# Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2018-3867-HCM ENV-2018-3868-CE

HEARING DATE: July 19, 2018 TIME: 10:00 AM

**PLACE**: City Hall, Room 1010

200 N. Spring Street Los Angeles, CA 90012 Location: 202-234 West 1st Street; 100-142 South Broadway; 121-147 South Spring Street; 205-

221 West 2nd Street Council District: 14 - Huizar

Community Plan Area: Central City Area Planning Commission: Central

Neighborhood Council: Downtown Los Angeles Legal Description: Times Square Tract, Lots 2-5 and FR 1; Ord's Survey Tract, Block 2, Lots FR 1,

FR 5, and FR 8

**PROJECT:** Historic-Cultural Monument Application for

TIMES MIRROR SQUARE

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

**OWNERS:** Onni Times Square LP c/o David Bell

300-550 Robson Street

Vancouver, Canada V6B 2B7

Los Angeles Times Communications LLC

202 West First Street Los Angeles, CA 90012

**APPLICANT:** Richard Schave

P. O. Box 31227

Los Angeles, CA 90031

## **RECOMMENDATION** That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED 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

Attachment: Historic-Cultural Monument Application

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#### SUMMARY

Times Mirror Square is a commercial office complex that spans the block in Downtown Los Angeles bounded by West 1st Street to the north, South Spring Street to the east, West 2nd Street to the south, and North Broadway to the west. Consisting of five buildings constructed between 1935 and 1973, the complex includes: the 1935 eight-story Los Angeles Times Building designed in the Art Deco/Moderne architectural style by Los Angeles master architect Gordon B. Kaufmann (1888-1949); the four-story Plant Building completed in 1935 (original twostory Art Deco/Moderne-style building by Kaufmann), with two one-story additions designed by Los Angeles architect Rowland H. Crawford (1902-1973) in 1946 and 1955; the 12-story Mirror Building designed in the Late Moderne architectural style by Crawford in 1948; and the six-story Times-Mirror Headquarters Building and six-story parking structure designed by master architect William L. Pereira (1909-1985) in the Corporate International architectural style in 1973. The Times Building was originally commissioned by then-company chairman and newspaper publisher Harry Chandler as the new headquarters of the *Times Mirror* Company, the parent company of the Los Angeles Times. Subsequent additions were made to the property by the Chandler family, who owned the Los Angeles Times from 1917 to 2000, to meet the newspaper's growing needs. Although some spaces were leased to various tenants over time, the subject property continuously served as the headquarters for the Los Angeles Times until June 2018.

The five buildings comprising Times Mirror Square are structurally distinct, but internally connected and rectangular in plan. The Times Building is of steel frame and concrete construction with marble, granite, and limestone cladding. Decorative bronze frames surround all windows and doors, and the roof over the central tower is hipped and clad with red clay tiles. Above the windows on the fifth story are three journalism-themed sculptures by artist Robert Merrell Gage. At the sixth story of the center bay on the north-facing elevation there is a large neon clock. The interior of the Times Building features an original lobby consisting of a two-story rotunda with murals designed by artist Hugo Ballin, a large globe sculpture by Robert Merrell Gage, marble flooring, marble columns, and cast metal trim.

Like the Times Building, the Plant Building and Mirror Building are of steel frame and concrete construction with granite and limestone cladding. The first story of the east-facing elevation of the Plant Building is divided into nine bays that originally featured seven large openings for loading docks; five of the seven windows have been infilled with butt-glazed storefront windows. The primary, east-facing elevation of the Mirror Building has three sections; the center section has seven recessed bays that consist of metal windows separated by sculpted bronze spandrels. The entrance to the building is centered on the elevation and is surrounded by granite; the entry doors are recessed in an entrance vestibule that features bronze doors flaked and topped with decorative cast bronze panels.

The Times-Mirror Headquarters Building and parking structure have a steel frame structural system with walls clad in granite and metal coated with a dark bronze silicon copolymer finish. The Headquarters Building was designed to be a complex of box forms consisting of two horizontal boxes atop vertical monolithic granite shafts with a recessed landscaped entrance, an elevated walkway on the second story, and a landscaped deck on the fifth story. At the sixth story there are a central atrium lit by a pyramidal skylight, original executive offices, and an original board room with a built-in circular conference table. The Headquarters Building connects to the parking structure via a second-story walkway.

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The Times complex was conceived and executed by several notable leaders and architects.

Harry Chandler was born in Landaff, New Hampshire, in 1864, and became the second publisher of the *Los Angeles Times* after the death of his father-in-law Harrison Gray Otis. He was credited with developing much of Southern California, from the Hollywood Hills to Dana Point. Prior to joining the *Times* he ran a small company that delivered many of Los Angeles' morning papers. He passed away in 1944.

Norman Chandler was born in Los Angeles in 1899, and died in 1973. Joining the *Times* as secretary to his father Harry Chandler, he became the paper's third publisher. Norman worked out of the Times Building, but also was responsible for the construction of the Mirror addition. His wife, Dorothy Buffum Chandler, whom he married in 1922, also took an active role in the *Times-Mirror* newspaper as a director and assistant to the chairman. In 1960, Norman's son, Otis Chandler, succeeded him and became the last member of the Chandler family to hold the post of publisher. Otis passed away at his home in Ojai in 2006, at the age of 78.

Gordon Bernie Kaufmann was born in 1888 in London, England and graduated from London Polytechnic Institute around 1908. He arrived in California in 1914, settling in Fresno, and relocated to Los Angeles in 1915. After a partnership with architect Roland E. Coate, Kaufmann formed his own architectural practice in 1924. Kaufmann's work in Southern California spans over four decades and includes hotels, commercial buildings, residences, theaters, and churches. Between the 1920s and 1940s he constructed several residential and commercial buildings in the Greater Los Angeles area, including Greystone Mansion in Beverly Hills (1926), La Quinta Inn near Indio (1927), the Earl Carroll Theater (1938, HCM #1136), the Hollywood Palladium (1940, HCM #1130), and Park La Brea (1948). Kaufmann passed away at the age of 60 in 1949.

Rowland Henry Crawford was born in Deadwood, South Dakota in 1902 and entered the University of Southern California in 1920, where he was a member of the first architecture class. In 1927, Crawford joined the architectural firm of Webber & Spaulding, and later, in 1930, he worked as a principal Architectural Associate for the office of Gordon B. Kaufmann, where he took part in commissions for the Santa Anita Race Track (1934) and the 1935 Times Building. Crawford opened his own architectural practice in 1938, through which he worked on diverse projects that included the Los Feliz Brown Derby (1941, HCM #843), Town & Country Market (1942), Sears Santa Monica (1947), and the George K. Porter Junior High School in Granada Hills (1959). Crawford passed away at the age of 71 in 1973.

William Leonard Pereira was born in Chicago in 1909 and later graduated with a degree in architecture from the University of Illinois. His first architectural position was in the Chicago office of Holabird and Root where he took part in planning and designing buildings for the 1933 Chicago World's Fair. In 1938, William Pereira relocated to Los Angeles to serve as architect and art designer for Paramount Pictures. After World War II, Pereira began to teach design studios at the University of Southern California and in 1950, he partnered with his college classmate, Charles Luckman, with whom he designed buildings across Southern California and the country. In 1958, Pereira established his own practice and went on to contribute to the more than 400 projects that he took part in throughout his career. Some of Pereira's well-known works in the Los Angeles area include the Theme Building at Los Angeles International Airport (1961, HCM #570), CBS Television City (1953, HCM #1167), the master plan for the University of Southern California, the original Los Angeles County Museum of Art building (1965), and the Otis College of Art and Design (1960). Pereira died in 1985 in Los Angeles at the age of 76.

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Over the years, there have been several changes to the Times Mirror Square complex that include the enlargement of the press room on the first and second floors of the Times Building in 1946, the addition of a roof slab and new wall openings on the Times Building in 1950, the alteration of the west-facing façade of the Times Building in 1952, the enclosure of the light court of the Times Building at the third floor in 1954, the removal of the glass block and steel sash along the north wall at the fourth floor on the Mirror Building in 1955, the addition of the Norman Chandler Pavilion to the eastern side of the Times Building in 1965, the demolition of the penthouse and parapet wall on the west-facing elevation of the Times Building in 1971, the addition of visible steel cross-bracing as part of a seismic retrofit of the Mirror Building in 1997, the installation of a sign reading "Los Angeles Times" on the west-facing elevation of the Headquarters Building in 1998, and various tenant improvements across all five buildings from the date of construction until 2014. There are also rooftop additions to the east and west of the central tower of the Times Building that were constructed in the 1940s, 1960s, and 1970s.

The Los Angeles Times Building was determined eligible for listing in the National Register of Historic Places in a 1978 Section 106 review and was individually listed in the California Register. The citywide historic resources survey, SurveyLA, identified Times-Mirror Square as a potential historic district eligible for listing under the state and local designation programs both for its association with the growth and evolution of the *Los Angeles Times*, an important Los Angeles institution, and for its association with the career of Otis Chandler, publisher of the *Los Angeles Times*. The Mirror Building was listed in the California Register in 2009, when it was determined eligible for listing in the National Register of Historic Places in a Section 106 review process. The site on which the Mirror Building is located is also individually listed in the California Register of Historical Resources as the location of the Butterfield Stage Station (demolished).

### **CRITERIA**

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

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

#### **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

# NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: Times Mirror Square				Current name of property		
Other Associated Names:						
Street Address: 220 West 1st Street				Zip: 90012 Council		
Range of Addresses on Property: See attached			Community Name:			
Assessor Parcel Number: 5149001006	Tract: Times Square			Block:	Lot: 5	
Identification cont'd: See attached						
Proposed Monument Property Type:  Building	Structure	Object	and any of colonial state of the colonial st	Site/Open Space	Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:						
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#### 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1935 • Factual	Estimated	Threatened? Private Develop	pment
Architect/Designer: Gordon B. Kaufman		Contractor:	
Original Use: Newspaper		Present Use: Newspaper-Offi	ces-Filming
Is the Proposed Monument on its Original Site?	<ul><li>Yes</li></ul>	No (explain in section 7)	Unknown (explain in section 7)

#### 3. STYLE & MATERIALS

Architectural Style: See Attached			Stories:	Plan Shape:	
FEATURE	PRIMARY		SECONDARY		
CONSTRUCTION	Type: Steel	Туре	Type: Steel		
CLADDING	Material: Select	Mate	Material: Select		
	Type: Hipped	Турє	Type: Flat		
ROOF	Material: Clay tile, rounded	Mate	Material: Select		
WINDOWS	Type: Casement	Туре	Type: Casement		
	Material: Aluminum	Mate	Material: Aluminum		
ENTRY	Style: Centered	Style	: Off-center		
DOOR	Type: Paneled, glazed	Type	Paneled, g	lazed	



# **NOMINATION FORM**

#### 4. ALTERATION HISTORY

and write a brief description of any major alterations or additions. This section may also be completed on a separate document.  Spies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.
Rowland H. Crawford Mirror Addition
Norman Chandler Pavilion
William L. Pereira Times Mirror Headquarters Addition

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

NAT Confidence of	Listed in the National Register of Historic Places	
~	Listed in the California Register of Historical Resources	
<b>~</b>	Formally determined eligible for the National and/or California Re	gisters
	Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature  Non-contributing feature
•	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA People Mover Survey, 1978
Other I	nistorical or cultural resource designations:	

# 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The propos	ed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
	<ol> <li>Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.</li> </ol>
	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<b>√</b>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



# NOMINATION FORM

#### 7. WRITTEN STATEMENTS

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

- A. Proposed Monument Description Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- **B. Statement of Significance** Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

#### 8. CONTACT INFORMATION

#### **Applicant**

Zip:

Phone Number:

Name: Richard Schave		Company:	Esotouric		
Street Address: P.O. Box 31227		City: Los Ang	City: Los Angeles		
Zip: 90031	Phone Number: 213-915-8687	umber: 213-915-8687 Email: schavester@gmail.			
Property Owner	Is the own	er in support of the	nomination? Yes N	ło • Unknown	
Name: Onni Times Square LP c/o David Bell		Company:			
Street Address: 315 West 9th Street, Suite 801		City: Los An	City: Los Angeles Sta		
Zip: 90015	Phone Number: 213-629-2041		Email: general@onni.com		
Nomination Preparer/	'Applicant's Representative	ttalaksis ta valiming meninkik kensikkan kensik dikeminte dikeminti kisi menentasi sa			
Name:		Company:	Company:		
Street Address:		City:	City:		

Email:

#### CITY OF LOS ANGELES

Office of Historic Resources/Cultural Heritage Commission

# HISTORIC-CULTURAL MONUMENT

# **NOMINATION FORM**



#### 9. SUBMITTAL

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

## APPLICATION CHECKLIST

- 1. Momination Form
- 2. Fitten Statements A and B
- 3. Soliography
- 4. Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial 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
- Zimas Parcel Report for all Nominated Parcels (including map)

#### 10. RELEASE

Please provid	read/each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the ed space. Either the applicant or preparer may sign.
V	I asknowledge 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:

Date

chard Schave June 18,2018

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

# Times Mirror Square

HISTORIC-CULTURAL MONUMENT APPLICATION

RICHARD SCHAVE

RONGZHEN CAI

Kim Cooper

KRISY GOSNEY & KATE EGGERT GOSNEY-EGGERT HISTORIC PRESERVATION CONSULTANTS, LLC

ALAN HESS

NATHAN MARSAK

Leo Wolinsky

June 28, 2018

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# **SECTION 1 - PROPERTY IDENTIFICATION**

# TIMES MIRROR SQUARE

Site Address 220 W 1ST ST

Site Address 214 W 1ST ST

Site Address 212 W 1ST ST

Site Address  $202~\mathrm{W}$  1ST ST

Site Address 121 S SPRING ST

Site Address 145 S SPRING ST

Site Address 224 W 1st ST

Site Address 100 S Broadway

Site Address 110 S Broadway

ZIP Code 90012

PIN Number 130-5A213 10

Lot Area (Calculated) 60,577.3 (sq ft)

Thomas Brothers Grid PAGE 634 - GRID F3

Thomas Brothers Grid PAGE 634 - GRID F4

Assessor Parcel No. (APN) 5149001006

Tract TIMES SQUARE

Map Reference M B 184-21

Block None

Lot 5

Arb (Lot Cut Reference) None

Map Sheet 130-5A213

Council District #14

# SECTION 2: CONSTRUCTION HISTORY AND CURRENT STATUS

Construction dates for the three buildings comprising Times Mirror Square. 1935–Gordon B. Kaufmann Building

1949—Rowland H. Crawford Addition

1973—William L. Pereira Times Mirror Headquarters Addition

**Threats.** There is an immediate threat to integrity of Times Mirror Square. On 12/8/2016, Onni Times Square LP filed documents with the City of Los Angeles Department of Planning stating its intent to demolish the 1973 William L. Pereira addition and the parking structure on Broadway and erect two towers on the site. (Case #VTT-74761

http://planning.lacity.org/caseinfo/casesummary.aspx?case=VTT-74761)

Designers. Kaufmann Building —Gordon B. Kaufmann, AIA

Crawford Addition—Rowland H. Crawford, AIA

Times Mirror Headquarters Addition—William L. Pereira, AIA

Original/Present Use. Until 2007, when Sam Zell purchased the Los Angeles Times, Times Mirror Square was intact and devoted to the purpose of producing the Los Angeles Times. There was one long-standing bank tenant on the ground floor of the Pereira addition. Bank of America is the current tenant.

Since Zell's purchase, subsequent chapter 11 bankruptcy reorganization, and the difficult years under Tribune/tronc management, the newspaper's staff has been greatly diminished. Large portions of the Times Mirror Headquarters Addition, Crawford Addition and Kaufmann Building have been leased to outside tenants and film crews.

The newspaper's lease for several floors of space in the Kaufmann Times building expires on June 30, 2018. In April 2018, prospective new Los Angeles Times owner Patrick Soon-Shiong announced his intention to move the newspaper's operations to the city of El Segundo, due to an inability to reach a lease extension agreement with Times Mirror Square property owners Onni Group.

# SECTION 3: BUILDING STYLE AND MATERIALS

#### STYLES & MATERIALS

## Gordon B. Kaufmann Building. Building clad in Indiana limestone.

The windows accentuated by aluminum spandrels.

The main entrance (1st Street) has a monumental bronze doorway and doors.

Roof is "Spanish" red tile.

There is integrated neon signage ("THE TIMES" and a clock) on three sides of the building.

There is a highly decorated lobby containing a spinning globe set in a sculpted base, murals by Hugo Ballin and artifacts from the newspaper's history.

Rowland H. Crawford Mirror Addition. The main entrance (Spring Street) has a monumental bronze doorway and doors.

Building clad in Indiana limestone.

The windows accentuated by aluminum spandrels on the tower, and steel casements on the low slung connecting wing.

The roof is flat.

William L. Pereira Times Mirror Headquarters Addition. Large granite panels (flame finished) and curtain wall glazing comprise the facade.

"Bronzed" windows with extruded anodized aluminum trim is the window treatment.

The roof is flat.

## SECTION 4: ALTERATION HISTORY

#### SALIENT ADDITIONS

Rowland H. Crawford Mirror Addition (1949). Ten story addition. Rowland H. Crawford, architect.

Norman Chandler Pavilion (1965). addition on eastern side of Kaufmann building. Glazed reception area. William L. Pereira, architect.

William L. Pereira Times Mirror Addition (1973). addition of Times Mirror Headquarters to the west of the original Kaufmann building. William L. Pereira, architect.

#### Major Construction History / Alterations

**Gordon B. Kaufmann Building.** 1935 Date of construction, designed by Gordon B. Kaufmann.

June 1934 Constructed quarry tile for roof decks.

December 1934 Completed interior of unfinished corner store for occupancy by the Owl Drug Co.

February 1935 Constructed two terra cotta tile partitions, metal lath and plaster ceiling, granite and bronze store fronts and plate glass windows.

November 1945 Removed existing partition, provided new entry and stairs, reworked display windows to match existing.

May 1946 Added rooms on fifth floor for recreation rooms and cafeteria.

July 1953 Added beams for new press in basement. Altered non-bearing partitions on first floor. Added roller steel door and second street truck entrance.

September 1959 Partition and ceiling changes to rooms 210-213 of the building.

October 1959 Removed existing front and replaced with brick veneer pl. glass for plaster existing wall.

August 1961 Added new black and white press supports foundation.

September 1961 Added new concrete slab fill-in on third floor.

October 1961 Added new steel beam and plate floor in press room.

April 1962 Added new wall, floor and roof openings for waste paper conveyor.

April 1963 Added metal canopy on fifth floor roof deck. Size:  $13 \times 20$  feet.

February 1965 New addition on fifth floor roof. Size: 20 x 74 feet.

June 1966 Change of plans on fourth floor.

January 1967 Added new concrete work for electric power on ground floor.

February 1968 Removed existing walls and installed new metal, stud walls, finished suspended ceiling. Floor and wall.

July 1968 All work on fifth floors' office remodeling, removed existing cafeteria equipment and patched walls with new light fixtures.

January 1971 Demolished penthouse and parapet wall. Size: 30 x 100 feet.

September 1973 Redecorated fifth floor.

May 1975 Added equipment platform in sub-basement. Size: 37 x 22 feet.

August 1990 Changed floor plans and removed walls for permit 90LA/55255 on second floor.

May 1998 Added corridor to connect two exit stairways fully.

August 1998 Replaced mission tile roof, new tile weight did not exceed original weight.

April 2001 Constructed roof top matched equipment platform, added new structural beams.

August 2001 Replaced steel steps with concrete steps. Installed non-bearing partitions and ceiling system on first floor.

**Rowland H. Crawford Mirror Addition.** *C. 1948* Date of construction, designed by Rowland H. Crawford.

August 1955 Remove glass block and steel sash at 4th floor along north wall.

Mar. 1959 Plastered exterior face of west wall after removal of Hellman Bldg.

June 1959 Added additional plastering and furring on exterior wall.

October 1961 New paper chute floor openings.

November 1961 Added new concrete loading dock.

December 1961 Added new concrete stairway.

October 1967 Added modernize corridors at fourth floor.

December 1970 Added dumbwaiter partitions on fourth and fifth floor.

January 1971 Cut floor for dumbwaiter shaft.

February 1971 Structured steel beam details at fifth floor.

April 1993 Added non-bearing partitions, doors ceilings for tenant improvement of elevation on the Second Street.

 $October\ 1997$  Addition of concrete shear walls; seismic upgrade; infilled existing openings at first and second floors.

September 1998 Strengthened structure.

# SECTION 5: EXISTING HISTORIC RESOURCE IDENTIFICATION

## ZIMAS HISTORIC RESOURCES

Eligible for National Register and State Historic Monument. Identified for these resources in the 1978 People Mover Survey.

It is included in SurveyLA-the Los Angeles Historic Resources Survey.

Listed in California Register of Historical Resources.

# SECTION 6: HISTORIC-CULTURAL MONUMENT CRITERIA

# CRITERIA TIMES MIRROR SQUARE

Building is eligible under the following criteria:

- Associated with the lives of historic personages important to national, state, city, or local history.
- Embodies distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## SECTION 7: WRITTEN STATEMENTS

#### 7A—Proposed Monument Description

The Los Angeles Times buildings are located on Times Mirror Square, which is bounded by 1st and Spring Streets, 2nd and Broadway. This rectangular block, comprising over 700,000 square feet, with a 326' width and 488' length, is in the civic center of downtown Los Angeles, adjacent to the First Street Federal Courthouse and Los Angeles Police Department Headquarters and catty-corner from Los Angeles City Hall.

Times Mirror Square is a complex containing three buildings dating from 1935 to 1973, plus a parking garage. The Chandler family, who owned the Los Angeles Times from 1884 to 2000, commissioned all of the buildings on Times Mirror Square. The buildings have unique styles, reflecting the popular architectural styles of the period of their respective construction. Gordon B. Kaufmann designed the oldest extant Los Angeles Times building at 1st and Spring Streets in the Modern style in 1935, Rowland H. Crawford designed a ten-story tower in the Late Moderne style at Second and Spring Streets in 1948, and the last building was designed by William L. Pereira in the Late Modern Corporate style at 1st Street and Broadway in 1973.

#### Gordon B. Kaufmann Los Angeles Times building on Times Mirror

Square. Gordon B. Kaufmann designed this six-story newspaper building in the Modern style in 1935. It is situated on the northeast corner of Times Mirror Square, facing 1st Street on the north and Spring Street on the east. The rectangular lot is 165' in width and 360' in length. The building has a ziggurat-like shape, a form common to many Art Deco designs. It features prominent vertical ribs that give it a sense of monumentality as they lead the eye up to the large-scale neon letters "THE TIMES." The structure rises to six stories and a height of 140', flanked by two lower sections of four stories each. The exterior walls are built in Indiana limestone atop a foundation faced in black granite. Decorative bronze frames surround all windows and doors. A red tile low-slope roof with detailed cornice is at the top of the structure. This building has two primary elevations: the main facade and entry facing north on 1st Street, and the east elevation, facing Spring Street, with its large sidewalk-level windows.

The 1st Street facade has a symmetrical design that can be divided into three parts: the middle part contains five vertical window openings on each of the five stories, plus a windowless upper section that extends the equivalent of nearly three stories above. The two side parts are four stories high and have eight windows per floor. Within the

middle part, the central three bays are divided by white, fluted ribs and detailed with ornament and sculptures, while the flanking bays are plain. The main entrance is located in the middle bay, accessed by steps, and surrounded by a thick red granite frame with molding and an inscription on top. The entrance leads into the Globe Lobby. Cornerstones were placed on both sides of the entrance with "THIS STONE WAS SET THIS DAY APRIL 10 1934 BY HARRY CHANDLER PUBLISHER OF THE LOS ANGELES TIMES" on the west side and "GORDON B. KAUFMANN ARCHITECT P.J. WALKER CO. BUILDERS" on the east side. On either side of the red granite frame, there appears a stylized eagle in bas-relief by American sculptor Robert Merrell Gage, captioned "LIBERTY UNDER THE LAW" and "TRUE INDUSTRIAL FREEDOM." The front doors are constructed in bronze, with whole glass at the bottom and bronzed ornamental grilles on top. Two bays flank the entrance with bronzed grate windows surrounded by ornamental molding on the first story.

On top of the lower windows of the central three bays, there are aluminum spandrels, graduating to white limestone molding details above the windows on the fourth story. Above the windows on the fifth story are sculptures, described below. An ornamental molding is atop the sculptures, flanked by another pair of bas-relief eagles.

Robert Merrell Gage designed and personally carved in place the three nine-foot limestone figures between the pylons at the sixth story level. The eastern figure is Father Time with his writing tool, stone tablet and hourglass, symbolizing the element that makes news. The western figure is Johannes Gutenberg, the first man to print with movable type, thereby making possible the press that disseminates news. The central figure, a mail-clad knight, pins a fanged monster to earth with his two-handed sword while an eagle soars behind him. This is the spirit of The Times, ever alert to preserve liberty under the law. These heroic and symbolic figures were designed with large, rugged planes so that their essential features can be easily "read" from the street below. This required an exceptional understanding of the effect of light on sculptural form

In the center of the middle section of the elevation above the fourth story is a large bronze grate and above that a large neon clock. The two flanking sections of the front facade are identical. Each ground floor bay contains paired steel sash windows framed in bronze molding with a keystone in a flower pattern. On the upper three stories, the paired windows are divided by aluminum spandrels decorated with simple vertical lined ornamental patterns underneath. On top of the windows on the fourth story, there are more aluminum spandrels decorated with vegetal patterns. White fluted vertical ribs divide the bays. There is a plain cornice on top.

On Spring Street, the east elevation connecting Gordon B. Kaufmann's Los Angeles Times building (1935) to Rowland H. Crawford's Times Mirror tower (1948) to the south has nine bays. The first story is built in red granite. A small, rolling garage door is in the second bay from the right and a small entrance is next to the garage door on the third bay from the right, framed in metal and glass. The other bays have large windows encased in bronze frames on top of black granite foundations. Large windows fill each bay on the second story. Limestone coursework in the center of the upper part

of the second story has the inscription "LOS ANGELES TIMES." The third and fourth stories are glazed. The clerestory is made up of small panes above monolithic plate glass. The wall above the third and fourth story glazing is unadorned. To the north, on the Kaufmann building, the three upper stories all contain windows identical to those on the 1st Street facade. The windows are in pairs, embedded in bronzed molding and divided by aluminum spandrels, with vegetal patterned moldings on top. White ribs carved with vertical grooves divide the bays.

Above the fourth floor, there are later additions: two flat concrete rectangular structures on top of the original ribs. The lower space was built in 1946 and has four window openings. A simple staircase is built beside this structure on the north side to access the second box on top. The upper addition is a simple glass structure, surrounded and divided by steel painted in white. It was built as a penthouse for Norman and Dorothy Chandler in 1965.

Behind the ribs, the limestone walls have a detailed cornice. The original windows in this facade have been covered up by the additions. On the plain upper wall, the words "THE TIMES" are carved into the limestone on top of the sculptured ribs and beneath the detailed cornice and the red tile roof. Neon tubes spelling out the words "THE TIMES" are installed in front of the incised letters. When illuminated, the sign is white. The Kaufmann building is surrounded by pavement planted with street trees. It is north of the Crawford building on Spring Street and east of the Pereira building on 1st Street.

Globe Lobby on the First Floor of the Gordon B. Kaufmann Los Angeles Times Building. The Globe Lobby is on the first floor of the Kaufmann building, accessed by steps leading up to the main entrance of the front facade. Dominating the center of the lobby is an aluminum globe of the earth, 5 1/2 feet in diameter and secured by a bronze pedestal secured to a base of stone, surrounded by bronze bas-reliefs symbolizing industry, religion, science and art, along with figures representing personages across the span of human civilization: the Native American, the Greek scholar, the Zulu warrior and the Chinese Mandarin. The globe completes its rotation every five minutes. The map was updated with current borders and names of nations in 1981, when The Times celebrated its 100th birthday.

The upper walls of the lobby are decorated with large, curved murals by the acclaimed Los Angeles artist Hugo Ballin, encircling the globe below. There are two curved horizontal panels measuring 26 by 10 feet, and two curved vertical panels measuring 10 x 7 feet. They are painted in sepia monochrome with silver highlights. The horizontal panels depict, respectively, the world's sources and carriers of news, and the interior processes of a newspaper plant. The two vertical panels depict figures representing periods of Los Angeles history. The eastern mural depicts a Native American and one of the Spanish missionary fathers who came to California in the 18th century, with a Pony Express rider carrying the United States Mail beneath them. The western panel depicts an American farmer in overalls in front of a suit-clad Californio, representing the development of ranching and farming as Los Angeles transitioned from Mexican to American rule in the mid-19th century.

The north panel, above the entrance, begins with figures of the impatient hours on a turning world. By telegraph and Teletype, the dispatches pour into an editor's desk. Above him, a linotype operator turns typewritten copy into metal type. The machine, which makes stiff paper matrices from the compositor's type forms, and the hooded furnace, which melts yesterday's electrotype plates and casts today's from the matrix are next shown. The remainder of the panel gives accurate pictures of part of the then-new Los Angeles Times color press, an engraving department photographer at work, the dexterous then-new paper-folding machine, and the completed newspapers flowing off the press to delivery truck and to newsboy as eager hands reach for the latest news.

On the south panel, over the elevator lobby, three colossal figures in working garb hold the implements of radio, telegraph and telephone, and the camera. These figures are seated in space, while all about them are seen glimpses of world capitals, the Far East, and the South Seas, wherever news may originate, and the wires, ships, airplanes, trains and automobiles which carry the news. A farmer rests from plowing to read his morning paper. At the far right, the distinctive pyramid tower of Los Angeles City Hall emerges from the clouds.

When the lobby was modernized in the 1960s, Hugo Ballin's murals were covered up. They were uncovered in 1988 and restored in the 1990s, thanks to the perseverance of PBS television host and California history booster Huell Howser.

Displayed around the lobby are bronze busts on pedestals of the first four publishers of the newspaper: Harrison Gray Otis, Harry Chandler, Norman Chandler and Otis Chandler. In a side room adjacent to the circular lobby on the east, there is a permanent exhibition on the history of the Los Angeles Times.

The floor and wall treatment of the circular lobby is marble in red and brown tones with some black. The elevator lobby is of Verte de Suded, a rare marble with very brilliant, sea green color. Elevator doors are trimmed in bronze, the cornice is stainless steel, and the ceiling is decorated in silver leaf. The bronze entrance doors and grilles in the vestibule carry a series of silhouettes in relief depicting the thirty-six departments of the Los Angeles Times at the time of the building's opening.

Also in the elevator lobby is the original five-foot bronze eagle created by Gutzon Borglum, sculptor of Mount Rushmore, which sat atop the original Times Building at 1st and Broadway. A survivor of the 1910 bombing, it sits atop its bronze perch as a testament to the strength and endurance of a free press. The Los Angeles Times Guild adopted this symbol during its successful 2018 campaign to be recognized as a labor union.

Rowland H. Crawford Mirror Addition on Times Mirror Square. This ten-story building was designed by Rowland H. Crawford in 1948 in the Late Moderne style to complement Gordon B. Kaufmann's 1935 building. It is known as the Mirror Building, because it originally housed staff for the Times' afternoon paper, The Los Angeles Mirror. It sits on the southeast corner of Spring Street and 2nd Street. Although constructed in limestone like Kaufmann's building, it is of more modern

appearance, with less decoration and in a lighter sand color. The middle part of the building is higher than ten stories, rising in a ziggurat form, with a flat roof on top. It has a main facade facing Spring Street, with the secondary elevation on 2nd Street. The first story has a foundation decorated by black granite, like Kaufmann's building.

The Spring Street facade, which faces east, contains three parts. The central part emphasizes its height, with seven vertical bays, exposing windows separated by darker toned plain walls. The monumental doorway is in the middle, three bays wide, accessed by steps and designed similar to the Kaufmann building's monumental entrance. The entrance door is an elaborate design of glass, framed in bronze molding and set deep in the red granite doorway. Cornerstones were placed on both sides of the entrance with "THIS STONE WAS SET THIS DAY OCTOBER 10 1948 DEDICATING THE MIRROR BUILDING BY NORMAN CHANDLER PRESIDENT THE TIMES-MIRROR COMPANY" on the north, and "ROWLAND H. CRAWFORD ARCHITECT P.J. WALKER CO. BUILDERS" on the south side.

Paired tall, narrow windows are on the other bays on first story of the central bay. Windows are bounded in bronze moldings with latticed ornament, the glass set on top of a bronze plate with vegetal patterned molding. The first and second stories are separated by decorative stone molding. Louvered-windows are on each bay of the central part of the second story. The other stories are dominated by tall, narrow windows, divided by bronze panels with decorative moldings between the limestone walls. The glazing of the windows on the third and fourth stories is plain with large panes, while the other floors have multi-panes. Five 18' tall limestone carved figures are installed atop the middle bay, at the tenth story just beneath the roof cornice. These sculptures represent the personification of Culture, Justice, Faith, Progress and Equality. They were executed by the Harry D. Donato Company and Ivan L. Adams. The figures were sketched by architect Rowland H. Crawford at one-quarter scale and modeled in clay by Eugene Romero in Chicago. Crawford went to Chicago to approve the final modeling, and from there the models were sent to the Indiana Limestone Company to be rendered in stone.

The other two parts on the facade have matched horizontal elements of glazing and dark stone. Windows on the third and fourth stories have plain glazing in the bottom and grills on top, divided by transom bars. Bronze bars also divide the windows into three parts vertically. The windows on the other stories are the same, except that the plain part at the bottom is divided by mullions, both horizontally and vertically.

The south side elevation of Crawford's building has seven bays. The four first floor windows are framed with bronze, and are presently used for the display of important front page editions and photographs from the newspaper's history. There is a clerestory above the bronze framed windows made up of glass block, 7 feet high, which runs in a continuous band almost all the way along 2nd Street. Taking the entire first floor window treatment as a whole, it evokes a retail storefront of the 19th century, and the era of the newspaper's founding.

At the western edge of the 2nd Street facade, a rolling door to a garage makes up the last stretch of the wall. The garage entrance is flanked by bronze shutters occupying

two bays. This leads to the original newspaper pressroom, no longer used for that purpose. A small exit door, also built in bronze, is on the westernmost bay. Three long vents are built on the second story, divided by bays. The third and fourth stories are the same as those on the front facade, with massive multi-pane windows. The other stories all include long horizontal windows, the same as the Spring Street facade. A vertical strip of glazing, made of tall and narrow windows separating by bronze molding, begins two stories above the exit door on the westernmost bay and ends just under the cornice.

The upper elevation on the western facade, facing Broadway, is identical to that on Spring Street, with the exception that in place of sculptures there is a large sign replicating the newspaper's header font, reading "THE LOS ANGELES TIMES." The first four stories are obscured by the elevated parking structure, which runs half the length of the block on Broadway and Second.

William L. Pereira Times Mirror Headquarters Addition on Times Mirror Square. This six-story Late Corporate Modern style building in stone, glass and steel was designed by William L. Pereira in 1973. It is located at the northwest corner of Times Mirror Square, at the southeast corner of 1st Street and Broadway, just west of the Kaufmann building. This dark, fortress-like building is designed to be a complex of box forms: two horizontal boxes floating on top, supported by vertical monolithic granite shafts. It was constructed with flame-finished, Luna Pearl Swedish granite. The floor plan includes a setback landscaped entrance, an elevated walkway with landscaping on the second story and a terraced and landscaped deck on the fifth story. A central atrium on the sixth floor, lit by a single massive skylight, included a simple water feature with plantings around it. This informal sunlit courtyard was the nexus for reception for the executive offices of Times Mirror Corporation. It serves as the central, interior focus of the building.

The main entrance is on 1st Street, and is tucked at the bottom of a "floating" four-story curtain wall, underneath the granite structure which hovers above. The setback of the entrance creates a sense of openness. The entrance is flanked by two granite square shafts reaching to a floating box above. On the second story level, there is an outdoor walkway in front of the granite shafts, supported by square concrete columns one story high. The columns sit on top of concrete foundation clad with tiles. The setback from the second to fourth stories is constructed of curtain walls made of dark solar-bronzed glazing framed by spandrels of silicon co-polymer finish in a matching dark solar bronze. The fifth story is mainly a floating box that attaches to the Kaufmann building. It has long horizontal curtain walls with single-pane windows with dark solar bronze curtain walls from the top to bottom of the story. The sixth story is identical to the fifth, but with a small setback. A granite shaft on the north side of the facade reaches through the fifth floor roof to above the top of the sixth story.

The north side of the Broadway facade is the negative space that makes up the corner courtyard, and has the second story walkway running through it, which at a right angle, at the building's perimeter, continues along First Street and connects to the edge of the Kaufmann building.

The southern part of the Broadway facade has four massive granite piers extending down to the parking structure. Each pier is separated by a narrow connection of bronzed window treatment common to the rest of the building. Looking to the south, the second and third dividers between the granite piers have polished metal walls at street level, an external terrace on the second story and vertical curtain walls going up for the other stories. The first divider, at street level, has a deeply recessed entrance, a terrace on the second story and curtain walls on the third and fourth stories. On top of the granite structures, there is a small section of horizontal metal wall, divided by thin metal bars. The top two stories are the same as the First Street facade: two floating boxes. The sixth story has a small setback. These curtain walls are of dark solar bronze windows, framed in steel. A granite shaft reaches up to seven stories on the very south end of the Broadway facade.

The building connects to the parking structure by a second story walkway, which simply extends the parking structure railing on that same level.

The building is surrounded by medium-sized dark glazed paver tiles, and lined with street trees. Under the second story walkway there are narrow raised planter beds of the same glazed paver tiles.

