Agenda packet includes:

1. Final Staff Recommendation Report
2. Categorical Exemption
3. City Council Motion 17-0325
4. Historic-Cultural Monument Application
5. Correspondence from Owner's Representative

Please click on each document to be directly taken to the corresponding page of the PDF.
Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-1353-HCM
ENV-2017-1354-CE

HEARING DATE:       June 1, 2017 (continued
                    from May 18, 2017)
TIME:               10:00 AM
PLACE:              City Hall, Room 1010
                    200 N. Spring Street
                    Los Angeles, CA  90012
EXPIRATION DATE:    June 14, 2017

PROJECT:            Historic-Cultural Monument Application for the
                    ORANGE JULIUS
REQUEST:            Declare the property a Historic-Cultural Monument
OWNERS:             6001 Pico Stearns LLC c/o Matt Nelson
                    11913 Ocean Park Boulevard
                    Los Angeles, CA 90064
                    6001 Pico Stearns LLC c/o Robert Nelson
                    442 Cambridge Drive
                    Arcadia, CA 91007
APPLICANT:          City of Los Angeles
                    200 North Spring Street
                    Los Angeles, CA  90012
PREPARER:           City of Los Angeles Planning Department
                    Office of Historic Resources
                    200 North Spring Street, Room 559
                    Los Angeles, CA  90012

RECOMMENDATION       That the Cultural Heritage Commission:
1. Declare the subject property a Historic-Cultural Monument per Los Angeles
   Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. Adopt the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[IGNED ORIGINAL IN FILE]    [IGNED ORIGINAL IN FILE]
Ken Bernstein, AICP, Manager
Office of Historic Resources
Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]
Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments:        City Council Motion 17-0325
                     Historic-Cultural Monument Application
FINDINGS

- The Orange Julius building “reflects the broad cultural, economic, or social history of the nation, state, or community” as one of the only remaining, intact walk-up food stands associated with the Orange Julius company, which was founded in Los Angeles.

- The Orange Julius building "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent and highly intact example of a 1960s walk-up food stand.

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

The Orange Julius building is a one-story food stand structure located at 6001 West Pico Boulevard, at the northwest corner of West Pico Blvd and Stearns Drive and adjacent to the Carthay Square Historic Preservation Overlay Zone. Constructed in 1964, it was designed in a simplified Googie style by the architecture firm Armet & Davis for Sam Silver. The property was occupied by the Orange Julius of America company later the same year.

The subject property has a 281 square foot rectangular plan and sits in the southeast corner of a surface parking lot used by customers of the restaurant. It has a stucco-clad exterior and features a Googie-style folded plate roof covered with a rolled composition membrane, an original pole sign, several service windows, and an outdoor seating area at the rear with a barrel vault-shaped metal cover.

The first Orange Julius stand was established by Julius Freed and Bill Hamlin in 1926 on South Broadway in Downtown Los Angeles. At the time, the booming citrus industry in Southern California and an emerging reliance on travel by automobile led to the emergence of roadside stands selling orange juice. Many of these stands displayed programmatic architecture to catch the eye of passing drivers. In a departure from the standard orange juice offered at other stands, Freed and Hamlin created a new creamy version; their recipe was a hit with the Southern California population. By 1929, there were over 100 Orange Julius locations and by 1967, over 700 locations existed in outdoor stands and shopping malls in the United States and internationally. After the merge of Orange Julius and Dairy Queen in 1987, the subject property sustained operation as a walk-up food stand: in 1987, it was listed as Millionaire’s Burger, in 1991 it served as a donut shop, and it was most recently the home of L.A. Burger.

The architecture firm of Louis Armet (1914-1981) and Eldon Davis (1917-2011) influenced the development and dissemination of the modernist Googie style, which combined futuristic and energetic designs with modern engineering, functional spaces, and an emphasis on advertising.
Armet (born in St. Louis, Missouri) and Davis (born in Anaconda, Washington) met as students at the USC School of Architecture. After forming a firm in 1947, they designed a wide variety of buildings, including schools, churches, banks, custom residences, apartments, motels, shopping centers, and bowling alleys. Other works by Armet & Davis include the Holiday Bowl (1958, HCM #688), Johnie’s Coffee Shop (1956, HCM #1045), and Norm’s La Cienega Coffee Shop (1956, HCM #1090).

Based on permit records, the only alterations to the subject property include repairing fire damage to ten percent of the building and an addition in 1971. The building has no apparent additions and the permit may refer to the metal cover for the outdoor seating area at the rear of the building.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing or designation at the national, state and local levels as an excellent and rare intact example of a 1960s walk-up food stand.

The Council Motion (17-0325) referred to the property at 6001 West Pico Boulevard as the L.A. Burger Restaurant building; however, staff found the name Orange Julius to be more historically appropriate based on further research that revealed additional information.

DISCUSSION

The Orange Julius building successfully meets two of the Historic-Cultural Monument criteria. It "reflects the broad cultural, economic, or social history of the nation, state, or community" as one of the only remaining, intact walk-up food stands associated with the Orange Julius company. Originating in Los Angeles as a chain of walk-up food stands, the Orange Julius business expanded across the country and internationally throughout the 20th century before merging with Dairy Queen in 1987. During the 1960s, when the subject property was constructed, Orange Julius walk-up stands were common and later became fixtures in shopping malls nationwide. Today there are no Orange Julius locations operating in the city of Los Angeles.

The Orange Julius building also "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent and highly intact example of a 1960s walk-up food stand. In the 1960s, the Orange Julius company adopted a modern look that often included a simple, boxy one-story building topped with a zig-zag roof and an exaggerated pole sign that often contained at least one elongated hexagonal sign. Although a few other examples of former Orange Julius stands are extant in the Southern California area, the subject property appears to be the most intact example in the city of Los Angeles, which up until recently continued to operate as a walk-up food stand.

The Orange Julius building appears to be highly intact and maintains a high level of integrity of location, design, materials, setting, workmanship, feeling, and association.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”
State of California CEQA Guidelines Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”

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

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2017-1354-CE was prepared on May 2, 2017.

**BACKGROUND**

On March 31, 2017, the Los Angeles City Council, acting upon a motion introduced by Councilmember Paul Koretz, initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation.
**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

**LEAD CITY AGENCY**
City of Los Angeles Department of City Planning

**PROJECT TITLE**
Orange Julius

**PROJECT LOCATION**
6001 West Pico Boulevard, Los Angeles, CA 90035

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**
Designation of Orange Julius as an Historic-Cultural Monument.

**CONTACT PERSON**
Melissa Jones

**EXEMPT STATUS: (Check One)**

<table>
<thead>
<tr>
<th>STATE CEQA GUIDELINES</th>
<th>CITY CEQA GUIDELINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINISTERIAL</td>
<td>Art. II, Sec. 2b</td>
</tr>
<tr>
<td>DECLARED EMERGENCY</td>
<td>Art. II, Sec. 2a (1)</td>
</tr>
<tr>
<td>EMERGENCY PROJECT</td>
<td>Art. II, Sec. 2a (2) &amp; (3)</td>
</tr>
<tr>
<td><strong>× CATEGORICAL EXEMPTION</strong></td>
<td>Art. III, Sec. 1</td>
</tr>
</tbody>
</table>

Class 8 & 31 Category (City CEQA Guidelines)

**JUSTIFICATION FOR PROJECT EXEMPTION:** Article 19, Section 15308, Class 8 of the State’s Guidelines applies to where project’s consists of “actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.” Class 31 applies to “maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior’s Standards for the Treatment of Historic Buildings.” Designation of Orange Julius as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior’s Standards to maintain and preserve the historic site.

**SIGNATURE**

Planning Assistant
May 2, 2017

**DISTRIBUTION:** (1) County Clerk, (2) City Clerk, (3) Agency Record

**FEE:** RECEIPT NO. REC’D. BY DATE

**IF FILED BY THE APPLICANT:**

**NAME (PRINTED)**

**SIGNATURE**

**DATE**
OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

April 4, 2017

Council File No.: 17-0325
Council Meeting Date: March 31, 2017
Agenda Item No.: 19
Agenda Description: CONSIDERATION OF MOTION (KORETZ - HUIZAR) relative to initiating proceedings to include the L.A. Burger Restaurant building, located at 6001 West Pico Boulevard, in the list of Historic-Cultural Monuments.

Council Action: MOTION (KORETZ - HUIZAR) - ADOPTED

Council Vote: YES BOB BLUMENFIELD
YES MIKE BONIN
ABSENT JOE BUSCAINO
YES GILBERT A. CEDILLO
YES MITCHELL ENGLANDER
ABSENT MARQUEECE HARRIS-DAWSON
ABSENT JOSE HUIZAR
YES PAUL KORETZ
YES PAUL KREKORIAN
YES NURY MARTINEZ
ABSENT MITCH O'FARRELL
YES CURREN D. PRICE
YES DAVID RYU
YES HERB WESSON
MOTION

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, of the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole in part the proposed inclusion and submit a report upon such action to the Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal of any such proposed location or structure pending designation.

The L.A. Burger Restaurant building located at 6001 W. Pico Boulevard, Los Angeles, CA 90035 in the Pico-Robertson area of Los Angeles was identified in Survey LA, the Citywide historic resources survey, as appearing eligible for designation, and as significant as an excellent example of a 1960s walk-up food stand with limited interior seating. The building is a rare intact example of a commercial-food property type, inasmuch as most examples form the 1960s period do not retain this type of architectural integrity.

It is imperative that the City’s historic-cultural treasures be celebrated, and foremost, that its historical sites be preserved for future generations. The L.A. Burger Restaurant building, is an excellent example a 1960s walk-up food stand in the City.

I THEREFORE MOVE that the Council initiate consideration of the L.A. Burger Restaurant building located at 6001 W. Pico Boulevard, Los Angeles, CA 90035, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the L.A. Burger Restaurant building in the City’s list of Historic-Cultural Monuments.

PRESENTED BY:  

PAUL KORETZ  
Councilmember, 5th District

SECONDED BY:  

ORIGINAL
CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission
HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

<table>
<thead>
<tr>
<th>Proposed Monument Name: Orange Julius</th>
<th>First Owner/Tenant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Associated Names:</td>
<td></td>
</tr>
<tr>
<td>Street Address: 6001 West Pico Boulevard</td>
<td>Zip: 90035</td>
</tr>
<tr>
<td>Range of Addresses on Property:</td>
<td>Council District: 5</td>
</tr>
<tr>
<td>Assessor Parcel Number: 5087016013</td>
<td>Tract: TR 7603</td>
</tr>
<tr>
<td>Block: None</td>
<td>Lot: 448</td>
</tr>
</tbody>
</table>

Identification cont’d:
- Proposed Monument 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: 1963</th>
<th>Factual</th>
<th>Estimated</th>
<th>Threatened?</th>
<th>Private Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect/Designer: Armet &amp; Davis</td>
<td>Contractor: Dobelue &amp; Elgenson</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Original Use: Walk-up Food Stand</td>
<td>Present Use: Vacant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the Proposed Monument on its Original Site?</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. STYLE & MATERIALS

<table>
<thead>
<tr>
<th>Architectural Style: Google</th>
<th>Stories: 1</th>
<th>Plan Shape: Rectangular</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEATURE</td>
<td>PRIMARY</td>
<td>SECONDARY</td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>Type: Concrete poured/precast</td>
<td>Type: Select</td>
</tr>
<tr>
<td>CLADDING</td>
<td>Material: Stucco, textured</td>
<td>Material: Select</td>
</tr>
<tr>
<td>ROOF</td>
<td>Type: Folded plate</td>
<td>Type: Select</td>
</tr>
<tr>
<td>Material: Rolled asphalt</td>
<td>Material: Select</td>
<td></td>
</tr>
<tr>
<td>WINDOWS</td>
<td>Type: Sliding</td>
<td>Type:</td>
</tr>
<tr>
<td>Material: Aluminum</td>
<td>Material: Select</td>
<td></td>
</tr>
<tr>
<td>ENTRY</td>
<td>Style: Hidden</td>
<td>Style:</td>
</tr>
<tr>
<td>DOOR</td>
<td>Type: Select</td>
<td>Type: Select</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.

