

SILBERBERG BUILDING

7274-7290 W. Beverly Boulevard; 180-182 N. Poinsettia Place
CHC-2022-5941-HCM
ENV-2022-5942-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—October 13, 2022](#)
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-2022-5941-HCM
ENV-2022-5942-CE

HEARING DATE: November 17, 2022
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 7274-7290 W. Beverly Boulevard;
180-182 N. Poinsettia Place
Council District: 5 – Koretz
Community Plan Area: Wilshire
Zoning: C2-1VL
Land Use Designation: Neighborhood Office
Commercial
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Tract 7372, Lot 46

EXPIRATION DATE: The original expiration date of November 29, 2022 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
SILBERBERG BUILDING

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Maurice and Susan Mazur, Trustees
Mazur Family Trust
11926 Briarvale Lane
Studio City, CA 91604

APPLICANTS: Save Beverly Fairfax
c/o Nora Wyman and Dale Kendall
357 South Fairfax Avenue #323
Los Angeles, CA 90036

Art Deco Society of Los Angeles
c/o Margot Gerber
357 South Fairfax Avenue #323
Los Angeles, CA 90036

PREPARERS: Morgan Quirk and Mary Ringhoff
Architectural Resources Group
360 East 2nd Street, Suite 225
Los Angeles, CA 90012

RECOMMENDATION

That the Cultural Heritage Commission:

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

2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

Director of Planning

[SIGNED ORIGINAL IN FILE]

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

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—October 13, 2022
Historic-Cultural Monument Application

Historic-Cultural Monument Application

FINDINGS

- The Silberberg Building “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a commercial building associated with historic patterns of commercial development within the Beverly-Fairfax neighborhood.
- The Silberberg Building “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a commercial building designed in the Art Deco architectural style.

CRITERIA

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

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

SUMMARY

The Silberberg Building is a one-story commercial building located at the southeast corner of W. Beverly Boulevard and N. Poinsettia Place in the Beverly-Fairfax neighborhood of Los Angeles. Built in 1931, the property was designed in the Art Deco architectural style by architect and engineer J. Robert Harris (1900-1964) for the La Brea Mortgage Company as offices and retail space. The La Brea Mortgage Company, founded in 1928 by realtor and businessman Abraham Silberberg, was one of many businesses established to serve the Jewish community that developed in Beverly-Fairfax and other Wilshire-area neighborhoods. By the 1940s, the building changed ownership to realtor Esther G. Mazur, also a member of the local Jewish community, who owned the subject property until her death in 1985. Still owned by the Mazur family, the Silberberg Building continues to serve as an original and anchoring commercial building in a historic commercial corridor.

The subject property was among the earliest commercial buildings built in what would become a significant commercial corridor on Beverly Boulevard. Originally part of Rancho La Brea, the area became home to large-scale oil extraction operations before being subdivided for residential development. By the early 1930s, the area was dominated by a mix of single-family and small multi-family residences and characterized by an emphasis on automobile usage. Beverly Boulevard's emergence as a commercial corridor followed, and development there, too, was car oriented. Many of the earliest residents in the Beverly-Fairfax area were Jewish, as it was one of relatively few neighborhoods in Los Angeles where restrictive covenants did not exclude Jewish homeowners; synagogues, delis, kosher restaurants and grocers, and a variety of other

businesses and institutions sprang up along Beverly Boulevard to serve the emerging Jewish community. Following World War II, Jewish Angelenos continued to move westward, and Beverly-Fairfax replaced Boyle Heights as the center of Jewish community life in Los Angeles.

L-shaped in plan, the subject property is of brick and wood frame construction clad in smooth stucco. It has two slightly pitched vaulted roof forms clad in a built-up composition material that are concealed by a zigzag parapet with a stepped cornice interrupted by narrow, stepped piers extending beyond the parapet. The subject property contains seven storefronts: four fronting Beverly Boulevard, two fronting N. Poinsettia Place, and one at the corner, diagonally facing the streets' intersection. The north- and west-facing elevations are divided into bays separated by pilasters that project above the parapet. The bays all feature divided-lite transoms with decorative metal grilles; those on the primary, north-facing façade have recessed storefronts with large, fixed windows, partially glazed wood doors with transoms, and patterned terrazzo paving. A 36-foot tower with inlaid geometric designs is located at the northwest corner, above a prominent entrance consisting of fully glazed metal double doors with sidelites and a divided-lite transom; in front of the transom is a sign that reads "Gelato and Angels." The entrance features a curved metal canopy topped by a starburst of inset black vitrolite glass alternating with plaster. Flanking the primary entrance are two bays; the bay to the east contains a secondary entrance to the storefront with a non-historic single, fully glazed door, and the bay to the south contains a tripartite aluminum window. The west-facing elevation features two nearly identical storefronts in the southernmost bays that have entrances flush with the sidewalk and single, centered replacement doors with almost full-height fixed storefront windows and transoms. The three other bays on this façade are mostly unornamented with transom windows and one original door with divided-lites. The east-facing elevation directly abuts the neighboring property and is not visible. The remaining elevations are utilitarian; fenestration consists of multi-lite and undivided single-hung windows and undivided metal sliding windows, all of which have security bars.

J. Robert Harris was born in Clay County, Texas in 1900 and worked as an architect and engineer before relocating to Los Angeles in 1924. He established his own practice the following year and went on to complete over 400 public and private projects in a variety of architectural styles in the Los Angeles area. Harris also served as chair of the Hollywood Boulevard Development Association from 1930, influencing the commercial and architectural development of Hollywood's primary corridor. In addition, he founded the Architects of San Fernando Valley (later the San Fernando Valley chapter of the American Institute of Architects) in 1945. In 1958, Harris opened a camera shop, which he ran while continuing to practice architecture until his death in 1964. Notable works by Harris include a model house design for the Architects' Building Material Exhibit (1931), the Van Nuys Post Office (1933), and the Micheltorena Street School (1935).

The subject property has experienced several alterations, including the reconfiguration of interior spaces in 1943; exterior sandblasting in 1963; the conversion of a retail space to restaurant use in 1989; the installation of wall-mounted channel signage and conversion of a retail space to restaurant use in 2006; and the replacement of some doors and windows, installation of a hanging pole sign, and addition of security gates and grilles at unknown dates. During the Commission site visit, it was also observed that with the exception of stairways leading to mezzanine spaces and exposed roof trusses, most of the original features of the interior retail spaces had been removed.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under state and local designation programs as an excellent example of Art Deco commercial architecture along a major commercial corridor. It was also identified as a contributor to the Beverly Boulevard Commercial Historic District, eligible under state and local designation programs.

DISCUSSION

The Silberberg Building meets two of the Historic-Cultural Monument criteria.

It “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a commercial building associated with historic patterns of commercial development within the Beverly-Fairfax neighborhood. The subject property was one of the earliest structures built along the Beverly Boulevard commercial corridor as it developed in response to the rising popularity of the automobile, serving nearby residents, many of whom were members of Los Angeles’s westward-shifting Jewish community in the 1920s and 1930s. Development of Beverly Boulevard west of Vermont Avenue began in 1916 and proceeded slowly westward seeing its completion at the end of 1926. As automobile suburbs took root in this part of the city, Beverly Boulevard grew rapidly as a commercial corridor. While many of the 1920s buildings reflect a pedestrian-oriented pattern of development, the commercial corridor continued to develop through the 1930s and 1940s with many of these later businesses, including drive-up markets and restaurants.

In addition, commercial properties along Beverly Boulevard such as the subject property were also influenced by a diverse Jewish population settling in the area by the 1930s. The community was made up of recent immigrants from outside the United States, individuals who had moved from the East Coast, and longer-term Angelenos who moved westward from other parts of the city, such as Boyle Heights. During this period, many of the newly developed buildings along Beverly boulevard were occupied by Jewish business owners, offering goods and services at grocers, tailors, cleaners, beauty shops, furniture sellers, and realtors, like the La Brea Mortgage Company located within the subject property.

The subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a commercial building designed in the Art Deco architectural style. The subject property reflects the execution of the Art Deco architectural style in the latter part of the Art Deco movement in Los Angeles. Though the Art Deco style was often favored in the design of larger buildings, such as towers or skyscrapers, it was also used to make smaller buildings appear taller and more extravagant. The building’s smooth stucco walls, simple geometric massing, vertical elements such as the 36-foot tower, and flat roof with a stepped parapet extending beyond the roof edge are all reflective of the style. Other distinguishing features include the fluted pilasters with scrollwork, curved metal canopy, insets of black vitrolite glass, chevron designs, geometric wood transom windows and doors, sunburst terrazzo entryways, and wrought iron grilles with abstracted scroll and floral designs.

Although most of the historic fabric on the interior of the subject property has been removed, the exterior retains a high level of integrity of location, setting, materials, design, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

The designation of the Silberberg Building 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-2022-5942-CE was prepared on October 21, 2022.

BACKGROUND

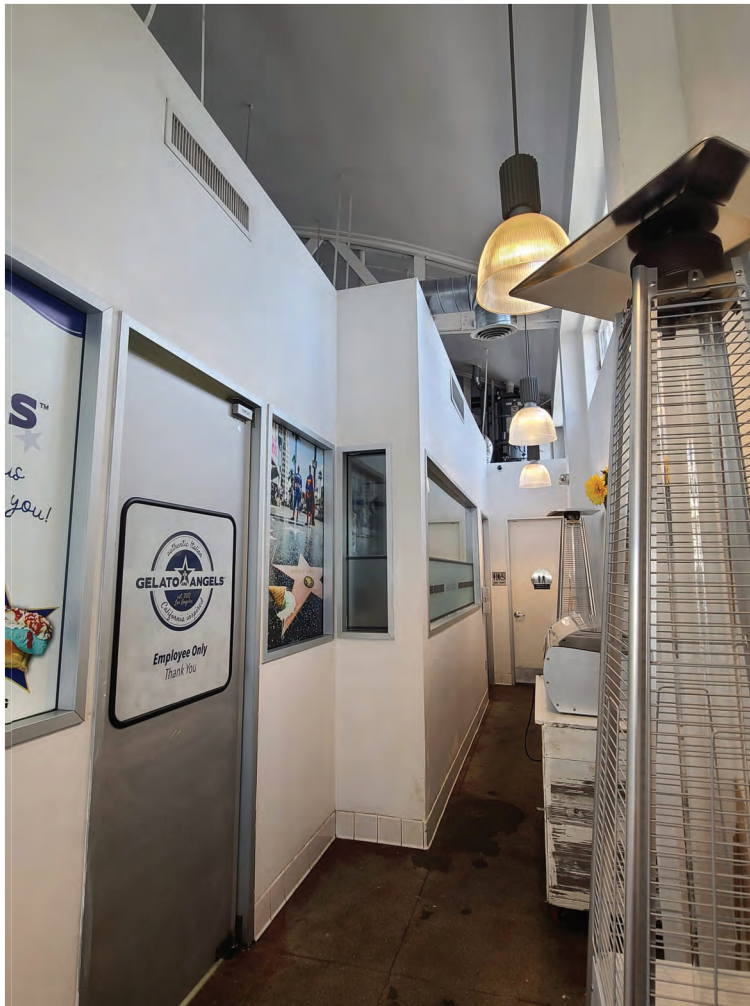
On August 17, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On September 15, 2022, the Cultural Heritage Commission voted to take the property under consideration. On October 13, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of November 29, 2022, 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-2022-5941-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-5942-CE

PROJECT TITLE

Silberberg Building

COUNCIL DISTRICT

5

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

7274-7290 W. Beverly Boulevard; 180-182 N. Poinsettia Place

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Silberberg Building 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 **Silberberg Building** 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-2022-5941-HCM
ENV-2022-5942-CE

HEARING DATE: September 15, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 7274-7290 W. Beverly Boulevard;
180-182 N. Poinsettia Place
Council District: 5 – Koretz
Community Plan Area: Wilshire
Zoning: C2-1VL
Land Use Designation: Neighborhood Office Commercial
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Tract 7372, Lot 46

EXPIRATION DATE: The original 30-day expiration date of September 16, 2022, 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.*

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PROJECT: Historic-Cultural Monument Application for the SILBERBERG BUILDING

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Maurice and Susan Mazur, Trustees
Mazur Family Trust
11926 Briarvale Lane
Studio City, CA 91604

APPLICANTS: Save Beverly Fairfax
c/o Nora Wyman and Dale Kendall
357 South Fairfax Avenue #323
Los Angeles, CA 90036

Art Deco Society of Los Angeles
c/o Margot Gerber
357 South Fairfax Avenue #323
Los Angeles, CA 90036

PREPARERS: Morgan Quirk and Mary Ringhoff
Architectural Resources Group
360 East 2nd Street, Suite 225
Los Angeles, CA 90012

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.

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

Director of Planning

[SIGNED ORIGINAL IN FILE]

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

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Silberberg Building is a one-story commercial building located at the southeast corner of W. Beverly Boulevard and N. Poinsettia Place in the Beverly-Fairfax neighborhood of Los Angeles. Built in 1931, the property was designed in the Art Deco architectural style by architect and engineer J. Robert Harris (1900-1964) for the La Brea Mortgage Company as offices and retail space. The La Brea Mortgage Company, founded in 1928 by realtor and businessman Abraham Silberberg, was one of many businesses established to serve the Jewish community that developed in Beverly-Fairfax and other Wilshire-area neighborhoods.

The subject property was among the earliest commercial buildings built in what would become a significant commercial corridor on Beverly Boulevard. Originally part of Rancho La Brea, the area became home to large-scale oil extraction operations before being subdivided for residential development. By the early 1930s, the area was dominated by a mix of single-family and small multi-family residences and characterized by an emphasis on automobile usage. Beverly Boulevard's emergence as a commercial corridor followed, and development there, too, was car oriented. Many of the earliest residents in the Beverly-Fairfax area were Jewish, as it was one of relatively few neighborhoods in Los Angeles where restrictive covenants did not exclude Jewish homeowners; synagogues, delis, kosher restaurants and grocers, and a variety of other businesses and institutions sprang up along Beverly Boulevard to serve the emerging Jewish community. Following World War II, Jewish Angelenos continued to move westward, and Beverly-Fairfax replaced Boyle Heights as the center of Jewish community life in Los Angeles.

L-shaped in plan, the subject property is of brick and wood frame construction clad in smooth stucco. It has two slightly pitched vaulted roof forms clad in a built-up composition material that are concealed by a zigzag parapet with a stepped cornice interrupted by narrow, stepped piers extending beyond the parapet. The subject property contains seven storefronts: four fronting Beverly Boulevard, two fronting N. Poinsettia Place, and one at the corner, diagonally facing the streets' intersection. The north- and west-facing elevations are divided into bays separated by pilasters that project above the parapet. The bays all feature divided-lite transoms with decorative metal grilles; those on the primary, north-facing façade have recessed storefronts with large, fixed windows, partially glazed wood doors with transoms, and patterned terrazzo paving. A 36-foot tower with inlaid geometric designs is located at the northwest corner, above a prominent entrance consisting of fully glazed metal double doors with sidelites and a divided-lite transom; in front of the transom is a sign that reads "Gelato and Angels." The entrance features a curved metal canopy topped by a starburst of inset black vitrolite glass alternating with plaster. Flanking the primary entrance are two bays; the bay to the east contains a secondary entrance to the storefront with a non-historic single, fully glazed door, and the bay to the south contains a tripartite aluminum window. The west-facing elevation features two nearly identical storefronts in the southernmost bays that have entrances flush with the sidewalk and single, centered replacement doors with almost full-height fixed storefront windows and transoms. The three other bays on this façade are mostly unornamented with transom windows and one original door with divided-lites. The east-facing elevation directly abuts the neighboring property and is not visible. The remaining elevations are utilitarian; fenestration consists of multi-lite and undivided single-hung windows and undivided metal sliding windows, all of which have security bars.

J. Robert Harris was born in Clay County, Texas in 1900 and worked as an architect and engineer before relocating to Los Angeles in 1924. He established his own practice the following year and went on to complete over 400 public and private projects in a variety of architectural styles in the Los Angeles area. Harris also served as chair of the Hollywood Boulevard Development Association from 1930, influencing the commercial and architectural development of Hollywood's primary corridor. In addition, he founded the Architects of San Fernando Valley (later the San Fernando Valley chapter of the American Institute of Architects) in 1945. In 1958, Harris opened a camera shop, which he ran

while continuing to practice architecture until his death in 1964. Notable works by Harris include a model house design for the Architects' Building Material Exhibit (1931), the Van Nuys Post Office (1933), and the Micheltorena Street School (1935).

The subject property has experienced several alterations, including the reconfiguration of interior spaces in 1943; exterior sandblasting in 1963; the conversion of a retail space to restaurant use in 1989; the installation of wall-mounted channel signage and conversion of a retail space to restaurant use in 2006; and the replacement of doors and windows, installation of a hanging pole sign, and addition of security gates and grilles at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under state and local designation programs as an excellent example of Art Deco commercial architecture along a major commercial corridor. It was also identified as a contributor to the Beverly Boulevard Commercial Historic District, eligible under state and local designation programs.

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 August 17, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of September 16, 2022, per Los Angeles Administrative Code Section 22.171.10(e)¹ is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

☒ Unknown

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

Nomination Preparer/Applicant's Representative

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. Nomination Form | 5. Copies of Primary/Secondary Documentation |
| 2. Written Statements A and B | 6. Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. Bibliography | 7. Additional, Contemporary Photos |
| 4. Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. Historical Photos |
| | 9. Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

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

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

Mary Ringhoff

Name:

1/10/22

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



Silberberg Building (7290 Beverly Boulevard)

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Setting

The Silberberg Building is located at 7290 Beverly Boulevard (with additional addresses at 7274-7290 Beverly Boulevard and 180-182 N Poinsettia Place) along a commercial corridor within the Beverly-Fairfax neighborhood in the Wilshire Community Plan Area of Los Angeles. The property is located at the southeast corner of the intersection of Beverly Boulevard and N Poinsettia Place and has frontage on both streets. With the exception of six surface parking spaces at the southeast corner of the lot, the building occupies the majority of its flat, rectangular parcel (APN 5512-020-037). At the west and north the building is fronted by a wide sidewalk. The property's east edge abuts another commercial building (7270 Beverly Boulevard), while the southern boundary is defined by an alley which separates the commercial block from residential development to the south.

Located on the south side of Beverly Boulevard, the Silberberg Building is part of a visually cohesive portion of the Beverly commercial corridor. This 10-block-long section of Beverly, developed between 1923 and 1958, was identified in SurveyLA as the state- and locally-eligible Beverly Boulevard Commercial Historic District (the subject property was identified as a contributor). The buildings here are primarily one-story commercial properties with some two-story mixed-use properties and a few taller office buildings. Institutional properties, mostly associated with the local Jewish community, are also present.¹

The commercial buildings' entries are either flush with the sidewalk or slightly recessed, and their storefronts reflect a mix of canted bays, large display windows, and cladding including stucco, brick, and stone. The buildings were designed in commercial interpretations of a range of architectural styles, including Spanish Colonial Revival, Art Deco, American Colonial Revival, Tudor Revival, Streamline Moderne, and Mid-Century Modern.

Exterior

The Silberberg Building was constructed in 1931 by the La Brea Mortgage Company as offices and retail space. Designed in the Art Deco style, the building is one story in height and roughly L-shaped in plan, with simple geometric massing. The property contains seven storefronts: four fronting Beverly

¹ Excerpted and adapted from "Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources," SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/1ef16593-9784-40c6-a60e-652e3aa508f3/Wilshire_District_Resources.pdf (accessed December 2021).



Boulevard, two fronting N Poinsettia Place, and one at the corner, diagonally facing the streets' intersection.

The subject property features a 36-foot tower at the property's northwestern corner. On its two street-facing (north and west) facades, the building extends to the lot lines and is flush with the sidewalk. Constructed of brick exterior walls with interior frame construction, the building is set on a concrete foundation and capped by two slightly pitched vaulted roof forms. The roof is clad in a built-up composition material and concealed at the street-facing façades by a zigzag parapet with a stepped cornice interrupted by narrow, stepped piers that extend beyond the parapet. An unornamented flat parapet defines the roofline at the alley-facing (south, east) facades. The roofline is embellished with a box-shaped tower set above the corner storefront at a 45-degree angle to the intersection of Beverly Boulevard and N Poinsettia Place. The tower sides are all symmetrical and identical, each culminating in a stepped parapet with an inverted V-shaped peak. The tower has vertical striations that recede toward a center panel, which features a chevron design. The tower's parapet and a rectangular band toward the base of the tower are ornamented with carved plaster scroll motifs. The tower is flanked by two plaster fluted pilasters which also have a scrolled motif. The building's exterior walls are clad in smooth stucco with the exception of some exposed brick at the south façade. Excluding the corner entrance, all bays at the street-facing façades have a wide divided-light transom with a wrought iron grille in an abstract scrolled floral pattern.

The primary façade is oriented to the north, facing Beverly Boulevard. This façade is symmetrically composed with the exception of the westernmost two bays. The building's most prominent entrance is located beneath the tower at the far west end of this façade. This chamfered entrance features a curved metal canopy topped by a starburst of inset black vitrolite glass alternating with plaster which is almost entirely obscured by contemporary signage reading "MILK." The entry comprises a set of non-historic fully glazed metal double doors with sidelights and a divided-light transom. A single geometric-shaped concrete step provides access to this entrance. Flanking the primary entrance are two bays angled slightly toward the chamfered corner. The bay to the east contains a secondary entrance to the storefront with a non-historic single, fully-glazed door, and the bay to the south contains a tripartite aluminum window. The four retail entrances parallel to Beverly Boulevard are identical with the exception of some replacement materials. These entrances are divided by regularly spaced piers and all have recessed angled display windows with a centered single wood door. The doors are all partially glazed and feature divided lights set at acute, geometric angles with matching transoms. Entry flooring comprises terrazzo sunbursts in rainbow colors. Most lighting elements appear to have been replaced, though a wrought iron chandelier at one storefront (7286 Beverly Boulevard) is period-appropriate and may be original. Some storefronts have had security gates added and replaced at different times.

The west façade of the building fronts on N Poinsettia Place and is divided into five bays excluding the corner entrance and adjacent window bay. Two nearly identical storefronts are in the southernmost bays. Both have entrances flush with the sidewalk and single, centered replacement doors with almost full-height fixed storefront windows and transoms. The three other bays at this façade are



unornamented with the exception of the same transom windows found throughout the building and a single original door with acute-angled divided lights.

The alley-facing facades (south, and a portion of east) are minimally ornamented and instead feature exposed ducts, mechanical boxes, and windows with security bars. Some windows appear to be original double hung wood sash, while others have been replaced or boarded up. Utilitarian secondary entries are also present at these facades.

The majority of the east façade directly abuts the footprint of an adjacent commercial building and is not visible. There are no known architectural features of note on this façade.