The retail tenant in the courtyard takes up most of the perimeter of the ground floor, and its facade is of curtain wall construction similar to that surrounding the small entrance on the First Street side.

#### 7B—STATEMENT OF SIGNIFICANCE

Times Mirror Square meets the following criteria for designation as a Los Angeles Historic-Cultural Monument:

- Is identified with historic personages or with important events in the main currents of national, state, or local history;
- Embodies the distinguishing characteristics of a style, period or method of construction; or represents a notable work of a master builder, designer, or architect whose individual genius influences his or her age.

Times Mirror Square reflects the Chandler family's influence over Los Angeles for almost a century. Its proximity to City Hall and other municipal buildings demonstrates the newspaper's long relationship with politics and civic power.

Harrison Gray Otis was born near Marietta, Ohio, on February 10, 1837. A veteran of the Civil and Spanish-American Wars, Otis published the Los Angeles Times for more than three decades, during which time he became one of the city's most influential leaders—promoting the virtues of Southern California, which were closely tied to his own family's fortune. He purchased and ran the Santa Barbara Press prior to taking stewardship of the paper (then called the Los Angeles Daily Times). He was known for his conservative and anti-union views that were on clear display on the pages of The Times. Those reactionary views led to a bombing of the newspaper's building on the northwest corner of First and Broadway that killed 21 employees and injured 100 more.

Otis died on July 30, 1917 at the Los Angeles home of his son-in-law, Harry Chandler.

Harry Chandler was born in Landaff, New Hampshire, on May 17, 1864, becoming the second publisher of the Los Angeles Times after the death of Harrison Gray Otis. He was credited with developing much of Southern California, from the Hollywood Hills to Dana Point. He also lured many of Southern California's signature industries to Southern California, from aerospace to motion pictures, while promoting the construction of the Los Angeles aqueduct that allowed for an explosion of growth. Prior to joining The Times he ran a small company that delivered many of the city's morning papers. He died on September 23, 1944 in his adopted city.

Norman Chandler was born in Los Angeles on September 14, 1899, and died on October 20, 1973. Joining The Times as secretary to his father Harry Chandler, he became the paper's third publisher. He worked out of The Times 1935 building, but also was responsible for construction of the so-called Mirror addition that housed an ultimately unsuccessful experiment in tabloid journalism. As publisher, he deepened his connections to the city's major businesses and took his company public as Times Mirror Co., creating the nation's largest newspaper enterprise.

Dorothy Buffum Chandler, whose father ran a chain of 16 department stores, was born on May 19, 1901 in Lafayette, Illinois. She married Norman Chandler in 1922 after graduating from Stanford University and quickly took an active role in the newspaper as a director of Times Mirror and assistant to the chairman. She worked primarily out of The Times 1935 headquarters and later at the Pereira-designed Times-Mirror building, where she became among the most important cultural forces in Los Angeles. She helped to save the Hollywood Bowl from financial insolvency and singlehandedly raised the funds to build the Los Angeles Music Center. She died on July 6, 1997, in her Hancock Park mansion.

Otis Chandler was born in Los Angeles on November 23, 1927, and became the last member of the Chandler family to hold the post of publisher. After graduation from Stanford University, he tried to enroll in an Air Force training program, but was rejected because he was too large to fit the cockpit of a jet. His next stop was a 7-year executive training program at The Times, where he interned in all departments of the organization. He was ready to hit the ground in 1960 when he succeeded his father Norman Chandler. Over the next 20 years he engineered a dramatic turnaround in the paper's reputation for mediocrity and political bias—turning The Times into one of the most respected and profitable newspapers in the nation. Otis Chandler died at his home in Ojai on February 27, 2006, at the age of 78.

The Los Angeles Times building and its two additions each embody different, distinguishing characteristics of the Art Deco, Late Moderne and Late Modern Corporate styles. The original 1935 Kaufmann Building embodies the character-defining features of the Art Deco style, defined by the treatment of shapes and lines. It incorporates geometrical patterns in symmetrical arrangements, perhaps best epitomized by Robert Merrell's sculptural program on the First Street facade, which depicts Father Time, The Spirit of the Times and Gutenberg. Inspired by

industrialization and technical progress, Art Deco also employs a range of modern materials, from aluminum to glass, neon tubing to steel, all of which are present in the Kaufmann Building. The 1948 Mirror addition embodies the character-defining features of Late Moderne, with its interlocking volumes and inset bezeled and ribbon windows. But the tower's horizontality, massing, and use of sculptural ornament betray a nod to the WPA Moderne. The 1973 Pereira addition embodies the character-defining features of Late Modern Corporate: the architect's interest in the possibilities of modern engineering taken to a higher level reflecting cutting-edge technologies, and extending the reliance on abstract geometries of early modernism into newer, more muscular forms.

Three different master architects designed and built the original Los Angeles Times building and its two additions.

Gordon B. Kaufmann, English-born American architect of the original 1935 building, brought a classical sensibility to new modes of engineering and design, most notably in his nearly concurrent work on the Hoover Dam project.

Rowland H. Crawford, architect of the 1948 addition, was a prolific Los Angeles architect, best known for his commercial structures like schools, restaurants, department stores and shopping centers, most executed in the Late Moderne style.

William L. Pereira, architect of the 1973 addition, is one of the major architects and planners who redefined California in the post-war boom years through civic commissions, museums, universities and city plans.

Times Mirror Square is no common commercial design. Commissioned over a span of nearly 40 years by the city's most influential corporation, it is a showcase of exemplary 20th Century architectural styles. The original Kaufmann building and its two subsequent additions physically symbolize the power of the Chandler dynasty, while forming a cohesive, functional and meaningful urban complex in the city's civic center.

#### HISTORIC PERSONAGES

**Gen. Harrison Grey Otis.** The foundation of Southern California's most powerful family was laid on a dusty street in what was then the tiny frontier town of Los Angeles—population, less than 12,000. The Los Angeles Daily Times opened its doors on December 4, 1881, in a small building at Temple and New High Streets.

On that day, there was no hint that this struggling, provincial publication would blossom into a behemoth media empire, housed in an historic complex of buildings that would come to be known as Times Mirror Square. Its tentacles would reach into broadcasting, magazine and book publishing, huge tracts of forest land and, most famously, a chain of newspapers stretching from coast to coast.

For 125 years, the Chandler family—the descendants of the man who would come to own the paper—would prosper as their power and influence expanded through Western

America. Their considerable fortunes were to become inextricable entwined with and key to the remarkable growth of Southern California.

Historian David Halberstam said, in a recent documentary *Inventing L.A.: The Chandlers and their Times*, that the Chandlers—operating from their imposing headquarters that looks down on City Hall—dominated Southern California as no other family has dominated any major region of the United States.

"They did not so much foster the growth of Los Angeles as invent it," he said.

The beginnings were humble, indeed.

In a print shop about a mile south of the where the Spaniards established the city 100 years before, Jesse Yarnell and T.J. Caystile, began publishing The Los Angeles Daily Times as a 4-page flyer.

Pugnacious and highly opinionated, Gen. Harrison Gray Otis, who was wounded twice—most notably at the battle for Antietam—had tried newspapering in several cities with mixed results. Having left the Union army, the six-foot, 250-pound Civil War hero was looking for a new career.

In 1882, he arrived in Los Angeles. He found a city without a port. It had meager water supplies. There was no transportation link to the rest of the country. But this newspaper was in dire need of an editor. He quickly grabbed the job and its \$15 weekly salary.

Thus began its transformation from a bland newsletter to a newspaper that effectively crusaded for Republican candidates and for aggressive development of the West.

Almost immediately, the paper's circulation tripled and began to turn a healthy, 10 percent profit. Soon Otis was able to raise enough money to assume full control of The Times and in 1884 incorporated the newspaper and printing company into The Times-Mirror Co.

With his wealth and influence growing, Otis decided it was time for a modern newspaper building equipped with the latest technology. This included a double-cylinder perfecting press with almost ten times the capacity of his existing equipment and the ability to put out a big Sunday edition.

At a cost of \$50,000, the building took shape on a large lot at the northwest corner of First and Broadway, opening its doors on Feb. 1, 1887. Otis topped the building with a fierce bronze eagle—sculpted by Gutzon Borglum, who is world-renown for carving the heads of four U.S. presidents on Mount Rushmore. (Today, that eagle is proudly displayed on a brass perch in the lobby of the Times building.)

Otis' rising fortunes also brought a tide of political power for which he was unapologetic. He directed a land company that boasted 862,000 acres of cotton and cattle land near the Colorado River mouth. His Los Angeles Suburban Homes Company owned more than a million acres of land. He waged war against the likes of Rockefeller and Standard Oil and supported nationalizing Vanderbilt's railroad interests.

And he overcame fierce opposition from Collis Huntington and his Southern Pacific Railroad to obtain a \$3 million Congressional appropriation for a port in San Pedro—a decision that paved the way for the ascension of Los Angeles as a financial powerhouse.

Otis was well on his way to become the kingmaker of Southern California.

He "quickly developed the fixed idea that he owned Los Angeles, in fee simple," wrote historian Carey McWilliams, "and that he alone was destined to lead it to greatness."

**Harry Chandler.** In fact, it would take a second man, 27-years his junior, and his descendants, to fully realize the dream of Gen. Otis and make permanent the family's connection to the region through its increasingly influential media empire.

Typical of many transplants of the time, Harry Chandler left New Hampshire for California for health reasons. He had battled a lung condition and had been sent West by his family to recover his strength. Looking for healthy outdoor work, Chandler began acquiring newspaper circulation routes and in short order controlled the Times' list of its 1,400 subscribers along with a majority of its competitors' newspaper routes.

The partnership between the bellicose Otis and the quieter but shrewd Chandler was born of a scheme to eliminate Otis' most hated rival, who owned the Tribune. By using dummy companies, Chandler worked to switch subscribers from the Tribune to Otis' Times. According to historian Halberstam, within two years, the Tribune was out of business and its equipment sold at five cents on the dollar to another dummy company—one controlled by Chandler. Chandler became Otis' assistant and California's new power duo was created.

"Such men as Harry Chandler do not grow on every bush," Otis was quoted in a book companion to the Chandler documentary by former Los Angeles Times writer and editor Bill Boyarsky. "He is a sly fox—a brainy and resourceful man capable of large achievements. He is the best friend I have on earth." Seven years later, Chandler cemented the partnership by marrying Otis' daughter, Marian.

In a stroke of good timing, the power partnership coincided with a huge economic land boom, touched off in part by a rate war between the Santa Fe and Southern Pacific railroads. All of this greatly benefited the fortunes of both men and their holdings. But the boom was short-lived and followed by a huge bust.

Otis, always thinking ahead, used the economic meltdown to establish the Los Angeles Chamber of Commerce. Through it and his newspaper he undertook an historic, decades-long promotional blitz that inundated the country with postcard images of life in "sunny California."

By 1901, Jack R. Hart a researcher and author of "The Information Empire: The Rise of the Los Angeles Times and Times Mirror Corporation," estimates that two million pieces of promotional literature had issued from Los Angeles and had been seen "by

one in every five Americans." And they came in droves, boosting property values and the fortunes of the Times family.

In terms of weight alone, the Times had become the world's largest paper, according to Hart.

Otis adopted his own version of the often-quoted saying, "what's good for General Motors is good for the country." He wrote: "The Times is conducted and controlled by its owners for their own and the common good."

But the economic bust had a darker side with an equally important legacy. It produced the first clash between the Times and organized labor in Los Angeles. Printers, upset over a 20 percent pay cut, walked out off the job and Otis locked them out.

The clash not only earned the Times a reputation as one of the nation's most reactionary papers, it touched off a battle that would set the tone for labor relations in decades to come.

It also led to a tragic bombing that would alter the course of the Chandler family and Los Angeles history.

At 1 a.m. on Saturday, October 1, 1910, an explosion ripped through the first floor of the Times building on Broadway, killing 21. The entire building was engulfed in flames. The trail of evidence lead to the Indianapolis headquarters of the International Assn. of Bridge and Structural Iron Workers Union.

J.J. McNamara, the union's secretary, and his brother, J.B. McNamara, were arrested.

Eventually both pleaded guilty—turning public opinion in Los Angeles strongly against unions and leading to the defeat of a socialist candidate for mayor.

Los Angeles became an open shop town, undercutting heavily unionized San Francisco to the north and ultimately making the City of Angels a more attractive place to do business.

In the aftermath, one thing was certain: The Times needed a new building. On Oct. 1, 1911, the cornerstone was laid for the third Times building on the site of the second, at First and Broadway.

The reconstruction of the Times, across the street from today's historic home, was for Otis a symbol of defiance to unions or anyone who would oppose him.

But in a larger sense it signaled a new era. The general's combative and flamboyant style was giving way to Harry Chandler's more practical and expansionist views.

The basic philosophy of Otis and The Times remained intact—including their shared anti-union and heavily pro-Republican activism. The Times, according to journalist Boyarsky, would continue to characterize Los Angeles as "the white spot" of America—a city free of crime, corruption, communism, and, by implication, non-white races. The paper encouraged migration, but only for the folks who fit that description.

Yet even as he pressed his reactionary politics, Chandler, in contrast to his partner, had his eye on a rapidly modernizing Los Angeles. A fortune was still to be made in land and in new industries—particularly if he could use the power of his newspaper and his wealthy friends as leverage.

"A great deal of Los Angeles as it appears today," wrote Joan Didion in a 1990 article for the New Yorker, "derived from this impulse to improve Chandler property."

Chandler, in a practical sense, delegated his political activity to a journalist and political activist named Kyle Palmer. He opened the Times Washington bureau in 1919 and soon became Chandler's political kingmaker. Historian Hart described Palmer as a "bushy-haired little man who thrived on fine wine, good food, and dirty politics."

Republicans were idealized and Democrats demonized or ignored. But no politician, Republican or Democrat, who was looking for support in California could ignore Palmer. Working on behalf of Chandler, he helped engineer the 1922 election of Republican Governor Friend Richardson, which ended Democratic control in California. He also helped launch and staunchly supported the political career of Richard Nixon.

"It was the role of the paper to create and sustain the political system that protected the economic system, to select and anoint conservative politicians, almost always Republicans and to destroy potential opponents, almost always Democrats. The paper did this with stunning success," wrote historian David Halberstam.

But Chandler's real focus was on expanding his holdings. By the 1920s he held a vast amount of acreage in Mexico, Colorado and in the hillsides east of Los Angeles. He also had investments in airlines, oil wells, shipping and aircraft manufacturers.

Dorothy Chandler said this of her father-in-law: "I think of Harry Chandler not as a publisher but as a land developer, a dreamer, a builder. His mind wasn't on the newspaper, I hate to tell you."

Specifically, Chandler provided the financing to jump-start Southern California's fledgling aircraft industry, backing Donald Douglas, among others, to begin building planes in Santa Monica.

Chandler and his wealthy friends invested in the businesses of tire manufacturers and auto makers on the proviso that they build plants in Los Angeles.

With his friend Moses Sherman and his nephew Ralph Chandler, Harry Chandler formed the Los Angeles Steamship Company to run steamers up the coast to San Francisco and to Hawaii.

Chandler, along with railroad baron Henry Huntington and other wealthy friends, raised money to build Caltech into a world-renowned institution that would stoke the growth of local industry.

He also persuaded a number of filmmakers to move from San Francisco to Los Angeles, touting the number of sunny film-friendly days. And he bought the land that would

become Hollywood's first and most famous subdivision—now marked by the world-recognized Hollywood sign.

Chandler used his paper to relentlessly promote all of these interests, enriching himself, but also boosting the fortunes of his adopted city. Los Angeles' population exploded from just over 900,000 in 1920 to 2.2 million in just 10 years.

The Chandler undertaking with the most far reaching implications for the family and the city came with the completion in 1913 of the Los Angeles aqueduct. It was designed to transport water from the Owens Valley to parched Southern California. The Los Angeles Times called the \$23 million aqueduct the "greatest achievement in the history of the city." In fact, it was the single most important factor in supporting the region's continuing massive growth.

The plan was put into action by William Mulholland, head of the newly created Department of Water and Power, and Fred Eaton, a former mayor. Calling on their extensive political contacts and using deception and bribery, the two we able to acquire rights to water on the eastern slopes of the Sierra.

With strong support from the Los Angeles Times and political leaders all the way to President Theodore Roosevelt, voters overwhelmingly approved a bond issue to route the aqueduct directly into the San Fernando Valley. As it turned out, this is where Gen. Otis and Harry Chandler had purchased huge tracts of what had been un-irrigated land.

According to historian Halberstam, after completion of the aqueduct, just two parcels purchased by the Chandler syndicate for about \$3 million were valued at up to \$120 million.

More importantly for the region, Los Angeles and its surroundings were poised for their most explosive growth.

At the Los Angeles Times, the time had come for a new, modern headquarters.

Norman Chandler. On a summer day in 1935, the current Los Angeles Times building was dedicated at the southeast corner of First and Spring Streets. It was designed in the Modern Style by architect Gordon Kaufmann, who was also responsible for the Hoover Dam.

By all outside appearances, little had changed. Above the Times' large bronze front doors were a pair of stylized eagles, created by American sculptor Robert Merrell Gage, with these captions: "Liberty Under the Law" and "True Industrial Freedom." The slogans harkened back to the rock solid conservative values espoused by the family since the paper's founding.

But behind its ornate, bronze doors everything was changing. This would be the building in which the Times would grow into a national media empire with holdings from coast to coast. With that expansion would come rejection of the one-sided political slant of its coverage and a huge investment in its journalism that would propel the Los Angeles Times to the top ranks of U.S. newspapers.

Equally important, it was in this building where the Chandler family's influence began a slow but important transformation. Power would now come increasingly from its high-impact and more professional journalism rather than from the backroom deals and personal investments that had characterized its ascent to prominence.

The new building was a modern marvel in its own right.

It was designed as a highly integrated manufacturing plant, optimized for the publication of news and advertising. In fact, it was the largest building in the Western United States designed entirely for a daily newspaper and the first in the nation to be air-conditioned throughout. It also was designed with a unique Southern California challenge in mind: it was one of the first built as two separate structures connected by metal slip joints to provide flexibility in the event of an earthquake.

Its dedication coincided with another important passage for the Chandler family; a new generation was about to take over.

More interested in his investments and conservative politics, Harry Chandler all but abandoned the daily operations of the newspaper. Increasingly, he delegated authority to his subordinates who carved out secure fiefdoms for themselves. By the time the building opened its doors, The Times had slipped to a distant third among four city dailies. Circulation was down and the Times' once healthy lead in advertising had eroded.

Norman Chandler, Harry's first son, had already completed internships in all but the paper's editorial department. He had little interest in the journalism, but was ripe for the business challenge that confronted him.

Norman had inherited the Chandler good looks but neither the bellicose personality of his grandfather nor the cunning of his father. He married Dorothy Buffum, daughter of a department store owner, who possessed some of both.

But Norman, who became assistant general manager in 1936 and publisher in 1941, did have a good head for business. He hired an efficiency expert, created the first newspaper personnel department, established pension, medical and retirement plans for employees, made changes in advertising sales policies and expanded news coverage during World War II.

According to Hart, from 1941 to 1946, circulation at The Times climbed from 215,137 to 375,674, propelling the paper back into the lead among Los Angeles dailies. Starting in 1944 revenues began a steady rise that would continue for decades. By 1953, The Times led all newspapers from coast to coast in advertising.

As he gained confidence, the new publisher inserted himself more deeply into the region's business. He served on the boards of Pan American Airlines, Security Pacific Bank, Pacific Western Industries, Kaiser Steel, Safeway Industries and the University of Southern California's Board of Trustees.

In one critical area, Norman continued to carry on the conservative political tradition of his father. He extended and deepened it into City Hall, where decisions could more

directly affect the fortunes of his most important holdings. Political editor Kyle Palmer would regularly attend City Council meetings during which he would signal thumbs up and thumbs down to council members on how to vote on measures that interested Chandler and the paper.

"The Los Angeles Times in that period," according to one local political reporter quoted by Hart, "was not just merely part of the Los Angeles establishment. It was the Establishment."

Bob Wells, in a 1973 article in the Review of Southern California Journalism, said that if the Chandlers became displeased with the mayor, The Times would choose an opponent, organize and finance his campaign and "elect a new mayor."

But primary on Norman's mind, was rebuilding and expanding The Times' financial model.

He began looking outside of Los Angeles for investments that would strengthen and diversify what was then still a fairly limited family enterprise. Overcoming bitter objections from members of his own family, he decided to take Times Mirror public—eventually creating the nation's largest newspaper company.

The publicly-held expansion of Times Mirror into a host of new businesses may have been Norman Chandler's most important legacy. Not only did it diversify and stabilize the family's fortunes, but it vastly expanded the reach and political influence of the family and of the Times. He would continue to guide this expansion through 1968, years after stepping aside as publisher.

Even as this national expansion was beginning, Norman Chandler saw opportunities closer to home.

Hearst's afternoon tabloid, The Herald Express, and its sole competitor, the Daily News, were showing great success. So Chandler decided to start his own. In 1948, the Los Angeles Mirror was born with a new mission. It would vie for the attention of minorities and immigrants, many of whom felt shut out by the staid, establishment orientation of his morning broadsheet, the Los Angeles Times.

This new "fighting brand" also needed a new building. A sleek addition to the Times headquarters, designed by architect Rowland H. Crawford, rose along Spring Street to the southeast corner of Second. "The Mirror will become one of America's largest afternoon papers," Chandler confidently predicted.

He believed thousands of mass transit users would buy it on the way home from work. At first, it appeared that Chandler's leap into tabloid journalism might pay off. By 1954, its circulation approached 200,000. This convinced the publisher of the Daily News to fold the operation and sell to Chandler. The tabloid was renamed the Mirror-News.

But Los Angeles failed to develop the way Chandler had envisioned. Mass transit—which historically provided most of the readers for afternoon tabloids—declined in the face of major freeway expansion.

Meanwhile, after nearly two decades as publisher, Norman felt it was finally time to pass the torch to yet another generation of Chandlers. He decided his successor should begin with a clean slate. The Mirror must fold.

As he contemplated new leadership, Norman also took the first steps to professionalize the paper. Los Angeles was changing. Millions of new immigrants were younger and better educated. Los Angeles had become less parochial and a new kind of paper was needed to meet their needs.

Dorothy, his smart and driven wife, was pressuring him to make improvements. Historian Halberstam said "Buff," as she was known, had become increasingly aware that the Times "was regarded with absolute contempt within the profession."

"She and Norman could go to the newspaper conventions and they would always be treated kindly by their peers," he wrote. "But there was no doubt that the paper was despised; on the occasion that working newsmen voted on which papers they respected and which they did not, the Los Angeles Times ranked at the very bottom, exceeded only by the Chicago Tribune."

In his last years as publisher, Norman Chandler removed editor L.D. Hotchkiss and replaced him with a more respected, capable editor, Nick Williams. He began pulling the reins in on political kingmaker Kyle Palmer and provided more resources to the newsroom.

But it would take the next generation to make the real break.

At a gathering of political and civic luminaries in April 1960, Norman had a surprise announcement: "I now inform you that there is to be a new image of the Times, but not a radically different one," he told the crowd of more than 700 dignitaries.

The transition to the Stanford educated, broad shouldered 32-year old surfer named Otis Chandler turned out to be far more radical than anyone could have imagined.

In appointing his son, Norman Chandler passed up a family favorite, his brother Philip, already a Times vice president and general manager. In doing so, he sewed the seeds of a family split that would widen under Otis Chandler's leadership. Many in the family blamed the growing influence of Buff Chandler, seen inside the family as an outsider who increasingly inserted herself into the business.

**Dorothy Chandler.** All the while, Buff Chandler was building a reputation as Los Angeles' most effective advocate and fundraiser.

Working from her Times Mirror Square office, Dorothy Chandler, as assistant to the chairman and chief executive officer, exerted her influence over 40 years on the cultural growth of the city, like no other.

Even before her son took the reins at the Times, Dorothy Chandler had undertaken a successful drive to save the Hollywood Bowl, which had been forced to close in June, 1950, under the weight of about \$200,000 in debt. Persuading top musicians to play

without pay, the famous venue was able to complete its season. A subsequent fundraising drive led by Mrs. Chandler enabled the Hollywood Bowl to return to profitability.

This was only a warm-up for her greatest accomplishment—a groundbreaking crusade to find a permanent home for the Los Angeles Philharmonic. The result was construction of the Music Center, only two blocks from the Times building and a project that changed the cultural paradigm of Los Angeles.

To do this, she targeted the wealthy Jewish population on the city's Westside, a group that had largely been excluded from the city's WASP downtown establishment. They were banned from the power centers like the Jonathan and California Clubs and the Los Angeles Country Club.

This community included many powerful leaders of the motion picture industry who, while having great influence on popular culture, would do little to help develop an entertainment venue in downtown.

Mrs. Chandler changed their minds in part by refusing to have meetings at these exclusionary clubs. "I felt the Music Center was going to be something to serve the entire community and not the downtown establishment or the older families of Pasadena and (Hancock Park)," she was quoted in *Inventing L.A.* "To me it did more to break down the barriers against Hollywood, against Jews, against new-timers than anything that's happened in our city."

Historian Halberstam agreed. "Culturally, she helped connect West Los Angeles with downtown Los Angeles, two communities that 40 years ago had almost nothing in common and barely spoke the same language," he wrote in his book, *The Powers That Be.* Calling Mrs. Chandler "a critical figure in the modernization of Los Angeles," Halberstam added: "If you're charting the coming of a big, sleepy, conservative community into the modern, affluent, increasingly sophisticated metropolis that exists today, she may be the single most important player."

In raising money for the center, Dorothy Chandler also created a new model for philanthropy.

She rejected any help from the city's Community Redevelopment Agency, which had become the default governmental body for financing major municipal projects. Instead, she raised almost \$19 million with help of a committee of wealthy Angelinos and the Times as her biggest cheerleader. To finish the project and guarantee a steady financing source to operate and maintain the center, she helped create a public/private partnership with the county. It raised an additional \$14 million through private bond sales guaranteed by county government.

That fundraising effort became just one result of a philanthropic attitude exhibited by the Times and Times Mirror Co. during this period. Business-side executives were encouraged to take seats on boards of nonprofits to help promote worthy projects. Arts organizations, non-profit sporting groups, and community organizations all shared in millions of dollars donated annually by the company.

At about the same time that the Music Center opened, a small, but important addition was made to the Times building. A glass and steel structure designed by William L. Pereira went up on the roof of the Kaufmann-designed building along Spring Street.

At the Music Center, the impressive auditorium had been named the Dorothy Chandler Pavilion in honor of its most important benefactor. At the Times, this new, stately room took a similar name, but was dedicated instead to her husband, by then the Chairman of Times Mirror Co.

The Norman Chandler Pavilion, was a grand, wood-paneled modernist space with a soaring ceiling and sleek furnishings. At the north end was a comfortable seating area, where presidents, kings, queens, movie tycoons and a host of other dignitaries would meet with the publisher, editor and the editorial board. The meetings were an opportunity to seek support for political positions, projects and personal agendas or simply to accommodate an increasingly important publisher.

At the south end, on a raised platform, stood a giant black granite dining table, with a tiny box equipped with a gleaming silver button—used to summon waiters from behind two hidden, swinging doors.

This room became the face of power for the Times and for Otis Chandler, who was to be the last of the family to lead this influential media empire.

But it also became a personal refuge for members of his family. Hidden doors in the wood panels revealed a full bar and television, where family could entertain themselves before leaving for performances at the Music Center, just blocks away.

Symbolically, the room was positioned so that its vast floor to ceiling glass walls looked down on City Hall, making it clear—for now at least—who the Chandlers considered the real power in town.

**Otis Chandler.** Like his father, Otis had already undergone a thorough internship in all of the Times business departments. But, but unlike his father, he spent time as a reporter and seemed to gain a special love for it and an interest in how journalism could move the world.

He set out to do what many in the industry thought was impossible: His stated mission was to "knock the New York Times off its perch," and bring what was then a poorly regarded provincial newspaper into the limelight as a journalistic powerhouse.

He spent big money to attract journalistic talent, using the promise of first class travel, light editing and all the charms of Southern California's alluring weather. In his first year, he started a local edition in the growing San Fernando Valley, began publishing opinion pages, a separate business section and Calendar, a new section that chronicled the region's flagship entertainment industry. In short order, he opened bureaus in Sacramento and Washington D.C., and began a worldwide effort to create a foreign staff that would rival the east coast Times in both numbers and qualifications.

Within only weeks of his appointment he displayed his independence from the politics of his family by ordering an investigative series on the ultra-conservative John Birch Society. Among its members was his uncle Philip's wife. The series also was among the first investigative efforts undertaken in the U.S. by a big city daily newspaper.

But this young publisher also knew he would not remain in his post if he didn't deliver on profits.

He set about replacing 22 of 23 department heads installed by his own father. He spent big on promotion and circulation, noting each change on a huge chalkboard installed in his office.

"If the editorial expenditures I had made—which were substantial—if those were not transferable and translatable into advertising and circulation gains and thus into profitability, all I would have been doing would be adding to the payroll on the editorial side and carrying nothing down to the bottom line," Otis Chandler remarked near the end of his time as publisher in 1980.

The results of all this were nothing less than remarkable.

Daily circulation rose from 500,000 to 750,000 in less than two years. Sunday circulation broke the 1 million subscriber mark in only one year. By 1965, The Times became the first newspaper in history to publish more than 4 million classified advertisements in a single year and the first in the U.S. to publish more than 100 million lines of advertising.

In only a few short years, The Times, routinely considered one the nation's worst papers, had been elevated to among the top three, sharing the spotlight with the New York Times and the Washington Post. During Otis Chandler's years as publisher, the paper would go on to win seven Pulitzer Prizes, more than twice the number earned in the prior 79 years of the paper's history.

Meanwhile, Norman Chandler, as chairman of Times Mirror's Board of Directors, continued to build the power and reach of the corporate holdings.

Wrote historian Halberstam: "No longer would The Times be a small company which published two newspapers. It would become a conglomerate, and it was the real leader in the American newspaper profession at this, and some fifteen years later, papers like the New York Times and the Washington Post were just catching on to what Norman Chandler and his bright young men had done."

As the 1970s dawned, Times Mirror Co. had seen amazing growth under the guidance of Norman Chandler and former UCLA Chancellor Franklin Murphy, the first non-family member to take the top corporate post after Norman's retirement in 1968.

The parent company of the Los Angeles Times had acquired newspapers, magazines, television stations, cable companies, printing plants, and book publishers among others. It also held major stakes in the forest products industry, with paper mills and forests.

Aside from the investment potential, this guaranteed the publishing company a steady supply of newsprint at a reasonable price.

By 1972 Times Mirror had become the largest publicly held publishing company in the United States, based on its revenues and its net income.

Now it needed a headquarters that reflected its wealth and power.

A modernistic fortress-like building of stone and heavily-tinted glass, designed by architect William L. Pereira, took shape in 1973 along Broadway and First Streets. It literally hugged the 1935 Kaufmann building that housed The Times.

The real power now shifted to this building. While his primary job was to serve as publisher of the newspaper, Otis Chandler, who also was the corporate vice chairman, occupied a second office here, where he spent much of his time exerting influence over the direction of its acquisitions and strategy.

Every detail of the new building projected a quiet sense of authority. An elevator whisked visitors from the Broadway entrance to the sixth floor, opening onto an 80-foot lobby filled with abstract sculptures and designer chairs. The executive offices were arranged around a central atrium, lit by skylights, and filled with tropical plants arranged around a fountain.

Notably, the windows offered a striking vista of the Music Center, Dorothy Chandler's most prized accomplishment.

While Norman Chandler was credited with building Times Mirror into a powerhouse corporation, Murphy was seen more as a cultural pioneer, using his influential position, and the status he gained in running UCLA, to set a tone for philanthropy and support of the arts in Southern California. Much of this was accomplished in concert with Dorothy Chandler. She shared Murphy's interest and passion for the cultural life of Los Angeles and its surroundings.

"So many times you find Franklin's invisible hand in the process," Robert Skotheim, president of the Huntington Library and a confidant of Murphy, told Times Staff Writer Myrna Oliver. "He was just unique in being involved as a mastermind, a planner, a helper behind the scenes. I can't think of anybody who did not have great personal wealth who has had a comparable philanthropic impact on educational and cultural institutions."

Dorothy Chandler was instrumental in recruiting Murphy and convincing the Chandler family he was right for the job. Ironically, two years after her husband's death and the opening of the new corporate headquarters, Murphy was ordered to eliminate Dorothy Chandler's position and move her out of her prestigious corporate office.

The order came from her son, Otis Chandler, who was taking an increasingly strong hand in corporate affairs even while running the newspaper. Once again he demonstrated his independence from his family, this time from his own mother who had helped engineer his career from his first days as a Los Angeles Times intern.

Five years later, Otis Chandler assumed Murphy's position and helped Times Mirror continue to prosper. Yet by 1986, Otis' conservative cousins and their allies on the Times Mirror board managed to pressure him into retirement.

The Future Of Times Mirror Square. Inside the newsroom, The Otis Chandler era—lauded as the golden period for the Los Angeles Times—actually ended in 1980 when he stepped down as publisher.

Although he moved upstairs to officially assume the chairmanship of Times Mirror Co., forces were already at work eroding Chandler's vision for his newspaper.

Demographic changes saw Los Angeles become less affluent as middle class families increasingly moved to the suburbs of neighboring counties. Immigrants, with poor language skills and little connection to the community, began to make up a larger percentage of the population. At about the same time, mergers and acquisitions among department stores and grocery retailers were eating into the company's rich advertising monopoly—a trend that would accelerate over the coming decades.

But the major change was the decision to turn management over to professionals instead of the next generation of Chandlers. Otis was to be the last family member to run the paper since Gen. Harrison Gray Otis walked through the door 100 years before. "When I came," recalled Anthony Day, Chandler's former editorial page editor, "I thought (Otis) was going to build a progressive newspaper dynasty like the Washington Post or the New York Times. And it became clear over the years that he did not have any such intention. He told me several times, and other people, that no Chandler would again be publisher of the Times."

For a time, Chandler's dreams of a West Coast paper that would be equally or more influential than the New York Times remained intact. Notably, by 1990 The Times' circulation reached more than 1.2 million daily and 1.5 million on Sunday, making it the largest metropolitan daily in the United States. This bested the New York Times by 200,000 readers.

But gradually economic headwinds and clashing strategies among a succession of different publishers—many of whom had no media experience—began to take their toll. The company's plan to follow its readers to the suburbs proved costly and ineffective as the Times faced entrenched rivals in each city.

In 1999, after a particularly difficult year that included a journalistic scandal involving a Times magazine that was secretly controlled by an advertiser, the Chandlers decided to sell the Los Angeles Times and Times Mirror Co. The buyer was the Tribune Co. of Chicago.

The purchase, officially labeled a merger, proved toxic. Tribune managers accelerated layoffs, eliminated sections of the paper, ended all but fully-paid and geographically profitable circulation and ordered increasingly severe budget cuts. Ties to the community were severed and the company ended its generous policies of supporting local arts and community organizations.

The internet also began its disruptive march toward dominance, further depressing circulation and robbing newspapers, including the Times, of their advertising monopolies.

Finally, as the company's strategy failed to bolster share prices, the Chandlers, who remained major Tribune shareholders under their tax-advantaged transaction, forced a sale to a foul-talking Chicago real estate investor named Sam Zell. Despite a complete lack of experience in any form of media, Zell issued a cocky prediction: he alone could save the business.

In less than a year, the entire company fell into bankruptcy. The sale to Zell not only ended the Chandlers' influence over the paper, it also ended their influence over the city they all but invented.

The Tribune Company eventually emerged from bankruptcy, falling under the control of Wall Street interests. The loss of advertising accelerated and the new owners ordered new rounds of layoffs and buyouts that left the Los Angeles Times a shadow of its former self. More recently, the Times was purchased by Dr. Patrick Soon-Shiong, a Los Angeles surgeon, entrepreneur and billionaire. While the sale returns it to local ownership for the first time in nearly two decades, it is unlikely the Los Angeles Times will ever regain the central role it once played in the life of Southern California.

"Today there is no single node of power in the city," former Mayor Antonio Villaraigosa told Times writers Peter H. King and Mark Arax. "It's diffused geographically, diffused among important stakeholders—business, labor, for instance—and also racially and ethnically."

Even the historic buildings of Times Mirror Square face an uncertain future. Times Mirror Square was sold to a development company, reducing the newspaper to merely a rent-paying tenant. It is likely the Los Angeles Times will soon lose its lease and be forced to vacate its long-time home.

Today, the Times Mirror Square complex is all that remains of this powerful story of how Los Angeles came to be and the family that put its unmistakable stamp on the region's history.

# ARCHITECTURAL STYLES

Fourth Los Angeles Times Building (Gordon B. Kaufmann, 1935) Modern. Gordon Kaufmann's 1935 Los Angeles Times building is the oldest of the buildings that make up Times Mirror Square. The granite and limestone structure won a Gold Medal in the Industrial and Commercial Architecture Division of the U.S. Pavilion at the Paris International Exposition in 1937. This exposition in 1937 was the follow-up to the 1925 fair, which introduced the term "Art Deco" to the world.

When Harry Chandler commissioned Kaufmann to design the new Times Building, he said: "Let it be fireproof and earthquake proof. Let it be a suitable newspaper plant and a monument to our city."