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971</td>
<td>Repair of 10% fire damage</td>
</tr>
<tr>
<td>1971</td>
<td>Addition (may refer to the metal covering on the rear of structure)</td>
</tr>
</tbody>
</table>

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>
<th>Non-contributing feature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Survey Name(s): SurveyLA

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):

- Reflects the broad cultural, economic, or social history of the nation, state, or community
- Is identified with historic personages or with important events in the main currents of national, state, or local history
- Embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
- A notable work of a master builder, designer, 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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: City of Los Angeles</td>
<td></td>
</tr>
<tr>
<td>Street Address: 200 North Spring Street</td>
<td>City: Los Angeles</td>
</tr>
<tr>
<td>Zip: 90012</td>
<td>Phone Number: 213-978-1192</td>
</tr>
<tr>
<td>Email: <a href="mailto:melissa.jones@lacity.org">melissa.jones@lacity.org</a></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Is the owner in support of the nomination?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: 6001 Pico Stearns LLC c/o Matt Nelson</td>
<td>Yes</td>
</tr>
<tr>
<td>Street Address: 11913 Ocean Park Boulevard</td>
<td>No</td>
</tr>
<tr>
<td>Zip: 90064</td>
<td>Email:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nomination Preparer/Applicant's Representative</th>
<th>Company:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: City of Los Angeles Planning Department</td>
<td>Office of Historic Resources</td>
</tr>
<tr>
<td>Street Address: 200 North Spring Street, Room 559</td>
<td>City: Los Angeles</td>
</tr>
<tr>
<td>Zip: 90012</td>
<td>Phone Number: 213-978-1192</td>
</tr>
<tr>
<td>Email: <a href="mailto:melissa.jones@lacity.org">melissa.jones@lacity.org</a></td>
<td></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. ✓ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

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

✓ 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: Melissa Jones  Date: 5-3-2017  Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org
A. Proposed Monument Description

Architectural Description:
The walk-up food stand at 6001 W. Pico Blvd is located at the northwest corner of W. Pico Blvd and Stearns Drive adjacent to the Carthay Square Historic Preservation Overlay Zone. The building was constructed in 1964 and designed by the architecture firm Armet & Davis.

The building has a 281 square foot rectangular plan and sits in the southeast corner of a surface parking lot used by customers of the restaurant. The building has a stucco-clad exterior and a composition roof. The structure features a Googie-style folded plate roof characteristic of the style, and retains its original pole sign, which intersects the roof. Typical of the property type the building displays a walk-up window for ordering and receiving food, as well as an outdoor seating area at the rear with a barrel vault-shaped metal cover.

Alterations:
Permits for the property indicate a 1971 addition and repair of damage from a fire that had affected 10% of the building. The building has no apparent additions and the permit may refer to the metal cover for the outdoor seating area.

B. Statement of Significance

The subject property is significant under two Historic-Cultural Monument criteria. First, it reflects “the broad cultural, political, economic, or social history of the nation, state, or community” for its association with the Orange Julius company, which was founded in Los Angeles, and as one of the only remaining, intact walk-up stands associated with the company. Second, it embodies “the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction” as an excellent example of a 1960s walk-up food stand.

SurveyLA found the subject property eligible for listing under local, state, and national designation programs as an excellent and rare intact example of a 1960s walk-up food stand.

The first Orange Julius stand was established by Julius Freed and Bill Hamlin in 1926 on South Broadway in Downtown Los Angeles. At the time, the booming citrus industry in Southern California and an emerging reliance on travel by automobile led to the emergence of roadside stands selling orange juice. Many of these stands displayed programmatic architecture to catch the eye of the passing driver, and were designed as large orange globes (only a few of the programmatic stands still exist today). In a departure from the standard orange juice offered at other stands, Freed and Hamlin created a new creamy version, which was supposed to be easier on the stomach. Their recipe was a hit with the Southern California population and by 1929 there were 100 Orange Julius locations. By 1967, over 700 locations existed in outdoor stands and shopping malls in the United States and internationally. In 1964, Orange Julius was the official drink of the New York World’s Fair. In 1987, the company merged with the ice cream chain restaurant, Dairy Queen, and today there are no operating Orange Julius locations left in the city.

After the merger of Orange Julius and Dairy Queen, the subject property sustained operation as a walk-up food stand. It was listed as a Millionaire’s Burger in 1987, a donut shop in 1991, and was most recently the home of L.A. Burger.
The property is an excellent example of a 1960s walk-up food stand and displays a simplified version of the Googie style that architectural historian and author Alan Hess asserts was characteristic of the Orange Julius chain. In the 1960s, the Orange Julius company adopted a modern look that often included a simple, boxy 1-story building topped with a zig-zag roof and an exaggerated pole sign that often contained at least one elongated hexagonal sign. The style for the chain seems to be based off of a prototype designed for Orange Julius in 1964 by the award-winning architect, Maynard Lyndon. A few other examples of former Orange Julius stands are extant in the Southern California area, but the subject property appears to be the most intact example in the city of Los Angeles and up until recently, it continued to operate as a walk-up food stand.

The stand was constructed in 1964 and designed by master architects, Armet & Davis. The architecture firm of Louis Armet (1914-1981) and Eldon Davis (1917-2011) was highly influential in the development of the Googie style. Armet (born in St. Louis, MO) and Davis (born in Anaconda, WA) met as students at the USC School of Architecture. After forming a firm in 1947, they designed a wide variety of buildings, including schools, churches, banks, custom residences, apartments, motels, shopping centers, and bowling alleys. They publicized their work in institutional and professional magazines, and this attention helped them become well established. In the 1950s, the firm became influential in developing and disseminating the modernist Googie style, which combined futuristic and energetic designs with modern engineering, functional spaces, and an emphasis on advertising. Designing in a style that was perfect for commercial architecture, Armet & Davis continued to specialize in food service projects such as fast food restaurants, take out bars, snack kiosks, and juice stores among others. Some of the firm’s most renowned Googie designs include Johnie’s Coffee Shop, Norms La Cienega, Pann’s Coffee Shop, and Mel’s Drive-In.
Bibliography


Drowne, Kathleen and Patrick Huber, The 1920s, (Westport, CT: Greenwood Press, 2004), 133.


Orange Julius
Historic-Cultural Monument Application

Primary/Secondary Documentation
### Context 1:

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub context:</td>
<td>Religion and Spirituality, 1850-1980</td>
</tr>
<tr>
<td>Theme:</td>
<td>Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980</td>
</tr>
<tr>
<td>Sub theme:</td>
<td>No SubTheme</td>
</tr>
<tr>
<td>Property type:</td>
<td>Institutional - Religion/Spirituality</td>
</tr>
<tr>
<td>Property sub type:</td>
<td>Religious Building</td>
</tr>
<tr>
<td>Criteria:</td>
<td>A/1/1</td>
</tr>
<tr>
<td>Status code:</td>
<td>3S;3C5;3S3</td>
</tr>
<tr>
<td>Reason:</td>
<td>Significant as the location of Beth Chayim Chadashim, the first known gay and lesbian synagogue in the world. The still-active congregation, which was founded in 1972 and originally met at the Metropolitan Community Church, was located here from 1977 until 2011. Beth Chayim Chadashim was the first LGBT synagogue to have its own building. Although the building's historic use is less than 50 years old, it is of exceptional importance and is therefore eligible for listing in the National Register.</td>
</tr>
</tbody>
</table>

---

### Context 1:

<table>
<thead>
<tr>
<th>Context:</th>
<th>Commercial Development, 1850-1980</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub context:</td>
<td>No Sub-context</td>
</tr>
<tr>
<td>Theme:</td>
<td>Restaurants, 1880-1980</td>
</tr>
<tr>
<td>Sub theme:</td>
<td>No SubTheme</td>
</tr>
<tr>
<td>Property type:</td>
<td>Commercial - Food</td>
</tr>
<tr>
<td>Property sub type:</td>
<td>Walk-up/Stand</td>
</tr>
<tr>
<td>Criteria:</td>
<td>A/1/1&amp;G/3/3</td>
</tr>
<tr>
<td>Status code:</td>
<td>3S;3C5;5S3</td>
</tr>
<tr>
<td>Reason:</td>
<td>Excellent example of a 1960s walk-up food stand with limited interior seating in the Wilshire area. Rare intact example of the property type. Most examples from this period do not retain integrity.</td>
</tr>
</tbody>
</table>
About

A True Original

Nothing rhymes with orange.

And we're OK with that. Because for us, it's not about blending into the crowd. It's about consistently being our unique selves. And celebrating the inexplicable taste our friends have come to love.

So be an original.

Keep it fresh.

Keep it real.

The world will catch up.

It all started with a guy who really liked oranges. People called him Julius Freed. Julius liked oranges so much, in fact, that he opened his very own orange juice stand. Sales were slow. But Julius was not alone. He had a friend named Bill Hamlin. Bill also really liked oranges, but they upset his stomach. So Bill got an idea: he blended his orange juice with a few choice ingredients to make it less acidic. It also happened to make it frothy and delicious.

Bill introduced the drink to Julius. Julius introduced the drink to his customers. His customers introduced their friends. And soon the store was lined with thirsty fans shouting, "Give me an orange, Julius!" Sales went through the roof and an original was born.

What's up with the Dairy Queen® thing?

The good people at DQ® were also drawn to the irresistible and inexplicable taste found at Orange Julius. They loved it so much they bought the company. In 1967, Orange Julius became a fully owned subsidiary of International Dairy Queen. That's lawyer speak for "now you can get your Dilly Bar where you get your Julius® Original!™ Slow clap for progress!"

*At a DQ/Orange Julius location, of course.

The 1964 World's Fair was dedicated to "Man's Achievement on a Shrinking Globe in an Expanding Universe." So it came as no surprise that the Julius Original would become the official drink. The world was catching up to the crisp, frothy taste of the future. A lot of people visited the fair. And a few of those concept cars looked a little like spaceships. Just sayin'...
The Majestic Pines Arena was packed. The stakes had never been greater. Would McMahon retain his title? He had been severely injured in the second round, and his challenger showed no signs of slowing. As he hobbled back into the ring for the final round, one thought played over and over in his mind: *Stay close to Johnny, stay close to the froth.*

1965
Johnny Carson presented lifetime pass to all Orange Julius stores in America.

1966
Sidekick Karate Tournament ensues. McMahon emerges victorious.

1977
Orange Julius opens in Hong Kong.

1978
Fu Man Julius mustache trend overtakes fashion world.

Give and it will come back to you. The froth had finally traveled east... far east, bringing curiosity and delight to the lips and hearts of that cosmopolitan city on the South China Sea. Where many shoulders rub together genius soon appears. The sudden appearance of the Fu Man Julius proved just as mysterious and desirable as the Julius Original itself...

Devotees to the Julius Original had created a way of life for their children. And their children's children. But what of their children's children's children? The malls were filled with froth, but the kids wanted something not only refreshing, but filling as well. A substantial revolution was underway: the *Premium Fruit Smoothie* was close at hand. Totally. Fer shur.

1985
Orange Julius debuts the Julius Cream Supreme.

1986
Peace talks held at Camp David to reconcile smooth and frothy differences.

2022
Sentient robots overthrow Orange Julius franchisees and assume command.

2023
Robots grow dependent over inability to taste and short their own circuits.

Who knew the robot uprising would happen so quickly and effortlessly? I guess we never should have outfitted them with laser guns, but hindsight is 20/20. Fortunately, someone did have the foresight to withhold the full sensory experience from our ungrateful friends, and now... well, their parts sure recycle nicely to make the blenders needed to produce more Julius Originals and *Premium Fruit Smoothies!*

Keep it real. *The world will catch up.*

learn which odors are consistently associated with these sweet stimuli. Analogous processes likely mediate the association of other odors with bitter tastes, which often characterize the presence of poisonous substances. The inverse is not true, as there is no equivalent biological basis for taste qualities to signal odors. The brain appears to be so configured that it readily allows one-way transfers of qualities, such as sweetness, from taste to odor.

See also AROMA; SWEETNESS PREFERENCE; and VISION.


Lawrence E. Marks

Orange Julius is a frozen drink made from orange juice, crushed ice, sugar, and a “secret ingredient” that may contain powdered milk or egg whites and vanilla flavoring. The drink was originally sold from Orange Julius stands that became an iconic part of the Southern California landscape and eventually spread nationwide.

The brand was founded in 1926 when real estate broker Willard Hamlin secured a corner storefront in downtown Los Angeles for Julius Fried’s orange juice stand. This was the height of the soda fountain boom, with consumers developing a passion for novelty drinks. See SODA FOUNTAIN. Hamlin decided to invent his own concoction, the Orange Julius, which quickly became the stand’s hottest seller. Hamlin quit real estate and opened counters selling nothing but Orange Julius everywhere from Los Angeles to New York’s Times Square. For an energy boost, customers could have a raw egg cracked into the drink before blending. The brand’s mascot was a red devil who appeared over the tagline: “A Devilish Good Drink.”

The Great Depression curtailed the business, but after World War II Hamlin rode the franchise boom to open stores (many in an eye-catching modernist style) across Southern California’s spreading suburbs and particularly in the new retail malls. He also expanded the offerings to include hot dogs and hamburgers and new Julius flavors like pineapple and strawberry. In 1967 Hamlin sold Orange Julius to International Industries, a franchise specialist that began a national and international expansion of the brand. The company was bought and sold several times before International Dairy Queen purchased the company in 1987. Today, Dairy Queen stores sell eight flavors of Julius Original drinks, including the original orange flavor. Hamlin’s formula remains a closely guarded secret, leading fans to experiment with many different ingredients, including vanilla pudding mix, raw egg whites, and whole milk, to re-create the drink at home.

