Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-3620-HCM

ENV-2013-3621-CE

HEARING DATE:

February 6, 2014

TIME:

10:00 AM

PLACE: C

City Hall, Room 1010 200 N. Spring Street

Los Angeles, CA

90012

Location: 2226 N. Wayne Ave

Council District: 4

Community Plan Area: Hollywood Area Planning Commission: Central Neighborhood Council: Los Feliz Legal Description: Block 2, Lot FR 4

PROJECT:

Historic-Cultural Monument Application for the

MCTERNAN RESIDENCE

REQUEST:

Declare the property a Historic-Cultural Monument

OWNER:

John and Tina Carmichael

2226 N. Wayne Ave Los Angeles, CA 90027

PREPARED BY:

Historic Preservation Partners

419 Concord Ave. Monrovia, CA 91016

RECOMMENDATION

That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE Director of Planning

[SIGNED ORIGINAL IN FILE]

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Ken Bernstein, AICP, Manager Office of Historic Resources Lambert M. Giessinger, Preservation Architect

Office of Historic Resources

Attachments:

Historic-Cultural Monument Application

McTernan Residence CHC-2012-3620-HCM Page 2 of 4

FINDINGS

- 1) The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Mid-Century Modern residential style.
- 2) The property is associated with historic personages as being the primary residence of attorney John T. McTernan for over twenty years.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1960, this two-story single-family residence exhibits character-defining features of Mid-Century Modern residential architecture. Situated on a deep, rectangular, semi-sloped lot, the split-shed roof fronts the street in section view, splitting the face into two halves. The front entrance, accompanying entry deck, and Japanese-influenced garden dominate the left. A below-grade two-car garage and stucco wall of the floor above, broken by a vertical textured feature, dominate the right. A wood planter and wood screen wall crossing at right angles through the center of the façade visually join the two halves. Windows on the face are minimal, consisting mainly of a long row of stained glass above the entry and a small accent window on the stucco wall. The north and south sides of the building are not readily visible from the street. Large windows, sliding glass doors, and a large, semi-enclosed courtyard are on the south face of the building. The north face is broken by a small windowed alcove with water feature halfway along its length. The rear of the building features large sliding glass doors that open to a patio, backyard, and gardens. Character-defining elements of the structure are extensive use of glass sliding doors and floor-to-ceiling windows, exposed posts and beams, and squared geometric features made of wood, brick, and stone, such as the facade screen wall and central fireplace. Alterations made in 1966 by the original architect reconfigured the large courtyard and added a 1st floor game room underneath it. Repairs to the game room and courtyard in 1982 addressed water damage issues and resulted in some of modifications to the courtyard. The interior layout was modified in 2010 with the removal of walls/partitions that divided the kitchen from the family room and the dining room from the living room.

The subject building was designed by architect David Hyun. Hyun designed several modernist residences in Los Angeles but is perhaps best known for his firm's design and development of the award-winning Japanese Village Plaza. The subject home was designed for civil rights attorney John T. McTernan. McTernan's highest profile work occurred during the era of McCarthyism in which he defended accused communists and labor leaders. He argued six cases in front of the U.S. Supreme Court and won four. McTernan at one point worked with famed civil rights lawyer Ben Margolis and together they won several prominent civil rights

McTernan Residence CHC-2012-3620-HCM Page 3 of 4

cases. In the 1950s Margolis defended subject architect David Hyun when he was accused of communist ties and threatened with deportation to South Korea.

DISCUSSION

The McTernan Residence historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) it "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) it is "identified with historic personages... in the main currents of national, State or local history..." As a Mid-Century Modern structure with exposed structural elements, extensive use of floor-to-ceiling windows and sliding glass doors, decorative geometric features, and incorporation of exterior space with the large courtyard, and as the residence of prominent civilrights lawyer John T. McTernan, whose work resulted in significant changes to state and federal law during the McCarthy era, the property qualifies for Historic Cultural Monument status based on these criteria.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

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

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

McTernan Residence CHC-2012-3620-HCM Page 4 of 4

BACKGROUND

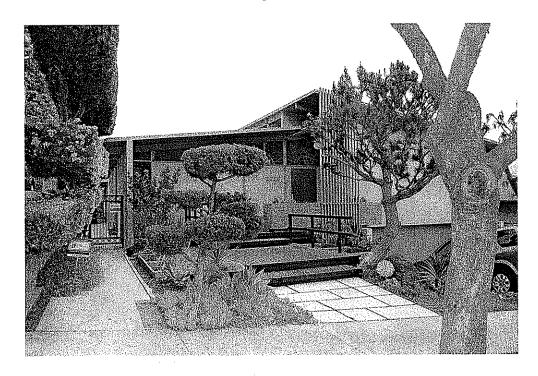
On December 5, 2013, the City Council adopted a motion to initiate consideration of the McTernan Residence as a Historic-Cultural Monument. On January 16, 2014, the Cultural Heritage Commission and Office of Historic Resources Staff toured the site.

Residence for

Mr. & Mrs. John T. McTernan

2 2 2 6 NORTH WAYNE AVENUE

Los Angeles, Ca



HISTORIC-CULTURAL MONUMENT APPLICATION

Prepared by:

Historic Preservation Partners

on behalf of John and Tina Carmichael,

property owners

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE	Residence for Mr. and Mrs. John T. McTernan	IS AN IMPORTANT EXAMPLE OF
	NAME OF PROPOSED MONUMENT	
	Mid-Century Modern	ARCHITECTURE
	ARCHITECTURAL STYLE (SEE LINE 8)	
AND MEETS	THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY	OF ITS DESIGN AND THE RETENTION
OF ITS ORIG	GINAL FORM, DETAILING AND INTEGRITY.	
	A A A A A A A A A A A A A A A A A A A	
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	Residence for Mr. and Mrs. John T. McTernan	1960-61
THE	NAME OF PROPOSED MONUMENT	WAS BUILT INYEAR BUILT
·	Mr. John T. McTernan	NULO TA CONDUNTE CONTENTO
	NAME OF FIRST OR SIGNIFICANT OTHER	WAS IMPORTANT TO THI
	ENT OF LOS ANGELES BECAUSE he was a "highly regarded Los Angele:	s civil rights lawyer who fought
DEVELOPM	ENT OF LOS ANGELES BECAUSE	
many land	mark civil liberties and labor cases, including seven before the U.S. S	upreme Court. During his nearly
50-year pa	urtnership with the late Ben Margolis, McTernan and the equally esteer	ned Margolis were recognized
for making	significant contributions to the protection of civil liberties and constitu	ional rights."
(McLellan	- Staff Writer, Los Angeles Times, 4 April 2005)	

