

**MISSION HILLS BOWL**  
10430-10434 North Sepulveda Boulevard  
CHC-2021-7683-HCM  
ENV-2021-7684-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—November 10, 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-2021-7683-HCM  
ENV-2021-7684-CE**

**HEARING DATE:** December 16, 2021  
**TIME:** 10:00 AM  
**PLACE:** Teleconference (see agenda for login information)

Location: 10430-10434 N. Sepulveda Boulevard  
Council District: 7 – Rodriguez  
Community Plan Area: Mission Hills-Panorama City-North Hills  
Land Use Designation: Community Commercial  
Zoning: (T)(Q)C2-1  
Area Planning Commission: North Valley  
Neighborhood Council: Mission Hills  
Legal Description: Tract 18389, Lots 4 and 5, Arb 1 and 2

**EXPIRATION DATE:** The original expiration date of December 21, 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 MISSION HILLS BOWL

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

**OWNERS/APPLICANTS:** Prime Frit Olivo Land LLC  
c/o Federal Realty Inv. Trust  
1626 E. Jefferson Street  
Rockville, MD 20852

Arturo Sneider  
Prime/CRDF Mission Hills, LLC  
201 S. Figueroa Street, Ste. 300  
Los Angeles, CA 90012

**PREPARER:** John LoCascio  
Historic Resources Group  
12 S. Fair Oaks Blvd., Ste. 200  
Pasadena, CA 91105



## **FINDINGS**

- The Mission Hills Bowl “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” as an increasingly rare example of a post-World War II bowling alley in the San Fernando Valley.
- The Mission Hills Bowl “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a bowling alley designed in the Googie architectural style.

## **CRITERIA**

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

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

## **SUMMARY**

The Mission Hills Bowl is a one-story commercial building located on the east side of Sepulveda Boulevard between San Jose and Devonshire Streets in the Mission Hills neighborhood of Los Angeles. Completed in 1958, the building was designed in the Googie architectural style by noted architect Martin Stern, Jr. (1917-2001). It operated as a bowling alley named Citrus Lanes for 12 years until it was converted to retail. It reopened as the Mission Hills Bowl in 1975. Between 2016 and 2018, the building was rehabilitated for retail use as part of a larger commercial development. At that time, a large addition was constructed on the east (rear) portion of the building. The subject property is currently in use as a retail store.

Rectangular in plan, the subject property is of wood-frame construction clad with brick. The running bond brick pattern features evenly spaced horizontal and vertical tooled joints. The building is capped by a low-sloped roof concealed by flat parapets. The west-facing, primary façade is asymmetrically composed and contains two building entrances, located at the south end of the façade. The entrances are sheltered by a projecting flat canopy that is affixed to four angled steel framed spider legs with circular perforations. The primary entrance is recessed and comprises paired, fully-glazed aluminum doors, while the secondary entrance features a single, fully-glazed aluminum door. Both entrances have sidelites and transoms and are accessed by decorative terrazzo paving flanked by terrazzo planters. The northern portion of the west-facing, primary façade features projecting concrete blocks set in a geometric pattern and three bays of aluminum, multi-lite storefront windows. The north-facing, side façade has walls and piers of



common bond brick but is otherwise unarticulated. The south-facing, side façade is similarly devoid of architectural detailing. The addition to the east-facing, rear façade has a flat roof and exterior walls veneered in cement.

As the San Fernando Valley experienced a transformative boom in residential development in the years following World War II, social and recreational life became particularly important for suburban Americans. Whereas bowling had previously been associated with an all-male, working-class clientele, in the postwar era, it was reinvented as a wholesome recreational activity suitable for men, women, and children. During this period, large numbers of modern bowling centers were constructed, typically in upwardly-mobile, middle-class suburbs. Areas with available expanses of land, such as West Los Angeles and the San Fernando Valley, were ideally suited to accommodate the large, one-story buildings, often surrounded by sizable parking lots. Typically designed in the Mid-Century Modern or Googie architectural styles, often by noted architects, postwar bowling alleys featured 40 to 60 lanes, air conditioning, automatic pinsetters, foul detectors, and underground ball returns. Many also offered restaurants, cocktail lounges, billiard rooms, pro shops, and children's playrooms. The 1950s and 1960s are considered to be the "Golden Age" of bowling when participation, particularly in leagues, was at its peak, and new bowling centers were being constructed at a furious pace. The sport experienced a decline in the 1970s, and many bowling centers were demolished for redevelopment.

Martin Stern, Jr. was an American architect active from the 1950s through the 1980s. After moving to Los Angeles in the 1930s, Stern worked as a sketch artist for Hollywood movie studios before starting his own practice. In Los Angeles, notable works include a 400-building subdivision called Encino Village (1950) and the Citrus Bowl (1958), both in the San Fernando Valley; three Ships coffee shops in Culver City (1956), Westwood (1958), and the Pico-Robertson neighborhood of Los Angeles (1963); and the Beverly Hills Public Library (1963). Many of Stern's commercial designs reflected the Googie architectural style; his designs for Ships, in particular, helped define the architectural vocabulary of the style. Though a quarter of his projects are located in California, Stern is best known for his large-scale designs in Las Vegas, where he is credited with innovating the concept of the integrated casino-hotel resort complex. Stern's most significant works in the city include the International Hotel (later the Las Vegas Hilton, 1969) and the first MGM Grand Hotel and Casino (later Bally's, 1973). The development of these projects jump-started the transformation of the Las Vegas strip and provided the model for many large-scale hotel projects to follow. Stern passed away in Los Angeles in 2001.

The subject property has experienced alterations over time, primarily relating to its conversion from a bowling alley to a retail store in 1969, back to a bowling alley in 1974, and back to a retail store between 2016 and 2018. These alterations include the removal of a rooftop sign at an unknown date; the removal of the bowling equipment and automatic scoring system in 2015; and alterations to the interior, the removal of an exterior pole sign, a rear addition, the raising of the roofline, the addition of four windows on the primary (west) façade, and the sandblasting of the brick walls between 2016 and 2018.

In 2014, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a significant example of a post-World War II bowling alley in the San Fernando Valley, and as an excellent example of a Googie-style bowling alley, designed by noted architect Martin Stern, Jr.

## **DISCUSSION**

The Mission Hills Bowl meets two of the Historic-Cultural Monument criteria. First, it “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” as an increasingly rare example of a post-World War II bowling alley in the San Fernando Valley. The subject property was constructed in 1958, during the furious period of suburban growth and development that characterized the San Fernando Valley after World War II. With an abundance of land and increasing residential development, the Valley became a popular area of growth for bowling centers. Unlike prewar bowling alleys, these large-scale facilities were designed to attract entire families by offering modern bowling amenities as well as coffee shops, cocktail bars, and meeting spaces. As bowling centers began closing in the 1960s and 1970s, many were slated for redevelopment, while those that survived were remodeled over time. Today, very few postwar bowling centers remain in Los Angeles, making the subject property a rare vestige of bowling’s significant role in the social and recreational life of postwar suburban Americans.

The Mission Hills Bowl also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a bowling alley designed in the Googie architectural style. Postwar bowling centers like the subject property were typically large, stand-alone buildings located in or near shopping centers where there was sufficient land to construct the building and its sprawling parking lot. Many employed Googie design, a style of roadside architecture that utilized gravity-defying forms and eye-catching abstract shapes to draw the attention of passing motorists. In addition to being a large, one-story commercial building surrounded by a parking lot, the subject property retains characteristics of the Googie architectural style including a cantilevered canopy, perforated spider-legged steel frames, built-in planters, and a variety of materials including brick, concrete, and terrazzo.

The SurveyLA Commercial Development, Post World War II Recreation, Bowling Centers 1949-1970 Historic Context Statement outlines integrity standards that should be met for bowling centers like the subject property, which consist of integrity of location, design, materials, feeling and association. The Context Statement clarifies that, as postwar bowling centers are rare, a greater degree of alteration may be acceptable. Though the interior of the subject building has experienced extensive alterations such that it no longer meets the integrity standards outlined in SurveyLA, the exterior of the subject property retains sufficient integrity of location, setting, design, feeling, association, and materials to convey its significance as a Googie-style, post-World War II suburban bowling center in the San Fernando Valley. Therefore, designation of the exterior is recommended.

The subject property is in the same location, which remains a commercial shopping center surrounded by a surface parking lot. The addition to the east-facing, rear façade has been designed to largely retain the subject building’s original footprint and massing due to setbacks on the west (front) and south (side) facades. The west-facing, primary facade retains most of its exterior character-defining features including the cantilevered canopy, recessed entrances, perforated spider-legged steel frames, terrazzo paving and planters, brick cladding, and geometric concrete blocks. Therefore, despite exterior alterations including new windows, the sandblasting of the brick, and the removal of signage, the exterior of the subject property retains integrity of design and materials. Further, the exterior of the subject property continues to read as a Googie-style postwar commercial building, demonstrating integrity of feeling and association.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

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

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

The designation of the exterior of the Mission Hills Bowl 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-2021-7684-CE was prepared on November 15, 2021.

## **BACKGROUND**

On September 13, 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 October 7, 2021, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On November 10, 2021, a subcommittee of the

Commission consisting of Commissioners Kennard and Barron conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.

The original expiration date of December 21, 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.





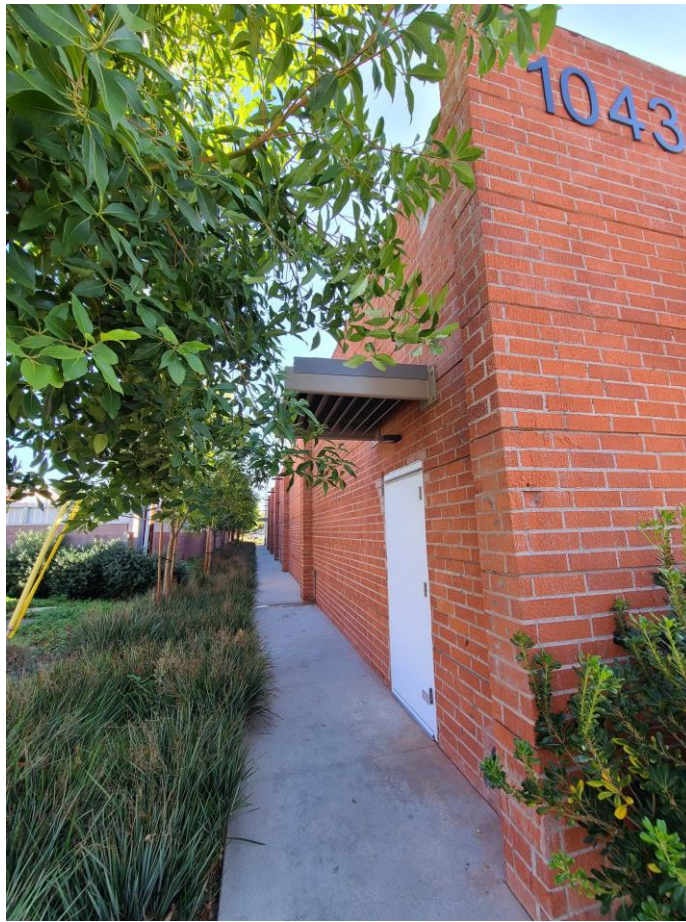










































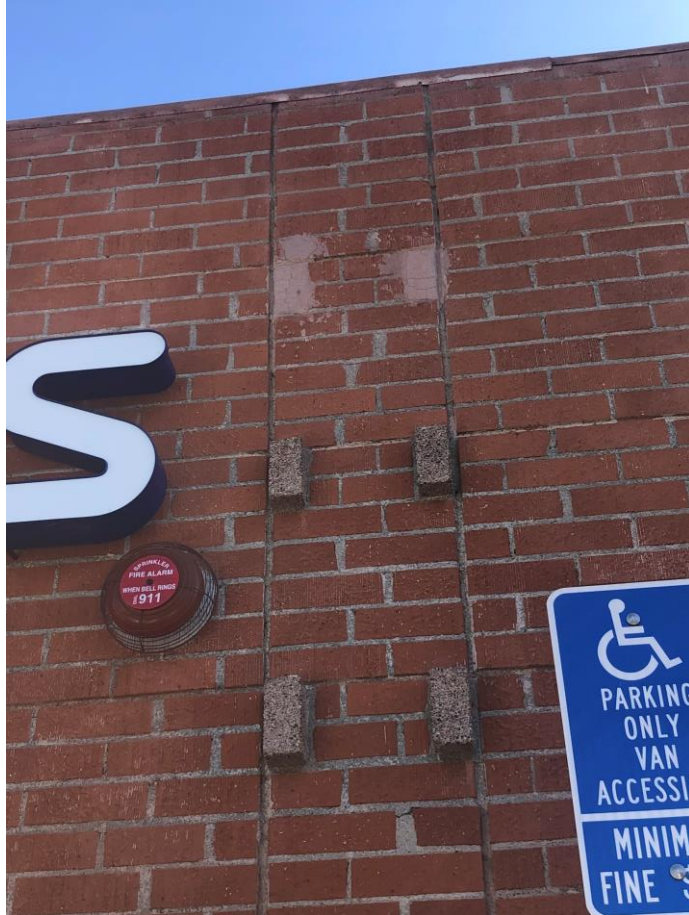














COUNTY CLERK'S USE

**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-2021-7683-HCM

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2021-7684-CE

PROJECT TITLE

Mission Hills Bowl

COUNCIL DISTRICT

7

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

**10430-10434 N. Sepulveda Boulevard**

Map attached.