See also DAIRY QUEEN.


Andrew Cee

Oreos, the world’s top-selling cookie, manufactured by the Nabisco Company, are a sandwich biscuit consisting of two crisp chocolate rounds with a vanilla cream filling.

Until the twentieth century, cookies in America were generally homemade or bought at local bakeries; mass-produced cookies like Oreos became popular around the turn of the century due to the relatively inexpensive cost of sugar, the development of new manufacturing technologies, and the rise in popularity of such treats. The National Biscuit Company (Nabisco) introduced the Oreo Biscuit in 1912, the same year they released the Lorna Doone, a square shortbread cookie. Oreos were first sold to grocer S. C. Thuesen in Hoboken, New Jersey, and were launched nationally one month later. What is now referred to as “milk’s favorite cookie” was not the
HOLLYPARK CAR WASH
3408 Century Boulevard, Inglewood
Yet another inventive design for the pylons that distinguished this car-wash prototype. Their role in identifying the building—steel fountains of water symbolize the auto wash—and in shaping space made this an important example of Googie.

SAFEWAY (now ACME), circa 1960
6611 Crenshaw Boulevard, Inglewood
WALTER BICKERTON AND IANSON (Chairs)
Almost Japanese in its broad, silver-thin roof, this prototype by a major Northern California firm (William Wurster was dean of both the University of California and the MIT school of architecture) was built all over the West. The Safeway 'Y' and 'X' logos appeared in mosaic medallions on either side of the entry.

CENTURY 21 CAR WASH
4700 Century Boulevard, Inglewood

HAWTHORNE, LENNOX, AND GARDENA

LENNOX CAR WASH, circa 1960
10709 Hawthorne Boulevard, Lennox

SIGN
10306 Hawthorne Boulevard, Hawthorne
The delightful sculptural quality of even ordinary 1960s signs contrasts with the bland rectangular signs enforced by sign codes today.

CHIP'S, 1957
1908 North Hawthorne Boulevard, Hawthorne
HARVEY HAYES
This is an extremely well-maintained coffee shop by an architect who worked with Richard Neutra and Harrell Hamilton Harris. The sign pylon having steel corrugated panels like those Lautner used on Googie's is well integrated into the building, while the signage is superbly scaled and witty. Inside, the counter is covered with a faux walnut grained table, the counter stools, terrazzo floors, banquettes, semi-exhibition kitchen, and rock-walled lounge nook at the rear make it a classic 1950s example; despite the unnecessary addition of framed pictures of James Dean, Elvis, and Marilyn Monroe.

JIM'S CHAR BURGER
4931 El Segundo near Prairie, Hawthorne
(Chair)
Similar to Wexford's prototype (see facing page). Unfortunately, the walls of one-inch yellow and orange ceramic tiles have been painted blue.

COCO'S, circa 1965
18721 South and Hawthorne Boulevard, Hawthorne

THOMAS WELLS
A notable and influential example of what replaced the Googie coffee shop. With broad roofs that hug the ground and subtle "tasteful" lines, Coco's helped to change restaurant fashions.

CAR DEALERSHIP
North of 190th Street and Hawthorne Boulevard, Hawthorne
An argument can be made that the Modern steel-and-glass box served car dealers ever more effectively and functionally than they did private home owners of the Case Study program.

EL CAMINO COLLEGE
Crenshaw and Redondo Beach Boulevards, Hawthorne
This handsome community college (Beach Boys, Brian Wilson and Al Jardine attended) reflected the 1960s boom in both its suburban location and its confident design. Note the administration building's inventively designed soundscapes and the campus's use of covered walkways.

ORANGE JULIUS
14046 Crenshaw Boulevard

NEW YORK PIZZA
Crenshaw and Redondo Beach Boulevards, Hawthorne

(Chair)
The zigzagging folded plate roof is instantly identifiable in this common chain design.

BASKIN-ROBBINS 31 FLAVORS
13424 Crenshaw Boulevard, Hawthorne

135th Street, Gardena

(Chair)
Another variation on the ever-popular Arches examples of this prototype—with its standing seam-metal roof spaced with giant pilla columns—can be seen throughout Los Angeles if you keep your eyes peeled.

DURANGO BURGERS
13416 Crenshaw Boulevard, Gardena
A small semicircular stand showing the influence of Stanley Miester's McDonald's prototype with its wedge-shaped roof.

HAWTHORNE AIRPORT
Crenshaw Boulevard and 120th Street, Hawthorne

BROLLY HUT
Crenshaw Boulevard at 1224th, Inglewood
This small piece of programmatic architecture takes the shape of an umbrella.

LAWRY'S RESTAURANT (now THE STINKING ROSE), 1945
55 La Cienega Boulevard, Los Angeles
Wayne McAllister (Remodeled)
This was once a flagship of Restaurant Row but is now altered. The original pylon sign and Late Modern ornament relate to McAllister's other postwar designs, including Bob's Big Boy in Burbank. Though difficult to recognize, the Ed Dornick's across the street was originally Richard's by McAllister.

TROY'S RESTAURANT (closed), 1957
14 La Cienega Boulevard, Los Angeles
Armet and Davis (Remodeled)
The zigzagging folded plate roof blends seamlessly with the lighting and signage of this polished design. Much of the original detail is now lost.

SHIP'S SIGN, 1947
La Cienega Boulevard at Olympic, Los Angeles
Armet and Davis
Coupled of its pointed leading edge, this is all that remains of the third Ship's, designed by Armet and Davis.

CATERERS DELICATESSEN, circa 1959
4145 North Fairfax Avenue, Fairfax District

Bold signage and Modern materials on a Googie storefront remodel.

CBS TELEVISION CITY, 1952
1545 Beverly at Fairfax Avenue, Fairfax District
PECKHAM and LUPINAKA
The big box geometry of the main building reflects both the International Style and the studio functions inside, but the flat of the ultra-modern entry canopy reflects the drama of Googie.

ROMEO'S TIMES SQUARE (later JOHNNIE'S), 1955
99 CENT STORE. 1955
4001 Wilshire Boulevard at Fairfax Avenue, Fairfax District
Army and Davis (Remodeled)
Though it is worn and repainted, the starting boldness of locale and the anaglyph division of the scaling roof make this a major landmark of Googie. It replaced a Simon's drive-in by Wayne McAllister.

MULLEN AND BLUETT STORE, 1949
1950 Wilshire Boulevard at Ridgeley Drive, Wilshire District

The master designer of prewar Streamline markets.
THE POST-WAR HOUSE
now L.A. TURNERS OFFICES, 1945
4950 Wilshire Boulevard, Los Angeles
WURZELMAN AND BECKET
(Remodeled)
Department stores, manufacturers, and developers
in this case, Fritz Burns) built model homes in
the wake of World War II to whet the public's appetite
for the wonders of the modern home to come. This
one, by one of the most influential architecture firms
of the 1950s and 1960s, featured the low lines of the
contemporary ranch house and a kitchen and patio
barbecue examined with the latest wonders. A few
years later, the firm designed the prototype homes
for Panorama City for the same developer.

SEARS ROEBUCK AND COMPANY (closed), 1939
4550 Pico Boulevard in West, Los Angeles
REDDON AND RABEN
(Remodeled)
Roof parking and a rooftop entry mark this as one
of the daringly creative experiments that architects
attempted as they sought the best forms to respond
to the car's role in suburbia. It perfectly suits its
planting property. Though it did not become the
standard, several architects used the concept (see
Midlins's in Westchester and Bullocks Westwood).
Rudden and Raben designed a related Sears in
Washington, D.C.

HARVARD APARTMENTS, 1992
49th Street at Harvard Boulevard, Los Angeles
Kaisser Architects
This 1950s-style diagonal piers and web
lighteners were translated into a recent design
by an architect with an appreciation of the Googie
tradition.

TINY NAVLOR'S (now TINY ISLAND)
3037 Wilshire Boulevard, Los Angeles
(Remodeled)

Pioneer Savings Bank
now PACIFIC UNION, 1963
3425 Wilshire Boulevard and New Hampshire,
Los Angeles
W. A. Sarmento
Sarmento designed scores of large and small banks
west of the Mississippi River.

FOUNDER'S CHURCH, 1957
2208 W. Sixth Street, Los Angeles
PAUL R. WILLIAMS

LOS ANGELES: HOLLYWOOD
AND SILVER LAKE

Ben Frank's (now MEL'S), 1962
8555 West Sunset Boulevard, Sunset Strip
LAKE AND SCHMIDT
(Remodeled)
The conversion to Mel's altered the purity
of the A-frame roof, with its oversized metal
clapboards, this design still exhibits the
kitchenism of Googie. It seems to be
crushed and reviled like a hot rod about to hit the green light. The Mel's
chain was begun in 1947 by Mel Weiss and Harold Dubbs in San Francisco; this was a much later addition to
the reviled chain.

THE PLUSH PUP (now DUDLEY DD-RIGHT'S)
EMPIRE, 1960
8260 Sunset Boulevard, Sunset Strip
DANIEL EGGART
Not an Orange Julius prototype, but a custom
design by an architect who went on to found a
major L.A. office.

SCREEN ACTOR'S GUILD (now VISAGES
PHOTO AGENCY), 1956
7750 Sunset Boulevard, Hollywood
E. J. SAMMERIS
The design effort is concentrated in the dramatic
choreography of the entry, up a ramp and through a
stone wall.

DIRECTOR'S GUILD (closed)
Sunset Boulevard at Hayworth, Hollywood
ARThUR FREDERICH

PIONEER CHICKEN (now CAFE MUNGO), 1965
7290 West Sunset Boulevard, Hollywood
(Closed, remodeled)
The influence of McDonald's is clearly seen, as well
as the flexibility of Googie design. Stretched to three
arches, this design resolved the connection between
the jutting roof and the anchoring pylon at the rear
by blending them into one juncture boomerang form.
This also shows the adaptability of Googie in a
remodeling that understands the original aesthetic.

SAHARA HOTEL
7712 Sunset Boulevard, Hollywood
(Remodeled)

CINERAMA DOME, 1963
6360 Sunset Boulevard, Hollywood
WELTON BECKETT AND ASSOCIATES
Originally intended as a prototype for Cinerama
movie theaters, this was the only one built. It uses
a concrete gabled dome licensed by Buckminster
Fuller's Geometrics, Inc., and it is an L.A. Historic
Cultural Monument.

HOLLYWOOD REPORTER BUILDING
6715 Sunset Boulevard, Hollywood
GEORGE WYRICK RUSSELL
Russell's many high-society designs for Hollywood
newspaper owner Billy Wilkerson led to their collab-
oration on the original 1946 Flamingo Hotel
in Las Vegas. The patterned textures and bolder
decorations mark this as an example of the Hollywood
Regency style.

HOLLYWOOD ARDMORE APARTMENTS, 1962
1850 N. Whitley, Hollywood

DON'TS (now ASTRO'S), 1958
2300 Fletcher Boulevard, Silver Lake
ACME AND DAVIS
Though the interior has lost some of its original
materials, the eye-catching roof (originally glistening
with mica-infused paint), glass walls, web-lightened
1-beam columns, and gardenlike landscaping make
this a Googie landmark. Note the patterned concrete
block on the rear elevation.

LOS ANGELES: DOWNTOWN

JOGGER STADIUM, 1962
Elysian Park, Los Angeles
PFAFFER, KAUFFMAN, WATERBURY
Civil-scaled Googie, with its structurally expressive
forms.

PREBLE'S (now INTERNATIONAL HOUSE
OF PANCAKES)
Figueroa at Avenue 26, Mt. Washington
ARDEN AND DAVIS

UNION OIL BUILDING, 1958
1201 W. Fifth Street, Los Angeles
PEREIRA ASSOCIATES

DISNEY HALL, 2003
Grand Avenue at First Street, Los Angeles
FRANK GEHRY
Though this design reflects many aesthetic ideas,
there is a certain regional kinship with the Googie
coffee shops in this building's eye-catching forms,
metallic finish, and structural exuberance.

MCDONALD'S (now TACOS EL GAVILAN), 1956
1900 Central at Washington, Los Angeles
STANLEY C. MESSON
(Chain)
A remarkably well-preserved example of early
McDonald's architecture. The original franchise
failed early on, but as a spot's and in its current guise,
it has been protected.
TUNE UP MASTERS
Sherman Way, east of Sepulveda Boulevard, Van Nuys
One of L.A.'s giant muffler men stands in front of this Randsome functionalist structure.

