Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: February 7, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
         200 N. Spring Street
         Los Angeles, CA 90012

PROJECT: Historic-Cultural Monument Application for the
          ROBERTS APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS:
Morris Landa Apartments, LLC
   c/o Noah Baylin
   2090 Redcliff Street
   Los Angeles, CA 90039

Morris Landa Apartments, LLC
   c/o Bertrand Baylin
   219 Upper Terrace
   San Francisco, CA 94117

PREPARER:
Nelson White
SWCA Environmental Consultants
51 West Dayton Street
Pasadena, CA 91105

RECOMMENDATION
That the Cultural Heritage Commission:

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

attachment: Historic-Cultural Monument Application
SUMMARY

The Roberts Apartments is a three-story, nine-unit multi-family residential building located on a steeply sloping lot on the southwest corner of the West Landa Street and North Griffith Park Boulevard intersection in the Silver Lake neighborhood of Los Angeles. Commissioned by Albert Roberts in 1966, the subject property was designed in the Mid-Century Modern architectural style by local architect Allyn E. Morris (1922-2009).

Rectangular in plan, the subject property is of post and beam construction with stucco cladding and has a flat, rolled asphalt roof. The primary, west-facing elevation is symmetrically composed into three bays that step forward from north to south and features large window openings each comprised of a single-lite fixed window and a jalousie window. Other windows consist of metal greenhouse windows and skylights. The north-facing façade is dominated visually by the stepped nature of the building which gradually increases from one-story at the lowest point of the grade to three-stories. Also on this elevation are two garage door openings, a set of concrete steps leading to three of the units, and a mix of single-lite fixed and jalousie windows. On the east-facing elevation, there are a covered balcony that provides access to two units, small patios, and glass block and metal greenhouse windows with skylights. The windows on the south-facing elevation consist of fixed metal single-lite and jalousie. The interior layout and appearance of each unit is similar. A typical interior includes an open floorplan on the first floor, access to a balcony, a bathroom with a skylight, exposed wood beams, floor-to-ceiling doors, and in each living room there is a metal freestanding fireplace surrounded by a hearth of concrete set with river rocks and concrete tile.

Allyn E. Morris was born in 1922 in San Francisco, California. After serving in Europe during World War II, Morris attended Stanford University and graduated in 1949 with a degree in mechanical engineering. In 1950, he entered the University of California, Berkeley architecture school, but later dropped out to pursue independent experimental projects. Early in his career, Morris worked for Lloyd Wright, Risley and Gould, and Daniel, Mann, Johnson, and Menderhall before starting his own practice. In 1957, he received his architecture license and went on to design a number of residential commissions in Los Angeles, many of which utilized modern materials and featured cantilevered roof overhangs, decks, and balconies. Later in his career, Morris was recognized by the Los Angeles architecture community for his sculptural, cubic aesthetic, and cost-effective designs. Morris died in 2009 at the age of 87.

The subject property appears to have undergone several alterations over the years that include the replacement of the door to Unit 1 in the late 1960s, the enclosure of the original balconies with greenhouse-style windows and skylights between 1975 and 1980, the addition of metal security gates towards the late 1970s to the early 1980s, the installation of white tile in the kitchens and bathrooms of some of the units in the 1980s, repair to one of the units due to fire in 1993, and the replacement of some aluminum windows in 2000.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing under the state and local designation programs as an excellent example of a Mid-Century Modern multi-family apartment building.

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.
1. PROPERTY IDENTIFICATION

<table>
<thead>
<tr>
<th>Proposed Monument Name: Roberts Apartments</th>
<th>Original historic name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Associated Names:</td>
<td></td>
</tr>
<tr>
<td>Street Address: 3740 Landa Street, Los Angeles, CA</td>
<td>Zip: 90039</td>
</tr>
<tr>
<td>Assessor Parcel Number: 5429-016-023</td>
<td>Block: 16</td>
</tr>
<tr>
<td>Identification cont'd: 1780 N. Griffith Park Blvd. (alternate address)</td>
<td>Lot: 124</td>
</tr>
</tbody>
</table>

Identification cont'd:
- 1780 N. Griffith Park Blvd. (alternate address)

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

<table>
<thead>
<tr>
<th>Year built: 1965</th>
<th>Factual</th>
<th>Estimated</th>
<th>Threatened? None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect/Designer: Allyn E. Morris</td>
<td>Contractor: Al Roberts (Owner)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Original Use: Multi-family Residential</td>
<td>Present Use: Multi-family Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the Proposed Monument on Its Original Site? Yes</td>
<td>No (explain in section 7) Unknown (explain in section 7)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. STYLE & MATERIALS

<table>
<thead>
<tr>
<th>Architectural Style: Mid-Century Modernism</th>
<th>Stories: 3</th>
<th>Plan Shape: Rectangular</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>PRIMARY</th>
<th>SECONDARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION Type: Wood</td>
<td>Type: Steel</td>
<td></td>
</tr>
<tr>
<td>CLADDING Material: Stucco, textured</td>
<td>Material: Select</td>
<td></td>
</tr>
<tr>
<td>ROOF Type: Flat</td>
<td>Type: Select</td>
<td></td>
</tr>
<tr>
<td>Material: Rolled asphalt</td>
<td>Material: Select</td>
<td></td>
</tr>
<tr>
<td>WINDOWS Type: Fixed</td>
<td>Type: Jalousie/Louver</td>
<td></td>
</tr>
<tr>
<td>Material: Aluminum</td>
<td>Material: Aluminum</td>
<td></td>
</tr>
<tr>
<td>ENTRY Style: Recessed</td>
<td>Style: Hidden</td>
<td></td>
</tr>
<tr>
<td>DOOR Type: Slab</td>
<td>Type: Slab</td>
<td></td>
</tr>
</tbody>
</table>
4. ALTERATION HISTORY
List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

See Continuation Sheet

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

- 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

<table>
<thead>
<tr>
<th>Located in an Historic Preservation Overlay Zone (HPOZ)</th>
<th>Contributing feature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Non-contributing feature</td>
</tr>
</tbody>
</table>

☑ Determined eligible for national, state, or local landmark status by an historic resources survey(s)

Survey Name(s): SurveyLA Silver Lake-Echo Park/Elysian Valley Community Plan Area

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.
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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Company: Morris Landa Apartments, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Noah Baylin</td>
<td><strong>Company:</strong> Morris Landa Apartments, LLC</td>
</tr>
<tr>
<td><strong>Street Address:</strong> 2090 Redcliff Street</td>
<td><strong>City:</strong> Los Angeles</td>
</tr>
<tr>
<td><strong>Zip:</strong> 90039</td>
<td><strong>State:</strong> CA</td>
</tr>
<tr>
<td><strong>Phone Number:</strong> 323-309-6557</td>
<td><strong>Email:</strong> <a href="mailto:nbaylin@me.com">nbaylin@me.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Is the owner in support of the nomination?</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Noah Baylin</td>
<td><strong>Company:</strong> The Bertrand &amp; Dorothy Baylin Family Ltd. Partnership</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Address:</strong> 219 Upper Terrace</td>
<td><strong>City:</strong> San Francisco</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Zip:</strong> 94117</td>
<td><strong>State:</strong> CA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phone Number:</strong> 323-309-6557</td>
<td><strong>Email:</strong> <a href="mailto:nbaylin@me.com">nbaylin@me.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nomination Preparer/Applicant’s Representative</th>
<th>Company: SWCA Environmental Consultants</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Nelson White, M.S.H.P.</td>
<td><strong>Company:</strong> SWCA Environmental Consultants</td>
</tr>
<tr>
<td><strong>Street Address:</strong> 51 W. Dayton Street</td>
<td><strong>City:</strong> Pasadena</td>
</tr>
<tr>
<td><strong>Zip:</strong> 91105</td>
<td><strong>State:</strong> CA</td>
</tr>
<tr>
<td><strong>Phone Number:</strong> 626-240-0587</td>
<td><strong>Email:</strong> <a href="mailto:nwhite@swca.com">nwhite@swca.com</a></td>
</tr>
</tbody>
</table>
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
2. ✔ Written Statements A and B
3. ✔ Bibliography
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)
5. ✔ Copies of Primary/Secondary Documentation
6. ✔ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✔ Additional, Contemporary Photos
8. ✔ Historical Photos
9. ✔ Zinas 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.

✔ 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.

✔ 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.