Chandler's first requirements were accomplished through a structural design which included lateral bracing and stiffening of the steel frame by additional plates attached to beams and columns. The reinforced columns and beams were necessary to handle the heavy loads of equipment and paper storage. The lateral strengthening is carried to the fifth floor, where heavy buttresses serve the double purpose of strength and architectural treatment. The Times Building was the sturdiest of its kind in the city when it was built in 1935, in the immediate aftermath of the 6.4 Magnitude Long Beach earthquake. The requirements for a suitable newspaper plant that would be a monument to the city were less tangible and provided some of the most interesting problems and challenges that Kaufmann faced.

The plant was designed to be efficient and economic, to operate with the minimum of maintenance and to maximize the comfort of the workers. The smoothness of all departmental operations was facilitated by the careful choice of materials, allowing the possibility to expand when and as needed, and adaptability to new devices and inventions in the mechanical departments. The building was designed so that every step, from the bringing in of the huge rolls of newsprint paper into the plant, the preparing of the copy, the setting of the type and the printing and delivery of the paper, together with all the intervening clerical and business activities, should function as smoothly as possible. A close relationship between the newspaper's management and Kaufmann's office was established to explore this problem space. All modern Eastern newspaper plants were visited, and the latest methods were investigated. In time, a definite program developed which formed the groundwork for the design of the ultimate modern Western newspaper plant.

It is interesting to note how this efficiency program affected the final architectural design and solved the final requirements, a building "which would be a monument to our city."

The most conspicuous example has to do with the large roof structure, which displays the name of The Times in incised stone and neon light. In most buildings, the mechanical equipment is placed in the basement. The Times, however, needed nearly all of the basement space for paper storage, so much of the mechanical equipment was placed on the roof instead. By enclosing this functional space, a distinctly monumental quality is obtained, an aesthetic form reflecting the essential needs of the plant itself.

Another significant innovation is found in the massive piers that separate the windows on the Broadway and Spring Street elevations: these are used to house the ducts of the air conditioning system. This was necessary because the large floor areas could not be suitably ventilated by natural means and also to keep the newsprint stock in good condition for printing. Certainly, these ducts could have been placed inside the building instead of in the exterior piers, but to have so located them would have sacrificed efficiency in operation and considerable floor area, while complicating the room arrangement. By choosing to build the ducts into the piers, the monumental character of the building was enhanced while making it more functional.

Exterior ornament is used very sparingly as the materials employed, stone and granite, are at their best in large, plain surfaces. The aluminum spandrels serve a double purpose. First, they have value in earthquake resistance, in that they provide a much less rigid tie between the stone piers than would masonry; second, the character of the aluminum is in pleasing contrast to the surrounding stone.

The setback skyscrapers of Raymond Hood, most notably the Chicago Tribune Tower (1922) and New York Daily News building (1929-31) with its circular lobby, were clearly an influence on Kaufmann's designs for the Los Angeles Times Building. He drew too upon the stripped down classicism of Bertrand Goodhue's end-of-career projects in Los Angeles. Goodhue's Central Library (1926), a classically Greek-inspired building rich in symbolism, provided a model for the Helicarnassian monument adapted to the far West, which the Times Building evokes too in its massing.

Hoover Dam and the Times building were ground breaking projects in their innovative concealment of mechanical elements behind aesthetically pleasing surface massing. Kaufmann followed the same edict for both, "as the materials employed are at their best in large, plain surfaces." His treatment of Robert Merrell Gage's architectural sculpture reveals a tremendous sensitivity to the artist's technique, the scale of the project, and the supporting material in which they sit.

Where Hoover Dam is a testament to the harnessing of the physical environment for the betterment of commerce and urban development, the Times building, as a highly functional "information machine" producing newspapers around the clock, harnessed the intellectual environment. The construction created the most efficient mechanism by which humans and machines could interact to produce the product, while promoting an aesthetic that elevated the newspaper as a public institution and the Chandler family as significant players in the civic center.

Richard Guy Wilson asserts that, with Hoover Dam, Kaufmann "took the banal details of the engineers and [turned them] into one of the great moderne landmarks of the 1930s." Kaufmann reflected, "There was never any desire or attempt to create an architectural effect or style but rather to take each problem and integrate it to the whole in order to secure a system of plain surfaces relieved by shadows here and there."

Kaufmann's Modernism was a subtle interpretation of the new role of Power in the 20th century west. Power, as literal electricity, in Hoover Dam. Power of Industry, as at ALCOA in Vernon. Power of Ideas, at the Los Angeles Times plant. Power of Celebrity and Popular Culture, at the Earl Carroll Theatre and Hollywood Palladium.

Gordon Kaufmann took the emerging power sources of Southern California as an inspiration to create a Modernism that was distinctly of its place and time, one that retains its ability to profoundly move and inspire those who use these buildings today.

Mirror Addition (Rowland H. Crawford, 1948) Late Moderne. Late Moderne was the style initially expressing Los Angeles' postwar boom, from 1945 to the early 1950s. It was part of the stylistic progression that followed the Zigzag Moderne (AKA Art Deco), morphing into the Streamline Moderne. It became the signature style of commercial architecture after the war, before the advent of structural expressionism as seen in the Case Study style and Googie coffee shops became de rigueur.

The Late Moderne idiom borrowed the horizontality, curved canopies, curved walls and flat, spare surfaces from the Streamline Moderne. The Late Moderne also shared a relationship with the International Style, with its rectangular volumes and ribbon windows, but abstracted and simplified the plans, and Late Moderne used warmer and more solid materials, like stone and Roman brick, in contrast to the smooth stucco of the International Style. Late Moderne's commercial, car-centric focus also set it apart, often through large architectonic signage in the form of integral rectangular pylons.

Into the asymmetrical sculptural compositions of Late Moderne were inserted secondary elements, most often bezeled windows and picture frames, egg-crate sunshades, box grids, cutouts, louvers, steel poles, decorative grills, and cantilevered canopies.

Some examples did not feature the trademark irregular horizontal volumes, but instead a more symmetrical design. Wurdeman and Becket's 1947 General Petroleum Building features interlocking stone-clad volumes, fins and bezeled windows, but with more emphasis on symmetry and verticality. Paul R. Williams' 1949 Golden State Mutual Life Building is made up of large intersecting volumes and prominent bezeled windows, and features a large, centralized vertical element in its fenestration.

WPA Moderne structures, associated with the time period between 1935 and 1945, reflect a greater use of conservative and classical elements and have a monumental feel. They were usually built as part of the Works Project Administration agency's attempts at federal relief during the Depression (or by the Public Works Administration, hence the alternate name "PWA Moderne"). In the Crawford Mirror addition, the monumental massing, balanced symmetry, vertical recessed windows and figural sculpture blend WPA Moderne into the Late Moderne characteristics, e.g., bezeled ribbon windows running the length of the structure.

Paul Gleye, architectural historian and author of "The Architecture of Los Angeles," highlights Rowland H. Crawford's achievements in the Late Moderne architectural style by focusing on the Mirror addition of 1948. Gleye argues that the Times-Mirror Building was a key representative example of the style, stating that with the Times-Mirror Building "the Moderne was combined with the International Style... with horizontal bands of windows set off against the accentuated vertical facade."

Crawford is thus acknowledged as one of the few architects closely identified with the Late Moderne architectural style in the Los Angeles area, as expressed in several key buildings, including Crawford's landmarked 1947 Santa Monica Sears building.

The Late Moderne is becoming known and appreciated as a key style bridging the Streamline Moderne of the 1930s and the modern Case Study style of the 1950s. The increasing rarity of intact examples—note the recent demolitions of Stiles O. Clements'

Mullen & Bluett building (1949), the Beverly Canon Theatre (1946), etc.—makes the Mirror addition especially significant.

The Times-Mirror building stands as a monument to the simplicity and abstraction of Modernism, with its rectangular volumes and ribbon windows, adapted to a Late Moderne vernacular and softened with the decorative ornaments and sculpture not seen in the high art style of International Modern. The solid, tactile use of heavy masonry to define its volumes stands in contrast to Modernism, and this would give way to the structural expressionism of Case Study and Googie styles after 1950.

The Late Moderne style was cut short by the emergence of new modernistic styles, notably the Corporate International style influenced by Mies van der Rohe and the development of the curtain wall. Late Moderne, in its emphasis on softening the intellectual abstraction of Modern form, might show the influence of Hollywood Regency, or in the case of the Mirror addition, WPA Moderne. Some of the best known remaining examples include Wayne McAllister's 1949 Bob's Big Boy (a State Point of Historic Interest); Paul R. Williams' 1949 Golden State Mutual Life Building (Los Angeles Historic-Cultural Monument No. 1000); Wurdeman and Becket's 1947 General Petroleum Building (Los Angeles Historic-Cultural Monument No. 596, National Register); and Wurdeman and Becket's 1947 Bullock's Pasadena (listed on the National Register of Historic Places as a Late Moderne building).

Times Mirror Headquarters Addition (William L. Pereira, 1973) Late Modern Corporate. William L. Pereira's design for Times Mirror Headquarters is a significant project in the career of a major architect who helped to shape modern California. It stands alongside his designs and plans for LAX (with Welton Becket, Paul Williams and Charles Luckman), the Transamerica Pyramid, CBS Television City, the University of California Irvine, the master planned city of Irvine, Geisel Library at the University of California San Diego, multiple buildings at the University of Southern California, Marineland of the Pacific, Union Oil headquarters in Los Angeles, Crocker Citizens Bank, Robinson's department stores, the Disneyland Hotel, the Metropolitan Water District headquarters, Hunt Food headquarters, and the Los Angeles County Museum of Art as defining buildings in a period of tremendous growth and self confidence in the state.

From his arrival in Los Angeles in 1938, Pereira studied the new ways of life and the new attitudes toward architecture that were evolving in the city as it gained national prominence in the fields of architecture and planning. Though his early work often reflected the International Style of Modern architecture (CBS Television City being an important example), the attitudes of experiment, of breaking with the conventions of Modernism, and of expressing the environment and culture of Los Angeles lead his designs in new and innovative directions.

We are used to celebrating these characteristics of innovation in the work of independent practices, such as those of Richard Neutra and R. M. Schindler; Pereira, however, applied them to a sizable corporate architecture practice which designed buildings and campuses for major commercial, public, and educational institutions.

Such large commercial architectural projects have not, for the most part, been considered as serious architecture, however. This has lead to Pereira's role in history being sidelined by many critics and in many history books. This bias is the challenge we face today if we are to accurately assess the historical significance of Times Mirror Headquarters. It demands that we seek out new research and rethink the long held biases toward buildings of this type and era.

Pereira's Times Mirror Headquarters is Late Modern Corporate architecture. It is Modern because it uses modern materials and structures (such as steel, glass and luxurious stone facings) in a manner that expresses an abstract and functional composition rather than a historical style. It is a Late Modern design because of its date, and because it has moved beyond the minimalist cubes and rectangles of the International Style into a more complex composition of verticals and horizontals, of a mix of materials, of solids and voids, of large masses lifted effortlessly into the air. It is also an urban building which expresses and takes advantage of its urban site at the heart of the city's civic and commercial district. It is Corporate architecture because it was designed specifically for one of the most influential corporations in California, Times Mirror Co., and was meant to express the place of that company physically and symbolically.

Considering the political, economic, and cultural power of the client (the Chandler family), and the building's prominent site across from City Hall, the architect clearly intended Times Mirror Headquarters to be an important design, not simply a conventional commercial office building. Pereira's design intentions must be given due consideration.

Among many aspects of this design, three major components in particular show its originality and quality: its composition, its creation of public space, and its relation to its historic neighbor. I offer these as ways to analyze a long-neglected style and type in order to understand and appreciate its distinctive and landmark-worthy character.

First, the composition of the building plays the upper stories' long horizontal lines off against the strong stone-clad verticals that rise from the sidewalk defining its two sides and corner. These verticals advance, and the glass voids between them recede. The form of the building expresses its structure, even though that structure is not exposed. It also expresses its interior functions, with a tall public bank space on the ground floor behind the glass voids, and offices on the upper, horizontal floors. This primary composition is then modified by secondary entry functions on the far left on West First Street, and the far right on South Broadway.

This composition relates to other trends in Late Modern architecture. In its bold proportions and the muscular appearance of lifting large masses high in the air, it reflects beton brut designs, though it is not concrete. Like beton brut, Pereira's many Late Modern designs were creative explorations that moved architecture past the minimalist simplicity of early Modernism, while still adhering to the fundamentals of Modernism.

Second, this design is shaped by its urban site. William L. Pereira was a planner as well as an architect, so the relation of buildings to each other and the need for buildings to work at both the macro and micro scale were often key to his approach. Here, the main facade is set back off the edge of the sidewalk, forming a small plaza that widens the public space, creating usable urban space out of the path of the busy sidewalk. This space is marked by planters and columns that lift the second-floor walkway above the sidewalk, visually and spatially defining this quieter public space and adding a third habitable dimension overhead. The landscaping was designed by noted landscape architect Robert Herrick Carter, a frequent Pereira collaborator on such designs as the Metropolitan Water District in Los Angeles, the University of California, Irvine, and Avery Headquarters in Pasadena.

Third, Times Mirror Headquarters' design responds to its physical and symbolic position next to the historic Los Angeles Times building by Gordon Kaufmann. It should be noted that historic preservation (let alone sensitive additions to historic buildings) was not yet a major concern in the architecture profession at this time; the Los Angeles Conservancy was not founded until 1978. Pereira's acknowledgement of the older building in this design reflects one of the many ways that he was ahead of his times as an architect.

In keeping with Modernist theory, Times Mirror Headquarters is a new design, with new materials and new forms for a new era; it does not attempt to mimic the details or look of the older building. Yet even though it is several times larger than the Kaufmann building, it intentionally does not overwhelm the older building; indeed, its design is guided by respect for the older building by playing a secondary, supporting role. It is lower than its neighbor. The darker materials of the newer building's stone, steel and glass cause it to recede visually in comparison with the lighter tone of the older building. The Times Mirror Headquarters steps back from the older building, both at ground level and on its upper stories. Its entry likewise does not compete with the main Kaufmann building entry.

It is true that Times Mirror Headquarters attaches to the older building's northwest facade, thus removing a large amount of original fabric. This is counter to today's accepted practice of retaining original fabric as much as possible. However, at this very early stage in the evolution of historic preservation, such practices had not yet been generally formulated. Overall, Pereira's design decisions deferring to the older building are ahead of their time, and create a remarkably dynamic combination of the new and old for the entire block.

Though its design is thus intentionally less dramatic than other landmark buildings Pereira designed in the 1960s and 1970s, Times Mirror Headquarters belongs to a period when Pereira was exploring bold geometric forms which consciously emphasized their site or structure at an urban scale. In buildings such as the LAX Theme Building (1961), the Geisel Library (1965) at the University of California San Diego, and the Transamerica Pyramid (1973) in San Francisco, those qualities were used to great effect in singular designs that are truly iconic urban landmarks, as time has proven. It takes an unusual skill to create such eye-catching landmarks that are not simply bombastic.

The Times Mirror Headquarters shares their urbanity, formal boldness, and polished detail, though, as mentioned above, in a building which defers to its neighbor.

Clearly William L. Pereira's Times Mirror Headquarters is not a common commercial design of the period. It carefully considered its purpose as a symbol of an important corporation, and its site in the city's civic center. It gave that purpose a distinctive, well-crafted form. With the Kaufmann and Crawford buildings it forms a cohesive urban complex that reflects the galvanizing power of passing time in a city. The building demonstrates not only Pereira's role as a master architect who helped to shape the city we know today, but a building which is symbolically, urbanistically, and creatively part of the life of the city.

### Master Architect

Gordon B. Kaufmann. "It is probable that we shall never again have a distinctive style, but what I hope and believe we shall someday posses is something akin to a style—so flexible that it can be made to meet every practical and constructive need, so beautiful and complete as to harmonize the heretofore discordant notes of Art and Science, and to challenge comparisons with the wonders of past ages, yet malleable enough to be moulded at the designer's will." - Bertram Goodhue, *The Craftsman*. June 1905

Gordon Bernie Kaufmann (1888—1949), AIA, the architect of the Los Angeles Times Building, was born in London, England. Educated at the Whitgift School, Croyden and London Polytechnic Institute, he moved to Vancouver, Canada around 1908. Kaufmann settled in Los Angeles in 1914. By 1917, he was employed as a draftsman for Pasadena architect Reginald Johnson, and was a partner with Johnson and Roland Coate, Sr. from 1921-24. In 1925, Kaufmann launched his own architecture practice in the boomtown of Los Angeles. He became a naturalized American citizen in 1936.

During a relatively short career, he would prove to be among the most versatile architects of his time, as at home with historically minded, residential commissions like Greystone Mansion for the Doheny family as with the cutting-edge engineering marvel of Hoover Dam. Among his notable projects are Santa Anita Racetrack, Scripps College campus, the Hollywood Palladium, the Park La Brea housing development (with architect J.E. Stanton), the Earl Carroll Theatre and the 1935 Los Angeles Times Building.

Honors and achievements include: Head, Southern Section, Building Congress of the California State Chamber of Commerce, Los Angeles, 1932; Co-Supervising Architect (with Edwin Bergstrom), Works Progress Administration (WPA), Los Angeles County, 1933, (appointed by the Los Angeles County Board of Supervisors); Architectural Consultant, U.S. Reclamation Bureau; Architectural Consultant, Scripps College; Architectural Consultant, Vultee Aircraft Corporation, Los Angeles, 1939-1943 and the Legion of Merit, for US Army service in World War II.

Gordon Kaufmann was a architect of tremendous output and versatility, from beach houses for the Chandler family, to the Hollywood Palladium, Santa Anita Racetrack,

Greystone Mansion for the Doheny family, the Times Building, and the Hoover and Grand Coulee dams (Hoover was contemporaneous to the Times Building and Grand Coulee was completed in 1941). The last three structures display such an exquisite integration and balance of aesthetics and engineering that Kaufmann, in the Western United States, has no peer.

The Hoover (1936) and Grand Coulee Dams (1941), were the largest dams in the world at the time. The Hoover Dam would divert the Colorado, one of the country's most powerful rivers, through tunnels drilled and blasted through solid rock walls of a canyon, and then contain it in a plastic, curving concrete and steel wedge that rose to a height of 726 feet. This wedge, tapering up from the bottom (660' thick) to a mere 45' thickness at the top, had a width of a quarter mile, and accommodated a four-lane highway. It would take five million barrels of concrete to create, and would hold back 12 trillion gallons of water. The dam curbed the mighty Colorado River and tamed it for agricultural and urban use further downstream.

Working closely with the Bureau of Land Reclamation's Denver office, which was responsible for the dam's engineering, Kaufmann created an appealing aesthetic for the structure which grew out of a close concordance between function and a deep understanding of his materials' fundamental qualities. The dam's basic shape, the curved wedge, was the result of pure engineering, expressed with grace and finesse.

Four setback towers rise as extrusions from the dam's ridge, creating in Kaufmann's words, "an orderly series of small vertical shadows punctuated by the larger shadows of the elevator and utility towers." The four towers received cutback corners and cornice lines reminiscent of the setback Times Building.

Engineers originally had planned for large overhead gates for the spillway, but Kaufmann collaborated with them to create a more streamlined solution of low rolling drum gates separated by substantial concrete piers. The horizontal speed-lines incised in the piers carry the notion of streamlining out from the hidden spillways and causeways of the dam to the viewer's eye.

The Norwegian-born, naturalized American sculptor Oskar J. W. Hansen was selected by Kaufmann to produce the dam's ornamental program, which was executed as monumental concrete bas-relief panels in the Art Deco style. Over the doors to the two public entrances, Hansen depicts the history of the area and of flood control, irrigation, and hydroelectric power generation.

The dedicatory monument for the dam, on the Nevada side, was also by Hansen. A 142' flagpole stands between two 30' bronze seated figures on 6' diorite base. Hansen called them "Winged Figures of the Republic." And with, perhaps, a tip of the hat to the winged symbolism of the Los Angeles Times project, Hansen describes the figures as an "inspirational gesture... that symbolizes the readiness for defense of our institutions and the keeping of our spiritual eagles ever ready to be on the wing."

In 1938, Kaufmann designed a Streamline Moderne factory complex for the Aluminum Co. of America (ALCOA) at Fruitland and Alcoa Avenues, Vernon, with exterior

ornamentation expressed through extruded aluminum. Critic Richard Guy Wilson says that the design came directly out of Hoover Dam, with the treatment of large plain surfaces interpreted by the occasional shadow.

Also in 1938, Kaufmann designed a Sunset Boulevard theatre for musical comedy impresario Earl Carroll. The Streamline Moderne facade made innovative use of its integrated signage elements, from the 24' high neon silhouette of showgirl Beryl Wallace (soon to be recreated on the recently landmarked building) to the adjacent wall / tourist attraction comprised of movie star signatures set in concrete blocks. State-of-the-art engineering advances enhanced the theatrical experience, among them a revolving stage within a larger revolving stage.

In 1939, Kaufmann (working with J.E. Stanton and William F. Stockwell) designed an office wing and rotunda for Vultee Aircraft Corporation in Downey. With its rounded corners and integrated awnings, the elegant low-rise structure anticipates Welton Becket's Capitol Records tower by almost two decades.

In 1940, Kaufmann designed the Hollywood Palladium, across from his Earl Carroll Theatre. Funded in large part by Los Angeles Times publisher Norman Chandler, the ultra-modern complex included an integrated seven-lamp spotlight array surrounding the entry tower and a special 200' raised platform in the parking lot to facilitate passenger unloading.

Kaufmann's final commission, completed after his death, is the Musician's Union Local Number 47 in Hollywood, with highly functional community and performance spaces, and its elegant porte-cochere reminiscent of the parking lot transition at the Hollywood Palladium. This building was recently declared a Los Angeles Historic-Cultural Monument.

Kaufmann was an extraordinary architect in the Western American Modern canon. Irving Gill, R.M. Schindler, Richard Neutra, Frank Lloyd Wright all contributed to the unique Southern California approach to the Modern and International Styles, but the majority of their work here was residential. Kaufmann was designing complex built environments, ranging from the commercial to residential to industrial, with sensitivity, a high degree of tolerance, finesse, and scale beyond anything his peers tackled. Kaufmann is a master architect, who in the decade before World War II, reached a far shore, that was after ornament, after style, on the edge of pure design. It took each challenge as it came and integrated with the whole to, as Kaufmann expressed, "secure a system of plain surfaces relieved by shadows here and there."

Gordon Kaufmann created a Modern cannon of architecture in Los Angeles by responding to the need to integrate modern technology seamlessly into buildings, while still satisfying his clients' demands for bold and beautiful aesthetic forms. He developed a vocabulary of forms and ornament that spoke to an emerging idea of modern life, and achieved Bertram Goodhue's goal of creating that flexible new thing, akin to a style, but "meet[ing] every practical and constructive need."

Rowland H. Crawford. Rowland Henry Crawford (1902-1973), AIA, the architect of the Mirror addition, was born in Deadwood, South Dakota. Crawford graduated from Polytechnic High School in Los Angeles, entering the University of Southern California in 1920, where he was a member of the first Architecture class. He did his graduate work at the University of Pennsylvania in 1924-25. Thereafter, Crawford spent two years on a Davis Traveling Scholarship at the American Academy in Rome, where he studied painting.

On his return to Los Angeles in 1927, Crawford joined the architectural firm Webber & Spaulding, during which time the firm designed the Avalon Casino on Catalina Island, and the Harold Lloyd Estate, known as Greenacres. In 1930, Crawford joined the office of Gordon B. Kaufmann, where he worked as principal Architectural Associate on the Santa Anita Race Track (1934) and the Los Angeles Times building (1935).

In 1938, Crawford established his own practice at 9397 Wilshire Boulevard, Beverly Hills. Some of his accomplishments include:

In 1939, Robert Cobb of the Brown Derby Restaurant hired Crawford to design the Art Deco-style Gilmore Field, a 13,000-seat baseball stadium, adjacent the Pan-Pacific Auditorium.

Also in 1939, Crawford was the architect of 8844 Wilshire Boulevard in Beverly Hills, a Georgian-style structure for Roger Marino, opening as Martini's Restaurant.

Also in 1939, Crawford was architect of a seven-unit, Regency-style apartment building via Janss Investment, which handled purchase of the site for the Menig Family, on Hilgard Avenue in the Westwood hills.

Also in 1939, Crawford designed the expansion of Desmond's Westwood clothing store at Weyburn Avenue and Westwood Boulevard, doubling its 1929 size and remaking the Spanish Colonial structure in a neoclassical, Art Deco style.

1940 also saw his design for the Chandler Shoe store at 1060 Westwood Boulevard, with deep marble facing and bronze metal trim.

The spring of 1942 saw the opening of the Town & Country Market at Third Street and Fairfax Avenue, opposite the Farmers Market. Crawford utilized a traditional American design bearing a heavy debt to Colonial Williamsburg for his clock tower commanding the main entrance (the central clock tower predated the clock tower at Farmers Market, which was not constructed until 1948); it encompassed seven and one-half acres, with twenty-six enclosed shops and seventy-five semi-enclosed stalls.

1947 saw the erection of the Beverly Hills Law Building at 424 South Beverly Drive, Beverly Hills. With its horizontal massing, corner windows, flagstone planters and pierced doorway overhang, it can be considered one of the first Late Moderne expressions for which Crawford is known.

Crawford's Santa Monica Sears opened in 1947 at 302 Colorado Avenue. The massing, with horizontally-patterned striations on the building's corners, a grid of incised squares on the remaining elevations, and the curved projecting cantilevered canopies,

define the structure as Late Moderne. The large neon letters spelling SEARS in stylized period typeface on each elevation, and stylized bas-relief sculptures that embellish both ends of the north facade, are additional Moderne elements. Crawford's Santa Monica Sears was designated a City Landmark by the Santa Monica Landmarks Commission in 2004.

The Crawford-designed Brentwood Country Mart opened in November 1948 at 225 26th Street. Inspired by the red-boarded American and English country marketplaces, it is based as well on Crawford's own Town and Country Market from 1942. The red barn-style structure fit into the rural nature of Brentwood at the time.

Begun in 1947, and opening in October 1948, is the Los Angeles Times Mirror addition at Spring and 2nd Streets in downtown Los Angeles. Crawford is best remembered for skillfully marrying elements of Moderne style with aspects of International style in hi projects. The architectural features of the Mirror addition make it an excellent illustration of the post-war high rise idiom. The World War II years essentially halted the evolution of architectural styles, such that following the war many Southern California commercial buildings were strongly influenced by architectural designs popular in the late 1930s. The Late Moderne style was based on a blend of the International Style with the Moderne; the Mirror addition shows the influence of the Late Moderne, and of the Monumental Moderne, as typified in many WPA buildings of the 1930s, befitting the grand scale of a building for a Chandler newspaper. The horizontal bands of glass brick windows, as they make their curved turn around the building, show a Moderne element, while its angularity and monumentality are character-defining features of Monumental, International Moderne. Crawford also made additions and alterations to the Spring Street side of the Times compound, where the Composing Room, Press Room and Concourse were enlarged and made to connect the old and new buildings. This aided in Crawford's integration of the two structures, for example through the use of the ornamental belt course that continues across the Spring Street facade in its entirety.

Above the tenth floor there exist five large figures carved in limestone. These sculptures, representing Culture, Justice, Faith, Progress and Equality, were executed by the Harry D. Donato Company and Ivan L. Adams of Bloomington, Indiana. The figures were sketched by Crawford at one-quarter full size and then forwarded to the modeler Eugene Romero, in Chicago, where they were modeled in clay. Crawford went to Chicago to consult in the final modeling, and from there they were sent to the Indiana Limestone Company in Bedford, Indiana to be carved in their eighteen-foot form.

Rancho Santa Anita opened the first phase of its development, the El Rancho Supermarket, in mid-1948 on Huntington Drive in Arcadia, near the Santa Anita Race Track that Crawford had worked on in the early 1930s. It is designed in the Late Moderne style, with a large sign pylon. The San Marino Tribune reported on June 1, 1948, "The market has two walls made almost entirely of glass so that customers have view of the mountains while they shop." At one time the shopping and business center had twenty stores and twenty-four offices, Arcadia Mayor Thomas C. Sullivan officially

dedicated it in May 1950. Crawford's Valley National Bank was an addition in 1955.

April of 1949 sees completion of the Mackay Building, a two-story store and office building at Canon Drive and Dayton Way, Beverly Hills. It is executed in the Late Moderne style with stylized bas-reliefs.

Also in 1949 Crawford designs the Los Angeles Times Boys' Club at 2635 Pasadena Avenue in Lincoln Heights.

Later in 1949 Crawford designed an addition to the two-story art gallery to the Fine Arts Building, on the campus of the University of Southern California at 829 Exposition. It housed a jade collection.

Across from the University of California, Los Angeles, the University Religious Conference Center is designed in the Late Moderne style, opening in September 1950. Described by Crawford as executed in the "modified monumental contemporary" style, it is faced in Roman brick. It features a bas-relief by sculptor George Stanley, the designer of the Academy Award Oscar statue. Stanley, also known for the monumental Muse Statue outside the Hollywood Bowl, worked on a number of Crawford buildings. Stanley's stylized bas-reliefs adorn Crawford's 1950 American Potash building at Sixth Street and Westmoreland Avenue, and Stanley in all likelihood was the sculptor of the reliefs on the Mackay Building in Beverly Hills and on the Santa Monica Sears.

1950 sees the opening of the Crawford-designed, 153,000 square foot Times-Mirror Directory Plant at 1115 South Boyle Avenue. Crawford, in his capacity as Chief Architect for the Times-Mirror Company, also designed, in 1958, an 18,000 square foot truck maintenance garage on Alameda Street at Factory Place.

In 1952, Crawford produces the Atlas Insurance Agency at 1100 South Beverly Boulevard in Beverly Hills, in which the architect streamlines his traditional strong massing.

Crawford was the chief architect for the Brown Derby restaurant chain. In 1952 Crawford designed the coffee shop adjacent the Brown Derby on Wilshire Boulevard; in 1953, he designed the coffee shop to the north of the Brown Derby on Vine Street; in 1954, he designed the Brown Derby Coffee Shop in the Broadway-Crenshaw Shopping Center. In 1959, Crawford worked on the exterior remodeling of the Hollywood Brown Derby on Vine Street executed in a stripped Regency, or "Directoire Motif," as described by the newspapers. It was noted for its simple, plastered walls and decorative light fixtures.

In 1953, Crawford designed Smith's El Rancho, a modernist drive-in of concrete brick, slump stone, tile and glass for client Elmer Smith. Smith's El Rancho was near the aforementioned El Rancho Market on Huntington Drive in Arcadia, but was its own entity. The drive-in also featured a coffee shop and cocktail lounge.

In 1956, Crawford was tasked with the \$500,000 alteration and expansion of the Murrell Building at Sixth Street and Harvard Boulevard. The Murrell Brothers were general agents for Mutual Benefit Life Insurance Co. The Harvard Boulevard frontage

was finished with an exterior treatment of porcelain enamel metal panels with aluminum trim.

In 1958, Crawford executed the girl's gymnasium for Venice High School, at the corner of Zanja Street and Redwood Avenue.

In 1958, Crawford completes the Citizens National Trust & Savings Bank, at the southeast corner of 1st Street and Broadway, in the formal Corporate Modern style, on land leased from the Times-Mirror Company. Its exterior is of plaster with ceramic veneer base and trim; the windows were fitted with adjustable aluminum louvers. The Times-Mirror Company would demolish this structure in early 1970 for construction of its William L. Pereira addition.

In 1959, Crawford designed the George K. Porter Junior High School at 15960 Kingsbury Street in Granada Hills.

In 1960, Crawford designed the Science Building for Beverly Hills High School.

In 1962, Crawford was architect of the corporate headquarters of Industrial Asphalt, at 6840 Hayvenhurst Avenue, adjacent to the Van Nuys airport. The executive offices and attendant IBM facilities were for the world's largest asphalt manufacturer.

In 1966, Crawford served as architect for structural improvements for the Santa Anita racetrack.

Through 1967-70, Crawford was in charge of \$6,000,000 in additions made to the Beverly Hills High School, e.g., a north wing to the Main Building, a five-story classroom structure and bi-level parking garage.

Crawford was in charge of the master planning for the Beverly Hills Board of Education, and served on the Beverly Hills Zoning Commission; served more than ten years as the chairman of the Bel-Air Architectural Supervisory Committee, and nearly thirty years on the Westwood Architectural Supervisory Committee; and was a member of the Los Angeles Chamber of Commerce Construction Industries Committee. Crawford was Supervising Architect for the Times-Mirror Company from 1945-1956, Supervising Architect for the Janss Investment Corporation from 1938-1955, and Consulting Architect for the Brown Derby Restaurant Corporation from 1939 until 1956, architectural consultant for Union Federal Savings & Loan, and was chairman of the Honors, Ethics & Awards Committee of the American Institute of Architects. He also founded and was the first president of the University of Southern California's Architectural Guild in June 1961, and an associate Founder-Member of the Los Angeles Music Center.

Rowland Henry Crawford died in 1973, at the age of 71, and is interred at Forest Lawn-Glendale.

William L. Pereira. William L. Pereira was on the cover of Time Magazine on September 6, 1963. The caption read, "Planner William L. Pereira." A schematic of the City of Irvine was the background. From that point forward, Pereira's career helped to redefine the role of architect, of which he ranks as a master, from that of concern with

historic reflections in structure and in its ornamentation to that of the total environment in which people live, work, recreate and travel across the landscape. His work helped to redefine urban living, and what a city really is: a place with many different lifestyle choices shaped by the master's hand.

Pereira's journey began in Illinois, where as a journeyman architect, he designed a number of motion picture theaters. The Depression brought he and his brother Hal to Los Angeles. The motion picture industry was under both their skins. Hal became a studio art director, and by the end of World War II he would rise to the head of Production Design at Paramount Pictures. William L. Pereira designed the first buildings for the Motion Picture Country House in Woodland Hills in 1942, a commission from the Motion Picture Relief Fund.

When the architectural commissions slowed, Hal's contacts helped William turn his hand to work as a motion picture art director, effects master, assistant director and producer (decades later, he would return the favor by making Hal a designer in the Pereira architectural firm). William L. Pereira's work on the film *Reap the Wild Wind* (1942) earned him an Academy Award for Best Special Effects. His production credits include *This Gun for Hire* (1942), *Jane Eyre* (1943), *Since You Went Away* (1944), *Johnny Angel* (1945) and *From This Day Forward* (1946).

In 1949, Pereira joined the faculty for the School of Architecture at the University of Southern California, and soon reconnected with his old classmate, Charles Luckman (University of Illinois, '31). They formed the partnership Luckman & Pereira, dedicated to serving the mid-century Southern California development boom. Luckman & Pereira would become one of the busiest firms in the nation, with commissions including the Los Angeles Airport Master Plan (LAX), CBS Television City and Marineland of the Pacific. Pereira and Luckman dissolved their partnership in 1959. The new firm William L. Pereira & Associates, also extremely prolific, would complete more than 250 projects in the 1960s and 1970s.

Pereira's firms would design iconic buildings, like the LAX Theme Building, the hypar Unocal 76 Station in Beverly Hills and San Francisco's Transamerica Tower. But beyond the standalone structure, his built master plans for three universities and the City of Irvine brought a new focus to how public space is expressed and defined. Pereira introduced into our vocabulary greenbelts and rooftop parks, two and three-level spaces shared between pedestrians, automobiles and public transit, meandering paths that linked residential and shopping districts, crafting a new mode of urban living with the rural comforts of suburbia folded in.

It is through this creation of his branded environments, with their sensitivity to site and a passion for materials, that Pereira's career came to define a Modernism that is unique to Los Angeles and the larger Southland, an ambitious style that the critic Alan Hess has designated as "Imperial California."

Downtown Los Angeles.

Union Oil Headquarters, 1958. Luckman & Pereira completed their Union Oil Headquarters in 1958. Sitting atop a knoll at Fifth and Boylston Streets, it was at the time the tallest building in Downtown Los Angeles. This commission shows the early expression of Pereira's passion for louvers and screens for passive solar design, which would play out to maturity in his Metropolitan Water District campus commission five years later. The International-style hexagonal tower, its angled facades covered with a grid of thin aluminum louvers, is part of a larger campus, complete with courtyard, water features, adjoining wings, underground parking garage, auditorium and cafeteria, all connected by pedestrian bridges. This late collaboration with Luckman contains many of the integrated elements that Pereira will bring to maturity in his later projects.

Metropolitan Water District, 1961-1970. An important, early commission for the firm of William L. Pereira & Associates, the Metropolitan Water District campus (or MWD, 1961-1970) at Sunset and Beaudry in Victor Heights is comprised of Pereira's signature design motifs: integrated sunshade screens, illuminated water features, landscaped terracing, causeways for foot traffic and vehicles woven throughout the campus, and an integrated landscape which softens the man-made and accentuates the organic.

The sunscreens at the MWD are recognizably Pereira's, as are the treatment of the twinned structural columns and the railings. If one were to place a column from the MWD alongside one from the Los Angeles County Museum of Art and one from the UC Irvine Library, a clear family resemblance would be revealed. Each conveys the weight of the structure's outer walls with grace and style, whether through the double fins of LACMA or the simple entasis at MWD.

The MWD campus evolved over a period of years, with a tower added on the western side in 1970. The campus expansion maintained the guiding notion of a soaring base above pools of water surrounded by lush shrubbery, mature trees and meandering pedestrian paths. It is an eloquent, highly functional Southern California response to the International Style in the later 20th century.

Occidental Center, 1965. The Occidental Center (1965), was yet another great work of a Master Plan executed to perfection. Given the challenge by the Occidental Life Company to find an appropriate site for their new Los Angeles Headquarters, Pereira Associates came back with a innovative six-acre urban campus plan in South Park, a quarter million square-foot tower on South Broadway, and another on Hill Street, three parking decks with 3,500 spaces, and a staff cafeteria, all connected by underground pedestrian tunnels. It also featured a rooftop helipad, to whisk executives to the terminals at LAX (another Pereira design).