STANLEY BURKE'S (now LAMPLIGHTER), 1958
5043 Van Nuys Boulevard, Van Nuys
Arthur and Dave's
(Remodeled)
Trees and ficus walls combine to obscure the clear Goope lines of this restaurant's curving facade. Burke was the operator of the Sun's drive-in at Santa Monica before he opened this large coffee shop.

KERRY'S (now MEL'S), 1953
14646 Ventura Boulevard, Sherman Oaks
Arnold and Davies
(Remodeled)
Another odd attempt to turn an authentic fifties coffee shop into a three-diner. But note the original design's beautifully articulated details: the front facade is a slab billboard, gently tilted back on columns, colorful ceramic tile trim the edge of the cantilevered roof. Take away the mirror-finish stainless-steel additions and this building would still shine.

CASA DE CADILLAC, 1950
14601 Ventura Boulevard, Sherman Oaks
Cromlin and Coleman
Along with the neighboring Casa de Carwash and Casa de Petrol, this dealership foreshadows yet another innovative car-culture district that brings a sense of place to the commercial strip. The curving eave line and streets planes mark it as a La Jolla Modern design. Car dealerships were an essential part of the 1950s suburban landscape of Googie. A. Quincy Jones and John Lautner also designed examples.

SULTAN CARWASH
Victory west of Woodman, Van Nuys
The standard car wash, with its coloration of pyramids, is here given an interesting twist.

HUGUES MARKET (now RALPHS MARKET)
Ventura Boulevard at Coldwater Canyon, Studio City
Walls and roof blend together in a single sweeping form, framing a panoramic picture window on the parking lot. This is one of the few remaining supermarkets from an era when these everyday buildings regularly used distinctive architecture.

LAKERSHIMP CAR WASH
Lankershim Boulevard and Katridge, North Hollywood
Jack in the Box, circa 1958
Lankershim Boulevard and Katridge, North Hollywood
Smith and Williams
(Remodeled)
Though remodeled, its boxy shape identifies it as one of the original Jack II prototypes.

LAKESIDE CAR WASH
3707 Riverside, Burbank
Though low and unassuming like a San Fernando Valley ranch house, the super-aclad stainless-steel sign turns it into an effective suburban statement.

GLendale
GLendale Federal Savings, 1956
401 North Brand, Glendale
W.A. Samorots
Sarmo's intention-to create a sculpture that is also functional—is evident in the different pieces he combined in this notable design: the V-shaped trusses of the base, the brick-faced tower, the movable sunscreens of the main facade. It is an official state landmark.

OLIVE MANOR MOTEL
924 North Olive Avenue at North Victory, Burbank
Note the folded-plate roof on Frank's Coffee Shop, part of the composition.

SAFARI INN, 1957
1911 West Olive Avenue, Burbank
(Remodeled)
The pool is speaker-shaped.

ORANGE JULIUS STAND
Olive Avenue at Alameda, Burbank
(Remodeled)
The eye-catching roof mirrors Modern folded plate design in this common prototype.

HANNA-BARBERA BUILDING, 1962
3400 Cahuenga Boulevard, Universal City
Arthurn Friedman
Originally the home of the famed cartoon creators, its modern design demonstrates the link between Modern architecture and modern industry in Los Angeles in the 1950s.

BOB'S BIG BOY, 1949
4211 West Riverside at Alameda, Burbank
Wayne McAllister
A building that captures the major themes of Southern California architecture: Modernism, the car, advertising, and populism. Though free-standing, the giant billboard sign is an integral piece of design, intended to be as effective by day as by night. The panoramic curving window facade fits to the strip and its cars on display in a living mural for diners. The drive-in kitchen and stools are used on weekends. It is a Los Angeles County Landmark.

GLendale
GLendale Federal Savings, 1956
401 North Brand, Glendale
W.A. Samorots
Sarmo's intention-to create a sculpture that is also functional—is evident in the different pieces he combined in this notable design: the V-shaped trusses of the base, the brick-faced tower, the movable sunscreens of the main facade. It is an official state landmark.
Willard Hamlin, 90, Creator Of Orange Julius Fruit Drink

AP
Published: June 8, 1987

GLENDORA, Calif., June 7—Willard Hamlin, a real estate broker who used his knowledge of chemistry to create the fruit drink Orange Julius and helped build a worldwide chain of 700 juice stands, died here May 29. He was 90 years old.

Mr. Hamlin helped found the Orange Julius business in 1926 after Julius Fried had approached him seeking a site in Los Angeles to sell freshly squeezed orange juice. Mr. Hamlin, himself a customer, found that the acidity of the juice upset his stomach and suggested an additive to take away the sting. The additive, developed through Mr. Hamlin's knowledge of chemistry, consisted of crushed ice, syrup and a powder whose contents remained a company secret.

Mr. Hamlin, who later bought out Mr. Fried, retired in 1967 after selling the company to International Industries. By then, there were about 700 Orange Julius stands in the United States and abroad.
California's main squeeze

*Orange-shaped juice stands recall state's simpler days.*

**March 03, 2010 | By Martha Groves**

As they motored through the scorching Central Valley in the family station wagon, Mel Haynes' nine children watched for the juice-and-fruit stands shaped like immense oranges that dotted California 90 years ago, symbolically proclaiming the Golden State's eminence as the king of citrus.

"Those guys could spot those orange stands from five miles off," said Haynes, 78, "and we had to stop at most of them."

Inspired by those family memories, Haynes satisfied his own thirst 11 years ago by buying one of the giant orange stands at the southern edge of the Northern California farming town of Williams from an owner who sold it as part of a package with the motel next door.

Haynes thus finds himself the proprietor of one of California's six known remaining "oranges," 20th century relics that a national preservation group has named to its list of the nation's 10 most endangered roadside places.

Over the years, most of the stands -- in Dixon, San Jose, Williams, Chowchilla, Shasta Lake and Fontana -- have been moved. Many have fallen into disrepair. None sells orange juice, although that might soon change.

Along with a Pennsylvania diner, some New Mexico hotels, a huge concrete cowboy statue in Texas and other roadside attractions that made the list, California's vintage orange stands have felt the squeeze of weathering, vandalism, economic hardship, neglect, zoning changes and demolition.

By putting them on its first Falling by the Wayside list, the Society for Commercial Archeology, based in Madison, Wis., aims to raise awareness of once-popular but faded attractions and offer itself as a preservation resource.

A century ago, the orange was a metaphor for California sunshine, a juicy orb that signified health and prosperity. Citrus groves covered the landscape, providing a picture-perfect backdrop enhanced by the intoxicating perfume of lemon and orange blossoms.

Kitschy roadside fruit stands began popping up in the mid-1920s in the state's agricultural areas. To entice tourists, farmers set up tables in the cool shade of trees. Motorists traveling in air-conditioned cars along Route 66 between San Bernardino and Monrovia and through the Central Valley could stop at these oases and pick up bags of fruit and glasses of fresh OJ dispensed by an attendant from a window in the "orange."
Two surviving oranges, in Dixon and San Jose, were originally part of entrepreneur Frank Pohl's Giant Orange chain, founded in the 1920s in Tracy. Over time, Pohl opened more than a dozen Giant Orange stands throughout Central and Northern California.

The eye-catching orange stands are examples of programmatic architecture, characterized by construction in the form of objects not normally used in buildings, including Randi's Donuts, the Inglewood landmark; Tall o' the Pup, the hot-dog-shaped stand in Los Angeles; Bondurant's Pharmacy, a mortar-and-pestle structure in Lexington, Ky., and Longaberger Co.'s basket-shaped headquarters in Newark, Ohio.

Joe Bono, who is in his 70s, can remember citrus groves stretching as far as he could see during his boyhood in Fontana. His family settled in the area to farm 200 acres of vineyards. To help pay the bills, his mother in 1936 opened a restaurant and deli with an orange stand on Route 66, now Foothill Boulevard.

Although Fontana was known for grapefruit, Bono remembers going to local packing houses to pick up crates of oranges to squeeze for the family's stand, one of half a dozen along the highway.

The Bono stand stayed open until late at night, a beacon for tourists driving after dark to avoid the heat. They bought oranges and lemons, olives, honey and souvenirs to take home to their families back East.

But as freeways were built, Route 66 and its motels, gas stations and restaurants faded. At some point, the Bono family's orange -- along with most of the other stands -- was scrapped.

Bono, a retired lawyer, took over the restaurant business after his mother died in the 1990s. More than 10 years ago, the Fontana Historical Society, of which Bono is a member, got word that a stand three miles east was going to be destroyed. The society moved it to a Wal-Mart parking lot, then Bono paid to have it moved to the parking area of Bono's Restaurant & Deli, where it still sits, restored but unused.

That could change. Bono has been remodeling the restaurant, adding a wine bar, among other changes.

He also has plans for the orange. "When I reopen this stand, I think I'm going to sell OJ out of it, like an Orange Julius," he said.

Juice and burgers were the draw at Mammoth Orange, a roadside joint that operated for years in Fairmead, an unincorporated area of Madera County just south of Chowchilla. Larry Hibdon, a retired park and recreation director, recalls cycling there with friends.

"It was a nice 25-mile loop out to it and back," Hibdon said. "It was a great place to stop and have some OJ and chit-chat and go home."

The stand and restaurant were prospering until the California Department of Transportation widened the freeway and closed the exit, and the operation went out of business in 2007.

The orange sat idle until the city of Chowchilla bought it the next year with hopes of restoring it as part of a park. Those plans fell through, and the orange remains in storage. Wayne Padilla, assistant city administrator in Chowchilla, said some residents in Fairmead have expressed interest in buying it.

In Shasta Lake, a historic orange provides the welcoming hook along one side of Joe's Giant Orange Restaurant, owned the last three years by Joe and Bertha Garcia. The spot opened in 1946 as an orange stand. The building that now houses the restaurant was added.

"We don't serve from the orange anymore," employee Cassie Havens said. "It's a landmark and part of our kitchen."

martha.groves@latimes.com
2 New Exhibits Open at UC Santa Barbara’s University Art Museum

By Deirdre O’Shea
Tuesday, July 7, 2009 - 17:00
Santa Barbara, CA

The architecture of classic Los Angeles eateries from the mid-20th century will be featured in one of two exhibitions opening this month at the University Art Museum at UC Santa Barbara. Using architectural drawings, vintage photographs, and memorabilia, *Sardi’s to Orange Julius*: *Los Angeles Restaurants from the Architecture & Design Collection*, examines the changes in restaurant architecture over time through eight significant projects that helped to define Los Angeles as a vibrant, modern city.

Organized by University Art Museum director Kathryn Kanjo, the exhibition features designs by J.R. Davidson, R.M. Schindler, and Kem Weber from the 1930s, an architecturally expansive decade for the city. Even during the Great Depression, Los Angeles sustained physical and creative growth because of the expanding film production and burgeoning energy and aircraft industries. The city’s optimistic environment and glamorous social scene spawned the carefully designed interiors of restaurants including The Nickabob, Hi-Hat, and Sardi’s.

The interiors of these establishments distinguished themselves through surface detail: sanded glass, exotic veneers, polished chrome, and gold leaf. Yet the facades were street-oriented structures with eye-catching signage that appealed in scale and impact to the fast-moving horizontality of the car-based town. This modern style was epitomized by Sardi’s Restaurant, designed by R.M. Schindler, which opened in 1933 on Hollywood Blvd. Modeled on the famed New York restaurant of the same name, Sardi’s featured built-in booths, each with its own hat rack, recessed lighting and different bar areas, including the Jewel Box Bar, frequented by film stars and celebrities.

The exhibition’s later works from the post-war period, including projects by Maynard Lyndon and Edward A. Killingsworth, show that as eating patterns changed, so did architectural strategies. While these structures also rely on street visibility, the franchise designs for Yummer’s and Orange Julius® were expected to be not only recognizable but also replicable. With these proposals came the promise of familiarity with the structure and the dining experience, making them more attractive to families and a mass audience. Orange Julius®, founded in 1926 as a roadside stand, became a streamlined, modern family restaurant when redesigned by Maynard Lyndon.

Although many of these buildings no longer exist in the forms presented in the show (sadly, the building that housed Sardi’s is now an adult theater), the work of the five featured architects is preserved in the Museum’s Architecture & Design Collection. These vast archives, which house the designs of more than 110 architects, track the built
environment of the west through architectural records. The collection is open to scholars by appointment.

Also opening this month is Storylines: Narrative Works from the Permanent Collection, conceived by Elyse Gonzales, the Museum's Curator of Exhibitions.

Featuring works of art from different periods and cultures drawn from the 8,500 pieces in the Museum's permanent collection, Storylines explores the different ways in which art can tell a story. The exhibition, which features 90 works including contemporary prints and photographs, Old Master drawings, pre-Columbian pottery, African sculptures, and Renaissance medals, examines different forms of artistic narrative.