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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2.	STREET ADDRESS	****		2226 V	/AYNE AVE	NUE		
	CITY	LOS ANGELES	ZIP	CODE	90027	COU	NCIL DISTRICT_	4
3.	ASSESSOR'S PARCEL	NO		Ę	5592 - 023 -	001	,	
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6.	PRESENT OWNER_		JOH	N AND	TINA CARN	/ICHAEL		
	STREET ADDRESS	2226 N WAYN	IE AVENUE	···	E-MAIL A	ADDRESS:	jdcarmichae	I@mac.com
		OS ANGELES						
		XTEX						
7.	PRESENT USE	SINGLE FAMILY RES	SIDENCE	ORI	GINAL USE _	SING	ILE FAMILY RE	SIDENCE
	ESCRIPTION ARCHITECTURAL ST (SEE STYLE GUIDE)	YLE		Mi	d-Century M	1odern		
9.	STATE PRESENT PHY	rsical description o	F THE SITE C					. 1 PAGE MAXIMUM)
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HISTORIC-CULTURAL MONUMENT APPLICATION

Name of Proposed Monument Residence for Mr. and Mrs. John T. McTernan

10. CONSTRUCTION DATE:	1960-6	1	FACTUAI		ESTIMATED: O
11. ARCHITECT, DESIGNER, OF	R ENGINEER DAVID HYU	N AND RICH	ARD WHITNEY (ARCHIT	ECTS)
12. CONTRACTOR OR OTHER					
13. DATES OF ENCLOSED PHC (1 8X10 BLACK AND WHITE GLOS	TOGRAPHS SY AND 1 DIGITAL E-MAILED TO CU	LTURAL HERITAGE	June 8, 201		
14. CONDITION: DEXCELLE	NT © GOOD Q	FAIR OI	DETERIORATED	O NC	LONGER IN EXISTENCE
15. ALTERATIONS (see attach	ed sheet)				
16. THREATS TO SITE: NO	_		nt 🔘 vandali	SM O	PUBLIC WORKS PROJECT
17. IS THE STRUCTURE: O	n its original site) MOVED	UNKNOWN		
SIGNIFICANCE					
18. BRIEFLY STATE HISTORICAL AN WITH THE SITE (SEE ALSO SIGN	IFICANCE WORK SHEET. 750 WOR				ON ASSOCIATED
(see attached significance	e statement)				
19. SOURCES (LIST BOOKS, DOCU	ments, surveys, personal in	ERVIEWS WITH D	DATES) (see attach	ed sour	ce list)
20. DATE FORM PREPARED	05/11/2013	PREPA	ARER'S NAME	V	anessa Withers
ORGANIZATION Historic I			ET ADDRESS 419		
	nrovia _{STA}	<u>C</u> 0			ONE (626) 605-5007
	essa@hppgroup.net				

9. Architectural Description

2226 Wayne Avenue, located in Los Feliz, is a two-story Mid-Century Modern style residence with an irregular plan. Situated on a semi-hillside lot the home presents to the street as a single story with lower-level garage; the main level is entered slightly above grade from gradual steps that lead to a roughly centered wood panel front door. Featured in a 1961 Los Angeles Times article the writer commented that the front façade "introduces its character through exposed structural members, extensive use of wood, island gardens planned by landscape architect Jim Scharschmidt. Garage was placed beneath master bedroom on narrow lot. Restricted use of glass reduces noise from the street." (Johnson, Los Angeles Times, 1961)

The overall exterior of the residence is characterized by a shed roof, stucco panels, concrete block walls, integrated garden/deck areas, vertical wood screens, and exposed structural elements. The interior of the residence is anchored by a large central fireplace. The main living area's sliding glass doors open on to an enclosed deck area. The rear of the house contains the kitchen and opens to the rear yard. Measuring 3,152 square-feet, the residence has a total of four bedrooms and four bathrooms, with the Master Bedroom located near the front of the house. Stairs lead to a lower level living space.

The building is in good condition. It has retained historic integrity and exhibits many of its original character-defining features. Alterations include:

- 1966 "addition and remodeling to existing bldg....new game room below", spiral staircase, and bathroom (addition on lower level – site plan provided in permit)
 Work completed by David Hyun, Architect
- 1982 Work on the deck and exterior planter boxes
 Work completed by Richard Hunter, Architect/Designer
- 2010 Remodel, including removing an existing fam room window and adding a kitchen window, remodeling bathrooms and kitchen, remodeling the bathroom and adding laundry in the game "rec" room Work completed by Quillan and Grant Inc., contractors (according to permit)

18. Significance

2226 Wayne is significant as an excellent example of Mid-Century Modern architecture designed by architects David Hyun and Richard Whitney. The home was built for John T. McTernan, a prominent civil rights attorney.

David Hyun (1917 - 2012)

David Hyun has been credited with the title of "first Korean American architect" and was a prominent Los Angeles modernist responsible for the Japanese Village Plaza (outdoor mall in Little Tokyo – Los Angeles) and numerous residential commissions. Hyun gained inspiration from working under modernist Richard Neutra.

Examples of Hyun's work include; Lawrence Segal House, Hyun & Cohn Architects (1955); McTernan House (subject house – 1960); Japanese Village Plaza (1980), and Hyun's personal residence (1993).

Hyun was brought to the United States as a little boy and grew up in Kauai, Hawaii where he attended the University of Hawaii. He settled in Los Angeles in 1947 and began his architectural career.

During the 1950s, in the era of McCarthyism, Hyun came under suspicion of being tied to the Communist Party and underwent deportation hearings. Hyun insisted on his innocence of the charges, but was still kept in custody for the long hearing process. Charges were eventually dropped. (Yi, 2012)

John T. McTernan (1910 – 2005)

In 1961 Hyun designed 2226 N. Wayne for civil rights attorney John T. McTernan. McTernan and his partner Margolis "gained renown as one of the principal defenders of the Hollywood 10, who were imprisoned for refusing to testify before the House Un-American Activities Committee in 1947." (McLellan, 2005)

Born in New York and educated at Amherst College and Columbia Law School, McTernan began his law career in 1934 and positioned himself strongly in defense of civil rights. Mark Rosenbaum, legal director of the American Civil Liberties Union on Southern California, commented that "John was a mentor in word and in deed to me and scores of civil liberties and civil rights attorneys in California and throughout the country by virtue of his work." (McLellan, 2005)

Additional biographical information on both David Hyun and John McTernan is included in digital form with this application.