Alterations

Alteration permits obtained from the Los Angeles Department of Building and Safety (LADBS) suggest that the building has experienced some exterior and change of use alterations since its construction in 1931. While still under construction in 1931, architect J. Robert Harris altered his original drawings to substitute brick walls with plate glass for store windows.² In 1943, owner Abe Silberberg hired contractors Halk's General Maintenance to combine 7286 and 7290 Beverly Boulevard into one enlarged retail space.³ Ownership was transferred from Abe Silberberg to Esther G. Mazur in the mid-1940s and a permit was issued to Mazur in 1963 to sandblast three sides of the building.⁴ In 1989, a change of use was filed to convert the retail unit at 7286 Beverly Boulevard into a deli.⁵ In 2006, an additional change of use was issued to owner Maurice Mazur, grandson of Esther Mazur, to convert the unit at 7290 Beverly Boulevard to a restaurant space. A wall-mounted channel sign reading "MILK" was installed at the transom above the 7290 Beverly Boulevard entrance that same year.⁶

Existing conditions photos and historic photographs demonstrate that the building has experienced some additional, unpermitted exterior alterations. Most notably, the entrance doors and windows at the corner unit (7290 Beverly Boulevard) were replaced with non-historic fully glazed metal double doors with sidelights and a divided-light transom. A commercial entrance door with sidelights and a transom was installed at the northwest corner façade of the 7290 unit along Beverly Boulevard. Historic photographs indicate that window and door replacements first occurred at some point prior to 1976. However, the doors and windows on the north, street facing façade of 7290 Beverly Boulevard, as well as those at the corner façade, were replaced again after 1976, likely around 2006 when a change of use was issued for the corner space. A hanging pole sign for "The Gilded Owl" was installed at an unknown date at 7282 Beverly Boulevard. Various flood lights and mounted pole lights were installed above the storefront entrances at unknown dates. Additionally, several storefronts along both Beverly Boulevard

² LADBS, Permit No. 00835, January 14, 1931.

³ LADBS, Permit No. 10161, October 21, 1943.

⁴ LADBS, Permit No. 34918, April 8, 1963.

⁵ LADBS, Permit No. 29751, November 3, 1989.

⁶ LADBS, Permit No. 06016-10000-06575, July 12, 2006; Permit No. 06048-10000-01872, November 1, 2006.



and Poinsettia Place feature metal folding security gates, while metal security grilles were installed on windows at the rear, south façade at an unknown date.

Character-Defining Features

Site

- Corner location on the south side of Beverly Boulevard and east side of Poinsettia Place, oriented toward the street and set back from the sidewalk

Exterior

- L-shaped footprint
- One-story configuration on a corner lot
- Simple geometric massing
- Prominent 36-foot tower set at a 45 degree angle to face the intersection of Beverly Boulevard and Poinsettia Place
- Tower details, including inverted V-shaped parapet, vertical striations, and chevron-shaped pattern in the central panel
- Asymmetrical primary, street-facing façades divided into twelve vertical bays
- Slightly pitched vaulted roof forms concealed by a zigzag parapet with stepped cornice interrupted by narrow, stepped piers that extend beyond the parapet
- Recessed main entry set at a 45-degree angle beneath a curved metal canopy in a vertically oriented bay
- Stepped parapet ornamentation
- Smooth stucco exterior cladding at street facing façades
- Exposed brick walls at the south façade
- Division of street-facing façades with rows of identical, recessed storefront entries defined by angled display windows with black vitrolite bases and partially glazed single doors with geometric divided lights and matching transoms
- Stylized Art Deco elements featuring a starburst inset of black vitrolite glass, chevron design, sunburst terrazzo entryways, scrollwork, diamond-shaped medallions, Art Deco metal hardware, stylized geometric wood transom window surrounds, and wrought iron grilles with abstracted scrolled and floral motifs



B. Statement of Significance

Summary

The Silberberg Building meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

Criterion A: 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.

Criterion C: It 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.

The property at 7290 Beverly Boulevard satisfies Criterion A as a commercial retail building associated with historic patterns of commercial development within the Beverly-Fairfax neighborhood. The Silberberg Building was erected in 1931 for the La Brea Mortgage Company, first established in Los Angeles by Jewish businessman and realtor Abraham Silberberg and his family in 1928. It served as the company's new offices and provided additional retail space consisting of seven total storefronts sited on a corner lot marked by the structure's conspicuous tower and ambitious Art Deco design. The Silberberg Building was one of the earliest structures built along the burgeoning Beverly Boulevard commercial corridor as it developed in response to the rising popularity of the automobile, serving nearby residents, many of whom were members of Los Angeles' westward-shifting Jewish community, in the 1920s and 1930s. By the 1940s, the building changed ownership to Russian-born realtor Esther G. Mazur, also a member of the local Jewish community, who owned the property until her death in 1985. Still owned by the Mazur family to this day, The Silberberg Building continues to serve as an original and anchoring commercial building in a historic commercial corridor.

The Silberberg Building also satisfies Criterion C as an excellent example of the Art Deco style. Designed by prolific Los Angeles architect and engineer J. Robert Harris, AIA (1900-1964), it embodies the distinctive characteristics of a commercial building designed in the Art Deco style of architecture.

In 2015, the SurveyLA citywide historic resources inventory identified the Silberberg Building as individually eligible for listing in the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument as an excellent example of an Art Deco style commercial building in a major commercial corridor. Additionally, the Silberberg Building was identified as a contributing resource to the eligible Beverly Boulevard Commercial Historic District, also identified in 2015 as part of SurveyLA. The district was found eligible for state and local listing as an excellent example of an intact 1920s to 1950s low-scale commercial corridor located on a major automobile route and for its association with the Beverly-Fairfax area Jewish community since the 1920s. The south side of the district is bounded by North Formosa



Avenue on the east and North Gardner Street on the west, while the north side is bounded by North Detroit Street on the east and North Stanley Avenue on the west.

Development of the Beverly-Fairfax Neighborhood⁷

The subject property is located along the Beverly Boulevard commercial corridor in the Beverly-Fairfax neighborhood, which is part of the Wilshire Community Plan Area of Los Angeles. Much of the land that now comprises the neighborhood was originally part of the massive Rancho La Brea. Most of the Salt Lake Oil Field underlies these neighborhoods in the northwestern portion of the Wilshire area, and for many years this area was covered with oil derricks. The La Brea Tar Pits are and were the most visible surface manifestation of the vast below-ground resource. The Hancock family embarked on the first oil exploration in this area, and in 1900, rancher A.F. Gilmore began exploration on the piece of the rancho he had acquired.

Gilmore owned a relatively small percentage of the rancho land, but by the 1910s he began developing it thoroughly. Like G. Allan Hancock in Hancock Park, Gilmore saw the value of subdividing and selling off the less productive portions of his land. It soon became clear to Gilmore and his son E.B. Gilmore that housing and commercial development brought in more money than oil production. Most of the land in the Fairfax neighborhood located north of Wilshire Boulevard had been subdivided and developed by the early 1930s by the Hancocks and the A.F. Gilmore Company.

The subject property was developed in 1931 on lots 45 and 46 of Tract No. 7372, subdivided in 1924 by the Security Trust and Savings Bank and covering a portion of land between 3rd Street, Gardner Street, Beverly Boulevard, and Poinsettia Place. Aerial photography from the late 1920s showed the immediate area as less developed than the single-family neighborhoods to the north, east, and south. However, commercial buildings began cropping up along Beverly Boulevard, with single-family homes constructed intermittently and undeveloped lots found throughout.

In 1934, the nearby Farmers Public Market opened. It was operated by Fred Beck and Roger Dahlhjelm at West Third Street and Fairfax Avenue (on land owned by E.B. Gilmore), inviting local farmers to sell their produce out of the backs of their trucks. Soon, the Farmers Public Market became a permanent venue; restaurants, ice cream stands, flower shops, and other retail stores began selling at the market. The Farmers Market still exists in its original location (although it has grown), with an array of food stands and retail shops as ethnically and culturally diverse as the area in which it sits. It is the last remnant of Gilmore commercial and recreational developments that once included a drive-in movie theater, a racetrack, and a stadium.

Like the single-family and multi-family developments in the Mid-Wilshire and Hancock Park neighborhoods, the new neighborhoods of the Beverly-Fairfax area were developed and heavily

⁷ Excerpted and adapted from the "Historic Resources Survey Report: Wilshire Community Plan Area," SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/ab2f5674-8968-4e77-ad10-1557b6107f67/SurveyLAWilshire_SurveyReport_.pdf (accessed December 2021).



marketed as discrete subdivisions. They included a high number of multi-family residences, including numerous two-story duplexes and fourplexes, in a variety of Period Revival styles. Most were constructed from the mid-1920s to the early 1930s, though later examples exist. The Beverly-Fairfax developments were even more automobile-focused than the automobile suburbs further east in the Wilshire area, since they were past the outer limit of the Los Angeles Railway's streetcar system.

Where much of west-central Los Angeles did not have a large Jewish American population until after World War II, the Beverly-Fairfax neighborhood had a significant Jewish American presence from its earliest development in the 1920s. For example, research on the residents of the Orange Grove Avenue-Gardner Street area, historically a Jewish enclave, found a diverse Jewish community representative of the overall Beverly-Fairfax area at that time. This neighborhood, part of a subdivision developed by G. Allan Hancock, included recent immigrants from outside the U.S., people who had moved from the East Coast, and Angelenos who had moved to the area from other parts of the city (primarily Boyle Heights). It appears that this neighborhood and other known early Jewish residential enclaves in the Beverly-Fairfax area did not see exclusion of Jewish homeowners and renters based on restrictive housing covenants or realtor influence as seen in some other parts of Los Angeles.

Permit and census research indicates that a substantial number of properties in these enclaves were built and owned by Jewish individuals, both living on site and renting to tenants. This was the case with the Silberberg Building, built by Jewish businessman Abraham Silberberg for his realty business, La Brea Mortgage Company. In addition to becoming the realty company's offices, Silberberg leased storefronts to various businesses, including beauty parlors and clothing stores. During the postwar period, the Jewish population of Beverly-Fairfax increased substantially, and continued to move westward into neighborhoods like Pico-Robertson. The Beverly-Fairfax neighborhood is still a popular residential area for Jewish families, including members of the Orthodox community who were part of a major movement to the Wilshire area starting in the 1980s.

Residential subdivisions in the Beverly-Fairfax neighborhood were serviced by commercial districts including those along 3rd Street, Fairfax, and Beverly Boulevard—including the SurveyLA-identified Beverly Boulevard Commercial Historic District, in which the subject property was identified as a contributing resource. A particularly prominent Jewish business district emerged along North Fairfax Avenue. Businesses catering to the area's Jewish population began appearing on Fairfax starting in the 1930s, accelerating greatly after World War II. In the postwar years, community centers, neighborhood synagogues, kosher delis, restaurants, and Jewish bakeries were numerous on the street. Several long-time businesses, including Canter's Delicatessen, Schwartz Bakery, and Diamond Bakery, are still in operation. Beverly Boulevard also saw a significant increase in the establishment of Jewish commercial and institutional properties during the postwar period, many of which continue to serve the community today.



Commercial Development of Beverly Boulevard⁸

Development of Beverly Boulevard west of Vermont Avenue began in 1916, when the Los Angeles Times announced the creation of a plan to extend, widen, and pave Temple Street into a “highway from Vermont to the sea.” The goal was to better connect Los Angeles with Beverly Hills (hence the new boulevard’s name), as well as the beach communities. Beverly’s improvement proceeded slowly westward, seeing its completion at the end of 1926 in what is now the Wilshire Community Plan Area.

In May 1928, the Times noted, “construction running into hundreds of units on Beverly Boulevard and adjoining territory particularly in the district west of Highland Avenue.”⁹ As automobile suburbs took root in this part of western Los Angeles, Beverly Boulevard grew rapidly as a commercial corridor. It had a heavily used Los Angeles Railway motorcoach (bus) line as well, providing additional transportation options to local residents. While many of the district’s 1920s buildings reflect a pedestrian-oriented pattern of development, the commercial district continued to develop through the 1930s and 1940s. Many of these later businesses, including drive-up markets and restaurants, catered primarily to drivers. The corridor as a whole shifted to reflect an orientation toward the car, just as the residential districts in this part of the city did.

Commercial properties along Beverly Boulevard were also influenced by a diverse Jewish population settling in the area by the 1930s. The community was made up of recent immigrants from outside the U.S., individuals who had moved from the East Coast, and longer-term Angelenos who moved westward from other parts of the city, such as Boyle Heights. During this period, many of the newly developed buildings along the boulevard were occupied by Jewish business owners, offering goods and services at grocers—such as Fuller Super Kosher Market at 7326 Beverly Boulevard—as well as tailors, cleaners, beauty shops, furniture sellers, and realtors, like the La Brea Mortgage Company located within the subject property.¹⁰ Nearby restaurants like “The Garden” at 7517 Beverly Boulevard eventually populated the commercial corridor, advertising strictly kosher menus for their local Jewish patrons.¹¹ The boulevard was also home to important institutional properties related to the Jewish population, including the Western Jewish Institute and adjacent Congregation Shaarei Tefila located across from the subject property at 7269 Beverly Boulevard. The synagogue continues to hold services at this location to this day.

The Development of the Silberberg Building (7290 Beverly Boulevard)

⁸ Excerpted and adapted from “Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources,” SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/1ef16593-9784-40c6-a60e-652e3aa508f3/Wilshire_District_Resources.pdf (accessed December 2021).

⁹ “Many Structures Underway Mark Boulevard Activity,” *Los Angeles Times*, May 6, 1928.

¹⁰ 1930-1939 Los Angeles City Directories, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021); “Beverly-Fuller Super Kosher Market,” *Los Angeles Times*, June 6, 1933.

¹¹ “The Garden—Strictly Kosher,” *Los Angeles Daily News*, December 3, 1947.



The Silberberg Building was part of the earliest wave of development along the Beverly Boulevard commercial corridor located west of La Brea Avenue. The building has continuously operated as a mixed-use commercial property and has been under the continuous, consecutive ownership of two Jewish families—the Silberberg and then the Mazur families. It was constructed and developed by the former, the Silberbergs, in 1931. Mexican-born Jewish businessman, Abraham Silberberg (1874-1948) established the La Brea Mortgage Company in Los Angeles and developed the Art Deco building to house his company's offices and six other retail tenants. By the early 1930s, the Jewish population in Los Angeles had nearly doubled and increasingly inhabited neighborhoods like Wilshire, West Adams, and Hollywood. Ten years later, these neighborhoods were considered "more Jewish" than Boyle Heights, the city's first Jewish enclave.¹² Many of the original tenants at Silberberg's commercial building were also members of the Jewish community, providing a variety of services and products to the neighborhood. By the mid-1940s, the property was acquired by Russian Jewish widow and realtor, Esther G. Mazur (1893-1985). Mazur continued to own and rent the building to a variety of businesses until her death in 1985, when ownership was transferred to her son and grandson as part of the Mazur Family Trust.¹³ The Mazur family presently owns the building.

Abraham (Abe) Silberberg was born in 1874 in Mexico City, Mexico to German parents during a period when as few as twenty Jewish families were recorded as living in the city.¹⁴ There, he met and married his wife, Cecelia Silberberg (born to a German father and Brazilian mother), before the couple and their two young sons, Emil and Julius, emigrated with other members of the Silberberg family to El Paso, Texas in 1885.¹⁵ Known as pioneer merchants, Abe and his brother, Robert, rose to prominence in the city by operating a successful jewelry business known as Silberberg Bros. in downtown El Paso.¹⁶ During this time, the Silberberg family also purchased and owned extensive tracts of land in southwestern Mexico.¹⁷ In Texas, the brothers were important members of the community, serving as boosters for El Paso by investing in the construction of local hotels and appealing for train ticket price regulations.¹⁸

¹² "Los Angeles Citywide Historic Context Statement; Context: Jewish History," SurveyLA, prepared by GPA Consulting for the City of Los Angeles, Department of City Planning, Office of Historic Resources, December 2016, 18.

¹³ LADBS, Permit No. 82285, November 24, 1987; State of California. *California Death Index, 1940-1997*. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics.

¹⁴ Shep Lenchek, "Jews in Mexico, A Struggle for Survival: Part One," MexConnect, History & People, <https://www.mexconnect.com/articles/677-jews-in-mexico-a-struggle-for-survival-part-one/> (accessed December 2021).

¹⁵ The National Archives at Fort Worth; Fort Worth, Texas; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: 21.

¹⁶ 1920 El Paso City Directory.

¹⁷ In 1907, Robert Silberberg acquired five contiguous tracts of land in the Mexican state of Guerrero amounting to almost 120,000 acres. Following Robert's death in 1926, ownership of the land was transferred to Robert's widow Elena Rebecca Silberberg. However, in 1939, the President of Mexico seized the agriculturally viable land claimed by other nationals and the Silberberg tracts were forfeited to the Mexican government. Following Elena's death in 1940, Abe Silberberg was named executor of her estate and submitted a claim as part of the Mexican American Claims Act to recoup losses to the Silberberg family in the amount of \$1,092,160, for which only \$165,575 was ultimately awarded (per United States Department of State, *Arbitration Series: American Mexican Claims Commission*, U.S. Government Printing Office, 1943, 581-584).

¹⁸ "Scalpers Agree to Keep Hands Off Tickets," *El Paso Herald*, August 17, 1905; "Another Hotel Site to Be Submitted," *EL Paso Herald*, January 19, 1911



Following the death of Cecilia in 1918 and Robert in 1926, Abe and his son, Julius, as well as his nephew, Herman, moved to Los Angeles in 1926 to take advantage of expanding real estate opportunities in a rapidly growing Jewish community.¹⁹ Compared to the older community in Boyle Heights, these newer western neighborhoods, including the Wilshire area, attracted “more prosperous and acculturated Jews,” such as businessmen, professionals, real estate developers, and the Jewish immigrants who built the film industry.²⁰ Abe, as well as his nephew and son, were first listed in the 1928 Los Angeles city directory as residents of a tenement building located at 317 South Berendo Street near the intersection of Wilshire Boulevard and Vermont Avenue.²¹ A year later, they moved to a fourplex at 351 South Berendo Street.²²

Silberberg began his real estate business with the establishment of the La Brea Mortgage Company in January 1928 (originally located at 133 N La Brea Avenue).²³ A *Los Angeles Times* article announced the formation of the new company, which was to specialize in “general mortgage, real estate and insurance business.”²⁴ At this time, Abe Silberberg served as the company’s president, while his nephew, Herman, served as vice president and son, Julius, as secretary-treasurer.²⁵ While Abe and Herman lived in separate apartments east of the subject property, Julius lived six blocks west at 314 North Curson Avenue in the Beverly-Fairfax neighborhood.²⁶ However, by October of 1930, Julius passed away.²⁷

Despite the family’s loss and the start of the Depression era, Abe Silberberg continued to grow his realty business. In December 1930, the La Brea Mortgage Company was issued a permit to construct a one-story commercial building with seven retail spaces and a 36-foot tower at the corner of Beverly Boulevard and Poinsettia Place, designed in the Art Deco style by local architect and engineer J. Robert Harris and built by contractors Kahn Construction Company.²⁸ Advertisements in the *Los Angeles Times* detailed the completion of “Beverly Blvd.’s most attractive shops [in a] large and light prime location,” describing the building as “modernistic in design...of brick and steel, the exterior trimmed in black

¹⁹ “Mrs. A. Silberberg Dies; Native of Mexico City,” *El Paso Herald*, August 13, 1918; “Silberberg Accidentally Killed by Shot,” *El Paso Herald*, October 4, 1926.

²⁰ “Los Angeles Citywide Historic Context Statement; Context: Jewish History,” SurveyLA, prepared by GPA Consulting for the City of Los Angeles, Department of City Planning, Office of Historic Resources, December 2016, 16; Max Vorspan and Lloyd P. Gartner, *History of the Jews of Los Angeles*, San Marino, CA: Huntington Library, 1970, 118.

²¹ 1928 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

²² 1929 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

²³ “Abe Silberberg Taken by Death,” *El Paso Herald Post*, March 9, 1948; “La Brea Ave. Store,” *Los Angeles Times*, April 24, 1930.

²⁴ “Offices Opened by New Concern,” *Los Angeles Times*, January 22, 1928.

²⁵ 1930 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

²⁶ 1930 United States Federal Census; 1930 and 1931 Los Angeles City Directories, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

²⁷ “Former Pasoan Suicide Victim,” *El Paso Evening Post*, November 21, 1930.

²⁸ LADBS, Permit No. 00835, January 14, 1931.



vitrolite and wrought iron.”²⁹ While the building was still under construction in 1931, a permit was issued to substitute the many of the brick walls with plate glass store windows.³⁰

By this time, the La Brea Mortgage Co. had successfully bought and sold properties worth a combined \$199,500 in one year.³¹ Many of the firm’s sales and business dealings were associated with properties in Western neighborhoods of Los Angeles. The firm also hired numerous brokers and agents from outside the family to join the business, including William O. Redding, in charge of insurance; Daniel Feder, head of investment securities; and Raymond E. Pemberton, another real estate agent. In 1932, the company moved offices to the new building’s storefront at 7278 Beverly Boulevard—no longer located on La Brea Avenue, the business was renamed Hancock Park Realty Company.³² The nearby Hancock Park neighborhood was known for imposing restrictive housing covenants and unspoken agreements between many of the area’s realtors, “ensuring that non-white, and in some cases, Jewish, residents would be unable to purchase homes” in the area.³³ The Silberberg’s decision to adopt the “Hancock Park” name no doubt indicated a stark stance on the part of their Jewish-owned realty business and represented a shift in the area’s growing acceptance towards Jewish homeownership.

Nephew Herman Silberberg was listed as president of the company; however, he passed away at his home at 137 South Roxbury Drive in October of 1932 and the company was put back under the leadership of Abe Silberberg.³⁴ In 1936, the realty office moved from the 7278 Beverly Boulevard storefront space to the 7286 Beverly Boulevard space in the same building after attempting to fill the vacancy.³⁵

City directories from the 1930s listed some of the building’s earliest tenants as a beauty parlor, clothes cleaners, cosmetic manufacturer, bottle supplier, drapery store, shoe repair shop, vending machine distributor, grocer, tailor, and florist (See Appendix, Exhibit 7 for a comprehensive list of building tenants found in Los Angeles city directories).³⁶ Surnames of business owners occupying the building originated from Germanic, Yiddish, or Hebrew origins, with city directories often listing those same individuals as

²⁹ “Beverly Blvd. Stores,” *Los Angeles Times*, April 18, 1931; “Modernistic Type Store Building Completed,” *Los Angeles Times*, May, 1931.

³⁰ LADBS, Permit No. 29511, December 11, 1930.

³¹ “Exchanges of Realty Announced,” *Los Angeles Times*, January 3, 1932.

³² Both the La Brea Mortgage Company and Hancock Park Realty Company were listed at 7278 Beverly Boulevard in the 1933 Los Angeles city directory.

³³ “Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources,” SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/1ef16593-9784-40c6-a60e-652e3aa508f3/Wilshire_District_Resources.pdf (accessed December 2021).

³⁴ 1932 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021); As a note, the Silberberg family’s ties to El Paso remained strong even after their move to California, with both Julius and Herman Silberberg’s remains sent to Texas following their deaths.

³⁵ “Investors Attention,” *Los Angeles Times*, April 30, 1935.

³⁶ 1932-1939 Los Angeles City Directories, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).



residents in the Beverly-Fairfax area. This indicated that many of these early businesses were owned and operated by members of the local Jewish community, also living in and around the neighborhood.