A dramatic example of socio-political narrative is a suite of black and white prints by Rudolph Carl von Ripper (1905-1960), an Austrian Catholic nobleman who left Germany during the rise of Hitler and worked against the Nazi regime by distributing literature about the atrocities they were committing. After he travelled to Berlin to distribute these pamphlets, he was arrested and sent to a concentration camp. Released after six months, he produced a portfolio of prints that used symbols and metaphors to criticize the rise of fascism and the Nazi regime. One of the prints, depicting Hitler as an organ player orchestrating the torture of helpless individuals while the military and nobility watched, was featured on the cover of Time magazine on January 2, 1939, naming Adolph Hitler as Man of the Year for 1938.

Art is frequently used to sell an idea, as shown by a World War I propaganda poster designed by Henry Raleigh (1880-1944). The poster exhorts the reader to "Halt the Hun" by buying U.S. Government bonds, and shows a poor woman and her child being protected from a German soldier by an American doughboy.

People's lives are often depicted through works of art, as shown by two dramatically different pieces in the show. An oil portrait of St. Rose of Lima, painted c. 1700 by Cristobal de Villalpando (c.1645-1714), the renowned Mexican painter, tells the story of the life of the first native-born saint from Latin America. Another biographical work is a colorful hand-made book by Nikki de St. Phalle (1930-2002) that illustrates the story of her romance and break-up with a lover.

Perhaps the most basic form of artistic narrative is the illustration of well-known stories. The exhibition features prints by David Hockney (b.1937) illustrating Grimm's fairy tales.

Fittingly, the exhibition opens with Hockney's print of Catherina Dorothea Viehmann, who was a source of fairy tales for the Brothers Grimm.

Both exhibits will be on display from July 8 through September 13.

The University Art Museum is located in the heart of the UC Santa Barbara campus.

It is open Tuesday through Sunday, 12pm-5pm, and admission is free. For further information, see www.uam.ucsb.edu
† Top photo:
Maynard Lydon
Orange Julius
Orange Julius of America, 1964
Credit: University Art Museum, UC Santa Barbara

†† Bottom photo:
Rudolph Carl von Ripper
/les chrétiens allemands
/from _ecraser l'infâme_, 1938
etching
Gift of Margaret Mallory to the Ala Story Print Collection
Credit: University Art Museum, UC Santa Barbara

Related Links

University Art Museum
UC Santa Barbara

UCSB

Copyright © 2017 The Regents of the University of California. All Rights Reserved.
Privacy | Terms of Use | Accessibility | Webmaster
Other Fast Food Chains (page 5)

(hit "refresh" to get the most recent version of this page; click on photos for larger images)

The El Taco chain was established by Glen Bell in 1958. In 1962, after four locations had been built, Bell broke away from his partners and established the Taco Bell chain. The El Taco locations were either built entirely or primarily in California and Arizona. There were plans to build 100 locations but I don't know how many were actually built. If you know of other El Taco locations still in operation with vintage signs or buildings, I'd love to know about them.

former El Taco
Tucson, AZ

El Taco
Orange, CA

El Taco
Anaheim, CA

This Tucson location was built in 1966. I believe this building is the only one with a sawtooth roof. I don't know if there were others built like this. At least 20 locations were built in Tucson. However, this was apparently the only one left. This photo is from 2012. I believe it closed in 2013. The building and sign were still there in 2014. By 2016, the building was housing a Mediterranean restaurant. [map]

The Orange and Anaheim buildings appear to have had double drive-thru windows. Those lanes are blocked off now. [Orange map]; [Anaheim map]

former El Taco
This former El Taco building now houses Taco Jr. According to the sign, the place still has the same menu that it did 1958. [map]

former El Taco
Maywood, CA

This former El Taco building has housed the El Indio Azteca restaurant since at least 2007. [map]

El Taco
San Pedro, CA

This El Taco location appears to be more modern. It is also known as El Taco #17. This location has a simple boxy building with a walk-up window and a single drive-thru window on the side. This plastic sign is also not embossed. [map]

There are a couple of locations in Downey, CA but they do not have vintage buildings or signs.

More El Taco Buildings & Signs:
Glendale, AZ [closed; sign removed; building remodeled]
Downey, CA [vintage; gone]

The Orange Julius chain was founded in 1926 as an orange juice stand in Los Angeles. The frothy Orange Julius
drink was developed in 1929. I believe the buildings shown here were built in the 1960s. Although none of them still house Orange Julius stands, the brand is very much alive with more than 5,000 locations worldwide. If you know of any other Orange Julius buildings like these, I'd love to hear from you. For more, see this website.

This former Orange Julius in Santa Barbara has housed La Super-Rica Taqueria since 1980. [map]

This former Orange Julius in Los Angeles was built in 1963. It now houses L.A. Burger. In 2017, there is an effort to landmark the building to prevent its anticipated demolition. [map]

This former Orange Julius in Los Angeles above was vacant when this photo was taken in 2012. I believe it has been vacant for at least several years. For more, see this website. [map]

This former Orange Julius in Gardena now houses Bonello's New York Pizza. [map]

This former Orange Julius in Redwood City now houses a Yumi Yogurt. The walk-up area has obviously been walled up now. [map]

This former Orange Julius in San Diego has been here since at least the late 1960s. This building has housed La Posta De Acapulco since at least 2007. The front of the building is obscured by a canopy. [map]
This former Orange Julius in Orange now houses Mi Casa. [map]

This former Orange Julius in North Hollywood housed the Falafel Hut when this photo was taken in 2013. By 2014, the building was occupied by the El Michoacana #3 restaurant. [map]

This former Orange Julius in Downey now houses Tacos La Cabanita. The building has obviously been remodeled considerably but the take-out counter and zig-zag roof under the canopy are still there. [map]

This former Orange Julius in South Gate now houses Taqueria Los Felix. The building was remodeled in 2015 and siding covered up the sawtooth roofline. [map]

The former Orange Julius in Monrovia shown on the left above now houses Los Chiles Locos. [map]

The former Orange Julius in Monrovia shown on the right now houses Los Victor's Restaurant. [map]

More Fast Food Chains:
Gero's Hamburger
Gino's Hamburger: 1, 2
Happy Chef
Horne's
Hot Shoppes Jr.
In-N-Out Burger
Kelly's Jet-System Drive-In: 1, 2, 3 [scan thanks Robby Delius]
Lil' Duffer Burger Barn
Pioneer Chicken: 1, 2
Red Barn Restaurants
Sherer's Drive-ins
Stuckey's
Waffle House: 1, 2

Other Fast Food Chains (page 1)
Other Fast Food Chains (page 2)
Other Fast Food Chains (page 3)
Other Fast Food Chains (page 4)

Eateries Main Page

HOME PAGE

RoadsideArchitecture.com

Copyright. All photos at this website are copyrighted and may only be used with my consent. This includes posting them at Facebook, Pinterest, blogs, other websites, personal use, etc.

Tips & Updates. If you have suggestions about places that I haven't covered, historical info, or updates about places/things that have been remodeled or removed, I'd love to hear from you: roadarch@outlook.com.
6001 W. Pico Blvd
http://johnhumble.com/pico-boulevard/

STREAMLINED: Orange Julius adopted a distinctive, modern look as more of its stores began to open in the early 1960s.

Maynard Lyndon-Designed Prototype for Orange Julius
Photo Source: San Diego Modernism—SOHO ModCom Facebook Page, Published 12/2/11, Accessed 5/1/17,
https://www.facebook.com/pg/SOHOSDModCom/photos/?tab=album&album_id=278871742149455
Former Orange Julius – Burbank

Former Orange Julius – Gardena
Former Orange Julius – Santa Barbara

Former Orange Julius – Los Angeles (no longer operating as a walk-up food stand, missing original pole sign)
Armet & Davis

Image courtesy Armet Davis Newlove AIA Architects

One of the most prominent practitioners of Googie architecture, the firm of Armet and Davis created many of Los Angeles' most innovative postwar commercial structures, gaining international acclaim for their restaurants and coffee shops.

Established by Louis Armet and Eldon Davis in 1947, the prolific firm "established Coffee Shop Modern as a major popular modern

Armet was born in St. Louis, Missouri in 1914 and moved to Los Angeles as a teenager. He graduated from the USC School of Architecture in 1929 and designed for the U.S. Navy early in his career. Born in Anacortes, Washington in 1917, Davis was a 1942 graduate of the USC School of Architecture.

Both men originally intended to practice industrial architecture together, but building opportunities in postwar Los Angeles were too fruitful to ignore.

While the term Googie was originally coined after the John Lautner-designed coffee shop, Googie's (now demolished), on the Sunset Strip, it is the mid-twentieth century designs of Armet and Davis that have become synonymous with the term.

Credited with the construction of over 4,000 Googie restaurants, Armet and Davis designed prototypes for large restaurant chains such as Denny's and Bob's Big Boy that were used to develop the restaurants throughout the U.S. and abroad. Their designs embraced postwar enthusiasm and created eye-catching structures to lure in the average American diner.

In Los Angeles, Armet and Davis combined elements of futurism with the city's car culture to produce eating establishments with undulating forms, dramatically angled roofs, dazzling signage, and glass expanses.
Yet function was at the core of Armet and Davis’ designs. Whether for individual locations, small chains, or national franchises, they created practical solutions for their clients—from time-saving open kitchens to economical uses of materials in new ways.

Although Armet and Davis’ Los Angeles coffee shops such as Norms La Cienega (/locations/norms-la-cienega-coffee-shop), Pann’s (/locations/panns-coffee-shop), and Mel’s (/locations/mels) are iconic today, they were widely criticized by contemporaries. Decades later, Eldon Davis himself was surprised to hear about the preservation efforts surrounding them. Despite their innovative motifs and lasting appeal, for the pragmatic Davis, the design objective was to simply sell food to the general public.

Victor Newlove joined Armet and Davis in 1963 and became a partner in 1972, when the firm was renamed Armet Davis Newlove. It continues today as a renowned Los Angeles practice, with Newlove still at the helm.

In 1981, Louis Armet died in Los Angeles at the age of 67. Eldon Davis continued to practice architecture into his early 80s before retiring; he ran marathons into his 90s. Davis died in West Hills, California in 2011 at the age of 94.
Pann's Coffee
Shop (/locations/panns-coffee-shop)

Armet & Davis (/architects/armet-davis)
Helen Fong (/architects/heLEN-fONG)
One of the last and best of the iconic futuristic coffee shops designed by the prolific firm of Armet & Davis, its traffic island is an oasis of subtropical planting beneath an immense, hovering "tortoise shell" roof.

Mel's (/locations/mels)
Armet & Davis (/architects/armet-davis)
A great example of Louis Armet and Eldon Davis early Googie designs, showing their use of angled rooflines, dramatic signage, and other space-age elements that would become even more angled and dramatic in their later work.

Norms La Cienega Coffee (/locations/norms-
Bob's Big Boy

(Demolished)

One of L.A.'s finest examples of Googie architecture popular in the 1950s and 60s, Bob's Big Boy stands as an irreplaceable reminder of L.A.'s postwar period.

Johnie's Coffee Shop

(Van Nuys)

Among the most exuberant and exaggerated Googie designs in the nation, Johnie's is a rare remaining example of the California coffee shop type.