[·] Forest Lawn Memorial – Parks & Mortuaries – Hollywood Hills FD 904, Tributes.com, dated May 2, 2012. KoreanAm Journal article also credits Hyun as first architect of Korean descent in the U.S.

Sources

Building Permit Record

Chang, Roberta, and Wayne Patterson. The Koreans in Hawai'i: A Pictorial History, 1903-2003. Honolulu: University of Hawai'i, 2003. Print.

Cheng, Cindy I-Fen. Citizens of Asian America: Democracy and Race during the Cold War. N.p.; n.p., n.d. Print.

Conference Journal. Los Angeles: Los Angeles Committee for Protection of Foreign Born, 1951. Print.

County Assessor's Record

"David Hyun." Obituary. N.p., n.d. Web. 30 July 2013.

Exile: The Story of David Hyun. Los Angeles: Friends and Neighbors of David Hyun, 1955. Print.

Johnson, Beverly E. "House Divided." Los Angeles Times 11 June 1961: A24. ProQuest Historical Newspapers Los Angeles Times (1881-1986). Web.

McLellan, Dennis. "John T. McTernan, 94; Lawyer Fought to Protect Civil Rights." Los Angeles Times 4 Apr. 2005: n. pag. Print.

Yi, Eugene. "David Hyun, First Korean American Architect, Dies at 95." KoreAm Journal June (n.d.): n. pag. Web.

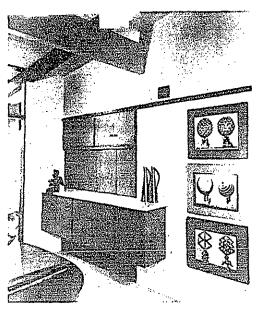
Web sites:

Michael Locke's flickr photos "David Hyun" flie:///Users/vwithers/Dropbox/2226%20N%20Wayne/Flickr%20Search:%20david%20hyun.webarchive. Web.

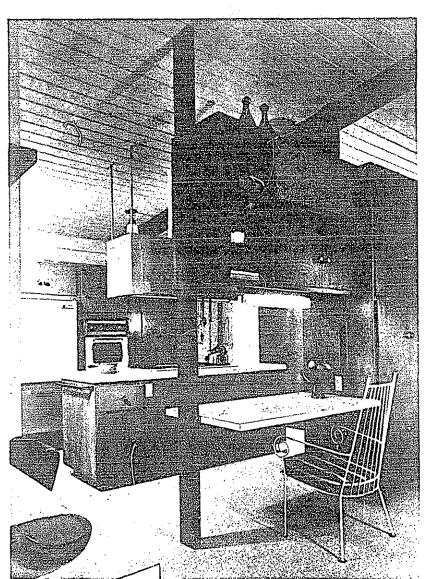
http://koreanslate.com/korean-american-architect-david-hyun.html

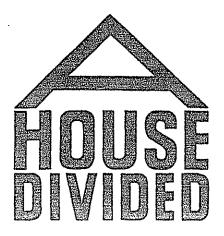
http://thesilverlakenews.blogspot.com/2011/05/mcternan-house-david-hyun-architect.html

Los Angeles Times (1886-Current File); Jun 11, 1961; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986) pg. A24



Dining room features pass-through, above, to kitchen. For formal entertaining this is closed, making it seem part of built-in bullet. Accessories from Mr. Young's shop, Pasadena. Kitchen, below, is example of excellent space utilization, containing a practical amount of work area and a large walk-in cooler. Cabinets of natural ash





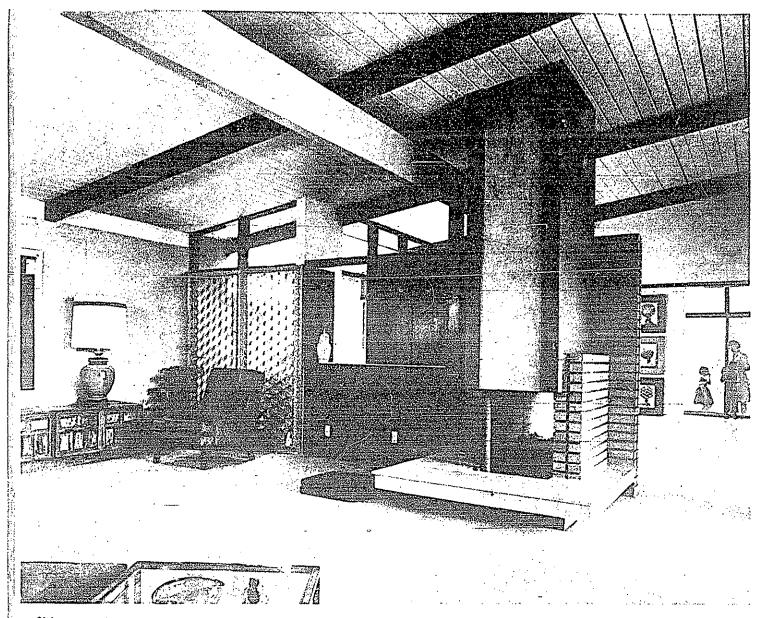
A house divided-by means of flexibility within a unified layout-is one way to describe this residence designed by architect David Hyun and his associate, Richard Whitney, for Mr. and Mrs. John T. McTernan. The potential division answers a frequent wish to separate children from adult activities and entertaining; within an informal family area, it also makes possible easy supervision of the youngsters.

To achieve this feature, the architects drew a line, so to speak, between the area encompassing living and dining rooms, master bedroom and convertible den, together with a spacious deck adjoining these rooms, and the area containing kitchen, family room, children's rooms and rear garden with its play facilities.

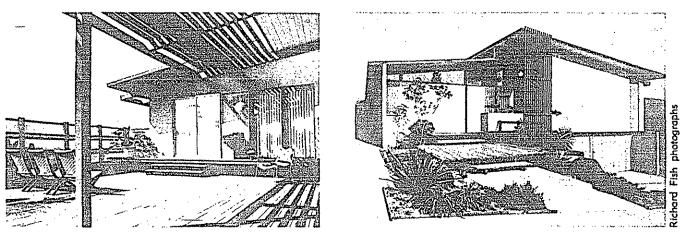
Another notable feature is the manner in which a deep but narrow, semi-hillside lot was utilized. The house was planned on two levels for the sake of economy-but this also heightens interest. And the prevalence of outdoor living areas belies the narrow dimension of the lot. Augmenting a garden atmosphere for the unusually large deck are tall potted plants, and there is a small but delightful Oriental garden off the glass exterior wall of the dining room. The rear garden affords a site for a future swimming pool.

