002-1131-ND
ENV-2002-1130-ND
ENV-1995-328-MND
AFF-36971

Address/Legal Information

PIN Number	135A215 258
Lot/Parcel Area (Calculated)	13,750.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G2
Assessor Parcel No. (APN)	5408031013
Tract	WOODHEAD TRACT
Map Reference	M R 9-71
Block	None
Lot	FR 24
Arb (Lot Cut Reference)	None
Map Sheet	135A215

Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural North
Council District	CD 1 - Gilbert Cedillo
Census Tract #	2071.03
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C2-2
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2488 Redevelopment Project Area: Chinatown
General Plan Land Use	Regional 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
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area

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Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	Chinatown
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Castelar Street Elementary School Active: Castelar Street Elementary School (Dual Language Mandarin)
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5408031013
Ownership (Assessor)	
Owner1	BANK OF AMERICA C/O CORPORATE REAL ESTATE ASSESSMENT
Address	101 N TRYON ST CHARLOTTE NC 28255
Ownership (Bureau of Engineering, Land Records)	
Owner	BANK OF AMERICA
Address	101 N TRYON ST CHARLOTTE NC 28255
Owner	BANK OF AMERICA
Address	101 N TRYON ST CHARLOTTE NC 66666
Owner	BANK OF AMERICA
Address	101 N TRYON ST CHARLOTTE ND 28255
APN Area (Co. Public Works)*	0.810 (ac)
Use Code	2300 - Commercial - Bank, Savings and Loan - One Story
Assessed Land Val.	\$2,121,556
Assessed Improvement Val.	\$289,658
Last Owner Change	09/30/1998
Last Sale Amount	\$0
Tax Rate Area	46
Deed Ref No. (City Clerk)	6666699
	5-189
	0-623
Building 1	
Year Built	1971
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	25,000.0 (sq ft)
Building 2	
Year Built	1971
Building Class	C45A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,858.0 (sq ft)
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: 5408031013]
Additional Information	

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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	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	GREATER CHINATOWN
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5408031013]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	111
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	4

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CASE SUMMARIES

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

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-5000-CA-GPA
Required Action(s):	CA-CODE AMENDMENT GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	CPC-2014-2415-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2012-1504-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	DESIGNATION OF A NEW ICO
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-2001-2386
Required Action(s):	Data Not Available
Project Descriptions(s):	AMENDMENT TO THE CHINATOWN REDEVELOPMENT PLAN FOR THE CHINATOWN REDEVELOPMENT PROJECT AREA (CF#: 77-4650)
Case Number:	CPC-19XX-20918
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY NORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO 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 (G/GREEN/BOWMAN)

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Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-4000-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	ENV-2014-2416-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2012-1505-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DESIGNATION OF A NEW ICO
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)

DATA NOT AVAILABLE

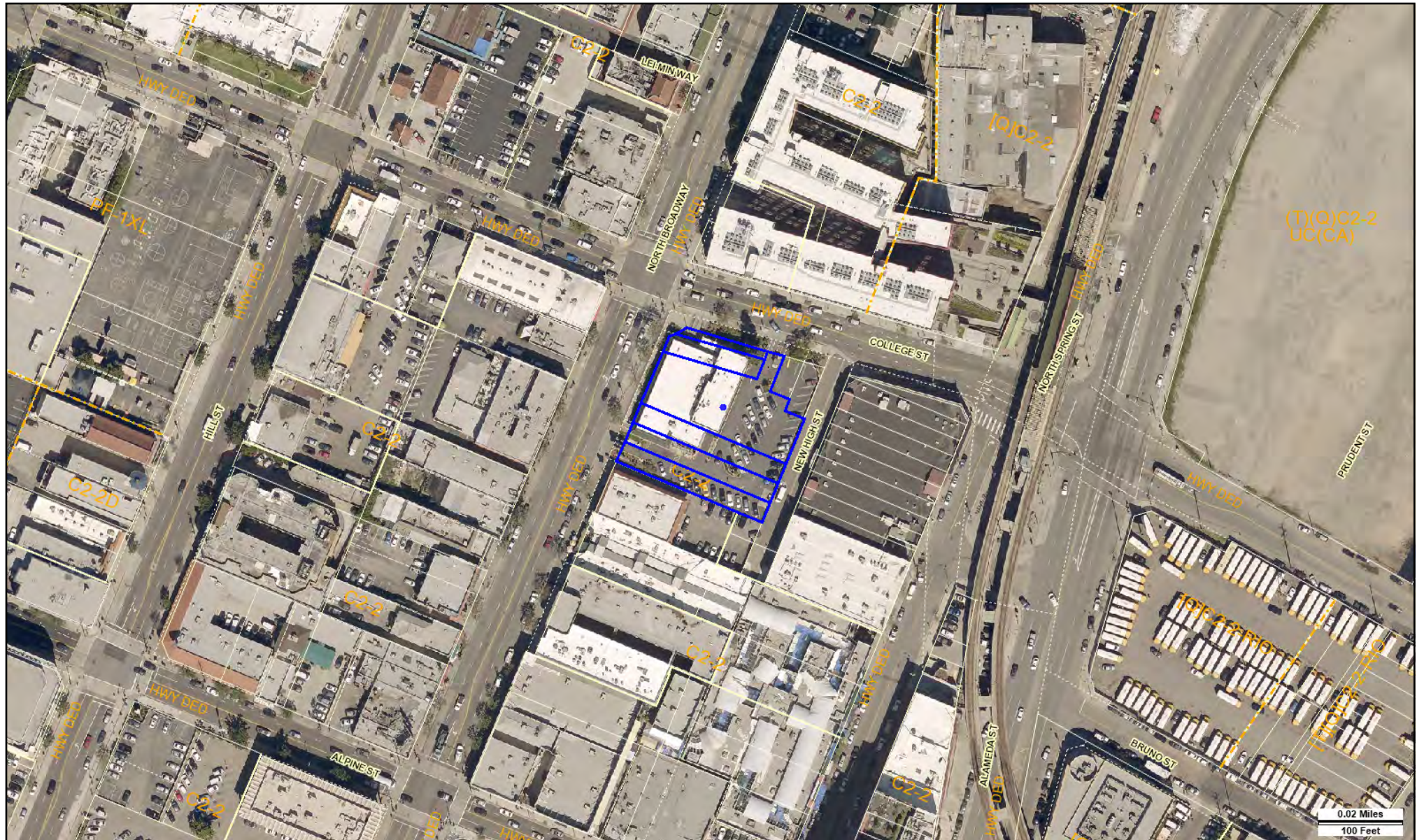
ORD-175038

ORD-164855-SA690

ORD-142350

AFF-36971

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Address: 852 N BROADWAY

APN: 5408031013

PIN #: 135A215 258

Tract: WOODHEAD TRACT

Block: None

Lot: FR 24

Arb: None

Zoning: C2-2

General Plan: Regional Commercial