PROJECT DESCRIPTION:

Designation of the Mission Hills Bowl as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**N/A**

CONTACT PERSON (If different from Applicant/Owner above)

**Melissa Jones**

(AREA CODE) TELEPHONE NUMBER

213-847-3679

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 **Mission Hills Bowl** 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

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

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-2021-7683-HCM  
ENV-2021-7684-CE

**HEARING DATE:** October 7, 2021  
**TIME:** 10:00 AM  
**PLACE:** Teleconference (see agenda for login information)

Location: 10430-10434 N. Sepulveda Boulevard  
Council District: 7 – Rodriguez  
Community Plan Area: Mission Hills-Panorama City-North Hills  
Land Use Designation: Community Commercial  
Zoning: (T)(Q)C2-1  
Area Planning Commission: North Valley  
Neighborhood Council: Mission Hills  
Legal Description: Tract 18389, Lots 4 and 5, Arb 1 and 2

**EXPIRATION DATE:** The original 30-day expiration date of October 13, 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 the MISSION HILLS BOWL

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

**OWNERS/APPLICANTS:** Prime Frit Olivo Land LLC  
c/o Federal Realty Inv. Trust  
1626 E. Jefferson Street  
Rockville, MD 20852

Arturo Sneider  
Prime/CRDF Mission Hills, LLC  
201 S. Figueroa Street, Ste. 300  
Los Angeles, CA 90012

**PREPARER:** John LoCascio  
Historic Resources Group  
12 S. Fair Oaks Blvd., Ste. 200  
Pasadena, CA 91105



**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.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Shannon Ryan, Senior City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Micaela Torres-Gil, Planning Assistant  
Office of Historic Resources

Attachment:            Historic-Cultural Monument Application

## **SUMMARY**

The Mission Hills Bowl is a one-story commercial building located on the east side of Sepulveda Boulevard between San Jose and Devonshire Streets in the Mission Hills neighborhood of Los Angeles. Completed in 1958, the building was designed in the Googie architectural style by noted architect Martin Stern, Jr. (1917-2001). It operated as a bowling alley named Citrus Lanes for 12 years until it was converted to retail. It reopened as the Mission Hills Bowl in 1975. Between 2016 and 2018, the building was rehabilitated for retail use as part of a larger commercial development. At that time, a large addition was constructed on the east (rear) portion of the building. The subject property is currently in use as a retail store.

Rectangular in plan, the subject property is of wood-frame construction clad with brick. The running bond brick pattern features evenly spaced horizontal and vertical tooled joints. The building is capped by a low-sloped roof concealed by flat parapets. The primary (west) façade is asymmetrically composed and contains two building entrances, located at the south end of the façade. The entrances are sheltered by a projecting flat canopy that is affixed to four angled steel framed spider legs with circular perforations. The primary entrance is recessed and comprises paired, fully-glazed aluminum doors, while the secondary entrance features a single, fully-glazed aluminum door. Both entrances have sidelites and transoms and are accessed by decorative terrazzo paving flanked by terrazzo planters. The northern portion of the primary (west) façade features projecting concrete blocks set in a geometric pattern and three bays of aluminum, multi-lite storefront windows. The north façade has walls and piers of common bond brick but is otherwise unarticulated. The south façade is similarly devoid of architectural detailing. The rear (east) addition has a flat roof and exterior walls veneered in cement.

As the San Fernando Valley experienced a transformative boom in residential development in the years following World War II, social and recreational life became particularly important for suburban Americans. Whereas bowling had previously been associated with an all-male, working-class clientele, in the postwar era, it was reinvented as a wholesome recreational activity suitable for men, women, and children. During this period, large numbers of modern bowling centers were constructed, typically in upwardly-mobile, middle-class suburbs. Areas with available expanses of land, such as West Los Angeles and the San Fernando Valley, were ideally suited to accommodate the large, one-story buildings, often surrounded by sizable parking lots. Typically designed in the Mid-Century Modern or Googie architectural styles, often by noted architects, postwar bowling alleys featured 40 to 60 lanes, air conditioning, automatic pinsetters, foul detectors, and underground ball returns. Many also offered restaurants, cocktail lounges, billiard rooms, pro shops, and children's playrooms. The 1950s and 1960s are considered to be the "Golden Age" of bowling when participation, particularly in leagues, was at its peak, and new bowling centers were being constructed at a furious pace. The sport experienced a decline in the 1970s, and many bowling centers were demolished for redevelopment.

Martin Stern, Jr. was an American architect active from the 1950s through the 1980s. After moving to Los Angeles in the 1930s, Stern worked as a sketch artist for Hollywood movie studios before starting his own practice. In Los Angeles, notable works include a 400-building subdivision called Encino Village (1950) and the Citrus Bowl (1958), both in the San Fernando Valley; three Ships coffee shops in Culver City (1956), Westwood (1958), and the Pico-Robertson neighborhood of Los Angeles (1963); and the Beverly Hills Public Library (1963). Many of Stern's commercial designs reflected the Googie architectural style; his designs for Ships, in particular, helped define the architectural vocabulary of the style. Though a quarter of his projects are located in California, Stern is best known for his large-scale designs in Las Vegas, where he is credited with innovating the concept of the integrated casino-hotel resort complex. Stern's most significant works in the city include the International Hotel (later the Las Vegas Hilton, 1969) and the first MGM Grand Hotel and Casino



(later Bally's, 1973). The development of these projects jump-started the transformation of the Las Vegas strip and provided the model for many large-scale hotel projects to follow. Stern passed away in Los Angeles in 2001.

The subject property has experienced alterations overtime, primarily relating to its conversion from a bowling alley to a retail store in 1969, back to a bowling alley in 1974, and back to a retail store between 2016 and 2018. These alterations include the removal of a rooftop sign at an unknown date; the removal of the bowling equipment and automatic scoring system in 2015; and alterations to the interior, the removal of an exterior pole sign, a rear addition, the raising of the roofline, the addition of four windows on the primary (west) façade, and sandblasting of the brick walls between 2016 and 2018.

In 2014, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a significant example of a post-World War II bowling alley in the San Fernando Valley, and as an excellent example of a Googie-style bowling alley, designed by noted architect Martin Stern, Jr.

## **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 September 13, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of October 13, 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: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 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.

John LoCascio  
Name:

November 17, 2020  
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](http://preservation.lacity.org)

#### 4. ALTERATION HISTORY

Initial construction of the Citrus Bowl commenced in 1957 and was completed the following year. The property was later converted into a retail store, then back to a bowling alley, and finally into a retail store again. A list of building permits is included below; names and descriptions of work performed have been transcribed exactly as they appear on building permits.

##### Building Permits

DATE	PERMIT NO.	PERMIT TYPE	PROPOSED WORK	OWNER	ARCHITECT
1957, Jun 5	#54087	New Building	Bowling alley–cocktail bar & public parking lot	A.B. Malouf; C.R. Frantz	Martin Stern, Jr.
1958, Oct 9	-----	C of O	Bowling alley and cocktail bar	-----	-----
1966, Jul 12	#30494	Alter-Repair-Demolish	Repair fire damage	G.R. Frantz	-----
1969, Jun 2	#28233	Sign	Wall sign and roof sign	Black Bull	Barry L. Baron
1969, Jun 4	#24967	Alter-Repair-Demolish	Change use from bowling alley to appliance store; convert to retail sales & offices; install int. partitions; repair floor	C.R. Frantz	-----
1969, Dec 9	#45593	C of O	Bowling alley converted to appliance store	C.R. Frantz	-----
1969, Dec 15	#55222	Alter-Repair-Demolish	Add new mezzanine in northly [sic] portion of bld. and add loading dock	C.R. Frantz	Earl & Brock
1971, Jan 7	#52644	C of O	Storage mezzanine addition within existing retail sales store	C.R. Frantz	-----
1971, Mar 12	#13693	Signs	Roof sign	King of the Valley	James A. Lynch
1974, Aug 8	#10975	Alter-Repair-Demolish	Convert from retail store to bowling alley, cocktail lounge, snack bar	Mrs. Stone Breaker	Joe Jordan
1975, Apr 11	#94229	C of O	Retail store converted to bowling alley, cocktail lounge and snack bar	Mrs. Stone Breaker	-----
1984, Jan 3	#66063	New Building	Block wall fence	Stonebreaker Billard	-----
1995, Nov 16	#92692	-----	Install T-bar and acoustical tile ceiling	Marjorie Stonebaker	-----
1998, Feb 19	#31174	Signs	Install illuminated wall sign	Marjorie Stonebraker	-----
1998, Jun 30	#37587	-----	Install 4 platform on the roof for new a/c equipment	Marjorie Stonebraker	-----
1998, Sep 9	#41595	-----	Revise #37587 to delete one a/c equipment platform and change one to accommodate a bigger equipment unit	-----	-----
2006, Oct 5	#06633	-----	Replace drywall on walls and ceiling in bar	Dorothy Bollard	-----

## **7. WRITTEN STATEMENTS**

### **A. Proposed Monument Description**

#### Physical Description

The former Citrus Bowl is located at 10430 Sepulveda Boulevard, in the Mission Hills neighborhood of Los Angeles, California. The bowling alley occupies the northernmost portion of a larger property at the northeast corner of Sepulveda Boulevard and Devonshire Street, which it shares with a shopping center and surface parking lot. The property is flanked by low-scale, single-family residential development to the north and east. The former bowling alley is set back from Sepulveda Boulevard by a surface parking lot paved with asphalt concrete; it is flanked to the south by an adjacent two-story commercial building, and to the east by another surface parking lot.

The building was designed in the Googie style and was constructed in 1957. It is one story in height with a rectangular plan and a low-slope roof concealed by parapets. A projecting flat canopy shelters the primary entrance at the southwestern portion of the building. The exterior walls are veneered in painted brick laid in a running bond. The brickwork features a horizontal tooled joint every seven courses to form a series of continuous reveals. The northernmost portion of the primary (west) façade features projecting concrete blocks set in a geometric pattern, and periodic vertical tooled joints. Four angled steel frames with circular perforations span a projecting canopy over the primary entrance at the southwest corner of the building.

The primary (west) façade is asymmetrically composed and contains two building entrances. The primary entrance is recessed and consists of a pair of fully-glazed, aluminum doors with sidelights and transom light. A secondary entrance to the south consists of a single fully-glazed, aluminum door with sidelight and transom light. Both entrances are accessed by decorative terrazzo paving flanked by low terrazzo planters. The two entrances are sheltered beneath a flat canopy with a beveled cement plaster soffit and recessed can lights. The north façade has walls and piers of common bond brick but is otherwise unarticulated. The rear addition has a flat roof and exterior walls veneered in cement plaster.

The building interior has been completely altered in the course of its multiple conversions, first from a bowling alley to an appliance store, then back to a bowling alley, then into a retail store. The interior spaces have been reconfigured and refinished numerous times and are not character-defining.

#### Character-Defining Features

Character-defining features are those features that were present during the property's period of significance and contribute to the integrity of the property. The period of significance for this property is 1958, when initial construction on the bowling alley building was completed.

Character-defining features of the former Citrus Bowl include:

- Siting, including orientation to Sepulveda Boulevard and front setback behind surface parking
- Rectangular plan, simple massing, and asymmetrical composition
- Flat roof with parapets
- Projecting canopy with beveled plaster soffit and recessed can lights
- Perforated steel frames spanning the southwest portion of the building

- Glazed, aluminum-frame storefront entrances
- Terrazzo entry paving and planters
- Brick exterior walls

#### Alterations

The former Citrus Bowl has undergone a number of alterations over time, primarily relating to its conversion from a bowling alley to a retail appliance store in 1969, back to a bowling alley in 1974, and then back into a retail store in 2016-18. Notable alterations include:

- A rooftop sign was removed prior to the recent project. Earlier photographs and building permits indicate there was a rooftop sign spanning the entrance canopy.
- The exterior pole sign was altered or replaced in earlier remodels, and was removed in the recent project.
- The interior was altered multiple times to accommodate prior changes of use, and was completely reconfigured and refinished to accommodate a new retail use in 2016-18.
- The bowling equipment and automatic scoring system – including the ball returns, scoring screens, and pin setters – were removed in 2015.
- In 2016-18 an addition was constructed at the rear of the building; the roof was raised over the rear two-thirds; four windows were cut into the primary (west) façade; the exterior brick walls were sandblasted to remove paint; and a new retail building was constructed abutting the south façade.

#### Integrity Assessment

Despite some alterations over time, the former Citrus Bowl retains sufficient integrity to convey its historic significance as a rare surviving example of a post-World War II Googie-style bowling alley in the San Fernando Valley:

- **Location** – The former Citrus Bowl remains in its original site. It therefore retains integrity of *location*.
- **Design** – The former Citrus Bowl has been altered over time but retains the essential exterior character-defining features of its mid-twentieth century Googie-style design. Because of its original function as a bowling alley the building was designed as a simple box; its Googie character was expressed in the eye-catching beveled canopy and massive perforated steel frames that continue to dominate the primary (west) façade. The building also retains its simple massing, asymmetrical composition, recessed entrances with glazed metal entrance doors, and terrazzo paving and planters. It therefore retains integrity of *design*.
- **Setting** – The former Citrus Bowl remains part of a low-rise neighborhood commercial center surrounded by surface parking. Sepulveda Boulevard continues to serve as major auto thoroughfare in the San Fernando Valley, and the adjacent neighborhood remains a modest single-family residential tract dating from the 1950s and 1960s. Therefore, the property retains integrity of *setting*.
- **Materials** – The former Citrus Bowl has undergone some alterations but retains the essential exterior materials that characterize its Googie design, including perforated steel frames, cement plaster canopy, terrazzo paving, brick walls, and glazed aluminum-framed entrances. Therefore, the property retains integrity of *materials*.



- **Workmanship** – The former Citrus Bowl retains examples of mid-century craftsmanship and construction techniques including the exterior brickwork, decorative steel frames, and terrazzo paving. Therefore, the property retains integrity of *workmanship*.
- **Feeling** – The former Citrus Bowl retains integrity of *location, design, setting, materials, and workmanship*, and therefore retains the essential physical features that convey the aesthetic and historic sense of a postwar Googie style bowling alley in the San Fernando Valley. It therefore retains integrity of *feeling*.
- **Association** – The former Citrus Bowl retains integrity of *location, design, setting, materials, workmanship, and feeling*, which combine to convey the building's historic character as a post-World War II Googie-style bowling center constructed in the San Fernando Valley during the "Golden Age" of bowling. Therefore, the property retains integrity of *association*.

The former Citrus Bowl retains integrity of *location, design, setting, materials, workmanship, feeling, and association*. Some features have been modified, but the building retains most of its essential physical and character-defining features and continues to convey its historic significance as a rare surviving example of a post-World War II Googie-style bowling alley in the San Fernando Valley.