✔ I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: NOAH BAYLIN 9.4.18
Date: 9.4.18
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
HCM APPLICATION
THE ROBERTS APARTMENTS
THE ROBERTS APARTMENTS, 3740 LANDA STREET

HISTORIC-CULTURAL MONUMENT NOMINATION CONTINUATION SHEET

A. PROPERTY DESCRIPTION

Site
The multi-family residence known as the Roberts Apartments is located at 3740 Landa Street on an approximately 0.19-acre lot at the southwest corner of the Landa Street and Griffith Park Boulevard intersection. The building is located in the Silver Lake neighborhood of Los Angeles. It is constructed to the lot line and located on a steeply sloping lot. The minimal landscaping on the property consists of mature bushes and ground-hugging shrubs, planting beds, and bushes. Concrete sidewalks and driveways dominate, punctuated by small islands of greenery on the northeast side of the property and Eucalyptus trees and shrubs at the northwest side. The surrounding area is developed with single and multi-family residences, many of which are constructed to conform to the area's hilly topography.

Exterior
The primary (west) façade is three bays wide, faces onto Griffith Park, and is dominated by large window openings each comprised of a single-lite fixed window and a jalousie window. Other windows consist of metal greenhouse windows and skylights. The fireplace flue of each unit (nine in total) is exposed to the exterior of the building. Adjacent to each flue is a vertical concrete member rising from the roof.

The north façade faces onto Landa and is dominated visually by the stepped nature of the building. The façade features concrete bump outs; above one is a window and above the other is an opening to one of the building’s two breezeways. Windows consist of a fixed metal single-lite and a jalousie. A set of concrete steps on the southeast side of the façade leads to three of the building’s apartment units. Adjacent to these steps is a planter constructed of board-formed concrete.

The east façade nearly abuts the property line. Only the top of the façade is visible. It consists of access to three of the apartment units (Units 1, 2, and 3). Adjacent these units is a projecting, covered balcony that provides access to Units 2 and 3. A set of metal and concrete open stairs provides access to the second story of these units and a narrow rear patio enclosed with painted metal greenhouse windows. The balcony is accessed via a metal security gate and enclosed with metal security bars. Directly adjacent to the balcony, and through a metal security gate, is Unit 1 with a small patio area. Windows on the façade consist of glass block and metal greenhouse with skylights.

The south façade features concrete bump outs similar to those on the north façade. Windows consist of fixed metal single-lite and jalousie. Adjacent to the façade is a set of concrete stairs with a metal railing.

There are two breezeways in the building. They provide access to Units 4 through 9. The breezeways are paved with concrete tiles and concrete set with river rocks. Each breezeway is accessed by concrete
steps with metal wood railings. Small glass block windows are located within each breezeway. A similar rock and concrete mixture is used as paving in the building’s upper stairwell (units 2-3) and in the upper breezeway (units 4-6). The rocks appear to have been removed from the lower breezeway (units 7-9).

The entrances to each building vary. Most consist of single slab doors covered with metal security gates. The door to Unit 1 consists of a set of multi-lite French doors with transom above.

**Interior**

The interior layout and appearance of each unit is similar, except Unit 1. Unit 1, originally the owner’s unit, has variations and is larger in size. A typical interior includes an open floorplan on the first floor. A hallway from the main entrance opens onto an open living and dining room. Adjacent to this hallway is also a small powder room and a mostly enclosed kitchen. Each kitchen has an opening to the living room between the cabinets and counter. Most kitchens have wood cabinets with sliding metal doors and tile backsplashes and counters. Further details vary by unit. In each living room is a metal freestanding fireplace surrounded by a hearth of concrete set with river rocks and concrete tiles.

The living room opens onto a balcony created by the roof of the unit below it. Access to each balcony is provided by a metal and glass door flanked by floor-to-ceiling painted metal windows. The balconies are surrounded by metal railings. Some units have lightwells. Each unit originally had a glass door and fixed glass pane on the west facade (the facade that overlooks Griffith Park Boulevard). These were later enclosed with painted aluminum windows with operable skylights.

Immediately in front of the main entrance door is the stairway to the second floor of each unit. The open stairs are constructed of concrete treads with chamfered corners and wood and wrought iron railings. The layout of some units is mirrored; therefore, the position of the main entrance and stairway on the left or right of the unit varies. The second floor of each unit has two bedrooms and a bathroom with shower. Each second-floor bathroom has a skylight. The details of each unit’s bedrooms and bathroom vary. The interior walls are textured stucco and the post and beam construction is carried through to the interior in the form of exposed wood beams. The doors on the interior are floor-to-ceiling in height. The architect’s drawings indicate that the entryways to each breezeway were open. If built as planned, the metal bars are a later addition.

**Alterations**

Despite some alterations since the original construction in 1965, the Roberts Apartments at 3740 Landa Street generally retain their historical appearance both inside and out. The entrance door to Unit 1 (owner’s unit) was replaced in the late 1960s. Current photos and survey indicate that original balconies were enclosed with greenhouse-style windows and skylights within the post and beam-framed original openings, circa 1975 to 1980. During this time span, skylights were also replaced with windows and skylights forming a greenhouse effect. Towards the end of the 1970s to the early 1980s, several alterations took place. In the building interior, metal security gates were added to either end of the two breezeways and the upper entryway, and Unit 3 was repaired following a fire. Beams in this unit were also replaced as a result of the fire, presumably around the same time. On the exterior, security bars were installed on the top of a wall adjacent to Unit 3, and security gates were added for each unit. White tile was placed in the bathrooms of units 4 and 5, and in the kitchens of Units 3, 4, 5, 6, and 8 during the 1980s. At some point during this decade, an unpainted aluminum window replaced the window in the Unit 4 bedroom. The river rock and concrete mix paving material appears to have been removed at some point from the lower breezeway in the 1980s (units 7-9).
Table 1. Full Alteration History

<table>
<thead>
<tr>
<th>Alteration</th>
<th>Location</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement entrance door to Unit 1</td>
<td>Unit 1 (owner’s unit)</td>
<td>Late 1960s</td>
</tr>
<tr>
<td>Replacement of windows/sliding glass doors with metal greenhouse windows</td>
<td>Throughout building</td>
<td>c. 1975–1980</td>
</tr>
<tr>
<td>skylights in greenhouse windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement of skylights in greenhouse windows</td>
<td>Throughout building</td>
<td>c. 1975–1980</td>
</tr>
<tr>
<td>Metal security gates</td>
<td>Either end of the two breezeways and upper entry</td>
<td>Late 1970s, early</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1980s</td>
</tr>
<tr>
<td>Security bars outside Unit 3</td>
<td>Adjacent to Unit 3, on top of wall</td>
<td>Late 1970s, early</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1980s</td>
</tr>
<tr>
<td>Addition of security gate at each unit</td>
<td>Various locations</td>
<td>Late 1970s, early</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1980s</td>
</tr>
<tr>
<td>Fire damage repair in Unit 3</td>
<td>Unit 3</td>
<td>1993</td>
</tr>
<tr>
<td>Replacement aluminum window (unpainted)</td>
<td>Unit 4</td>
<td>2000</td>
</tr>
<tr>
<td>White tile in bathrooms</td>
<td>Units 4, 5</td>
<td>1980s</td>
</tr>
<tr>
<td>White tile in kitchens</td>
<td>Units 3, 4, 5, 6, 8</td>
<td>1980s</td>
</tr>
<tr>
<td>Breezeway has simple concrete, no river rocks (was this altered?)</td>
<td>Adjacent to Units 7, 8, and 9</td>
<td>1980s</td>
</tr>
</tbody>
</table>

Integrity Assessment

Integrity is defined in National Register Bulletin 15 as the “ability of a property to convey its significance.” To retain integrity, a property must possess several, if not all, of the seven qualities or aspects of integrity recognized by the National Park Service: location, design, setting, materials, workmanship, feeling, and association. The subject property retains all seven.

Location: The subject property has not been moved from its location at 3740 Landa Street and therefore retains excellent integrity of location.

Design: The subject property retains strong integrity of design to its period of significance. With the exception of some alterations, the property retains the character-defining design elements of Mid-

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1 LADBS, Building Permits, various years.
Century Modern style architecture and most of the original design elements and design intent of architect Allyn Morris. Seemingly the most notable among these alterations is the removal of original windows and sliding glass doors to the original balconies and decks; however, all original exterior walls remain, and the enclosures were designed to fit within and around the existing openings. Other windows have been replaced within original openings. On the exterior, the property retains its distinctive composition of three two-story volumes arranged in steps on the sloped lot, most of its original corner plate glass windows, metal chimneys, and the vertical and horizontal accent elements. On the interior the property retains the original unit layouts with many retaining original details such as concrete and steel staircases, doors, kitchens, and metal fireplaces.