With beams and sheathing exposed, open ceilings give added dimension, freedom and appeal to the gabled-roof house. Decoration by Craftsman Interiors was understated so that it does not conflict with the architecture.

by Beverly E. Johnson



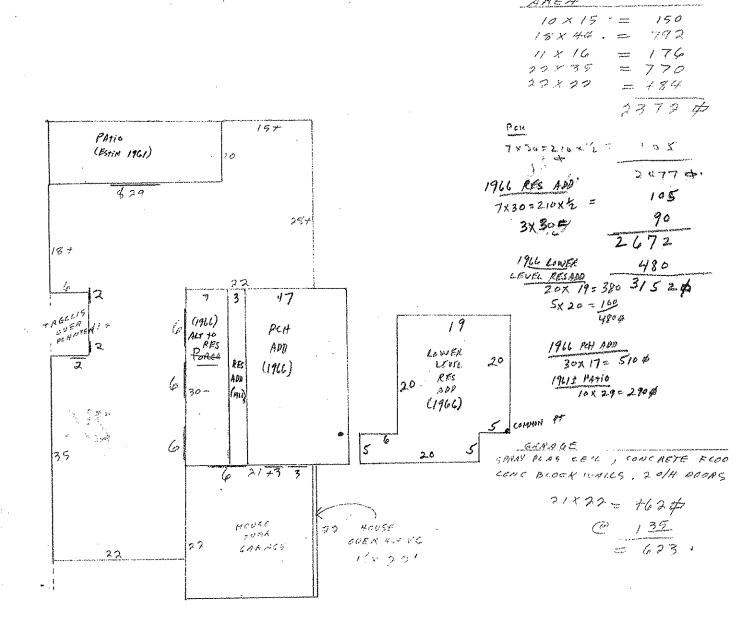
Living room gains warmth by not being rigidly defined. It apens and deck that is a food point of the house. Behind the decordine screen is a picture sque Oriental garden off the glass exterior wall of the dining room. Open beams, exposed sheathing give added dimension of freedom



Dock with shadow pattern from trellis, left, unites adult area of house with area containing family room, kitchen, children's quarters. Facado of house, right, introduces its character through exposed structural members, extensive use of wood, island gardens planned by landscape architect Jim Scharschmidt. Garage was placed beneath master bedroom on narrow lot. Restricted use of glass reduces noise from the street

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WATER CLOSET,
FLOOR-CARRETS OUER PLYLUODO

2 BATH (CHUDREN'S)

NEO-ANGLE TUB WITH SHOWER OVER S' MERLITE

8 UF FORMICA PULLMAN

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Hillside Stone	Sheet Stee	Cintal	Height Shower	Jm 1484176	Plate Ga	
,	Corrugated Flat Galv.	ron	Over Tub	1/4-77	INTER CO	-F7
Steel Joists Piers	Corr. Alum Composition	1	Stall		1260 BUI	
BASEMENT	Compo Shir Asbestos S	igle	Tile Walls			
	Transite Tile Trim	Tila	Glass D'r	. 1 17	Depr. Rate	
	1/4 1/3 1/2	3/4 Full	Pull'n _{FoRa}	100 1 1 P	'Ac. 150	
	Wood Stee Span	ft.	LIG	HTING		1
	1 2 3		6001	BUILDING	VALUE	1
Living Room						
Living Room		Year 19	(6/			
Combingtion	- - - 	Sq. 71	477.			
Bedrooms	4-	@ \$ 5	30-+			
Dressing Rm.		Build.				
Bathroom(5/3)	2	Value / 3 Bas't.	623			
" No Tub 3) 14	3/3	Value				
Kitchen	7	Garage Value	623.			
Drain Board		Office				
Tile, Formica Bfst. R. or N.		Value				<u> </u>
Plank ()		ł				
Hdwd. Floors Hdwd. Doors	1827	-	·			
Hdwd. Finish]				
Appr. Bata 9	P.C. Val.					
		Total	4246			
	c. Depr.	Assessed	1	Spe		Assesse
Year Depr. Dep	c. Depr. r. Value	Value	Year	Depr. Dep	r. Value	Value
1961 1,2	4 17665	8830				<u> </u>
						
			1			1

TYPE= BD ASSR ID NO= 5592 023 001 SBN NO =

FILE NO= 00 UPDATE= 06/27/13 DATE= 07/01/13

ASSR ID NO REG CC USE ZONE VC REC DT TRF PRICE # OC1 OC2 DT INT DRC 5592 023 001 4 04 04190 0100 LAR1 K 091203-50 1350000 1 3 5 Y 00%-0 A

NAME-SITUS ADDRESS CHOU, TINA R AND

CARMICHAEL, JOHN D

2226 WAYNE AVE

LOS ANGELES CA 90027-1346 SUBPART DESIGN YR EFF YR EFF NO OF NO OF NO OF SQ FT BLT YR UNITS BDRMS BATHS MAIN SUBPART DESIGN TYPE CLASS BLT YR UNITS BDRMS BATHS MAIN 0130 D9C 1960 1961 1 4 4 3152 SQUARE FT KEY TYPE CLASS 0101

TOTAL TOTAL TRF PRICE TRF PRICE AVG SQ FT BASE VALUE PC RC BY UNITS SQ FT PER UNIT PER SQ FT PER UNIT LAND 746800 T 10 1 3152 1350000 428 3152 IMP 603200 T 10 1 3152 1350000 428 3152 IMP 603200 LAND WIDTH LAND DEPTH USABLE SQ FT ACRES TOTAL 1350000 7980

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SEWERS

PF1 = INQ SEL; 6 = NEWS; 9 = ACCUM TXN; 10 = MENU; 11 = EXIT



Page 1

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

Document Search: Summary Report

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

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

2222 - 2226 WAYNE Address:

T. T. T. C.	Decimont Data	Dogiment Nimber	Reel Batch Frame	
sub Type	Document Date	חסכתוופוור ואתוומפו		
	5/8/1957	1957LA71113	HIST: P1661 002 3467	>
	5/8/1957	1957LA71114	HIST: P1661 002 3469	7
	12/15/1959	1959LA49434	HIST: P1681 001 2130	>
	12/15/1959	1959LA49433	HIST: P1681 001 2133	>
	12/10/1966	1966LA38010 (金元)	HIST: P1752 002 2340	7
BLDG-ADDITION	12/10/1966	1966LA37862 gave Recom	HIST: P1752 002 2044	7
7	6/30/1982	1982LA45628	HIST: 00000 000 0000	>
	12/10/1982	1982LA55238	HIST: 00000 000 0000 HIST: P0013 003 0086	>
BLDG-ALTER/REPAIR	1/18/2010	10016-90000-01047		>
BLDG-ALTER/REPAIR	5/5/2010	10016-30000-07384		1
BLDG-ALTER/REPAIR	5/10/2010	10016-30000-08267		
	10/19/1960	1959L A49434	HIST: 0261 1 1405	4
	10/19/1960	1959LA49434	IDIS: 00782 00775 0000 HIST: 0337	
	5/14/2010	10041-90000-09061		
	12/2/2009	09042-90000-21509		À

Address of Building

2226 Wayne Avenue



CITY OF LOS ANGELES Certificate of Occupancy

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

I.A 49434 - 59

Issued

Issued

2 story, type V, 50' x 80' 1 family dwelling and attached garage. R-1 occupancy.

Owner

John T. McTernan 3901 Sutro Avenue Los Angeles, Calif.

Owner's Address

K. W. Hull

as

Form B-95a-10M-7-60 (R-37)

G. E. MORRIS, Superintendent of Building - By....



Application #1 Plan Check #:

Event Code:

10041 - 90000 - 09061

Printed: 05/31 13 01:37 PM

Electrical

City of Los Angeles - Department of Building and Safety

Issued On: 05/14/2010

1 or 2 Family Dwelling Express Permit No Plan Check

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Last Status: Permit Finaled

Status Date: 02/01/2011

I. PROPERTY OWNER

CHOU, TINA R AND CARMICHAEL, 2226 WAY VE AVE

LOS ANGELES CA 90027

2. APPLICANT INFORMATION (Relationship Net Applicant)

BRENNAN LAMBERT -

627 PASTO GRANDE

(805)498-0630 THOUSAND OAKS, CA 91320

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS LICENSE # PHONE #

(C) FLASH ELECTRIC INC

627 PASEO GRANDE,

THOUSAND OAKS, CA 913 C10 796635 (805)498-0630

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (805)498-0635

6. DESCRIPTION OF WORK panel upgrade new service

2. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

2. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: __

2226 N Wayne Ave

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

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 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

W/O #: 04109061 For Cashier's Use Only

10, FEE INFORMATION Inspection Fee Period Permit Fee: 97.20

INSPECTION TOTAL Electrical 97.20 97.20 Permit Total 90.00 Permit Fee Subtotal Electrical 1.80 Permit One Stop Surcharge Permit Sys. Development Surcharge 5.40 0.00 Permit Issuing Fee

> Payment Date: 05/14/10 Receipt No: IN0501196531

Amount: \$97.20





Application #:

Event Code:

Plan Check #:

09042 - 90000 - 21509

Printed: 05/31/13 01:38 PM

City of Los Angeles - Department of Building and Safety

Issued On: 12-02-2009

Lor 2 Family Dwelling Express Permit No Plan Check

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION Last Status: Permit Finaled

Status Date: 12/04 2009

L PROPERTY OWNER

Plumbing

KWON, HAEOK

2226 WAYNE AVE

40 RAMONA PL

LOS ANGELES CA 90027

2. APPLICANT INFORMATION (Relationship, Net Applicant) MARK A. BECKNER -

CAMARILLO, CA 93010

(805)382-6035

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CAMARILLO, CA 93010

CLASS LICENSE# PHONE#

(C) GAS CONTROL TECHNOLOGIE 40 RAMONA PLACE,

C36 772039 (805)382-6035

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number- (805)382-2794.

6. DESCRIPTION OF WORK Install earthquake valve

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION

Plan Check By: OK for Cashier:

Signature: _

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

2226 N Wayne Ave 10. FEE INFORMATION Inspection Fee Period Permit Fee: 59.40 INSPECTION TOTAL Plumbing 59.40 59.40 Permit Total 55.00 Permit Fee Subtotal Plumbing 1.10 Permit One Stop Surcharge 3.30 Permit Sys. Development Surcharge 0.00 Permit Issuing Fee

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 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O#: 94221509

Payment Date: 12/02/09 Receipt No: IN0501179345

Amount: \$59.40





Application #:

Plan Check #: B10WL01411

10016 - 30000 - 07384

Printed: 05/31 13 01:35 11M

Event Code:

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

Plan Check

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT Issued on: 05/05/2010

AND CERTIFICATE OF OCCUPANCY

Last Status: Permit Finaled Status Date: 08/13/2010

1. TRACT GRIFFITH'S SUBD'N OF THE GRIFFITH'S SUBD'N OF THE 2 GRIFFITH'S SUBD'N OF THE

LOT(s) BLOCK 4

COUNTY MAP REF ARB MR 31-77/80 MR 31-77/80 1 MR 31-77/80

PARCEL ID # (PIN #) 153A201 127 153A201 134 153A201 143

2. ASSESSOR PARCILLA 5592 ~ 023 ~ 003 5592 - 023 - 0U 5592 - 023 - 001

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA

Council District - 4 Certified Neighborhood Council - Greater Griffith Park

Community Plan Area - Hollywood

Census Tract - 1882.00 District Map - 153A201

Environmentally Sensitive Area - YES

Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES

Earthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 10/03/1956 Lot Cut Date - PRIOR-07/29/1962

ZONES(S): R1-1

4. DOCUMENTS

ZI - ZI-2407 Proposed Hillside Area (Zo:

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

CHOU, TINA R AND CARMICHAEL, JOHI 2226 WAYNE AVE

LOS ANGELES CA 90027

Tenant:

Applicant: (Relationship: Agent for Contractor)

RAFAEL MARTINEZ -

8. DESCRIPTION OF WORK

REMOVE ONE EXISTING WINDOW AT FAMILY ROOM NEW WINDOW AT KITCHEN, NEW SHEAR WALLS FOOTING

7. EXISTING USE

(01) Dwelling - Single Family

(07) Garage - Private

(01) Dwelling - Single Family

(07) Garage - Private

PROPOSED USE

9. # Bidgs on Site & Use: SFD/ATTACHED GARAGE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Vahe Sarkissian

OK for Cashier: Rodney Samilan

DAS PC By: Coord, OK:

Signature:

Date:

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 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 01607384