Built in Pereira's characteristic style, the Occidental Center Tower was city's second tallest building upon completion in 1965. It was graced with concrete blades which ran the length of each bay, on each side of the bay, from roof to street, providing shade and rich play of light and shadow. The penthouse was a whimsical treatment of a basilica, with thin steel-cased flying buttresses and fully glazed walls instead of stone masoned

tracery. It would take 40+ years for development in South Park to catch up with Pereira's urbanist vision.

Crocker-Citizens Tower, 1969. Crocker-Citizens Tower (1969) was one of a handful of buildings—among them the Union Bank Tower (1968) and Pereira's own Occidental Tower (1965)—built to exceed the long held 28-story height limit of Los Angeles City Hall. Sited at Sixth and Grand, it was a revolution in high-rise design, its cruciform shape allowing more air and light to reach offices than in a conventional, square building. Its extruded aluminum fins formed an eloquent frame for the massive concrete slab, 600' high, on which was emblazoned the "Crocker Bank" logo. From the nearby Harbor Freeway, the juxtaposition with the nearby Church of the Open Door's lower rooftop signage created the amusing montage sign "Jesus Saves [at] Crocker Bank." The tower was supplemented with seven acres of underground parking.

# Greater Los Angeles.

CBS Television City, 1952. CBS Television City (1952) was an early commission for the partnership of Luckman & Pereira. Drawing on the philosophical and pragmatic advances of European industrial modernism and the Bauhaus, the partners created the world's first purpose-built television production studio as a self contained ecology, optimized for the smooth creation, recording and dissemination of media for the hungry post-war consumer culture.

For the interior, flexibility was key: studio walls, and even some exterior walls, could be moved and rearranged to accommodate the needs of specific productions. In this functional reinterpretation of the modified horse barns and roofless studios that had epitomized early film production, they produced a stark International Style compound: flat-roofs with glass walls or un-ornamented stucco to delineate rectangular volumes, all in black and white with bright red accents. The sprawling parking lots were accessed through a graceful extended porte-cochere, providing shade and drawing the eye to the most prominent decorative feature: the mega-graphic CBS eye logo.

LAX Theme Building, 1961. Pereira & Associates' space age Theme Building (1961) is the centerpiece of Luckman & Pereira's 1958 master plan expansion of Los Angeles Airport. The tension, energy and power expressed in its large span plastered steel arches are undeniable. Nothing symbolizes the thrill of arrival in Los Angeles, city of the future, quite like this whimsical structure.

Los Angeles County Museum of Art, 1965. The Board of Trustees for the Los Angeles County Museum of Art (or LACMA, 1965) considered Mies van der Rohe and Edward Durrell Stone for the important commission of their new museum campus, but ultimately chose the local firm of Pereira & Associates. Pereira conceived of the museum as an indoor/outdoor space, with tall, cool galleries surrounding an expansive open air central plaza hovering above pools enlivened with modernist sculptures. The design recognized the performative aspects of Southern California patronage, with the need for versatile spaces that would serve as a photogenic backdrop for galas and

fundraisers. Although much diminished through insensitive later development, Pereira's original LACMA campus set a high bar for what the public expected of its leading civic and cultural institutions. It is a pure expression of mid-century Imperial California modernism.

Unocal Station Beverly Hills, 1965. The hyperbolic paraboloid structure that serves as the Southland's most beautiful gasoline station occupies a prominent site near the end of the Mother Road, Route 66. Expressing compressed energy and tension, the soaring, elegant roof nearly takes flight, which is fitting, as the building was originally intended as part of the LAX Master Plan.

Times Mirror Square, 1973. Pereira's Times Mirror Square (1973) represents a masterful distillation of the themes and ideas the architect had developed throughout his career. The building sits on the southeast corner of First and Broadway. Constructed in the Late Modern Corporate style as the corporate headquarters for Times Mirror Company, which controlled, among other media outlets, the Los Angeles Times, it can be viewed as a sacrament, a literal manifestation of the spiritual and public policy ascendancy of the Chandlers as the most influential family in 20th Century Southern California.

The counterpoise between Pereira's addition and the fourth Los Angeles Times Building (Gordon B. Kaufmann, 1935), with which it respectfully integrates, is powerful. Their massing could not be more different, and yet the structures flow together with a storyteller's coherence that befits the expanded home of a media conglomerate.

The monolithic granite shafts of Pereira's building, which surround and support the offices and attached parking garage, create the classic floating Mid-Century Modern silhouette. The fifth and sixth floors have strong horizontal slabs of glass and fittings, which visually tie into the Rowland H. Crawford Mirror addition (1948) at the other corner of the block. The elevated walkways on the second floor in the deep setback within the northern facade were originally conceived of as part of a larger People Mover System to extend throughout downtown Los Angeles. Although no longer extant, the landscaping on these now defunct hanging gardens along the second floor walkways were by Pereira's favorite landscape architect, Robert Herrick Carter, and brought a sense of openness and tranquility to the busy intersection. During the building's years of use, the shaded courtyard in the massive granite setback atrium was a popular lunch and meeting place for Times employees and other downtowners.

The entrance to Times Mirror Headquarters is nearly hidden at the intersection with the Kaufmann building, through innocuous glass doors, while the entrance to the retail tenant (originally Crocker Bank) is tucked modestly between granite shafts and hardscape. It is only upon entering the building, passing through security and being granted access to the elevator that the structure begins to reveal itself. The sixth floor atrium, completely invisible from street level, was the hub of the building, with an airy, enclosed courtyard with a pyramidal glass roof, expressing Japanese Zen ideals in its mood and materials. The top floor also held Times Mirror Executive Suites and Executive Commissary, with Modern Art masterpieces on its walls.

Characteristic of Pereira, the materials for the addition are of the highest quality and their application is first rate, but not ostentatious. Gin D. Wong served as Supervising Partner for Pereira & Associates and oversaw the interior work of designer Charles Kratka. Kratka had previously worked for Pereira on the LAX commission. A key member of the design team was interior designer Jan Hornbeck, a longtime consultant to the Times-Mirror Company who had supervised the updating and redesign of the dated editorial and business offices in the Kaufmann building.

And at the top of the Design Team Leadership chart sat the indomitable Dorothy Buffum Chandler, who said, "I used the same technique for the Music Center [as for the Times-Mirror Headquarters]: I approved the concept, the architecture and all the materials used, right down to the ashtrays."

Times Mirror Square & Pereira as Master Planner. The Times-Mirror Headquarters comes at the height of Pereira's career as Master Planner. In the Special Collections department of USC's Doheny Library are Pereira's eighty master plans for cities all across Southern California, each encased in its own matte black jacket. In addition to the civic master plans, Pereira designed and implemented the master plan for three local universities: USC (1961), UC Irvine (1963), and Pepperdine (1973). The Chandler Family first commissioned William L. Pereira in the early 1960s. The first project was a San Marino residence for Norman and Dorothy Chandler in 1962. The second was a 1965 addition to the eastern facade of the Kaufmann building, colloquially known as the Norman Chandler Pavilion, replacing the buttresses below the neon signage with a glass rectangle, and building atop the glass atrium that had been added in 1946 as part of an expansion of the fifth floor cafeteria.

In 1968, Pereira produced a Master Plan for the Chandler family's aspirations to transform a part of the Civic Center into a project called Times Mirror Square. Massive in scope, stretching from First to Third, Main to Broadway, the Chandlers envisioned transforming the privately held properties just south of Los Angeles City Hall into a sort of Rockefeller Center West, with the Times-Mirror Co. headquarters at the north end of the property (as built), and a massive hotel, retail and office complex at 3rd and Broadway (not realized) as the southern anchor. A green belt would stretch through the project from First to Third, creating a pedestrian path from City Hall into the Historic Core, with the intent that the City of Los Angeles would develop its own green belt running from Union Station to City Hall as a complimentary project.

This ambitious project was perhaps not as far fetched as it appears in hindsight. Since the 1930s, the Chandler family had had an outsized influence on the shaping of the Civic Center, from the preservation and rebranding of Olvera Street (1930) to the construction of Union Station (1938), Terminal Annex (1939) and the Dorothy Chandler Pavilion (1964). The general proliferation of Federal buildings in the Civic Center in the first half of the 20th Century can be directly attributed to the advocacy of Harry Chandler.

William L. Pereira's speculative "Vision of 1990 Downtown Los Angeles," as outlined in his "Master Plan for Times Mirror Square" (1968) comes directly out of ideas

successfully implemented in his planning work for the City of Irvine and UC Irvine: leveraging axes of circulation to create transit hubs that alleviate traffic while stimulating local economic engines, and creating green belts to facilitate the separation of vehicles and pedestrians. Pereira's ideas specific to Downtown Los Angeles are finally being realized today, with the region becoming a destination outside of business hours, the revitalization of lower Broadway as a commercial and entertainment corridor and the possibility of a green belt to extend from Union Station to City Hall.

But like Pereira's Occidental Tower in South Park, forty years ahead of its time, so too was Times Mirror Square. The acquisition of such a large area of private property for a commercial venture proved daunting, even for the Chandlers. In the end, the project was revised and scaled back to just the 1973 Times Mirror Headquarters, a sensitive addition to the Kaufmann Building. It is all that remains of Pereira's astonishing 1968 "Vision of 1990 Downtown Los Angeles," a beautiful and functional symbol of what might have been.

The point where these two buildings meet starts a fascinating conversation about the evolution of architecture in Southern California and beyond. In the 38 years between the erection of Gordon B. Kaufmann's fourth Los Angeles Times building and William L. Pereira's Times Mirror addition, architecture and design underwent a profound transformation. In Kaufmann's time, much more attention was given to on-site craftsmanship and detail. By Pereira's time, as now, many elements could be shop-fabricated and inserted into new construction as completed sections. What is lost in the architect's supervision of bold new forms (like extruded aluminum frames for windows) is gained in the opportunity to focus on larger questions of how a building interacts with the surrounding urban plan. William L. Pereira's work as a city planner who brought his planner's sensibility to smaller campus projects and individual buildings has had a profound influence on the architects who came after him.

When Kaufmann designed the fourth Los Angeles Times Building in 1935, he produced an Art Deco machine, rich in symbolism, to hold the factory that produced the top-selling Southern California newspaper. Pereira's addition reflects the environmental concerns of its times, functioning as a self-contained corporate headquarters while also offering the corporate gift of a usable public-private space in the form of a shaded oasis stepped back from the sunbaked sidewalk in the heart of the city.

It is a masterful expression of the expanding power of the Chandler family at a pivotal moment, when the Los Angeles Times was cementing its newfound reputation as a serious American newspaper and Times Mirror Company was looking to a future that seemed limitless.

Even today, with the newspaper merely renting a few floors of the Kaufmann building and the Pereira building vacant save for occasional filming, these thoughtful, beautiful and useful spaces tell a powerful Southern California story and demand our respect.

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# Name: Times-Mirror Square



### Description:

Times-Mirror Square is a commercial office complex that acts as the headquarters of the Los Angeles Times. The complex occupies a large, flat parcel near the Civic Center neighborhood of Downtown Los Angeles. The complex is surrounded almost entirely by institutional buildings and is bounded by First Street on the north, Second Street on the south, Spring Street on the east, and Broadway on the west.

The property is composed of four buildings that are associated with the newspaper, and is roughly divided between east and west. Earlier buildings are located on the east, and more contemporary buildings are located on the west. At the northeast corner of the site is an Art Deco style building known as the Los Angeles Times Building and Plant (1935, listed in the California Register), at 202 West First Street. Designed by architect Gordon Kaufmann, it was the first building to be erected on the complex. At the southwest corner of the site is a Late Moderne style building known as the Mirror Building (1948, listed in the California Register), at 145 South Spring Street. The Mirror Building was designed by architect Rowland Crawford and is appended to the Los Angeles Times Building and Plant.

The other two buildings comprising the complex were constructed in 1972 and were designed by the architectural firm of William Pereira and Associates. These buildings are located on the west half of the property. To the west of the Los Angeles Times Building and Plant is a multi-story, Late Modern style building known as the Executive Building. Located at 100 South Broadway, the Executive Building is appended to the west elevation of the Los Angeles Times Building and Plant. To the south of the Executive Building is a multi-story parking structure at 240 South Broadway, which exhibits some characteristics of the Late Modern style.

Each building on the property has a prominent street presence and is flush with the public right-of-way. The property is entirely developed and features minimal landscape features. Mature sycamore trees span the perimeter of the property and are incorporated into the adjacent streetscape. Alterations include the addition of new buildings to the site in 1948 and 1972. A small, glazed addition was also appended to the upper story of the Los Angeles Times Building at an unknown date.

### Significance:

Two buildings on the Times-Mirror Square property are currently listed in the California Register. In 1979, the Los Angeles Times Building and Plant (1935, 202 West First Street) was evaluated as part of the Section 106 review process and was determined eligible for the National Register. In 2009, the Mirror Building (1948, 145 South Spring Street) was evaluated as part of the Section 106 review process for the Los Angeles County Metropolitan Transportation Authority (Metro) Regional Connector Transit Corridor project. It was also determined eligible for the National Register. Since they were formally determined eligible for the National Register, the Los Angeles Times Building and Plant and the Mirror Building are both listed in the California Register.

In addition, the Executive Building (1972, 100 South Broadway) is significant for its association with the growth and maturation of the Los Angeles Times. The Times witnessed unparalleled growth and prominence after World War II, and many of the most consequential decisions associated with the paper's growth took place in this building. It is also significant for its association with Otis Chandler, whose tenure as publisher culminated in the Times' evolution from a local publication to a newspaper of national acclaim. The period of significance begins in 1972, when the building was constructed, and ends in 1980, when Otis Chandler retired as publisher. Since the Executive Building is less than 50 years of age and is not of exceptional importance, it does not appear eligible for the National Register at the time of the survey.

The Los Angeles Times has long been an important Los Angeles institution. The newspaper was first published in 1881 as the Los Angeles Daily Times, when Los Angeles was still a semi-rural outpost. Harrison Gray Otis became the newspaper's first publisher in 1882, and under his tenure the publication became a financial success. In its early years, the Times acted as a civic booster and frequently published stories extolling the virtues of Los Angeles. The paper was also known for its fervent opposition to labor unions, which roiled labor leaders and infamously resulted in the bombing of The Times' headquarters in



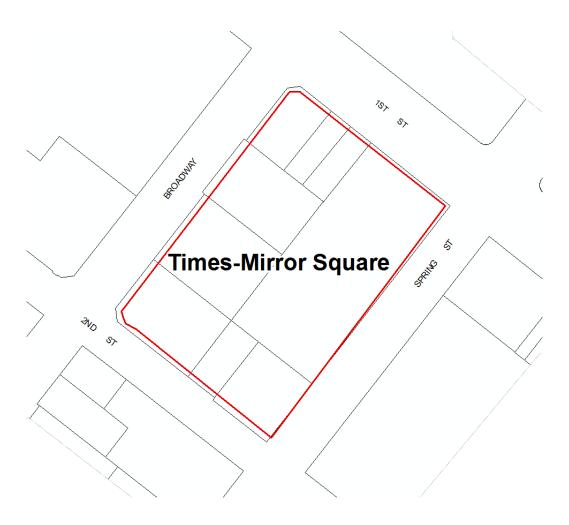


1910. Otis's son-in-law, Harry Chandler, took over as publisher of the Times upon Otis's death in 1917. Harry Chandler was succeeded by his son, Norman Chandler, in 1944, who in turn was succeeded by his son, Otis Chandler, in 1960.

The development of the Times-Mirror Square complex is a reflection of the evolution and growth of the Times, starting with the construction of the Art Deco-style Los Angeles Times Building and Plant in 1935. The Mirror Building was added to the site in 1948 when the Times grew to include a second, afternoon periodical known as "The Mirror." Publication of "The Mirror" is considered to be one of the foremost achievements of the Norman Chandler era.

However, it was under Otis Chandler, grandson of Harry Chandler, that the newspaper arguably made its greatest strides in the publication circuit. During Otis Chandler's tenure as publisher (1960-1980), the Times was retooled from a small-scale publication into a nationally-acclaimed news outlet. Sensitive to how others in the publishing industry – and especially those on the East Coast – perceived his family's business, the youngest Chandler professionalized the paper by significantly investing in newsroom staff and expanding into other media markets. It was during this time that the paper was thrust into the front ranks of American journalism. Circulation doubled, and the paper won more Pulitzer prizes under the leadership of Otis Chandler than it had in all other eras combined.

As the paper grew in circulation and stature, so too did its physical plant. In 1972, at the apex of Otis Chandler's tenure, a substantial addition was made at the west end of Times-Mirror Square when the architectural firm of William Pereira and Associates was commissioned to develop the west side of the property with the Executive Building and a new parking structure. Within the Executive Building were offices and boardrooms where Otis Chandler and other executives collaborated and made decisions important to the newspaper's growth.







# Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant for its association with the growth and evolution of the Los Angeles Times, an important Los Angeles institution. After World War II, and particularly in the 1960s and 1970s, the Los Angeles Times evolved from a local publication into a nationally-acclaimed newspaper. Evaluation pertains to the Executive Building at 100 South Broadway only; other buildings on the property are already listed in the California Register. The Executive Building is directly associated with the professionalization and expansion of the Times. Less than 50 years of age and not of exceptional importance; therefore not eligible for the National Register at the time of the survey.

# Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	District
Criteria:	B/2/2
Status code:	3CS;5S3
Reason:	Significant for its association with the career of Otis Chandler, publisher of the Los Angeles Times. It was under Otis Chandler's leadership that the Los Angeles Times evolved from a local publication into a nationally-acclaimed newspaper. Evaluation pertains to the Executive Building at 100 South Broadway only; other buildings on the property are already listed in the California Register. The Executive Building is directly associated with Otis Chandler and his myriad contributions to the Los Angeles Times. Less than 50 years of age and not of exceptional importance; therefore not eligible for the National Register at the time of the survey.



# **SECTION 8: CONTACT INFORMATION**

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# Historic & Current Photos





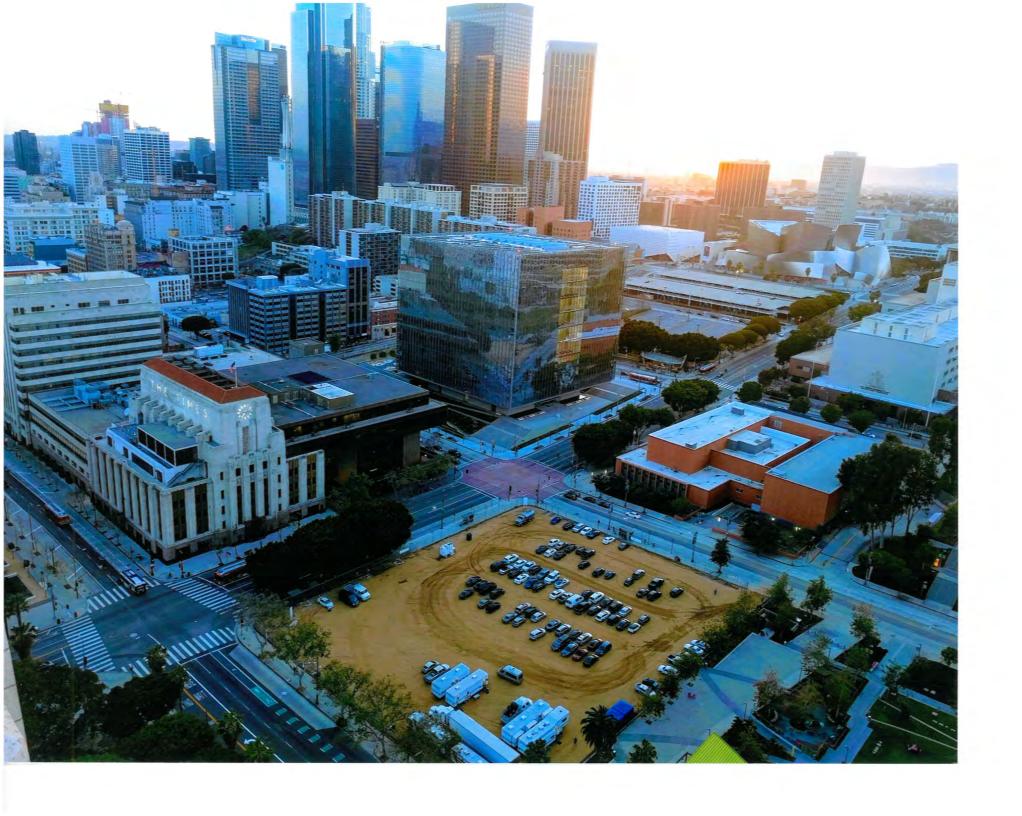








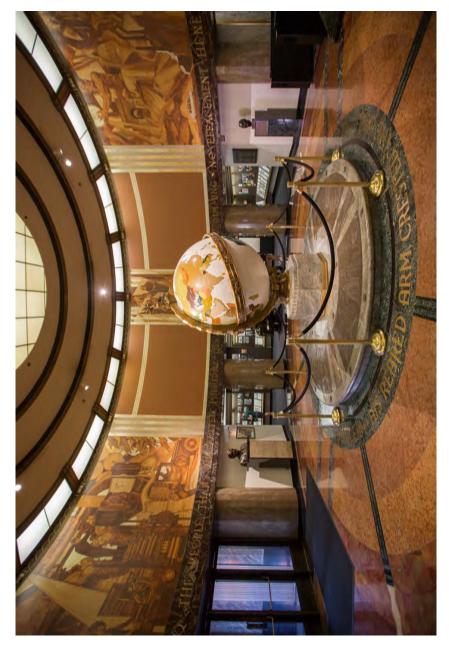




## GORDON B. KAUFMANN BUILDINGS



FIGURE 1. Installation of the eagle sculpture by Gutzon Borglum, which survived the 1910 bombing of the Los Angeles Times.



 ${\tt FIGURE}$ 2. Lobby of Kaufmann Building–Globe & Hugo Ballin Mural–Photography Elizabeth Daniels



FIGURE 3. Kaufmann Building 2008

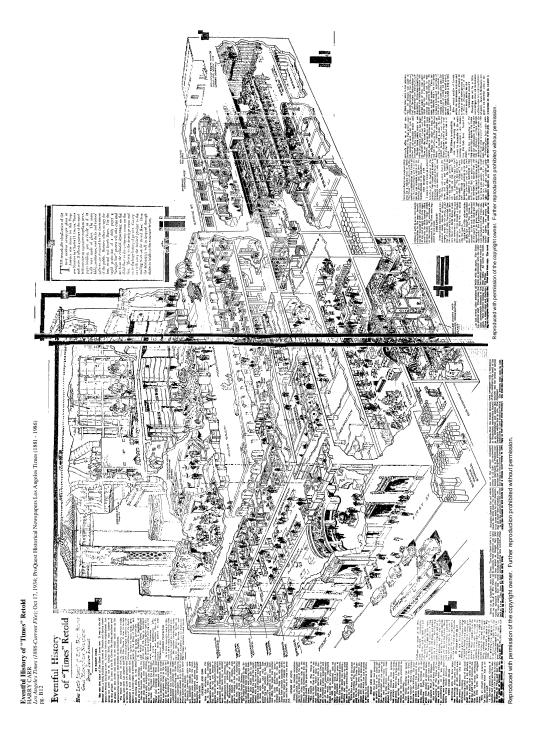


FIGURE 4. Diagram of Kaufmann Building, a fully integrated newspaper–1934

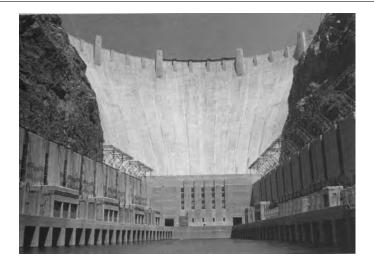


FIGURE 5. Hoover Dam



FIGURE 6. Spillway Gates

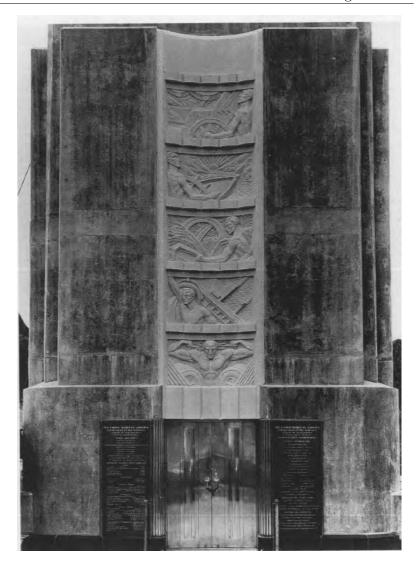


FIGURE 7. Tower Entrance with Hansen Sculpture



FIGURE 8. Harry Chandler & son, Norman, Spring Street Entrance, Kaufmann Building, 1935

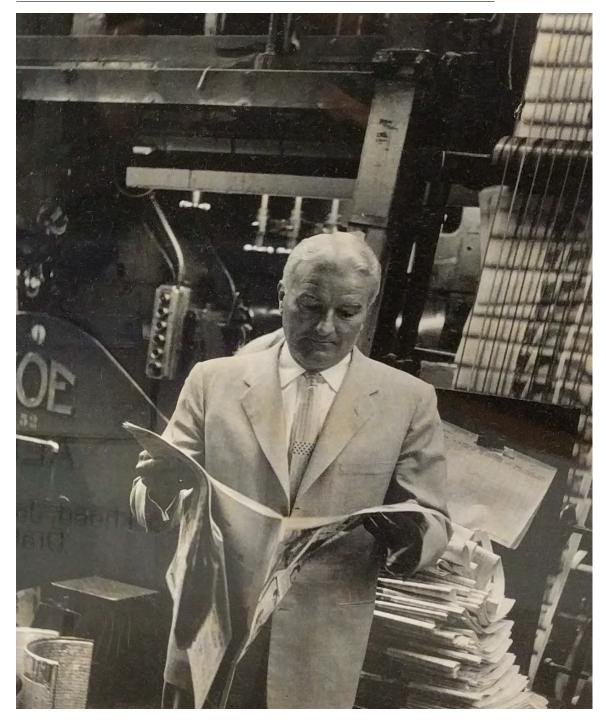


FIGURE 9. Norman Chandler at the printing presses

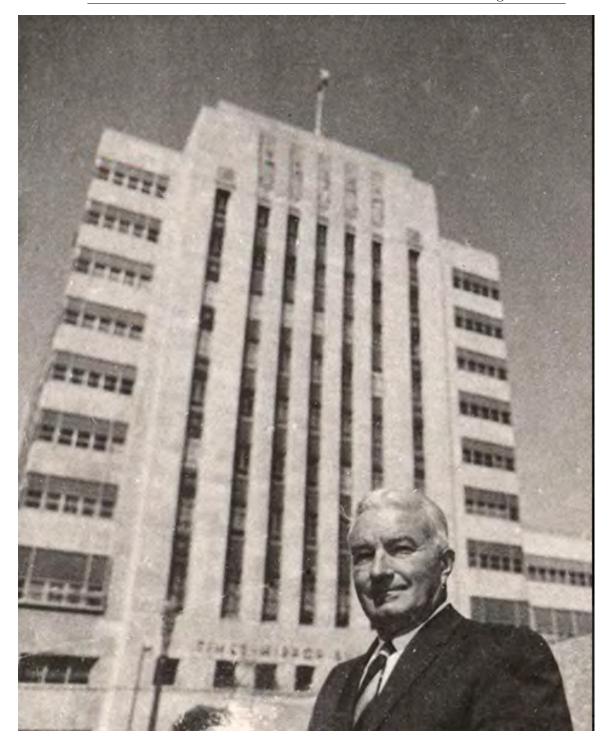


FIGURE 10. Norman Chandler, Crawford Addition



FIGURE 11. ALCOA Headquarters, Vernon



FIGURE 12. Earl Carroll Theatre

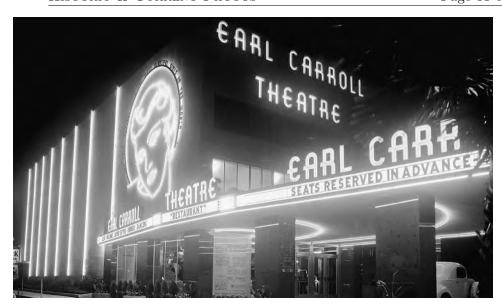


FIGURE 13. Earl Carroll Theatre



FIGURE 14. Hollywood Palladium



FIGURE 15. Vultee Airplane Plant–Kaufmann Wing

## MIRROR ADDITION & OTHER ROWLAND H. CRAWFORD BUILDINGS



FIGURE 16. Gilmore Field/Gilmore Stadium, Beverly at Genesee, 1939.

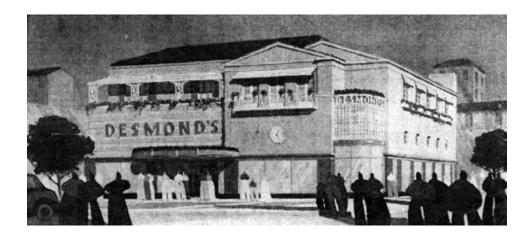


FIGURE 17. Desmond's remodel, Westwood at Weyburn, 1939.



FIGURE 18. Town and Country Market, Third and Fairfax, 1942.



FIGURE 19. Beverly Hills Law Building, 424 South Beverly Drive, Beverly Hills, 1947.



FIGURE 20. Santa Monica Sears, 1947.



FIGURE 21. Brentwood Country Mart, 26th & San Vincente, 1948.



FIGURE 22. Times-Mirror Building, First Street facade, 1948.



FIGURE 23. Times-Mirror Building, Spring Street facade, 1948.



FIGURE 24. El Rancho Supermarket, Huntington Drive, Arcadia, 1948

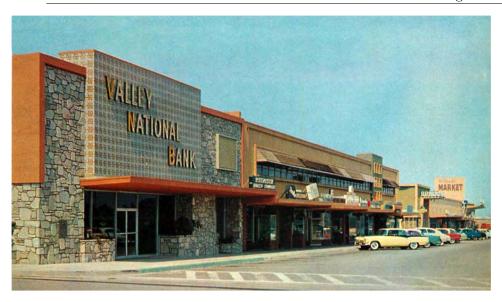


FIGURE 25. The addition of Crawford's Valley National Bank to the El Rancho Shopping Center, 1955.



FIGURE 26. Los Angeles Times Boys' Club, 2635 Pasadena Avenue, Lincoln Heights,  $1949\,$ 

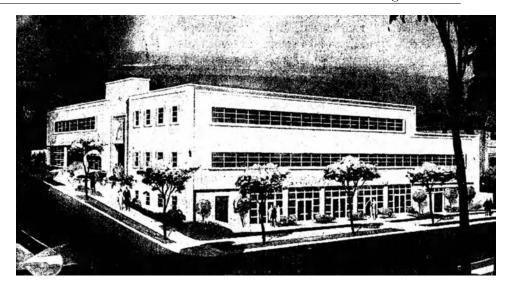


FIGURE 27. University Religious Conference Center, 580 Hilgard Avenue, 1950.



FIGURE 28. Times-Mirror Directory Plant, 1115 South Boyle Avenue, 1950

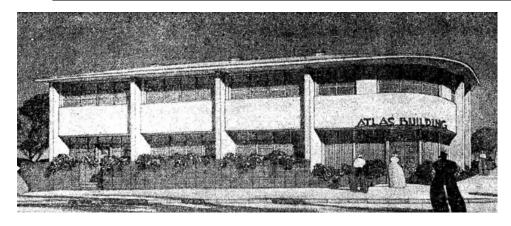


FIGURE 29. Atlas Insurance Agency, 1100 S Beverly, Beverly Hills, 1952.



FIGURE 30. Brown Derby Coffee Shop, Wilshire at Alexandria, 1952



FIGURE 31. Smith's El Rancho, Huntington Drive, Arcadia, 1953



FIGURE 32. Murrell Brothers/Mutual Benefit Life, Sixth at Harvard, 1958



 ${\tt Figure~33.~Venice~High~School~Gymnasium,~Zanja~at~Redwood,~Venice,~1958}$ 



FIGURE 34. Venice High School Gymnasium, Zanja at Redwood, Venice, 1958



FIGURE 35. Citizens National Bank, First at Spring



 ${\tt Figure~36.}$  George K. Porter Junior High School, 15960 Kingsbury, Granada Hills, 1959

TIMES MIRROR HEADQUARTERS & OTHER WILLIAM L. PEREIRA BUILDINGS



FIGURE 37. Union Oil Headquarters, 1958



FIGURE 38. Unocal Station, Beverly Hills, 1965

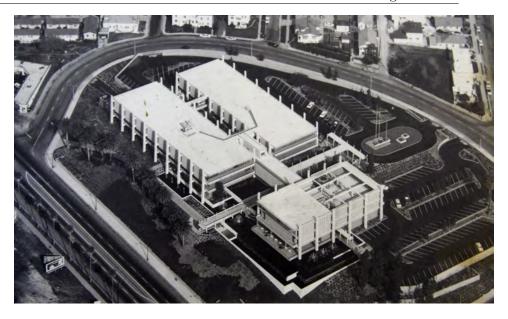


FIGURE 39. Metropolitan Water District, 1961



FIGURE 40. Metropolitan Water District, 1961



Times Mirror Square HCM Application

FIGURE 41. Occidental Center, 1965

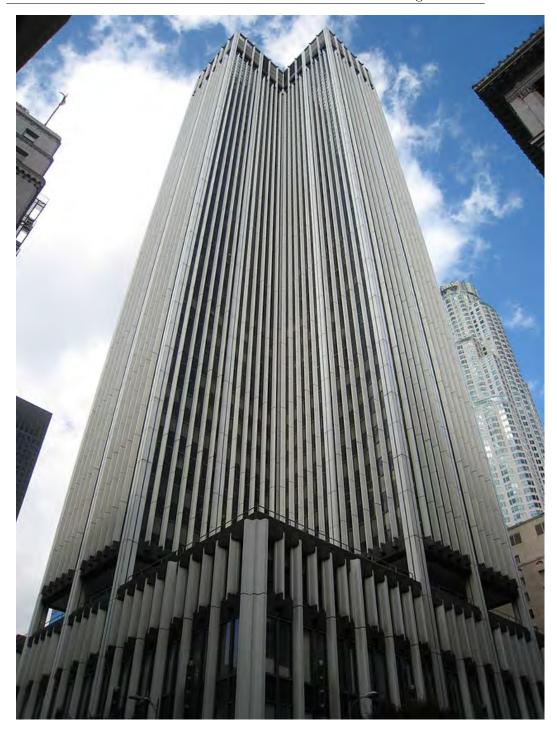


FIGURE 42. Crocker-Citizens Tower, 1969



FIGURE 43. CBS Television City, 1952



FIGURE 44. LAX Theme Building, 1961



FIGURE 45. Los Angeles County Museum of Art, 1965



FIGURE 46. Pereira with UC Regents & UC Irvine Plan

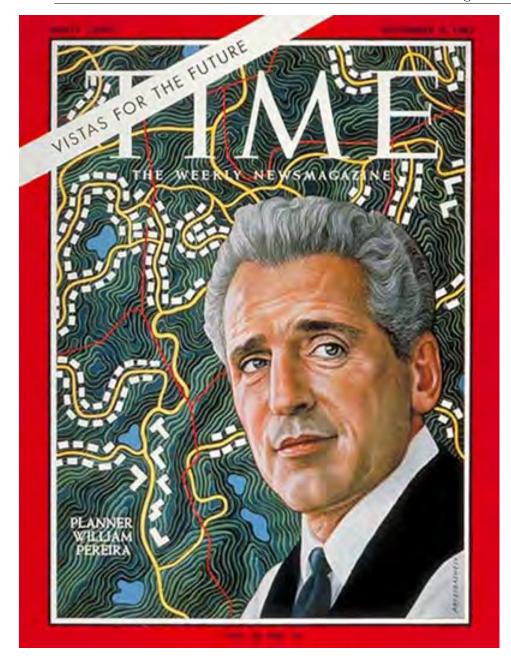


FIGURE 47. Time Magazine, 1963

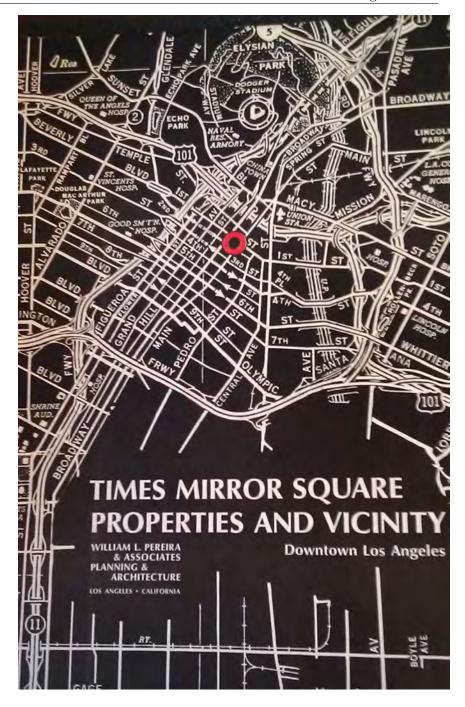


FIGURE 48. Master Plan Times Mirror Square, 1966



FIGURE 49. William Pereira—Man With The Plan



FIGURE 50. Exterior Times Mirror Headquarters—1st & Broadway [Elizabeth Daniels Photographer]