According to permit records, 1943 was the last year the building was known to be under the ownership of Abe Silberberg. That year, he hired contractors, Halk's General Maintenance, to enlarge the realty's office by removing a partition to combine 7286 and 7290 Beverly Boulevard together.³⁷ However, Silberberg died five years later in 1948 at the age of 73 years old and the realty business appeared to cease operations.³⁸ By 1947, Mrs. E.G. Mazur was listed as the building's owner on a permit issued for the construction of a mezzanine floor and interior alterations to an entrance.³⁹

Esther G. Mazur (1893-1985) was born in Russia to Russian Jewish parents before emigrating to the United States in 1922 with her son, Harold.⁴⁰ Esther's husband, Morris Mazur, appears to have passed away prior to their emigration. She first appeared in Los Angeles city directories in 1929, as a resident at 118 ½ N Soto Street in Boyle Heights, the city's oldest Jewish enclave.⁴¹ According to 1930 census records, Esther was working as an insurance agent.⁴² By 1933, the Mazur family joined a wave of Jewish families moving westward and relocated to the Wilshire area, just east of La Brea Avenue.⁴³ In 1940, Esther was still working in real estate while her son, Harold, attended medical school.⁴⁴ That year, the Mazur's relocated to a 13-unit bungalow court at 1838 Whitley Avenue in Hollywood, which Esther subsequently purchased in 1941.⁴⁵ She continued to acquire income-producing properties, including a residential rental property at 3352 Griffith Park Boulevard in 1946, and the subject property at 7290 Beverly Boulevard sometime in the mid-1940s.⁴⁶

Tenants at the Silberberg Building in the decades following Esther Mazur's ownership comprised of a medical supplies store, cosmetics dealer, steel rule die shop, piano store, florist, dressmaker, commercial photographer, plumbing supplies shop, draperies store, pharmacy, and electronics store. Following Esther's death in 1985, ownership of the building transferred to Harold, and his son, Maurice Mazur. The unit at 7286 Beverly Boulevard was converted to a restaurant space in 1989, with the adjacent storefront at 7290 Beverly Boulevard converted to a restaurant space in 2006.⁴⁷ The building continues to be owned by the Mazur family, under the Mazur Family Trust.

³⁷ LADBS, Permit No. LA10161, October 21, 1943.

³⁸ *Find a Grave*. Find a Grave. <http://www.findagrave.com/cgi-bin/fg.cgi> (accessed December 2021).

³⁹ LADBS, Permit No. 26869, October 28, 1947.

⁴⁰ 1930 United States Federal Census.

⁴¹ 1929 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

⁴² 1930 United States Federal Census.

⁴³ 1933 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

⁴⁴ 1940 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

⁴⁵ "Major Income Holdings Sold," *Los Angeles Times*, February 23, 1941.

⁴⁶ "Two Lots Bring \$20,000 Each," *Los Angeles Times*, February 17, 1946; LADBS, Permit No. 26869, October 28, 1947.

⁴⁷ LADBS, Permit No. 29751, November 3, 1989 & Permit No. 06016-10000-06575, July 12, 2006.



Both owners—Abe Silberberg and Esther G. Mazur—came to Los Angeles in the early twentieth century as part of a wave of Jewish immigrants settling and developing many parts of the country into tight-knitted enclaves with shared cultural, ethnic, and religious values from a diversity of Jewish experiences. The property’s owners and tenants reflected this diaspora, representing the enterprising and resourceful spirit of Jewish immigrant families in a neighborhood directly shaped by its Jewish identity and community. Since its construction in 1931, the Silberberg Building has served as a prominent fixture along the Beverly Boulevard commercial corridor, continuously occupied by local businesses and retailers throughout its existence and into the present day.

Art Deco Architecture

The Art Deco style emerged in the United States in the 1920s, inspired primarily by Eliel Saarinen’s 1922 unrealized design for the *Chicago Tribune* building and the 1925 *Exposition Internationale des Arts Décoratifs et Industriels Modernes* in Paris. Considered to be among the first major architectural style to consciously reject historical precedents (unlike its Period Revival counterparts), Art Deco drew on the industry of the Machine Age for designs applicable to anything from jewelry to skyscrapers. Art Deco architecture enjoyed a brief but influential reign as Los Angeles’ signature style, as its sense of exuberance and glamour reflected the city’s 1920s boom resulting from its success in the oil, real estate and film industries.⁴⁸ It was applied largely to public and commercial buildings like theaters, department stores, and large hotels, with rarer use in single-family residential architecture. Hollywood’s film industry played an indispensable role in the regional adaptation of Art Deco architecture, catering to popular interest in exotic worlds by romanticizing the style and bringing it to the masses through the architecture of its theaters and studio buildings as well as its stage sets.

Art Deco is characterized by its vertical emphasis (enhanced by elements like fluted pilasters, stepped towers, piers, and spires), flat roofs with parapets, steel fixed or casement windows, and smooth wall surfaces (typically stucco). Despite Modern tendencies, the style also embraced ornamentation that was uninhibited and extravagant. Decoration included highly stylized, geometric motifs such as zigzags, chevrons, spirals, steps, ziggurats, and pyramids. These appeared both as molded features and as part of ornate metalwork. Ornamentation also depicted motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna and natural features; the latter is commonly seen in Southern California-inspired imagery such as sunbursts, seashells, foliation, and scenes of paradise.⁴⁹ Experimentation with materials offered new potential for applied decoration; metals could be treated in a variety of different ways, while terra cotta could be used to apply color to a building’s exterior but was inexpensive and easy to maintain.⁵⁰ The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment.

⁴⁸ Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., *Los Angeles Art Deco*, Charleston, SC: Arcadia Publishing, 2005, 7.

⁴⁹ Carla Breeze, *American Art Deco*, New York: W.W. Norton & Company, 2003, 223.

⁵⁰ Cooper et al., 27.



A growing dependency on the automobile had a significant influence on Los Angeles' pre-World War II architectural design, as architects designed to accommodate the automobile. With its vertical emphasis and exuberant ornamentation, Art Deco proved the ideal style to attract the attention of driving passersby. As a result, a number of prominent Art Deco buildings were constructed along rapidly developing commercial corridors. Wilshire's Miracle Mile boasted some of the city's grandest examples, including the Wilshire Tower (HCM #332), the Wiltern Theatre/Pellissier Building (HCM #118), the E. Clem Wilson Building, and the former Bullocks Wilshire Department Store (now Southwestern Law School, HCM #56). Downtown Los Angeles also had a notable collection of Art Deco buildings, including the Garfield Building (HCM #121), the Oviatt Building (HCM #195), the Eastern Columbia Building (HCM #294) and the Los Angeles Central Library (HCM #46). However, the fact that it was already well established by the 1920s and '30s "precipitated less new building...than the other two 'rival' downtowns'" of Hollywood and Miracle Mile.⁵¹

As the United States hit the height of the Great Depression, Art Deco came to be seen as too lavish and exorbitant. The American public turned to simpler, forward-thinking Moderne styles like the Streamline Moderne, PWA Moderne, and Hollywood Regency/Regency Moderne, all of which transparently "evoked an idea of the future."⁵² By the mid-1930s, Art Deco had largely fallen out of fashion, but it had left a significant mark on the architecture of Los Angeles.

The Silberberg Building was developed in the latter part of the Art Deco movement in Los Angeles and is exemplary of the style.⁵³ As car culture gained prominence in Los Angeles, the building represents an era of commercial architecture meant to attract potential customers in passing automobiles. Character-defining features include simple geometric massing; smooth exterior cladding; and vertical elements such as the 36-foot tower and vertical emphasis; an asymmetrical primary façade; and a stepped parapet extending beyond the roof edge above the main entry. Other decorative Art Deco elements are found in the fluted pilasters with scrollwork; curved metal canopy; insets of black vitrolite glass; chevron designs; diamond-shaped medallions; zigzag roofline; pressed metal chevrons; sunburst terrazzo entryways; metal hardware; geometric wood transom window surrounds; and wrought iron grilles with abstracted scroll and floral designs. While the subject property is one of four contributors to the SurveyLA-identified Beverly Boulevard Commercial Historic District designed in the Art Deco style, it represents a particularly excellent example of the architectural style in the district due to its existing and intact character-defining features and original storefront configuration.

J. Robert Harris, AIA (1900-1964)

⁵¹ Thomas S. Hines, *Architecture of the Sun: Los Angeles Modernism 1900-1970*, New York: Rizzoli International Publications, Inc., 2010, 224.

⁵² David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, Rev. ed. Layton, UT: Gibbs Smith, 2003, 22.

⁵³ The Silberberg Building's Art Deco design is part of a collection of Los Angeles architectural gems replicated at the Disney-MGM Studios (now known as Disney's Hollywood Studios) and part of the Disneyland theme park in Anaheim, CA. Some of the city's most iconic buildings were replicated, including many buildings that are no longer extant in Los Angeles, such as the Pan-Pacific Auditorium, Brown Derby Restaurant, and Carthay Circle Theatre.



The subject property was designed by local architect and engineer, J. Robert Harris. Over a decades-long career, Harris completed over 400 public and private projects throughout the Los Angeles region.⁵⁴ Collectively, Harris' body of work was representative of the changing architectural traditions of Southern California during much of the twentieth century. Initially designing early Southern California interpretations of Period Revival and eclectic styles, Harris later served as a Captain in the Army Corps of Engineers during World War II before returning to his architecture practice and becoming a leader in postwar residential development in the rapidly expanding San Fernando Valley. During his tenure as a continuously practicing architect and engineer, Harris proved to be a reputable and prolific leader in the Los Angeles' architectural community until his passing in 1964.

John Robert Harris was born on March 25, 1900 in Clay County, Texas.⁵⁵ By 1920, he was working as a young commercial artist in Fort Worth, Texas.⁵⁶ While in Texas, Harris completed high school and obtained several years of "miscellaneous training in engineering and architecture."⁵⁷ This included work as an office engineer for Pure Oil Co. in Dallas as well as an engineer for the U.S. Reclamation Service in El Paso. By 1924, Harris relocated to Los Angeles where he took on the role as a manager at Thomas Bros. Engineers.⁵⁸

By 1925, Harris established his own architecture and engineering practice, John Robert Harris and Associates, at 1756 North Western Avenue in Hollywood.⁵⁹ Three years later, he moved his offices to Room 305 at the Spanish Colonial Revival Baine Studio Building at 6601 Hollywood Boulevard (identified as a contributing resource to the National Register Hollywood Boulevard Commercial and Entertainment District).⁶⁰ Much of Harris' early work included projects designed in a variety of styles in and around the Los Angeles area. These included a 14-unit Craftsman bungalow court on Euclid Avenue in Pasadena (1928), a two-story Spanish Colonial Revival residence in Santa Monica (1930), and a two-story apartment building on Sycamore Avenue (1931).⁶¹ By this time, Harris also became a licensed architect.⁶²

By 1930, Harris was living at 5756 Lexington Avenue in Hollywood.⁶³ With an office prominently located on Hollywood Boulevard, Harris was an active member of the local architecture community and served as chairman of the Hollywood Boulevard Development Association in 1930, working with local architects

⁵⁴ "John Robert Harris," *AIA Architects' Roster Questionnaire*, Los Angeles, February 12, 1953 via The American Institute of Architects Archives, https://content.aia.org/sites/default/files/2018-09/HarriJohnR_roster.pdf (accessed December 2021).

⁵⁵ *AIA Architects' Roster Questionnaire*, 1953.

⁵⁶ 1920 United States Federal Census.

⁵⁷ *AIA Architects' Roster Questionnaire*, 1953.

⁵⁸ *Ibid.*

⁵⁹ *AIA Architects' Roster Questionnaire*, 1953; "J. Robert Harris," *Hollywood Daily Citizen*, March 13, 1928.

⁶⁰ "J. Robert Harris," *Hollywood Daily Citizen*, March 13, 1928; Hollywood Heritage, "Hollywood Boulevard Commercial and Entertainment District," National Register of Historic Places nomination form, Reference no. 85000704, April 4, 1985.

⁶¹ "New Building Enterprises on Increase," *Pasadena Evening Post*, April 3, 1928; "Working Drawings Made," *Los Angeles Times*, September 14, 1930; "Plans Complete for Apartment Building," *Los Angeles Times*, August 16, 1931.

⁶² *AIA Architects' Roster Questionnaire*, 1953.

⁶³ 1930 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).



and builders to improve the appearance of the boulevard's commercial businesses.⁶⁴ Additionally, a 1931 *Los Angeles Times* article profiled one of his residential designs featured as part of the Architects' Building Material Exhibit held in downtown Los Angeles. Rendered in the early California Monterey style of architecture, the home was described as a "rambling house built low to the ground...declared to have a feeling of belonging to its natural setting," with a central outdoor patio designed as a "livable part of the house."⁶⁵ The residence served as an upscale home model that could be replicated and constructed for only \$5,300.

In 1931, Harris was commissioned by Abe Silberberg to construct the one-story Art Deco commercial building at 7290 Beverly Boulevard, perhaps one of the architect's earliest commercial endeavors. The building demonstrated Harris' ability to execute the style's distinct character-defining features within a commercial property type, including the conspicuous corner tower, zig zagged parapet, fluted columns, stepped piers, black vitrolite inlays, and other stylized Art Deco elements found throughout. The subject property was also designed at a point when the young architect was achieving prominence in the region, becoming more recognized for his variety of projects and implementation of different architectural styles. Harris' other notable Art Deco designs included a significant addition to the J.P. Creque Office Building (initially constructed in 1911 and enlarged in 1932) on Hollywood Boulevard and the Micheltorena Street School (1935) in the Silver Lake neighborhood.⁶⁶

The height of Harris' career culminated in 1933 when he was selected by the United States government to design a new federal post office building in Van Nuys at 14530 Sylvan Street. The post office building was identified during SurveyLA as eligible for local, state, and national listing for its architecture and as a pre-World War II institutional building in Van Nuys.⁶⁷ Completed in 1935, the post office was designed in the Mediterranean Revival style during a period of expansion for the area. Built with local materials, the post office features ornate architectural details, including stucco exterior cladding, arched windows, decorative iron grilles, and a clay barrel tile roof. At the time, the building was considered "one of the most distinctive and unusual in the entire state."⁶⁸ As an established and recognized architect in Van Nuys, Harris soon began a weekly architecture column in *The Van Nuys News Press*, where he answered readers' questions and discussed the latest news in building technology. By 1936, Harris became a member of the American Institute of Architects' Southern California chapter and resided at 5856 Ethel Avenue in Sherman Oaks.⁶⁹

In 1938, Harris designed his own one-story residence and detached garage at 3781 Laurel Canyon Boulevard.⁷⁰ A year later, he was issued a permit to design an additional two-story residence at 3755

⁶⁴ "Architect Committee for Boulevard Urged," *Hollywood Daily Citizen*, December 10, 1930.

⁶⁵ "Home Nestled Amid Foliage," *Los Angeles Times*, June 28, 1931.

⁶⁶ *AIA Architects' Roster Questionnaire*, 1953.

⁶⁷ "Architect Departs for P.O. Parley," *Hollywood Citizen News*, May 28, 1933.

⁶⁸ "Architect's Design of New Federal Building for Van Nuys," *The Van Nuys News Press*, September 14, 1933.

⁶⁹ *AIA Architects' Roster Questionnaire*, 1953; 1937 Los Angeles City Directory, Los Angeles Public Library, <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp> (accessed December 2021).

⁷⁰ LADBS, Permit No. 28909, September 7, 1938.



Laurel Canyon Boulevard in North Hollywood where he subsequently took up residence.⁷¹ At this time, he began listing this home as his firm's address in local newspaper advertisements.⁷² Following his service as a Captain in the Army Corps of Engineers from 1942 to 1945, Harris resumed his architecture practice and began focusing his efforts in the rapidly expanding San Fernando Valley.

In 1945, Harris helped form the Architects of San Fernando Valley (a precursor to the AIA San Fernando Valley chapter) and became the organization's first president in 1946.⁷³ Their goal was to "unite their efforts toward building a more beautiful valley."⁷⁴ The group began hosting "home shows" at city buildings and in furniture shows so as to share their work with the public.⁷⁵ During this time, Harris' private practice focused primarily on residential projects in the Valley, designed with veterans and their families in mind while touting modern conveniences—such as "an air conditioning system, complete insulation, a freeze room, and swimming pool"—increasingly found in the latest postwar suburban housing.⁷⁶ Many of these designs continued to feature Period Revival styles found in Harris' earliest residential works, including Tudor Revival and Monterey Colonial Revival iterations. In 1958, Harris' interest in architectural photography led him to open his own camera shop, called Landviews Ltd., in Studio City.⁷⁷ He appears to have continued his association with the camera shop and his architecture practice in the Valley until his death in 1964.⁷⁸

The Silberberg Building was constructed in 1931, at the emergence of Harris' prominence as an individual practitioner and during a period when many of his designs showcased a high level of expertise across various styles and materials. The architectural detailing found in the 1931 building is representative of Harris' ability to master the Art Deco style of architecture in one of his first commercial projects. However, while Harris was undoubtedly a prolific and notable local architect, his work does not appear to have been singularly influential in his age and therefore he does not appear to have been a master.

Period of Significance

The period of significance for the Silberberg Building under Criterion C for its architecture is defined as 1931, reflecting its date of construction. The period of significance for its association with commercial development in the Beverly-Fairfax neighborhood is 1931-2022; the period of significance is essentially open-ended, continuing to the present time, to account for the period during which businesses have

⁷¹ LADBS, Permit No. 29799, August 1, 1939.

⁷² "Build with Character," *Citizen News*, May 25, 1945; As a note, 1940 Los Angeles city directories indicate that Harris' architecture and engineering firm briefly relocated from Hollywood Boulevard to 1509 Crossroads of the World near Sunset Boulevard.

⁷³ "Chapter History," AIA San Fernando Valley, <https://www.aiafv.org/about/chapter-history/> (accessed December 2021).

⁷⁴ "Architects of San Fernando Valley Form Organization," *The Van Nuys News Press and Valley Green Sheet*, June 17, 1946.

⁷⁵ "Chapter History," AIA San Fernando Valley, <https://www.aiafv.org/about/chapter-history/> (accessed December 2021).

⁷⁶ "Full Equipment," *Los Angeles Times*, May 13, 1945.

⁷⁷ "Camera Shop Opens in S.C.," *The Valley Times*, July 31, 1958.

⁷⁸ *Find a Grave*. Find a Grave. <http://www.findagrave.com/cgi-bin/fg.cgi>.



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continuously operated at this location and the building has attained and retained significance as a commercial and cultural asset within the community.⁷⁹

⁷⁹ LADBS, Permit No. 10161, October 21, 1943.



Integrity

In addition to meeting eligibility criteria, the Silberberg Building retains its integrity. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”⁸⁰ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The building is in its original location and therefore retains this aspect of integrity.
- **Design:** The building retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as an Art Deco commercial building. While some exterior alterations have taken place, most notably in the case of window and door replacements at the corner 7290 Beverly Boulevard unit, the building continues to maintain its original configuration and fenestration patterns, including its band of identical recessed storefronts. The building’s overall massing, configuration, and distinctive decorative elements remain. The building continues to exhibit characteristics of the Art Deco style, including its flat roofline; smooth exterior cladding; vertical elements including its corner tower, fluted columns, and narrow piers; as well as its zig zag parapet and stylized elements including chevron pattern, starburst motif, and decorative grilles. Therefore, the building retains integrity of design.
- **Setting:** The building is prominently along the low-scale neighborhood commercial corridor of Beverly Boulevard, located on a major automobile route in the Beverly-Fairfax neighborhood of Los Angeles. Many of the buildings are primarily one-story commercial properties with some two-story mixed-use properties and a few taller office buildings. While many of the buildings have experienced some alterations, the area retains many original properties and planning features. This element of integrity remains intact.
- **Materials:** The building has experienced some minor alterations that have minimally affected its integrity of materials. Specifically, the metal door and window replacements at 7290 Beverly Boulevard diminish some aspects of this integrity. However, all other materials dating to the building’s period of significance remain intact, including the smooth concrete cladding, display windows, partially glazed doors, and decorative elements including wrought iron and terrazzo entryways. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains intact.

⁸⁰ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



- **Workmanship:** The building's original workmanship is still evident through its overall construction method and material; minor alterations as noted above have not obscured details like vertical elements and molded Art Deco decorative elements. Because the property retains the physical characteristics from the time it was constructed, it continues to reflect the workmanship of its builders. Therefore, the building retains this element of integrity.
- **Feeling:** The property retains its essential character-defining features and appearance from its historical period. There have been no major, irreversible alterations. Further, the surrounding industrial area remains largely intact; while some adjacent properties have undergone alterations and some infill development has occurred, the streetscape still reflects its original development. Therefore, the building retains integrity of feeling.
- **Association:** The building has been continuously used as a commercial storefront property from its completion in 1931 until today. As it largely retains its original appearance, it is clearly recognizable as a 1930s Art Deco commercial building and is directly linked with this period of development in the area. Therefore, it retains integrity of association.



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Items Attached

Exhibit 1. Tract Map

Exhibit 2. Sanborn Fire Insurance Map, 1950

Exhibit 3. Original Building Permits

Exhibit 4. Newspaper Articles

Exhibit 5. Existing Conditions Photos, ARG, 2021

Exhibit 6. Historical Photos

Exhibit 7. Los Angeles City Directory Research

Exhibit 8. Parcel Profile Report



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Exhibit 1. Tract Map



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Exhibit 2. Sanborn Fire Insurance Map, 1950

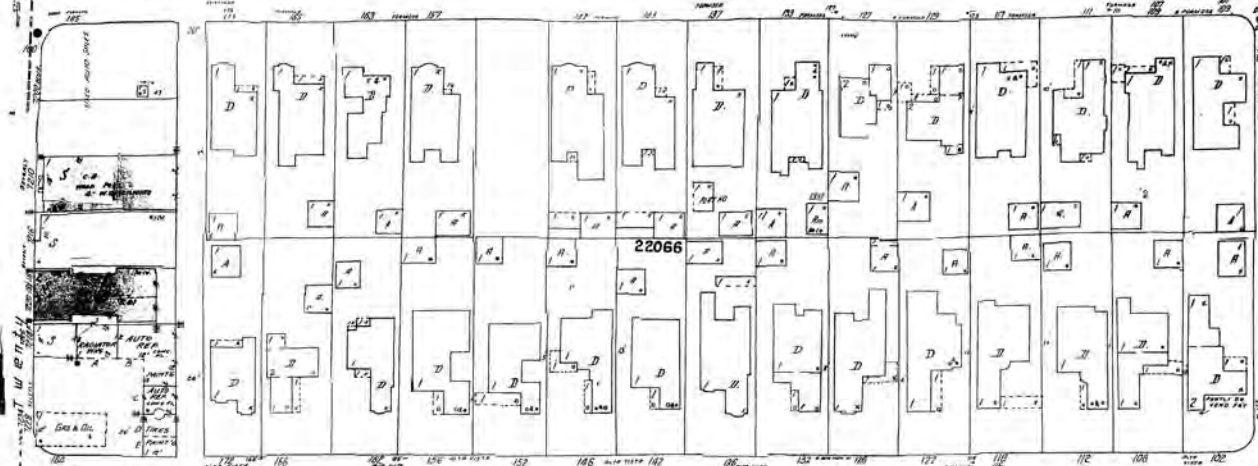
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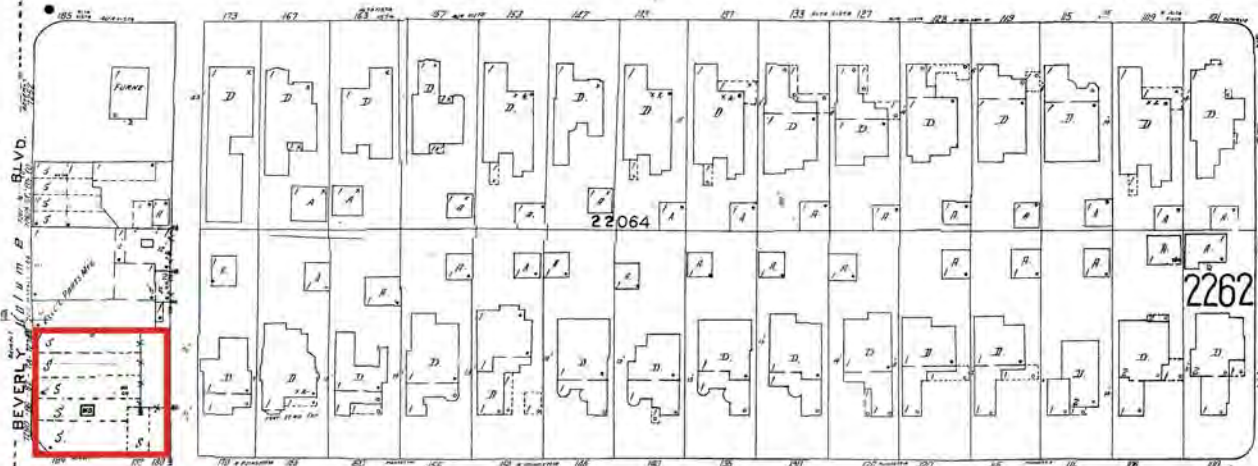


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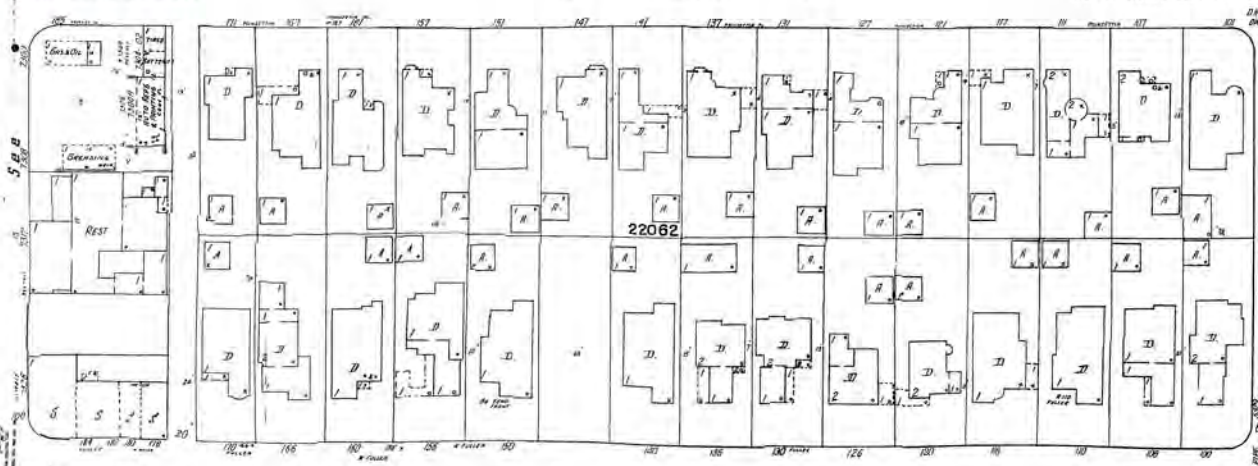
N. FORMOSA AV.