## **B. Statement of Significance**

The former Citrus Bowl was identified in SurveyLA as eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument under Criterion A/1/1 as a significant example of a post-World War II bowling alley in the San Fernando Valley, of which intact examples are increasingly rare; and under Criterion C/3/3 as an excellent example of a Googie-style bowling alley, designed by noted Los Angeles architect Martin Stern, Jr.<sup>1</sup>

The former Citrus Bowl meets the following criteria for individual designation as a Los Angeles Historic-Cultural Monument:

- *Criterion 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.*

The property is identified with the boom of suburban development that transformed the San Fernando Valley in the years following World War II, and exemplifies bowling's significant role in the social and recreational life of post-war suburban Americans. In Los Angeles, as elsewhere in the United States, modern bowling centers were constructed in the postwar era in large numbers and particularly in areas of West Los Angeles and the San Fernando Valley, where large expanses of land were available to accommodate the large, one-story buildings typically surrounded by sizeable parking lots. Postwar bowling centers were designed and marketed to provide recreational facilities for men, women, children, and families. During this time, bowling centers were typically designed in Mid-century Modern and Googie styles and often by noted architects. Bowling centers also typically had restaurants and cocktail lounges which served as popular places to socialize. The 1950s and 1960s are considered to be the "Golden Age" of bowling when participation, particularly in leagues, was at its peak and new bowling centers were being constructed at a furious pace. Today, extant postwar bowling centers are rare in Los Angeles.<sup>2</sup>

The former Citrus Bowl was constructed in 1958, during the furious period of suburban growth and development that characterized the San Fernando Valley in the post-war years. It is a large, one-story building surrounded by a sizeable parking lot and originally included bowling lanes, a restaurant and cocktail lounge. Although it has undergone some alterations it retains the essential character-defining features of its eye-catching Googie design by noted architect Martin Stern, Jr., and is one of only two remaining postwar bowling centers in the San Fernando Valley. The period of significance under Criterion 1 is 1958, the year construction was completed and the Citrus Bowl opened, to 1969, the year the building was converted into a retail appliance store.

- *Criterion 3: Embodies the distinguishing 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.*

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<sup>1</sup> City of Los Angeles Department of City Planning, Office of Historic Resources, *Historic Resources Survey Report, Mission Hills-Panorama City-North Hills Community Plan Area*, prepared by Architectural Resources Group, Inc., March 20, 2014, 9.

<sup>2</sup> Adapted from City of Los Angeles Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1880-1980, Theme: Post WWII Recreation, 1940-1975, Sub-theme: Bowling Centers, 1949-1970*, September 2017.

Postwar bowling centers were typically large, stand-alone buildings located in or near suburban shopping centers where there was sufficient land to construct the building and its sprawling parking lot. Many of these establishments were designed by noted California architects of the time including Armet & Davis, Martin Stern, Jr., Ron Cleveland, and Powers, Daly, and DeRosa. While some bowling centers were somewhat restrained examples of Mid-century Modern architecture, many others employed the Googie style. This style of roadside architecture was common to bowling alleys as well as coffee shops, motels, gas stations, and car washes. Googie bowling centers used sweeping shapes, slick lines, dramatic angles, and futuristic forms, such as parabolas, boomerangs, and domes. Modernistic elements like exposed structural systems, tapered columns, and expansive plate glass walls were common.<sup>3</sup>

The Citrus Bowl embodies the distinguishing characteristics of a postwar, Googie-style suburban bowling center. It is a large, one-story building in a suburban shopping center with a large surface parking lot; and it retains the essential character-defining features of its original Googie design, particularly the sweeping cantilevered canopy framed with a series of dramatically angled, perforated steel I-beams. The building was designed by noted architect Martin Stern, Jr., one of the pioneers of the Googie style. It appears to be one of only two postwar bowling centers remaining in the San Fernando Valley. The period of significance under Criterion 3 is 1958, the year in which initial construction was completed.

#### Citrus Bowl Development History

In June of 1957, a building permit was issued for the construction of the “Sepulveda Bowl,” a bowling alley and cocktail lounge, with associated surface parking. Property owner Clarence R. Frantz commissioned Los Angeles architect Martin Stern, Jr. with its design. Stern created a Googie-style bowling alley, incorporating the design motifs popular for roadside architecture of the period. By the time the facility opened in October of 1958, the name had been changed to “Citrus Lanes.” By the 1960s, the cocktail lounge had been renamed the Black Bull Restaurant and Cocktail Lounge.

In 1969, Frantz converted the bowling alley to a retail store called “King of the Valley;” by 1972, the store has been renamed “Century 21 Home Center.” In 1974, new owner Mrs. Stone Breaker decided to convert the retail store back into a bowling alley, with a cocktail lounge and snack bar. The bowling alley reopened in 1975, presumably under the name “Mission Hills Bowl.”

In 2016-18 the shopping center was extensively remodeled. As part of that project the former Citrus Bowl building was rehabilitated for retail use. A new 5,211-square-foot addition was constructed on the east (rear) of the building, necessitating the removal of the rear wall; the roof was raised by approximately six feet over the rear two-thirds of the building; four new window openings were cut into the primary (west) façade; and the interior was completely remodeled. In addition, a new retail building was constructed immediately to the south of the former Citrus Bowl as part of the shopping center remodel. The new building occupies what was previously a paved access drive between the east and west parking areas, and abuts the south façade of the Citrus Bowl building. The Citrus Bowl’s character-defining features were retained, including the four perforated steel frames, projecting canopy, two recessed entrances with terrazzo paving and planters, and brick façade.

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<sup>3</sup> Adapted from City of Los Angeles Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1880-1980, Theme: Post WWII Recreation, 1940-1975, Sub-theme: Bowling Centers, 1949-1970*, September 2017.

### The Post-World War II Bowling Alley

In the United States, the bowling alley had its origins in the urban saloon of the late 19th and early-20th centuries, with its all-male, working-class, clientele. In the saloon environment, drinking, smoking, gambling, and other activities considered unsavory by the middle classes, were commonplace. After World War II, bowling was reinvented as wholesome suburban recreation and a social activity for the entire family. With the introduction of the automatic pin-setting machine in 1951, bowling jettisoned its old-fashioned image from previous times. The bowling alley became a cleaner, more modern facility and began to attract female and young bowlers in large numbers for the first time.<sup>4</sup> California architects took the lead in crafting the new look in bowling alley design.

Automated bowling alleys became common features of postwar suburban commercial centers across America. By the 1950s, spacious bowling centers were being constructed at an unprecedented rate in suburbs throughout the country:

*Vast one-story, free-standing structures comprising forty, fifty, or sixty lanes became the norm... Investors hired prominent architects to design sleek buildings with cantilevered roofs, beveled ceilings, glass curtain windows, and jutting outdoor pylons covered with large neon lettering.*<sup>5</sup>

By the 1960s, the automated bowling center had become the quintessential baby-boom recreation spot. Beyond merely places for bowling, they included coffee shops, restaurants, cocktail lounges, banquet rooms, billiard rooms, pro shop, and lavish decorations to attract a clientele far beyond the members of the local bowling league. In some case, the bowling alley was the social hub of the neighborhood: "In many suburbs without much infrastructure, these private enterprises became the first public community centers."<sup>6</sup>

In an effort to attract women, bowling alleys often provided a playroom where parents could deposit their children while they bowled. In addition to the amenities, mechanized equipment now set pins, returned balls, and kept score.<sup>7</sup> In the postwar period, it was common to drop the word "alley" from the name altogether, instead using terms like "lanes," or simply "bowl." Americans fell in love with bowling, many introduced to the sport through organized leagues sponsored by their employers or other local businesses. A 1946 study estimated the number of bowlers nationwide at somewhere between 10 and 15 million. Less than twenty years later, in 1964, the number of bowlers had more than doubled, to 39 million.<sup>8</sup> By the 1960s, the bowling alley had become thoroughly incorporated into the routines of millions of Americans.<sup>9</sup>

### Googie Style Architecture

Los Angeles in the 1950s was a modern city, with a booming economy, a thriving middle-class, a wealth of design talent, and an open-mindedness toward all things new. This made Los Angeles the perfect place to explore different forms and materials in architecture, where architects could have free rein to innovate a new type of Modernism.<sup>10</sup> A prominent example of this post-World War II

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<sup>4</sup> Andrew Hurley, *Diners, Bowling Alleys and Trailer Parks: Chasing the American Dream in Postwar Consumer Culture* (New York: Basic Books, 2001), 150.

<sup>5</sup> Hurley, 153.

<sup>6</sup> Alan Hess, *Googie Redux: Ultramodern Roadside Architecture* (San Francisco: Chronicle Books, 2004), 60.

<sup>7</sup> Hurley, 108.

<sup>8</sup> Hurley, 108.

<sup>9</sup> Hurley, 191.

<sup>10</sup> Alan Hess, *Googie: Fifties Coffee Shop Architecture* (San Francisco: Chronicle Books, 1985), 39-40.

innovation and enthusiasm would manifest in the “Googie” architectural style, named for the John Lautner-designed Googie’s Restaurant on Sunset Boulevard. With its gravity-defying forms and organic shapes, the style captured the excitement of a post-World War II America that was putting supersonic jets in the air and earth-orbiting satellites in space.<sup>11</sup>

Modernism had always responded to the machine, and in Los Angeles the machine was the automobile. As a result, the Googie style was widely employed in the city’s roadside commercial architecture, including coffee shops, car washes, service stations, motels, drive-ins, and bowling alleys. Architects saw these buildings as “three-dimensional billboards,” and created eye-catching designs that drew the attention of passing motorists. This was particularly good timing for the bowling alley, which was seeking to reinvent itself as wholesome family entertainment: “Bowling alleys...found Googie to be the best style to create instant landmarks in the new suburbs to announce a clear improvement from the dingy bowling alleys of the past.”<sup>12</sup> Soon, Googie-style commercial buildings were lining the city’s most well-traveled auto corridors.<sup>13</sup>

Character-defining features of the Googie style include: organic, abstract, and parabolic shapes; sharp angles and sweeping curves; dramatic rooflines, including butterfly, folded-plate, concrete shell vault, and cantilevers; variety of materials, including concrete, steel, cement plaster, brick, stone, and wood; large expanses of plate glass; thematic ornamentation, including Tiki and space-age motifs; and primacy of signage, including the pervasive use of neon.

While early critics of Googie designs condemned the buildings as garish, proponents characterized them as exuberant or dynamic: “Biased modern critics accepted the decorative I-beams of Mies van der Rohe’s buildings, but criticized the ‘dishonest’ structural expression of Googie.”<sup>14</sup> Despite the critics, Googie was widely embraced by the public and was often referred to as “Modernism for the masses.”

Los Angeles architects working in the Googie style included Armét & Davis, Wurdeman & Becket, Wayne McAlister, Stiles O. Clements, and Martin Stern, Jr. Perhaps Stern’s best-known Googie designs in Los Angeles were his three Ship’s coffee shops. It was his iconic design for Ship’s Westwood, completed just a year after his design for the former Citrus Bowl, where Stern established the vocabulary that would define a generation of Googie roadside architecture in Los Angeles:

*Here the themes of Coffee Shop Modern were laid out in all their vigor...Each component of Ship’s was a different form or material, and together they created a dynamic tension...Nothing fit together in any conventional order; the visual energy generated was tremendous.*<sup>15</sup>

Angelenos protested loudly when the Ship’s Westwood was demolished: “The future ended on September 20, 1984. They closed down Ship’s coffee shop at midnight, and the bulldozers came in the morning.”<sup>16</sup> The two additional Ship’s locations were also demolished. With the loss of the three Ship’s locations, Los Angeles has lost some of Martin Stern, Jr.’s most important work.

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<sup>11</sup> Hess, *Googie Redux*, 114.

<sup>12</sup> Hess, *Googie Redux*, 60.

<sup>13</sup> Hess, *Googie: Fifties Coffee Shop Architecture*, 39.

<sup>14</sup> Hess, *Googie Redux*, 16.

<sup>15</sup> Hess, *Googie: Fifties Coffee Shop Architecture*, 88.

<sup>16</sup> Hess, *Googie Redux*, 22.

In postwar Los Angeles, much of the suburban landscape was defined by its distinctive roadside architecture. The San Fernando Valley was particularly emblematic of this trend, as it was largely developed during the postwar era, and its seemingly endless low-density housing tracts translated into miles and miles of well-traveled auto corridors. As a result, the Valley boasted some of the best examples of roadside architecture in the Southland. By the end of the 1960s, thoroughfares like Ventura, Van Nuys, and Sepulveda boulevards were lined with the modern markets, restaurants, car washes, motels and commercial strips “that defined a decentralized metropolis – a template for twentieth-century suburban cities.”<sup>17</sup>

The Citrus Bowl displays many of the characteristic features of the Googie style, most notably the boomerang-shaped steel frames which appear to hover over the entry canopy, creating an anti-gravity effect reflective of the period. The structural cantilever was another engineering wonder that allowed for a maximum of shelter and a minimum of columns obstructing the open space: “Martin Stern, Jr. used them at Mission Hills Bowl.”<sup>18</sup> The perforations in the webbing of the steel frames, called “lighteners,” served the dual purpose of making the beam more efficient by reducing its weight, while also contributing to the overall aesthetic: “These lighteners also provide a great design element... [the holes] could be placed randomly or regularly, giving designers an opportunity and a functional excuse to add pattern to a structural I-beam.”<sup>19</sup>

In the intervening decades, much of the architectural heritage from this period has been lost. The postwar bowling alley, once a common feature of many neighborhood commercial centers, is an increasingly rare and threatened property type in Los Angeles, as numerous examples have been lost to substantial remodels or wholesale demolition. Today, Los Angeles has just a few mid-century bowling alleys that “survive as a testament to the glory days of the building type.”<sup>20</sup> The former Citrus Bowl is a rare remaining example of a Googie-style bowling alley from the post-World War II period. It is one of only four postwar bowling alleys citywide, and one of only two in the San Fernando Valley, identified as eligible for designation by the City of Los Angeles’ comprehensive historic resources survey (SurveyLA).<sup>21</sup>

### Architect Martin Stern, Jr.

The Citrus Bowl was designed by prominent architect Martin Stern, Jr. Stern (April 9, 1917 – July 28, 2001). Stern was an American architect who was active from the 1950s through the 1980s. His completed projects range from residential subdivisions, to neighborhood coffee shops and bowling alleys, to massive hotel-casino resorts. Stern is credited with “pioneering the eye-popping Googie-style coffee shop architecture of Los Angeles, and then [bringing] his exuberant vision to the skyline of the Las Vegas Strip.”<sup>22</sup>

While Stern is perhaps best known for his large-scale designs in Las Vegas, nearly a quarter of his projects were in California. By the 1950s, Los Angeles architects had been perfecting a new architecture responsive to the automobile, and “Martin Stern, Jr. belonged to this architectural

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<sup>17</sup> Hess, *Googie Redux*, 24.