Helen Fong

Armen & Davis

(Architects/Helen-Fong)

LACMA-Exhibit-Coffee Shop

Photo by Elmer Richart

Photo by Matthew Busato
Armet & Davis

(/architects/armet-davis)

Armet and Davis' "Chula Vista" design: coffee shop meets ranch house.
Orange Julius
Historic-Cultural Monument Application

Building Permits
Residents of 6001 W Pico in Los Angeles Directory (courtesy of LAPL)

July, 1963 – Elmer Dickens
April, 1964 – Elmer Dickens
April, 1965 – Elmer Dickens AND Orange Julius Pickus
July, 1965 – Elmer Dickens AND Orange Julius of America
April, 1967 – Elmer Dickens AND Orange Julius of America
April, 1968 – Elmer Dickens AND Orange Julius of America
January, 1969 – Orange Julius of America
July, 1973 – Orange Julius of America
July, 1987 – Millionaire’s Burger

LADBS Permits

1/6/1964 – New construction
*this permit lists owner as Sam Silver, use as Refreshment Stand and Paved Parking, architect = Armet & Davis, engineer = (illegible) and Elgenson, contractor = illegible, exterior walls = wood, roof = composition wood
*permit also has Highway Dedication stamped across it

7/2/1964 – sign permit
*permit to install signs on independent pole, lists owner as Orange Julius of America, lists use as Orange Julius Stand, exterior walls = wood and stucco
*permit also has Highway Dedication stamped across it

7/10/1964 – alteration / sign
*think this permit is the same as the 7/2/1964 work

8/7/1964 – COO, issued to Sam Silver, building listed as 1 story, type V, 18’ x 24’ refreshment stand, G-2 occupancy

2/10/1971 – addition

2/24/1971 – repair fire damage, inspector to verify 10% damage
*this permit lists owner as Sam Silverman, use of building as Restaurant, exterior walls = stucco, roof = composition, floor = concrete

5/8/1991 – sandblasting
*this permit lists owner as Harry L. Rubinfeld and use of building as Donut Shop

11/15/2016 – lot tie with 6011, 6007, 6001 W Pico Blvd

11/16/2016 – current demo permit : 1-story 405 sf stucco exterior bldg. handwreck
*owner listed as 6001 Pico Stearns LLC, Tenant listed as L.A. Burger, use listed as Restaurant – Take Out
<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Descr.</td>
<td>LOT 448 BLK. TRACY 7603</td>
</tr>
<tr>
<td>Building Address</td>
<td>6001 W. Pico Blvd</td>
</tr>
<tr>
<td>Between Cross Streets</td>
<td>Stearns and Crescent Hts</td>
</tr>
<tr>
<td>Present Use of Building</td>
<td>Poultry House, NEW USE OF BUILDING (50) Demo</td>
</tr>
<tr>
<td>Owner's Name</td>
<td>Gloria Gibson</td>
</tr>
<tr>
<td>Owner's Address</td>
<td>2043 S. Normandie</td>
</tr>
<tr>
<td>Contractor</td>
<td>Golden State Demo Co C-21 201938</td>
</tr>
<tr>
<td>Contractor's Address</td>
<td>2400 S. Western Ave IA 18</td>
</tr>
<tr>
<td>Size of Existing Building</td>
<td>20x20</td>
</tr>
<tr>
<td>Size of Addition</td>
<td>6001 W. Pico Blvd</td>
</tr>
<tr>
<td>Material</td>
<td>Wood, Stucco, Brick, Concrete</td>
</tr>
<tr>
<td>Valuation: Equipment Required to Operate and Use Proposed Building</td>
<td>$150</td>
</tr>
<tr>
<td>New Work</td>
<td>Demo SC 102358</td>
</tr>
<tr>
<td>Certification</td>
<td>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, and I have read reverse side of Application.</td>
</tr>
</tbody>
</table>

This form when properly validated is a permit to do the work described.
Address: 6001 W. Pico Blvd.

CITY OF LOS ANGELES
Certificate of Occupancy

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

Issued: 8-7-64 Permit No. and Year LA 55562 - 64

1 story, type V, 18' x 24' refreshment stand. G-2 occupancy.

Owner: Sam Silver
520 S. Burnside
Los Angeles 36, Calif.

By K. W. HULL my b
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.

<table>
<thead>
<tr>
<th>1. LEGAL DESC.</th>
<th>LOT</th>
<th>BLK.</th>
<th>TRACT</th>
<th>ADDRESS APPROVED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>448</td>
<td></td>
<td>7603</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. JOB ADDRESS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>6001 W. Rico Blvd.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. BETWEEN CROSS STREETS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Crescent Hts. and Stearns Dr.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. PURPOSE OF BUILDING</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(17) Refreshment Stand &amp; Patio Parking</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. OWNER'S NAME</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sam Silver</td>
<td>WE 12487</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. OWNER'S ADDRESS</th>
<th>P.O. BOX</th>
<th>ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>520 S. Burnside</td>
<td>1A 836</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. CERT. ARCH.</th>
<th>STATE LICENSE NO.</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Armet &amp; Davis</td>
<td>6700, O.C.8238, DII 80347</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. LIC. ENGR.</th>
<th>STATE LICENSE NO.</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEZELI &amp; ELGENDY</td>
<td>7299, 720981</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. CONTRACTOR</th>
<th>T.O. BOX</th>
<th>ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Selected</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. CONTRACTOR'S ADDRESS</th>
<th>P.O. BOX</th>
<th>ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>6001 W. Rico Blvd.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. SIZE OF NEW BLDG.</th>
<th>STORIES</th>
<th>HEIGHT</th>
<th>NO. OF EXISTING BUILDINGS ON LOT AND USE</th>
<th>BLDG. AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>18' x 24'</td>
<td>1</td>
<td>94'</td>
<td>none</td>
<td>650</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. MATERIAL</th>
<th>EXHIBITION</th>
<th>ROOF</th>
<th>WOOD</th>
<th>STEEL ROOFING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Walls:</td>
<td>Stucco</td>
<td>Wood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block</td>
<td>Block</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 13. VALUATION: TO INCLUDE ALL EXISTING 
EQUIPMENT REQUIRED TO OPERATE 
AND USE PROPOSED BUILDING | $90,000 |

| 14. APPROVAL OF DRIVEWAY LOCATION | REQUIRED TO BE OBTAINED FROM THE 
DEPARTMENT OF PUBLIC WORKS 
BEFORE SECURING BUILDING PERMIT |
|-----------------------------------|----------------------------------|

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 workers' compensation insurance, 
and I have read reverse side of application.

Signed: Ellen C. Davis 650

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>G-2</td>
<td>14</td>
<td>27.30</td>
<td>96690</td>
<td>0</td>
<td>2</td>
<td>2CK</td>
<td>27.30</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

P.C. No. 5345 GRADING ——— CRIT. SOIL ——— CONS. ———
**APPLICATION TO ALTER - REPAIR - DEMOLISH**
AND FOR CERTIFICATE OF OCCUPANCY

**CITY OF LOS ANGELES**

**DEPT. OF BUILDING AND SAFETY**

**No. 505**

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

**1. LEGAL DESCRIPTIVE**
- **LOT:** 448
- **BLK.:** 5103

**2. BUILDING ADDRESS**
- **6001 W. PICO BLVD.**

**3. BETWEEN CROSS STREETS**
- **STREASON**
- **Crescent Heights**

**4. PRESENT USE OF BUILDING**
- **ORANGE JULIUS STAND**

**NEW USE OF BUILDING**
- **ORANGE JULIUS OF AMERICA**

**5. OWNER’S NAME**
- **ORANGE JULIUS OF AMERICA**

**6. OWNER’S ADDRESS**
- **626 S. SPRING ST., LOS ANGELES, CALIF.**

**7. CERT. ARCH.**
- **STATE LICENSE:**
- **PHONE:**

**8. LIC. ENGR.**
- **STATE LICENSE PHONE:**

**9. CONTRACTOR**
- **FEDERAL SIGN & SIGNAL CORP.**
- **PHONE:**

**10. CONTRACTOR’S ADDRESS**
- **P.O.:**
- **ZONE:**

**11. SIZE OF EXISTING BLDG. STORIES**
- **HEIGHT:**
- **NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. LINE:**

**12. MATERIAL**
- **WOOD**
- **METAL**
- **CONC. BLOCK**
- **RooF:**

**13. VALUATION:**
- **TO INCLUDE:**
- **All Fixed Equipment Required to Operate and Use Proposed Building.**
- **$71,970.00**

**14. SIZE OF ADDITION**
- **STORIES:**
- **HEIGHT:**

**15. NEW WORK**
- **(Describe):**
- **Add 2'-6.5" x 3' x 11.5" x 3'-6" dia. signs on independent poles.**

**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, and I have read reverse side of Application.**

**Signed**

**Inspector**

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

**Type:**
- **GROUP:**
- **MAX. OCC.:**
- **P.C.:**
- **S.P.C.:**
- **G.P.J.:**
- **B.P.:**
- **I.F.:**
- **O.S.:**
- **C/O:**

**Cashier’s Use Only**
- **P.C. No.:**
- **GRADING:**
- **CRIT. SOIL:**
- **CONS.:**

---

**CALIFORNIA**

**781573 X = 4 C8 3.25**

---
Documents
Document Number(s)
1964LA70153

Record Description
Record ID: 7978867
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 07/10/1964
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
 Dwelling Units: None

Property Address(es)
6001 W PICO BLVD

Legal Description(s)
Tract:
Block: Lot: Arb:
Modifier: Map Reference:

PIN(s)
129B173 236

Assessor Number(s)
5087-016-013

District Offices(s)
LA

Film RBF
Type: HIST P1728; 001; 1985
Primary Use
SIGN

*******

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401
Documents
Document Number(s)
1971LA23837

Record Description
Record ID: 20351144
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ADDITION
Doc Date: 02/10/1971
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
 Dwelling Units: None
Comments: THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: OCCUPANCY 1 = G2; STORIES = 1; VALUE OR GRADING CUYDS = 1100.

Property Address(es)
6001 W PICO BLVD

Legal Description(s)
Tract:
Block: Lot: Arb:
Modifier: Map Reference:

PIN(s)
129B173 236

Assessor Number(s)
5087-016-013

Census Tracts(s)
216800
District Offices(s)
LA

Film RBF
Type: HIST P1789; 002; 2529

Primary Use
RESTAURANT

******
Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401
**3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH**

**CITY OF LOS ANGELES**

**AND FOR CERTIFICATE OF OCCUPANCY**

DEPT. OF BUILDING AND SAFETY

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. LEGAL DESCR.</td>
<td>448 BLD. 7603 TRACT 2163</td>
</tr>
<tr>
<td>2. PRESENT USE OF BUILDING</td>
<td>NEW USE OF BUILDING</td>
</tr>
<tr>
<td>3. JOB ADDRESS</td>
<td>6001 W. 61st Blvd.</td>
</tr>
<tr>
<td>4. BETWEEN CROSS STREETS</td>
<td>Stearns and Crescent Hts.</td>
</tr>
<tr>
<td>5. OWNERS NAME</td>
<td>Sam Silverman</td>
</tr>
<tr>
<td>6. OWNERS ADDRESS</td>
<td>520 S. Burnside L.A. 90036</td>
</tr>
<tr>
<td>7. ARCHITECT OR DESIGNER</td>
<td>State License No.</td>
</tr>
<tr>
<td>8. ENGINEER</td>
<td>State License No.</td>
</tr>
<tr>
<td>9. CONTRACTOR</td>
<td>State License No.</td>
</tr>
<tr>
<td>10. LENDER</td>
<td>State License No.</td>
</tr>
<tr>
<td>11. SIZE OF EXISTING BLD.</td>
<td>STORIES</td>
</tr>
<tr>
<td>12. MATERIAL OF CONSTRUCTION</td>
<td>EXISTING</td>
</tr>
<tr>
<td>13. DBG. ADDRESS</td>
<td>6001 W. 61st Blvd.</td>
</tr>
<tr>
<td>14. NEW WORK TO INCLUDE ALL FIXED</td>
<td>$1100.00</td>
</tr>
<tr>
<td>15. NEW WORK: (Deduct)</td>
<td></td>
</tr>
<tr>
<td>16. 10% DAMAGE</td>
<td>Repair fire damage Inspector to verify</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type</th>
<th>Group</th>
<th>Sprinklers Required</th>
<th>Inspection Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/C</td>
<td>G-2</td>
<td>Comb. MAJ. S. Cons.</td>
<td>Cons. MAJ. S. Cons.</td>
</tr>
</tbody>
</table>

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

**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, nor shall it be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which any work is performed." (See Sec. 91.0202 L.A.M.C.)

**Signed:** **Anthony M.**

**Bureau of Engineering**

- ADDRESS APPROVED
- SEWERS AVAILABLE
- NOT AVAILABLE
- DRIVEWAY APPROVED
- HIGHWAY DERIVATION REQUIRED COMPLETED
- FLOOD CLEARANCE APPROVED

- CONSERVATION
  - APPROVED FEE ISSUE FILE #
- PLUMBING
  - PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED
- PLANNING
  - APPROVED UNDER CASE #
- FIRE
  - APPROVED (TITLE 79) (L.A.M.C. 5700)
- TRAFFIC
  - APPROVED FOR

**Name** **Date**

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>RJA</td>
<td>2/24/71</td>
</tr>
</tbody>
</table>
### APPLICATION FOR INSPECTION TO

**DEMOLISH BUILDING OR STRUCTURE**

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOTT</th>
<th>ABB</th>
<th>COUNTY</th>
<th>MAP REF.</th>
<th>PARCEL ID (PPN)</th>
<th>A. ASSESSOR PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>TR 7603</td>
<td>448</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>129B173 236</td>
<td>5087-016-013</td>
</tr>
</tbody>
</table>

### DOCUMENTS

- ZI - ZI-2463 Neighborhood Conservation ICD (Lower C- Ord - Ord-17722)
- ZI - ZI-2463 Transit Priority Area in the Cit
- ORD - ORD-19041
- CPC - CPC-08013
- CPC - CPC-1894-1066-ZC
- CPC - CPC-1894-1995-ICD
- DTRM - DIR-2016-1399-DB
- CDBG - LARZ-Central City

### CHECKLIST ITEMS

- Sewer Cap - Permit Required

### PROPERTY OWNER, TENANT, APPLICANT INFORMATION

**Owner:**
6001 PICO STEARNS LLC
11913 OCEAN PARK BLVD, LOS ANGELES CA 90064

**Tenant:**
- L.A. BURGER
6001 W PICO BLVD, LOS ANGELES, CA 90064

**Applicant (Relationship: Agent for Owner):**
MATT NELSON
11913 OCEAN PARK BLVD, LOS ANGELES, CA - (310) 293-3831

### EXISTING USE

- (17) Restaurant - Take Out
- (21) Demolition

### DESCRIPTION OF WORK

DEMO 1-STORY 465 SF STUCCO EXTERIOR BLDG HANDWRECK

### APPLICATION PROCESSING INFORMATION

- BLDG. PC By: James DeJarnette
- DAS PC By: Carolyn Nagamoyo
- OK for Cashier: Carolyn Nagamoyo
- Signature: [Signature]
- Date: 11/16/2016

### PROJECT VALUATION

- Permit Valuation: $3,500
- FC Valuation: [Blank]
- Sewer Cap ID: [Blank]

### ATTACHMENTS

- Demo Affirmation Posting
- Demo Plan
- Owner-Builder Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.laadbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 483-2323.