N. ALTA VISTA BLVD. (AV.)



N. POINSETTIA PL.



N. FULLER AV.

2255



Architectural
Resources Group

Exhibit 3. Original Building Permits

All Applications Must be Filled Out by Applicant

Buildg. Form 1

PLANS AND SPECIFICATIONS
and other data must also be filed.

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

1

Application for the Erection of Buildings

CLASS "A" - "B" - "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

West 30 ft of Lot 45 and
Lot No. all of Lot 46 Block Tract 7372
(Description of Property)

TAKE TO
ROOM No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

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

ENGINEER
PLEASE
VERIFY

District No. 88 4512 M. B. Page 32 F. B. Page

No. 7200 Beverly Blvd. # 1808-2nd Poinsetta Pl Street
(Location of Job)

S. E. Corner of Poinsetta Place

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Stores No. of Rooms 7 No. of Families none
- Owner's name La Brea Mortgage Co Phone
- Owner's address 133 N. LaBrea Avenue
- Architect's name Not filled in with name of Certificated Architect or Licensed Engineer under State Act Phone
- Contractor's name KAHN CONSTRUCTION COMPANY Phone GL 1989
- Contractor's address 6769 Lexington Avenue, Hollywood
- TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finish-
ing, Equipment and Appliances in
Completed Building.} \$ 10,000.00
- Any other building or permit for a building on lot at present? no How used?
- Size of proposed building 90 x 100 Size of lot 90 x 100 feet
- Number of stories in height one Height to highest point 36 ft
- Material of foundation concrete Character of soil laval loam
- Material of exterior walls brick
- Material of interior construction frame
- Material of floors concrete
- Material of roof composition
- Will all lathing and plastering comply with Ordinance? Yes
- What zone is property in? C

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

OVER 12/3/30 325
(Sign Here) Kahn Construction Co.
(Owner or Authorized Agent) K. D. Kahn

FOR DEPARTMENT USE ONLY

PERMIT NO. 29511	Plans and Specifications checked and found to conform to Ord- inances, State Laws, etc. Plan Examined	Application checked and found O. K. 12/11/30 325 W. H. 2050 Clerk	RECEIVED DEC 11 1930 TODD
---------------------	--	---	---------------------------------

Plans PLANS

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. <i>mm</i>
CONSTRUCTION	O.K. <i>mm</i>
ZONING	O.K. <i>mm</i>
SET-BACK LINE	O.K. <i>mm</i>
ORD. 33761 (N. S.)	O.K. <i>mm</i>
FIRE DISTRICT	O.K. <i>mm</i>

REMARKS

1250 # of Reinforcing Steel.
150 Bbls. of cement for footings and floors.

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 1

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

	REMOVED FROM	REMOVED TO
TAKE TO Room No. 248 (2ND FLOOR)	Lot..... Block.....	Lot..... Block.....
CITY CLERK PLEASE VERIFY	Tract.....	Tract.....

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....
ENGINEER PLEASE VERIFY	From No. <u>7274-88 Beverly Blvd</u>	180 x 182 N Binnett Street
	To No. <u>SFC - Binnetta</u>	Street

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Stores
- What purpose will Building be used for hereafter? Same
- Owner's name La Brea Mt. Co. Phone.....
- Owner's address 133 N La Brea
- Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act Phone.....
- Contractor's name Kahn Const. Co. Phone 51-1989
- Contractor's address 6769 Lexington Ave
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$ 200.00
- Class of present Building C No. of Rooms at present.....
- Number of stories in height 1 Size present Building 90 x 100
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Stores
(Apartment House, Hotel, Residence, or Any Other Purpose.)

13. What Zone is Property in? C

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

Substitute brick walls for 12" walls for Plate Glass
or store windows Plans herewith
Bldg. still under construction
Permit 29511-1930

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

OVER

(Sign here) Kahn Const. Co.
(Owner or Authorized Agent) for

FOR DEPARTMENT USE ONLY		
PERMIT No. <u>835</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u>	Application checked and found O.K. <u>11/4/31 Zone C</u> <u>[Signature]</u> Clerk



1-11-1930
2-5-11-1930
\$2.00

14. Size of new addition.....x.....No. of stories in height.....2.....Size of Lot.....20 x 120 ft.
15. Material of foundation.....CNC.....Size footings.....21".....Size wall.....13".....Depth below ground.....12"
16. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x
17. Size of exterior studs.....x.....Size of interior non-bearing studs.....x
18. Size of first floor joists.....x.....Second floor joists.....x
19. Will all Lathing and Plastering Comply with Ordinance?.....Yes
20. Will all provisions of State Housing Act be complied with?.....Yes

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

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. 7	mm
CONSTRUCTION	O.K.	mm
ZONING	O.K.	OK
SET-BACK LINE	O.K.	OK
ORD. 33761 (N. S.)	O.K.	OK
FIRE DISTRICT	O.K.	mm

REMARKS

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 7278 Beverly Pl } Approved by City Engineer.

(House Number and Street)

New location of building } 182 N Poinsettia } Deputy.

(House Number and Street)

Between what cross streets }

1. Purpose of PRESENT building Store - Merchandise Families..... Rooms.....
Store, Residence, Apartment House, or any other purpose.

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

3. Owner (Print Name) Mrs E R Silberberg Phone WH 6401

4. Owner's address Same

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... State License No..... Phone.....

8. Contractor's address.....

9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 21.00

10. State how many buildings NOW } One }
on lot and give use of each. } store }
Residence, Hotel, Apartment House, or any other purpose.

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

12. Class of building C Material of existing walls..... Exterior framework.....
Describe briefly and fully all proposed construction and work: Wood or Steel

To Erect a Rope Clinging
12'-3" - 6' int. -
12' x 4' x 6' - on str interior

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 5225	Plans and Specifications checked	Zone <u>C3</u>	Fire District No. <u>3</u>
	Corrections verified	Bldg. Line <u>No</u> Ft.	Street Widening <u>No</u> Ft.
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>4/18/34</u> <u>Leh</u> Clerk.	
PLANS	For Plans See <u>7</u>	Filed with <u>7</u>	SPRINKLER Required <u>Yes</u> Included <u>Yes</u>
Rec'd. <u>2</u>			Inspector <u>E. Mann</u>

Stamp here when Permit is issued

APR 18 1934

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

NEW CONSTRUCTION

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

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

Sign Here.....
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

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

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....
Sign Here.....
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here.....
(Owner or Authorized Agent)

REMARKS:.....
WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS
SET BACKS AGAINST PERMITS, INSTALLATION, AS
REQUIRE BY SEC. 106 OF BUILDING ORDINANCE

OWNER OR AUTHORIZED AGENT

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif. May 16, 1934 -

MR. J. J. BACKUS,
Superintendent of Building,
Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Building
~~Electrical~~
~~Heating and Ventilating~~
~~Plumbing~~

} Permit No. 5225 Issued April 18, 1934

From 7278 Beverly Blvd

To 182 No. Poinsett

for the following reasons:

- () Change on same street, if not from east to west, or north to south, or vice versa.
- (☒) Change from one street to another street for corner lot.
- () Change because of error on part of some city department.
- () Change where charge is made for extra inspection trip of not less than 75 cents.

NOTE: Above conditions for change of address shall not be deemed to waive any inspection fees required by ordinance; nor to require the Building and Safety Department to change any address except in justifiable cases.

Respectfully,

Geo. Robertson

Owner, Contractor or Authorized Agent.

Address 1320 S. Main St.

Checked by

P. J. Rice

Clerk.

Approved by

A. J. Quinn

Chief Clerk.

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles through the office of the Department of Building and Safety for a building permit in accordance with the Department's rules and regulations. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions existing into the permit of the permit.
That the permit does not create any right or privilege to erect any building or other structure therein described, or any portion thereof, on any street, alley or other public place or on any right of way or easement to any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.
That the granting of the permit does not affect or prejudice any claim of title to or right of possession in the property described in such permit.

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location of building

7286-7290 Beverly Blvd.
(House Number and Street)

New location of building

Same as above.

Approved by
City Engineer

Between what cross streets

Alta Vista Blvd. and Poinsettia Pl.

Deputy

1. Purpose of PRESENT building Five store rooms, 11 families. Rooms

2. Use of building AFTER alteration or moving Machine shop 10 families. Rooms

3. Owner (Print Name) Abe Silhenberg Al Morris leasing for defense work VO 4468
Owner Phone VO 3212

4. Owner's Address 639 So. Cochran

5. Certified Architect

State License No. Phone

6. Licensed Engineer

State License No. Phone

7. Contractor Balk's General Maintenance

State License No. 55222 Phone HE 5397

8. Contractor's Address 532 North Oxford Avenue

9. VALUATION OF PROPOSED WORK. (Including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire equipment, electrical wiring and/or elevator equipment therein or thereon) \$ 200.00

10. State how many buildings NOW Five store rooms, approx. 16' x 80' on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 100' x 80' Number of stories high One Height to highest point 20'

12. Class of building C Material of existing walls Brick Exterior framework Wood

Describe briefly and fully all proposed construction and work:

To make opening 4'6" x 7'0" thru partition from one room to the other, of non-supporting wall joining 7286 and 7290 together.
Install plastered wall in store at 7286 Beverly Blvd.
Wall is to be installed about 16' from front part of bldg. which will be 16' x 16'

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY 543					
PERMIT NO. 10161	Plans and Specifications checked	Zone	Fire District	Fee	
	WM Tiggart	C3	3	7.00	
	Corrections verified	Bldg. Use	Street Widening	Stamp here when Permit is issued	
	WM Tiggart	No	Fl	1-2-3	
PLANS	Plans, Specifications and Applications rechecked and approved	Application checked and approved		Inspector	
	Sprinkler	Lift 10-6085		Date	
	For Plans Set	Filed with	SPRINKLER	Inspected	
			Valuation Included	Inspected	

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

NEW CONSTRUCTION

Size of Addition None Size of Lot X Number of Stories when complete 1
Material of Foundation None Width of Footing None Depth of footing below ground None
Width Foundation Wall None Size of Redwood Sill X Material Exterior Walls None
Size of Exterior Studs None Size of Interior Bearing Studs X
Joists: First Floor X Second Floor X Rafters X Roofing Material None

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

Sign Here Thomas B. Balk Intention
(Owner or Authorized Agent)

By Balk's General Maintenance

FOR DEPARTMENT USE ONLY

Application <u>WMT</u>	Fire District <u>WMT</u>	Bldg. Line <u>None</u>	Termite Inspection <u>None</u>
Construction <u>WMT</u>	Zoning <u>WMT</u>	Street Widening <u>None</u>	Forced Draft Vents <u>None</u>

(1) **REINFORCED CONCRETE**

Barrels of Cement None

Tons of Reinforcing Steel None

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from None Street

Sign Here None
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here None
(Owner or Authorized Agent)

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

Sign Here None
(Owner or Authorized Agent)

REMARKS:

Must be per C. P. C. 7570
70.50.7
70.50.7

PLAN CHECKING

NO. 16
DATE 1/10/50
BY FF PAH

I hereby certify that I am the applicant for this permit, and that in doing the work authorized thereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature of Applicant Thomas B. Balk

3

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

Form B-2-385-4-47
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 45
Tract 7372
Location of Building 7290-W. Beverly Blvd.
(Enter Number and Street)
Between what cross streets Poinsettia & Vista

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE Families ✓ Rooms ✓
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy YEARS
3. Use of building AFTER alteration or moving SAME Families ✓ Rooms ✓
4. Owner Mrs. E. G. Mazur Phone GR 8908
5. Owner's Address 1838-N Whittier P. O. L.A.
6. Certificated Architect Raymond Stockdale State License No. C 505 Phone GR 8908
7. Licensed Engineer None State License No. None Phone None
8. Contractor W. J. Hunter State License No. 28480 Phone NO 23166
9. Contractor's Address 662 Heliotropic Dr. L.A. 4 Phone Qd 4040
10. VALUATION OF PROPOSED WORK 5000
(Including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment operated as follows)

11. State how many buildings NOW One Divided into Store
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 96 x 104 Number of stories high 1 Height to highest point 24
13. Material Exterior Walls Concrete & Brick Exterior framework None
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

Put in MEZZ floor, as shown.

Change Entrances as shown

Change Electrical Work as shown

All Interior Alteration

NEW CONSTRUCTION

15. Size of Addition one Size of Lot ✓ Number of Stories when complete ✓
16. Footing: Width None Depth in Ground None Width of Wall None Size of Floor Joists 2 x 8
17. Size of Stud 2 x 4 Material of Floor Joists None Size of Batters None Type of Roofing None

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

Sign here W. J. Hunter
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY									
PLAN CHECKING				REINFORCED CONCRETE		FEES		Eig. Per. <u>10.00</u>	
Dates <u>OCT 16 1947</u>				Bkls. Cement		Cert. of Occupancy		Total <u>10.00</u>	
Receipt No. <u>9501</u>				Tons of Reinforcing Steel		Total		Stamp here when Permit is issued	
Valuation \$ <u>5000</u>				Fee Paid \$ <u>10.00</u>		Type		Group	
TYPE <u>WA</u>		GROUP <u>G</u>		Maximum No. Occupants		Lot Area		Corner Lot	
PERMIT No. <u>26869</u>		Plans and Specifications checked		Key Lot		Lot Area		Front rear alley	
26869		Correction <u>Handwritten</u>		Zone <u>C-2</u>		Fire District <u>2</u>		Plot No. <u>5433</u>	
PLANE		Plans, Specifications and Application rechecked and approved		Bkls. Lbs.		Fire Withdrawing		Stamp here when Permit is issued	
Date		For Plans See		Field Use		Application checked and approved		Date <u>OCT 28 1947</u>	
Name		Name		Name		Name		Name	

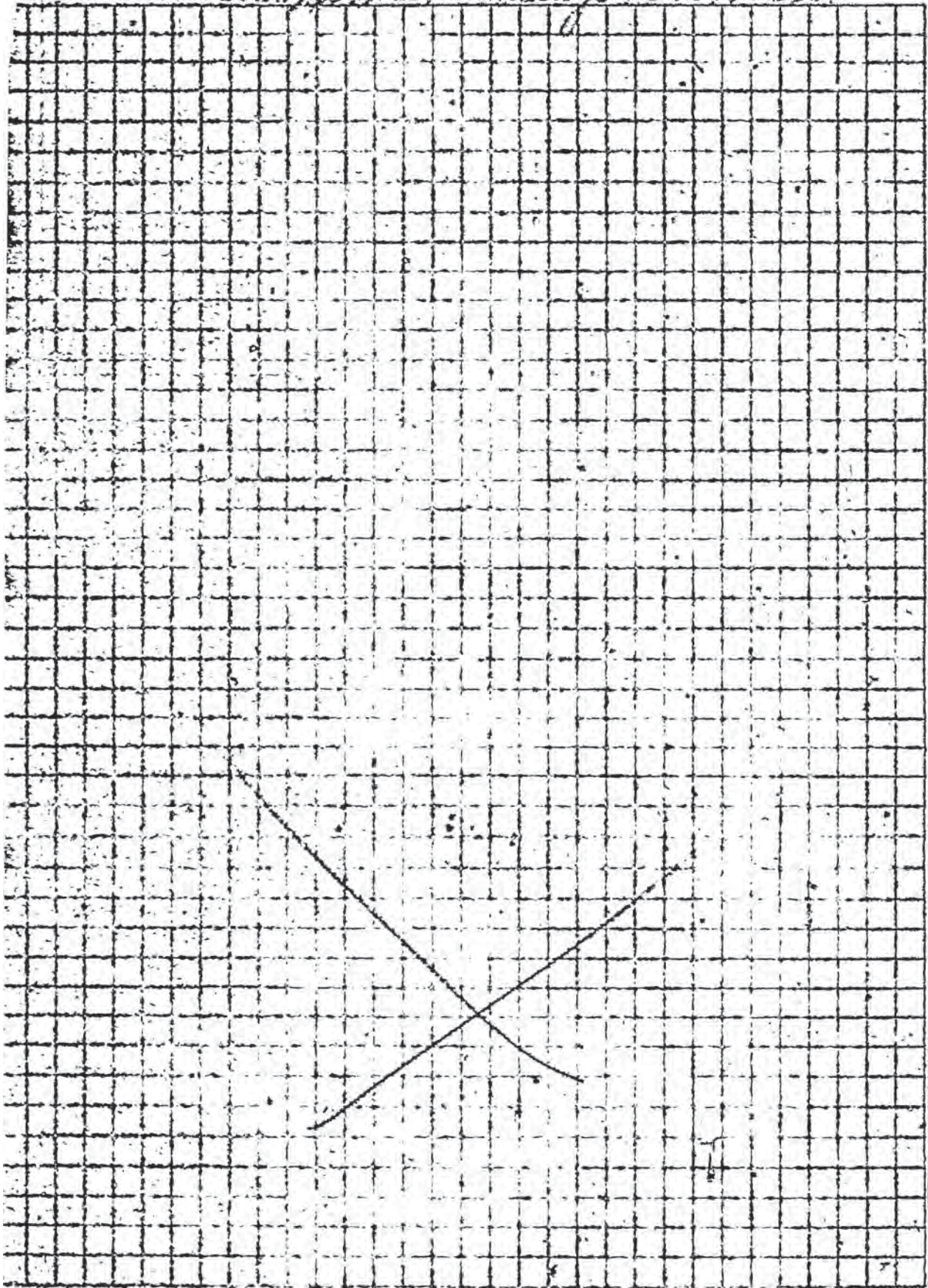
2668

APPROV. + 5407 CASE No. 7380, 2575

PROVED FOR
REVENUE

H.D.T. OCT 20 1947

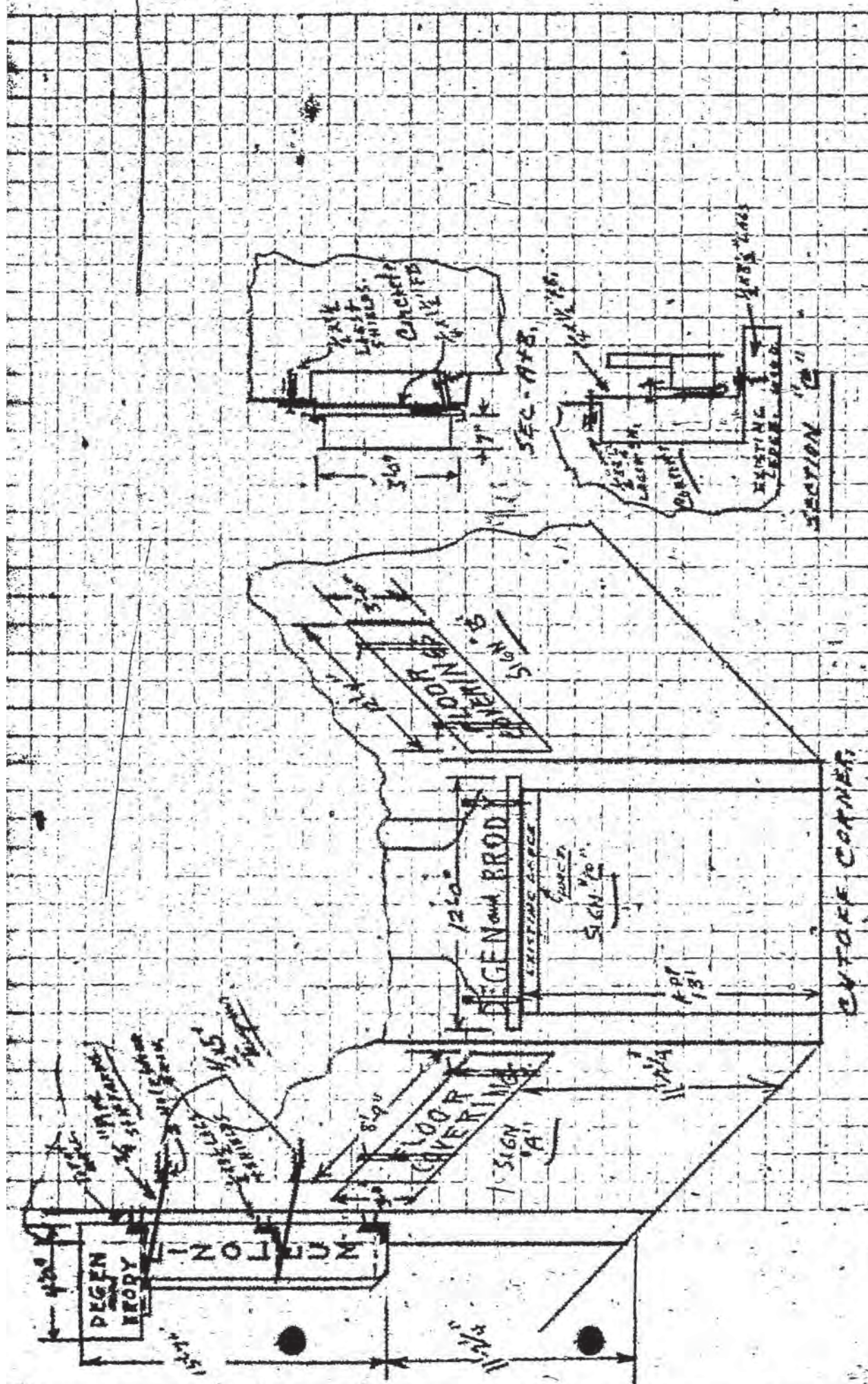
No one is always to be trusted



AT 11:23 AM 10/20/47

Form B-1 (Rev. 1-1-60)
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

[illegible]



3

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

Form D-3-K-11-1-41
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building 7350 Beverly Blvd.
(House, Warehouse, and Street)

Approved by
City Engineer

Between what cross streets Poinsettia Place & Fortuna Ave.
Dep'ty

USE INK OR INDELIBLE PENCIL

1. Present use of building Retail Store Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)

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

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

4. Owner Leonard Brody _____ Place _____

5. Owner's Address 7350 Beverly Blvd. P. O. L.A. Calif.

6. Certificated Architect _____ State License No. _____ Phone _____

7. Licensed Engineer _____ State License No. _____ Phone _____

8. Contractor ELECTRICAL PROD. CORP. State License No. 12533 Phone CA 1-6141

9. Contractor's Address 1100 N. MAIN ST.

10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and elevator equipment thereto or thereon) \$ 111.00

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

12. Size of existing building _____ Number of stories high 12 Height to highest point 28'

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

14. Describe briefly all proposed construction and work:
Installation of double faced sign (A) reading "BRODY & BRODY LTD."
Installation of single faced sign (B) reading "REPAIR AND ASPHALT TIRE"
Weight (A) approx. 450 lbs weight (B) approx. 250 lbs.
No drawing on reverse side

Job No. 12335
Area sign (A) approx. 12 sq. ft. per face sign (B) approx. 12 sq. ft.