<sup>18</sup> Hess, *Googie: Fifties Coffee Shop Architecture*, 129.

<sup>19</sup> Hess, *Googie Redux*, 196.

<sup>20</sup> Los Angeles Conservancy website.

<sup>21</sup> Other extant bowling alleys were identified as significantly altered, and therefore no longer eligible for designation. This information was compiled from HistoricPlacesLA.org, the online information and management system for City of Los Angeles’ significant historic resources, and repository of completed SurveyLA survey data.

<sup>22</sup> Douglas Martin, “Martin Stern, Jr., 84, Architect, Dies; Redefined Vegas Skyline,” *New York Times*, August 2, 2001.

tradition, which had evolved and refined the siting, scale, image, and planning of roadside buildings."<sup>23</sup> In 1955, Stern designed a subdivision of 400 residences called Encino Village, in the San Fernando Valley neighborhood of Encino. In 1963, he designed the Beverly Hills Public Library. Other Stern designs in Los Angeles include Sheri's on La Brea in Inglewood, Freyer's at Washington and Lincoln in Venice, and two Jack's coffee shops on Whittier Boulevard in Whittier, all of which were "identifiable Stern designs."<sup>24</sup>

Between 1956 and 1958, Stern designed three Ship's coffee shops, the most iconic of which was Ship's Westwood. Completed in 1958, Ship's Westwood was designed in the space-age Googie style:

*Perhaps the major monument of Coffee Shop Modern, because of its prominent location on Wilshire Boulevard and because it remained in mint 1958 condition (until it was demolished in 1984), was Ship's Westwood...It was as if all these modernistic shapes were collected in some wondrous new force field to shelter modern man at the corner of Glendon and Wilshire. Over it all, heading for another planet, was the Ship's sign, a rocket shape chosen to celebrate the newly born space age.<sup>25</sup>*

The design included "a series of tapering V-shaped trusses [which] hovered over the corner, creating the necessary attention-getting roof of a good Googie building,"<sup>26</sup> a feature strikingly similar to that seen in his design for the Citrus Bowl a year earlier. With the Ship's coffee shops, Stern effectively defined the architectural vocabulary of the Googie architectural style.

In Las Vegas, Stern is credited with innovating the concept of the integrated casino-hotel resort complex. Among Stern's most significant works in Las Vegas are the International Hotel (later the Las Vegas Hilton) in 1969, and the first MGM Grand Hotel and Casino (later Bally's) in 1973. Together, these projects jumpstarted the transformation of the Las Vegas Strip from a random collection of low-rise motels, clubs and parking lots into the extravagant and highly-programmed high-rise destination that it is today: "Gone was the sleek and low-slung intimacy of lounges, manicured lawns with rambling motel wings with private box balconies overlooking the pool with its beauties, replaced with a bigger, bolder and self-confident look of legitimate corporate business."<sup>27</sup> It was the International Hotel, in particular, that provided the model for many large-scale hotels to follow, including the Bellagio, Treasure Island, Mirage, and Mandalay Bay. Upon its completion, the International Hotel was the largest hotel in the world, until, that is, Stern's MGM Grand Hotel four years later.

In many ways, the architectural vocabulary that Stern developed in his Los Angeles coffee shops are the direct antecedents to his transformative work in Las Vegas: "In this rich soil, the Coffee Shop Modern genus bloomed like a hothouse orchid into uses and sizes unimagined even in Los Angeles."<sup>28</sup> Stern also completed projects in Arizona, Hawaii, Illinois, New Jersey, New York, Oregon, Texas and Utah, as well as Australia, Japan, and Yugoslavia. Martin Stern, Jr. died in Los Angeles in 2001.

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<sup>23</sup> Hess, *Googie Redux*, 240.

<sup>24</sup> Hess, *Googie Redux*, 118.

<sup>25</sup> Hess, *Googie: Fifties Coffee Shop Architecture*, 87.

<sup>26</sup> Hess, *Googie Redux*, 118.

<sup>27</sup> Peter Michel, as quoted in Martin, "Martin Stern, Jr., 84, Architect, Dies; Redefined Vegas Skyline."

<sup>28</sup> Hess, *Googie: Fifties Coffee Shop Architecture*, 109.

## SurveyLA Evaluation Criteria

Eligibility standards to evaluate post- World War II bowling centers are summarized below.

### ***Period of Significance:***

- 1949-1969

### ***Eligibility Standards:***

- Was developed during the period of significance as a neighborhood or regional bowling center
- Present appearance resembles the original appearance and retains sufficient historic integrity to convey its historical association

### ***Character-defining Features:***

- Retains most of the essential physical and character-defining features
- Played a significant role in the social and/or cultural history of the neighborhood or region
- Is an excellent example of the type
- Is also a good to excellent example of its architectural style and the work of a noted architect/designer
- Modern design elements (e.g., cantilevered roof, sharp lines, sweeping angles) and futuristic or cosmic details (e.g., starbursts, boomerangs)
- Large-scale, colorful signs, frequently in neon
- Associated architectural styles may include Googie, Mid-century Modern, Late Moderne, and Tiki/Polynesian

### ***Integrity Considerations:***

- Should retain integrity of Location, Design, Materials, Feeling, and Association
- Extant post-war bowling centers are now rare; therefore, a greater degree of alteration or fewer character-defining features may be acceptable
- Some design features may have been modified, altered, or replaced
- Adjacent setting may have changed

The former Citrus Bowl was constructed in 1958, during the period of significance, as a neighborhood bowling center. It is one of only two remaining postwar bowling centers in the San Fernando Valley. It is a good example of a Googie-style bowling center and was designed by noted architect Martin Stern, Jr., one of the pioneers of the Googie style. It has undergone some modifications, including conversion to a retail store, addition of windows, and sandblasting of the brick exterior walls; but it retains most of its essential character-defining features including its cantilevered canopy, perforated steel frames, and recessed entrances with terrazzo paving and planters. Despite its alterations the building retains all seven aspects of integrity and continues to convey its historic significance as a post-World War II, suburban bowling center in the San Fernando Valley and its Googie-style design by noted architect Martin Stern, Jr. It is therefore eligible for designation as a City of Los Angeles Historic-Cultural Monument under Criteria 1 and 3.



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August 2, 2001

### **Martin Stern Jr., 84, Architect, Dies; Redefined Vegas Skyline**

By DOUGLAS MARTIN

Martin Stern Jr., an architect who pioneered the eye-popping Googie-style coffee-shop architecture of Los Angeles and then brought his exuberant vision to the skyline of the Las Vegas strip, died on Saturday at a Los Angeles hospital. He was 84.

Mr. Stern designed three Ships coffee shops in Los Angeles in 1956 and 1957 that joined the pantheon of what came to be called Googie architecture -- an enthusiastic cocktail of neon, modern design principles and clever signage. Preservationists protested mightily when the shops -- featuring distinctive orange color schemes and looking like rocket ships about to blast off -- were demolished during the 1980's and 90's.

Mr. Stern went on to design a significant part of Las Vegas's skyline, including a skyscraper and convention center at the Sahara Hotel and the MGM Grand Hotel, which became Bally's. He also designed the 26-story Mint Hotel.

He was part of the second generation of Las Vegas architects. Space had become more expensive, and the sprawling motel-like developments of earlier years no longer made economic sense. He and contemporaries like Wayne McAllister adapted by building hotels with towers that replaced neon signs as the defining elements.

"Gone was the sleek and low-slung intimacy of lounges, manicured lawns with rambling motel wings with private box balconies overlooking the pool with its beauties, replaced with a bigger, bolder and self-confident look of a legitimate corporate business," Peter Michel wrote on the Web site of the University of Nevada at Las Vegas, to which Mr. Stern donated his architectural drawings. "There is much of the history of Las Vegas in the drawings of Martin Stern Jr.," Mr. Michel wrote.

Mr. Stern designed the Sahara Hotel's first skyscraper (14 stories) in 1959, its convention center in 1967, a 342-room high-rise addition in 1977 and a 625-room high-rise addition in 1979. He became known for his attention to the sort of details that make money. One trademark was the tower with the top floor wider than those below, to accommodate luxury suites with panoramic views.

Obituary for Architect Martin Stern, Jr., *New York Times*, August 2, 2001.



# The Bowling News Has Gone Digital

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# California BOWLING NEWS

Thursday April 2, 2015

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Paula Vidad holds aloft the trophy she won at the National Golden Ladies Classic in Las Vegas. Photo by RANDY GULLEY

## Paula Vidad Makes History With Golden Ladies Victory

by Fred Eisenhammer

LAS VEGAS — Paula Vidad became the first player to win the "triple crown" of senior women's bowling and she did it in impressive style.

Vidad came back from an early 30-pin deficit in the championship match to claim the title of the 25th National Golden Ladies Classic during a four-day tournament last week at the Orleans Hotel and Casino in Las Vegas.

The Golden Ladies title allowed Vidad to complete a sweep of the three senior women's major events. She also won the United States Bowling Congress Senior Queens championship in 2011 and the Senior U.S. Open championship in 2013 and 2014.

No other woman has won titles in all three events.

The 55-year-old Vidad, who lives in Sun City, Calif., admitted that winning all three senior majors was a goal of hers this year and "I was determined to do it," she said.

She accomplished her mission on page 3

## Mission Hills Bowl Closing

by Bill Mossoutte

MISSION HILLS — To me August 16, 1974 is a day not easily forgotten. The six months leading up to that day were filled with hard work, arguments, miscalculations, outright mistakes and a shortage of money. But in the end we pulled it off.

It was the day Mission Hills Bowl opened for business. In the forty-one years since that day, Mission has enjoyed serving millions, yes millions, of customers, a lot of whom became friends. We have seen marriage, divorce, births and deaths.

Our first junior bowlers grew up and had junior bowlers of their own and those junior bowlers had more junior bowlers.

We survived earthquakes, fires and recessions. The one thing we can't survive, however, is a short lease. We are faced with spending a couple



of hundred thousand dollars to do electrical and plumbing upgrades to the 65 year old building or we have been informed our insurance will be non-renewed.

With few years remaining

on our existing lease and no chance at a new lease it just isn't possible to continue. So it is with much sadness in my heart that I announce that Mission Hills Bowl will be closing at the end of May.

We invite you to come by in the next two months and say your goodbyes and perhaps congeal up memories of a better time. If you want to see me I'll be the one in the corner shedding a tear.

## BROOKLYN STYLES, Silver Lake Atom Splitters Advance to PBA League Semifinal Round

PORTLAND, Maine — With a sold-out crowd cheering loudly throughout the competition, the Concrete Software BROOKLYN STYLES and Bass Pro Shops Silver Lake Atom Splitters each won a one-ball sudden-death roll-off at Bayside Bowl to advance to the semifinal round of the PBA League Elias Cup playoffs.

The opening round of PBA League competition aired Sunday on ESPN.

Bowling in the state of Maine for the first time in PBA history, and in a 12-lane bowling center converted into a two-lane arena for the PBA League team competition, a raucous, fun-loving crowd of bowling fans cheered non-stop throughout two best-of-two-game team matches, both of which were decided by one pin in one-ball roll-offs.

In the first match, the 2013



Elias Cup champion GEICO New York City WTT King-Pins, anchored by PBA Hall of Famer Pete Weber, struggled to a 193-171 victory over the STYLES in a game marred by four missed single-pin spare conversion attempts between the two teams.

"That was a display of spare shooting like you've never seen before," STYLES anchor bowler Parker Bohm III said sarcastically. But the STYLES found the pocket in game two, putting together strings of three strikes three times to win, 247-148, and

seed the match into sudden-death where Bohm's strike beat Weber's nine-count.

"That shot was for the entire team," Bohm said of his winning strike. "My teammates put their trust in me and I was able to come through."

continued on page 9

## BOWLING NEWS HONOR ROLL

NAME	SCORE	DATE	CENTER
HARRY ADAMS	815/900	03-19-15	COORS BOWL
CYNTHIE GOBBY	714	03-26-15	CHAMPARAL LANES
ASHLEY QUINN	300/327	03-25-15	WEST VALLEY BOWL
DAISY HALE	300	03-25-15	BRAC VISTA LANES
VINCE COVARRUBIAS	300	03-25-15	PICKWICK BOWL
DEAN GRIFFIN	300	03-24-15	CHAMPARAL LANES
HENRY QUARTLEBAUM	300	03-24-15	GABLE HOUSE BOWL
JACOB HEDGECOCK	300	03-25-15	GABLE HOUSE BOWL
CHARLES HORTON	300	03-25-15	VALLENCIA LANES
CHARLES HENRY	815	03-25-15	HARLEY'S BOWL
BOBBY VANAMASTER	815/850	03-25-15	HARLEY'S BOWL
TIM RITTER	815	03-26-15	WESTMINSTER LANES
MARK DYER	814	03-27-15	MORNING VALLEY BOWL
RICHARD JACKSON II	815/850	03-27-15	UPLAND BOWL
PAUL REDDLO	300	03-27-15	WESTMINSTER LANES
MICKEY VILLARRREAL	300	03-26-15	DEL RIO LANES
HERBERT JONES	300	03-26-15	WESTMINSTER LANES

### ATTENTION ALL BOWLERS:

BOWL AN HONOR SCORE THIS WEEK & E-MAIL BY MONDAY MORNING

YOUR NAME, SCORE, DATE & CENTER & YOU WILL BE ON THE FRONT PAGE

E-MAIL TO: [NEWS@CALIFORNIABOWLINGNEWS.COM](mailto:NEWS@CALIFORNIABOWLINGNEWS.COM)

OPTIONAL 8-8-8-188 & Under \$120-190 & Over \$180 • Mystery Game is \$500

### FOREST LANES Monthly No-Tap

Sunday April 12th at 1:30pm (check in 12:30pm)  
 Monthly No-Tap Tournament • Entry fee \$20 per person (sidepots included)  
 Optional 8-8-8-188 & Under \$120-190 & Over \$180 • Mystery Game is \$500

## 6 Gamer - \$300.00 1st Place

SUNDAY, April 12th at 5PM • Entry Fee: \$50  
 OPTIONAL - Sidepots \$5 - Blocks \$4 • Call Joe at (949) 776-0055 for more info.