(310) 880-4365

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period PC Valuation: Permit Valuation: \$2,000 154.74 FINAL TOTAL Bldg-Alter/Repair 130.00 Permit Fee Subtotal Bldg-Alter/Re 0.00 Plan Check Subtotal Bldg-Alter/Ru Fire Hydrant Refuse-To-Pay 0.50 E.Q. Instrumentation 2.61 O.S. Surcharge 7.83 Sys, Surcharge 7.80 Planning Surcharge 5.00 Planning Surcharge Misc Fee 1.00 Green Building Fee 0.00 Permit Issuing Fee

Sewer Cap ID:

Total Bond(s) Duc:

12. ATTACHMENTS

Plot Plan

Payment Date: 05/05/10 Receipt No: WL10116772

Amount: \$154.74

Method: Refer to ACS

2010WL35986



10016 - 30000 - 07384 Permit Application #: 2226 N Wayne Ave Plan Check #: B10WL01411 3) Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Initiating Office: WEST LA 1 or 2 Family Dwelling PLOT PLAN ATTACHMENT Printed on: 04/27/10 Plan Check 11:57:53 ذ. 'ا WAYNE AVENUE PL 60.0 (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) PL 140.0 Abbani Garb by The Buff is Histories and lectes was

R5042



Application #1

Plan Check #: B10\\ L01592

10016 - 30000 - 08267

Printed: 05/31/13/01:36 PM

City of Los Angeles - Department of Building and Safety Bldg-Alter/Repair APPLICATION FOR BUILDING PERMIT 1 or 2 Family Dwelling Plan Check at Counter AND CERTIFICATE OF OCCUPANCY

Issued on: 05/10/2010

Last Status: Permit Finaled Status Date: 03/04/2011

Plan Check 2. ASSESSOR PARCEL # PARCEL ID # (PIN#) COUNTY MAP REF 9 ARB BLOCK LOT(s) I. TRACT 5592 - 023 - 001 153A201 127 M R 31-77/80 GRIFFITH'S SUBD'N OF THE 5592 - 023 - 001 MR 31-77/80 153A201 134 GRIFFITH'S SUBD'N OF THE 2 4 5592 - 023 - 001 153A201 143 M R 31-77/80 GRIFFITH'S SUBD'N OF THE

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA

Council District - 4

Certified Neighborhood Council - Greater Griffith Park

Community Plan Area - Hollywood

Census Tract - 1882.00 District Map - 153A201

Environmentally Sensitive Area - YES

Energy Zone - 9

Fire District - VHI HSZ

Hillside Grading Area - YES Hillside Ordinance - YES

Farthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 10/03/1956

Lot Cut Date - PRIOR-07/29/1962

ZONES(S): R1-1

4. DOCUMENTS

ZI - ZI-2407 Proposed Hillside Area (Zo

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

Combine Elec - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

CHOU, TINA R AND CARMICHAEL, JOHI 2226 WAYNE AVE

LOS ANGELES CA 90027

Applicant: (Relationship: Agent for Contractor)

RAFAEL MARTINEZ -

(310) 880-4365

7. EXISTING USE

(01) Dwelling - Single Family (07) Garage - Private

(01) Dwelling - Single Family

(07) Garage - Private

PROPOSED USE

8. DESCRIPTION OF WORK

INTERIOR REMODEL: ENLARGE (E) BATHROOM AND ADD LAUNDRY ROOM AT

(E) ATTACHED RECROOM.

2. # Bidgs on Site & Use: SFD/ATTACHED GARAGE

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: Rodney Samiian

Signature:

OK for Cashier: Rodney Samiian

DAS PC By: Coord, OK:

Date.

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 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O#: 01608267

11. PROJECT VALUATION & FEE INFORMA	TION Final Fee Period	
Permit Valuation: \$5,000	PC Valuation:	Appendix of the control of the contr
FINAL TOTAL Bldg-Alter/Repair	317.47	
Permit Fee Subtotal Bldg-Alter/Re	130.00	
Electrical	26.65	
Plumbing	26.65	
Plan Check Subtotal Bldg-Alter/Re	92.25	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	5,52	
Sys. Surcharge	16.56	
Planning Surcharge	13.34	
Planning Surcharge Misc Fee	5,00	
Green Building Fee	1.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:	Total Bond(s) Due:	

12. ATTACHMENTS

Plot Plan

Payment Date: 05/10/10 Receipt No: WL10116970

Amount: \$317.47 Method: Refer to ACS

2010WL36056



COUN

10016 - 30000 - 08267 Permit Application #: 2226 N Wayne Ave Plan Check #: B10WL01592 City of Los Angeles - Department of Building and Safety Bldg-Alter/Repair Initiating Office: WEST LA 1 or 2 Family Dwelling PLOT PLAN ATTACHMENT Printed on: 05/10/10 11:20:57 Plan Check WAYNE AVENUE PL 60.0 (;) 000 (;) 187 ع و د 12 i_{ν} (;) EXISTING TWO-STORY SINGLE FAMILY DWELLING 2226 WAYNE AVENUE LOS ANGELES, CA 90027 APN: 5592-023-001 100 (3) . • • $\langle i \rangle$ γ_{i}^{i} 132 9 612 PL 140.0 AREA OF WORK REMODEL OF (E) GAME ROOM, (N) LAUNDRY ROOM REMEDIATION OF WATER DANAGE TO (E) STAIRCASE, (E) GAME ROOM .0'09 Ta

ACHMENT



Application #: Plan Check #:

Event Code:

10016 - 90000 - 01047

Printed: 05/31/13 01:35 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit

No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT

Issued on: 01/18/2010

Last Status: Permit Finaled

AND CERTIFICATE OF OCCUPANCY

Status Date: 03/03/2011

BLOCK LOT(s) L TRACT GRIFFITH'S SUBD'N OF THE 2 4

COUNTY MAP REF ARB MR 31-77/80

PARCEL 10 # (PIN #) 153 A 201 134

2. ASSESSOR PARCEL # 5592 - 023 - 001

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA

Council District - 4

Certified Neighborhood Council - Greater Griffith Park

Community Plan Area - Hollywood

Census Tract - 1882.00 District Map - 153A201

Environmentally Sensitive Area - YES

Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES

Earthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 10/03/1956

Lot Cut Date - PRIOR-07/29/1962

ZONES(S): R1-1

4. DOCUMENTS

ZI - ZI-2407 Proposed Hillside Area (Zo

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve

6, PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

KWON, HAEOK

2226 WAYNE AVE

PROPOSED USE

LOS ANGELES CA 90027

Tenant:

Applicant: (Relationship: Net Applicant)

ROBERT GRANT -

5115 DOUGLAS FIR ROAD

CALABASAS, CA 91302

(818) 222-5440

7. EXISTING USE

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

Reroof with 22 sqrs BUILT UP roofing. Existing solid sheathing. Replace drywallplaster (patch and paint). Non-structural repair only Interior kitchen remodel/repair (no changes in walls or openings). Interior bathroom remode Vrepair (no changes in walls or openings).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By:

DAS PC By: Coord. OK:

OK for Cashier:

Signature:

Date:

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 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 01601047

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

PC Valuation: Permit Valuation: \$55,600 1,023.01 FINAL TOTAL Bldg-Alter/Repair Permit Fee Subtotal Bldg-Alter/Re 503.00 130.78 Electrical 130.78 Plumbing 122.32 Fire Flydrant 5.56 E.O. Instrumentation 15.94 O.S. Surcharge 47.83 Sys. Surcharge 31.80 Planning Surcharge 5.00 Planning Surcharge Misc Fee 3.00 Green Building Fee 27.00 Permit Issuing Fee

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

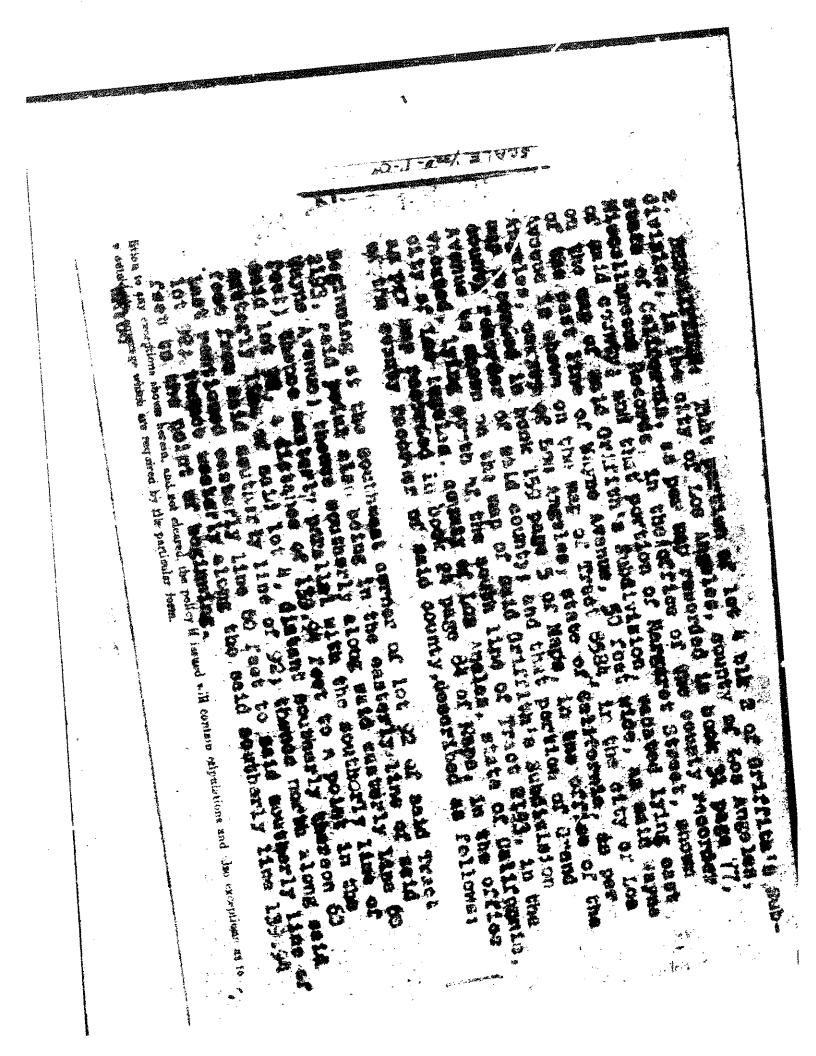
Payment Date: 01/18/10 Receipt No: IN0501183538

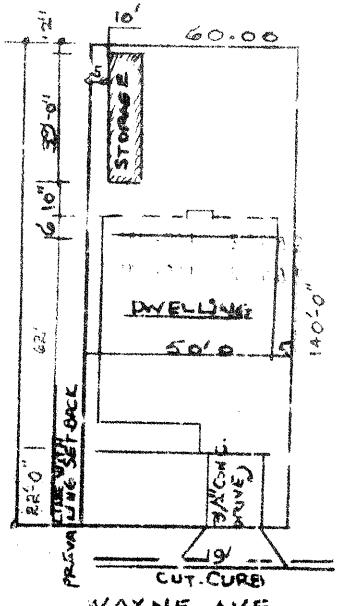
Amount: \$1,023.01 Method: Credit Card

2010EP17121



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VALIPATION 71114	266		$\frac{8-6}{8-1}$	4.6
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TYPE GROUP MAX. V R C. OF O. ISSUED INSPECTOR TO INCLUDE A	9.C. \$2.00 S.F.C.	93	i.i.	CK 6.1
TYPE GROUP MAX. V R C. OF O. ISSUED INSPECTOR TO INCLUDE A	9.C. \$2.00 S.F.C.	93	8 1	O.S. C/O DWELL. UNITS PARKING SPACES
VALIDATION 7 1114 TYPE GROUP MAX. V R C. OF O. ISSUED INSPECTOR	9.C. \$2.00 S.F.C.	93	i.i.	O.S. C/O DWELL. UNITS PARKING
TYPE GROUP MAX. V R C. OF O. ISSUED INSPECTOR 12. VALUATION: TO INCLUDE A EQUIPMENT REQUIRED TO AND USE PROPOSED MULLIS	*C. \$2.00 S.F.C. \$2.00 PERATE \$,000.00	VALUATION VALUATION	APPROVED	CK 6.4 O.S. C/O DWELL. UNITS PARKING SPACES
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That portion of lot 4 in block 2 of Griffith's Subdivision as seconded in book 31 page 77 of Miscellancous Tecorde; The footed in book 24 of the or mags, described as follows. and that portion of Mariaret Efrect shown on the map of said ty ... of the southerly line of tract number 2193 as per shown on the man of Tract number 8584, as per man recorded book 159 Jage 5 of maps; and that Dortlon of Grand Avenue said mayne hyenue, thence southerly along said easterly line last mentioned easterly line of feet to said southerly number 2193, said boint also being in the estarly line of 3 1 lot 92 a distance or 139,94 rect to a point in the ering at the Southwest Corner of lot 92 of said tract 50 feet; thence easterly parallel with the southerly line of lot 92; thence westerly along the said southerly LEGAL DESCRIPTION 1.00 to line