**Setting:** The subject property retains excellent integrity of setting, because its immediate setting, including the hillside sloped lot on which it is located, retains the site plan and landscaping, which does not appear substantially changed since the period of significance. Its broader setting, including the residential properties, streets, and general neighborhood character, do not appear substantially changed since the period of significance.

**Materials:** The subject property retains most of its original materials including its wood and metal framing, stucco exterior, concrete and river rock paving, and the majority of its original aluminum-framed windows. Although alterations include the greenhouse style windows and skylights, and some additional replacement windows with similar, these changes removed a relatively small amount of original materials at the property, and for this reason, the property retains good integrity of materials.

**Workmanship:** The subject property retains integrity of workmanship. Despite the alterations as previously discussed, the changes removed few examples of original workmanship and are limited in their scope. Because the majority of these alterations were limited in scope, and because the primary (west) facade is otherwise unaltered and retains the distinctive workmanship elements of Mid-Century Modern style architecture and the original workmanship details included in Morris' original design of the building, the property retains strong integrity of workmanship and continues to convey its historic significance.

**Feeling:** The property retains very strong integrity of feeling. Integrity of feeling is assessed by determining if the property retains enough physical features, contained in the design, materials and workmanship of the property, to convey the property's historic character. As detailed in the preceding discussions of design, materials and workmanship, despite some alterations, the property retains reduced yet more than sufficient integrity under Criteria C/3.

**Association:** The property retains excellent integrity of association because it retains integrity of setting, location, design, workmanship, materials, and feeling, which combine to convey integrity of association.

**Character-Defining Features**

**The Site**
- Hillside, sloped, corner site
- Minimal landscaping on most of site (denser bushes and trees on south boundary)
- Minimal landscaping on most of site (denser bushes and trees on southwest edge of site)
- Concrete planters with bushes, ferns, and ivy on northwest side of building, adjacent to Units 1, 2, and 3
- Concrete planters in breezeways adjacent to Units 7, 8, and 9
Exterior
- Cubic Massing, modular design, horizontal emphasis, and incremental step-backs of the primary (west) façade that respond to and reflect the hillside site
- Rectangular footprint
- Flat roof with different roof levels
- Textured stucco cladding
- Concrete bump outs on southeast and northwest façades
- Horizontal concrete members
- Exposed wood beams
- Vertical and horizontal accent elements
- Concrete stairs with metal and wood handrails
- Concrete tiles and river rocks set in concrete (breezeway adjacent to Units 7, 8, and 9 has simple concrete no river rocks) (was this altered?)
- Jalousie windows
- Large fixed windows with minimal to no visible surround, some wrapping around corners
- Front doors with transoms (Units 2 and 3)
- Lightwells (Units 1, 2, 3, 5)
- Angled walls adjacent to front door (Units 4, 5, 6, 7, 8, 9)
- Pairs of conical shaped metal lights (various locations on exterior of building)

Interior
- Textured stucco walls and ceilings
- Open concrete stairs with wood and metal railings, metal fasteners beneath each riser
- Concrete tiles extending from stairs as a landing at bottom of stairs
- Exposed wood beams (from exterior)
- Metal fireplace with surround of river rocks set in concrete and concrete tiles, exposed metal flue running to exterior of building
- Yellow tile in bathrooms (Units 1, 2, 6, 7, 8, 9) and kitchens (Units 1, 2, 7, 9) (not extant in all)
- Sliding wood cabinet doors in kitchen (not extant in all) (Units 1, 2, 4, 5, 6, 7, 8, 9)
- Pantry closet with turned wood posts in upper half (Unit 1)
- Tall narrow interior doors that extend to ceiling
- Skylights in bathrooms
- Open concept living and dining room space on first floor of all units
- Wood paneling on wall between kitchen and living room (Units 4, 5, 6, 7, 8, 9)
- Angled wall at front door (Units 4, 5, 6)
- Large single-light fixed windows that wrap around corners with an adjacent jalousie window
- Glass block windows at varying locations
B. STATEMENT OF SIGNIFICANCE

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

*It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction.*

In 2014 SurveyLA identified the property as an "excellent example of a Mid-Century Modern multi-family apartment building designed by A.E. Morris (Criteria C/3/3)" and assigned it California Historical Resources Status Codes 3CS and 5S3.

The Roberts Apartments is an excellent example of a Mid-Century Modern hillside apartment building in the Silver Lake neighborhood. Designed by local architect Allyn E. Morris in 1965 and located on a corner lot, the building is arranged with a sculptural cubic massing expressed as three stepped volumes each containing three duplex apartment units. The fenestration patterns on the street-facing elevations, implementation of materials, and simplified exterior makes the apartment a clear example of Mid-Century Modern architecture. The subject building is an excellent example of Morris' work, his engineering abilities on hillside lots, and his capabilities of providing high-end design to the average consumer.

EARLY DEVELOPMENT OF SILVER LAKE

The following presents an historical overview of the area in which the subject property is located; this material is excerpted from the Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area, completed by GPA Consulting on behalf of the Office of Historic Resources for SurveyLA in May 2014.²

Silver Lake

The Silver Lake neighborhood was originally called Ivanhoe, named by Scotsman Hugo Reid after the book by Sir Walter Scott. Due to its proximity to downtown Los Angeles, the area developed with residential neighborhoods relatively early in the city’s history. Lots began to be sold during the real estate boom in 1887. The area was made more attractive to homebuyers after the Pacific Electric railroad provided access in 1904.³ Early residential tracts including Childs Heights, Rowland Heights, and Mabery Heights were subdivided on either side of Sunset Boulevard, which was the path of a streetcar line. Like Echo Park, many of the early tracts in Silver Lake featured public stairways because of the hillside terrain of its neighborhoods. The land in the northern portion of Silver Lake became part of the City of Los Angeles as part of the East Hollywood Annexation in 1910.⁴ The completion of Glendale Boulevard in 1915, which connected Los Angeles to Glendale by a bridge over the Los Angeles River, stimulated interest in the development of the Silver Lake neighborhood.

The community was centered around the Silver Lake and Ivanhoe Reservoirs (HCM #422). It is from the Silver Lake Reservoir that the community gets its present name. The reservoir was named in honor of Herman Silver, a Jewish pioneer who was elected to the City Council and served as the Chairman of the City's Water Commission. Both reservoirs were designed by Chief Engineer William Mulholland, and were constructed in 1906 and 1907. They were only to be utilized in the event of an emergency at first; it was not until 1920s, when demand for water rose with the area's increasing population, that they were used on a regular basis.  

Moreno Highlands was one of the largest tracts developed in Silver Lake. Located on the west side of the Silver Lake Reservoir, it was developed during the 1920s and 1930s by Daisy Canfield, wife of film star Antonio Moreno. The land was originally part of the Canfield-Moreno Estate (HCM #391), the couple's residence, which sits at the top of the hillside tract. The Moreno Highlands Tract opened in 1926. The Los Angeles Times reported the tract's rapid pace of development in the latter half of the 1920s, due in large part to its proximity to downtown and its views of surrounding areas. By 1930, there were 193 homes in the development. Between 1936 and 1938, another 120 homes were constructed and by 1938 there were plans for 300 more homes. The neighborhood was so popular that the Los Angeles Times reported a housing scarcity, stating that "not a house is available there for rent and dwellings sell as quickly as they are completed." Development continued into the late 1930s, with 85 new homes constructed in the tract by 1940. The tract continued to develop into the 1960s.

Many of the individuals who purchased lots in the Moreno Highlands, as well as the other tracts that make up present-day Silver Lake, commissioned the pioneers of modern architecture to design their homes. Many such homes employed engineering techniques that allowed the houses to be perched on the edge of hillside lots that were previously considered to be unbuildable. Single- and multi-family residences by Rudolph Schindler, Richard Neutra, Raphael Soriano, John Lautner, Gregory Ain, Harwell Hamilton Harris, and J.R. Davidson, to name a few, are sprinkled throughout the hillsides. Some of the earliest and most important examples include the How House (1925, HCM #895), Sacks Apartments (1925-40), Falk Apartments (1939) by Schindler; the Tieman House (1938-1939, HCM #124), Daniels House (1939), and Orans House (1941) by Ain; the Alexander House (1941) by Harris; the Lipetz House (1935, HCM #967) by Soriano; the Sabsay House (1940) by Davidson; and the Koblick House (1937) and McIntosh House (1939) by Neutra. The fact that many of the more avant-garde architects in Los Angeles, including Richard Neutra, John Lautner, and A.E. Morris, lived and worked in the area also helps explains the rich history of modern architecture in Silver Lake. This history has been added to in subsequent decades by a whole new generation of architects who have also pushed the traditional boundaries of architecture.