### HAPPY EASTER SUNDAY

EVENT OR CLUB	DAY	DATE	BOWLING CENTER
ABTA	SATURDAY	APRIL 4	KEYSTONE LANES
BREAKFAST CLUB NO-TAP	FRIDAY	APRIL 3	LA HABRA "300" BOWL
EASTER BRUNCH	SUNDAY	APRIL 5	PICKWICK BOWL
PBA LEAGUE QUARTER FINALS	SUNDAY	APRIL 5	12:30PM ON ESPN

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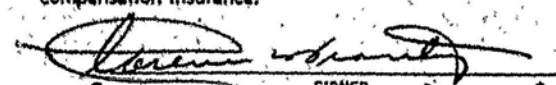
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APPLICATION FOR CONSTRUCTION OF NEW BUILDING  
CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY  
PERMIT TO CONSTRUCT

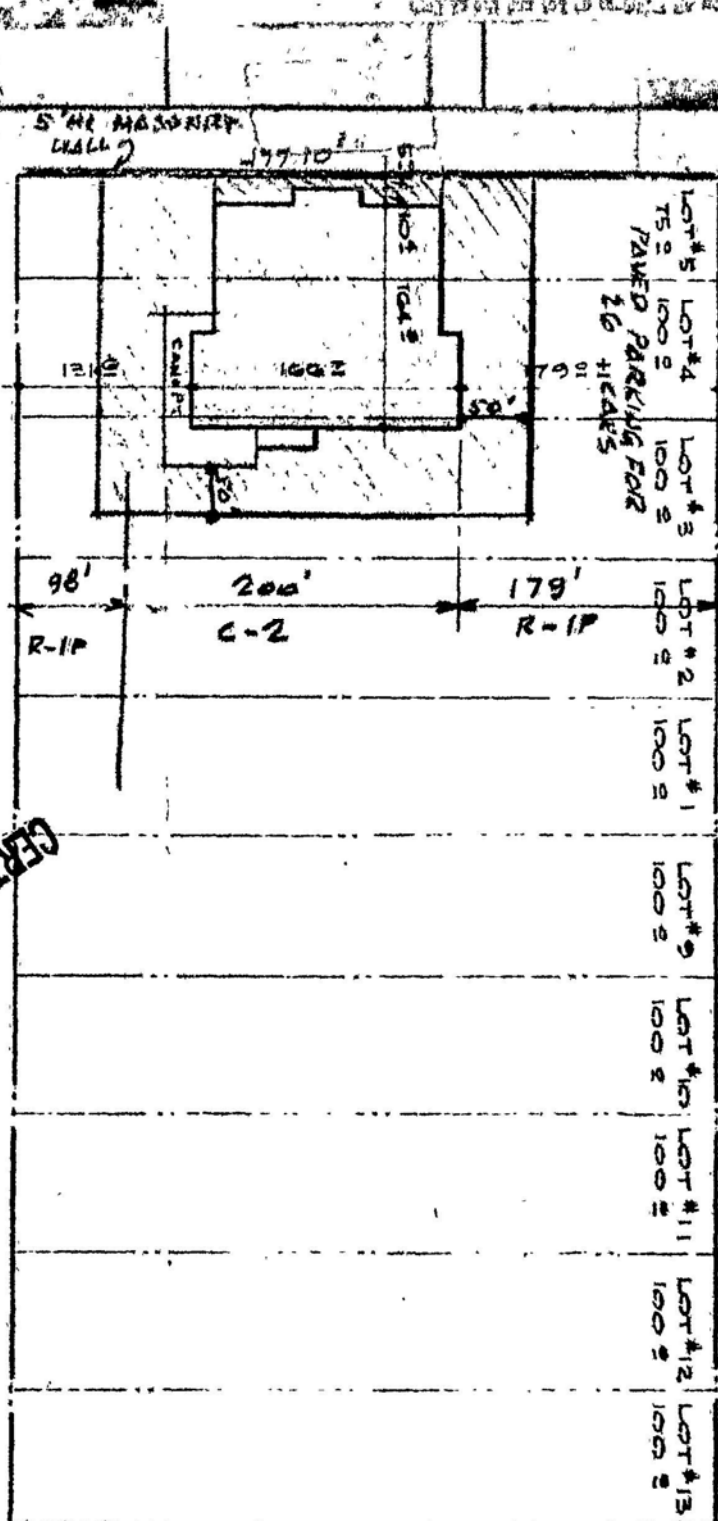
DIS. DIST. <b>7682</b>	1. LEGAL LOT <b>11-20-1</b>	TRACT <b>11-20-1</b>	APPROVED
ZONE <b>R1A-1</b>	JOB ADDRESS <b>10430 Sepulveda Blvd.</b>		
FIRE DIST. <b>12</b>	2. BETWEEN CROSS STREETS <b>Devonshire</b> AND <b>8th St.</b>		EST. DIV.
INSIDE	3. PURPOSE OF BLDG. <b>Bowling alley - Cocktail bar</b>		Plns. not req'd.
KEY COR. LOT	4. OWNER <b>A. B. Malouf - G. R. Frantz</b>		Appr. not req'd. before bldg. permit
REV. COR. LOT SIZE <b>995 x 47809</b>	5. OWNER'S ADDRESS <b>1320 N. San Fernando Blvd., Burbank, Calif.</b>		(Victoria 9-3040)
REAR ALLEY	6. CERT. ARCH. <b>Martin Stern, Jr.</b>	STATE LICENSE NUMBER <b>C-769</b>	
SIDE ALLEY	7. LIC. ENGR. <b>Barney Cardan</b>	STATE LICENSE NUMBER <b>638</b>	
BLDG. LINE	8. CONTRACTOR <b>Clarence R. Frantz</b>	STATE LICENSE NUMBER <b>235</b>	
AFFIDAVITS	9. SIZE OF NEW BLDG. <b>164' x 743' STORIES 1</b>		HEIGHT <b>16' 7"</b>
BLDG. AREA <b>26,158</b>	10. MATERIAL OF EXTERIOR WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> METAL BRICK <input type="checkbox"/> CONC. BLOCK CONCRETE		

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PARKING SPACES <b>26</b>		<b>RKH Helmut</b>
GUEST ROOMS		APPLICATION CHECKED
FILE WITH		PLANS CHECKED
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		PLANS APPROVED
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TRACT 18389

TRACT 19522

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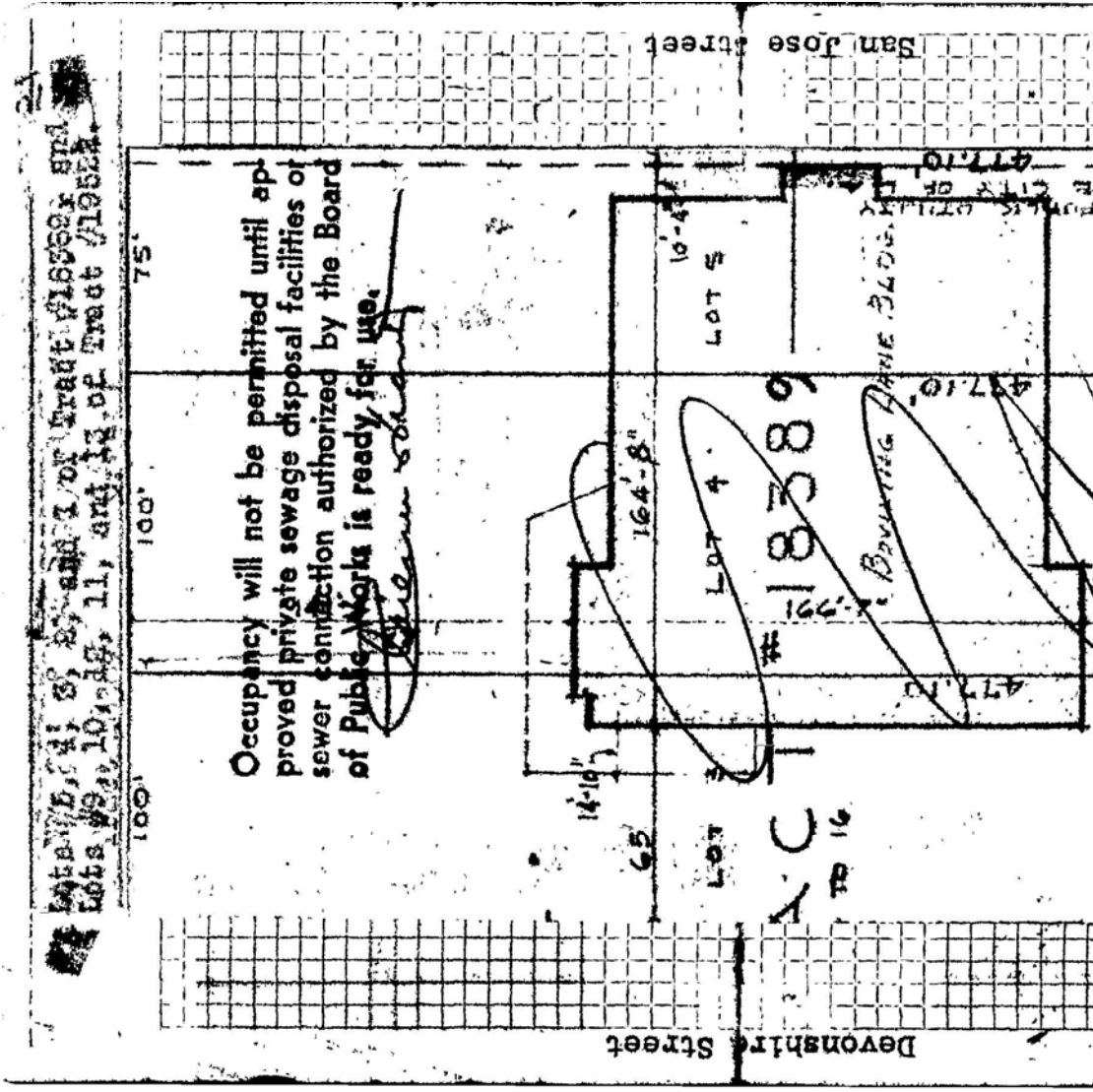
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*William Schmitt*

# 18389

BRUNING DANE BLDG.

Devonshire Street

San Jose Street

1957 New Construction

Form B-956a

CITY OF LOS ANGELES  
**Certificate of Occupancy**

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

Issued **3**

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**October 9, 1958**

Permit No. and Year

**10530 Sepulveda**

**VI 54087-57**

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

**1-story, Type III, 164' x 143' Bowling Alley and  
Cocacola Bar. 250 maximum occupants and 26 required  
parking spaces  
B-2 occupancy**



G. E. MORRIS,  
Superintendent of Building

**J. B. COCHRANE, JR.**

By \_\_\_\_\_

1958 Certificate of Occupancy

3

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

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CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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JUN 12 1966 30494 Ck VN • 2091 L - 1 14.00

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

Signed Thomas Williams (Owner or Agent)

Table with columns for Department (Bureau of Engineering, Conservation, Plumbing, Planning, Fire, Traffic) and Name/Date.



-2-

No Change in Plot Plan







**S APPLICATION FOR INSPECTION OF SIGNS** 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.	LOT 4	BLK.	TRACT 18389	CENSUS TRACT 1096
2. TYPE OF SIGN OR NEW WORK	(10) Wall Sign & Roof Sign			DIST. MAP 7682
3. JOB ADDRESS	10430 Sepulveda Blvd.			ZONE C-2-1 (P-1)
4. BETWEEN CROSS STREETS	Devonshire AND San Jose			FIRE DIST. 11
5. OWNER'S NAME	Black Bull			LOT (TYPE) INSIDE
6. OWNER'S ADDRESS	Same			LOT SIZE 100 X 477
7. ARCHITECT OR ENGINEER	Barry L. Bacon			REAR ALLEY
8. CONTRACTOR	Jenkins Sign			SIDE ALLEY
9. SIZE OF SIGN	HEIGHT ABOVE GRADE 17 FT. 6	ROOF FT.	TOTAL COPY AREA 410	BLDG. LINE
10. ILLUMINATION TO BE USED	SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE <input type="checkbox"/>			AFFIDAVITS OB 11349
11. MATERIAL OF CONSTRUCTION	SUPPORTING FRAME Steel	FRAME OF SURFACE Steel	SURFACE OF SIGN Plexi	OB 11455
12. JOB ADDRESS	10430 Sepulveda Blvd.			OB 11492
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	\$ 5500-			24632
14. SIZE OF EXISTING BUILDING	TYPE NC	STORIES	EXT. WALLS	DISTRICT OFFICE VN
TYPE OF SIGN OR NEW WORK	SF Roof & Wall Sign			GRADING /
FREEWAY CLEARANCE	NOT REQUIRED <input type="checkbox"/>	REQUIRED <input type="checkbox"/>	FREEWAY CHECKED	HIGHWAY DEB. /
FREEWAY CLEARANCE	FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>	MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>	ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>	OTHER
SIGN REQUIRES:	TRAFFIC APPROVAL <input type="checkbox"/>	BOARD APPROVAL <input type="checkbox"/>	PLANS CHECKED	PLANS APPROVED
P.C. No.	CONT. INSP	APPLIC. NON APPROVED	FILED WITH	FREEWAY CLEARED
P.C. 17-16	S.P.C.	G.P.I.	B.B. 2640	I.F.
O.S.	C/O	TYPIST	DATE 6/2/69	INSPECTOR I

EXPIRED

EXPIRED

GENERAL INSPECTOR

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.