NEW CONSTRUCTION

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

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

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

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

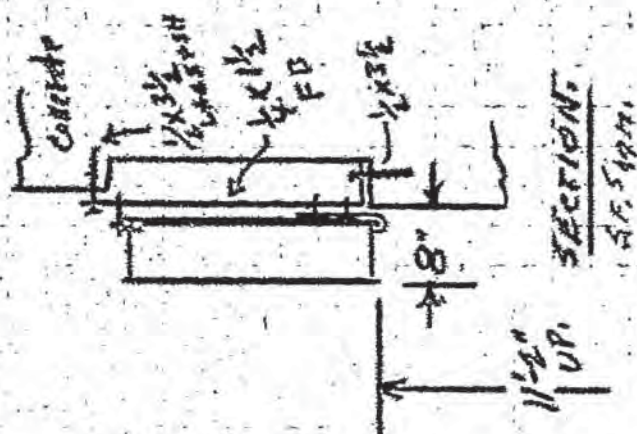
Sign here

ELECTRICAL PROD. CORP.

By [Signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PLAN CHECKING				REINFORCED CONCRETE		FEES	
Date	Receipt No.	Valuation \$	Fee Paid \$	Reb. Cement	Tons of Reinforcing Steel	Base Fee	Cert. of Occupancy
						Total <u>3.50</u>	
TYPE	GROUP	Maximum No. Occupants	Imp. to Lot	Key Lot	Lot Area	Foot per alt.	Side alt.
<u>Wall Sign</u>	<u>Sign</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Place and Specifications checked				Zone	Fire District	District Map No. <u>7163</u>	
Construction Verified				Side Line	Street Widening		
Plans, Specifications and Application rechecked and approved				Application checked and approved		Stamp here when Permit is issued	
<u>[Signature]</u>				<u>[Signature]</u>		<u>4.12.1949</u>	
For Plans Fee				Inspection	Specified-Required	Inspector	
Filed with				Inspection	Specified-Required	Inspector	



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
2. BUILDING ADDRESS 7274-90 Beverly Blvd.				DIST. MAP 5438					
3. BETWEEN CROSS STREETS Cor. Poinsettia AND				ZONE C-2-1					
4. PRESENT USE OF BUILDING comm'l			NEW USE OF BUILDING same		FIRE DIST. II				
5. OWNER'S NAME Mrs. Mazur			PHONE		INSIDE KEY				
6. OWNER'S ADDRESS Above			P. O.		ZONE COR. LOT REV. COR. LOT SIZE				
7. CERT. ARCH.			STATE LICENSE		PHONE				
8. LIC. ENGR			STATE LICENSE		PHONE				
9. CONTRACTOR Aacco Sandblast Col			STATE LICENSE 176910		PHONE AX 16707		REAR ALLEY SIDE ALLEY BLDG. LINE		
10. CONTRACTOR'S ADDRESS 6057 Hazelhurst			P. O.		ZONE North Hollywood				
11. SIZE OF EXISTING BLDG. 50x70		STORIES 2	HEIGHT 22	NO. OF EXISTING BUILDINGS ON LOT AND USE 1--comm'l			BLDG. AREA		
3 7274-90 Beverly Blvd.							DISTRICT OFFICE LA		
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK EXT. WALLS: <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE				ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		SPRINKLERS REQ'D. SPECIFIED AFFIDAVITS			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				\$ 342.00		VALUATION APPROVED McJohnston			
14. SIZE OF ADDITION				STORIES		HEIGHT APPLICATION CHECKED Boehm			
15. NEW WORK: (Describe)		EXT. WALLS		ROOFING		PLANS CHECKED			
sandblast 3 sides						DWELL. UNITS			
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				CORRECTIONS VERIFIED		SPACES PARKING			
Signed: P. H. Woodward				PLANS APPROVED		GUEST ROOMS			
This Form When Properly Validated is a Permit to Do the Work Described.				APPLICATION APPROVED McJohnston		FILE WITH			
				INSPECTOR		CONT. INSP.			
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. 3.00	I.F. X	O.S.	C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

APR-8-63

17341 E

•34918

Z-1 CK

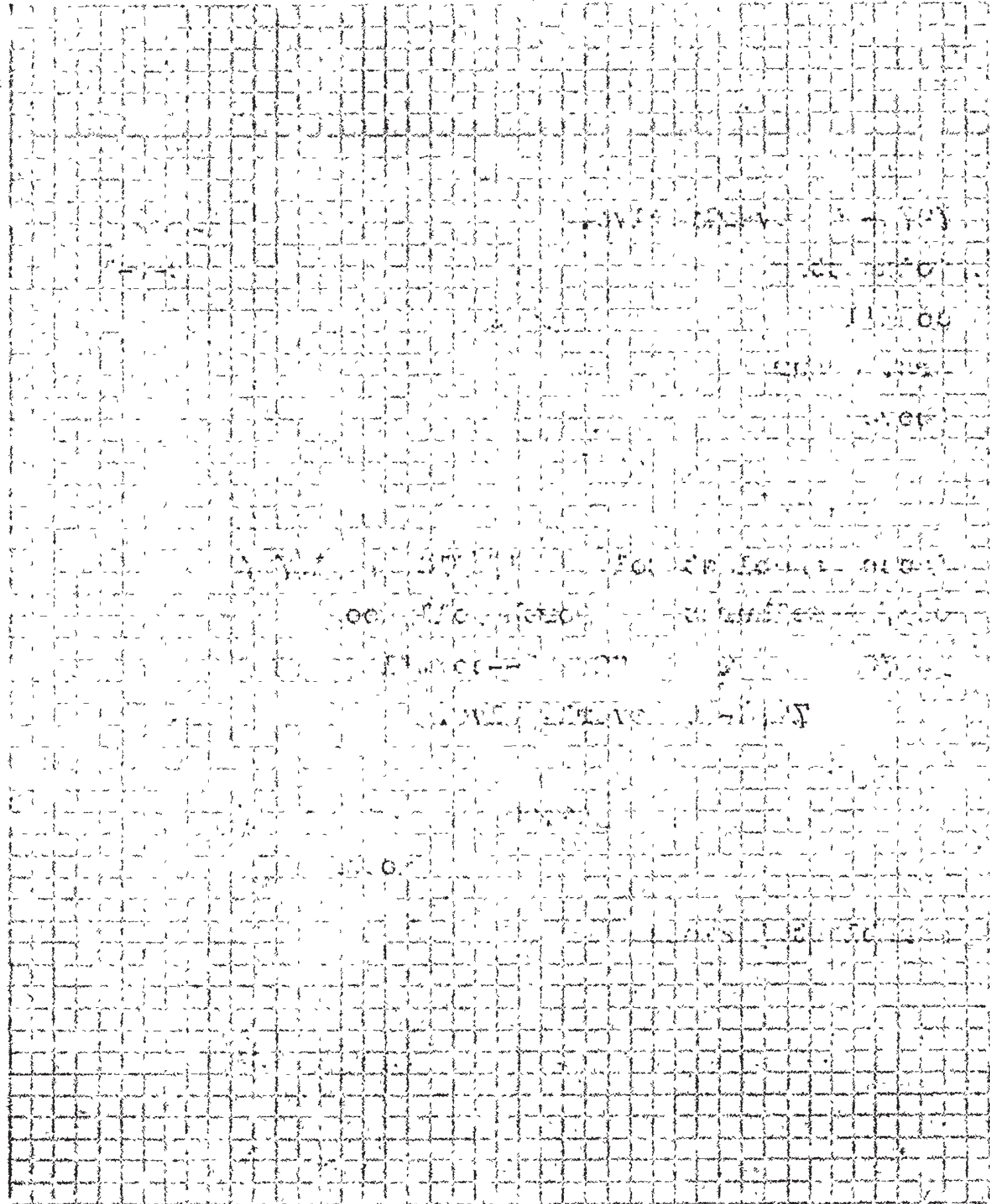
3.00

P.C. No.

GRADING

CRIT. SOIL

CONS.



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

400-8-2 112412 24018 X-111 300

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

138B181

1. LEGAL DESCR.	LOT 46 & 30 ft. of LOT 45	BLOCK	TRACT 7372	COUNCIL DISTRICT NO.	5	DIST. MAP 5438	CENSUS TRACT 2142
2. PRESENT USE OF BUILDING	(16) Retail	NEW USE OF BUILDING		() The same		C2-1-VL	
3. JOB ADDRESS	7274 Beverly Blvd. (7274-90)						TIME DIST. TWO
4. BETWEEN CROSS STREETS	Poinsettia AND Alta Vista						LOT TYPE Cor
5. OWNER'S NAME	Esther G. & Harold Mazur Trust						PHONE (213) 665-0232 Irreg.
6. OWNER'S ADDRESS	4821 Los Feliz Blvd. L. A.						CITY 90027
7. ENGINEER	Mr. S. Beyzaee		BUS. LIC. NO. C34349	ACTIVE STATE LIC. NO.	PHONE (818) 500-9081	ALLEY 20'	
8. ARCHITECT OR DESIGNER			BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	512 E. Wilson #302 Glendale						CITY 91206
10. CONTRACTOR	OWNER						AFFIDAVIT 21 1195
11. SIZE OF EXISTING BLDG.	STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE		P.D. REQ'D		
WIDTH 896 LENGTH 108.5	One 21-2		one-retail		No		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS URM		ROOF WOOD		FLOOR SLAB		DISTRICT OFFICE 1A
13. JOB ADDRESS	7274 Beverly Blvd.						SEISMIC STUDY 2048
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 4,000.00						GRADING FLOOD
15. NEW WORK (Describe)	FULL COMPLIANCE WITH DIV. 88						NEW. DED. COMB.
CLASS III B							YOA
NEW USE OF BUILDING (16) Retail		SIZE OF ADDITION None		STORIES HEIGHT One 21'2"		TUNED BY EWA	
TYPE III GROUP B-2		FLOOR AREA 8631		PLANS CHECKED Ewa o'Neil		FILE WITH	
DWELL UNITS 0 MAX OCC. NC		TOTAL		APPLICATION APPROVED		TYPE	
GUEST ROOMS 0		PARKING REQ'D NC		PARKING PROVIDED STD. COMP		INSPECTION ACTIVITY	
209.52		GPI		CONT. FULL PER. WELLS		C 14805.00 EQPC	
30.00		M		STRUCT. STEEL		C 1479.00 DSS	
391.20		FI		Claims for refund of fees paid on permits must be filed 1. Within one year from date of payment of fee or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 7212 & 7213 LAMC.		C 32.00 EQPC	
N/A		FI		123.2		C 291.20 EQPC	
0.5		DSS		4.19		C 6.00 PL/M	
DST. OFFICE LA		DSS		9.25		C 3.92 E.1. LA 57229	
P.C. NO. 6321		CIP		ENERGY		C 9.25 DSS	
						C 123.20 EQPC	
						C 14805.00 EQPC	
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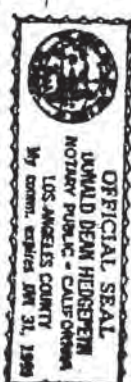
On 2-9-87 at Harold before me, the undersigned, a Notary Public in and for said State,
personally appeared Harold Mazur

to be the person whose name 13 subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS *[Signature]*

 OFFICIAL SEAL

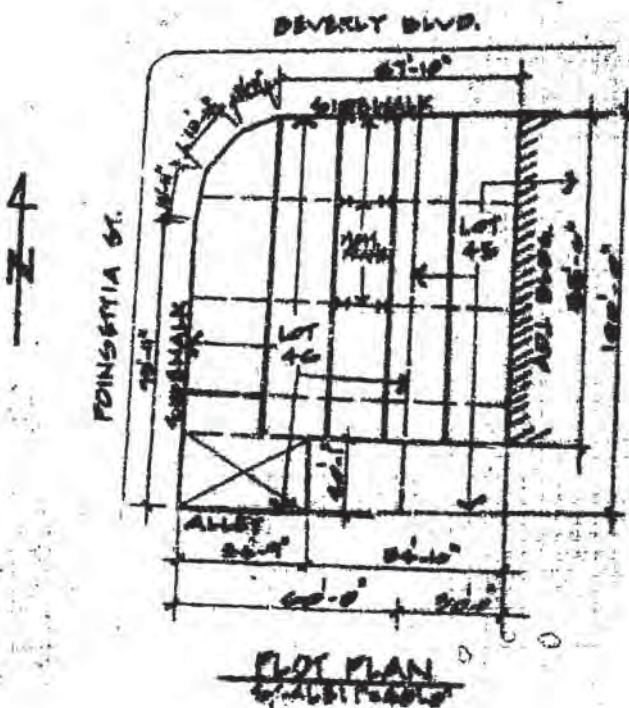
Signature Douglas L. Brown
Name (Typed or Printed) Douglas L. Brown



Name (Typed or Printed)

10/10/10 9
 10/10/10 259
 10/10/10 321
 10/10/10 6
 10/10/10 9
 10/10/10 9
 10/10/10 163
 10/10/10 20

MONZ 25724



PROPERTY DESCRIPTION: 1214 BAYVIEW BLVD, APTS 1514
N/S/O' OF LOT 4 & 5 & ALL LOT 4 & 5

Bureau of Engineering	1-7200	ADDRESS APPROVED 7-7
		DRIVEWAY
SEWERS	1-7100	HIGHWAY REQUIRED
		DEDICATION COMPLETED
		FLOOR CLEARANCE 0
		SEWERS AVAILABLE
		NOT AVAILABLE
		SFC PAID
		SFC DUE
		SFC NOT APPLICABLE
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-ST60)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

DESIGN DESCRIPTION:
 STEEL FRAME DESIGN CHANGES (ALL FRAME: ON NORTH WALL,
 AND 2 INTERIOR WALLS), CHANGE DETAILS 1, 9, 2, 3, 4 / 5-5
 PROVIDE NEW DETAILS 13/5-5, 1/5-4

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

SEE ORIGINAL
 PERMIT

876459229

FOR PLOT PLAN

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

STATE OF CALIFORNIA	
COUNTY OF	
X <i>Maurice D. Aramian</i> Notary Public - California My Comm. Expires JAN 23, 1990	
OFFICIAL SEAL GARO ARAMIAN NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires JAN 23, 1990	
On this <u>16TH</u> day of <u>APRIL</u> , in the year <u>1987</u> before me, the undersigned, a Notary Public in and for said State, personally appeared <u>CHARLES ARVID HAZLER</u>	
(or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the _____ Partnership named therein, and acknow- ledged to me that the _____ Partnership executed it.	
WITNESS my hand and official seal.	
<u><i>Garo Aramian</i></u> Notary Public in and for said State.	

APR 16 1987

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT 45 & 46 BLOCK 7372 TRACT 5 COUNCIL DISTRICT NO. 5 DIST. MAP 5438
LEGAL DESCR. 2142
2. PRESENT USE OF BUILDING Retail NEW USE OF BUILDING Same
3. JOB ADDRESS 7290 Beverly Blvd.
4. BETWEEN CROSS-STREETS Polmettia AND Alta Vista Bl.
5. OWNER'S NAME TRAFICANTE (213) 851-0841 LOT TYPE Corner
6. OWNER'S ADDRESS 6859 Los Altos Pl. Los Angeles, CA 90048 Lot Tie Reg.
7. ENGINEER Gerald M. Brown BUS. LIC. NO. SE2452 ACTIVE STATE LIC. NO. 1213 PHONE 694-4420 ALLEY Yes
8. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE BLOG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS 2520 Wilshire Ave. City LAHARRA ZIP 90631
10. CONTRACTOR Greg Perotto LIC. NO. ACTIVE STATE LIC. NO. PHONE (818) 710-9486
11. SIZE OF EXISTING BLDG. WIDTH 90 LENGTH 100 STORIES 2 HEIGHT 20 NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Potential
12. CONST. MATERIAL OF EXISTING BLDG. EX. WALLS URM ROOF Wood FLOOR Concrete NO (A)
13. JOB ADDRESS 7290 Beverly Blvd. DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$40000.00 \$45000 SEISMIC STUDY ZONE
15. NEW WORK (Describe) Interior Remodel & MISC. GRADING FLOOD
Strengthening the mezz. Yes
NEW USE OF BUILDING NC SIZE OF ADDITION STORIES HEIGHT ZONED BY Rojas
TYPE NC GROUP NC FLOOR AREA NC PLANS CHECKED M. Brown / TYPYST vh
DWELL UNITS 0 MAX OCC. NC TOTAL APPLICANT APPROVED Michael Brown INSPECTOR
GUEST ROOMS 0 PARKING NC STD. NC COMP. NC COMB. GEN. MAJS. CONS. ED. 8458-3 (2/87)
22848 DRL CONT. INSPECTION ACTIVITY
1.99 P.M. 6.00 C 0.00 0.00
27.15 E.C. 3.15 C 0.00 0.00
1.5 F.M. C 0.00 0.00
S.D. NONE D.S. 4.57 C 0.00 0.00
DIST. OFFICE LA S.D.S. 5.65 C 0.00 0.00
P.C.N. 07385 C 0.00 0.00
CASHIERS USE ONLY
1.89 EQP
27.15 EQP
9.00 PL 28
3.15 E-C
8.85 DSS
1.17 DSS
K6715-0 00228788 207138 GHY

DECLARATIONS AND CERTIFICATIONS
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 9/27/88 License No. 1213 Contractor's Signature (Signature)
17. I hereby affirm that I am the owner-builder of the property described in this application (Sec. 7031.5, Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
[] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
[] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
[] I am exempt under Sec. B. A. P. C. for this reason
Date 9/27/88 Owner's Signature (Signature)
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. Insurance Company
[] Certified copy is hereby furnished.
[] Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date Applicant's Signature
Applicant's Mailing Address
19. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date 9/27/88 Applicant's Signature (Signature)
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.
20. CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3807, Civ. C.).
Lender's Name Lender's Address
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)
Signed (Owner or agent having property owner's consent) (Signature) 9/27/88 Date

SEWERS

Grading

Conservation

Fire

Housing

Planning

Traffic

Construction Tax

39000
390001

ADDRESS COVER

DRIVEWAY

HIGHWAY REQUIRED

DEDICATION COMPLETED

FLOOD CLEARANCE

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

SFC NOT APPLICABLE

PRIVATE SEWAGE SYSTEM APPROVED

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

APPROVED (TITLE 19) (L.A.M.C.-5700)

HOUSING AUTHORITY APPROVAL

APPROVED UNDER CASE #

APPROVED FOR

DWELLING UNITS

LEGAL DESCRIPTION

O.K. to issue Permit. Since all structural work
for full compliance w/Div. 88 is completed
although different Engr. of record.

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

HANDICAPPED ACCESS - UNREASONABLE HANDICAP FININGS
Violations - before current amount (Sec. 2-116 (a) 11AB, Title 24)

1. Type of facility REMODEL
2. Used by the general public for SPRINK
3. Total cost of planned construction \$ 7500
4. The Title 24 accessibility improvements create the following impact on the financial feasibility of the project:
 - ☐ Delays project; loan must be renegotiated.
 - ☐ Project would be abandoned; insufficient funds.
 - ☐ Other: (explain) _____
5. Accessibility features not within the area of remodel, repair or addition which would not be installed and their associated costs:
 - Path of travel to entrance 7500
 - Entrance ramp 7500
 - Path of travel within building/facility N/A
 - Sanitary facilities N/A
 - Drinking fountains N/A
 - Telephones N/A
 - Other: 200
6. The accessibility features increase construction costs by 200
7. Name: LISA TRAFFILLAGE Signature: Lisa Traffillage
Firm: TULER/PARTNER Address: 1004 N. Hollywood Blvd L.A. 90028
Approved by Entering Official: John J. [Signature] 9-27-88

* NON-COSMETIC WORK = * 7800 (as per L.P. from

MELVIN S. JENSEN, GEN. CONTRACTOR (N.C.M.C.)
(9-22-88)

N/C WORK TO BE DONE (EXCEEDS 10% (\$780))

1. RELOCATE BATHROOM WALL (IN FRONT OF TOILET)
2. NEW 32 BATHROOM DOOR w/ LEVER HORIZONTAL
3. CEMENT RAMP IN BATHROOM

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

3 FOR **REPAIR-DEMOLITION** AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTION: 1. Applicant to Complete Numbered Items Only.

1. LOT	45 & 46	TRACT	7372	COUNCIL DISTRICT NO.	5	DIST. MAP	5438
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		CENSUS TRACT		2142		
Retail		Retail		ZONE		C2-1VL	
3. JOB ADDRESS		7290 Beverly Bl.		FILE DIST.			
4. BETWEEN CROSS STREETS		AND		LOT TYPE		Corner	
Poinsettia		Alta Vista Bl.		LOT SIZE		IRREG.	
5. OWNER'S NAME		Trafficante		LOT TIE		Re	
6. OWNER'S ADDRESS		6859 Los Altos Bl. L.A. CA 90068		ALLEY		Yes	
7. ENGINEER		Gerald Munsen SE2452 (213) 694-4490		BLDG. LINE			
8. ARCHITECT OR DESIGNER		2520 Wilshire Ave. LaHabra		AFFIDAVITS		AFF 5404	
9. ARCHITECT OR ENGINEER'S ADDRESS		Greg Penolio (818) 710-9484		ZI 1195		Potential M	
10. CONTRACTOR		11. SIZE OF EXISTING BLDG.		NO. OF EXISTING BUILDINGS ON LOT AND USE		Meth. Zone	
12. CONST. MATERIAL		13. JOB ADDRESS		14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		SEISMIC STUDY ZONE	
URM		7290 Beverly BL.		* 40,000 To Re-visit engineering		---	
15. NEW WORK (Describe)		Interior Remodel Misc.		GRADING		FLOOD	
Revised Plans only (No Permit Fees required)				CONV. DED.		CONS.	
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES		HEIGHT	
SAME							
TYPE		GROUP		FLOOR AREA		PLANS CHECKED	
NC		NC		NC		M. E. M. S. M.	
DWELL UNITS		MAX. OCC.		TOTAL		APPLICATION APPROVED	
NC		NC		NC		M. E. M. S. M.	
GUEST ROOMS		PARKING REQ'D		PARKING PROVIDED		INSPECTION ACTIVITY	
		NC		NC		EQ. 7	
P.C. NO.		G.P.I.		CONT. INSP.		CASHIER'S USE ONLY	
D9158		60		60		LA 15080	

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

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

Signed _____ Date _____

(Owner or agent having property owner's consent) Position

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____
☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

Signed _____ Date _____

(Owner or agent having property owner's consent) Position

Bureau of Engineering	21300	ADDRESS APPROVED	21300
		DRIVEWAY	
		HIGHWAY	REQUIRED
	21300	DEDICATION	COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
		SFC NOT APPLICABLE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

(a) $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 (b) $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 (c) $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 (d) $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE.