Residential development in Silver Lake has been accompanied by the construction of commercial, religious, and educational buildings throughout its history. In the 1920s, a

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small commercial district developed in the center of the neighborhood on Silver Lake Boulevard, southeast of the Silver Lake Reservoir. However, most of the commercial development occurred on the edges along Glendale Boulevard, Sunset Boulevard, Rowena Avenue, and Hyperion Avenue and consisted of retail shops and restaurants intended to serve the area’s residents. One of the older businesses in the area is the Red Lion Tavern on Glendale Boulevard. The largest institutional property in the area, the Hollywood-Los Feliz Jewish Community Center, is located just north of Sunset Boulevard on Bates Avenue. It represents the postwar growth of the Jewish community and is now called the Silver Lake Independent Jewish Community Center.

CONSTRUCTION HISTORY AND OCCUPANT HISTORY

As recorded by the Los Angeles County Office of the Assessor, Albert Roberts acquired Lot 124 of the Hyperion Tract on January 22, 1965. On October 22, 1965 the City of Los Angeles issued Building Permit No. 06846 to Al Roberts to construct a three-story apartment building and attached garage to be located at 3740-42-44 Landa Street. The building was to measure 48 feet by 120 feet, be constructed of wood and metal, and to be clad in stucco. The roof was to be finished in composition. Total cost was to be $132,900. On November 3, 1965 the City issued a second permit to Mr. Roberts to modify the previous plans with division walls to be added. The additional cost is illegible. On January 13, 1966, while the building was under construction, a third permit was issued Mr. Roberts to omit fire sprinklers due to reduced garage area. The cost was to be $101. On February 21, 1966 the City issued a fourth permit to Mr. Roberts to add a second means of egress to the rear units (present day units 1-3). The cost was listed as $101. All four permits listed Allyn E. Morris and Al Roberts as the architect and contractor respectively.

Albert Roberts came to Los Angeles from the Midwest and had a successful gift card and paper products business. Mr. Roberts and Allyn E. Morris became acquainted through a mutual friend, for whom Morris was designing a home. Eventually Mr. Roberts decided to commission the architect to design the building. He resided in unit 1 from the time of the building’s completion until 1976. In 1985 Mr. Roberts was a founder of the AIDS Services Foundation Orange County. Mr. Roberts currently resides in Orange County.

On February 2, 1993 the City issued a permit to Mr. Roberts to repair fire damage to an unspecified unit (unit 3). Specifically work was to include replacement windows within the original openings, and new cabinets. Waters Construction was listed as the contractor. The cost was to be $25,000.

On December 1, 2000 Mr. Roberts received a permit to extend the heights and reframe two window projections on the east façade in order to install two new windows (unit 4). Bruder Construction was listed as the contractor. Total cost was to be $8,000.

On September 2004 a permit was issued to Mr. Roberts to replace two windows of the same size and type. The location was not specified. Mr. Roberts was listed as the contractor. Cost was to be $500.

On July 11, 2017 Mr. Roberts sold the property to present owner Morris Landa Apartments, LLC.

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10 LADBS. Building Permit No. 06846, October 22, 1965.
11 LADBS. Building Permit No. 07689, November 3, 1965.
12 LADBS. Building Permit No. 16947, January 13, 1966.
13 LADBS. Building Permit No. 19355, February 21, 1966.
14 LADBS. Building Permit No. 01784, February 16, 1993.
15 LADBS. Building Permit No. 00016-10000-11743, December 1, 2000.
On August 18, 2017, after the recorded sale of the property, a permit was issued to Mr. Roberts for a new roof. Hull Brothers Roofing Co. was listed as the contractor. The cost was to be $19,450.

Research to date has revealed little biographical insight into the numerous tenants of the 9 units. Directory research did not provide complete occupant history and research efforts concentrated on tenants associated with the property prior to 1968. What was found suggests units 2 and 3 remained unoccupied until 1969, when L.K. Austin and A. Lieberman moved in to Units 2 and 3, respectively. G.W. Thompson lived in unit 4 from at least 1967 until 1968.

MID-CENTURY MODERNISM

Modernist architecture in Los Angeles tracks with automobile ownership and the growth of the city itself through the mid twentieth century. Car ownership brought new architectural types, such as drive-in diners and gas stations, and the architects in Los Angeles embraced the modernist ideal of using new technology to “improve the lives of average people.” New architectural styles blossomed in the changing landscape of booming city growth, most notably Moderne and Art Deco as well as the earliest iterations of ranch houses. Architectural phenomes including Frank Lloyd Wright and Richard Neutra designed many buildings on all scales throughout the city during this period.

In the period following World War II, Los Angeles’ growth forced the city to grow outward and upward to accommodate its population. Highways, skyscrapers, and tract housing quickly became fixtures of the Los Angeles landscape. The vast wartime industries located in Los Angeles and its vicinity also quickened expansion after the war as they shifted their production from defense to aerospace, Cold War support, and consumer functions. Wartime materials and technologies found new applications in Los Angeles’ architecture, resulting in innovative new designs unique to its climate and topography.

Mid-Century Modern style residential buildings are best characterized by flat or low-pitch roofs lacking traditional cornices, open floor plans, exposed structural elements, integration of materials for color and texture, and unornamented surfaces. The style uses geometry and materials to express design rather than the ornate, eclectic historicist styles that dominated architecture to that point. The structural envelope and preference for geometric forms and volumes often facilitated modular planning and design. Some sections of the structure can be cantilevered without evidence of visible support. Typical windows are floor to ceiling, exhibit no decorative detailing, and usually include metal casements flush with outer walls. Ribbon windows may be present at normal heights or as clerestory windows. Large sections of outer walls are blank and windowless. Volumes often appear symmetrical, but in fact may be wider to one side.

Modernist architecture in Los Angeles exhibits many of the same characteristics of modernist architecture in other cities: simple geometries, unornamented construction, and use of materials to create patterns and textures. However, the topography of Los Angeles presented challenges and resulted in unique design and construction. The most notable examples are hill houses.

The hill houses in Los Angeles first emerged as automobiles made it possible to build in steeper, previously undeveloped areas where topography had rendered streetcar access impossible. The postwar population boom coupled with the availability of housing loans led to a flurry of new construction, and modernist designs became the dominant architectural typology.

Architects for hill houses had to consider new aspects of design. A house constructed on a flat plane had centuries of convention behind it: the primary façade was the dominant, public feature, and secondary and tertiary facades were unseen or private. A hill house, however, incorporated the foundation into the design more readily, and other facades began to take on equal or more significance.

in the overall design. A hill house also did not guarantee that the street-face of a building was the dominant portion of the design. The newly available materials and technologies made the hill house structurally possible while also opening up opportunities to incorporate those materials and technologies into the modernist designs.

The Roberts Apartments at 3740 Landa Street are an example of the hill house typology in Los Angeles applied to an apartment building. Constructed on the uphill side of the street, the building rises from the street in a series of terraces allowing the construction of multi-family housing on difficult terrain. The Roberts Apartments integrate the structure into the terrain rather than re-grading the terrain to accommodate the building, an important criterion that distinguishes the hill house typology from houses constructed on a hill. A house constructed on a hill requires that the terrain on the site be leveled in order to accommodate the plans, but a true hill house incorporates the terrain into the structure and design. It also takes advantage of the corner lot to continue the stepped design. The stepped apartment was popular in Silver Lake during the 1920s, at the peak of the neighborhood's development. The Roberts Apartments represent a modernist interpretation of that typology. The building incorporates many architectural features seen in Mid-Century Modern style including exposed structure on the north and south facades and on the stairs; use of materials for texture and color through jalousie windows and rocks incorporated into the concrete in the breezeways; and the flat roof design.

**ALLYN E. MORRIS**


After graduation, Morris briefly continued his academic career, studying structural engineering at Stanford for two semesters, but soon realized that he preferred architecture. In 1950, he entered the University of California, Berkeley architecture school, but stayed for only three semesters. He reportedly found the curriculum too confining and dropped out to pursue his own creativity. After working with structural engineers in San Francisco and Henderson, Nevada, talk of moving to Southern California inspired Morris to follow suit. He worked as a mechanical engineer while taking night classes in architecture and art at the University of Southern California Night School with Cal Straub. Straub designed extensively in post and beam construction but is best known as the architect of the 1958 Saal Bass Case Study House (#20) in Altadena. As was the case with UC Berkeley, he found he wanted to explore more experimental design and left after three semesters. Early in his career, Morris worked for Lloyd Wright; Risley and Gould; and Daniel, Mann, Johnson, and Mendenhall (DMJM) but wanted to explore more experimental design and left to start his own practice. On October 2, 1957 he received his California Architecture license (lic. #C4212).