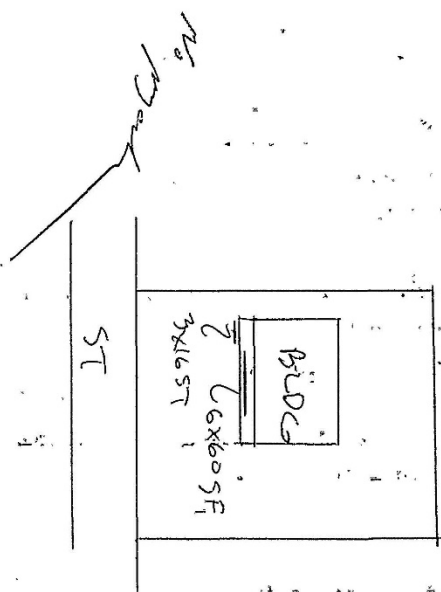
JUN 2-69	282335	•89166	Z-6CK	17.16
JUN 2-69	282345	•89166	Z-1CK	26.40

**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 _____
Bureau of Engineering	ADDRESS APPROVED	[Signature]	6/2/69
	HIGHWAY DEDICATION REQUIRED COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE FILE #		



11-1-82 11-1-82  
 11-1-82 11-1-82

from the...  
 adopted...  
 locked...  
 revoked...  
 should file...  
 Signed...  
 Owner or Authorized Agent

3 visible...  
 of this sign...  
 permit may be...  
 removed...  
 visibility...

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

B.A.S. B-3-R2-68  
 AC-1  
 DEPT. OF BUILDING AND SAFETY

CITY OF LOS ANGELES

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

1. LEGAL DESCR. LOT		BLK.		TRACT		CENSUS TRACT	
No Legal						1096	
2. PRESENT USE OF BUILDING				NEW USE OF BUILDING			
Bowling Alley				Appliance Store			
3. JOB ADDRESS		G.H.		DIST. MAP			
10430 Sepulveda				7680			
4. BETWEEN CROSS STREETS				FIRE DIST.			
Devonshire AND San Jose				#2			
5. OWNER'S NAME				LOT (TYPE)			
C.R. Frantz				Int.			
6. OWNER'S ADDRESS				CITY			
Same as #3				ZIP			
7. ARCHITECT OR DESIGNER				STATE LICENSE No.			
				PHONE			
8. ENGINEER				STATE LICENSE No.			
				PHONE			
9. CONTRACTOR				STATE LICENSE No.			
Thomas Williams				192229			
10. LENDER				BRANCH OFFICE			
				PHONE			
11. SIZE OF EXISTING BLDG.				STORIES		HEIGHT	
164x143		1				NO. OF EXISTING BUILDINGS ON LOT AND USE	
						(1) Bowling Alley	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.				EXT. WALLS		ROOF	
						FLOOR	
13. JOB ADDRESS				DISTRICT OFFICE			
3 10430 Sepulveda G.H.				VN B-9			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING			
\$ 2000							
15. NEW WORK: (Describe)				CRIT. SOIL			
Convert to retail sales & Offices install							
Non Rated Int Partitions (145x8' Hi), repair floor				HIGHWAY DED.			
				Yes			
NEW USE OF BUILDING				SIZE OF ADDITION		STORIES	
Appliance Store Retail None						HEIGHT	
TYPE				GROUP		VALUATION APPROVED	
III				G-1		Finlay	
BLDG. AREA				MAX. OCC.		PLANS CHECKED	
						Sacks	
DWELL. UNITS				GUEST ROOMS		PARKING REQ'D PROVIDED	
						PLANS APPROVED	
P.C. No.				CONT. INSP.		APPLICATION APPROVED	
						INSPECTOR	
P.C.				S.P.C.		G.P.I.	
7.15						B.P.	
						I.F.	
						O.S.	
						C/O	
						TYPIST	
						DC	

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.

24967 CLK VN:45593 E-1 7.15  
 11.00

**STATEMENT OF RESPONSIBILITY**

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Signed: Thomas Williams  
 (Owner or Agent)

Name	Date
Bureau of Engineering	
ADDRESS APPROVED	
SEWERS AVAILABLE	
NOT AVAILABLE	
DRIVEWAY APPROVED	
HIGHWAY DEDICATION REQUIRED COMPLETED	
FLOOD CLEARANCE APPROVED	
APPROVED FOR ISSUE FILE #	
Conservation	
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Plumbing	
APPROVED UNDER CASE #	
Planning	
APPROVED (TITLE 19) (L.A.M.C.-3700)	
Fire	
APPROVED FOR	
Traffic	



No change of plot

707-11-00  
711-11-00

51000 CK AH #12202  
51001 CK AH #12202

F-4  
F-4

JJOC  
JTF

Address of Building: 10430 Sepulveda Blvd.



CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY

**NOTE:** Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 12-9-69 Permit No. and Year VN 45593/69

1 Story, Type III 164'x143' Bowling Alley  
converted to Appliance Store.  
G-1 Occupancy.

Owner C.R. Frantz  
Owner's Address: 10430 Sepulveda Blvd.  
Granada Hills, Calif. 91340

R. Brouwers/sy

**3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH 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 LOT DESC.	See Over	BLK.	TRACT	18389 #19522	CENSUS TRACT	1096
2. PRESENT USE OF BUILDING	16 Retail Sales	NEW USE OF BUILDING	16	Same	DIST. MAP	7682
3. JOB ADDRESS	10430 Sepulveda Blvd.		G.H.		ZONE	0201R1/B
4. BETWEEN CROSS STREETS	Devonshire	AND	San Jose		FIRE DIST.	II
5. OWNER'S NAME	C.R. Frantz		PHONE		LOT (TYPE)	ins.
6. OWNER'S ADDRESS	P.O. Box 307 Claremont Clf.		CITY	ZIP	LOT SIZE	475x177
7. ARCHITECT OR DESIGNER	Earl & Brock		STATE LICENSE No.	PHONE	ALLEY	7
8. ENGINEER	Miles & Meier		STATE LICENSE No.	PHONE	BLDG. LINE	1
9. CONTRACTOR	Owner		STATE LICENSE No.	PHONE	AFFIDAVITS	2A14320
10. LENDER	NONE		BRANCH ADDRESS		OB	11955
11. SIZE OF EXISTING BLDG.	164x166	STORIES	1	HEIGHT	16'-11"	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	Brick	EXT. WALLS	Comp	FLOOR	Comp	
13. JOB ADDRESS	10430 Sepulveda Blvd.		DISTRICT OFFICE		VN B-49	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$		-5000 15,000		GRADING	1
15. NEW WORK (Describe)	Add new mezzanine		TN 1300TH		CRIT. SOIL	1
NEW USE OF BUILDING	RETAIL SALES		SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
TYPE	III	GROUP	G-1	SPRINKLERS REQ'D SPECIFIED	COMB GEN	INS. COVS
BLDG. AREA	26,158		MAX. OCC.	TOTAL	286.	PLANS CHECKED
DWELLING UNITS	-		GUEST ROOMS	PARKING SPACES	4/26 30	PLANS APPROVED
P.C. No.	M 3009		CONT. INSP.	-		INSPECTOR
P.C.	15.73	S.P.C.	28.60	G.P.I.	-	B.P.
					68.20	I.F.
					-	O.S.
					-	C/O
					-	TYPIST
					-	pc

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.

Nov 25 69 52843 Gk VN K-6 15.73

BUYERS USE

DEC-15-69	55222	Gk VN	52644	L-6	28.60
DEC-15-69	55223	Gk VN	52644	L-1	68.20

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Signed	<i>Lois S. [Signature]</i>	Name		Date	
Bureau of Engineering	ADDRESS APPROVED				12-1-69
	SEWERS AVAILABLE				12-1-69
	NOT AVAILABLE				
	DRIVEWAY APPROVED				
	HIGHWAY DEDICATION REQUIRED COMPLETED				
	FLOOD CLEARANCE APPROVED	#1			12-1-69
	APPROVED FOR ISSUE				12-1-69
Conservation	FILE #				
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED				
Planning	APPROVED UNDER CASE #				
Fire	APPROVED (TITLE 15) (L.A.M.C.-5700)	2A.F.D.	W.R. Parker		12-15-69
Traffic	APPROVED FOR				





Address of Building 10430 Sepulveda Blvd.



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

1-7-71

Permit No. and Year

VN 52644/69

1 Story, Type III, 17' x 147' Storage mezzanine addition within existing 166' x 164' Retail Sales Store. 4 addition required parking spaces provided. G-1 Occupancy  
ZA 14320

Owner C.R. Frantz  
Owner's Address P.O. Box 307  
Claremont, Calif. 91711

E. Spitzer/sm

**S** CITY OF LOS ANGELES **APPLICATION FOR INSPECTION OF SIGNS** **843-B-5-Rev. 10-48**  
 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
	4		18389	1096
2. TYPE OF SIGN OR NEW WORK	Roof Sign			DIST. MAP
3. JOB ADDRESS	10430 N. Sepulveda Blvd.			ZONE
4. BETWEEN CROSS STREETS	San Jose AND Devonshire			02-1/P-11
5. OWNER'S NAME	King of the Valley			FIRE DIST.
6. OWNER'S ADDRESS	Same			II RA
7. ARCHITECT OR ENGINEER	James A. Lynch			LOT (TYPE)
8. CONTRACTOR	Heath & Co.			LOT SIZE
9. LENDER				100 X 477.10
10. SIZE OF SIGN	HEIGHT ABOVE GRADE	ROOF	TOTAL COPY AREA	AFFIDAVITS
8'5" X 61"	30'3"	30'		SEE MAP.
11. ILLUMINATION TO BE USED:	SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE <input type="checkbox"/>			
12. MATERIAL OF CONSTRUCTION	SUPPORTING FRAME	FRAME OF SURFACE	SURFACE OF SIGN	AIRPORT HAZARD
	steel	steel	plex	DISTRICT OFFICE
13. JOB ADDRESS	10430 N. Sepulveda Blvd.			V.N.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	\$ 7,500.-			GRADING
15. SIZE OF EXISTING BUILDING	TYPE	STORIES	EXT. WALLS	ROOF CONST.
		2		
16. TYPE OF SIGN OR NEW WORK	Roof Sign			HIGHWAY OED.
FREEWAY CLEARANCE	NOT REQUIRED <input type="checkbox"/>	REQUIRED <input checked="" type="checkbox"/>	INSPECTION ACTIVITY	CONS.
			COMB. GEN. MAJ.S. CONS.	YES
FREEWAY CLEARANCE	FLASHING LIGHTS	MOVING PARTS	ANIMATIONS	OTHER
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SIGN REQUIRES:	TRAFFIC APPROVAL <input type="checkbox"/>	BOARD APPROVAL <input type="checkbox"/>	APPLICATION APPROVED	INSPECTOR
P.C. No. 15440	CONT. INSP.			I
P.C. 28:60	S.P.C. F	G.P.I. X	B.P. 4400	I.F. O.S. C/O TYPIST

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

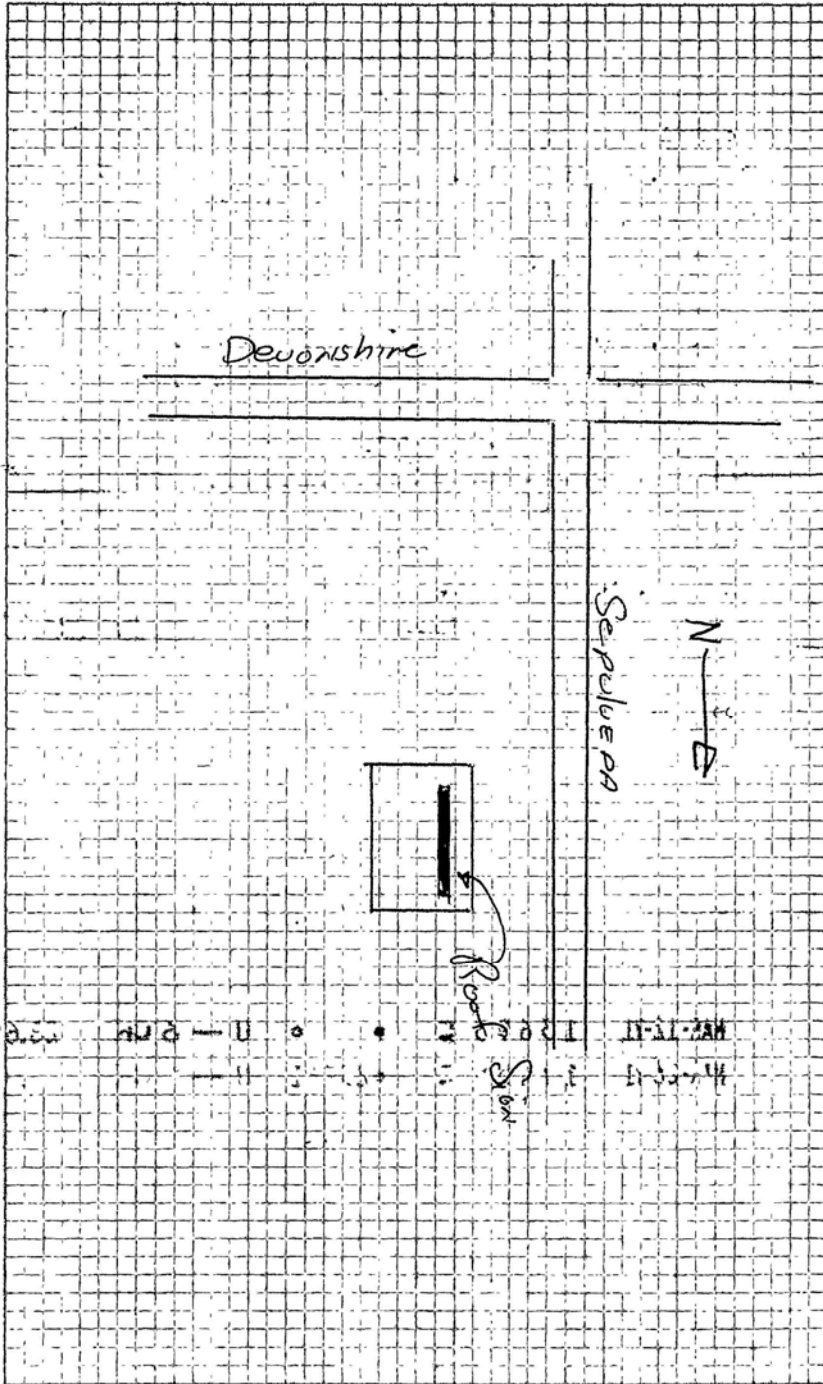
CASHER'S USE ONLY	MAR-12-71	13693 E	• • U-6 CK	28.60
	MAR-26-71	17455 E	•25761 U-1 CK	44.00