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3-10-68

NO. 100-100000
BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	FRAC 46	BLOCK	---	TRACT	7372	COUNCIL DISTRICT NO.	5	DIST. MAP	138-181	
2. PRESENT USE OF BUILDING	(16) Retail		NEW USE OF BUILDING		(16) Restaurant		C2-1VL		2142	
3. JOB ADDRESS	7276 Beverly								FIRE DIST.	II
4. BETWEEN CROSS STREETS	Alta Vista		AND		Poinsetta		LOT TYPE		Corner	
5. OWNER'S NAME	Ajay Sahgal		PHONE		213-465-3202		LOT SIZE		80x100	
6. OWNER'S ADDRESS	2168 Alcyona		CITY		LA		ZIP		90068	
7. ENGINEER	BUS LIC NO		ACTIVE STATE LIC NO		PHONE		ALLEY		---	
8. ARCHITECT OR DESIGNER	BUS LIC NO		ACTIVE STATE LIC NO		PHONE		BLOG LINE		---	
9. ARCHITECT OR ENGINEER'S ADDRESS	109 Clubhouse Ave		CITY		Venice		ZIP		90291	
10. CONTRACTOR	BUS LIC NO		ACTIVE STATE LIC NO		PHONE		AFFIDAVITS		Z11195	
11. SIZE OF EXISTING BLDG.	STORIES		HEIGHT		NO OF EXISTING BUILDINGS ON LOT AND USE		FLOOR		NO	
12. CONST. MATERIAL	EXT. WALLS		WOOD		WOOD		FLOOR		conc	
13. JOB ADDRESS	same as #3								DISTRICT OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2,500.								SEISMIC STUDY ZONE	---
15. NEW WORK (Describe)	remodel portion of existing retail space. DELI NO COOKING								GRADING	FLOOD
NEW USE OF BUILDING	Restaurant		SIZE OF ADDITION		STORIES		HEIGHT		1 15	
TYPE	NLC		FLOOR AREA		NLC		PLANS CHECKED		Henry Oh	
DWELL UNITS	MAX OCC.		TOTAL		APPLICANT'S APPROVED		TYPIST		ldr	
GUEST ROOMS	PARKING REQ'D		PARKING PROVIDED		COMB		CON		EQ	
P.C.	27.12		P.H.		6.00		CONT INSP.		---	
S.P.C.	31.90		F.H.		0.50		Claims for refund of fees paid on permits must be filed 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of estoppel for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		---	
S.D.	0.31		SPRINKLERS REQ'D SPEC.		none		ENERGY		no	
DIST. OFFICE	A		CUD		no		DAS		yes	
<p>66.83</p> <p>29751</p> <p>29751H</p> <p>66.83</p> <p>CHECK</p> <p>APR 19 1994 77761628 15:55PR</p>										

DECLARATIONS AND CERTIFICATIONS

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.6202 LAMC)

Signed _____ OWNER _____ 4/19/84

(Owner or agent having property owner's consent) Position _____ Date _____

Bureau of Engineering	23400	ADDRESS APPROVED DRIVEWAY	P/6/89 Paul
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
SEWERS	7167-6 P.D.T. S8950430 DYE TEST Req.	X SEWERS AVAILABLE	HUEY 4-1989
		X NOT AVAILABLE	Ken Red 4/18/89
		SFC PAID	
		SFC DUE	
	X SFC NOT APPLICABLE	HUEY	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 18) (L.A.M.C.-5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

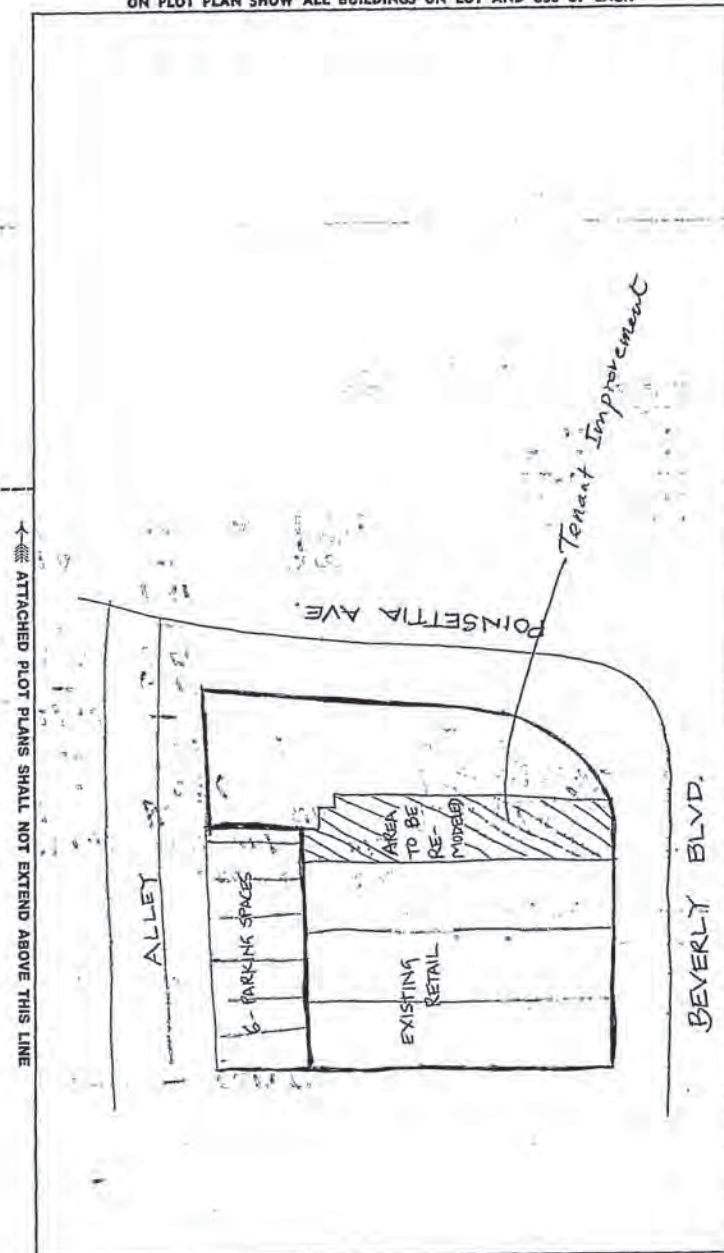
LEGAL DESCRIPTION

Not within area controlled by Ord 163158

algd. r/l

4/17/89

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



7286 W. Beverly Bl.

B & S B-95A (R. 3/88)

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 2. Applicant to complete numbered items only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNTY REF. NO.	DIST. MAP
FRAC 46			7372	44107-5 8/183	138-181 CENSUS TRACT 2142
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
16 RETAIL	18 RESTAURANT/RETAIL			C2-1VL	
3. JOB ADDRESS	7286 BEVERLY BLVD			FIRE DIST. COUN. DIST.	
4. BETWEEN CROSS STREETS	ALTA VISTA AND POINSETTIA			LOT TYPE CORNER	
5. OWNER'S NAME	JAY SAHGA			LOT SIZE 80x100	
6. OWNER'S ADDRESS	CITY	STATE	ZIP	ALLEY	
2168 ALCYONA DR	LA		90068	BLDG. LINE	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	APPROVALS	
ANGELO CACIOLA		213-450-3535		DI 1195	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	DI 1440	
109 CLUBHOUSE AVE	CITY	STATE	ZIP	POT METHANE ZONE	
VENICE			90291		
9. ARCHITECT OR ENGINEER'S ADDRESS	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
10. CONTRACTOR	OWNER				
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 88 LENGTH 200	1	15	1 RETAIL		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	STREET GUIDE	
3	WD	WD	CONC		
13. JOB ADDRESS	7286 BEVERLY BLVD				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2,500.00			DIST. OFF. LA NO	
15. NEW WORK (Describe)	REVISE 89LA29751 TO INCLUDE SOFFIT FRAMING			GRADING SEISMIC	
Disabled Access Handicap			HWY. DED. FLOOD		
NEW USE OF BUILDING			FILE WITH 89LA29751		
RETAIL/RESTAURANT			ZONED BY CH		
TYPE N/A	GROUP OCC. B2	FLOOR AREA N/A	PLANS CHECKED HENRY CH	TYPIST CR	
DWELL UNITS	MAX OCC. 36	TOTAL	INSPECTION ACTIVITY	INSPECTOR	
GUEST ROOMS	PARKING REQ'D N/A	PARKING PROVIDED STD. N/A	CS GEN MAJ.S. EQ.		
P.C. 27.12	G.P.I. 6.00	CONT. INS.	CASHIERS USE ONLY		
S.P.C.	E.I. 0.50		27.12 6-00		
B.P. 31.90	P.H.		31.90 8P-R		
L.F.	S.O.S. 1.31		6.00 PL-M		
S.D.	S.O.S.S.		60 E1-0		
ISSUING OFFICE LA	SPRINKLERS REQ'D SPEC.		1.31 DSS		
P.C. NO. CC	ENERGY DAS		353 80 DOR		
			4 06/12/89		

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____ S. & T. C. for this reason _____
Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Civ. C.).

Lender's Name _____ Lender's Address _____

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

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

Signature _____ Position _____ Date _____

Bureau of
Engineering

SEWERS
RES. NO.
CERT. NO.

Grading

Comm. Safety

Fire

Housing

Planning

Transportation

Construction Tax

SFC NOT APPLICABLE

PRIVATE SEWAGE SYSTEM APPROVED

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

APPROVED (TITLE 19) (L.A.M.C.-S700)

HOUSING AUTHORITY APPROVAL

APPROVED UNDER CASE #

APPROVED FOR

RECEIPT NO.

ADDRESS APPROVED

DRIVEWAY

HIGHWAY

DEDICATION

FLOOD CLEARANCE

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

DWELLING UNITS

LEGAL DESCRIPTION

HANDICAPPED ACCESS - UNREASONABLE HARDSHIP FINDING
Valuations below current amount (Sec. 2-105 (b) 11AG, Title 24)

1. Type of facility Retail & Restaurant
2. Used by the general public for Public
3. Total cost of planned construction \$500.00
4. The Title 24 accessibility improvements create the following impact on the financial feasibility of the project:

- ☐ Delays project; loan must be renegotiated.
☒ Project would be abandoned; insufficient funds.
☐ Other: (explain)

5. Accessibility Plot Plan Show All Buildings On Lot And Use Of Each

addition which would not be installed and their associated cost:

- ☐ Path of travel to entrance
☐ Entrance ramp
☐ Path of travel within building/facility
☐ Sanitary facilities
☐ Drinking fountains
☐ Telephones
☐ Other:

6. The accessibility features increase construction costs by \$500.00

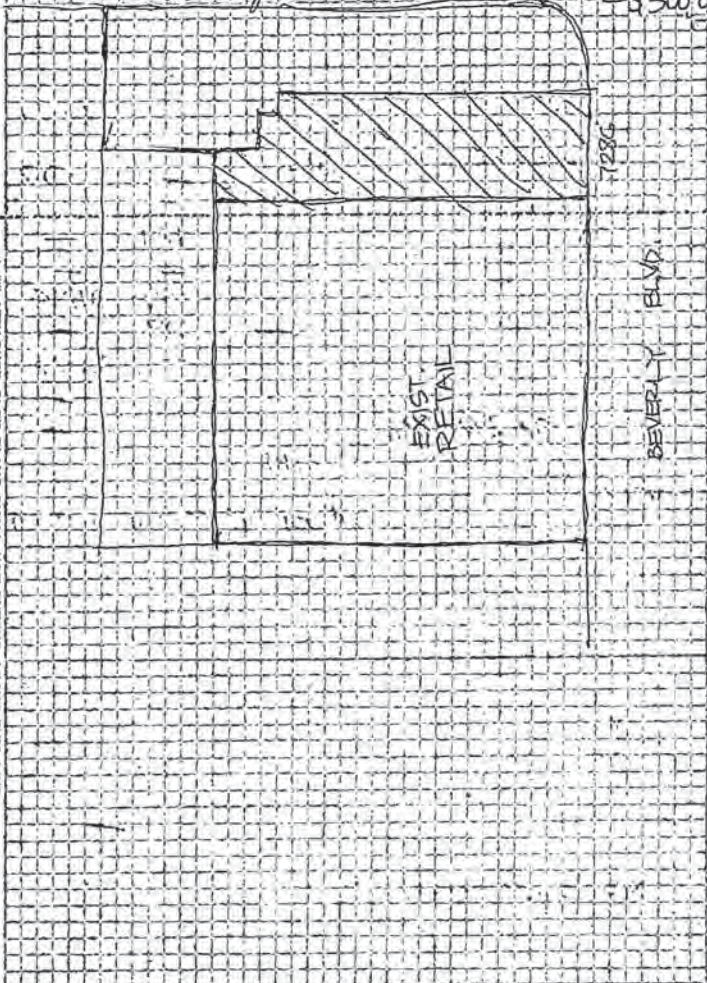
Name: ASAY, SARAH Signature: [Signature]

Firm: TRATCAP Address: 11111 BEVERLY BLVD.

Approved by Enforcing Official: [Signature]

Relocate partition to enlarge restroom
New grab bars & toilet \$500.00

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



Pursuant to Section 98.0403 of the L. A. M. C. the Department of Building and Safety approves the following slight modification: 2 4 2 0 0 6 0 0 1 6 3

ALLows 6'-6 in lieu of 8'-0 ceiling height at

soffit provided soffit is directly over the counter

and 6'-8 height at kitchen doorway of 1st. doorway 0

Requested by:

(Owner for Agent)

Findings:

A special, individual reason makes the strict letter of the ordinance impractical and the modification is in conformity with the spirit and purpose of the Code Section involved.

10

W
L
M
D

Ch. H. Brown Date 6-19-87

0035

7274 W Beverly Blvd



Permit #:

97048 - 70000 - 01503

Plan Check #:

Reference #:

Event Code:

Sign

City of Los Angeles - Department of Building and Safety

Status: Ready to Issue

APPLICATION FOR INSTALLATION

Status Date: 10/20/97

Over the Counter Permit

AND INSPECTION OF SIGNS

Printed on: 10/20/97 11:51:33

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 7372		46 - 44		M B 107-81/83	138B181 451	5512 - 020 - 037

3. PARCEL INFORMATION

Alley - 20' R
BAS Branch Office - LA
Council District - 5
Census Tract - 2140.000

District Map - 138B181
Energy Zone - 9
Lot Size - 110 X 100
Lot Type - COR

Potential Methane Zone - Y
Thomas Brothers Map Grid - 633

ZONE: C2-1VL /

4. DOCUMENTS

ZI - 1195
ZI - 1370

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Mazur, Maurice D And

5121 Franklin Ave

LOS ANGELES CA 90027

Tenant:

Rosetta Willington -

213-935-0093

Applicant: (Relationship: Agent for Owner)

Byung Kuk Paek -

1517 W. 7th St

LOS ANGELES, CA 90017

(213) 483-5309

7. EXISTING USE

PROPOSED USE

19 Sign

8. DESCRIPTION OF WORK

Proposed wall sign: non illuminated: 3 x 8 irreg
Sec order to comply dated 10/7/97 H-1239-N

9. # Bldgs on Site & Use: RETAIL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

DAS PC By:

OK for Cashier: David McCombs

Coord. OK:

Signature: *[Signature]*

Date: 10/20/97

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$450

PC Valuation:

FINAL TOTAL Sign	113.77	Electrical Service Fee
Permit Fee Subtotal Sign	65.00	Control Devices Fee
Plan Check Subtotal Sign	32.50	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	1.96	
Sys. Surcharge	5.88	
Planning Surcharge	2.93	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee		
Signs or Gas Tube Systems Fee		
Additional Branch Circuits/Circuits		

Sewer Cap ID:

Bond Payment Amt:

12. ATTACHMENTS

Plot Plan *[Signature]*

For Cashier's Use Only

W/O #: 74801503

10/20/97 12:00:45PM SLO1 T-4564 C 27
BLOG PLAN CHEC 32.50
INVOICE \$ 000000 PP
BLDG PERMIT CO 65.00
EI COMMERCIAL 0.50
ONE STOP 1.96
SYS DEV 5.88
MISCELLANEOUS 5.00
CITY PLAN SURC 2.93
TOTAL 113.77
CASH 120.85
CHANGE 7.08

97SL 02509

13. STRUCTURE INVENTORY 4.11.11
Sign# 36878 (P) Sign Area 11 Sqft
Sign# 36878 (P) Street Frontage 17 Feet

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE#

(O) Owner-Builder

0

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: _____ Lic. No.: _____ Print: _____ Sign: _____

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: _____ Policy Number: _____

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

Sign: Byung Kuk Paek Date: _____ ☐ Contractor ☐ Authorized Agent ☐ Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: Byung Kuk Paek Date: _____

21. OWNER-BUILDER DECLARATION

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

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

☐ I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: Byung Kuk Paek Sign: Byung Kuk Paek Date: 10.20.97 ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

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

Print: Byung Kuk Paek Sign: Byung Kuk Paek Date: 10.20.97 ☐ Owner ☐ Contractor ☒ Author. Agent

7274 W Beverly Blvd

Permit Application #: 97048 - 70000 - 01503

Sign

City of Los Angeles - Department of Building and Safety

Plan Check #:

Initiating Office: SOUTH LA

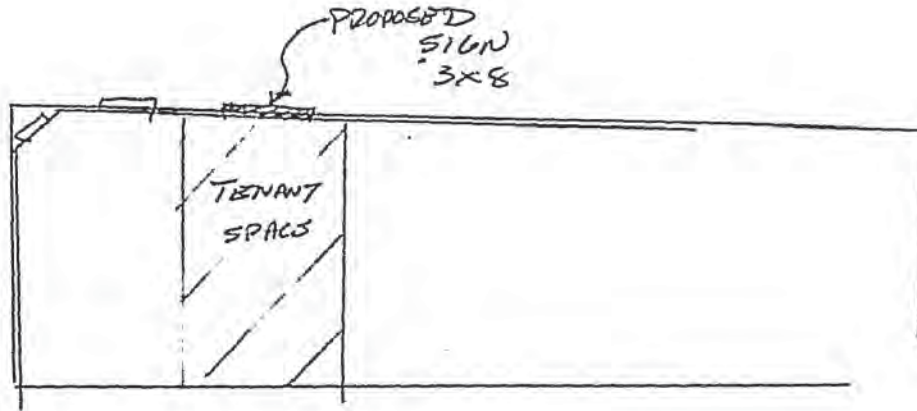
Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 10/20/97 11:52:30

BEVERLY BL

POTNSETTA AV



3311777777286
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

10/20/97 12:02:1 SL01 T-6964 C 27

97SL 02509

PLOT PLAN ATTACHMENT

7274 W Beverly Blvd



Permit #:

Plan Check #:

Event Code:

00048 - 10000 - 01767

Ref. #:

Sign

City of Los Angeles - Department of Building and Safety

Status: Ready to Issue

APPLICATION FOR INSTALLATION

Status Date: 10/03/00

Over the Counter Permit

AND INSPECTION OF SIGNS

Printed on: 10/03/00 14:27:05

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF#	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 7372		46		M B 107-81/83	138B181 451	5512 - 020 - 037

<u>3. PARCEL INFORMATION</u>		
BAS Branch Office - LA	District Map - 138B181	Near Source Zone Distance - 3.04428
Council District - 5	Energy Zone - 9	Oil Well - None
Community Plan Area - Wilshire	Lot Cut Date - 09/10/1927	Potential Methane Zone - YES
Census Tract - 2140.000	Lot Type - Corner	Thomas Brothers Map Grid - 633
ZONE(S): C2-1VL /		

4. DOCUMENTS

ZI - ZI 1195
ZI - ZI 1370

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

Owner(s):

Mazur, Maurice D And

5121 Franklin Ave

LOS ANGELES CA 90027

Tenant:

Applicant: (Relationship:)

Yong Moon -

1410 Grandview Ave.

GLENDALE, CA 91201

7. EXISTING USE**PROPOSED USE**

19 Sign

8. DESCRIPTION OF WORK

PROPOSED NON ILLUMINATED WALL SIGN ON EXISTING RETAIL BLDG.
SIGN IS 1'9"X4'2" (7.3 SF) SIGN TO READ "BEIGE"

9. # Bldgs on Site & Use: RETAIL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: John Vasquez

DAS PC By:

OK for Cashier: John Vasquez

Coord. OK:

Signature: *[Signature]*

Date: 10/3/00

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 04801767

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$500

PC Valuation:

FINAL TOTAL Sign	113.77
Permit Fee Subtotal Sign	65.00
Plan Check Subtotal Sign	32.50
E.Q. Instrumentation	0.50
O.S. Surcharge	1.96
Sys. Surcharge	5.88
Planning Surcharge	2.93
Planning Surcharge Misc Fee	5.00

LA Department of Buildings and Safety
LA 05 14 017355 10/03/00 02:37PM

BLDG PERMIT COMM	\$65.00
BLDG PLAN CHECK	\$32.50
EI COMMERCIAL	\$0.50
ONE STOP SURCH	\$1.96
SYS DEV FEE	\$5.88
CITY PLAN SURCH	\$2.93
MISCELLANEOUS	\$5.00

Total Due: \$113.77
Check: \$113.77

00LA 04634

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

13. STRUCTURE INVENTORY

Sign# 111311 (P) Sign Area 7.3 Sqft

14. APPLICATION COMMENTS

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

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(C) Moon Yong Joon

1410 Grandview Avenue,

Glendale, CA 91201

CLASS LICENSE#

C45 677252

PHONE#

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

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C-45 Lic. No. 677252 Print: YONG MOON Sign: [Signature]**18. WORKERS' COMPENSATION DECLARATION**

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

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: [Signature] Policy Number: [Signature]
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 1/1 ☐ Contractor ☐ Authorized Agent ☐ Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: [Signature] Lender's address: [Signature]**20. ASBESTOS REMOVAL**Notification of asbestos removal: ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature] Date: 10/3/2003**21. OWNER-BUILDER DECLARATION**

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

- ☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- ☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- ☐ I am exempt under Sec. [Signature] Bus. & Prof. Code for the following reason: [Signature]

Print: YONG MOON Sign: [Signature] Date: 10/3/2003 ☐ Owner ☐ Authorized Agent**22. FINAL DECLARATION**

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

Print: YONG MOON Sign: [Signature] Date: 10/3/2003 ☐ Owner ☐ Contractor ☐ Author. Agent

7274 W Beverly Blvd

Permit Application #: 00048 - 10000 - 01767

Sign

City of Los Angeles - Department of Building and Safety

Plan Check #:

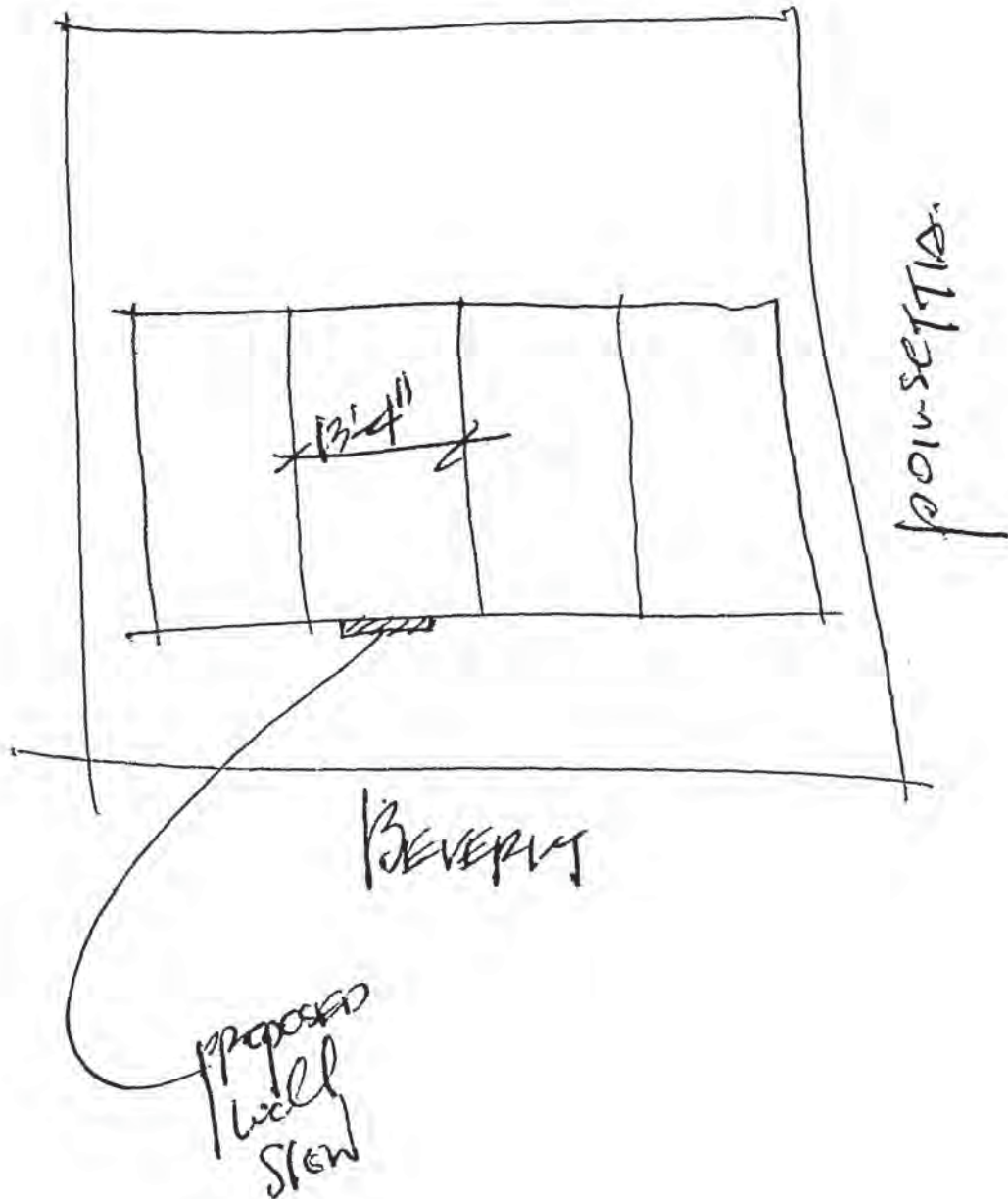
Initiating Office: METRO

Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 10/03/00 14:27:22

72740100337
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



7290 W Beverly Blvd



Permit #:

06016 - 10000 - 06575

Plan Check #: B06LA03703

Printed: 07/12/06 03:44 PM

Event Code:

Bldg-Alter/Repair
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 07/12/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7372		46		M B 107-81/83	138B181 451	5512 - 020 - 037

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 5
Certified Neighborhood Council - Mid City West
Community Plan Area - Wilshire

Census Tract - 2140.00
District Map - 138B181
Energy Zone - 9
Fire District - 2
Lot Cut Date - 09/10/1927

Methane Hazard Site - Methane Zone
Near Source Zone Distance - 3
Thomas Brothers Map Grid - 633-D1

ZONE(S): C2-1VL/

4. DOCUMENTS

Z1 - ZI-1195 State of CA (Div. of Oil and Gas) CPC - CPC-30619
ZA - ZA-7570 CDBG - LARZ-Central City
ZA - ZA-7722
ORD - ORD-158432

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

Owner(s):

Mazur, Maurice And Susan Trs Mazur Family 11926 Briarvale Ln

STUDIO CITY CA 91604

Tenant:

Applicant: (Relationship: Tenant)

Bret Thompson -

331 Rosemont Blvd

SAN GABRIEL, CA 91775

(626) 644-0892

7. EXISTING USE

(17) Restaurant
(16) Retail

PROPOSED USE

(17) Restaurant

8. DESCRIPTION OF WORK

CHANGE OF USE FROM RETAIL TO RESTAURANT (TAKEOUT) ON GROUND FLOOR,
NEW WALLS, CEILINGS, LIGHTING FINISHES +/- 1350 SF - MAX 4 EMPLOYEES
(UNISEX BATHROOM)

9. # Bldgs on Site & Use: RETAIL/TAKE OUT RESTAURANT

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Cora Johnson

DAS PC By: Eddie Garin

OK for Cashier: Toi Brown

Coord. OK:

Signature: *Toi Brown*

Date: 7/12/06

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 61606575

LA Department of Building and Safety

LA 05 10 177328 07/12/06 03:55PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$81,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	844.80
Permit Fee Subtotal Bldg-Alter/Repair	720.56
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Repair	0.00
Off-hour Plan Check	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	17.01
O.S. Surcharge	14.75
Sys. Surcharge	44.25
Planning Surcharge	43.23
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

BUILDING PERMIT COMM	\$720.56
EI COMMERCIAL	\$17.01
ONE STOP SURCH	\$14.75
SYSTEMS DEVT FEE	\$44.25
CITY PLANNING SURCH	\$43.23
MISCELLANEOUS	\$5.00

Total Due: \$844.80

Credit Card: \$844.80

06LA 95000

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTSPlot Plan *[Signature]*

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

010717200633734

(P) Floor Area (ZC): +1350 Sqft / 1350 Sqft
 (P) B Occ. Group: +1350 Sqft / 1350 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta
 (P) Provided Standard for Bldg: 0 Stalls / 6 Stalls
 (P) Type V-N Construction

14. APPLICATION COMMENTS

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

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE#

(O) , Owner-Builder

()

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

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and

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

Print Name:

Sign:

Date:

☐ Owner

☒ Authorized Agent

Brett Thompson

7/12/06

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA03703FO

Commercial

Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

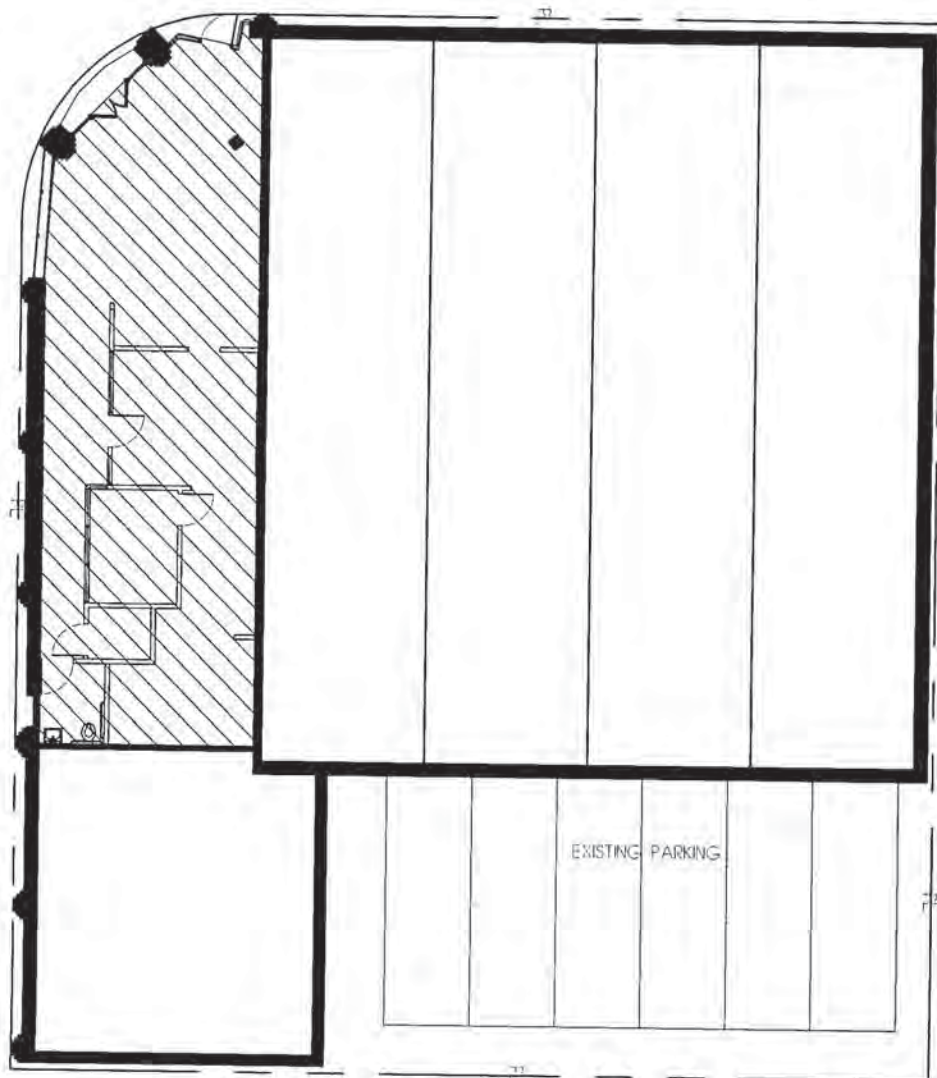
Printed on: 06/15/06 16:01:45

1010717200633734

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

POINSETTIA PLACE

BEVERLY BLVD



7290 W Beverly Blvd



Permit #:

06016 - 10001 - 06575

Plan Check #: B06LA12163

Printed: 12/07/06 02:30 PM

Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 12/07/2006

1. TRACT	BLOCK	LOT(s)	ARE	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7372		46		M B 107-81/83	138B181 451	5512 - 020 - 037

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA

Council District - 5

Certified Neighborhood Council - Mid City West

Community Plan Area - Wilshire

Census Tract - 2140.00

District Map - 138B181

Energy Zone - 9

Fire District - 2

Lot Cut Date - 09/10/1927

Methane Hazard Site - Methane Zone

Near Source Zone Distance - 3

Thomas Brothers Map Grid - 633-D1

ZONE(S): C2-1VL /

4. DOCUMENTS

Z1 - Z1-1195 State of CA (Div. of Oil and Gas) CPC - CPC-30619

ZA - ZA-7570

CDBG - LARZ-Central City

ZA - ZA-7722

ORD - ORD-158432

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

Owner(s)

Mazur, Maurice And Susan Trs Mazur Family 11926 Briarvale Ln

STUDIO CITY CA 91604

Tenant

Applicant (Relationship Tenant)

Bret Thompson -

331 Rosemont Blvd

SAN GABRIEL, CA 91775

(626) 644-0892

7. EXISTING USE

(17) Restaurant - Take Out

PROPOSED USE

(17) Restaurant

8. DESCRIPTION OF WORK

Supplemental (06016-10000-06575) permit to change from take out restaurant to restaurant (with seating) no change in parking-see comments

9. # Bldgs on Site & Use: RETAIL/TAKE OUT RESTAURANT**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Cora Johnson

DAS PC By:

OK for Cashier: Cora Johnson

Coord. OK: 8

Signature: *Cora Johnson*

Date: 12/7/06

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$301 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 247.28

Permit Fee Subtotal Bldg-Alter/Repair 146.25

Handicapped Access

Plan Check Subtotal Bldg-Alter/Repair 65.81

Fire Hydrant Refuse-To-Pay

E.O. Instrumentation 0.50

O.S. Surcharge 4.25

Svs. Surcharge 12.75

Planning Surcharge 12.72

Planning Surcharge Misc Fee 5.00

Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

For information and/or inspection requests originating within LA County.

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 61606575

LA Department of Building and Safety
LA 06 08 109611 12/07/06 02:55PM

BUILDING PERMIT COMM	\$146.25
BUILDING PLAN CHECK	\$65.81
ET COMMERCIAL	\$0.50
ONE STOP SURCH	\$4.25
SYSTEMS DEVT FEE	\$12.75
CITY PLANNING SURCH	\$12.72
MISCELLANEOUS	\$5.00

Total Due: \$247.28

Credit Card: \$247.28

06LA 02050



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

1021214200042051

(P) Floor Area (ZC) 0 Sqt / Sqt
 (P) B Occ Group +1350 Sqt / 1350 Sqt
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stc
 (P) Provided Standard for Bldg 0 Stalls / 5 Stalls
 (P) Type V-N Construction

14. APPLICATION COMMENTS

ZA 2006-2024 (ZV) to allow 5 parking spaces in lieu of the required 13 spaces.

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) Owner-Builder

CLASS LICENSE# PHONE#

0

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

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

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

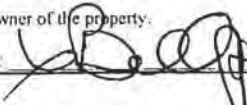
By signing below, I certify that:

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

Print Name:

DRIT THOMPSON

Sign:



Date:

12/7/06

Owner

☐ Authorized Agent



Sign Onsite Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS	Last Status: Ready to Issue Status Date: 11/01/2006
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7372		46		M B 107-81/83	138B181 451	5512 - 020 - 037

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 2140.00	Methane Hazard Site - Methane Zone
LADBS Branch Office - LA	District Map - 138B181	Near Source Zone Distance - 3
Council District - 5	Energy Zone - 9	Thomas Brothers Map Grid - 633-D1
Certified Neighborhood Council - Mid City West	Fire District - 2	
Community Plan Area - Wilshire	Lot Cut Date - 09/10/1927	

ZONE(S): C2-1VL /

4. DOCUMENTS

ZI - ZI-1195 State of CA (Div. of Oil and Gas)	ORD - ORD-158432
ZA - ZA-2006-2024-ZV	CPC - CPC-30619
ZA - ZA-7570	CDBG - LARZ-Central City
ZA - ZA-7722	

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

Owner(s) Mazur, Maurice And Susan Trs Mazur Family 11926 Briarvale Ln	STUDIO CITY CA 91604
Tenant Applicant: (Relationship: Agent for Contractor) Chris Nalbandian -	4873 Melrose Av. L.A. CA. 90029

7. EXISTING USE**PROPOSED USE**

(19) Sign

8. DESCRIPTION OF WORK

INSTALL ONE WALL SIGN; 8'-4" X 5' S/F ILLUM. FREE STANDING CHANNEL SIGN ("MILK"), MAX. ALLOWED LIGHTING POWER = 12 WATT PER SQ. FT.

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

BLDG. PC By: Kang-Kyu Choi	DAS PC By:
OK for Cashier: Kang-Kyu Choi	Coord. OK: <i>ckk</i>

Signature: *Kang-Kyu Choi* Date: *Nov. 1, 2006***11. PROJECT VALUATION & FEE INFORMATION Final Fee Period**

Permit Valuation: \$3,560 PC Valuation:

FINAL TOTAL Sign	195.32
Permit Fee Subtotal Sign	124.60
Plan Check Subtotal Sign	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.75
O.S. Surcharge	3.37
Sys. Surcharge	10.10
Planning Surcharge	8.50
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	17.00
Signs or Gas Tube Systems Fee	26.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTSPlot Plan *ckk*

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only LA Department of Building and Safety
LA 01-26 172673 11/01/06 03:30 PM

BUILDING PERMIT COMM	\$167.60
EI COMMERCIAL	\$0.75
ONE STOP SURCH	\$3.37
SYSTEMS DEVT FEE	\$10.10
MISCELLANEOUS	\$5.00
CITY PLANNING SURCH	\$8.50

Total Due:	\$195.32
Credit Card:	\$195.32

06LA 00575



* P 0 6 0 4 8 1 0 0 0 0 0 1 8 7 2 F N *

1021113200040523

(P) # 246627: # of Faces: +1 Faces / 1 Faces
 (P) # 246627: Height from Grade: +15 Feet / 15 Feet
 (P) # 246627: Illuminated Sign
 (P) # 246627: Sign Area: +41.5 Sqft / 41.5 Sqft
 (P) # 246627: Sign Length: +8.3 Feet / 8.3 Feet
 (P) # 246627: Sign Width: +5 Feet / 5 Feet

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Sign Zone 657 W Glenoaks Bl, Glendale, CA 91202

CLASS LICENSE# PHONE#

C45 834638

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: C45 Lic. No.: 834638 Contractor: SIGN ZONE

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: Policy Number:

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: CHRIS MALBANDIA

Sign:

Date:

11/01/06

Contractor

Authorized Agent

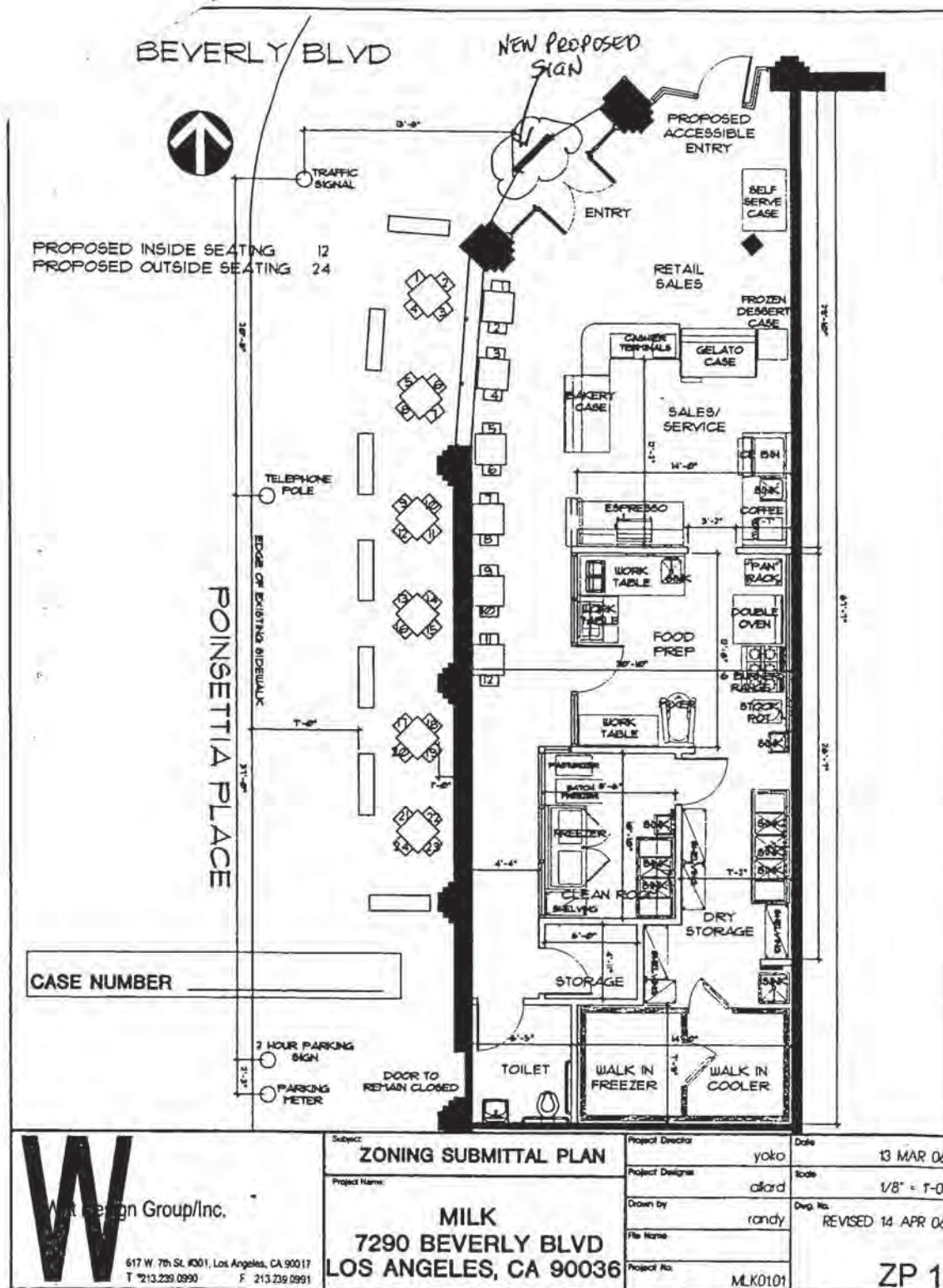
Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA11804

Initiating Office: METRO

Printed on: 11/01/06 15:26:44

PLOT PLAN ATTACHMENT

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R VILLARIAGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER

MAZUR, MAURICE AND SUSAN TRS
MAZUR FAMILY TRUST

11926 BRIARVALE LN
STUDIO CITY CA

91604

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

STATUS:	CofO Issued	DATE APPLIED
BY:	DANIEL WRAY	02/13/2007

SITE IDENTIFICATION

ADDRESS: 7290 W BEVERLY BLVD 90036

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 7372		46	M B 107-81/83	138B181 451	5512-020-037

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT change of use from retail to restaurant [takeout] on ground floor.

USE PRIMARY

Restaurant

OTHER

(-) None

PERMITS

06016-10000-06575

06016-10001-06575

DEPARTMENT OF BUILDING AND SAFETY

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	1350 Sqft	1350 Sqft
Type V-N Construction		
B Occ. Group	1350 Sqft	1350 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	
Provided Standard for Bldg	0 Stalls	6 Stalls



APPROVAL

CERTIFICATE NUMBER 34635

BRANCH OFFICE	LA
COUNCIL DISTRICT	5
BUREAU:	INSPECTN
DIVISION	BLDGINSF
STATUS:	CofO Issued
STATUS BY:	DANIEL WRAY
STATUS DATE	02/13/2007

D Wray

APPROVED BY: DANIEL WRAY
EXPIRATION DATE:

PERMIT DETAIL		PERMIT DESCRIPTION	STATUS - DATE - BY
PERMIT NUMBER	PERMIT ADDRESS		
06016-10000-06575	7290 W Beverly Blvd	CHANGE OF USE FROM RETAIL TO RESTAURANT (TAKEOUT) ON GROUND FLOOR, NEW WALLS, CEILINGS, LIGHTING FINISHES +/- 1350 SF - MAX 4 EMPLOYEES (UNISEX BATHROOM)	CofO Issued - 02/13/2007 DANIEL WRAY
06016-10001-06575	7290 W Beverly Blvd	Supplemental (06016-10000-06575) permit to change from take out restaurant to restaurant (with seating) no change in parking-see comments	Permit Finaled - 02/13/2007 ROBERT BISHOP

PARCEL INFORMATION		
Area Planning Commission: Central	LADBS Branch Office: LA	Council District: 5
Certified Neighborhood Council: Mid City West	Community Plan Area: Wilshire	Census Tract: 2140.00
District Map: 138B181	Energy Zone: 9	Fire District: 2
Lot Cut Date: 09/10/1927	Methane Hazard Site: Methane Zone	Near Source Zone Distance: 3
Thomas Brothers Map Grid: 633-D1	Zone: C2-1VL	

PARCEL DOCUMENT		
City Planning Cases (CPC) CPC-30619	Community Development Block Grant (CDBG) LARZ-Central City	Ordinance (ORD) ORD-158432
Zoning Administrator's Case (ZA) ZA-7570	Zoning Administrator's Case (ZA) ZA-7722	Zoning Information File (ZI) ZI-1195 State of CA (Div. of Oil and Gas) Approval

CHECKLIST ITEMS
Attachment - Plot Plan

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
<u>OWNER(S)</u>			
Mazur, Maurice And Susan Trs Mazur Family Trus	11926 Briarvale Ln	STUDIO CITY CA 91604	
<u>TENANT APPLICANT</u>			
Relationship: Tenant			
Bret Thompson -	331 Rosemont Blvd	SAN GABRIEL, CA 91775	(626) 644-0892

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION		CLASS LICENSE #	PHONE #
NAME	ADDRESS	NA	0
(O), Owner-Builder			

SITE IDENTIFICATION-ALL
ADDRESS: 7290 W BEVERLY BLVD 90036

LEGAL DESCRIPTION - ALL	ARB CO. MAP REF #	PARCEL PIN	APN
TRACT			
TR 7372	M B 107-81/83	138B181 451	5512-020-037

DEPARTMENT OF BUILDING AND SAFETY



Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 02/28/2009

**APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 02/28/2009

1. PROPERTY OWNER

Mazur, Maurice And Susan Trs Mazur I 11926 Briarvale Ln

STUDIO CITY CA 91604

2. APPLICANT INFORMATION (Relationship: Net Applicant)

David Traina -

12457 Gladstone Ave

SYLMAR, CA 91342

(818) 837-3430

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME**

(C) Arndt & Traina Inc

12457 Gladstone Avenue H, Sylmar, CA 91342

CLASS LICENSE#

C36 799399

PHONE #

8188373430

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)837-9910.