While Morris did not become a household name like some of his contemporaries, his work, especially in Los Angeles, has become increasingly appreciated for its unique qualities within the framework of Mid-Century Modern. The style in general and the Case Study houses in particular exemplified the era's eagerness to explore the visual and structural abilities of new materials to create simple yet refined architecture. During the 1950s, a period when most emerging architects were influenced by Richard

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20 ancestry.com.
22 Morris, p. 12.
23 Morris, p. 12, 16, 22.
Neutra, Morris took his cues from R.M. Schindler. His use of bold color (deep reds, yellows, and pinks) and texture was similar to the work of Lloyd Wright, while his background as an engineer led him to experiment with construction techniques, modern materials, and cost-effective design. He was often quite involved in the construction of his commissions, especially in the early years.

His residential commissions were typically situated on hillsides and feature steel construction that utilize concrete, stucco, and glass, often with cantilevered roof overhangs, decks and balconies. His first residence, the Bubeck House at 4166 Verdugo View Drive (1956), his home and studio at 2390 Silver Ridge Avenue (1957), and the Murakami residence at 2378 Silver Ridge Avenue (1962) are excellent examples of his cubic massing in single-family dwellings.

He recognized the cost and structural advantages of traditional post and beam construction, utilizing the technique for numerous multi-family residential commissions, including the Aldama Duplexes at 5030-36 Aldama Street (1961), Silver Ridge duplexes on the 2300 block of Silver Ridge Avenue (1964), and Silverwood Duplex at 1611 Silver Wood Terrace (1964), all of which feature his taste for cubic forms, cantilevered overhangs and balconies. His design for the Roberts Apartments (1966) perhaps best exhibits his sculptural cubic aesthetic. The step backs not only respond to the hillside but afford views to each unit both inside and outside via private decks and balconies. The Clinton Apartments at 1701 Clinton Street (1974) are perhaps his largest residential project and respond to the view of Echo Lake by wrapping around the hillside as one sinuous volume.

In addition to Morris' design work he contributed to architecture as a teacher. He taught at USC and Cal Poly Pomona and guest lectured at SCI-Arc. In the 1970’s Allyn was an original member of the LA12, a group of twelve Los Angeles architects profiled by Cal Poly Pomona architecture student Charles Sleet. The group also included John Lautner, Ray Kappe, and Frank Gehry.

Morris met his wife in the Bay Area through a blind date arranged by a friend. He and Mary Louise Nason (b. 1931) were married in 1958 and settled into his recently completed bachelor studio 2390 Silver Ridge Avenue. Their son Howard A. Morris was born in 1962 and the family of three moved to nearby 507 N. Avenue 50 and soon thereafter 90 Patrician Way in Pasadena. The 1950s dwelling was redesigned by Morris to suit the Morris family. In 1981, the couple responded to the financial difficulties of life in Los Angeles by returning to nature in Oakhurst, CA. Some years later in 1999 Morris designed and built Pond House for he and Mary. Morris died August 1, 2009 at the age of 87. In writing a memorial after Morris' death, architect and one-time employee, Glen Howard Small, intimated that Morris' designs delivered high-end design cheap, a feat rarely celebrated. Noted architectural historian Alan Hess memorialized Morris by saying "he reminds us just how much more inventive California architecture was than we have even realized."
PERIOD OF SIGNIFICANCE

The period of significance for 3740 Landa Street is defined as 1965-1966, the years of the building's construction.
References

Amelar, Sarah

ancestry.com
California Birth Index, 1905–1995
Social Security Death Index
U.S. Department of Veterans Affairs BIRLS Death File, 1850–2010
U.S. World War II Army Enlistment Records, 1938–1946

City of Los Angeles Department of Building and Safety
Various dates, Building Permits.

Fisher, Matthew W
https://scholarworks.umass.edu/cgi/viewcontent.cgi?referer=https://www.google.com
&httpsredir=1&article=1014&context=wood

GPA Consulting, Inc.

Hess, Alan

Los Angeles County GIS Data Portal

Los Angeles Times
1940 Eighty-Five Houses Erected at Moreno Highlands Tract, September 8, 1940, p. E3.

Morris, Allyn E.

Palmer-Lacy, Jenifer and the Silver Lake Neighborhood Council History Collective

Silver Lake Reservoirs Conservancy

Small, Glen Howard
Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Tract Map

Exhibit 3. Building Permits

Exhibit 4. Existing Conditions Photos (SWCA, 2018)
EXHIBIT 1. PRIMARY PHOTOS
**APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY**

**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

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<td>(65) Apt House &amp; ATT GAR</td>
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<td>5. Owner's Address</td>
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**I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.**

Signed: [Signature]

**This Form When Properly Validated is a Permit to Do the Work Described.**

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**P.C. No. T-3435 GRADING YES CRIT. SOIL YES CONS.**
APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY
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

LEGAL
LOT 124
BLK 1
TRACT Hyperion
DIST. MAP 147-201

USE OF BUILDING
PRESENT USE OF BUILDING: (05) apartment house
NEW USE OF BUILDING: (05) Storage

ADDRESS
3740-42-44 Landa St

OWNERS NAME
Al Roberts

OWNERS ADDRESS
1715 Silverwood Terr
LA 26

ARCHITECT OR DESIGNER
Allyn E. Morris C2412

ENGINEER
none

CONTRACTOR

OWNER

SIZE OF EXISTING BLDG.
48'x120'

STORIES 3
HEIGHT 18
NO. OF EXISTING BUILDINGS 1
LOT

MATERIAL OF CONSTRUCTION
EXT. WALLS wd/stucco
Walls wd/stucco

JOB ADDRESS
3740-42-44 Landa St

DISTRICT OFFICE
LA

VALUATION TO INCLUDE ALL FIXED
EQUIPMENT REQUIRED TO OPERATE
AND USE PROPOSED BUILDING.

NEW WORK
Description: Complete Tear down of existing bldg.

CHANGE

NEW USE OF BUILDING

SIZE OF ADDITION
30'x120'

STORIES 3
HEIGHT 18

No. of Dwelling Units
7

GARAGE
P.C. No. 7,435

STATEMENT OF RESPONSIBILITY

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

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

Signed:

OWNER OR AGENT

BUREAU OF ENGINEERING

ADDRESS APPROVED
SEWERS AVAILABLE
NOT AVAILABLE
DRIVEWAY APPROVED
HIGHWAY DEDICATION REQUIRED
COMPLETED
FLOOD CLEARANCE APPROVED

CONSERVATION
APPROVED FOR ISSUE
FILE #

PLUMBING
PRIVATE SEWAGE DISPOSAL
SYSTEM APPROVED

PLANNING
APPROVED UNDER
CASE #

FIRE
APPROVED (TITLE 39)
(L.A.M.C.-5700)

TRAFFIC
APPROVED FOR

NAME

DATE

/ / 19
H. Chang

/ / 19
1/26/65
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

3 story wood frame
parking below

2 in. wall

2 story wall 3'

Griffith Park Blvd
APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY
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 DESC.
   LOT 124  BLK. 1  TRACT 201
   Hyperion

2. PRESENT USE OF BUILDING
   NEW USE OF BUILDING
   ( ) Same

3. JOB ADDRESS
   3740-42-44 Landa St.

4. BETWEEN CROSS STREETS
   Lucille Ave  AND  Griffith Park Bl.

5. OWNERS NAME
   Al Roberts
   NO 16685
   Phone

6. OWNERS ADDRESS
   1715 Silverwood Terr
   LA 26

7. ARCHITECT OR DESIGNER
   С2412  256-4250

8. ENGINEER
   STATE LICENSE NO. PHONE

9. CONTRACTOR NAME
   Hill Landa

10. SIZE OF EXISTING BLDG.
    STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE
    46x120 3 1 apt

11. MATERIAL OF CONSTRUCTION
    EXTERIOR WALLS ROOF
    Wood & Stucco Wood Compo

12. JOB ADDRESS
    3740-42-44 Landa St.

13. VALIDATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE
    AND USE PROPOSED BUILDING
    Yes
    DISTRICT OFFICE
    LA
    GRADING
    Yes

14. NEW WORK:
    Yes
    Change in plans: reduce lower level
    Garage area, Change # parking spaces provided
    (Special)
    OMIT fire sprinklers
    CRIT. SOIL
    Yes
    HIGHWAY DED.
    Yes

TYPE I
GROUP I
SPRINKLERS REQ'D
SPECIFIED
N.C.
VALUATION APPROVED
CONS.
PLANS CHECKED
FILE WITH
P.O. No. 1141698
S.F.P. 130  B.P. 207
G.P.I. I.F. O.S. C/O

DATE
JAN-13-66 02236 F  016747 W = 2 CK 2.00

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

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

Signed

Bureau of Engineering

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NO CHANGE IN PLOT PLAN.