**STATEMENT OF RESPONSIBILITY**

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Signed	(Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED		3/3/71
	HIGHWAY DEDICATION REQUIRED COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE FILE #		





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

**S** CITY OF LOS ANGELES **APPLICATION FOR INSPECTION OF SIGNS** **BA5 B-5—Rev. 10-48**  
 DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESC. LOT	SEE LA # 25761/71	BLK. TRACT	CENSUS TRACT
2. TYPE OF SIGN OR NEW WORK	19 Roof sign		1096
3. JOB ADDRESS	10430 N. Sepulveda Blvd.		DIST. MAP 7682
4. BETWEEN CROSS STREETS	San Jose AND Devonshire		ZONE C2-1/P-1/1 FIRE DIS. R1-P-II
5. OWNER'S NAME	King of the Valley	PHONE	LOT (TYPE) int
6. OWNER'S ADDRESS	same	P.O. BOX ZIP	LOT SIZE 100x477.10
7. ARCHITECT OR ENGINEER	James Lynch CE 6055 223 4141	STATE LICENSE NO. PHONE	
8. CONTRACTOR	Heath & Co. 146892 223 4141	STATE LICENSE NO. PHONE	ALLEY
9. LENDER		BRANCH ADDRESS	BLDG. LINE
10. SIZE OF SIGN	8-5x61'	HEIGHT ABOVE GRADE 43 FT. ROOF 30 FT.	TOTAL COPY AREA NC
11. ILLUMINATION TO BE USED:	SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE <input type="checkbox"/>		AFFIDAVITS see map
12. MATERIAL OF CONSTRUCTION	SUPPORTING FRAME stl	FRAME OF SURFACE stl	SURFACE OF SIGN plex
13. JOB ADDRESS	10430 N. Sepulveda Blvd.		airport hazard
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	\$2000		DISTRICT OFFICE V N
15. SIZE OF EXISTING BUILDING		TYPE STORIES EXT. WALLS ROOF CONST.	GRADING
16. TYPE OF SIGN OR NEW WORK	Change in engineering		HIGHWAY DED. yes
FREEWAY CLEARANCE	NOT REQUIRED <input type="checkbox"/> REQUIRED <input type="checkbox"/>	INSPECTION ACTIVITY	ZONED BY
FREEWAY CLEARANCE	FLASHING LIGHTS Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	COMB. GEN. MAJ.S. CONS.	FILED WITH 25761/71
Moving Parts Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ANIMATIONS Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	OTHER	FREEWAY CLEARED see 25761/71
SIGN REQUIRES: TRAFFIC APPROVAL <input type="checkbox"/> BOARD APPROVAL <input type="checkbox"/>	CONT. INSP.	PLANS APPROVED	DATE 4-5-76
P.C. No. 409		APPLICATION APPROVED	INSPECTOR

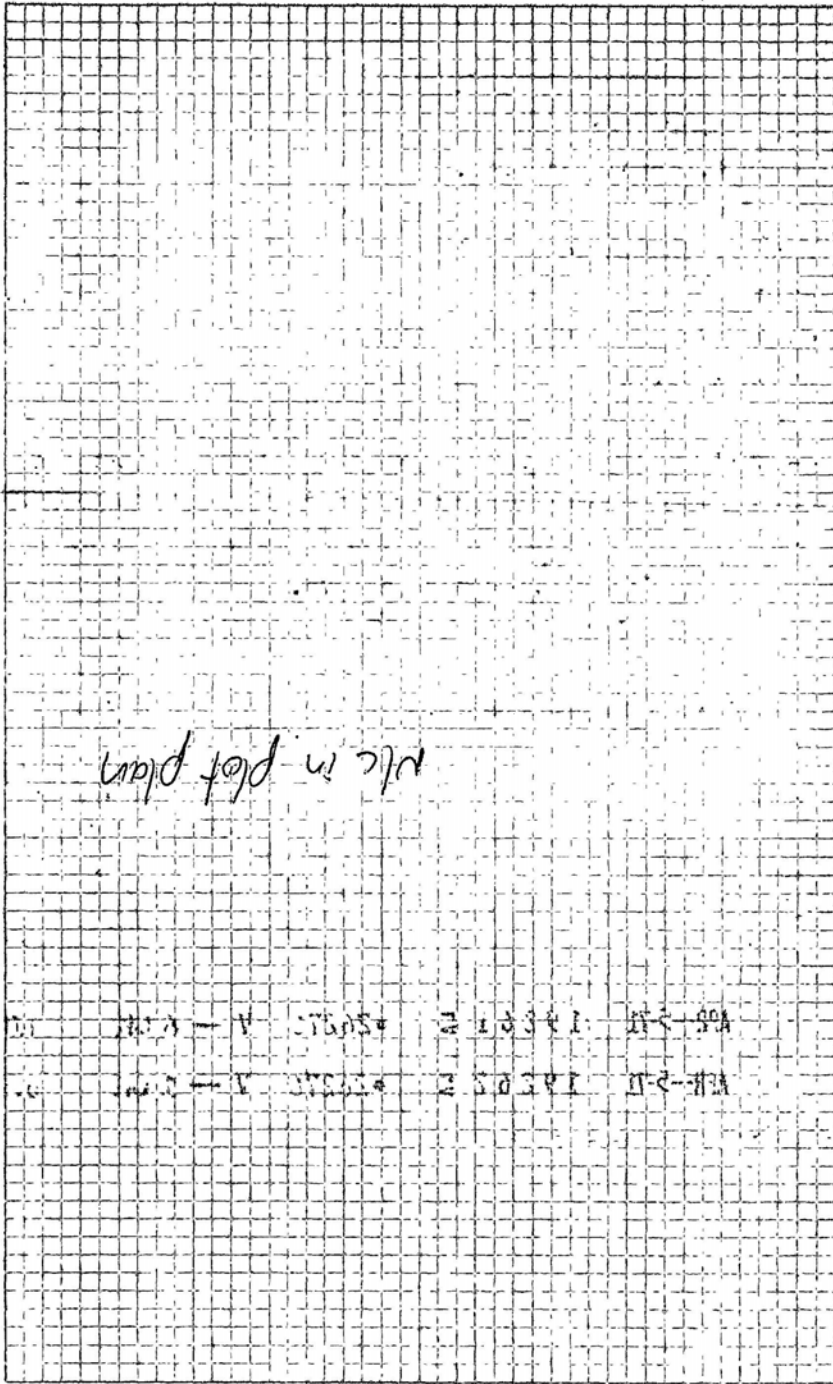
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

P.C.	409	S.P.C.		G.P.I.		B.P.	6.30	I.F.		O.S.		C/O		TYPIST	BJ
APR--5-71 19261 E •26276 V-6 CK 4.09 APR--5-71 19262 E •26276 V-1 CK 6.30															

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Signed	<i>[Signature]</i>	Name	Date
Bureau of Engineering	ADDRESS APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE		
Traffic	FILE #		
Planning	APPROVED FOR ISSUE		
Conservation	CASE #		
	APPROVED FOR ISSUE		
	FILE #		



n/c in plot plan

APR 571 26276  
LA

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

LA

APR 571 26276

Address of Building 10430 Sepulveda Blvd.



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 4-11-75 Permit No. and Year LA 95229/74

1-Story, Type III, 143' x 164' Retail Store converted to Bowling Alley, Cocktail Lounge and Snack Bar. Maximum occupancy in B-2 - 408. ZA 14320, CPC 3038. G-2/G-1/B-2 Occupancy.

Owner's Address Mrs. Stone Breaker  
10430 Sepulveda Blvd.  
Mission Hills, Calif. 91340

Form B-95b—2M Sets—5-74 (C-10)

By D. McNichols-dg

Address of Building 10430 Sepulveda Blvd.



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 4-12-74 Permit No. and Year LA 95229/74

1-Story, Type III, 143' x 164' Retail Store converted to Bowling Alley, Cocktail Lounge and Snack Bar. Temporary certificate of occupancy for Bowling Alley Only. Maximum occupancy in B-2 - 408. ZA 14320, CPC 3038. B-2 Occupancy.

TEMPORARY CERTIFICATE OF OCCUPANCY TO EXPIRE  
FEBRUARY 16, 1975.

Owner's Address Mrs. Stone Breaker  
10430 Sepulveda Blvd.  
Mission Hills, Calif. 91340

Form B-95b—2M Sets—2-73 (C-10)

By D. McNichols-dg



10430 N Sepulveda Blvd



Permit #: **06016 - 20000 - 19974**  
 Plan Check #: X06VN17472 Printed: 10/05/06 09:46 AM  
 Event Code:

Bldg-Alter/Repair Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 10/05/2006
--	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 18389		4	2	M B 562-8/9	207B145 770	2649 - 019 - 009

**3. PARCEL INFORMATION**  
 Airport Hazard Area - 450' Height Limit Above Elevatio: Community Plan Area - Mission Hills - Panorama City - Near Source Zone Distance - 3.7  
 Area Planning Commission - North Valley Census Tract - 1096.02 Thomas Brothers Map Grid - 501-G3  
 LADBS Branch Office - VN District Map - 207B145 Thomas Brothers Map Grid - 501-H3  
 Council District - 7 Energy Zone - 9  
 Certified Neighborhood Council - Mission Hills Fire District - 2

ZONE(S): C2-1 / P-1 /

**4. DOCUMENTS**  
 ZA - ZA-1978-62-B  
 ZA - ZA-1994-787-CUB  
 ZA - ZA-2000-359-CUB  
 CRA - Pacoima/Panorama City EQ Disa

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**  
 Owner(s):  
 Bollard, Dorothy J Tr Et Al Roth J Bollard T O P O Box 307 CLAREMONT CA 91711 9492331585  
 Tenant:  
 Applicant: (Relationship: Agent for Contractor)  
 Max Arteaga - P.O. Box 1363 LEBEC, CA 93243 ((661) 713-8374

<b>7. EXISTING USE</b> (17) Bar	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> REPLACE DRYWALL ON WALLS AND CEILING. VALUATION TO BE VERIFIED BY FIELD INSPECTOR.
------------------------------------	---------------------	---

2. # Bldgs on Site & Use: BAR

**10. APPLICATION PROCESSING INFORMATION**  
 BLDG. PC By: DAS PC By:  
 OK for Cashier: Kenneth Kinter Coord. OK:  
 Signature: *[Signature]* Date: 10-5-06

For information and/or inspection requests originating within LA County,  
**Call toll-free (888) LA4BUILD (524-2845)**  
 Outside LA County (714) 482-0000 Building and Safety  
 LA County Clerk, C. Burt Williams  
 For Cashier's Use Only: 10/07/06 169552 10/05/06 169552

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation:	\$6,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	160.27	
Permit Fee Subtotal Bldg-Alter/Reps	115.00	
Fire Hydrant Refuse-To-Pay		
E.O. Instrumentation	1.26	
O.S. Surcharge	2.73	
Sys. Surcharge	8.18	
Planning Surcharge	8.10	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	20.00	
Permit Fee-Single Inspection Flag		
Sewer Cap ID:		Total Bond(s) Due:

BUILDING PERMIT COMM	\$115.00
EI RESIDENTIAL	\$1.26
BUILDING PLAN CHECK	\$20.00
ONE STOP SURCH	\$2.73
SYSTEMS DEVT FEE	\$8.18
CITY PLANNING SURCH	\$8.10
MISCELLANEOUS	\$5.00
<b>Total Due:</b>	<b>\$160.27</b>
<b>Credit Card:</b>	<b>\$160.27</b>
<b>06VN 06633</b>	