---

**LA JEAN 103055723 11/16/2016 3:29:13 PM**

**DEMO PERMIT**

**BUILDING PLAN CHECK** $0.00

**EI COMMERCIAL** $0.98

**ONE STOP SURCH** $2.62

**SYSTEMS DEVT FEE** $7.86

**CITY PLANNING SURCH** $7.80

**MISCELLANEOUS** $10.00

**PLANNING GEN PLAN MAINT SURCH** $6.50

**CA BLDG STD COMMISSION SURCHARGE** $1.00

**TOTAL** $156.76

**Permit #: 160191000004571**

**Building Card #: 2016LA72873**

**Receipt #: 0103569074**
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0420 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permits may be subject to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 19911).

15. 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 an applicant for such permit to file a signed statement that he or she is exempt pursuant to the provisions of the Contractors License Law (Chapter 22 of Division 3 of the Business and Professions Code), or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500.00).]

If I, as the owner of the property, or my employees with whom the work is subcontracted, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves therein, and who does not build, 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

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

16. WORKER COMPENSATION DECLARATION

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

(1) I have and will maintain a certificate of insurance 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.

(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: ______________________________ Policy Number: ______________________________

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

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SMALL 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.

17. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AEGED or EPA at the request of the Los Angeles County Health Department. Lead safe construction practices are required when doing repairs on buildings built before 1978. Lead test results and lead abatement information are available at the LA County Health Department's website.

I certify that I have read and understand this application. INCLUDING THE ABOVE DECLARATIONS AND THAT THE ABOVE INFORMATION. INCLUDING THE ABOVE DECLARATIONS ARE CORRECT, I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAW RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZES REPRESENTATIVES OF THE CITY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES. I CERTIFY THAT THIS PERMIT IS FOR INSPECTION PURPOSES AND THAT I DO NOT AUTHORIZE OR DIRECT THE WORK SPECIFIED HEREIN, AND THAT IT DOES NOT AUTHORIZE OR DIRECT THE WORK SPECIFIED HEREIN.

I further affirm under penalty of perjury, that the proposed work will not destroy or in any manner interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or in any manner interfere with such easement, a substitute easement(s) satisfactory to the building(s) of the same will be provided (Sec. 91.9108, 6.3.4 LAMC).

By signing below, I certify that:

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

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

Print Name: JASON MATTHEWS
Signatures: ____________________________ Date: 11/16/2016

Owner: [ ] Authorized Agent: [X]
Application Number: 16019-10000-04571

Project Address: 6001 W. Pico

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner’s insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

7. I understand under California Contractors’ State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Business Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
Application Number: 16019-10000-04571

Project Address: 6001 W. Pico

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 6001 W. Pico

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors’ State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers’ compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner’s driver’s license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner’s signature.

Owner’s Name: 6001 Pico Stearns LLC

Signature of property owner ___________________________ Date: 11/14/16

SEC. 3. Section 19830 of the Health and Safety Code is repealed.
SEC. 4. Section 19831 of the Health and Safety Code is repealed.
SEC. 5. Section 19832 of the Health and Safety Code is repealed.
City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065)

Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

Yes ☒ A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No ☒ Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 6001 W Pico. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) this development authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date 11-3-16 Name of the Owner (Print) Matt Nelson

(See page 2 of 2 For Notary Acknowledgment)
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On November 3, 2016 before me, Andrea S. Cleveland, Notary Public

personally appeared Matt Nelson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrea Cleveland (Seal)
AFFIRMATION OF POSTING FOR DEMOLITION OF EXISTING BUILDINGS OR STRUCTURES

LAMC Section 91.106.4.5.1

Project Address: 6001 W. Pico
Demolition Permit #: 1B019-10620-D4571

Affirmation of Posting

The Los Angeles Municipal Code (LAMC) Section 91.106.4.5.1 requires posting of a notice prior to the issuance of a permit for demolition of an existing building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition preinspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, the property shall be posted in a conspicuous place near the entrance of the property where demolition will occur, with a public notice of the application for demolition preinspection.

I hereby affirm that the property located at 6001 W. Pico was posted on 10/13/16 (mm/dd/yyyy) in accordance with LAMC 91.106.4.5.1 at least 30 days prior to the issuance of this permit for demolition of the existing building(s) or structure(s).

Print Name: Jason Matthews

Signature: ___________________________ Date: 10/21/16

Please check one: ( ) Owner, ( ) Contractor, ( ) Authorized Agent for owner/contractor

FOR DEPARTMENT USE ONLY

DPI Application #: 1B019-10620-D4571, Date notification letters mailed: 12/19/16
Note: Verify notification and posting were completed at least 30 days prior to demolition permit issuance.

Reviewed by (print name): JAMES DAVENPORT, Signature: ___________________________
Documents

Document Number(s)
AF 161429998

Record Description
Record ID: 62797736
Doc Type: AFFIDAVIT
Sub Type: LOT TIE
Doc Date: 11/15/2016
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: 1060403201731123
Dwelling Units: None

Property Address(es)
6011  W PICO BLVD  90035-0000
6007  W PICO BLVD  90035-0000
6001  W PICO BLVD  90035-0000

Legal Description(s)
Tract: TR 7603
Block: Lot: 450 Arb:
Map Reference:M B 82-16/17 Modifier:
Tract: TR 7603
Block: Lot: 449 Arb:
Map Reference:M B 82-16/17 Modifier:
Tract: TR 7603
Block: Lot: 448 Arb:
Map Reference:M B 82-16/17 Modifier:
********

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
           Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401
Orange Julius
Historic-Cultural Monument Application

ZIMAS Parcel Report
<table>
<thead>
<tr>
<th>Address/Legal Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN Number</td>
</tr>
<tr>
<td>Lot/Parcel Area (Calculated)</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
</tr>
<tr>
<td>Assessor Parcel No. (APN)</td>
</tr>
<tr>
<td>Tract</td>
</tr>
<tr>
<td>Map Reference</td>
</tr>
<tr>
<td>Block</td>
</tr>
<tr>
<td>Lot</td>
</tr>
<tr>
<td>Arb (Lot Cut Reference)</td>
</tr>
<tr>
<td>Map Sheet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Jurisdictional Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Plan Area</td>
</tr>
<tr>
<td>Area Planning Commission</td>
</tr>
<tr>
<td>Neighborhood Council</td>
</tr>
<tr>
<td>Council District</td>
</tr>
<tr>
<td>Census Tract #</td>
</tr>
<tr>
<td>LADBS District Office</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning and Zoning Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Notes</td>
</tr>
<tr>
<td>Zoning</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
</tr>
<tr>
<td>General Plan Land Use</td>
</tr>
<tr>
<td>General Plan Footnote(s)</td>
</tr>
<tr>
<td>Hillside Area (Zoning Code)</td>
</tr>
<tr>
<td>Specific Plan Area</td>
</tr>
<tr>
<td>Special Land Use / Zoning</td>
</tr>
<tr>
<td>Design Review Board</td>
</tr>
<tr>
<td>Historic Preservation Review</td>
</tr>
<tr>
<td>Historic Preservation Overlay Zone</td>
</tr>
<tr>
<td>Other Historic Designations</td>
</tr>
<tr>
<td>Other Historic Survey Information</td>
</tr>
<tr>
<td>Mills Act Contract</td>
</tr>
<tr>
<td>CDO: Community Design Overlay</td>
</tr>
<tr>
<td>CPIO: Community Plan Imp. Overlay District</td>
</tr>
<tr>
<td>Subarea</td>
</tr>
<tr>
<td>CUGU: Clean Up-Green Up</td>
</tr>
<tr>
<td>NSO: Neighborhood Stabilization Overlay</td>
</tr>
<tr>
<td>POD: Pedestrian Oriented Districts</td>
</tr>
<tr>
<td>SN: Sign District</td>
</tr>
<tr>
<td>Streetscape</td>
</tr>
<tr>
<td>Adaptive Reuse Incentive Area</td>
</tr>
<tr>
<td>Ellis Act Property</td>
</tr>
<tr>
<td>Rent Stabilization Ordinance (RSO)</td>
</tr>
<tr>
<td>CRA - Community Redevelopment Agency</td>
</tr>
<tr>
<td>Central City Parking</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Downtown Parking</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Line</td>
<td>None</td>
</tr>
<tr>
<td>500 Ft School Zone</td>
<td>No</td>
</tr>
<tr>
<td>500 Ft Park Zone</td>
<td>No</td>
</tr>
</tbody>
</table>

**Assessor Information**

<table>
<thead>
<tr>
<th>Assessor Parcel No. (APN)</th>
<th>5087016013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership (Assessor)</td>
<td>6001 PICO STEARNS LLC C/O MATT NELSON</td>
</tr>
<tr>
<td>Owner</td>
<td>11913 OCEAN PARK BLVD</td>
</tr>
<tr>
<td>Address</td>
<td>LOS ANGELES CA 90064</td>
</tr>
<tr>
<td>Ownership (Bureau of Engineering, Land Records)</td>
<td>6001 PICO STEARNS LLC C/O ROBERT NELSON</td>
</tr>
<tr>
<td>Owner</td>
<td>442 CAMBRIDGE DR</td>
</tr>
<tr>
<td>Address</td>
<td>ARCADIA CA 91007</td>
</tr>
<tr>
<td>APN Area (Co. Public Works)*</td>
<td>0.112 (ac)</td>
</tr>
<tr>
<td>Use Code</td>
<td>2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story</td>
</tr>
<tr>
<td>Assessed Land Val.</td>
<td>$1,122,000</td>
</tr>
<tr>
<td>Assessed Improvement Val.</td>
<td>$25,500</td>
</tr>
<tr>
<td>Last Owner Change</td>
<td>12/15/2016</td>
</tr>
<tr>
<td>Last Sale Amount</td>
<td>$286,002</td>
</tr>
<tr>
<td>Tax Rate Area</td>
<td>67</td>
</tr>
<tr>
<td>Deed Ref No. (City Clerk)</td>
<td>829256</td>
</tr>
</tbody>
</table>

**Building 1**

| Year Built | 1963 |
| Building Class | CX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 281.0 (sq ft) |
| No data for building 2 |
| No data for building 3 |
| No data for building 4 |
| No data for building 5 |

**Additional Information**

| Airport Hazard | None |
| Coastal Zone   | None |
| Farmland       | Area Not Mapped |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | None |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | Methane Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Oil Wells | None |

**Seismic Hazards**

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.
### CASE SUMMARIES

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

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Required Action(s)</th>
<th>Project Descriptions(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPC-2004-2395-ICO</td>
<td>ICO-INTERIM CONTROL ORDINANCE</td>
<td>ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC</td>
</tr>
<tr>
<td>CPC-1984-156-ZC</td>
<td>ZC-ZONE CHANGE</td>
<td>ZONE CHANGE FROM C2-1-0 AND C2-1VL-0 TO C4-1-0 AND C4-1VL-0 - BOTH SIDES OF PICO BLVD. BETWEEN BEVERLY GREEN DRIVE AND FAIRFAAX AVENUE.</td>
</tr>
<tr>
<td>DIR-2016-1399-DB</td>
<td>DB-DENSITY BONUS</td>
<td>THE FOLLOWING DENSITY BONUS INCENTIVES ARE REQUEST: 1. INCREASE OF FAR TO ALLOW 3:1 IN LIEU OF 1:5:1; 2. A 20% DECREASE IN THE REAR YARD SETBACK TO ALLOW A 14'-14&quot; IN LIEU OF 18 FT.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Required Action(s)</th>
<th>Project Descriptions(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENV-2016-1400-CE</td>
<td>CE-CATEGORICAL EXEMPTION</td>
<td>THE FOLLOWING DENSITY BONUS INCENTIVES ARE REQUEST: 1. INCREASE OF FAR TO ALLOW 3:1 IN LIEU OF 1:5:1; 2. A 20% DECREASE IN THE REAR YARD SETBACK TO ALLOW A 14'-14&quot; IN LIEU OF 18 FT.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Required Action(s)</th>
<th>Project Descriptions(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ND-84-3890-ZC</td>
<td>ZC-ZONE CHANGE</td>
<td>Data Not Available</td>
</tr>
</tbody>
</table>