A partitioned area under this program reduces overall space for living to 12,000 sq ft. Parking space is eliminated. 1-14-65
**APPLICATION TO ALTER - REPAIR - DEMOLISH**

**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.
3. Census Tract

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<td>4. <strong>OWNERS NAME</strong></td>
<td>Al Roberts</td>
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<td>5. <strong>OWNERS ADDRESS</strong></td>
<td>1215 Silverwood Terr. LA 26</td>
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<tr>
<td>6. <strong>ARCHITECT OR DESIGNER</strong></td>
<td>Allyn E. Norris</td>
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<td>7. <strong>ENGINEER</strong></td>
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<td>8. <strong>CONTRACTOR</strong></td>
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<tr>
<td>11. <strong>MATERIAL OF CONSTRUCTION</strong></td>
<td>wood-stucco wood-comp</td>
</tr>
<tr>
<td>12. <strong>NEW USE OF BUILDING</strong></td>
<td></td>
</tr>
<tr>
<td>13. <strong>VALUATION</strong></td>
<td>$10,341x133.57</td>
</tr>
<tr>
<td>14. <strong>NEW WORK</strong></td>
<td>2nd floor of 2nd story to rear units.</td>
</tr>
</tbody>
</table>

**STATEMENT OF RESPONSIBILITY**

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

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

(See Sec. 91.0208 L.A.M.C.)

Signed: [Signature]

**Bureau of Engineering**

<table>
<thead>
<tr>
<th>ADDRESS APPROVED</th>
<th>SEwers AVAILABLE</th>
<th>NOT AVAILABLE</th>
<th>DRIVEWAY APPROVED</th>
<th>HIGHWAY DEDICATION REQUIRED</th>
<th>COMPLETED</th>
<th>FLOOD CLEARANCE APPROVED</th>
<th>FILE #</th>
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<tr>
<td><strong>APPROVED FOR ISSUE</strong></td>
<td>09968 5 19355 Z 2 CK 1.30</td>
<td>09969 5 19355 Z 1 CK 2.00</td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th><strong>Conservation</strong></th>
<th><strong>Plumbing</strong></th>
<th><strong>Planning</strong></th>
<th><strong>Fire</strong></th>
<th><strong>Traffic</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>APPROVED FOR ISSUE</td>
<td>PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED</td>
<td>APPROVED UNDER CASE #</td>
<td>APPROVED (TITLE 19) 1D 5700</td>
<td>APPROVED FOR</td>
</tr>
</tbody>
</table>
EXHIBIT 3B. REPAIRS BUILDING PERMITS
DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 of the Business and Professions Code, and my license is in full force and effect.

Signature: ____________________________
Date: ____________________________

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor’s License Law for the following reasons:

1. I own and occupy the property.

Signature: ____________________________
Date: ____________________________

WORKERS’ COMPENSATION DECLARATION

I hereby affirm that I have a certificate of insurance in effect for my workers’ compensation insurance, or I have a workers’ compensation program in effect, as required by law.

Signature: ____________________________
Date: ____________________________
ON FLOOR PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

HYPERION TRACT

2. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 4
Community Plan Area - Silverlake - Echo Park
Census Tract - 1954.000
District Map - 147A203
Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - YES
Near Source Zone Distance - 2.1
Thomas Brothers Map Grid - 594

LAGUNA BEACH CA 92651

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
Robert, Albert Tr Albert Roberts Trust 1179 Katella St

Applicant (Relationship: Engineer)
Reggie Lugo - (818) 767-0020

7. EXISTING USE
5 Apartment

PROPOSED USE

EXTEND HEIGHT OF (E) 20' PROJECTION REFRAME FOR NEW WINDOW.

11. PROJECT VALUATION & FEE INFORMATION
Final Fee Period
Permit Valuation: $8,000

Permit Fee Subtotal Bldg-Alter/Rep: 157.50
Handicapped Access: 141.75
Plan Check Subtotal Bldg-Alter/Rep: 6.02
Fire Hydrant Refuse-To-Pay: 18.06
E.Q. Instrumentation: 8.98
O.S. Surcharge: 5.00
Sys. Surcharge: 0.00
Planning Surcharge: 0.00
Planning Surcharge Misc Fee: 0.00
Permit Issuing Fee: 0.00

Total Due: $338.99
Check: $338.99

Sewer Cap ID:

ATTACHMENTS
Plot Plan

LA Department of Building and Safety
LA 04 10 023909 12/01/00 03:21PM

BUILDING PERMIT COMM: $157.50
BUILDING PLAN CHECK: $141.75
EI COMMERCIAL: $1.68
ONE STOP SURCH: $6.02
SYSTEMS DEVT FEE: $18.06
CITY PLANNING SURCH: $8.98
MISCELLANEOUS: $5.00

Total Due: $338.99
Check: $338.99

00LA 06863
 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 140 days after the fee has been paid and construction has not commenced if work is suspended, discontinued or abandoned for a continuous period of 140 days (Sec. 98.0661 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 10000) 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 & R Code, Section 7115.05. The following applies to B contractors only: I understand the limitations of Section 7057 related to any ability to take prime contracts or subcontracts involving specialty trade.

License Class: B License No.: 700657 Print: Riccardo Vizcaino Signature: Riccardo Vizcaino 

18. WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of coverage 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:

Policy Number: __________

☐ I certify that 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 worker becomes subject to workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: __________ Date: __________ Owner: __________ Authorized Agent: __________

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 3700 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

☐ Applies to this project
☐ Not applicable
☐ Letter was sent to the AQMD or EPA

Signature: __________ Date: __________

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am an owner of the property who builds or improves the structure, and I am exempt from the provisions of this Ordinance. I certify that this permit is for inspection purposes only and that it does not authorize or grant the work specified herein. A violation of this Ordinance is subject to a civil penalty of not less than $200.00.

Signature: __________ Date: __________ Owner: __________ Authorized Agent: __________

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I agree to comply with this permit is an application for inspection, and that I do not authorize or grant the work specified herein. A violation of this Ordinance is subject to a civil penalty of not less than $200.00.

Signature: __________ Date: __________ Owner: __________ Authorized Agent: __________
Application for Plumbing Plan Check and Inspection

1. Property Owner
Roberts, Albert Tr Albert Roberts Trust 3740 Katella St
LAGUNA BEACH CA 92651

2. Applicant Information
Patrick Anthony - 107 S 26 St
NEWPORT BEACH, CA 92663 (949) 673-7358

4. Contractor, Architect, & Engineer Name
(C) Pacific Coast Copper Repipe Com 1556 S Anaheim Blvd Suite F Anaheim, CA 92805
CLASS: C36  LICENSE: 661428  PROFEET: 9496737358

5. Application Comments
E-Peint paid by credit card, tax number: (714) 738-8570.

6. Description of Work
4 PRESSURE REG.

7. Council District: 4

8. Application Processing Information
PC OK By:
OK for Cashier:
Signature: Date:

In the event that any box (e.g. 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 15825 of the Health and Safety Code of the State of California.

9. Fee Information
Inspection Fee Period

<table>
<thead>
<tr>
<th>Inspection Fee Period</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Permit Fee</td>
<td>70.20</td>
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<tr>
<td>INSPECTION TOTAL Plumbing</td>
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<td>Permit Total</td>
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<td>Permit Fee Subtotal Plumbing</td>
<td>65.00</td>
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<tr>
<td>Permit One Stop Surcharge</td>
<td>1.30</td>
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<tr>
<td>Permit Sys. Development Surcharge</td>
<td>3.90</td>
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<tr>
<td>Permit Issuing Fee</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Payment Date: 05/30/03
Receipt No: IN050118862
Amount: $70.20
10. PERMIT EXPIRATION
This permit expires two years after the date of issue. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.06/2. 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).

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 7600) 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 Business and Professions Code, Section 7150.2. 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: 661428  Contractor: PACIFIC COAST COPPER REPIPE

12. WORKERS' COMPENSATION DECLARATION
I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of insurance covering workers’ compensation as required 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: 173133403

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 3766 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

13. ASBESTOS REMOVAL DECLARATION
I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or BPA as per section 19427.5 of the Health and Safety Code.