**12. ATTACHMENTS**



\* P 0 6 0 1 6 2 0 0 0 1 9 9 7 4 F N \*

CONTEMPORARY PHOTOGRAPHS, OCTOBER 2020



1. Parking lot, view northeast



2. Exterior, west and south façades, view northeast



3. Exterior, west (primary) façade, view northeast





4. Exterior, "Swiss cheese" steel I-beams, view east





5. Exterior, south façade and “Swiss cheese” steel I-beams, view northeast



6. Exterior, west and east façades, view northeast



7. Exterior, south façade, view north





8. Exterior, south façade, view northwest



9. Exterior, west façade, primary entrance, view east

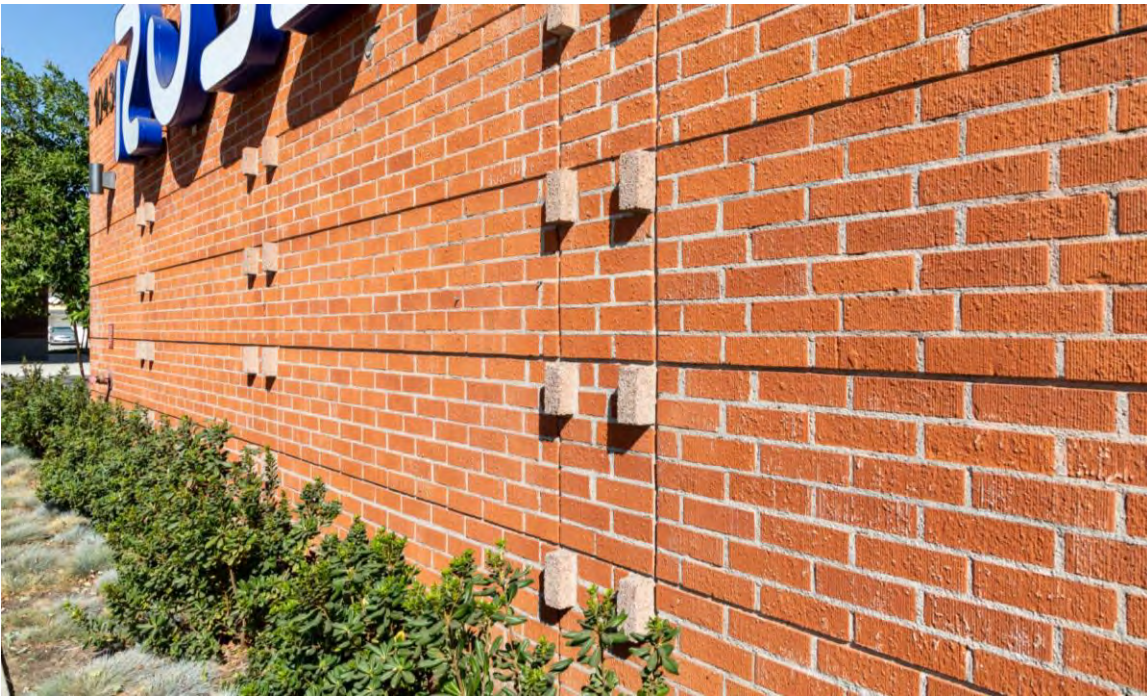


10. Exterior, west façade, primary entrance, view east



11. Exterior, west façade, "Swiss cheese" I-beams, view east





12. Exterior, west façade, detail of masonry, view northeast



13. Exterior, west façade, view southeast



14. Exterior, west and north façades, view southeast





15. Exterior, north façade, view east



16. Exterior, east façade (addition), view west



## HISTORICAL PHOTOGRAPHS



Architectural rendering of the proposed Sepulveda Bowl, 1957; University of Nevada, Las Vegas, Digital Collections. Note that the rendering is a conceptual image and differs slightly from the building as actually constructed.



Mission Hills Bowl, undated photograph from Alan Hess, *Googie Redux: Ultramodern Roadside Architecture* (San Francisco: Chronicle Books, 1985)



# City of Los Angeles Department of City Planning

## 9/13/2021 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

10430 N SEPULVEDA BLVD

### ZIP CODES

91345

### RECENT ACTIVITY

CHC-2021-7683-HCM

ENV-2017-412-CE

ENV-2020-5749-CE

ENV-2021-7684-CE

ZA-2017-411-CUB

ZA-2020-5748-CUB

### CASE NUMBERS

CPC-9262

CPC-5622

CPC-2015-3423-GPA-ZC-CU-CUB-  
ZV-MS-SPR

CPC-2010-589-CRA

CPC-1950-3038

ORD-96656

ORD-184347

ORD-112346

ORD-105956

DIR-2016-1595-MS-SC

ZA-2000-359-CUZ

ZA-1994-787-CUB

ZA-1978-62

ENV-2017-2282-SE

ENV-2015-3424-MND

MND-00-360-CUB

MND-97-19-CUZ

### Address/Legal Information

PIN Number	207B145 770
Lot/Parcel Area (Calculated)	10,804.8 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID G3 PAGE 501 - GRID H3
Assessor Parcel No. (APN)	2649019032
Tract	TR 18389
Map Reference	M B 562-8/9
Block	None
Lot	4
Arb (Lot Cut Reference)	2
Map Sheet	207B145

### Jurisdictional Information

Community Plan Area	Mission Hills - Panorama City - North Hills
Area Planning Commission	North Valley
Neighborhood Council	Mission Hills
Council District	CD 7 - Monica Rodriguez
Census Tract #	1096.04
LADBS District Office	Van Nuys

### Planning and Zoning Information

Special Notes	None
Zoning	(T)(Q)C2-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Community 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	None
Affordable Housing Linkage Fee	

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



Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2649019032
Ownership (Assessor)	
Owner1	PRIME FRIT OLIVO LAND LLC C/O C/O FEDERAL REALTY INV TRUST
Address	1626 E JEFFERSON ST ROCKVILLE MD 20852
Ownership (Bureau of Engineering, Land Records)	
Owner	PRIME/FRIT MISSION HILLS, LLC C/O PRIMESTOR DEV., INC./ ARTURO SNEIDER
Address	201 S FIGUEROA ST. STE. 300 LOS ANGELES CA 90012
APN Area (Co. Public Works)*	11.280 (ac)
Use Code	1500 - Commercial - Shopping Center (Neighborhood, Community) - One Story
Assessed Land Val.	\$15,876,380
Assessed Improvement Val.	\$37,985,045
Last Owner Change	08/30/2017
Last Sale Amount	\$9
Tax Rate Area	8859
Deed Ref No. (City Clerk)	990916 907825 78497 + 78497 7-985 7-984 582332W 500648 3139555 2864391 2785191 2785101 2417866 1538417 1466503 1308285 1134368 0-228
Building 1	
Year Built	1957
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	25,519.0 (sq ft)
Building 2	
Year Built	2017

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Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	58,161.0 (sq ft)
<b>Building 3</b>	
Year Built	1959
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	48,637.0 (sq ft)
<b>Building 4</b>	
Year Built	1959
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2649019032]

#### Additional Information

Airport Hazard	450' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
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	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Seismic Hazards

<b>Active Fault Near-Source Zone</b>	
Nearest Fault (Distance in km)	1.62665664
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

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Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2649019032]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

### Public Safety

Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1954
Fire Information	
Bureau	Valley
Batallion	12
District / Fire Station	75
Red Flag Restricted Parking	No



## CASE SUMMARIES

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

Case Number:	CPC-2015-3423-GPA-ZC-CU-CUB-ZV-MS-SPR
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE CU-CONDITIONAL USE CUB-CONDITIONAL USE BEVERAGE-ALCOHOL ZV-ZONE VARIANCE MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.) SPR-SITE PLAN REVIEW
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR THREE(3) R1 PARCELS FROM LOW RESIDENTIAL TO COMMUNITY COMMERCIAL; ZONE CHANGE FROM "FOOTPRINT" P-1 AND R1P-1 ZONING AND R1 ZONING TO C2-1 TO BE CONSISTENT WITH THE PROJECT SITE; SITE PLAN REVIEW FOR ADDITIONAL SQUARE FOOTAGE; CONDITIONAL USE FOR COMMERCIAL CORNER TO PERMIT 24 HOURS OPERATION FOR A HEALTH CLUB; CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES FOR 1 RETAIL STORE WITH A FULL LINE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND 1 RESTAURANT WITH THE SALE AND SERVICE OF BEER AND WINE FOR ON-SITE CONSUMPTION; ZONE VARIANCE TO PROVIDE 813 PARKING SPACES IN LIEU OF THE REQUIRED 836 SPACES; ZONE VARIANCE TO ALLOW THE CONSTRUCTION OF A WALL TO REMOVE ALLEY ACCESS FOR LOADING ZONE PURPOSES.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-1950-3038
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2016-1595-MS-SC
Required Action(s):	MS-SC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR THREE(3) R1 PARCELS FROM LOW RESIDENTIAL TO COMMUNITY COMMERCIAL; ZONE CHANGE FROM "FOOTPRINT" P-1 AND R1P-1 ZONING AND R1 ZONING TO C2-1 TO BE CONSISTENT WITH THE PROJECT SITE; SITE PLAN REVIEW FOR ADDITIONAL SQUARE FOOTAGE; CONDITIONAL USE FOR COMMERCIAL CORNER TO PERMIT 24 HOURS OPERATION FOR A HEALTH CLUB; CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES FOR 1 RETAIL STORE WITH A FULL LINE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND 1 RESTAURANT WITH THE SALE AND SERVICE OF BEER AND WINE FOR ON-SITE CONSUMPTION; ZONE VARIANCE TO PROVIDE 813 PARKING SPACES IN LIEU OF THE REQUIRED 836 SPACES; ZONE VARIANCE TO ALLOW THE CONSTRUCTION OF A WALL TO REMOVE ALLEY ACCESS FOR LOADING ZONE PURPOSES.
Case Number:	ZA-2000-359-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONDITIONAL USE TO REPLACE CUP ZA 94-0787-CUB WHICH EXPIRES 02/15/00.
Case Number:	ZA-1994-787-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO ALLOW OFF-SITE SALE OF BEER AND WINE FOR A DRUG STORE VARIETYCENTER IN THE C2-1, R1 ZONES.
Case Number:	ZA-1978-62
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2017-2282-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	STATUTORY EXEMPTION: LADOT SIGNOFF
Case Number:	ENV-2015-3424-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR THREE(3) R1 PARCELS FROM LOW RESIDENTIAL TO COMMUNITY COMMERCIAL; ZONE CHANGE FROM "FOOTPRINT" P-1 AND R1P-1 ZONING AND R1 ZONING TO C2-1 TO BE CONSISTENT WITH THE PROJECT SITE; SITE PLAN REVIEW FOR ADDITIONAL SQUARE FOOTAGE; CONDITIONAL USE FOR COMMERCIAL CORNER TO PERMIT 24 HOURS OPERATION FOR A HEALTH CLUB; CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES FOR 1 RETAIL STORE WITH A FULL LINE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND 1 RESTAURANT WITH THE SALE AND SERVICE OF BEER AND WINE FOR ON-SITE CONSUMPTION; ZONE VARIANCE TO PROVIDE 813 PARKING SPACES IN LIEU OF THE REQUIRED 836 SPACES; ZONE VARIANCE TO ALLOW THE CONSTRUCTION OF A WALL TO REMOVE ALLEY ACCESS FOR LOADING ZONE PURPOSES.
Case Number:	MND-00-360-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	Data Not Available

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Case Number: MND-97-19-CUZ

Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES

Project Descriptions(s): Data Not Available

## **DATA NOT AVAILABLE**

CPC-9262

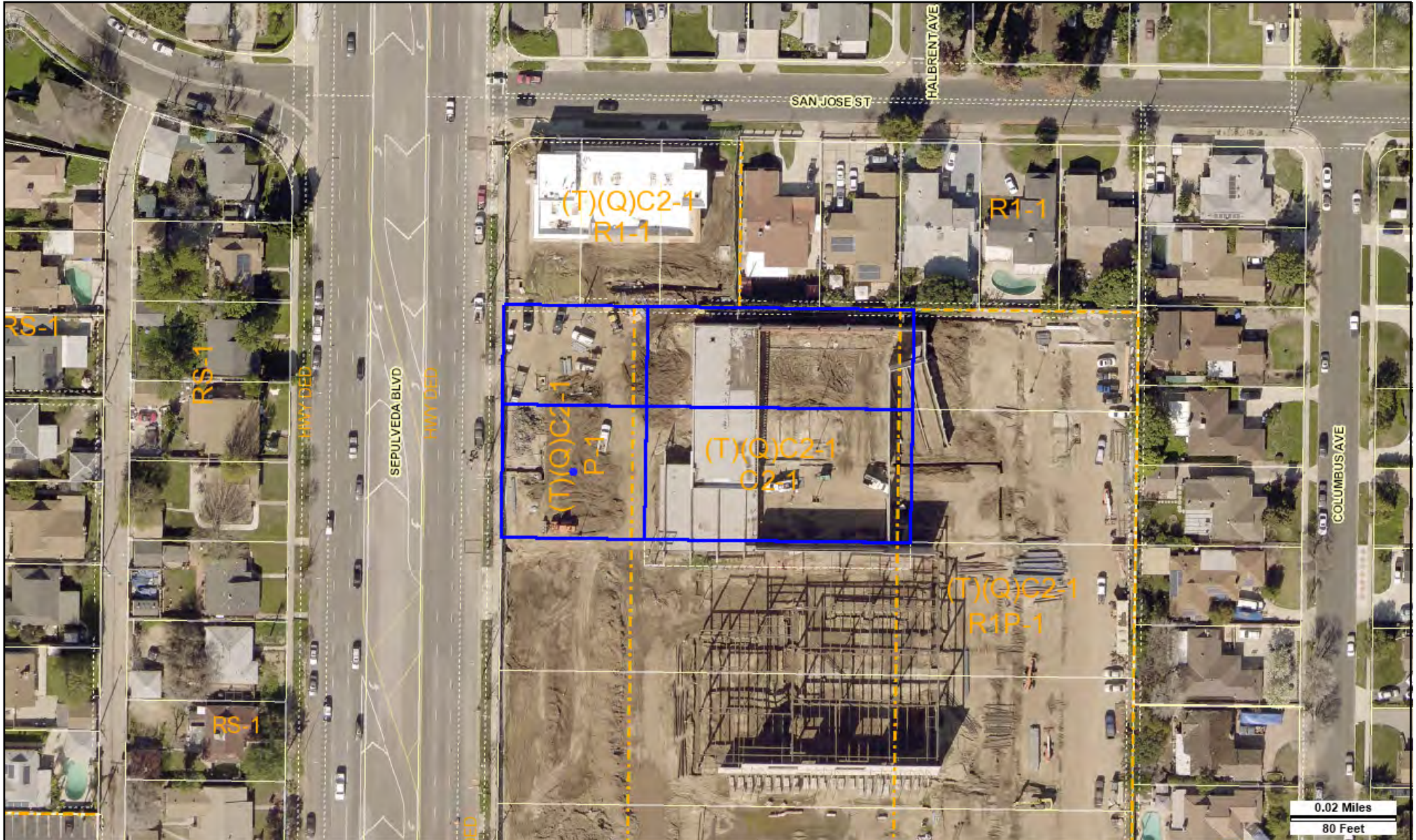
CPC-5622

ORD-96656

ORD-184347

ORD-112346

ORD-105956



Address: 10430 N SEPULVEDA BLVD  
 APN: 2649019032  
 PIN #: 207B145 770

Tract: TR 18389  
 Block: None  
 Lot: 4  
 Arb: 2

Zoning: (T)(Q)C2-1  
 General Plan: Community Commercial