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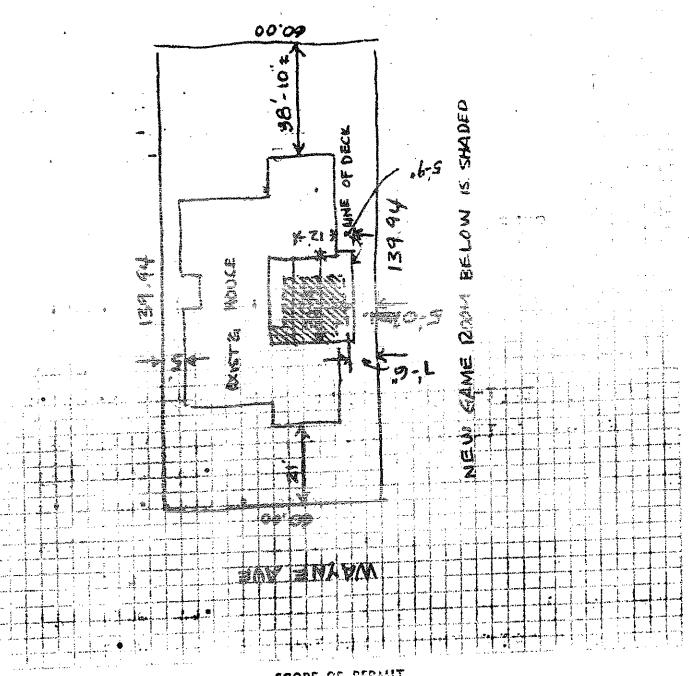
	SES Form 8-3
APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
CITY OF LOS ANGELES DEPT. OF BUILDING ARU	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 12. Pk4 Plan Required on Back of Original.	CENSUS TRACT
1. LEGAL LOT OFFICE 2 Griffith Subdivision	DIST. MA 153-201
2. PRESENT USE OF BUILDING NEW USE OF BUILDING	ZONED / /
Ol dwelling Ol same	FIRE DIST
3. JOH ADDRESS 2226 Wayne Ave.	
4. BETWEEN CROSS STREETS AND Cromwell	INSIDE COR. LOT
LOS Feliz AND CIONWEIL 5 OWNERS NAME PHONE	LOT SIZE
Mr & Mrs. John T. Mcternan	_
6. OWNER'S ADDRESS	60x140
2226 Wayne Ave. 7. ARCHITECT OR DESIGNER STATE LICENSE NO. PHONE	REAR ALLEY
David Byun C1219 662 1164	SIDE ALEGE BLDG, LINE
n. Ionis iain	
9. CONTRACTOR STATE LICENSE NO PHONE OWNER	AFFIDAVITS
	- Cut print
	7-29-62
11. MATERIAL OF EAT. WALLS	
12. JOB ADDRESS 2226 Wayne Ave.	DISTRICT OFFICE
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STATEMENT OF RESPONSIBILITY

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

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

Signed (I LULLA F	Nome	Date
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SCOPE OF PERMIT

"This permit is an application for inspection the insurance of which is not an approval or an authority tion of the wink specified herein. This permit does not authorize or permit, nor shall it be construed at the wink specified herein. as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, mar any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of my work described herein, or the condition of the property (Ser Sec. 91,0202 L.A.M.C.) or soil upon which such work is performed."

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City of Los Angeles Department of City Planning

11/7/2013 PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES

2226 N WAYNE AVE 2222 N WAYNE AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

PRIOR-07/29/1962

	rmation	

 PIN Number
 153A201
 134

 Lot/Parcel Area (Calculated)
 3,752.5 (sq ft)

Thomas Brothers Grid PAGE 594 - GRID B2

Assessor Parcel No. (APN) 5592023001

Tract GRIFFITH'S SUBD'N OF THE SOUTHERN SLOPE OF THE RANCHO

LOS FELIZ AND OF LOTS 15 AND 17 LICK TRACT

Map Reference M R 31-77/80

Block 2

Lot FR 4
Arb (Lot Cut Reference) 1

Map Sheet 153A201

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council Los Feliz

Council District CD 4 - Tom LaBonge

Census Tract # 1882.02

LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning R1-1
Zoning Information (ZI) None

General Plan Land Use Low II Residential

Yes General Plan Footnote(s) Yes Hillside Area (Zoning Code) Baseline Hillside Ordinance Yes Baseline Mansionization Ordinance No Specific Plan Area None Special Land Use / Zoning None No Design Review Board Historic Preservation Review No None Historic Preservation Overlay Zone Other Historic Designations None Other Historic Survey Information None None Mills Act Contract POD - Pedestrian Oriented Districts None CDO - Community Design Overlay None NSO - Neighborhood Stabilization Overlay No Streetscape No

No Sign District Adaptive Reuse Incentive Area None CRA - Community Redevelopment Agency None No Central City Parking Downtown Parking No **Building Line** None 500 Ft School Zone No 500 Ft Park Zone No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org

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

Assessor Information 5592023001 Assessor Parcel No. (APN) Ownership (Assessor) CHOU, TINA R AND CARMICHAEL, JOHN D Owner1 2226 WAYNE AVE Address LOS ANGELES CA 90027 Ownership (City Clerk) CHOU, TINA R. ET AL Owner 2226 WAYNE AVE Address LOS ANGELES CA 90027 APN Area (Co. Public Works)* 0.193 (ac) 0100 - Single Residence Use Code \$798,476 Assessed Land Val. \$644,938 Assessed Improvement Val. 12/03/09 Last Owner Change \$1,350,013 Last Sale Amount 13 Tax Rate Area 427827 Deed Ref No. (City Clerk) 281354 2112719-20 1827357 1556 Building 1 1960 Year Built D9C **Building Class** Number of Units Number of Bedrooms 4

Number of Bathrooms 3,152.0 (sq ft)

Building Square Footage

No data for building 2 Building 2 No data for building 3 Building 3 No data for building 4 Building 4 No data for building 5 Building 5

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

DATA NOT AVAILABLE

PRIOR-07/29/1962

City of Los Angeles

General Plan: Low II Residential

Zoning: R1-1

Address: 2226 N WAYNE AVE

Block: 2

Lot: FR 4 Arb: 1

PIN #: 153A201 134 APN: 5592023001

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