### DATA NOT AVAILABLE

- CPC-18013
- ORD-163497
- ORD-177323
- ORD-159783
- ORD-130411

---

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.
<table>
<thead>
<tr>
<th>Active Fault Near-Source Zone</th>
<th>1.4764512</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest Fault (Distance in km)</td>
<td>Newport - Inglewood Fault Zone (Onshore)</td>
</tr>
<tr>
<td>Nearest Fault (Name)</td>
<td>Transverse Ranges and Los Angeles Basin</td>
</tr>
<tr>
<td>Region</td>
<td>B</td>
</tr>
<tr>
<td>Fault Type</td>
<td>1.0000000</td>
</tr>
<tr>
<td>Slip Rate (mm/year)</td>
<td>Right Lateral - Strike Slip</td>
</tr>
<tr>
<td>Slip Geometry</td>
<td>Poorly Constrained</td>
</tr>
<tr>
<td>Slip Type</td>
<td>13.0000000</td>
</tr>
<tr>
<td>Down Dip Width (km)</td>
<td>0.0000000</td>
</tr>
<tr>
<td>Rupture Top</td>
<td>13.0000000</td>
</tr>
<tr>
<td>Rupture Bottom</td>
<td>90.0000000</td>
</tr>
<tr>
<td>Dip Angle (degrees)</td>
<td>7.1000000</td>
</tr>
<tr>
<td>Maximum Magnitude</td>
<td>No</td>
</tr>
<tr>
<td>Alquist-Priolo Fault Zone</td>
<td>No</td>
</tr>
<tr>
<td>Landslide</td>
<td>No</td>
</tr>
<tr>
<td>Liquefaction</td>
<td>Yes</td>
</tr>
<tr>
<td>Preliminary Fault Rupture Study Area</td>
<td>No</td>
</tr>
<tr>
<td>Tsunami Inundation Zone</td>
<td>No</td>
</tr>
</tbody>
</table>

### Economic Development Areas

| Business Improvement District | None |
| Promise Zone | No |
| Renewal Community | No |
| Revitalization Zone | Central City |
| State Enterprise Zone | None |
| Targeted Neighborhood Initiative | None |

### Public Safety

<table>
<thead>
<tr>
<th>Police Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bureau</td>
</tr>
<tr>
<td>Division / Station</td>
</tr>
<tr>
<td>Reporting District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bureau</td>
</tr>
<tr>
<td>Battalion</td>
</tr>
<tr>
<td>District / Fire Station</td>
</tr>
<tr>
<td>Red Flag Restricted Parking</td>
</tr>
</tbody>
</table>
Address: 6001 W PICO BLVD
APN: 5087016013
PIN #: 129B173  236
Tract: TR 7603
Block: None
Lot: 448
Arb: None
Zoning: C4-1-O
General Plan: General Commercial
Correspondence from Owner’s Representative
May 9, 2017

VIA FEDERAL EXPRESS

Honorable Councilmember Paul Koretz
Fifth Council District
City of Los Angeles
200 North Spring St. #440
Los Angeles, CA 90012

Re: LA Burger - 6001 West Pico Blvd. - Council File No. 17-0325;
Notice of Intent to Revoke Demolition Permit No. 16019-10000-04571;
Cultural Heritage Commission Hearing Date: May 18, 2017

Dear Councilmember Koretz:

Our firm represents Matt Nelson of Ikon, Ltd., the owner of 6001 Pico Stearns LLC and the LA Burger restaurant building, located at 6001 West Pico Boulevard, in the City of Los Angeles. We are in receipt of the Planning Commission’s notice that on March 31, 2017, under Council File No. 17-0325, the City Council voted to initiate consideration of the site as a Historic Cultural Monument.

The LA Burger building is undoubtedly an interesting example of 1960s walk-up style burger stands, but a historic designation jeopardizes the viability of both an approved affordable housing project and the LA Burger restaurant business itself. Mr. Nelson is willing to incorporate any historically significant portions of the building into the new affordable housing project, which is what we see as the best solution for creating 48 new housing units, continuing the former business operator at this site, and preserving the building’s significant elements.

The project has been fully approved, the operator of the former LA Burger has moved out, and such operator has signed a letter of intent to move into the new project. However, the stay on construction resulting from the Council nomination has created a significant hardship for Mr. Nelson and the LA Burger operator. This is an approved, responsible, and respectful small residential infill development with neighborhood support. Mr. Nelson has owned the site for two years, during which time he has engaged the City and the community, and was set to break ground next month. We hope your office is willing to review the project details below and work towards a compromise that honors the characteristics of the LA Burger building while allowing the City to realize the important project benefits that this new construction will bring to the City.

077627\8763169\v3
www.coxcastle.com
The Project Provides 48 New Housing Units with No Loss of Existing Housing Units

Mr. Nelson’s proposed project is a new construction, podium-style, 48-unit mixed use building (“Project”). The Project contains 43 market-rate apartments, 5 deed-restricted very low income affordable apartments, and 999 square feet of ground floor retail, which the former operator of LA Burger intends to occupy. The existing improvements proposed for demolition are 3,056 square feet of vacant commercial buildings with questionable structural integrity. There is no proposed demolition of existing residences, and none of the commercial buildings are occupied.

The citywide apartment vacancy rate is approximately 2.6%. City residents have suffered double-digit rent increases for several years running. This Project may be small, but streamlining the on-menu density bonus process to allow incremental increases in supply is part of the solution.

The Project Includes Five Very Low Income (VLI) Apartments

Under the Director’s Determination approving Density Bonus and Affordable Housing Incentives dated September 30, 2016, the Project includes five (5) apartments deed-restricted to Very Low Income (VLI) residents – i.e., those making less than 50% of Area Median Income. The restricted units include a studio apartment, two (2) one-bedroom apartments, and two (2) two-bedroom apartments. The City Attorney has approved and the Los Angeles Housing Department has recorded an affordable housing covenant against the Property, which lasts for 55 years, ensuring that the Project provides its most tangible community benefit for generations to come.

The Project Was Approved and Vetted By Multiple City Departments

Mr. Nelson has paid the City approximately $94,000 in required application fees, passed all site plan reviews, and participated in numerous plan check meetings with City Planning Staff, all with the express purpose of conforming to the City’s requirements and proactively addressing concerns. The City issued a Demolition Permit for the Project and was only six clearances away from issuance of the final Building Permit. At no point in the two-year process did any private consultant or public official raise any issues regarding or relating to a potential historic status issue. Specific milestones include:

- City Planning issued a CEQA Categorical Exemption on July 25, 2016.
- City Planning issued a Director’s Determination approving Density Bonus and Affordable Housing Incentives on September 30, 2016.
VIA FEDERAL EXPRESS

Councilmember Paul Koretz
May 9, 2017
Page 3

- City Planning processed applications for pre-inspection and demolition in early October 2016 without raising the historic status issue.

- The Project passed a Demolition Pre-Inspection, with an express purpose of identifying potential historic status or other risks of demolition, on October 18, 2016.

- City Planning issued an “Irrevocable Offer to Dedicate” a 15’ x 15’ corner cut that runs underneath LA Burger.

- City Planning issued Demolition Permit No. 16019-10000-04571 on November 16, 2016.

- LAHD recorded a Rental Covenant Agreement against five Very Low Income (VLI) units on April 13, 2017, as Doc No. 20170409387 in the Official Records.

The Property is Environmentally Constrained and Only New Construction Can RemEDIATE the Environmental Issues

Environmental Audit, Inc. prepared a “Soil and Groundwater Investigation” dated February 2, 2015, which makes two important findings regarding the environmental conditions at the Property: (1) the Property is located in a City Methane Zone and (2) residual Tetrachloroethylene (PCE) vapors are rising from the soil. The methane problem in the Wilshire-Fairfax District is well-documented; indeed, your office has taken the lead in calling for better inventory and control on these issues. The PCE vapors are not related to any activities on the Project site; instead, they appear to emanate from a former dry cleaner across the street, with PCE levels worsening deeper underground.

The Project has been designed to fully address these environmental issues for future occupants of the Property by incorporating above-ground parking and implementing dual-purpose Level II methane mitigation measures. The County of Los Angeles Fire Department - Health Hazardous Materials Division has concurred with these proposed environmental remediation measures. Specifically, according to the Fire Department, if the proposed venting vapor barriers are installed, not only will current methane codes be satisfied, but “the residual PCE vapors will not present a significant public health or environmental hazard.”

Failing to address these environmental issues could pose long term issues for anyone seeking to occupy any of the existing structures, including the LA Burger building.

Property Taxes Will Increase Substantially

The projected increase in property tax revenue attributable to all three parcels involved in the Project is approximately tenfold.
The Project Enjoys Community Support

Mr. Nelson’s team engaged the neighborhood in planning and decision-making early on. After meeting with the South Carthay Neighborhood Association and hearing their concerns, Mr. Nelson agreed to several Project modifications in August 2016. Design modifications which accommodated neighbors, and ultimately made a better Project, include repaving the alley, hedge screens, roof deck curfew, and changes to the garage to reduce car headlight glare.

The Project Has an Otherwise Ideal Development Location

Except for the 281 square feet of land covered by the LA Burger building, the Project location is otherwise ideal for fast-tracked and Council-supported development. Recent City Council initiatives implicated by the Project include Transit-Oriented Development (TOD) and channeling new residential projects to commercial-zoned land. The Project has multiple bus stops within 1,500 feet: including Pico WB & Crescent Heights NS in front, Pico EB & Hi Point NS to the East, and Pico EB & Crescent Heights NS to the West. It is also located on land zoned C-2 fronting a Class II Major Highway that has not been developed previously with residential uses, meaning no existing housing stock is threatened.

Mr. Nelson is a Small Business with Limited Ability to Survive Delays

Mr. Nelson is a small business owner with two full-time employees and one other building under construction, also in the Fifth Council District (25 units at Sepulveda & Sardis). The delay he is currently experiencing is not an anticipated entitlement hiccup underwritten in advance by a large developer, but rather a significant financial hardship for a sole proprietor who intentionally focuses on by-right development. The Project’s land loan comes due June 30, 2017, and cannot be refinanced into a construction loan without a building permit. Mr. Nelson is at risk of losing the Project, and the vacant LA Burger building suffering the neglect of a foreclosure process, if a compromise cannot be reached.

LA Burger is a Small Business Hoping to Reoccupy the Project

The restaurant in the LA Burger building is owned and operated by Gustavo Munoz. Prior to learning of the potential historic status, Mr. Nelson had given Mr. Munoz notice to vacate, but engaged him in a long-term planning discussion about the future of the site and his business. Mr. Munoz is excited about occupying the ground floor 999 square feet of newly constructed custom restaurant space, on the exact same hard corner of Pico & Stearns where he has worked for over 20 years. Mr. Munoz looks forward to being a future amenity to the 48 families that will be located directly above him, and all parties involved expect even the new Project will still be known as the LA Burger Building, particularly in light of the proposal to incorporate any historically significant elements into the future Project.
Conclusion

Mr. Nelson has engaged Pam O’Connor and David Kaplan at Kaplan Chen Kaplan to provide a Historic Preservation Consultant Report, evaluate if some or all of the LA Burger building is historically significant, and recommend solutions that might allow the Project to go forward without material impairment to a historic resource. He has also consulted with Armet Davis Newlove Architects, who originally designed the LA Burger building in 1963 as an Orange Julius. Mr. Nelson is considering preservation alternatives such as incorporating the folded plate roof into the new building’s first floor awning and keeping the original walk-up order window. We hope your office is willing to meet to discuss these alternatives and how we can proceed to a building permit as soon as an agreement is reached. In the midst of a full-blown housing affordability crisis coupled with a regulatory environment making larger projects increasingly difficult, by-right new housing construction with no loss of old housing is exactly the type of smart growth that should be encouraged.

Thank you for your time and attention to these important issues. We look forward to working collaboratively with your office to find a solution that brings much needed housing, including affordable housing, to the City, protects a local small business, and preserves any potentially significant historic resources into the new building.

Sincerely,

Jason B. Matthews

cc: Vincent P. Bertoni, Director of Planning
Etta M. Armstrong, Commission Executive Assistant
Shawn Bayliss, Director of Planning & Land Use, Fifth Council District
Faisal Alserri, Planning Deputy, Fifth Council District
Ken Bernstein, Principal Planner
Lambert Giessinger, Architect
Betty Dong, Department of City Planning, GIS Chief
Adrian Scott Fine, LA Conservancy