FIGURE 51. Atrium Times Mirror Headquarters

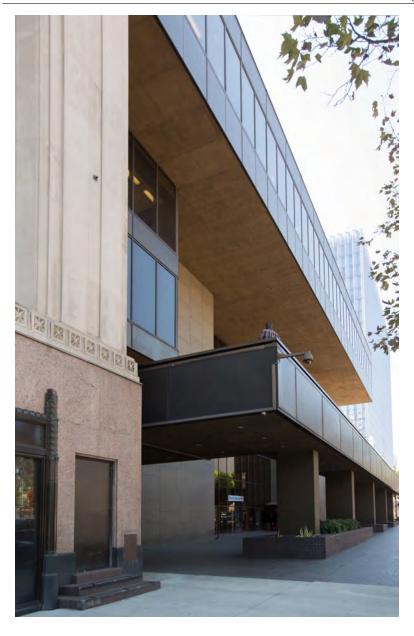


FIGURE 52. Times Mirror Headquarters 1st Street [Elizabeth Daniels Photographer]

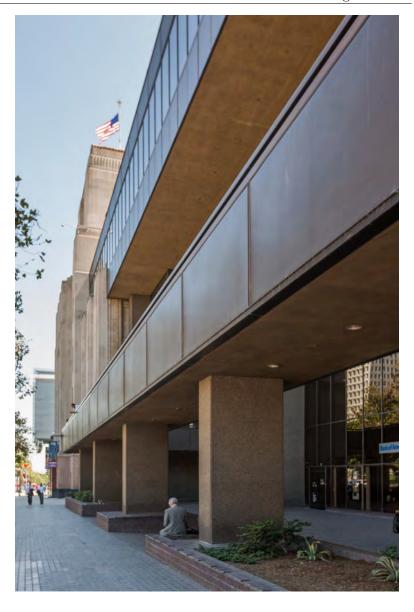


FIGURE 53. Times Mirror Headquarters 1st Street [Elizabeth Daniels Photographer]

#### Permit Kaufmann Building

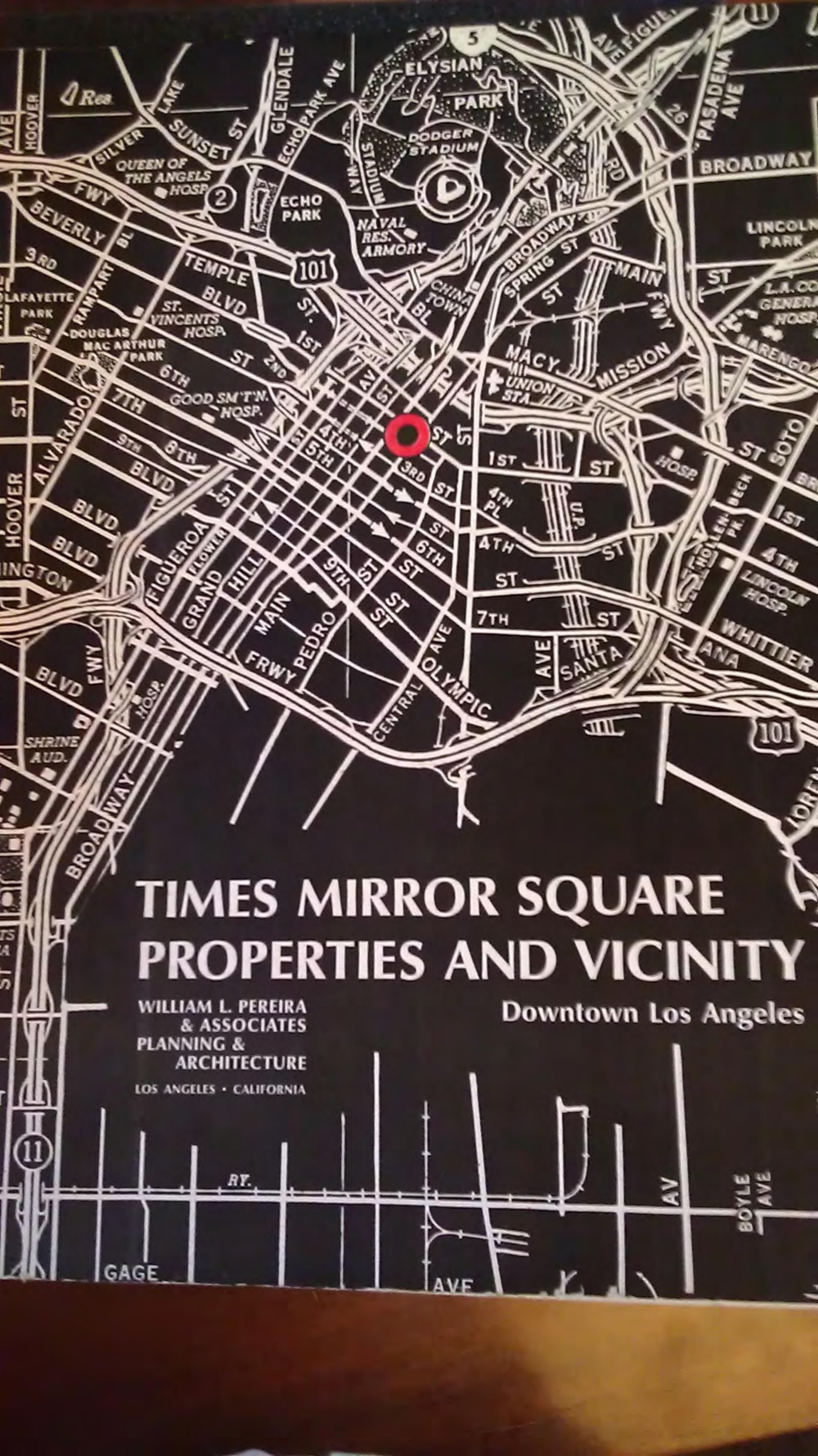
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#### Permit Times Mirror Headquarters

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# AARY AND TABLE OF CONTENTS

#### INTRODUCTION AND ASSIGNMENT

Page 1111

In June, 1966, the firm of William L. Pereira & Associates was remined by The Times Mirror Company to prepare a master plan study of its properties south of and including Times Mirror Square in order to arrive at a concept for the future development of the area and to indicate possible phases of this development.

#### FACTORS OF INFLUENCE

Page 25

## History of Downtown Los Angeles

Los Angeles was established by Spanish colonial settlers in 1781, a town built around a plaza, with vineyards and agricultural land spreading out around it. With the railroads came people, diversification of activities, and, after a series of land booms, a steady growth towards the extended metropolis that it is today.

#### Downtown Los Angeles - 1968

Downtown Los Angeles was naturally the hub of activity and growth until the combination of widespread commercial activity and the physical inadequacy of the downtown core put it into a descending spiral of importance that has only recently been arrested and reversed. The network of freeways, extensive redevelopment, the new civic/cultural complex, a rapid intensification of high-rise office buildings, and a community determination to create a new and important Downtown have all combined to make Los Angeles a city with a future.

## Existing Conditions

The Centropolis Report, an analysis of present conditions and a guide for future development, points out the important ongoing changes in the downtown scene from which it can be seen that the Times Mirror properties are in an extremely strategic location. In a clockwise are around the properties are the renewed commercial activity west of Pershing Square, the Bunker Hill redevelopment, the civic/cultural complex, New Chinatown, Olvera Street and the Plaza rehabilitation area, and the Little Tokyo redevelopment. With this rich periphery to draw from and contribute to, the proposed Times Mirror Square could be the single most important, active and vitalizing influence in downtown Los Angeles.

Plazas

The proposed Times Mirror Square can be likened most easily to Rockefeller Center in New York – a city within a city – built around a great central plaza.

## Land Use Recommendations

The uses recommended would include expanded Times Mirror facilities, hotel, motel, bank, ballroom, theatre, office buildings, restaurants, shops and a multitude of services, all integrated into an architecturally interesting, beautifully landscaped complex of day and night activities — an incomparably attractive place to work, play, shop or visit.

## Taxi Loop

Times Mirror Square and the other important activities around it could be well served by a taxi loop of special and colorful taxis or busses which would be a fresh and efficient addition to the overall area.

## Urban Design Considerations

The grid pattern of downtown Los Angeles, plus the determining environmental factors of the proposed Times Mirror Square, would indicate a need for low silhouette plazas and a strong vertical element, extensive landscaping, bridges and passageways to separate pedestrian and automobile traffic, and a unified approach to the colors, textures and shapes of all the elements of the Square.

THE MASTER PLAN

Page 33

Project Areas

Boundaries

The project area consists of four city blocks in an area bounded by First, Third, Main and Hill Streets.

# Existing Buildings

There are on the Times Mirror properties four major buildings which must be considered in the development program: the Times Building, the Times Mirror Building, the Plant Building, and the Broadway Building.

Planning Objectives

the proposed Times March and activities designed for theatres, restaurants, shops services. Times Mirror Separation be the largest and a greater Los Angeles, a ke complex and an element.

Elements of the Plan

The principal elements of sources being theatres, a grand ballroom project landscaped, designationer.

Description by Levels

Plaza Level

On the street or Plaza !
dens, restaurants, we sk
fic. At the four sides
Plazas serving as the pri

Concourse Level

specifically for pedes around the Square and includes a bridge acroam to the Times Min It has, in reality, two and other facilities of the ballroom, and be international dining of the motel.

Lower Office 1

The Lower Office space, but in the m dations and garden Page 27

Description of Plan

Planning Objectives

can be likened most easily to city within a city - built around

le expanded Times Mirror facilheatre, office buildings, restauces, all integrated into an archiThe proposed Times Mirror Square would be a complex of buildings and activities designed for round-the-clock activity — offices, hotel, theatres, restaurants, shops and a multitude of related facilities and services. Times Mirror Square would by its size, design and strategic location be the largest and most important development of its kind in greater Los Angeles, a key factor in the burgeoning civic cultural complex and an energizing influence on the entire downtown area.

dscaped complex of day and attractive place to work, play,

Elements of the Plan

The principal elements of the plan would be the great central Piaza, a 50-story hotel-office building, a motel, branch department stores, shops and services, an ice skating rink, many and varied restaurants, theatres, a grand ballroom, bank, plus many other facilities, the entire project landscaped, designed, and geared for a vital multi-purpose existence.

important activities around it of special and colorful taxis or fficient addition to the overall

Description by Levels

Plaza Level

Angeles, plus the determining I Times Mirror Square, would and a strong vertical element, geways to separate pedestrian proach to the colors, textures uare.

On the street or Plaza Level would be the principal open space, gardens, restaurants, ice skating rink, walkways, and through motor traffic. At the four sides of the Plaza there would be smaller Gateway Plazas serving as the principal pedestrian entranceways.

Concourse Level

Page 33

Just above the Plaza Level would be the Concourse, the level designed specifically for pedestrian traffic and easy movement in, out and around the Square and its component buildings. The Concourse Level includes a bridge across Second Street and is the principal connecting arm to the Times Mirror's proposed building which abuts the Square. It has, in reality, two levels — a double arcade of shops, restaurants and other facilities on the lower level and offices on the upper level. The Concourse Level will extend past and through the hotel, serve the ballroom, and be the site of the major formal restaurant of the international dining bazaar, and the swimming pool and dining terrace of the motel.

ocks in an area bounded by

Lower Office Level

four major buildings which cogram: the Times Building, uilding, and the Broadway

The Lower Office Level will be primarily devoted to deluxe office space, but in the motel area will feature special transient accommodations and garden apartments for permanent residents.

## Upper Office Level

The Upper Office Level is devoted to more offices and more living accommodations in the motel area.

#### Motor Court Level

The Motor Court Level, one level below the Plaza Level, will accommodate automobiles, busses, taxis, etc. with pick-up and drop-off facilities and access to the parking levels below.

#### Service Parking Level

The Service/Parking Level will accommodate trucks and other vehicles serving the hotel, office buildings, restaurants, etc. that comprise the total complex. Part of the level will be devoted to parking.

## Typical Parking Level

The Typical Parking Levels, the next two below the Service Parking Level, will be given over entirely to parking. The total number of parking spaces available at the Square will be 4,093.

#### Phasing and Implementation

Suggested first phase of construction: the hotel-office tower, the bank, and the Plaza between Broadway and Spring Streets. Second phase: a major portion of the commercial-recreation area. Since the Times Mirror is the largest but not the sole owner of land comprising the project area, it is recommended that the necessary land be acquired or that a series of joint ventures with the other owners be undertaken.

# PROPOSED TIMES BUILDING

Page 55

#### Introduction

The present Broadway Building would be demolished and in its place erected a block-long structure extending along Broadway between First and Second Streets. Although it would have a striking architectural presence of its own, it would be designed to complement the existing Times Building. At each end of the proposed building, two-level plazas would serve as pedestrian entrances with lively concentrations of newspaper kiosks, restaurants and other appropriate services.

# Relationship to the Complex

Although the proposed Times Building would not be an immediate part of the Main Plaza, the bridge over Second Street and the continuation of the Concourse Level would make the building an extension of the Main Plaza and its activities.

#### Description by Levels

#### Plana Shops

The two Plaza Levels of the prop the entrance plazas and extend to arcade of shops, restaurants, and height will enable paper supply plant through Broadway entrance

On First Street, between the priing, there will be a special VIP en and a new access directly to the

# Bank, Composing and Exp

The level above the double-level new composing rooms designed in the plant building, and current for future expansion.

# Newspaper Facilities and

The next level up includes add

## Executive Facilities

Top floor of the new building the space between the new to designed as an extensive gard gatherings.

#### Street Level

The Street Level is devoted to First Street, and the already a

## First Parking Level

Area under the new building cept for newspaper facilities be duplicated at the next sev

## Phasing

First phase: Begin at corner ing needed facilities and posses and phase: Begin at comphase: Re-locate Broadway Building and then remove struction of proposed Time

Description by Levels

o more offices and more living

Plaza Shops

ow the Plaza Level, will accomte. with pick-up and drop-off Is below.

The two Plaza Levels of the proposed Times Building will begin with the entrance plazas and extend the length of the building, a double arcade of shops, restaurants, and other services. The double-level height will enable paper supply trucks to continue to service the plant through Broadway entrances.

On First Street, between the proposed building and the Times Building, there will be a special VIP entrance - an automobile drive-in area and a new access directly to the Times lobby.

odate trucks and other vehicles aurants, etc. that comprise the devoted to parking.

# Bank, Composing and Expansion

wo below the Service/Parking arking. The total number of ill be 4,093.

The level above the double-level plaza will be the site of the bank, new composing rooms designed to join the existing composing rooms in the plant building, and currently undesignated areas that will allow for future expansion.

# Newspaper Facilities and Expansion

the hotel-office tower, the y and Spring Streets. Second ial-recreation area. Since the ole owner of land comprising the necessary land be acquirh the other owners be underThe next level up includes additional newspaper facilities plus a loop corridor that connects all elevator cores.

#### Executive Facilities

Top floor of the new building is proposed for executive offices, with the space between the new building and the Times Building being designed as an extensive garden area for both formal and informal gatherings.

Page 55

#### Street Level

The Street Level is devoted to parking facilities, the VIP entrance on First Street, and the already existing service facilities.

#### First Parking Level

Area under the new building will be devoted entirely to parking except for newspaper facilities already in existence. Same pattern would be duplicated at the next several levels below.

#### Phasing

yould not be an immediate ond Street and the continue the building an extension

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I other appropriate services.

First phase: Begin at corner of Broadway and Second Streets, expanding needed facilities and parking up to present Broadway Building. Second phase: Begin at corner of Broadway and First Streets. Third phase: Re-locate Broadway Building functions in proposed Times Building and then remove Broadway Building, and complete construction of proposed Times Building.

# INTRODUCTION AND ASSIGNMENT

In June, 1966, the firm of William L. Pereira & Associates was retained by The Times Mirror Company to propers a master plan study of its properties south of and including Times Mirror Squars in order to arrive at a concept for the future development of the area and to indecate possible phases of this development.

This report summarizes the planners' analysis of the area in Los Angeles known as the Downtown Core and presents a proposed Master Plan for the project area in which Times Marce Square is located. This project area commists rengisly of a supervisor's bounded by First and Third Streets on the portic and seath, and by Hill and Main Streets on the west and east, a total of four site blocks.

Uniterically one approach to real estate planning in the Southern California region has been to look at development only in the light of the learnediste past or of existing conditions. The appropriate parapeters which should accompany value judgment on high-quality, long-term real estate incomment has too often been lacking. There-

fore, while our immediate concern may be for increments of development available by 1969 or 1970, decisions should be made on the basis of what can be expected 25 to 30 years from now.

The land around the Civic Center, which is at present in such great demand, is already fully committed to developments in which large investments have been made, without much evidence of an intelligent urban design philosophy. High land prices and existing commitments in the form of non-depreciated investments prohibit a proper mix of land uses, with the variety and significance called for by today's concepts of good urban design. In addition to office space, today's orban core should contain facilities for shopping, recreation, hotels, housing, and above all, parking and open space. The day of uniform land uses that create monotony and lack elementary amenities is over it is out opinion that the race to construct "prestige" building of similar uses in the downtown area will create nothing but sterifity trales someone appears who is willing to give strong leadership and invest a great deal of money to reverse the trend.

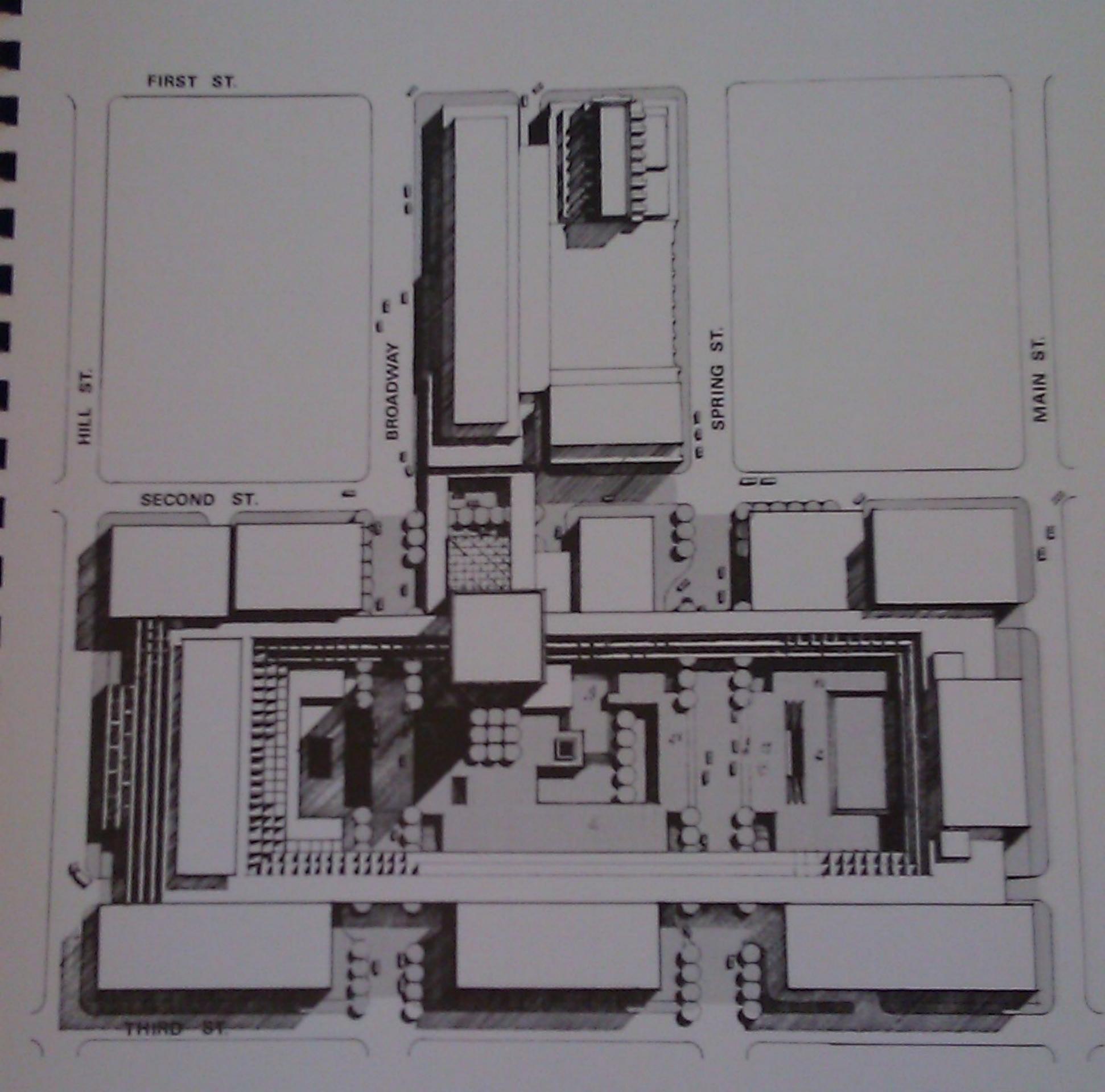
When one analyzes the existing and potential influences on the fitties. Mirror properties, it is apparent that this area has greater possibilities for development than other land downtown.

Continued observation of downtown developments and plans indicate that the Master Plan proposals for the Times Mirror properties are not only increasingly valid for the Times Mirror but of communicating importance to the community at large. The phasing of the project and the speed of development are subject only to the economics of the situation.

Because today there is genuine public concern and increasing public support for good design in our environment, a great opportunity exists in the Times Mirror Square area.

This report presents the Master Plan and reviews the background studies which led to its development. It is intended to provide the Times Mirror Company with the knowledge and the tools discussify for the appropriate development of its properties through its own real estate policy. It is also hoped that acceptance of the Manter Plan will help influence adjacent property owners and the City M Los Angeles to develop this area in a compatible manner.

With this in mind, the material contained in the report was presented to the technical staff of the City's Planning Expariment. Their restriction was decidedly favorable, and it is the planners' belief that the Times Mirror Company can proceed with confidence in the schedul direction suggested in this report.



Master Plan

Master Plan. A pictorialization of the Plaza complex for Times Mirror properties and vicinity.



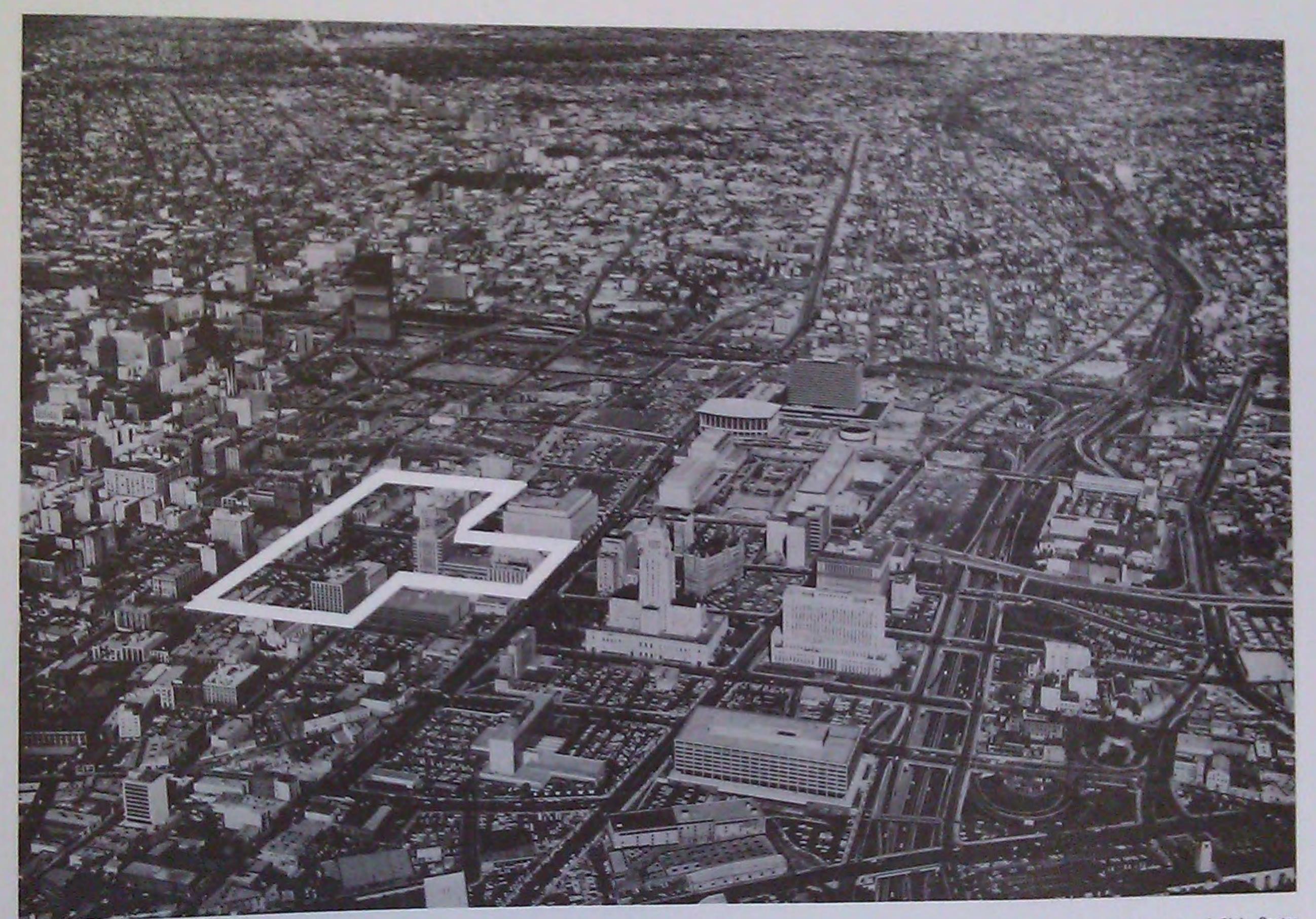
Aerial photo of Civic Center complex looking sest. Times Mirror properties and vicinity outlined in white.

# FACTORS OF INFLUENCE

# History of Downtown Los Angeles

When the first Spanish colonial settlers arrived in 1781, they built the Pueblo of Los Angeles. Approximately 12 square miles in area, it contained 28 small, square, flat-roofed houses around a central plana, surrounded by seven acre fields. Later the Pueblo spread in all directions, without plans, beyond the original walls.

A plan of Los Angeles City called "Map No. 1", drawn in 1849 shortly after California became part of the United States, shows the informal shape of the original Pueblo with its central plaza standing between two large areas of rigid, grid-pattern development. East and south of the old central city were vineyards and cornfields. In the



Aerial photo of Civic Center complex looking west. Times



- c. The street pattern is essentially a grid which responds to automobile requirements; but there is a lack of vistas, and the streets lack those characteristics which can give them identification and importance.
- d. Downtown is one of the few places in Southern California where the greatest concentration of high intensity use is heavily represented by old and obsolete buildings. However, this is rapidly changing.
- e. Until the construction of the Music Center, Downtown, with the exception of the principal hotels, was relatively "dead" in the evening hours.

#### **EXISTING LAND USES**

Downtown Los Angeles is essentially a long rectangle, three sides of which are freeways - Santa Ana, Harbor and Santa Monica.

Broadway and Seventh Street is the core intersection, the center of retail trade which extends along both Broadway and Seventh. Just east is Spring Street, center of the financial district. Recent additional office construction in the vicinity of Sixth Street and Pershing Square has further filled out this high intensity belt that separates downtown Los Angeles into north and south segments.

To the north, the Civic Center complex is well defined and taking shape. Between it and the downtown core, slightly to the west, lies Bunker Hill, a redevelopment project now in progress. One office tower is completed and residential towers are now under construction. To the east lies Little Tokyo also scheduled for redevelopment as a prime tourist attraction.

In the southern half of downtown, probably the only developments of any consequence are Occidental Center, Convention Center, California Hospital and its proposed expansion program, and the flourishing furniture, produce and textile areas.

Beyond these are service and industrial uses which increase in scale to the east.

#### LAND VALUATIONS

Present land values in the downtown area bounded by the freeways and San Pedro Street range from \$5 per square foot in the southwest quadrant to \$80 or more per square foot west of the downtown core near Wilshire Boulevard.

Excluding this core area, the most valuable land in downtown Los Angeles is located between the Santa Ana Freeway and First Street, where the Civic Center and Times Mirror Square utilize land valued at \$30 per square foot on the average.



Land values of the Downtown area. Darker shades indicate the highest valuation grading down through the lighter tones to the lower valuation.

# \* TIMES MIRROR SQUARE

- 1 5 TO 6 DOLLARS PER SQ. FT.
- 2 6.50 TO 22 DOLLARS PER SQ. FT.
- 3 8 TO 12 DOLLARS PER SQ. FT.
- 4 10 TO 12 DOLLARS PER SQ FT
- 5 10 TO 13 DOLLARS PER SQ. FT.
- 6 10 TO 15 DOLLARS PER SQ FT.
- 7 10 TO 20 DOLLARS PER SQ. FT.
- 8 18 TO 20 DOLLARS PER SQ. FT.
- 9 18 TO 25 DOLLARS PER SQL FT.
- 10 30 DOLLARS PER SQ. FT.
- 11 70 TO 80 DOLLARS PER SQ. FT.

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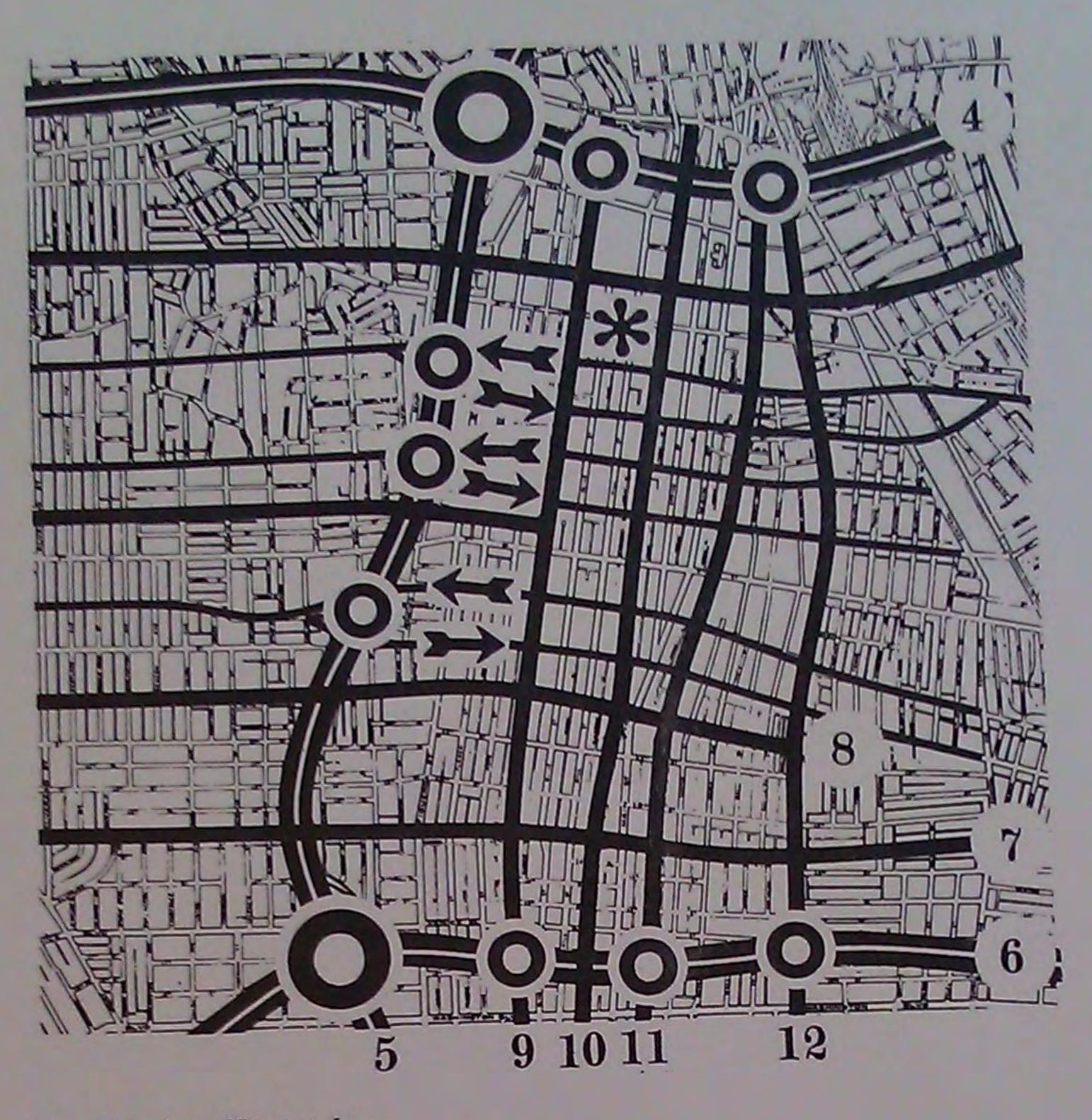


#### CULATION

umber of circulation elements will influence future developments he downtown area.

Irculation Spine: A strong circulation spine runs north-south brough downtown Los Angeles. It is composed of the main steries of Figuerou Street, Grand Avenue, and Broadway, reinsecond by the Harbor Freeway. The spine terminates on the beth at the Civic Center complex, Chinatown, and Dodger adjum, and on the south at the educational and cultural faciles of the University of Southern California and Exposition

- \* TIMES MIRROR SQUARE
- 2 PROPOSED CONVENTION CENTER
- 3 CIVIC CENTER COMPLEX
- OLVERA STREET
- 5 UNION STATION
- 6 OCCIDENTAL CENTER
- 7 LITTLE TOKYO
- S CAL-MART
- 9 TEXTILES, PRODUCE AND FLOWER MARKET
- 10 INDUSTRY
- NEW LOS ANGELES BUS DEPOT
- 12 FURNITURE MART
- 13 UNIVERSITY OF SOUTHERN CALIFORNIA
- 14 EXPOSITION PARK
- 15 DODGER STADIUM
- 16 CHINA TOWN



Plan of basic trafficways, freeways and major highways in the Downtown area. Note the significance of Broadway and First Street as major traffic carriers to the four points of the compass.

INTERCHANGES
WEST BOUND (ONE-WAY)
EAST BOUND (ONE-WAY)
SANTA ANA FRWY.

5 HARBOR FRWY.

6 SANTA MONICA FRWY.

7 PICO BLVD.

8 OLYMPIC BLVD.

9 GRAND AVE.

10 BROADWAY

11 LOS ANGELES

12 SAN PEDRO ST.

b. Trafficwa within the Broadway Freeway to the pr

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the next decade there will be not one but many points of arrival and departure within the Los Angeles area for airborne travelers and freight going distances of 400 miles or less. Much of this localized traffic will be by V/STOL (vertical/short take-off and landing) aircraft, which could be accommodated at an urban airport or "metroport" in the heart of downtown. Such a transportation center would also serve as a collection point for travelers going on long distance flights from LAX. They might buy tickets, check their baggage and park their cars at the metroport, thereby greatly reducing the pressure of surface traffic to LAX and other major local airports. Besides providing much needed parking for private cars, the metroport would serve as a passenger station for busses and taxis and as a depot for trucks.

The typical downtown transportation center is seen as a megastructure functioning as did the great railroad stations of the past – the site of shops, banks, restaurants, meeting halls, warehouses and related commercial facilities. The building might cover several blocks and be several levels high – separate levels for automobile traffic, services, parking, deliveries, and on the top deck a suitable surface and facility for the take-off and landing of helicopters.

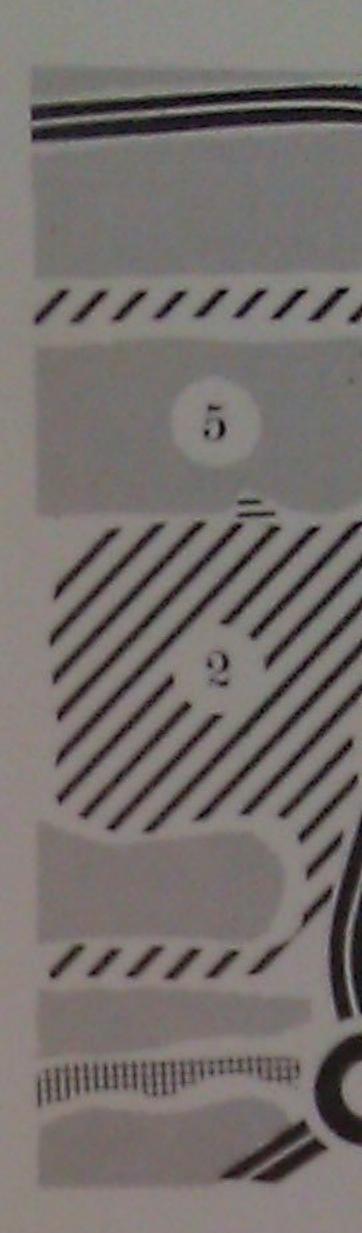
The planners recommend several locations for future transportation centers to serve downtown Los Angeles. To the north, Union Station would be the principal center and would therefore influence future use of the Times Mirror properties. To the south, in the vicinity of Pico Boulevard and Los Angeles Street, another transportation center is suggested. This would be concerned primarily with transporting perishable goods and light industrial products. A third transportation center is a possibility at the junction of the Harbor and Santa Monica Freeways.

# **Existing Conditions**

The most recent document of an official or semi-official nature on the Central City Master Plan for Los Angeles is the final Centropolis Report published in 1964. Preceding this report, the Central City Committee published: Centropolis 1—Economic Survey 1960; Centropolis 2—General Development Plan 1962; and Centropolis 3—Transportation Study 1963.

Since William L. Pereira & Associates' study of the Times Mirror properties began, members of the City Planning staff have been working on the advanced planning for the downtown area. The general guidelines set forth in the Centropolis Plan are being followed and more detailed surveys and implementation studies have commenced.