6. DESCRIPTION OF WORK

REPLACEMENT DISHWASHER 323-823-5433, GORMAN LOS ANGELES, 90036

7. COUNCIL DISTRICT: 5**8. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For Inspection requests, call toll-free **(888) LA4BUILD (524-2845)**.
LA County, call (213) 482-0000 or request Inspections via**www.ladbs.org**. To speak to a Call Center agent, call **311** or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.**For Cashier's Use Only****W/O #: 94203227****NOTICE:** The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

180 N Poinsettia Pl
09042-90000-03227**9. FEE INFORMATION****Inspection Fee Period**Permit Fee: **43.40**

INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 02/28/09
Receipt No: IN0501155814
Amount: \$43.40

10. FEE ITEM INFORMATION**INSTALL ORIGINAL FIXTURES**

Original Dish Washers (1) 16.00

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C36** Lic. No.: **799399** Contractor: **ARNDT&TRAINA INC****12. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: **STATE FUND** Policy Number: **55000048901**

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

15. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **DAVID TRAINA** Sign: **Internet ePermit System Declaration** Date: **02/28/2009** ☒ Contractor ☐ Authorized Agent



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Exhibit 4. Newspaper Articles

Offices Opened by New Concern

The La Brea Mortgage Company, a newly formed organization planning to do a general mortgage, real estate and insurance business, announces the opening of offices here at 133 North La Brea avenue.

Officers of the company are: Abe Silberberg, president; Irving J. Rit-terman, vice-president, Herman Silberberg, vice-president; Julius Silberberg, secretary and treasurer.

TWO LEFT

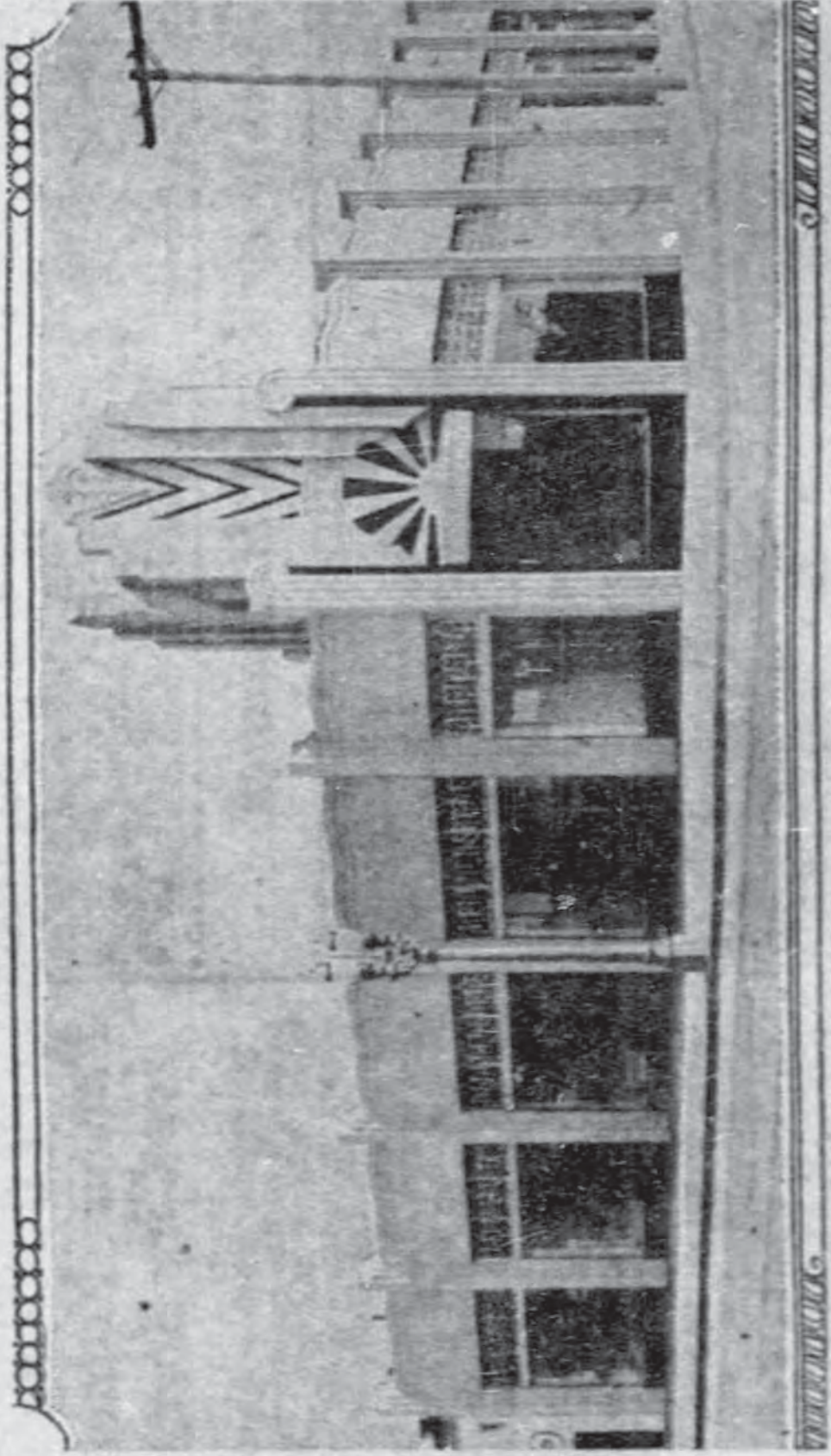
For Business

Stores, Shops, Lofts For Rent 230

Beverly Blvd. Stores

Just completed, BEVERLY BLVD.'S most attractive shops, cor. Poinsettia Pl., adjoining White Spot Restaurant, 4 blocks W. of La Brea. Large and light prime location for Drug Store, Beauty and Barber Shop, Radio, Delicatessen, Draperies, Dress Shop, etc. Owner on premises, 7290 BEVERLY BLVD.

Modernistic Type Store Building Completed



Structure Contains Seven Units

A seven-story building, modernistic in design, has been completed for the La Brea Mortgage Company at the southeast corner of Beverly Boulevard and Polusettia Place. The structure is of brick and steel, the exterior trimmed in black vitrolite and wrought iron. The Kahn Construction Company is the contractor. J. Robert Harris designed the building.

EXCHANGES OF REALTY ANNOUNCED

Company Reports Many Deals and Removal to New Offices

The real estate department of the La Brea Mortgage Company, 133 North La Brea avenue, reports sales and exchanges during the present month of various properties valued \$199,500.

A fifteen-room duplex at 750 North Harper avenue owned by O. Kalish was exchanged for a ten-room residence in Oakland belonging to Mrs. Margaret Gibson. The amount involved approximately \$40,000. A five-room bungalow at 6711 Lexington avenue, Hollywood, was sold to Mr. Kleithly for a small cash consideration and two lots, involving about \$8500. Several lots in Museum Heights district were exchanged for a twenty-room flat building on North Stanley avenue. The aggregate value of these properties is about \$25,000. A twelve-unit apartment building at 215 North Curson avenue was included in an exchange for a forty-acre citrus grove on Van Nuys Boulevard owned by Mr. Fife. The apartment building was owned by Mr. Gillespie. This transaction involved about \$125,000.

Representing the La Brea Mortgage Company in the above deals were Charles H. Tointon and Morgan Lloyd, while Edgar Selecman of Los Angeles and David Hanev of Beverly Hills represented some of the sellers where exchanges were consummated.

On the 1st inst., the La Brea Mortgage Company moved to 7278 Beverly Boulevard, in their recently completed building. Members of this company have just completed the organization of the Hancock Park Realty Company and this new organization will be located at the above address. The newly formed company will handle all future real estate transactions.



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Exhibit 5. Existing Conditions Photos, ARG, 2021



Property overview showing north and west façades, view southeast (ARG, 2021).



Primary (north) façade, view south (ARG, 2021).



Northwest corner façade, view east (ARG, 2021).



West façade, view east (ARG, 2021).



West façade, view northeast (ARG, 2021).



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Detail: corner tower, view southeast (ARG, 2021).



North façade, view west (ARG, 2021).



Detail: recessed retail entry with angled display windows (ARG, 2021).



Detail: terrazzo entryway (ARG, 2021).



Detail: zig zag parapet and wrought iron grille (ARG, 2021).



South façade, view northwest (ARG, 2021).



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Exhibit 6. Historical Photos



"Modernistic Type Store Building," *Los Angeles Times*, May 3, 1931.



John Margolies Roadside American Photograph Archive, Library of Congress, 1976.



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John Margolies Roadside American Photograph Archive, Library of Congress, 1976.



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Exhibit 7. Los Angeles City Directory Research



YEAR	ADDRESS	OWNERS/OCCUPANTS
1932	180 N. Poinsettia Pl	Mrs. Therese Lautaret, clothes cleaner
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Samuel Avedon, malt bottlers' supplier
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Mrs. Mazie Workman, beauty shop
1933	180 N. Poinsettia Pl	Julius Zimmerman, vending machines
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Samuel and Elise Avedon, malt bottlers' supplier
	7278 W. Beverly Blvd	Hancock Park Realty Co., Herman Silberberg (president); La Brea Mortgage Co., Abe Silberberg (president)
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Mazie Workman, beauty shop
1934	180 N. Poinsettia Pl	William L. Addington, chemical manufacturer
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Samuel and Elise Avedon, beverages and bottler's supplier
	7278 W. Beverly Blvd	Earl W. Holbrook, real estate; Ray E. Pemberton, real estate; William O. Redding, insurance; Abraham Silberberg, real estate
	7286 W. Beverly Blvd	Mrs. Blanche Hirshfeld, women's clothes
	7290 W. Beverly Blvd	Mrs. Mazie Workman, beauty shop
1935	180 N. Poinsettia Pl	Fairfax Chemical Co, William Louis Addington, "Manufacturers of Shaving Preparations and Cosmetics, Under Your Private Label or Our Own"
	182 N. Poinsettia Pl	A. Lindley Carter, shoe repair
	7274 W. Beverly Blvd	King Virgil R & Co, Virgil R. King, "Draperies Made to Order, Estimates Cheerfully Given by Competent Decorators"
	7278 W. Beverly Blvd	Louis A. Drake, real estate; Raymond E. Pemberton, real estate; William O. Redding, insurance; Abraham Silberberg, real estate;
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Mrs. Helen Rosenwald, beauty shop
1936	180 N. Poinsettia Pl	William L. Addington, toilet preparations
	182 N. Poinsettia Pl	William T. and Emma J. McKenna, clothes cleaner
	7274 W. Beverly Blvd	King Virgil R & Co, Virgil R. King, draperies; Frances E. Peck, lamp shades
	7278 W. Beverly Blvd	Albert H. Bader, tailor
	7286 W. Beverly Blvd	Daniel Feder, investment securities; Abraham Silberberg, real estate; W.O. Redding, general
	7290 W. Beverly Blvd	Mrs. Helen Rosenwald, beauty shop
1937	180 N. Poinsettia Pl	William L. Addington, cosmetics
	182 N. Poinsettia Pl	Ben Rose, clothes cleaners



	7274 W. Beverly Blvd	Virgil R. King, draperies
	7278 W. Beverly Blvd	Albert H. Bader, tailor
	7286 W. Beverly Blvd	Raymond E. Pemberton, real estate; Abraham Silberberg, real estate; William O. Redding, insurance agent
	7290 W. Beverly Blvd	Mrs. Helen Rosenwald, beauty shop
1938	180 N. Poinsettia Pl	William L. Addington, cosmetic manufacturer
	182 N. Poinsettia Pl	Patio Cleaners, Michael Green and Benjamin Rose
	7274 W. Beverly Blvd	Virgil R. and Elsie J. King, draperies
	7278 W. Beverly Blvd	E.A. Baeder[sic], tailor
	7286 W. Beverly Blvd	William O. Redding, insurance and ticket agency; Abraham Silberberg, real estate
	7290 W. Beverly Blvd	Dermico Products Co, H.R. Marshall (president), A.M. Forbes (vice president), beauty shop
1939	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Virgil R. and Elsie J. King, draperies
	7278 W. Beverly Blvd	Isadore Farkas, grocer
	7286 W. Beverly Blvd	William O. Redding, insurance agent; Abraham Silberberg, real estate; Hancock Park Realty Co.
	7290 W. Beverly Blvd	Verne K. Jackson, florist
1940	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Pacific Sound Equipment Co., William Maas, R.G. Metzner
	7274 W. Beverly Blvd	n/a
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	Arthur L. Lewis, real estate; William O. Redding, insurance; Abraham Silberberg, real estate
	7290 W. Beverly Blvd	n/a
1941	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	n/a
	7278 W. Beverly Blvd	Wilshire La Brea Station 21 (mail station)
	7286 W. Beverly Blvd	Arthur L. Lewis, real estate; William O. Redding, insurance agent; Abraham Silberberg, real estate
	7290 W. Beverly Blvd	Lex B. Benjamin, radios; Vincent & Vale, F.D. Vincent and John Vale, florists
1942	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Sydney A. Lewis, neon clocks
	7278 W. Beverly Blvd	Lex B. Benjamin, radios; Wilshire La Brea Station 21 (mail station)
	7286 W. Beverly Blvd	Arthur L. Lewis, real estate; William O. Redding, insurance; Abraham Silberberg, real estate
	7290 W. Beverly Blvd	Vincent & Vale, S.E. Medeiros and Mrs. W.F. Vale, florists



1953	7290 W. Beverly Blvd	Superior Medical & Surgical Supplies & Equipment
1956	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R., importer
	7274 W. Beverly Blvd	Mattox Labs, cosmetics
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	n/a
1960	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R., importer
	7274 W. Beverly Blvd	International Photocopy Company
	7278 W. Beverly Blvd	United Wholesale Plumbing Supply Co.
	7286 W. Beverly Blvd	Frazier Florals
	7290 W. Beverly Blvd	n/a
1961	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	n/a
1962	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	n/a
1963	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	Brotzen D. Plumbing Cont.
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Garland Electronics Stereo Studio
1964	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	Brotzen D. Plumbing Cont.
	7286 W. Beverly Blvd	Roth Draperies
	7290 W. Beverly Blvd	n/a
1965	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	Roth Draperies
	7290 W. Beverly Blvd	n/a
1967	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Goodman R.
	7274 W. Beverly Blvd	Rena de Mexico



	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies
1968	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Goodman R.
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies
1969	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Goodman R.
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies
1973	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Goodman R.
	7274 W. Beverly Blvd	n/a
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies-Interiors
1987	180 N. Poinsettia Pl	Ronald Holmes
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Beverly Park Pharmacy
	7278 W. Beverly Blvd	Anco Colbert Ltd
	7286 W. Beverly Blvd	LA Signs & Graphics
	7290 W. Beverly Blvd	Roth Draperies-Interiors



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Exhibit 8. Parcel Profile Report



City of Los Angeles Department of City Planning

8/17/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7274 W BEVERLY BLVD
182 N POINSETTIA PL
180 N POINSETTIA PL
7286 W BEVERLY BLVD
7290 W BEVERLY BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2011-2302-ZV-PA
ENV-2022-5942-CE
CHC-2022-5941-HCM

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-1983-30619
ORD-183497
ORD-158432
ZA-2011-2302-ZV
ZA-2006-2024-ZV
ZA-19XX-7722
ZA-19XX-7570
ENV-2018-3732-EIR
ENV-2015-1786-CE
ENV-2011-2303-CE
ENV-2006-2025-CE
ND-89-847-HPOZ
ND-83-17-HD

Address/Legal Information

PIN Number	138B181 451
Lot/Parcel Area (Calculated)	5,914.4 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D1
Assessor Parcel No. (APN)	5512020037
Tract	TR 7372
Map Reference	M B 107-81/83
Block	None
Lot	46
Arb (Lot Cut Reference)	None
Map Sheet	138B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2140.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Neighborhood Office Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
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
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
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)	5512020037
Ownership (Assessor)	
Owner1	MAZUR,MAURICE AND SUSAN TRS MAZUR FAMILY TRUST
Address	11926 BRIARVALE LN STUDIO CITY CA 91604
Ownership (Bureau of Engineering, Land Records)	
Owner	MAZUR, MAURICE D. & SUSAN (TRS) OF THE M & S MAZUR FAMILY TRUST, DTD. 07-13-*4.
Address	11926 BRIARVALE LN STUDIO CITY CA 91604
APN Area (Co. Public Works)*	0.205 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$206,214
Assessed Improvement Val.	\$71,608
Last Owner Change	11/12/2004
Last Sale Amount	\$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	960169-70
	6194
	6-134
	48638
	3136
	2933812
Building 1	
Year Built	1931
Building Class	D55B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	10,314.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5512020037]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No

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

Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.01151544
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5512020037]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	726
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

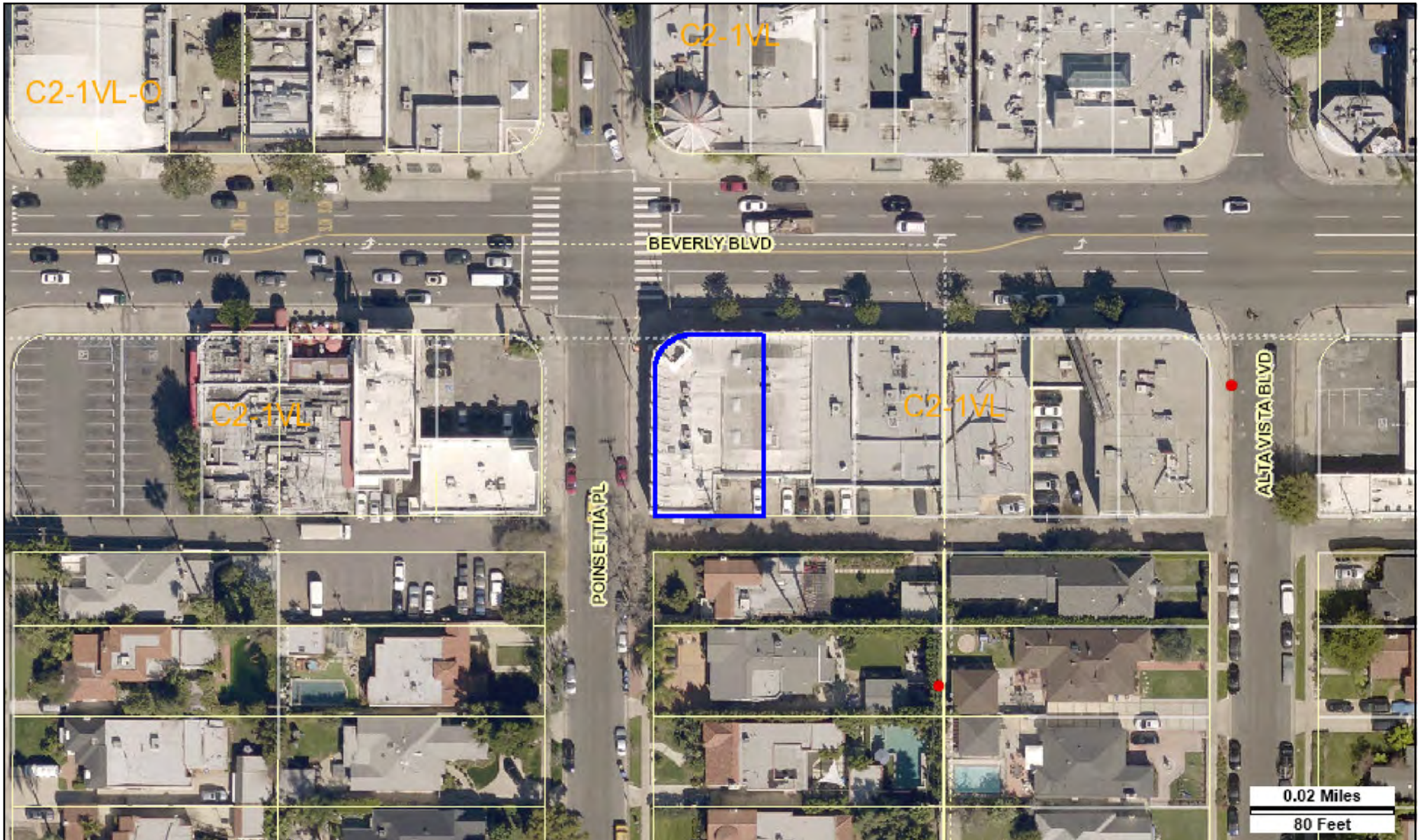
CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-1983-30619
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-2011-2302-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	ZONE VARIANCE - THE REQUEST IS FOR A ZONE VARIANCE FOR REDUCED PARKING. THE REQUEST IS FOR THE ALLOWANCE OF 6 SPACES ON SITE, IN LIEU OF 13 SPACES REQUIRED.
Case Number:	ZA-2006-2024-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A ZONE VARIANCE FOR REDUCED PARKING TO 5-SPACES IN LIEU OF THE REQUIRED 13 SPACES FOR A CAFE/BAKERY.
Case Number:	ZA-19XX-7722
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-7570
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2015-1786-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONE VARIANCE - THE REQUEST IS FOR A ZONE VARIANCE FOR REDUCED PARKING. THE REQUEST IS FOR THE ALLOWANCE OF 6 SPACES ON SITE, IN LIEU OF 13 SPACES REQUIRED.
Case Number:	ENV-2011-2303-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONE VARIANCE - THE REQUEST IS FOR A ZONE VARIANCE FOR REDUCED PARKING. THE REQUEST IS FOR THE ALLOWANCE OF 6 SPACES ON SITE, IN LIEU OF 13 SPACES REQUIRED.
Case Number:	ENV-2006-2025-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A ZONE VARIANCE FOR REDUCED PARKING TO 5-SPACES IN LIEU OF THE REQUIRED 13 SPACES FOR A CAFE/BAKERY.
Case Number:	ND-89-847-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s):	Data Not Available
Case Number:	ND-83-17-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183497
ORD-158432



Address: 7290 W BEVERLY BLVD

APN: 5512020037

PIN #: 138B181 451

Tract: TR 7372

Block: None

Lot: 46

Arb: None

Zoning: C2-1VL

General Plan: Neighborhood Office Commercial