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, Construction Lending Agency Declaration and Final Declaration, and

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

Signed: PATRICK ANTHONY  Date: 05/20/2003  Contractor [X] Authorized Agent [ ]
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOT/ID</th>
<th>ARB</th>
<th>COUNTY</th>
<th>MAP REF.</th>
<th>PARCEL ID</th>
<th>ASSESSOR ID</th>
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<tbody>
<tr>
<td>HYPERION TRACT</td>
<td>124</td>
<td></td>
<td>M 16-122/123</td>
<td>147A203</td>
<td>494</td>
<td>5429-016-023</td>
<td></td>
</tr>
</tbody>
</table>

1. PARCEL INFORMATION
Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Silver Lake
Community Plan Area - Silver Lake - Echo Park - Elysia
Hillside Grading Area - YES

2. DOCUMENTS
ORD - ORD-165167
ORD - ORD-165167-SA1020
CPC - CPC-1986-255

3. CHECKLIST ITEMS

4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
Roberts, Albert Tr Albert Roberts Trust
1179 Katella St
LAGUNA BEACH CA 92651
Tenant:
Applicant: (Relationship: Agent for Owner)
Rick Llanos - (323) 460-7617

5. EXISTING USE
(05) Apartment

6. PROPOSED USE
CHANGE OUT (2) WINDOWS - SAME SIZE & TYPE.

7. # Bldg on Site & Use:

8. APPLICATION PROCESSING INFORMATION
Bldg. PC By:
DAS PC By:
OK for Cashier: Jenny Ayala
Coord. OK: J 2004

9. PROJECT VALUATION & FEE INFORMATION, Final Fee Period

<table>
<thead>
<tr>
<th>Item</th>
<th>Valuation</th>
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<tbody>
<tr>
<td>FINAL TOTAL Bldg.-Alter/Repair</td>
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<td>Permit Fee Subtotal Bldg.-Alter/Repair</td>
<td>65.00</td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pav</td>
<td>0.30</td>
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<tr>
<td>E.O. Instrumentation</td>
<td>1.71</td>
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<tr>
<td>O.S. Surcharge</td>
<td>5.13</td>
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<td>Svs. Surcharge</td>
<td>2.55</td>
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<td>Planning Surcharge</td>
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<tr>
<td>Planning Surcharge Misc Fee</td>
<td>20.00</td>
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</tbody>
</table>

PC Valuation: $500

10. For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000.
(LA4BUILD = 524-2845)

11. ATTACHMENTS

Total Bond(s) Due:

For Cashier's Use Only
W# 41618560
LA 04 10 136103 09/20/04 11:58AM

BUILDING PERMIT COMM  $65.00
EI RESIDENTIAL  $90.50
BUILDING PLAN CHECK  $20.00
ONE STOP SURCH  $1.71
SYSTEMS DEVT FEE  $5.13
CITY PLANNING SURCH  $2.55
MISCELLANEOUS  $5.00

Total Due: $99.89
Check: $99.89

04LA 64241
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

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 2 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 7031.4 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500.00).

☐ , 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

☐ 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 therein, 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

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 that I should 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

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

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. 91.9006.4.3.4 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 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
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Bldg: 1780 N Griffith Park Blvd

City of Los Angeles - Department of Building and Safety

Issued on: 08/18/2017

APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

1. TRACT = HYPERION TRACT

2. PARCEL INFORMATION

   Area Planning Commission - East Los Angeles
   LADEH Branch Office - LA
   Council District - 13
   Certified Neighborhood Council - Silver Lake
   Community Plan Area - Silver Lake - Echo Park - Elysian Vall
   Census Tract - 1954.00
   District Map - 147A203
   Energy Zone - 9
   Fire District - VHFHSZ
   Hillside ordinance - YES
   Earthquake-Induced Landslide Area - YES
   Near Source Zone Distance - 0
   Thomas Brothers Map Grid - 594-C5
   Parcel ID (PIN) - 147A203 494
   Assessment Parcel # - 5429 - 016 - 023

3. DOCUMENTS

   ZI - ZI-2452 Transit Priority Area in the Cit
   RENT - YES
   HLSAREA - Yes
   ORD - ORD-129279
   CPC - CPC-1988-255
   ORD - ORD-165167-SA1020

4. CHECKLIST ITEMS

   Std. Work Desct - Seismic Gas Shut Off Valve

5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

   Owner(s): ROBERTS, ALBERT TR ALBERT ROBERTS TRUST
   1179 KATELLA ST, LAGUNA BEACH CA 92651
   Tenant:
   Appliance: (Relationship: Agent for Contractor)
   GENARO LOPEZ - HULL BROS ROOFING CO
   (310) 533-1999

6. EXISTING USE

   (05) Apartment

   PROPOSED USE

7. DESCRIPTION OF WORK

   RE-ROOF WITH CLASS A OR B MATERIAL WEIGHING LESS THAN 6 POUNDS PER
   SQ. FT. OVER EXISTING SOLID SHEATHING (30) SQUARES. CLASS A ROOF
   COVERING IS REQUIRED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE
   (VHFHSZ), FOR RESIDENTIAL ROOF REPLACEMENT > 50% OF THE TOTAL ROOF

8. APPLICATION PROCESSING INFORMATION

   BLDG PC By: DAS PC By:
   OK for Cashier: Samuel Cruz
   Coord.OK:
   Signature: Date: 08/18/2017

9. PROJECT VALUATION

   Permit Valuation: $19,450
   PC Valuation:
   Sewer Cap ID: Total Bond(s) Due:

10. ATTACHMENTS

    For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call
    (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call
    311. Outside LA County, call (213) 473-3231.

Permission #: 17016300023987
Building Card #: 2015X12827
Receipt #: 03021094362
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 would not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 18623 of the Health and Safety Code of the State of California.

15. BUILDING DELOCATED FROM:

<table>
<thead>
<tr>
<th>CONTRACTOR/ARCHITECT/ENGINEER NAME</th>
<th>ADDRESS</th>
<th>CLASS</th>
<th>LICENSE #</th>
<th>PHONE #</th>
</tr>
</thead>
<tbody>
<tr>
<td>(C) HULL BROS ROOFING CO</td>
<td>9034 LINDBLADE ST, CULVER CITY, CA 90232</td>
<td>C39</td>
<td>589827</td>
<td></td>
</tr>
</tbody>
</table>

PERMIT EXPIRATION/REFUND: 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. 12.12 & 12.13 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 17911).

17. LICENSED CONTRACTORS DECLARATION:
I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7009) 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 7957 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

<table>
<thead>
<tr>
<th>License Class</th>
<th>License No</th>
<th>Contractor</th>
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</thead>
<tbody>
<tr>
<td>C39</td>
<td>589827</td>
<td>HULL BROS ROOFING CO</td>
</tr>
</tbody>
</table>

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

1. I have and will maintain a certificate of insurance in favor of the insurance company named below.
   - Carrier: CA INS. CO.
   - Policy Number: 6685916501

2. 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: CA INS. CO.
   - Policy Number: 6685916501

I certify that I am in compliance with the workers' compensation provisions of Section 3700 of the Labor Code, as required by my license.

I certify that I have employed a licensed contractor to perform the work for which this permit is issued.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL JUVENILE SANCTIONS 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.

18. WORKERS' COMPENSATION DECLARATION:
I certify that I have complied with all the requirements of the Workers' Compensation Act, including securing the required workers' compensation insurance.

I certify that I have complied with all the requirements of the Workers' Compensation Act, including securing the required workers' compensation insurance.

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 13927.5 of the Health and Safety Code. Information is available at (909) 396-3316 and the notification form at www.ascmd.ca.gov. Lead safe construction practices are required when removing paint that contains lead. Information is available 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).

<table>
<thead>
<tr>
<th>Lender's Name (If Any)</th>
<th>Lender's Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 the conditions and standards set forth in the above-mentioned property for inspection purposes. I agree that this permit is an application for inspection and that I do 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 the 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 that 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 0108 4.4 LAMC).

By signing below, I certify that:

1. I accept and agree to 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: GENARO LOPEZ

Date: 08/18/2017

[Signature]

[Signature]

Contractor: 
Authorized Agent: x
EXHIBIT 4. ADDITIONAL, CONTEMPORARY PHOTOS (SWCA, 2018)
Primary (west) façade showing the three stepped two-story volumes, view east from Griffith Park Boulevard (SWCA, 2018).

East façade, view south from Landa Street. Secondary egress (1966) visible at top of photo top of photo (SWCA, 2018).
North façade showing the three stepped two-story volumes, view southeast from Land Street (SWCA, 2018).

South façade, view east from near Griffith Park Boulevard (SWCA, 2018).
Upper atrium with original river rock and concrete tile paving, view south from near Landa Street (SWCA, 2018).