The land use areas shown in the Centropolis Report are not specific in shape, size or configuration, nor do they necessarily reflect the optimum development of the downtown core.



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The General Plan for the Downtown area as recommended by the Centropolis Report.

# \* TIMES MIRROR SQUARE

- 1 COMMERCIAL CORE
- 22 COMMERCIAL AND RESIDENTIAL
- 3 COMMERCIAL AND INDUSTRIAL
- 4 INDUSTRIAL
- 5 RESIDENTIAL
- 6 GOVERNMENTAL ADMINISTRATION
- SOURCE-CENTROPOLIS REPORT



Project areas for the Downtown area as recommended by the Centropolis Report.

# \* TIMES MIRROR SQUARE

- I MORTH DOWNTOWN
- 2 CIVIC CENTER
- 3 BUNKER HILL AREA
- 4 WEST DOWNTOWN
- 5 DOWNTOWN CORE
- 5 SOUTH DOWNTOWN 7 EAST DOWNTOWN
- 8 LITTLE TOKYO
- 9 COMMUNICATION INDUSTRIAL
- 10 NORTHERN INDUSTRIAL
- 11 CENTRAL INDUSTRIAL
- 19 SOUTHERN INDUSTRIAL
- 13 WAREHOUSE INDUSTRIAL

It is interesting to note at the vortex of four dismental administration to east, commercial on the west.

The Centropolis Plan d sectors or project areas.

#### NO. 1 - NORTH DOWN

This area contains New to the Dodger Stadium redevelopment. Some at development.

# NO. 2 - CIVIC CENTE

A Civic Center Development federal, state, county a ical restoration areas so future Civic Center exerted for public building

- a. The area bounded and First Streets.
- b. The area north of Street.

According to the Cent employees working in This represents strong which is lacking in this

# NO. 3 - BUNKER HI

The Bunker Hill Red changes, but most have amendments. The Un Streets, is now comple space. City Reconstruction residential tower con Power building and the

Other permitted uses retail and parking stru

The Times Mirror Caredevelopment project by First, Second, Olivand parking.

## NO. 4 - WEST DOWNTOWN (950 acres)

Included in this area are the Union Oil Center, Signal Oil Building, Wilshire Metropolitan Medical Center, and Chamber of Commerce building. However, it is the planners' opinion that the principal uses for the major portion of west downtown should be medium density residential development for a wide range of income levels.

# NO. 5 - DOWNTOWN CORE (220 acres)

Economically speaking, this area, which includes part of the Times Mirror properties, is developing into the strongest sector of downtown. However, land values west of Hill Street are presently averaging more than three times those east of Hill Street, where another portion of the Times Mirror property is located. Within this area, generally bounded by the Harbor Freeway, Spring Street, Bunker Hill and Eighth and Ninth Streets, approximately four million square feet of good quality office space has been recently completed or is under construction. The Centropolis Report projects a target of 58½ million net square feet (includes interior parking) of space by 1980 for the Downtown Core area. This figure represents an increase of 18 million square feet over 1960.

A current surge of office building is taking place in the western part of the area. The buildings completed within this area in the past year are One Wilshire and City National Bank. The Crocker Citizens 42-story building is scheduled to be completed in 1968. According to the Central City Association, future building plans reveal a Wells Fargo Bank to be built on the southeast corner of Wilshire Boulevard and Flower Street and Atlantic Richfield is planning a business complex in cooperation with the Bank of America in the area bounded by Flower Street and Figueroa Street and Fifth and Sixth Streets.

Additional factors which influence the desirability of this location are the currently lower land prices and the Bunker Hill Redevelopment Project now under construction which is expected to provide 3,200 units in residential towers upon completion.

# NO. 6 - SOUTH DOWNTOWN (468 acres)

The most significant developments in recent years in South Downtown are:

- a. The building of Occidental Center.
- b. An \$8 million addition to the California Hospital.
- c. The proposed Convention Center at Twelfth and Figueroa Streets.
- d. Construction of the Santa Monica Freeway.

This area is presently characterized by relatively low land prices, unsaturated traffic conditions, and a strong need for some urban design character.

The Furniture Mart, opened in 1958 with 900,000 square feet is located in South Downtown, south of the Santa Monica Freeway. An addition is presently being contemplated.

NO. 7 - EAST DOWNTOWN (447 acres)

East Downtown is rather difficult to analyze. It contains a mixture of residential, retail, wholesale and industrial activities which serve as a transitional zone to the East Los Angeles industrial area.

The most significant development in East Downtown is the California Mart on Ninth Street. There are two buildings, one opened in 1964, the second in 1966, with a combined rental space of 706,000 square feet and parking for 1,200 cars. A third building is contemplated.

The new \$10 million bus terminal on the block bounded by Los Angeles, Maple, Sixth and Seventh Streets was started in 1965 and is now complete.

NO. 8 - LITTLE TOKYO (14 acres)

For some time Little Tokyo Redevelopment Association has been engaged in an active program to rebuild this area by private initiative. Originally residential in character, Little Tokyo is now visualized as an office, hotel and tourist area, as well as a cultural and regional center for more than 90,000 Japanese-Americans living in Southern California.

It is likely that over a period of time this district will develop as an exciting tourist attraction similar to areas north of the Civic Center, and will then have a direct impact on the Times Mirror properties.

The "General Plan for Little Tokyo" prepared by the Redevelopment Association in cooperation with the Los Angeles City Planning Commission was published in November, 1963. This plan shows project area, land uses, and proposed trafficway improvements, including street vacations. As one of the initial steps in the redevelopment of this area, a 17-story Kajima office building is being built at the southwest corner of First and San Pedro Streets.

The planners have suggested the following additional project areas extending easterly to a more logical planning boundary, the Los Angeles River:

NO. 9 - COMMUNICATION INDUSTRIAL

NO. 10 - NORTHERN INDUSTRIAL

NO. 11 - CENTRAL INDUSTRIAL

NO. 12 - SOUTHERN INDUSTRIAL

NO. 13 - WAREHOUSE INDUSTRIAL

Areas No. 12 and No. 13, as will be seen later in the report, are important influences on the concept.

though the total scale is monumental, the designers have obviously been concerned with the human element, too, Towers are set back to allow for views of the landscaped roof gardens in the Center. And some of the smaller buildings are so placed as to capture views of cathedral spires and other interesting elements of the New York skyline.

One unusual feature of the project is the circulation system. A subterranean concourse — a network of walkways 1½ miles long — provides indoor access to 19 buildings while serving the shopping complex as well. One farsighted scheme in 1930 proposed a similar series of walkways above street level, bridging cross streets, but perhaps the lack of traffic congestion at that time defeated arguments for such an innovation.

Even today, however, few vehicles are in evidence. A 12-story garage, partly underground, and nine truck ramps leading to unloading platforms 30 feet below street level, conceal most traffic in the complex.

Two small, parallel buildings form the entrance from Fifth Avenue, which leads through the famous Channel Garden into Rockefeller Plaza and its agreeable system of walkways. The Channel Garden is truly an urban space. Only 60 feet wide, it appears much grander because of the contrast between the low buildings on either side of it and the very tall buildings in the rest of the Center.

Rockefeller Plaza, only 150 feet long, is a distinct park within the city. This sunken garden serves different functions year round, as an ice skating rink in winter and an outdoor restaurant in summer. It establishes a sense of place, and in so doing enhances the entire complex.

Rockefeller Center, with 50,000 occupants and 160,000 daily visitors, has become a focal point of New York City and one of the world's notable business centers.

# Land Use Recommendations

In the process of developing a theme or concept for the Times Mirror properties, the patterns and major elements of existing land use were examined and recommendations made for possible future changes and development of land use organization in downtown Los Angeles.

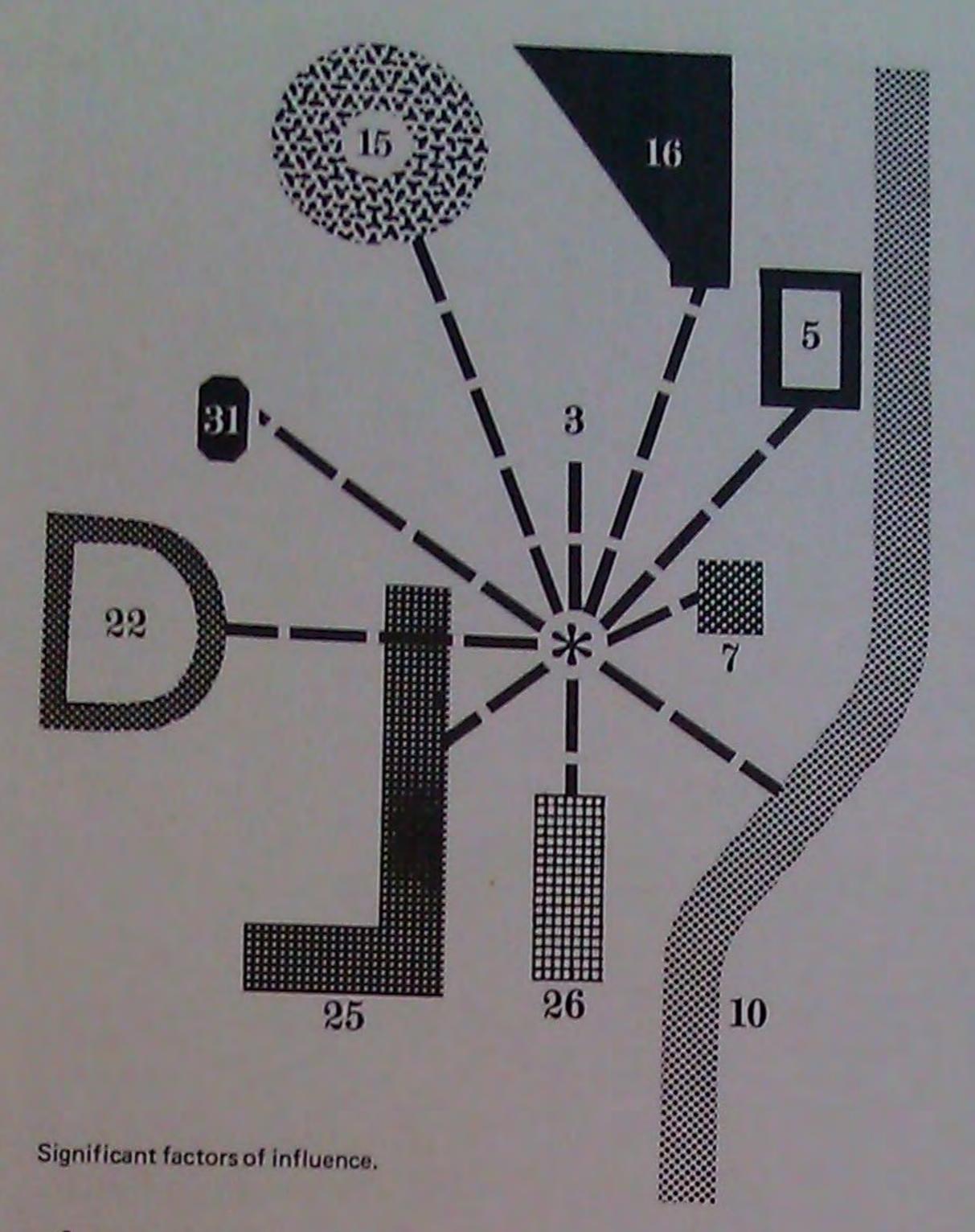
The area of downtown Los Angeles is approximately two-thirds the size of the city of Beverly Hills. Unlike this famous enclave, however, downtown Los Angeles does not have clearly identifiable, logically scaled and well-functioning land uses. Business areas, for example, should be located, identified, given character and have an overall linkage. And residential uses should be encouraged wherever a good living environment can be maintained at feasible land costs.

Of utmost importance under the master planning concept is the inclusion of land uses which provide amenities and economic generators not usually found in downtown locations. Land acquisition in the









\* TIMES MIRROR SQUARE

3 CIVIC CENTER COMPLEX

5 UNION STATION-METROPORT

7 LITTLE TOKYO

10 INDUSTRIAL

15 DODGER STADIUM

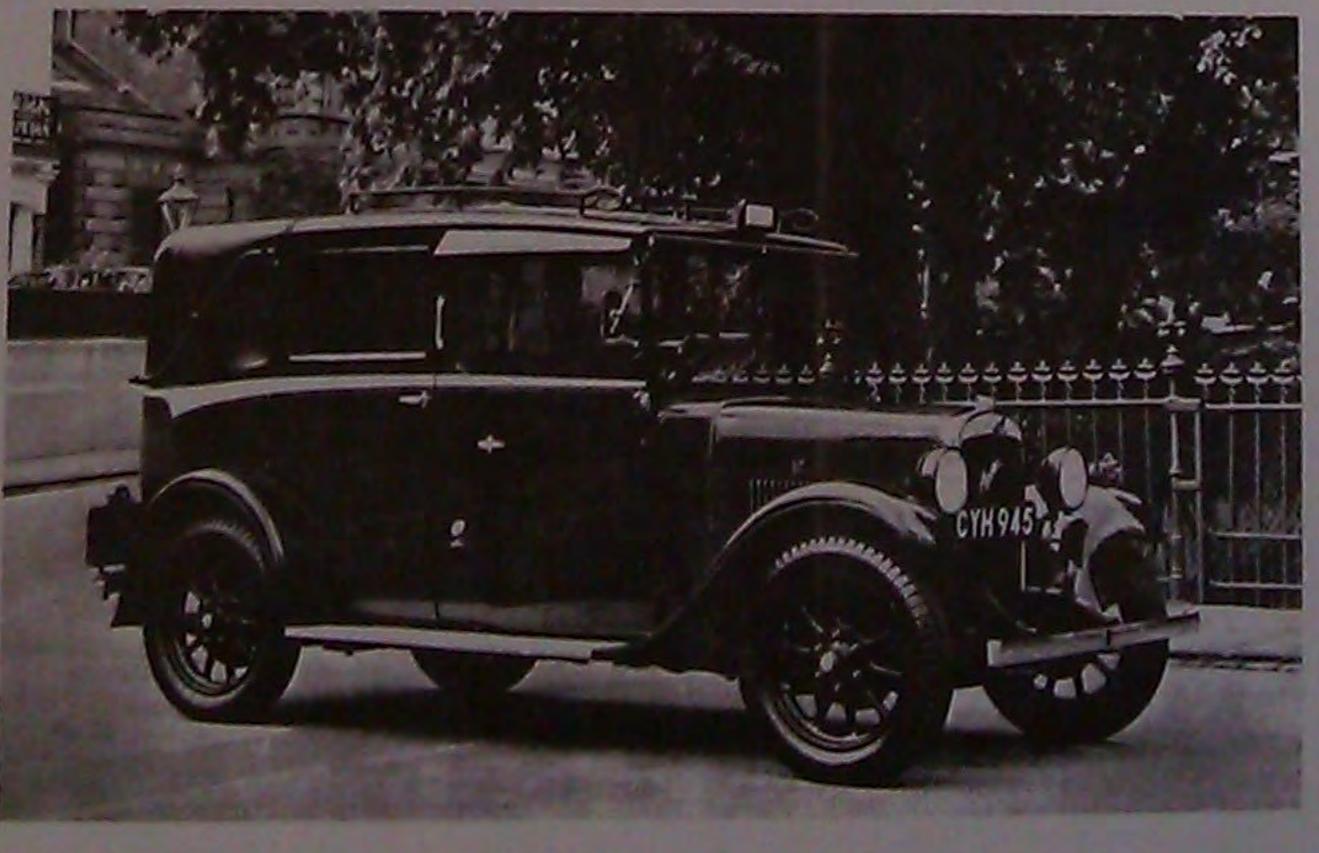
16 CHINA TOWN

22 BUNKER HILL

25 DOWNTOWN CORE

26 OFFICES

31 MUSIC CENTER



London taxi.

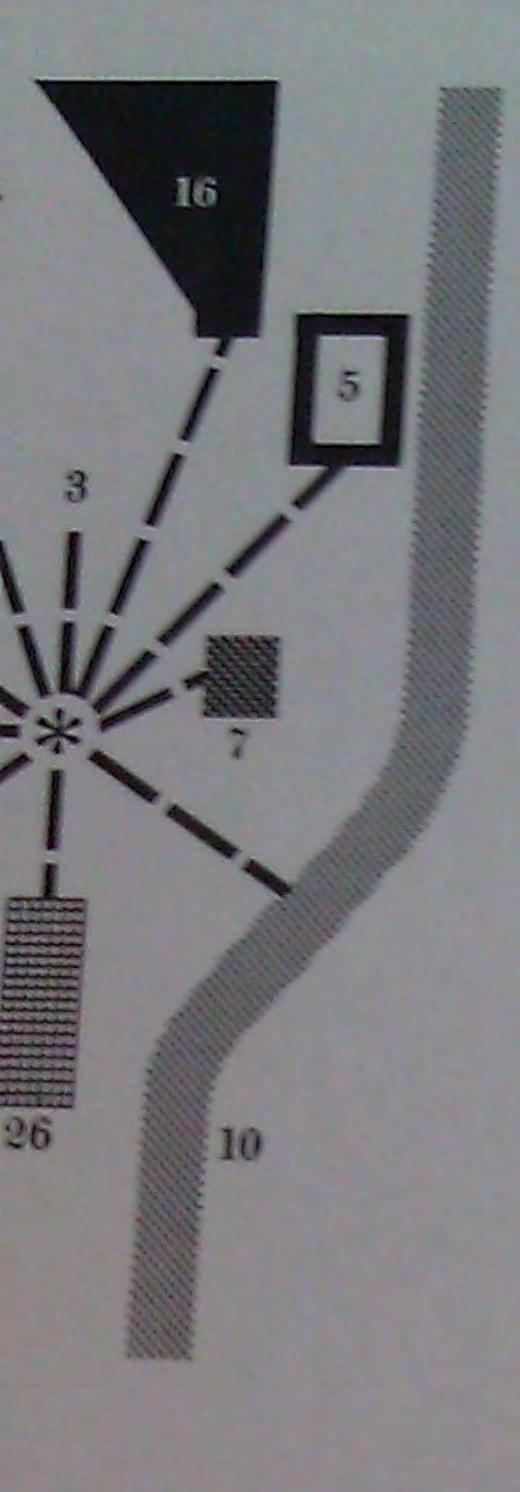
areas today, such as a work locations, mote through demolition of vision of parking at hotel meeting rooms hotels, shopping facilialso desirable as well oriented towards the nearby industrial acti

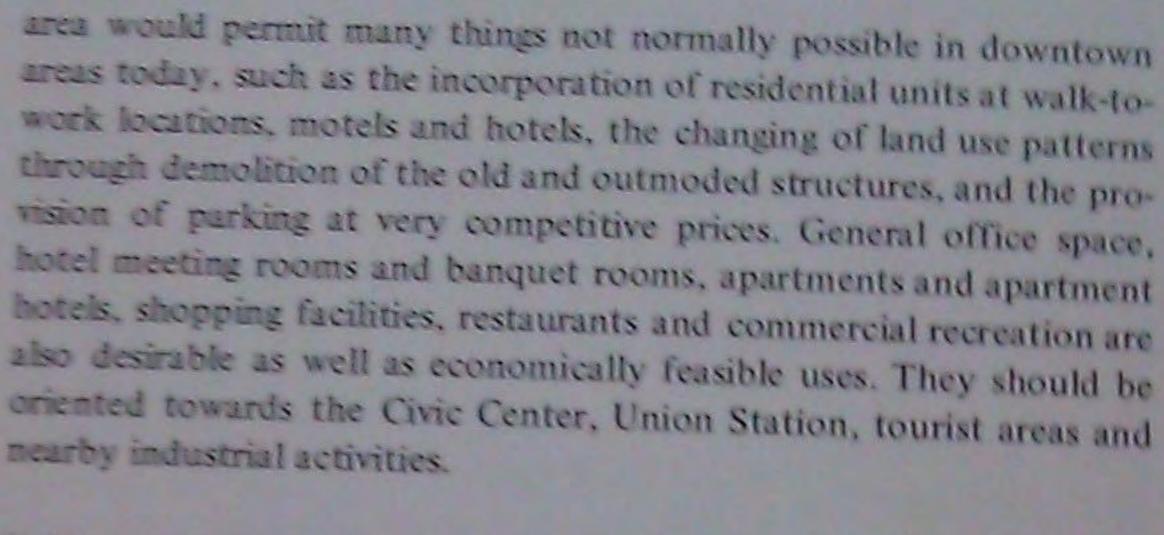
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# Taxi Loop

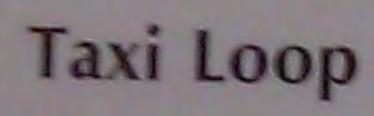
In the north part tional, tourist, civid of the Times Mirro area, a way should planners evolved the create a taxi loop Tokyo, and the Civibe connected with Dodger Stadium no park in one place taxi, avoiding the I





It is unusual for a city to have such a high concentration of governmental agencies (city, county, state, federal) in one area, and any proposed hotel and office facilities should be built to take advantage of this phenomenon. The buying power of the huge basic Civic Center work force plus an estimated 40,000 daily visitors adds up to an impressive market for various retail developments.

The Centropolis Report outlines major objectives for redeveloping and improving the downtown core. The Civic and Cultural Center is in an advanced stage of transformation, Bunker Hill is now becoming a reality, and Little Tokyo is redeveloping. Immediately to the south of the Times Mirror properties, however, there is a planning void. The area bounded by Second, Third, Hill and Main Streets has thus far been neglected and so offers an opportunity for an overall planning concept which would correlate the land use of this area with the adjacent properties owned by the Times Mirror Company.



In the north part of downtown there already exists active recreational, tourist, civic and cultural centers. Considering the potential of the Times Mirror properties as a lively, sophisticated commercial area, a way should be found to relate it to the existing elements. The planners evolved the idea of using the existing street network to create a taxi loop. Times Mirror Square, the Music Center, Little Tokyo, and the Civic Center south of the Santa Ana Freeway could be connected with Union Station, Olvera Street, New Chinatown, and Dodger Stadium north of the freeway. This would enable people to park in one place and travel to the various entertainment areas via taxi, avoiding the problems of driving to and parking at each place.



There are presently 40,000 daily visitors to the Civic Center area, 7,000 to Olvera Street, and 3,000 to New Chinatown, many of whom could use the taxi loop. The Centropolis Report estimates that by 1980 these figures will increase significantly.

A vehicle with the general character of a London taxi could be a colorful means of transportation around the proposed taxi loop. Its design is ideal for this purpose, since its height makes it easy to get in and out of. The exterior design has uniqueness and character, that "something special" that has made the San Francisco cable cars such a pleasing and provocative phenomenon.

Another possibility would be cabs with permanent roofs but open on the sides.

In some Mediterranean countries the taxis are gaily decorated with painted designs of flowers, fruit, seashells, and landscapes. This is a custom which could add fun and pleasure to an otherwise humdrum downtown cab-ride.

Native Angelenos will remember back to the days when double-decker busses travelled along Wilshire, their open top decks and enclosed bottoms serving as a built-in choice for the passengers. These might be brought back for the downtown loop and become the "Maxi-Taxi". They could be sponsored by leading businesses, Chinatown, Little Tokyo, Music Center, the Dodgers, etc., each one painted and decorated and equipped in a completely different style that would reflect its sponsor. They might even operate on a free-fare basis. A limited area, a controlled route, and a civic motivation to move people around in the area might combine to make such a thing possible.

# Urban Design Considerations

Based on the information assembled and studied by the planners, following are suggestions for emphasis in the urban design of the proposed Times Mirror Square:

 It seems desirable to emphasize skyline silhouettes involving some strong verticals, especially if organized with nearby low horizontal elements to set them off and create interesting spatial effects.



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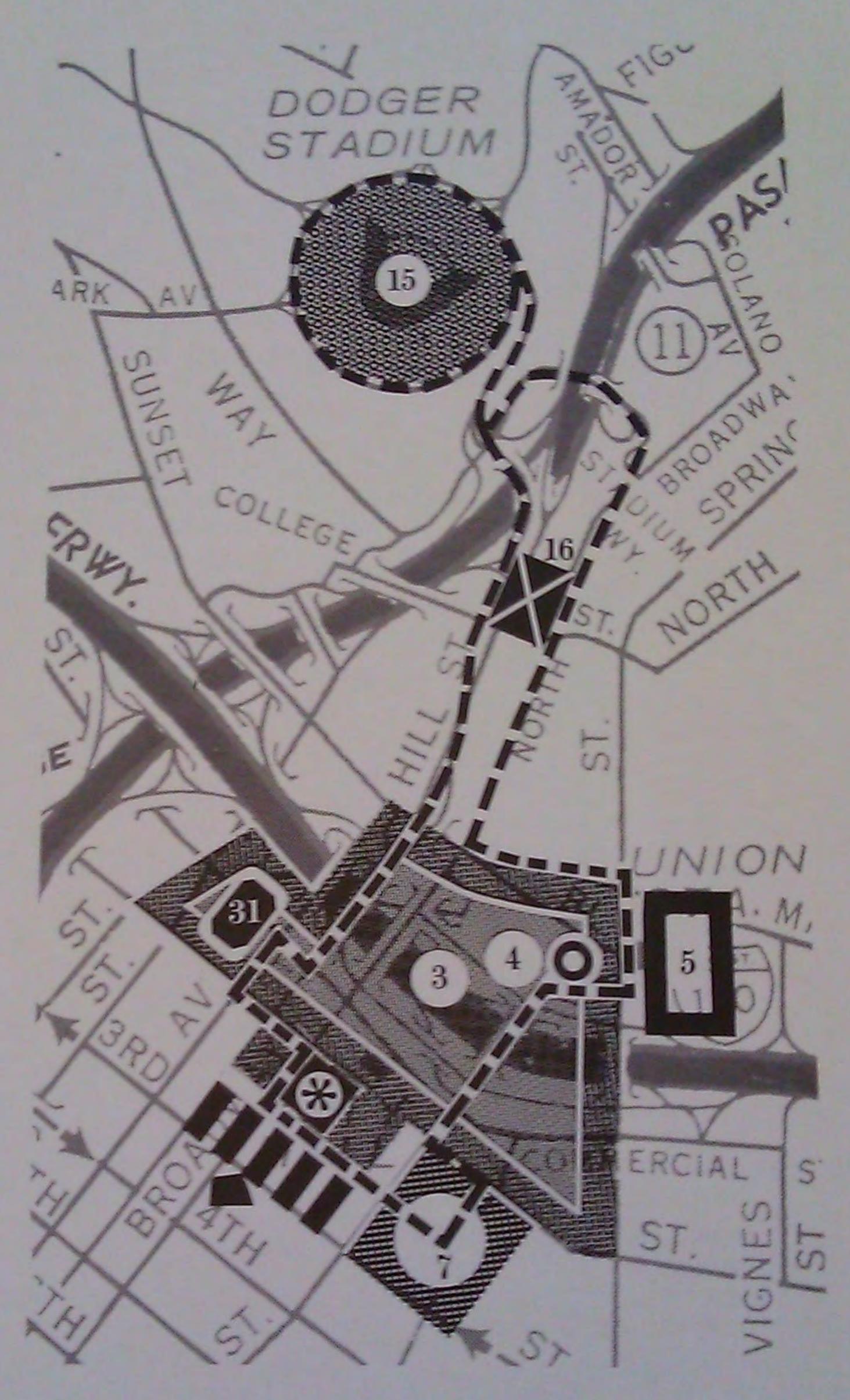
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double-decker and enclosed. These might "Maxi-Taxi". atown, Little ed and decorwould reflect sis. A limited eople around

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involving arby low teresting



Important existing elements connected by a taxi loop.



Existing conditions.

TIMES MIRROR SQUARE

-- PROJECT AREA CIVIC CENTER COMPLEX

IIII MALL

- LITTLE TOKYO REDEVELOPMENT AREA

OLVERA STREET

UNION STATION-METROPORT

LITTLE TOKYO

30 ST. VIBIANAS CATHEDRAL MUSIC CENTER

32 CITY HALL A BRADBURY BUILDING

B CENTRAL MARKET

C FIRE STATION

D STATE BUILDING

E STATE BUILDING

F LAW LIBRARY

G CIVIC COURT HOUSE

I HALL OF ADMINISTRATION

J HALL OF RECORDS

K CENTRAL HEATING

I, HALL OF JUSTICE

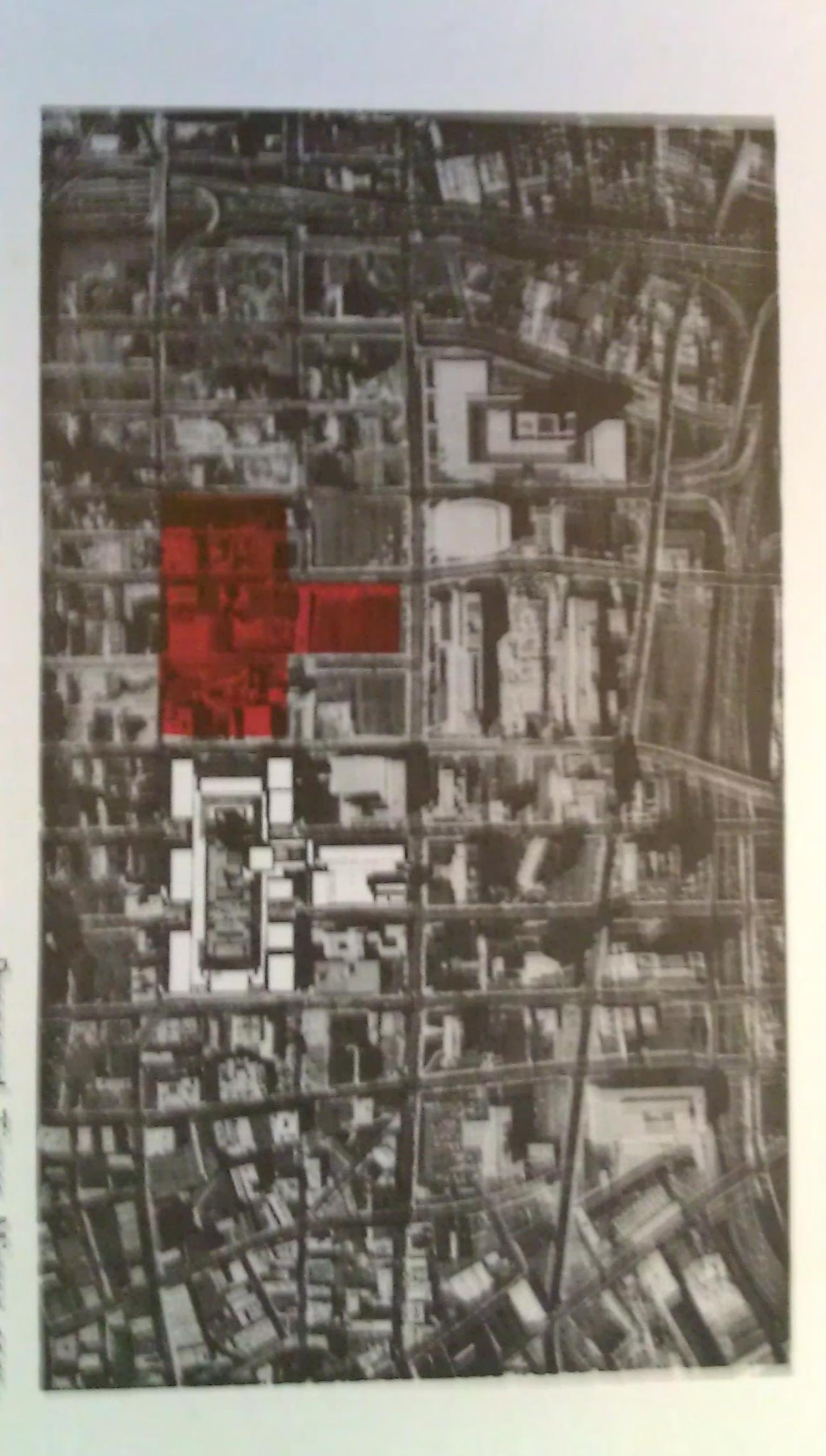
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5. Special li ture of Particula cipal gat should permit.

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# Description of the Plan

# Planning Objectives

Without meaning to belabor the comparison, Times Mirror Square is planned to accomplish in its own way what Rockefeller Center accomplished in its way. A city within a city, yet a functioning interrelated part of that greater city. A monumental scheme, yet with human scale and values. A complex of commercial structures, yet an attractive environment for people. A twenty-four-hour-a-day place, for working and living, for residents and visitors, for the personal and common good and gain.

Although Times Mirror Square would have ample social and economic justification within itself, its importance to the rejuvenation of down-town Los Angeles cannot be overestimated.

Broadway has long been an important street in downtown Los Angeles, but for several years it has been deteriorating physically, commercially, and strategically.

While other parts of downtown (west of Pershing Square, Bunker Hill) are undergoing high-quality changes, the area surrounding the Times Mirror properties has languished.

Covering four city blocks, Times Mirror Square will be the largest and most important development of its kind in greater Los Angeles, a welcome adjunct to the nearby civic/cultural complex and an energizing influence on the entire downtown area.

# Existing Buildings

There are on the Times Mirror properties four major buildings which must be considered in any development program for the owner.

The Times Building is a notable landmark in Los Angeles. Its bold massing and buttresses have strongly influenced the design and proportions of the proposed new Broadway Building, which is discussed below and in the following chapter.

The Times Mirror Building, although taller and more massive than the

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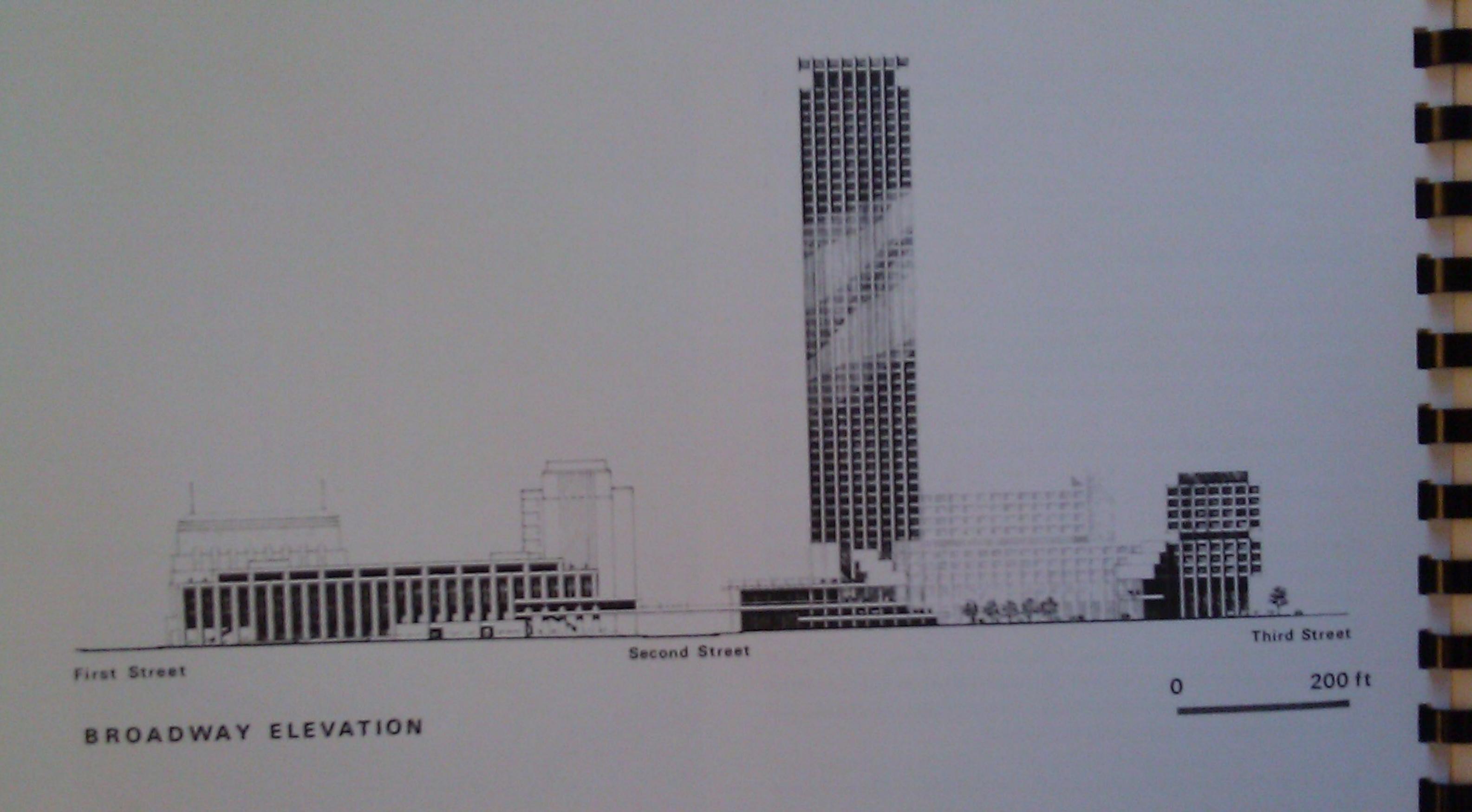
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The Times Mirror Building, although taller and more massive than the Times Building, has not been a major influence on the design of the total project.

The Plant Building consists of four levels above the ground and is expressed architecturally in a horizontal manner. It creates a physical link between the Times Mirror Building to the south and the Times Building to the north. Its functions will relate very strongly to the proposed Times Building.

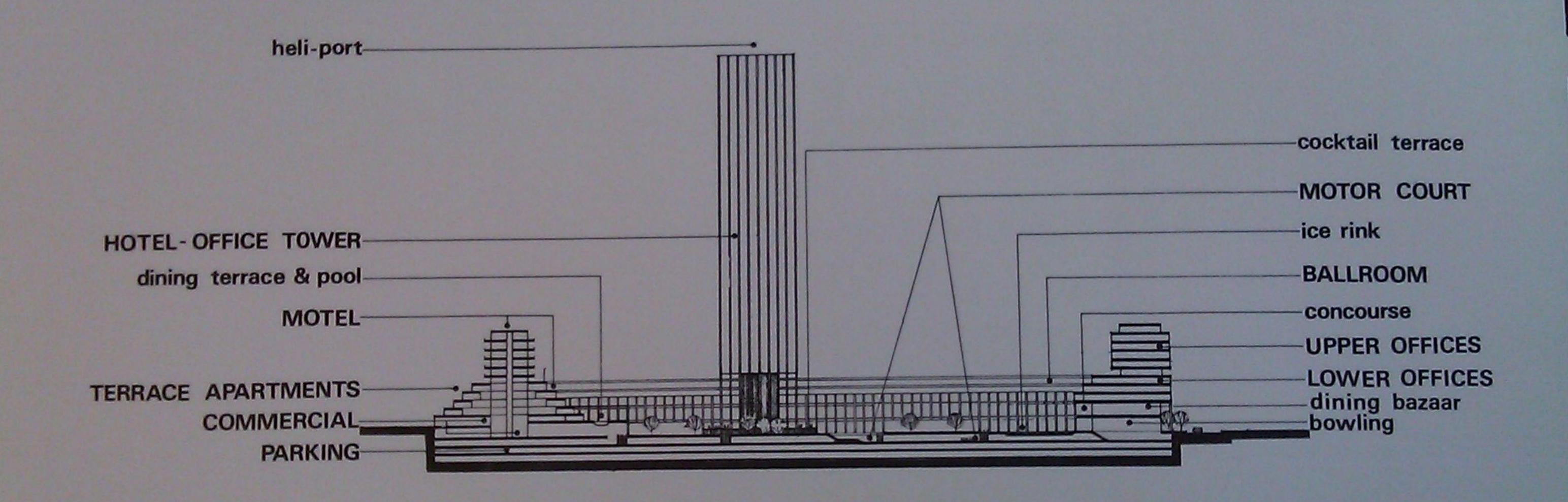
The Broadway Building should, it is felt, be phased out and replaced with a new structure better related architecturally and functionally to the Times Building.



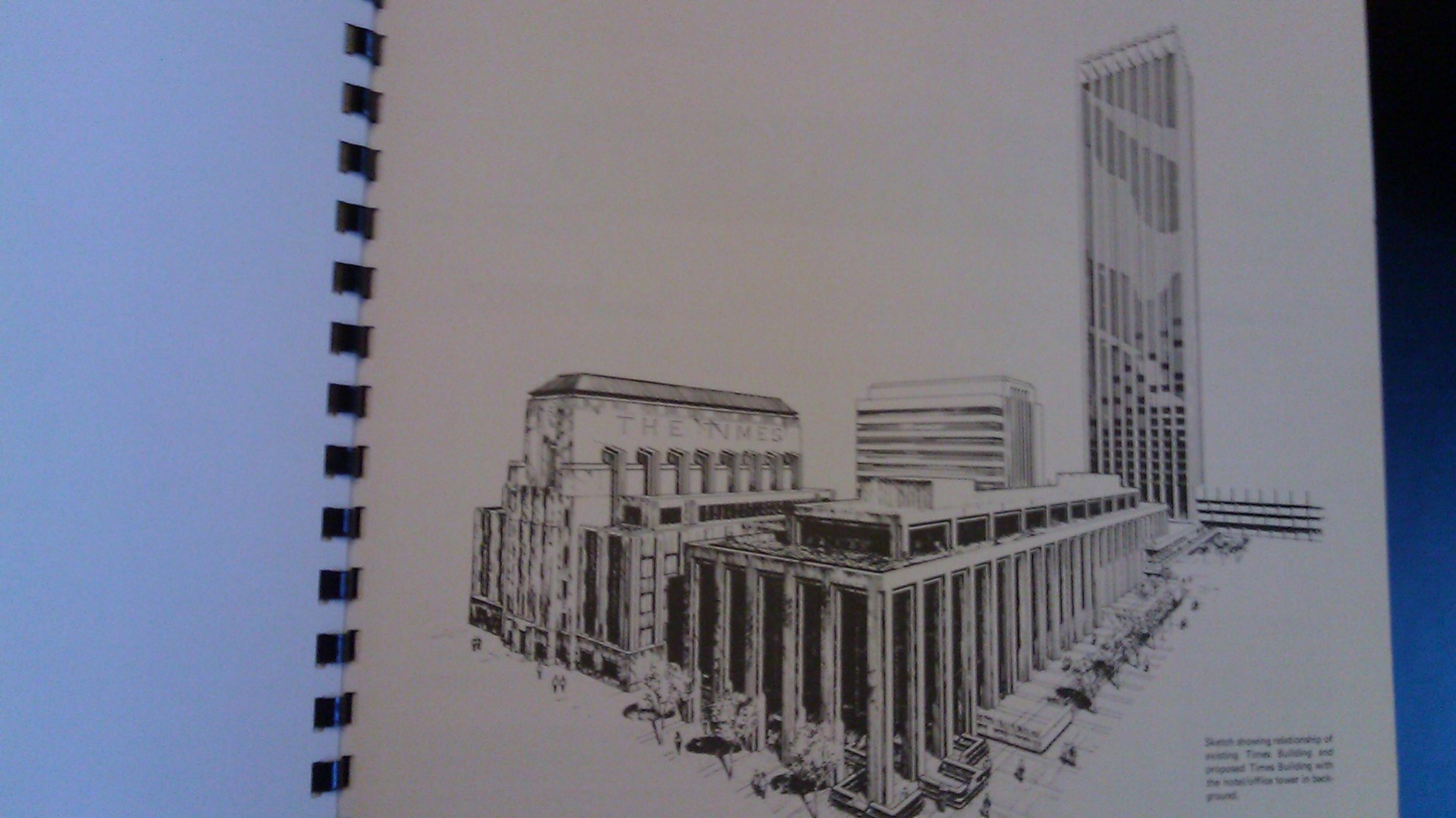
Within the Plaza there will be movement and pause, shopping areas, pedestrian ways, dining areas, recreation centers, busy intersections

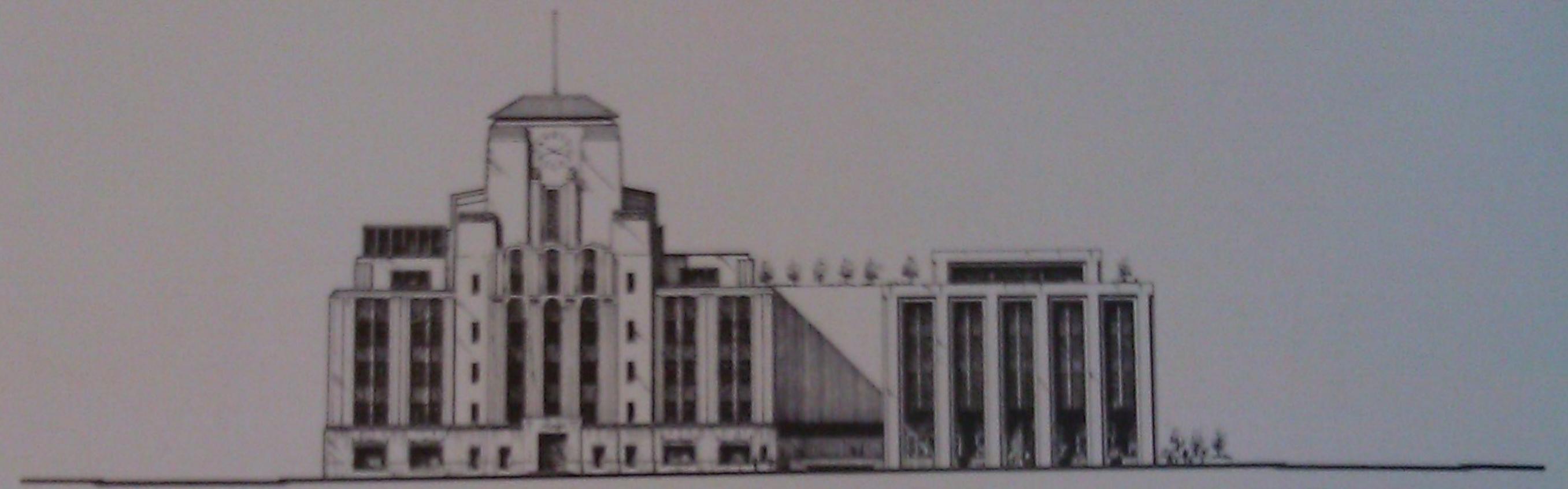






SECTION LOOKING NORTH



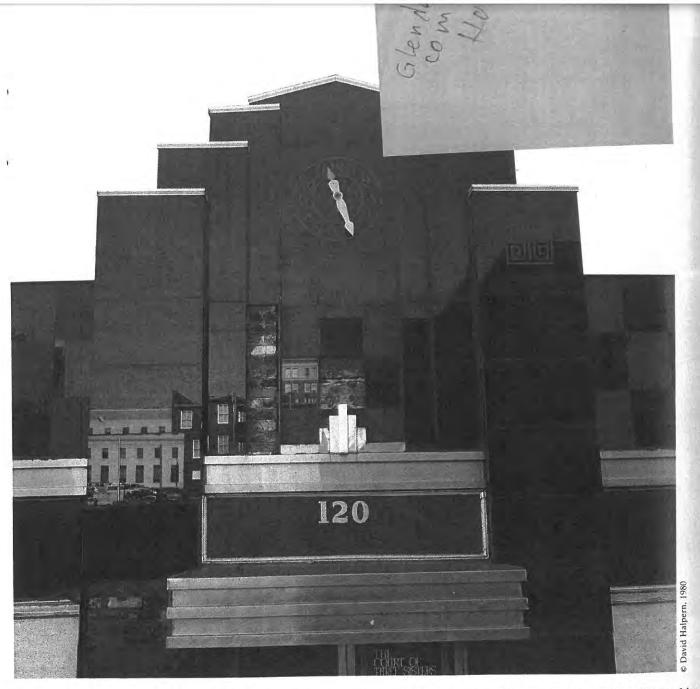


Spring St.

Broadway

0 100 ft.

FIRST STREET ELEVATION



lements of the Streamline Moderne did, of course, penetrate far and wide. In the late-'30s, many of the PWA Moderne buildings created by or financed by the federal government exhibited curved walls, glass brick, and other ingredients of the style. And many middle-class apartment buildings and single-family houses erected in the mid- and late-'30s conveyed their modernity by using elements of the style. Though supposedly repugnant to them, many of the High Art Modernists either fully embraced the mode, as was the case with Edward Durell Stone and Lescaze; or as with Schindler and Neutra, they adroitly sampled here and there. And it can well be argued that the most impressive High Art version of the style was Frank Lloyd Wright's Administrative Offices for the Johnson Wax Co. in Racine, Wis. (1936-1939).

By the time of the 1939 New York World's Fair the Streamline Moderne had assumed the stance, as Reyner Banham has pointed out, of the new American style. Though the architectural firm of Harrison & Fouilhoux designed the theme of the fair-the Trylon and Perisphere-the real heroes of the fair were Above, in a '30s remodeling, Harry Mahler added reflective black glass to Tulsa's Security Federal Savings & Loan Building.

one of Frank R. Paul's cover designs for Amazing Stories.

The professed aim of the New York fair was "to portray the World of Tomorrow, and to commemorate the first inauguration of George Washington." And American architecture of the '30s and of the fair beautifully captured this dualism of past and present in the American middle class. The Colonial Revival and the national interest in the restoration of Colonial Williamsburg created the storybook linkage with early America, and the Streamline Moderne provided the vision of the future. At the fair itself this polarity was reflected in the dominant Streamline image of the future, countered by the placid lagoon of the Court of the State, governed at one end by a version of Independence Hall and at the other by a domed and porticoed Jeffersonian villa.

The Streamline Moderne as an image did not completely disappear during and after World War II, for scattered late

# Massive Deco Monument

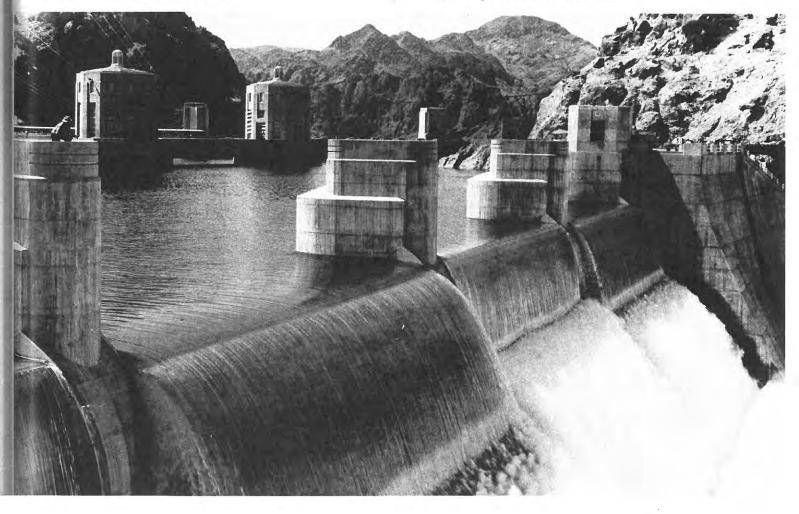
The enduring strength of Boulder (Hoover) Dam. By Richard Guy Wilson

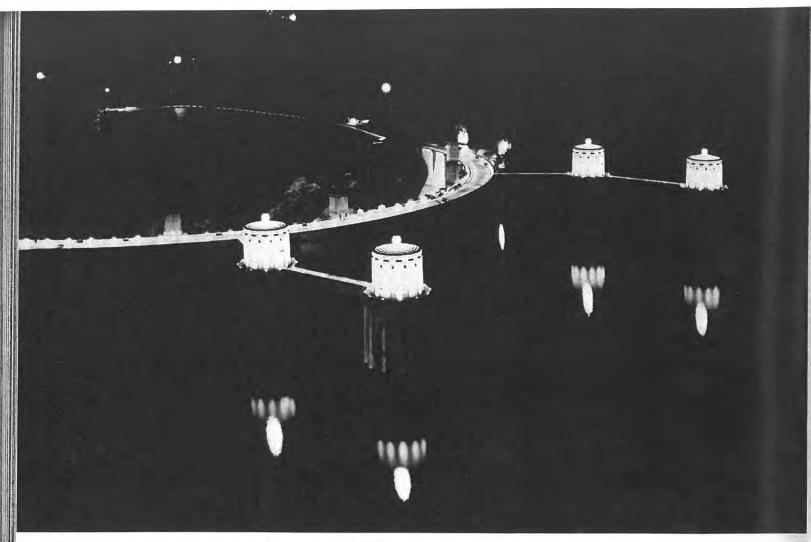
Boulder Dam's impact has not lessened in 50 years. The approach remains the same, across a vast landscape of sand, rock, and greecewood with a sun broiling everything into the same gritty texture. Man is unwelcome, and occasional evidence of habitation appears tenuous at best. On top of a rise, a great blue lake stretches out—an apparition so alien to the surroundings that f not expected, would be thought a mirage. Soon the road begins to wind down into a canyon, and finally, around a bend, the dam: a gigantic smooth white cliff, a concave wedge pushed between shear rocky outcroppings holding back billions of gallons of water that stretches for 115 miles up the Colorado River. One becomes conscious of a low sound, more than a hum and less than a roar, that will increase with closeness. The contrast between the smooth and regular machine hand of man and the rough texture of nature overwhelms. The scale is not human but superhuman, as if giants or intelligent machines had created this monument in the middle of nowhere.

Dr. Wilson is chairman of the division of history at the University of Virginia school of architecture.

One can also approach Boulder Dam by night, and the effect is equally spectacular and moving. The dam's face and lower outbuildings are lighted by floodlights, and the towers with the setback tops that rise out of Lake Mead exude an eerie radiance, as if some dynamo hidden within the recesses of the dam is pulsating a supernatural energy.

Once the largest dam in the world, Boulder Dam, now named Hoover Dam, no longer holds that title. Yet nearly a half century after completion in Black Canyon on the Arizona-Nevada line, the dam still commands and attracts. For it is not simply another large dam but a powerful and ultimately a symbolic statement, a symbol of hope and confidence in man's power to control both his environment and the machine, relevant for both the 1930s when it was completed and for today. It is of course a functional structure, a result of precise calculations by engineers, but it is also a superbly designed and conscious work of architecture, which takes advantage of every possibility to make a statement. And as such it is one of the great designs of the 1920s and 1930s, a landmark example of both art deco and how one designs for power and the machine.





he design of the dam began in the 1920s with site investigations and a series of test models. Gradually the various engineers involved with the government's Bureau of Reclamation arrived at a consensus that of the various possibilities (earth fill, rock fill, straight gravity, and others) a massive concrete arched-gravity dam would be best. The basic principle that concrete works better in compression than in tension meant that a wedge, thicker at the bottom than the top and with a convex lake side profile, would carry the stresses by arch action to the abutting canyon walls and downward to the canyon floor. Load tests of models, carried out between 1928 and 1931, revealed facts such as increasing the thickness at the top would introduce more horizontal tension.

The design approved and built called for a massive concrete structure rising 726.4 feet from bedrock, with a base thickness of 660 feet, and a crest thickness of 45 feet, wide enough for four lanes of traffic and pedestrians. The crest length of 1,282 feet is nearly a quarter of a mile. The arch on axis has a radius of 500 feet. To build such a massive concrete structure an unprecedented system of pouring and cooling the concrete had to be divised. The concrete was poured in a series of columns or blocks about five feet thick and from 25 feet to 60 feet square. Left to itself, the concrete would have taken about a century to cool, and the shrinkage would have rendered the dam unusable. The solution: Artificially cooled water was circulated through tubing placed in the cement to cool each pour, and then grouting was injected in the resulting spaces. A monolithic mass resulted. The often told tale of workers buried in the concrete during

Above, the four intake towers on Lake Mead glow like candles with the illuminated ribbon of roadway across the dam's crest;

construction is apocryphal; the tolerances of the concrete work would never stand such a messy water-filled foreign object.

Responsibility for the dam's design was largely that of the Denver office of the Bureau of Reclamation. The "unsung hero" was a former director of the bureau, engineer Arthur Powell Davis. Other important engineering figures were Elwood Mead the commissioner of reclamation for most of the construction period (and for whom Lake Mead is named); Raymond F. Walter, the chief engineer; and John L. Savage, the chief designing engineer. Chief architectural consultant was Gordon B. Kaufmann, who was born and trained as an architect in England and arrived in Southern California in 1914. He became known as an accomplished and prolific practitioner, designing houses, hotels, and schools in the various period styles. In the early-1930s his work became more art deco in style, and he designed a number of stripped classical schools and setback-buttressed commercial buildings. By the late-1930s, he had adopted the International Style. Kaufmann's work so suited the Bureau of Reclamation that he later worked on Parker, Grand Coulee, Keswick, and Shasta dams.

A brief article by Kaufmann and the official reports and other documents indicate how the dam reflects esthetic judgment. As he wrote: "The impressive beauty is not accidental," and "the architecture of Boulder Dam followed the structural design, and it was considered as a complementary treatment rather than a dominant phase of the whole design."

He recognized that since he was working with concrete and broad, plain surfaces, his role would be to emphasize them by shadows. He also discovered that the concrete could be subtly altered in coloration by the type of water and pipes used in curing the surfaces. The result is that the main face at the bottom

the top. The surfaces of the outlet works and gates located lownstream were "cured to a dark warm color in order to have hem merge as much as possible into the background of the anyon walls."

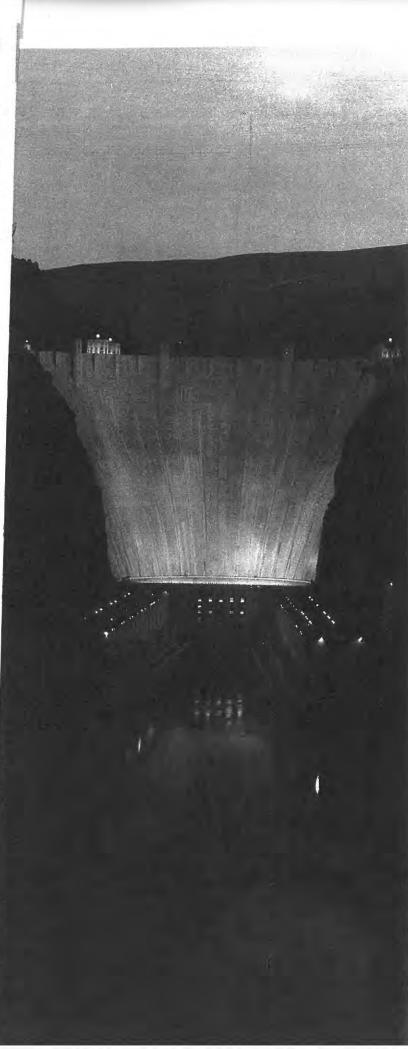
While Kaufmann noted the "engineering principles" determined the shape, size, and plan of the powerhouse, his role was to mold their facades into a more monolithic statement and arrange the fenestration into recessed vertical strips. Repair facilities and transformers, appended in smaller box-like units along the sides and with their contrasting horizontal fenestration fins, help to increase the apparent size of the powerhouse. The impact of the powerhouse is remindful of stripped classical governmental buildings of the 1930s, though here treated more severely and originally.

The crest of the dam bears a series of observation niches nd towers that rise directly from the wall and continue upward nimpeded. The emphasis, according to Kaufmann, was "an rderly series of small vertical shadows punctuated by the larger nadows of the elevator and utility towers." These extrusions re treated as continuations of the dam face and not separated moldings. The four large towers have cut-back corners and ps remindful of the vertical buttressing typical of high rise uildings of the period. The two outer towers are for utilities and ublic rest rooms, and the two inner towers were conceived as e public entrances to the dam since from them the elevator escends to the powerhouse and internal galleries. Consequently, ese towers contain the only exterior ornament, two large cast ncrete panels designed by Oskar Hansen and depicting on one e purposes of the dam such as flood control, irrigation, and ower, and on the other, the history of the area. Their style is ecidely art deco. The doors are bronze, and the interiors have e typical high polish of the period: walls of dark green mare and the floors of green and black terrazzo with circular degns based upon Indian motifs embedded within. These Indianased designs by Denver artist Allan True indicate the indebtlness of art deco to native American geometrical patterns. rue's terrazzo patterns are continued throughout the floors in e lower galleries of the dam. He also advised on the color of e interiors of the powerhouses.

The four large intake towers, which provide water to the surbines, were purposely placed in a symmetrical position even though dictates of the site might have placed them asymmetrically. Actually the intake towers on the Arizona side of the dam are about 10 feet closer than those on the Nevada side. Anchored to be drock about 250 feet above the original river bed, the towers are 395 feet tall, the equivalent of a 33-story building. The set-back at the top and the vertical buttressing is pure art deco, as is the layered copper roof and the light globe.

To either side of the dam are the spillways used for controlling the reservoir level. Their design provides a telling contrast with the other appurtenant structures such as the towers, for the spillways are more streamlined—they have the smooth aerodynamic surfaces that were beginning in the early-1930s to appear automobiles, planes, and buildings. Against the zigzags and etback buttresses of the crest and towers, the spillways—both the stainless steel drum gates and the piers—have continuous curved or streamline profiles, in the case of the gates for ease of the flow of the water, in the case of the piers as a purely isual effect. Two thin incised lines along the top of each spillway pier are distinctly remindful of other streamline decorations of the 1930s.

The dam also affords a great internal experience. The visitor frops 528 feet within the dam by elevator, exits into internal alleries decorated with True's terrazzo designs, and finally arrives at the great turbine chambers in the powerhouse. The setting werwhelms: Immaculate hygenic preciseness, large shiny green and black casings of generators, chrome flashing and pipe railings, and repetitious piers of the enclosing wall, all accompanied by pervasive loud hum. It has an almost reverential quality, as if the long agent are mysteriously spinning out a secret message

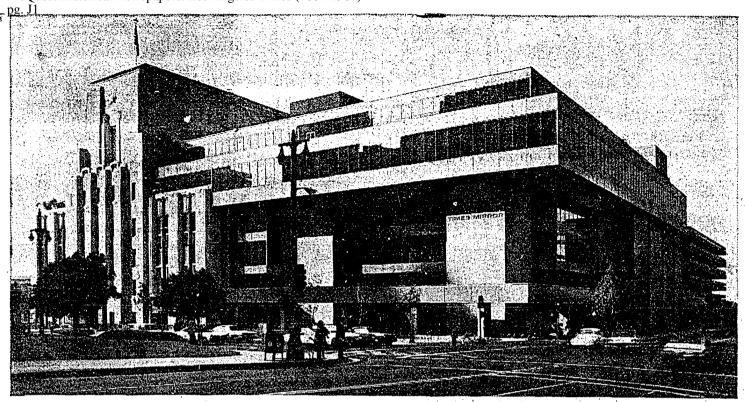


Times Mirror Building Puts Accent on Beauty: Deep Setbacks, Atrium Effects Create Openness TIMES ...

Turpin, Dick

Los Angeles Times (1923-Current File); Jul 1, 1973;

ProQuest Historical Newspapers: Los Angeles Times (1881-1987)



GARDEN SETTING-Deep setbacks, landscaped terraced decks and atrium effects are features of newly opened Times Mirror Building.

# Times Mirror Building Puts Accent on Beauty

#### Deep Setbacks, Atrium Effects Create Openness

BY DICK TURPIN Times Real Estate Editor

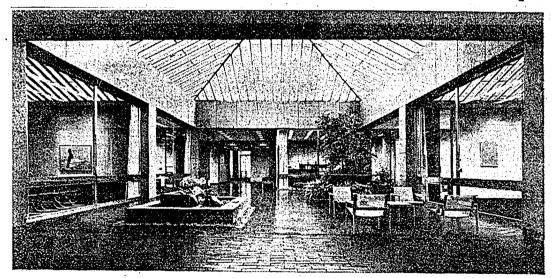
The Times Mirror Building, providing an aesthetic touch to its comparatively somber Civic Center surroundings, has formally opened its doors as the city's newest office structure.

The six-story addition in Times Mirror Square will serve as the corporate head-quarters for the diversified national publishing firm, engaged principally in newspaper, book and magazine publishing, and newsprint and forest products operations.

Two of its floors (second and third) are available for office leasing while the first floor is already occupied by Crocker Bank's Civic Center branch. Its fourth floor will become available for leasing later and a restaurant is planned for one level below the street.

level below the street.

The \$15 million structure, designed by William L. Pereira, includes a seven-level, 450-car parking facility and covers the westerly half of Times Mirror Square. Of its to-



SKYLIGHTED ATRIUM -- Garden-like setting on 6th floor is convenient for informal conferences.

tal area of more than 423,000 square feet, 155,000 square feet is rentable.

Setback and atrium effects of the new building have created an openness which is its major characteristic.

Deep setbacks of the first four floors provide a plaza and a large landscaped area while an open, elevated walkway on the second level forms an outdoor link connecting the parking structure with the office complex and serves as partial cover for the plaza below.

Landscaped terraced decks create exterior garden spaces adjacent to as many offices as possible on the fifth and sixth floors, occupied by Times Mirror corporate personnel.

Interiors of the two floors of Times Mirror's corporate headquarters were designed by Charles Kratka Interior Planning and Design, representing a striking departure from the typical office layout.

The complex looks in on itself while looking out upon its surroundings, accomplished through the direct involvement of Mrs. Dorothy B. Chandler with the exterior and interior design of the new building.

For Mrs. Chandler, assistant to Dr. Franklin D. Murphy, chairman of the board of directors of Times Mirror, com-

Please Turn to Page 11, Col. 1

## TIMES MIRROR

#### Continued from First Page

pletion of the new building culminates nearly four years of close work with Kratka and Pereira the

She had taken the leading role in the planning and funding of the Music Center and considers that handsome facility to be the catalyst for a new and catalyst for a new beautified downtown.

oeauuned downtown.
In the planning of the Times Mirror Building, she adapted the same philosophy for the company. "This new building is the result of the dedication and commitment by the company to upgrade and

company to upgrade and beautify downtown Los Angeles rather than only commenting by way of y by way of editorials," she words and declared.

"I used the same ap-proach with this building that I had used in the plan-ning of the Music Center. I approved the concept,

approved the concept, the architecture and all materials used, right down to the ashtrays."

In the short time the corporate staff has occupied its new quarters, she has seen a "cohesion" and a new morale.

#### Lauds Imagination

\*Before, we were all in he Times Building. Cor-brate people were scatporate people were scat-tered about. The Times Building was The Times, not the parent company," she added.

Dr. Murphy said Mrs. Chandler's work and imagination "is directly responsible for the truly unique features of the

unique features of the Times Mirror Building."

Mrs. Chandler's concern for, aesthetics in the Civic Center was illustrated by two incidents she cited.

An employe of the State

Building, directly across
1st St., had called to thank
her for providing people in
the state office structure
with a new "outlook" openness and greenery vis-ible all around the new neighboring building.

Another caller appreci-ated the feeling given by the plaza and landscaping on the street level, describ-ing it as visually pleasant for pedestrians.

In the selection of both interior and exterior plan interior and exterior plantings, a seasonal change of color and foliage was planned. Tree guards and grates for the trees about the building's perimeter also complement the structure

Civic and business leaders attended an invitational cocktail party and preview of the building Thursday evening.

The Pereira design blends the new building with the stately six-story. Times Building, flanking it on 1st St., while completely encasing a fourpletely encasing a four-story building on Broad-way housing color presses and other newspaper operations.

Swedish granite, cut in Italy with a flamed finish, was used for all exterior vertical shafts and forms, entrance and corporate corporate entrance and corporate lobby walls and floor pav-ing. Vitreous tiles of an earthen hue were used throughout Times Mirror Square walks and pavements.

All exterior glass is solar bronze, with window frames, spandrels and oth-er exposed metal surfaces coated with an applied bronze silicone polyester

Another feature horizontal slabs, formed by the fifth and sixth floors, supported by verti-cal granite shafts.

#### Atrium, Garden Feature

Executive offices, rather than lining outside walls, are situated at the core of the building and face an atrium with landscaped garden and pool on the sixth floor. The board room, directors suite, ding facilities and conference of the sixth floor. ing facilities and confer-ence rooms have easy ac-cess to the atrium area. The attractive dining

and conference rooms are named after the artists— Picasso, Tamayo and Stein-berg—whose works are displayed in the rooms.

An extensive collection throughout the building includes works by Richard Diebenkorn, Archipenko, Helen Frankenthaler, Milton Avery, Kenneth Noland, Hans Hofmann and Ellsworth Kelly.

Other features include a rosewood ring table, 19 feet in diameter, providing 24 places in the board room; acoustical engineer ing in that room which room; acoustical engineer-ing in that room which eliminates need for micro-phones; butternut doors with concealed pin hinges and large panels of lac-quered woods.

#### June, 1970 Start

Ground was broken for the building in June, 1970. Gin D. Wong, partner in charge, and Roy G. Schmidt, project director, were Pereira's principals on the project. Pereira also provided the interior de-sion for the Crocker Bank.

on the project. recommended the interior design for the Crocker Bank. Sue Wilson acted as project designer and Jam Hornbeck as decorator for the Kratka firm.

C. L. Peck Contractor built the building while C. W. Driver Inc., constructed the bank tenant area. Robert Herrick Carter & Associates and Richard Associates served Associates and Richard Roti & Associates served as landscape architect and consultant,

parking c spectively. Brandow provided Brandow and Johnston provided structural en-gincering; Babbitt-Martin Associates, Inc., electri-angineering, and War-

& Associates, Inc., electrical engineering, and Warren Steele & Associates, mechanical engineering.

The six-level building stands 108 feet high and has two subterranean levels. It has seven passenger and two freight elevators.

## New Super de Luxe Market Will Have Opening Thursday

Huge Food Center at Third St. and Fairfax Ave. Constructed on Unique Architectural Lines

Already noted for the size and elaborateness of its retail food markets. Southern California soon will see another outstanding example of modern merchandising in the Town and Country Market, which will open next Thursday.

Situated at the southeast corner of Third St. and Fairfax Ave., the new shopping center stands on a seven-and-one-half-acre tract leased from the University of Southern California. The market buildings cover two and one-half acres of this tract with five acres remaining as parking space.

In addition to the university, another California institution interested in the project is Pepperdine College.

#### UNIQUE DESIGN

As designed by Architect Rowland H. Crawford, Town and Country Market embodies a unique plan combining the utmost in shopping convenience with outstanding beauty. From the central clock tower to the graceful arched entrances and terra cotta trimming the design of the building follows the classic pattern of American Colonial architecture.

Provision in the plans was made for 26 inclosed shops and 75 open or semi-inclosed stalls. In addition to the large indoor res-

taurant, six outdoor eating pa tios have been provided, served by a large variety of food con cessions featuring foods from many lands.

#### ALL SPACE LEASED

Provision for community and patriotic activities were also planned and the market management has provided meeting places for Parent-Teacher associations, the Red Cross and the Hancock Park Boy Scout troop. A booth for the sale of War Bonds and Stamps also will be featured.

All available space has been leased and the tenant roster includes many well-known merchants in the food field.

The building firm of Myers Brothers was the general contractor for the construction of the project.

## Food Plant Opened in Central District

The 41st food concern to locate in the Central Manufacturing District since its establishment, opened its doors recently when the State Wholesale Grocery Co. moved into its modern new plant which contains some 50,000 square feet of floor space. It has the facilities of the Los Angeles Junction Railway.

Brown Derby Remodeling Scheduled Los Angeles Times (1923-Current File); Aug 2, 1959; ProQuest Historical Newspapers: Los Angeles Times pg F2

#### Brown Derby Remodeling Scheduled

Plans for remodeling the Hollywood Brown Derby. 1028 N Vine St. Hollywood, have been announced by Robert H. Cobb, president of The Brown Derby Corp. Cost will be \$250,000.

Work on the exterior is expected to start Friday. Architect is Rowland H. Crawford and contractor is Jack A. Walton. Interior decoration will be designed and executed by Jay Krause and Walter Holden, art directors for NBC-TV.

The restaurant will feature a Directoire motif, replacing the former Spanish-style exterior with simple plastered walls in white tone and decorative light fixtures.

Wood-peneled entrance doors will be trimmed in gold. Terrazzo will be featured in the vestibules. The remodeling includes the entire facade of the main dining room, the coffee shop and the Record Room, and will be highlighted by specially created and illuminated translucent marquees.

Rowland H. Crawford, Architect-Artist, Di Los Angeles Times (1923-Current File); Feb 23, 1973; ProQuest Historical Newspapers: Los Angeles Times

## Rowland H. Crawford, Architect-Artist, Dies

Funeral services for Rowland H. Crawford, 70, architect and artist, will Rowland H. Crawtoru, 10, architect and artist, will be held at 11 a.m. Saturday in the Little Church of the Flowers, Forest Lawn Memorial Park, Glendale.

Mr. Crawford died results aften a brief illness.

Mr. Crawford died re-cently after a brief illness. Born Oct. 28, 1902, in Blythe, S. Dak., Mr. Craw-ford graduated from Po-

lytechnic High School in Los Angeles and was a Los Angeles and was member of the first a chitectural class at USC.

He also attended the University of Pennsylva-nia and Stanford University, and won a two-year ty, and won a two-year scholarship to the Acade my of Rome where he developed the deep interest in painting which was to remain his lifelong avocation.

He began practice in Los Angeles as a partner of Gordon Kaufmann, and in that capacity acted as chief architect of the Times Building and Santa Anita Racetrack.

His Own Firm Later entering practice with his own firm, he was architect of the Timeswith his own him, he was architect of the Times-Mirror Building, the Times Boys Club, the Gwynn Memorial building on the USC campus, the Operations Building and Operations Building and Telephone Directory plant of Times Mirror Press, the University Religious Con-ference Building near the UCLA campus, and nume-UCLA campus, rous other public and private buildings.

In addition, he was for

In addition, he was for many years architectural adviser for the Brown Derby restaurants and for Union Federal Savings and Loan Corp., and was architect of the Woolworth Building in Tucson, the Law Building in Beverly Hills, and Rancho Santa Anita Shopping Center.

Center. of Mr. Crawford's One continuing interests was school architecture. He was architect of the Chats-worth and Crenshaw high worth and Crenshaw high schools, architect of the new plant at Beverly Hills High School and was in High School and was in charge of master planning for the Beverly Hills Board of Education.

He served for more than

years as chairman e Bel-Air architec the Bel-Air architectur-al Supervisory Committee, the Los Angeles Chamber of Commerce Construction Industries Committee and was chairman of the honwas chairman of the hon-ors awards and ethics committees of the Ameri-can Institute of Architects.