Lower atrium with concrete tile paving and potentially removed river rock, view south from Landa Street (SWCA, 2018).
Typical metal fireplace and flue with hearth of river rock and concrete tile, as seen in unit 4, view northwest from living room (SWCA, 2018).
Typical concrete and wood staircase, as seen in unit 4, view northeast from living room (SWCA, 2018).

Typical staircase, as seen in unit 2, with featuring treads with chamfered corners and foyer landings with concrete tiles, view northwest (SWCA, 2018).
Typical kitchen with original passthrough and wood paneling as seen in unit 4, view southeast from living room (SWCA, 2018).

Typical kitchen with original tile and metal sliding cabinet doors, as seen in unit 2, view north from front hallway (SWCA, 2018).
Typical original seamless corner window, as seen in unit 2, view northwest (SWCA, 2018).

Typical end unit bathroom skylight, as seen in unit 4, view south from upstairs hallway (SWCA, 2018).
Typical full height doors, as seen in unit 4, view west from upstairs hallway (SWCA, 2018).

Typical narrow and full height powder room doors, as seen in unit 2, view south from foyer (SWCA, 2018).
EXHIBIT 5. ORIGINAL ELEVATION DRAWINGS
EXHIBIT 6. ZIMAS PARCEL REPORT
City of Los Angeles  
Department of City Planning  

1/14/2019  
PARCEL PROFILE REPORT

<table>
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<th>Address/Legal Information</th>
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<td>PIN Number</td>
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<td>Thomas Brothers Grid</td>
<td>PAGE 594 - GRID C5</td>
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<tr>
<td>Assessor Parcel No. (APN)</td>
<td>5429016023</td>
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<td>Tract</td>
<td>HYPERION TRACT</td>
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<td>Map Reference</td>
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<td>Lot</td>
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<th>Jurisdictional Information</th>
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<tbody>
<tr>
<td>Community Plan Area</td>
<td>Silver Lake - Echo Park - Elysian Valley</td>
</tr>
<tr>
<td>Area Planning Commission</td>
<td>East Los Angeles</td>
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<tr>
<td>Neighborhood Council</td>
<td>Silver Lake</td>
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<tr>
<td>Council District</td>
<td>CD 13 - Mitch O'Farrell</td>
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<tr>
<td>Census Tract #</td>
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<td>LADBS District Office</td>
<td>Los Angeles Metro</td>
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<td>Special Notes</td>
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<td>Zoning</td>
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<td>ZI-2452 Transit Priority Area in the City of Los Angeles</td>
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<td>General Plan Land Use</td>
<td>Low Medium II Residential</td>
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<td>General Plan Note(s)</td>
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<td>Hillside Area (Zoning Code)</td>
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<td>Specific Plan Area</td>
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<td>Design Review Board</td>
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<td>Historic Preservation Review</td>
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<td>Historic Preservation Overlay Zone</td>
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<td>Other Historic Designations</td>
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<td>Mills Act Contract</td>
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<td>CDO: Community Design Overlay</td>
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<td>CPIO: Community Plan Imp. Overlay</td>
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<td>CUGU: Clean Up-Green Up</td>
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<td>NSO: Neighborhood Stabilization Overlay</td>
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<td>POD: Pedestrian Oriented Districts</td>
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<td>RFA: Residential Floor Area District</td>
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<td>SN: Sign District</td>
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<td>Streetscape</td>
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<td>Adaptive Reuse Incentive Area</td>
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<td>Affordable Housing Linkage Fee</td>
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<td>Residential Market Area</td>
<td>Medium-High</td>
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<tr>
<td>Non-Residential Market Area</td>
<td>High</td>
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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.
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<thead>
<tr>
<th>Transit Oriented Communities (TOC)</th>
<th>Tier 1</th>
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<tbody>
<tr>
<td>CRA - Community Redevelopment Agency</td>
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<tr>
<td>Central City Parking</td>
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<td>Downtown Parking</td>
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<td>Building Line</td>
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<td>500 Ft School Zone</td>
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<td>500 Ft Park Zone</td>
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### Assessor Information

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<tr>
<th>Assessor Parcel No. (APN)</th>
<th>5429016023</th>
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<tbody>
<tr>
<td>Ownership (Assessor)</td>
<td>MORRIS LANDA APARTMENTS LLC C/O C/O BERTRAND BAYLIN</td>
</tr>
<tr>
<td>Address</td>
<td>219 UPPER TER SAN FRANCISCO CA 94117</td>
</tr>
<tr>
<td>Ownership (Bureau of Engineering, Land Records)</td>
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<tr>
<td>Owner</td>
<td>MORRIS LANDA APARTMENTS LLC</td>
</tr>
<tr>
<td>Address</td>
<td>275 BATTERY ST STE 200 SAN FRANCISCO CA 94111</td>
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<tr>
<td>APN Area (Co. Public Works)*</td>
<td>0.151 (ac)</td>
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<tr>
<td>Use Code</td>
<td>0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less</td>
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<tr>
<td>Assessed Land Val.</td>
<td>$2,754,000</td>
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<td>Assessed Improvement Val.</td>
<td>$1,173,000</td>
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<td>Last Owner Change</td>
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<td>Last Sale Amount</td>
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<td>Tax Rate Area</td>
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<td>Deed Ref No. (City Clerk)</td>
<td>4-47 226858 0771771</td>
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#### Building 1
- **Year Built**: 1966
- **Building Class**: D55
- **Number of Units**: 9
- **Number of Bedrooms**: 18
- **Number of Bathrooms**: 18
- **Building Square Footage**: 10,514.0 (sq ft)

#### Building 2
No data for building 2

#### Building 3
No data for building 3

#### Building 4
No data for building 4

#### Building 5
No data for building 5

### Additional Information

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<th>Airport Hazard</th>
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<td>Coastal Zone</td>
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<td>Farmland</td>
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<td>Urban Agriculture Incentive Zone</td>
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<td>Very High Fire Hazard Severity Zone</td>
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<td>Fire District No. 1</td>
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<td>Flood Zone</td>
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<td>Watercourse</td>
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<td>Hazardous Waste / Border Zone Properties</td>
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<td>High Wind Velocity Areas</td>
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<td>Special Grading Area (BOE Basic Grid Map A-13372)</td>
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<td>Oil Wells</td>
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### Seismic Hazards

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<table>
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<tr>
<th>Active Fault Near-Source Zone</th>
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<tr>
<td>Nearest Fault (Distance in km)</td>
<td>Within Fault Zone</td>
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<tr>
<td>Nearest Fault (Name)</td>
<td>Upper Elysian Park</td>
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<td>Region</td>
<td>Los Angeles Blind Thrusts</td>
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<td>Fault Type</td>
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<tr>
<td>Slip Rate (mm/year)</td>
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<td>Slip Geometry</td>
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<td>Slip Type</td>
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<td>Down Dip Width (km)</td>
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<td>Rupture Top</td>
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<td>Rupture Bottom</td>
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<td>Dip Angle (degrees)</td>
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<td>Landslide</td>
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<td>Liquefaction</td>
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<td>Preliminary Fault Rupture Study Area</td>
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<td>Tsunami Inundation Zone</td>
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<tr>
<th>Economic Development Areas</th>
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<td>Business Improvement District</td>
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<td>Opportunity Zone</td>
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<td>Promise Zone</td>
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<td>Renewal Community</td>
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<td>Revitalization Zone</td>
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<td>State Enterprise Zone</td>
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<tr>
<td>Targeted Neighborhood Initiative</td>
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<tr>
<th>Housing</th>
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<tbody>
<tr>
<td>Direct all Inquiries to</td>
<td>Housing+Community Investment Department</td>
</tr>
<tr>
<td>Telephone</td>
<td>(866) 557-7368</td>
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<tr>
<td>Website</td>
<td><a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a></td>
</tr>
<tr>
<td>Rent Stabilization Ordinance (RSO)</td>
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<td>Ellis Act Property</td>
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<td>Police Information</td>
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<td>Bureau</td>
<td>Central</td>
</tr>
<tr>
<td>Division / Station</td>
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<td>Reporting District</td>
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<td>Fire Information</td>
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CASE SUMMARIES
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

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<tr>
<th>Case Number:</th>
<th>CPC-1986-255</th>
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<td>Project Descriptions(s):</td>
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</table>

DATA NOT AVAILABLE
ORD-69086
ORD-165167-SA1020
ORD-129279
Address: 3744 W LANDA ST
APN: 5429016023
PIN #: 147A203 494
Tract: HYPERION TRACT
Block: None
Lot: FR 124
Arb: None

Zoning: RD1.5-1VL
General Plan: Low Medium II Residential