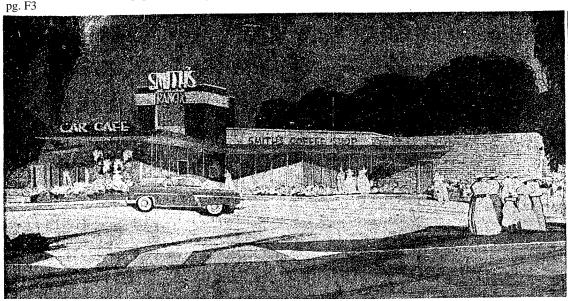
Interest in Music He was also active in the wood Bowl Assn.
Philharmonic Assn.
was an action Hollywood Bowl and was an associate foun-der-member of the Los Angeles Music Cont was a founder and first president of the USC Ar-chitectural Guild, founder of the USC chapter of Al-

of the USC chapter of Alpha Rho Chi architectural honor fraternity, and was past vice president of the Beverly Hills Music Assn. Mr. Crawford leaves his wife, Marie; a daughter, Mrs. Sally Diane France; a son, Todd Vincent Crawford, and six grandchildren.

dren. nent will Lawn Me be  $Interm\underline{ent}$ Forest Memorial-Park, Glendale.

#### CONSTRUCTION STARTED FOR ARCADIA PROJECT

Los Angeles Times (1923-Current File); Nov 30, 1952; ProQuest Historical Newspapers: Los Angeles Times



**NEW RESTAURANT**—This is architect's sketch of Smith's El Rancho Restaurant which will rise at W Huntington Drive and Old Ranch Road in Arcadia. Designed by Architect Rowland H. Crawford, the building will be constructed by the Winter Construction Co., Inc. Ground breaking for the modern structure was held recently.

## CONSTRUCTION STARTED FOR ARCADIA PROJECT

Ground-breaking ceremonies were held recently for Smith's El Rancho Restaurant at W Huntington Drive and Old Ranch Road in Arcadia, in historic Rancho Santa Anita near the west gate of the famed Santa Anita race track.

John Schmocker, Mayor of Arcadia, and H. T. Michler, president of the Arcadia Chamber of Commerce, officiated at the ground breaking, with many prominent Arcadia citizens in attendance.

Mr. and Mrs. Elmer C. Smith of Millbrae, lessees and operators of the new restaurant, Mr. and Mrs. Rowland H. Crawford of Bevely Hills and F. Wesley Davis, general manager of Rancho Santa Anita Inc., representing the owners, were also present.

#### Extensive Structure

The general layout and architecture of this new modern drive-in and restaurant building is an outstanding example of how modern materials and planning can be used to provide a building that will serve its community and blend into the beauty of its suburban and historic surroundings

Designed by Architect Row-land H. Crawford, AIA, the building covers an area of 8500 square feet and has many unique features.

It is comprised of a drive-in for car service with space for 100 cars and a glassed-in table service area, a coffee shop, dining room, kitchen, bake shop, and a distinctive and well appointed cocktail lounge.

Description of the building also states the following:

Exterior materials are a combination of slump stone, colored concrete brick and plaster. Glass is used extensively throughout and the spacious parking areas and gardens are enhanced with abundant landscaping.

The entire structure is heat ed, ventilated and air conditioned. The builder of the structure is Winter Construction Co., Inc.

#### Venetian Blinds

"Outside" installation of Venetian blinds, meaning a hanging that covers the window frame, is useful in giving a bank of narrow windows the appearance of being a broad picture window.

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Science Building Due for January Finish Los Angeles Times (1923-Current File); Jun 14, 1959; ProQuest Historical Newspapers: Los Angeles Times pg. WS2

## Science Building Due for January Finish

BEVERLY HILLS - The facilities, the official added.

high school's new \$432,212 science building, now under construction, will be completed in January.

At present plans are be-administrative staffs, a school official.

The new building is a fur- Crawford.

continuous modernization and expansion program of sign and plans of the new the Beverly Hills Unified science building were Hor-School District, the official said.

Planning of the new building was a co-operative effort

of members of the Beverly Hills Board of Education. the district and high school ing made to reroute and re-high school science departstrict parking, according to ment faculty and Beverly Hills architect Rowland H.

Approving final site, de-

ace Blackman, Mrs. Phyllis Seaton, Mrs. Florence Thalheimer. Ernest Ach and Champ Reese of the Board of Education.

Specifications call for seven classrooms, a dark room. a storage room, five faculty offices, four preparation rooms, two special project workrooms and custodial and rest rooms.

#### Across Park

Plans call for the building to be constructed across the park from the recently completed business education building.

It will be able to comfortably house more than 220 students at one time and will be equipped with the best tested science instructional Liquor License 'Freeze' Asked Los Angeles Times (1923-Current File); Jan 26, 1946;

ProQuest Historical Newspapers: Los Angeles Times



one of class of canine students to graduate from North Hollywood Dog Training School. Diploma records grades.

## 'GRADUATION' PLANNED FOR CLASS OF 140 DOGS Hunting is a junior achievement

NORTH HOLLYWOOD, Jan. 25.—Preparing for graduation, 140 dogs in a class at the North Hollywood Dog Training School, 12350 Riverside Drive, are study-ing to become worthy canines. The class works in four divisions and a graduate gets a scrolled diploma with a record of his edu-

The freshman students devote themselves to a study of obedience, which takes from five to six weeks. The sophomores learn the friendly art of compan-ionship usually in two months.

which requires about two and a half months. A senior has mas-tered the art of protecting, a three-month course.

Carl Spitz, headmaster of the school, has been training dogs

for 20 years. One of his famous graduates was Buck, heroic St. Bernard which played the canine role in Jack London's "Call of the Wild." Spitz said that the ideal age to

start a dog in training is 8 months. He acepts them up to 3 years of age. Before they receive diplomas the dogs are introduced to their owners, who take over responsibility.

## Volunteers Form **New Service Unit**

SAN FERNANDO, Jan. 25. Because of the great need for their services in local hospitals, members of the San Fernando W.A.D.C.A. voted to continue as long as they are needed. They have reorganized as the Women's Ambulance Emergency Corps, under the leadership of

'Freeze' Asked LONG BEACH, Jan. 25.—By unanimous vote, City Council today resolved to ask the Board of Equalization to halt issuance of liquor licenses in this city and to end transfer of such li-censes to this city.

Council took its action on the ground that further licensing would increase problems of the already overworked Police De-

Maj. Carolyn Riggs

Maj. Carolyn Riggs, one of the original group when the original group when the W.A.D.C.A. was started here

March, 1942.
The W.A.E.C. supplies several members every Sunday to both the San Fernando Veterans' Administration and the San Fernando Civilian Hospital. They assist as nurses' aides, and "do everything but give medicine," Maj. Riggs' said.

They also provide transporta-tion to veterans' hospitals, and are a major source of entertain-

## Santa Monica **Sears Store** Work Rushed

SANTA MONICA, Jan. 25.—With opening date tentatively set for this fall, construction work on the new Santa Monica Sears, Roebuck & Co. store on Colorado St. and 3rd St., near Civic Center, is being rushed as rapidly as conditions permit, according to A. T. Cushman, district manager for the merchandising firm. dising firm.

More than 75,000 square feet of floor space will be divided be-tween the basement and two stories of the building, designed by Rowland N. Crawford. The Griffith Co. is general contractor.

In addition to the modern store building, an automobile service station will adjoin the store and parking facilities for 400 cars will be built.

## Sheriff Posse Ready to Ride at Montrose

MONTROSE, Jan. 25. Organized as a measure to increase protection to the watershed areas of the Crescenta-Canada Valley, the Montrose Mounted Posse is the "baby posse" of Sheriff Eugene W. Biscalluz's However, the group has already proved its worth in sev-

eral cases, assisting in location of crashed aircraft in mountainous areas, and in one case took to the hills in best western tradition on trail of horse thieves.

Credited with the initial organization of the group is H. T.

Mellman, Sherff's deputy as-signed to the Montrose substa-

The posse was formed to operate in conjunction with the Sheriff's office in any capacity deemed necessary and all 40 members are special deputies. All are qualified horsemen and own their own western-type horse and equipment.

horse and equipment.

Present leaders of the organization include Wayne Cox, captain, and Lts. David Lawton, A. J. McLaren and E. O. Hegberg. These men handle the posse under the general supervision of Capt. William Deal, commanding officer of the Montrose substation, and Haskell M. Green of Whittier, a member of the "mother posse," and direct representative of Biscailuz. cailuz.

### Shooting Victim's Widow Remarries

SAN DIEGO, Jan. 25. (AP)-Mr. and Mrs. Arthur L. Backon revealed today they were married Dec. 28 in Los Angeles, nine days after Backon was acquitted of the fatal shooting of Norman Roberts. 24, husband of the for-mer Mrs. Roberts, 23.

The shooting occurred Oct. 27 at the home of friends. Backon, 48, had contended Roberts,

carpenter, was shot accidentally.
Mrs. Backon has a girl, 2, and
a boy, 4. Backon is a County
Road Department employee.



partment.

Bob Huntington, lett, and A. J. McLaren of newly tormed mounted posse. The riding group own their own horses and aid Sheriff in emergencies. at Montrose.

#### Bank Schedules Its New Civic Center Branch: BRANCH

Los Angeles Times (1923-Current File); Oct 5, 1958; ProQuest Historical Newspapers: Los Angeles Times pg. F1

## Bank Schedules Its New Civic Center Branch

Citizens National Trust & Savings Bank of Los Angeles will soon start construction on its new Civic Center branch at 1st St. and Broadway, according to Roy

A. Britt, Citizens president. Demolition of three old buildings has made way for the bank on property leased Contemporary one - story Designed along formal cheerful and inviting. Solex Please Turn to Pg. 1, Col. 1



NEW UNIT SLATED - Design of Civic Center branch to be built by Citizens National Trust & Savings Bank of Los Angeles at southeast corner, 1st St. and Broadway. Architect is Rowland H. Crawford.

from the Times-Mirror Co. building will comprise ap-lines to correspond with the glass treatment of the large Designed by Architect proximately 8030 square feet, architecture of the Civic Cen-windows and air conditionter, the new branch will be ing will protect customers Rowland H. Crawford, the mezzanine included.

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### BRANCH

#### Continued from First Page

from heat and glare. Additional control and heat and light will be provided by adjustable aluminum louvers.

Structural steel beams and columns will support the roof and mezzanine. There will be a reinforced-concrete foundation and concrete floor.

Exterior walls will have a plaster finish with ceramic veneer base course and trim. Zolatone finish will be used on interior walls and terrazzo flooring is planned for all public areas, including the customers' lobby, the vaults and the safe deposit department.

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UNIVERSITY RELIGIOUS GROUP PLANS NEW HOME Los Angeles Times (1923-Current File); Sep 11, 1950; ProQuest Historical Newspapers: Los Angeles Times

# UNIVERSITY RELIGIOUS GROUP PLANS NEW HOME

Construction of a modern three-story building for the University Religious Conference will start immediately at the southeast corner of Le Conte and Hilgard Aves., it was announced vesterday.

The new building, across from the UCLA campus, will become the home of numerous student activities carried on by the University Religious Conference.

Announcement was made by Dr. George Warmer, president of the conference, who said the project is a unique example of religious practice. It will be jointly owned by the official church bodies of 11 different religious faiths, he said, all sharing in the financing.

The co-operative owners will include Catholic, Jewish and nine Protestant Church bodies. Dr. Warmer said the new building is expected to be completed early in 1951 and at that time will replace present URC headquarters at 10845 Le Conte Ave., which UCLA recently purchased for use by the univer-

The new structure, designed by Architect Rowland H. Crawford of Beverly Hills, with C. L. Peck as contractor, will incorperate offices, recreation, lounge and dining facilities, as well as integrated off-street parking.

It will more than double the capacity of the present head-

Described by Crawford as "modified monumental contemporary" in design, the building will comprise a total of 25,140 square feet.

Of this, more than 7700 square feet will be devoted to an enclosed garage for 29 automobiles. Open-air space on the secondfloor roof will provide parking for 31 more.

Extensive use will be made of glass and terraced gardens. The exterior wil be faced with Roman brick, with warm-colored natural sculptured terra-cotta trim.

The main entrance will be on Le Conte Ave. It will open into the second floor where general conference offices will be housed, in addition to workrooms and other facilities. The first floor, opening on Hilgard, will contain a lounge and spacious dining room."

On the third floor will be additional workrooms, lounge and offices for the various religious groups that make up the University Religious. Conference.

The University Religious Conference was established near the UCLA campus in 1928 to promote religious understanding and appreciation between groups of different religious, racial and national origins.

"Little URC's" have since been set up for students at LACC and the city's junior colleges.

#### WESTWOOD STORE'S SIZE TO BE DOUBLED

Los Angeles Times (1923-Current File): Aug 20, 1939; ProQuest Historical Newspapers: Los Angeles Times pg. È2

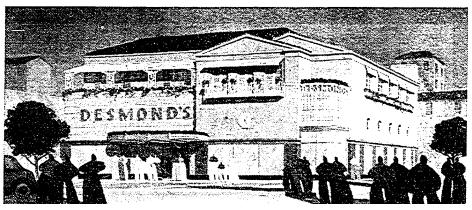
## WESTWOOD STORE'S SIZE TO BE DOUBLED

Desmond's-Westwood store, in

business increase, plans for dou- mately \$300,000, were consum- first to be built in Westwood bling the size of the present mated through the Janss Invest- Village, was constructed in 1929 ment Corp.

Westwood Village, and its re-frontage of the store on West- in the village. modeling, just announced, will wood Blvd., the expansion proj- In commenting upon the ex-

Conforming to the demands of ment in the property to approxi-, The present building, one of the and is of Mediterranean archi-In addition to doubling the tectural style such as prevails



NEW DESIGN — How Desmond's-Westwood store, in Westwood Village, will appear on completion of its expansion to twice its present size.

cluding a roof deck. Construction is to be started early in September. The building has been leased for a long period to the the expansion program. Desmond organization.

Details for the construction. that will bring the total invest- Architect Rowland H. Crawford.

bring the floor area to a total ect will add 80 feet on the Wey-pansion. Ralph R. Huesman, of about 30,000 square feet in burn Aye, frontage maintained president of Desmond's seven

modeling have been prepared by

for parking facilities. The men's, Southern California stores, said women's and boys' departments "Desmond's-Westwood has more will be enlarged as a result of than fulfilled the high hopes we held for it when the store was Plans for the addition and re-built 10 years ago this fall."

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## Large Hillside Income Project Designed Along Unique Lines

hillside lot and unique in plan, a residential income structure is being constructed on Hilgard Ave., Westwood Hills, for Miss Alma Menig and her brothers.

Income Property Investments Grow

With sales of completed build ings totaling more than \$50,000 investment interest in Leimer Park residential income proper ties has increased substantially during the past month, it was reported yesterday by Kirk, vice-president and director of sales for Walter H. Leimer

Due to high average occupancy throughout the year, mainten ance of stable rental levels and other factors, there are more residential income structures under construction at present in Leimert Park than at any other time in the history of that development, he stated.

Realtors Board to Study Legislation

The board of directors of the California Real Estate Association will hold a State-wide session at Los Angeles on Friday, Feb. 17, to discuss pending bills and constitutional amendments affecting the ownership of real estate. The State association maintains headquarters at Sacramento through which property owners are kept in touch with important bills,

State Chairman Hayden Jones will preside. All members of the Legislature will be invit-

ed to attend.

Designed for adaptability to a | Charles and Albert Menig of Denver. Total investment is esti mated at approximately \$35,000 according to the Janss Invest ment Corp., which handled the purchase of the site.

Architect Rowland H. Craw

ford prepared the plans which include three separate buildings connected by covered porches.

There are seven units in all. The Regency type buildings will be divided into four singles in one building, two bachelor apartments in another and a house for occupancy of the owners as the third. Each unit will have a private entrance including a separate enclosed porch. Each first floor unit will have a garden patio. Construction is by David Whitelaw,

Interior decorations will include plywood paneled walls, unusual wallpapers and small foyers of cork or rubber tile.

Stars to Build New Stadium: Hollywood Baseball Club Plans \$200,000 Park Near Gilmore Los Angeles Times (1923-Current File). Jan 10, 1939; ProQuest Historical Newspapers: Los Angeles Times

## Stars to Build New Stadium

Hollywood Baseball Club Plans \$200,000 Park Near Gilmore

The Hollywood Baseball Club of the Pacific Coast League announced last night that it would build a \$200,000 park with seating capacity for 12,500 persons on a 10-acre tract between Gilmore Stadium and Pan-Pacific Auditorium.

Vice President Robert H. Cobb disclosed details of the new park, which will be ready for occupancy May 9, along with new officers and stockholders of the club, which recently was purchased by a Hollywood syndicate composed of many screen personages from the Herbert Fleishhacker interests in San Francisco.

Cobb, president of the Brown Derby cafes and husband of Film Actress Gail Patrick, said the club has been completely financed by Hollywood money.

Turn to Page 10, Column 8

## Stars to Build New Stadium

Hollywood Baseball Club Plans \$200,000 Park Near Gilmore

#### Continued from Ninth Page

He listed as stockholders Robert Taylor, George Raft, Miss Patrick, Cecil B. De Mille, Raoul Walsh, film director and turfman; Charles Rogers, film executive; Gary Cooper and Lloyd Bacon, also a director.

Victor Ford Collins, prominent local attorney, will be president of the corporation and James Warren of the Brown Derbies general manager. Wade Killefer will remain as manager of the team with complete authority over the personnel. Richard H. Sheehan will be his assisting secretary.

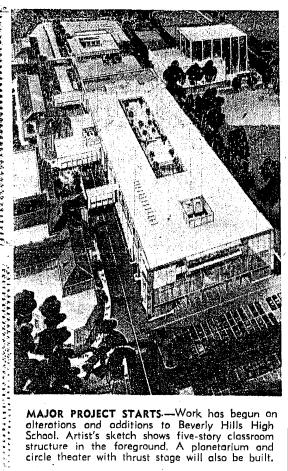
#### ARCHITECTS ENGAGED

Cobb said that two architects have been engaged to design the grandstand in a colonial motif. Rowland H. Crawford, one of the architects, has just completed a tour of major league parks and will incorporate all modern facilities in the building. The tract, which is on Beverly Blvd., already has been leased and ground has been broken. Construction will begin in several weeks.

Manager Killefer, speaking on behalf of the team, said that players and rookies now on the roster will be retained and that he will attempt to obtain three pitchers, a catcher and an outfielder from the major leagues. The Stars, formerly the Mis-

sion Reds, were transferred here from San Francisco a year ago to give Los Angeles full-time baseball. Cobb said letters of congratulations already have been received from Dave Fleming, president of the Los Angeles Angels, and other league officials.

我中心会是大场的原来,但是中国中国的中国的国际的国际的对话的对话的对话,并且并且是一个



Vork PROJECT STARTSbegun alterations and additions to Beverly Hills High School. Artist's sketch shows five-story classroom additions to Beverly circle theater wi the foreground. A planetarium and with thrust stage will also be built. foreground.

## High School Additions Begun in Beverly Hills

Construction is construction is under way on \$7.25 million in additions to Beverly Hills High School designed by Rowland H. Crawford. Montgomery Ross Fisher, Inc. is contractor for the project project.

Contemporary design will blend with existing Norman style architecture and be keynoted in the five-story, 324,000-square-feet parking and classfive-story, 324 foot parking room structu room structure between the existing main building and Century City. Four bridges will link the build-ings to facilitate flow of the ultimately anticipated enrollment of communications. students. The m

The main bridge, leading into a new library, will carry counseling and administrative offices.

new main building with two levels of parking and classrooms with builtin flexibility will house a data retrieval system also serving the district's four elementary schools. Open courtyards and decks will provide spaciousness and the top floor cafeteria will provide a view of the city.

Planetarium and Theater A planetarium and circle A paperatum and circle theater with thrust stage are planned. Built to the northwest of the existing auditorium, the theater northwest ... auditorium, the theater will share use of stagecraft '- workshop adjacent in a workshop to the auditorium.

A coral room will be to be west of the theater the west of the theater with an entire new music building on Moreno Drive to accommodate the orchestra and hand. Focal point will be the new entrance off Heath Ave. with a glassed-in lobby and spiral stairway with communal use for the present main building and the sweeping new structure.

The road way from Moreno Drive will extend across the school grounds out onto Olympic Blvd.

All of the new additions will be completely air conditioned. Gymnasium

will be completely air conditioned. Gymnasium facilities will be expanded. In all with 365,000 square feet of new construction and 42,500 square feet of altered construction, the facilities of the school will he doubled.

## Modernist Maverick: the Architecture of William L. Pereira

Colin M. Robertson

Nevada Museum of Art, 2013

From his initial work as a young apprentice in the Chicago office of Holabird and Root in the 1930s to his final projects in the 1970s and early 1980s, his half-century career serves as bookends on the rise, institutionalization and critical demise of the first Modernist movement. Pereira's work throughout the period exemplifies both the achievements of architecture and the limitations time imposes on architecture as a critical cultural act.

As the work of William L. Pereira and Associates (WLPA) matured and Modernism became the lingua franca of mainstream architectural culture, the inevitable critiques began to emerge calling for its replacement. Against that turbulent and intellectualized backdrop, the work of WLPA began to evolve from a distilled and objectified Modernism to one which displayed formalized, self-referential highly patterned qualities resoundingly similar to trends in much of today's most celebrated work. Equally relevant to critical issues in current architectural practice are Pereira's parallel interests in planning and architecture and his works in each area provoke questions as to the separability and respective territory of each, Finally, as WLPA took on increasingly larger projects representing greater formations of capital, its architecture became a medium for the representation of grand scale and the projection of institutionalized identities. These challenges persist in today's largescale design and building environment.

Pereira was born in Chicago on April 25, 1909. He graduated from the University of Illinois at Urbana-Champaign with a degree in architecture, subsidizing his school costs through artwork, illustration and painting scenery for the university's Theater Department. Landing his first architectural position at the office of Holabird and Root, he was part of a large team which planned and designed buildings for the 1933 Chicago World's Fair. Soon thereafter, he left to form a partnership with his brother, Hal Pereira,

was in this period that Pereira developed his practice and, ultimately, the work for which he is largely remembered. It was a unique moment in the history of California, one in which suburbs were being manufactured to accommodate growing post-war households even as a massive federally-funded highway construction program was rolling out, further stimulating other sectors of the economy. Private agricultural land was purchased, rezoned, and replanned for suburban communities while city centers were exploiting the broad powers of urban renewal and eminent domain, clearing large and historic downtown Los Angeles neighborhoods such as Bunker Hill and Chavez Ravine.

The work of William L. Pereira and Associates in its prime was voluminous and diverse. Some of its projects which became highly visible and display the idealism and Modernist iconography for which Pereira became known include work for Transamerica, a financial services conglomerate which was originally headquartered in downtown Los Angeles in the early 1960s. Looking for a new and centrally located corporate headquarters, Pereira performed site selection studies on properties throughout Southern California and was convinced that downtown Los Angeles was the most desirable location and that the neighborhood known today as South Park would be the likely center for all future commercial development. Thus, downtown's first true high-rise building was built there, a Modernist demonstration project of flowing ground level spaces, interior gardens, terrazzo floors, luminous ceilings, expressed steel structure, a highly engineered curtain wall, observatory and all-glass penthouse restaurant. The building towered over the rest of the generally low-rise city while downtown's next wave of vertical development expanded much further north along Wilshire and Seventh, leaving Transamerica standing in isolation to this day. Almost fifty years later, as South Park receives renewed attention, and the investment of a new generation of real estate developers, it seems likely that Pereira's instincts for growth were not so much misplaced as aimed at a more distant future.

it can be examined in relationship to other major corporate, cultural, and civic work completed elsewhere in the United States during the same years by practices led by architects Eero Saarinen, Philip Johnson, Edward Durrell Stone, and others—a topic, however, that lies largely outside the scope of this text.

Pereira's most important contribution was his role as a planner whose ideas profoundly shaped patterns of growth and land use in Southern California at a time when master planning was a cutting-edge, visionary pursuit. He was able to harness his thinking and his talents to the need for new corporate, commercial, and transportation infrastructures as well as such indicators of a burgeoning population and a booming economy as the expanding University of California system and its many new campus complexes. Yet Pereira's buildings, while numerous, received relatively little critical attention or acclaim and, on occasion, were judged harshly by the architectural press and other tastemakers who succeeded in putting the work of many of Pereira's contemporaries on the map of twentieth century architectural achievement. The reputation of his firm's work and his own place in the panorama of Southern California architecture has only recently begun to be reassessed.

Beyond Pereira's multifaceted professional activity during a long career, his early engagement with entertainment design and the film industry sheds light on the work and its context. Pereira came to Los Angeles in 1938, the same year as Charles and Ray Eames, who also relocated from the Midwest to the promising environment of Southern California. During the late 1930s and early 1940s both Pereira and Eames took on work in the film industry, which offered opportunities for many young creative individuals.' While Eames, together with Ray and John Entenza, turned his attention to the design of objects for the war effort and to experiments with furniture, Pereira maintained a foothold in production design and art direction, in tandem with his work as an architect for Paramount Pictures. Following the war their paths diverged The Eameses pursued residential and further. furniture design primarily, with the construction of the Herman Miller showroom-built in 1949, the same year as Case Study House #8, their own home and studio-as their only commercial architectural work.

Pereira took a different course, growing his

Writing in 1971, architectural historian Reyner Banham signaled that the most distinguishing aspect of Southern California modernism was the relevance of structural expression by those who pioneered the use of unadorned steel. He highlighted the work of Eames, Ellwood, and Raphael Soriano to make this point, emphasizing the pragmatic "skin and bones" approach to construction that their work demonstrated.13 These qualities were in marked contrast to that pursued by Pereira and his contemporaries whose approach was less structurally inventive and more dependent on compositional and material relationships. Yet in certain of Pereira's buildings of the early 1970s, structural invention takes center stage, resulting in works whose high impact depends on the strength and boldness of their intertwined structure and form.

# Today, one can scarcel minutes in and around encountering major be designed by Pereira...

Notable among these buildings are the Geisel Central Library (Fig 11) on the campus of University of California, San Diego and the Transamerica Tower in San Francisco (Fig 1), completed in 1970 and 1972, respectively. Both are expressive statements based on a geometric approach to form and massed heavily to signal strength and permanence. The concrete UCSD building shares a Brutalist sensibility with other works built around the world at this time and strikes a particularly forceful note in its idyllic campus setting. Likewise, the Transamerica Tower was originally conceived as part of a 1963 design competition as a headquarters for the ABC corporation to be located on Avenue of the Americas in New York City. Pressed into service for a very different site and context almost a decade later, and at first met with controversy for the potential impact on its intended site, the building succeeded in becoming a potent civic symbol for the San Francisco skyline. The emphatic geometries of both these buildings correspond to international currents in architecture of the period to createbold, legible forms with strong identities for the functions they housed.

spaces designed by Pereira—a condition distinct from the often hidden residential buildings by architects whose work became part of the trajectory of L.A.'s architectural history by virtue of their demonstrated commitment to experimentalism and their identification with an avant-garde.

While Pereira's more mainstream work lies outside of the circle of those who were routinely published in Arts & Architecture and the other major journals where reputations were established and sustained, his firm's work has had a more pronounced impact overall on

## ly drive for a few d Los Angeles without uildings or spaces

the fabric of the region. The diversity and eclecticism of Pereira's architecture and his expressionistic tendencies have been pinpointed by historian James Steele as "ahead of the curve," representing "a prediction of the measured concessions to popular taste that revolutionized the profession between the 1960s and the 1990s."14 Considered today from the perspective of an expanded interest in the full spectrum of architecture in Southern California beyond the well-known residential examples, it also forms part of an ongoing revisionist strain in the history of mid- and late-twentieth-century architecture that has stimulated recent scholarship on the complex crosscurrents and stylistic heterogeneities of Modernism beyond the International Style. In particular, the "L.A. Late Moderns" are being rediscovered by a young generation of architects and scholars who are also simultaneously examining the contemporaneous work of the Santa Monica School and other avant-gardes that gained currency in Los Angeles in the 1970s.

Substantive analysis of Pereira's achievements will take its place in the growing body of literature on the contributions of Pereira's American contemporaries the fabric of the region. The diversity and eclecticism of Pereira's architecture and his expressionistic tendencies have been pinpointed by historian James Steele as "ahead of the curve," representing "a prediction of the measured concessions to popular taste that revolutionized the profession between the 1960s and the 1990s."14 Considered today from the perspective of an expanded interest in the full spectrum of architecture in Southern California beyond the well-known residential examples, it also forms part of an ongoing revisionist strain in the history of mid- and late-twentieth-century architecture that has stimulated recent scholarship on the complex crosscurrents and stylistic heterogeneities of Modernism beyond the International Style. In particular, the "L.A. Late Moderns" are being rediscovered by a young generation of architects and scholars who are also simultaneously examining the contemporaneous work of the Santa Monica School and other avant-gardes that gained currency in Los Angeles in the 1970s.

Substantive analysis of Pereira's achievements will take its place in the growing body of literature on the contributions of Pereira's American contemporaries ranging from Edward Durrell Stone to Bertrand Goldberg to Morris Lapidus, who produced work representing highly personal variants of Modernism in diverse regional contexts. Finally, few architects of Pereira's generation had a similar scope of interests, and few were as eloquent and considered in elaborating their thinking about a whole spectrum activity-transportation, education, human of government, population growth, the future and its meaning for a younger generation—with significance to architecture and urbanism, as William L. Pereira. 15

Site Address	W 1ST ST 220
Site Address	W 1ST ST 214
Site Address	W 1ST ST 212
Site Address	W 1ST ST 202
Site Address	S SPRING ST 121
ZIP Code	90012
PIN Number	130-5A213 10
Lot/Parcel Area (Calculated)	(sq ft) 60,577.3
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149001006
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	
Arb (Lot Cut Reference)	None :
Map Sheet	130-5A213
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Special Notes	
Zoning	C2-4D-SN
Zoning Information (ZI)	ZI-2457 Historic Broadway
Zoning information (Zi)	ZI-2437 Tristofic Broadway ZI-2374 LOS ANGELES STATE
Zoning Information (ZI)	ENTERPRISE ZONE
Zoning Information (ZI)	ZI-2416 Downtown Design Guide Project Area
	ZI-2385 Greater Downtown Housing
Zoning Information (ZI)	Incentive Area
	ZI-2452 Transit Priority Area in the City of
Zoning Information (ZI)	Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes .
Hillside Area (Zoning Code)	Pronomeratura de entre de entre entr
Specific Plan Area	None
Subarea	None
Historic Preservation Review	Yes
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No /
POD: Pedestrian Oriented Districts	None
1 OD. 1 GGGGGGGT OHORIGG DISTRICTS	Hone

SN: Sign District	Historic Broadway
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

Los Angeles Times Building
Not Available
State Property Number: 027121
Status Code 2S2
Program Ref No. DOE-19-79-0004-00000
Evaluation Date 3/28/1979

Los Angeles Times Building
Not Available
State Property Number: 027121
Status Code 2S2
Program Ref No. UMTA781024A
Evaluation Date 10/24/1978

#### **Status Description - 2S2**

Individual property determined eligible for the National Register by consensus through
Section 106 process. Listed in the California Register

S SPRING ST 145	Site Address
W 2ND ST 205	Site Address
S SPRING ST 147	Site Address
<u>90012</u>	ZIP Code
130-5A213 30	PIN Number
(sq ft) 13,132.8	Lot/Parcel Area (Calculated)

Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001003</u>
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	. 2
Lot	FR 1
Arb (Lot Cut Reference)	the contraction of the contracti
Map Sheet	130-5A213
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Special Notes	None
Zoning	C2-4D-SN
Zoning Information (ZI)	ZI-2457 Historic Broadway
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Zoning Information (ZI)	ENTERPRISE ZONE
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Zoning Information (ZI)	Area
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Zoning Information (ZI)	Incentive Area
	ZI-2452 Transit Priority Area in the City of
Zoning Information (ZI)	Los Angeles
Zoning Information (ZI)	ZI-1117 MTA Project
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	Yes
HistoricPlacesLA	a marine and a marine de a describer de
CDO: Community Design Overlay	<u>View</u> None
CPIO: Community Plan Imp. Overlay	Control of the Contro
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	None
POD: Pedestrian Oriented Districts	No )
t i d'imminute au les de l'imminute de l'imm	None
SN: Sign District	Historic Broadway
Streetscape	No No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	<u>Tier 4</u>

City Center Redevelopment Project	CRA - Community Redevelopment   Agency
Yes	Central City Parking
Yes	Downtown Parking
None	Building Line
No	Ft School Zone 500
Active: City Hall Park	Ft Park Zone 500
Active: 1st and Broadway Civic Center Park (Planned	Ft Park Zone 500

## STATE OF CALIFORNIA DESIGNATION

rk No CA-744	:.Landmark No
The Mirror Building (Site of Butterfield	:Name
24.10.1. j	:Location
	:Date Listed

Site Address	W 2ND ST 211
ZIP Code	<u>90012</u>
PIN Number	130-5A213 27
Lot/Parcel Area (Calculated)	(sq ft) 6,358.5
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001003</u>
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	2
Lot	FR 1
Arb (Lot Cut Reference)	<u>4</u>
Map Sheet	<u>130-5A213</u>

None	Special Notes
<u>C2-4D-SN</u>	Zoning
ZI-2416 Downtown Design Guide Project Area	Zoning Information (ZI)
ZI-1117 MTA Project	Zoning Information (ZI)
ZI-2385 Greater Downtown Housing Incentive Area	Zoning Information (ZI)
ZI-2452 Transit Priority Area in the City of Los Angeles	Zoning Information (ZI)

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Design Overlay None an Imp. Overlay None	CDO: Community Design Overlay
an Imp. Overlay None	
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	NSO: Neighborhood Stabilization Overlay
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SN: Sign District Historic Broadway Streetscape No	The second control of
the state of the s	Adaptive Reuse Incentive Area
and the same and t	Affordable Housing Linkage Fee
A CARE CONTRACTOR OF THE CONTR	Residential Market Area
	Non-Residential Market Area
	DOMESTIC CONTROL OF THE CONTROL OF T
And the Contract of the Contra	Transit Oriented Communities (TOC)
· None	CRA - Community Redevelopment
Agency None	Accordance to the contract of a contract of
to to come to the commence of	Central City Parking
Martin de Martin de Commence de la commence del la commence de la commence del la commence de la	Downtown Parking
Building Line None	The second secon
where we have a construction of the constructi	Ft School Zone 500
Park Zone 500 Active: 1st and Broadway Civic Center Park (Planned	Ft Park Zone 500

## STATE OF CALIFORNIA DESIGNATION

:.Landmark No	CA-744
:Name	The Mirror Building (Site of Butterfield Stage Station)
:Location	South Spring Strreet 145
:Date Listed	

NO. 744 THE MIRROR BUILDING (SITE OF BUTTERFIELD STAGE STATION) - The Butterfield Overland Mail Company took an option on this

piece of property in August 1858 and acquired it on December 7, 1859. A large brick building containing offices and living quarters, with shops and stables in the rear, was completed in 1860. With the exception of the station at El Paso, Texas, this was the largest and best equipped station on .the entire route

Location: 145 S Spring St, Los Angeles

Site Address         S BROADWAY 100           Site Address         S BROADWAY 102           Site Address         W 1ST ST 234           Site Address         S BROADWAY 106           Site Address         S BROADWAY 108           ZIP Code         90012           PIN Number         130-5A213 5           Lot/Parcel Area (Calculated)         (sq ft) 9,514.6           Thomas Brothers Grid         PAGE 634 - GRID F3           Thomas Brothers Grid         PAGE 634 - GRID F4
Site Address         W 1ST ST 234           Site Address         S BROADWAY 106           Site Address         S BROADWAY 108           ZIP Code         90012           PIN Number         130-5A213 5           Lot/Parcel Area (Calculated)         (sq ft) 9,514.6           Thomas Brothers Grid         PAGE 634 - GRID F3
Site Address         S BROADWAY 106           Site Address         S BROADWAY 108           ZIP Code         90012           PIN Number         130-5A213 5           Lot/Parcel Area (Calculated)         (sq ft) 9,514.6           Thomas Brothers Grid         PAGE 634 - GRID F3
Site Address         S BROADWAY 108           ZIP Code         90012           PIN Number         130-5A213 5           Lot/Parcel Area (Calculated)         (sq ft) 9,514.6           Thomas Brothers Grid         PAGE 634 - GRID F3
ZIP Code         90012           PIN Number         130-5A213 5           Lot/Parcel Area (Calculated)         (sq ft) 9,514.6           Thomas Brothers Grid         PAGE 634 - GRID F3
PIN Number 130-5A213 5 Lot/Parcel Area (Calculated) (sq ft) 9,514.6 Thomas Brothers Grid PAGE 634 - GRID F3
Lot/Parcel Area (Calculated) (sq ft) 9,514.6 Thomas Brothers Grid PAGE 634 - GRID F3
Thomas Brothers Grid PAGE 634 - GRID F3
A STATE OF THE PROPERTY OF THE
Thomas Brothers Grid PAGE 634 - GRID F4
Thomas Brothers Ond
Assessor Parcel No. (APN) <u>5149001007</u>
Tract ORD'S SURVEY
Map Reference M R 53-66/73
Block
Lot FR 8
Arb (Lot Cut Reference) None
Map Sheet <u>130-5A213</u>

Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (71)	ZI-2452 Transit Priority Area in the City of
Zoning Information (ZI)	<u>Los Angeles</u>
Zoning Information (71)	ZI-2416 Downtown Design Guide Project
Zoning Information (ZI)	<u>Area</u>
Zoning Information (ZI)	ZI-2385 Greater Downtown Housing
	Incentive Area
Zoning Information (ZI)	ZI-2450 Downtown Streetcar
Zoning Information (ZI)	ZI-2457 Historic Broadway
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE
	ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	<u>Yes</u>

Hillside Area (Zoning Code)	, No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No.
POD: Pedestrian Oriented Districts	None
SN: Sign District	Historic Broadway
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
CRA - Community Redevelopment	the state of the state of the state of the second state of the state o
Agency	None
Central City Parking	Yes:
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	The section of the contract of
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center
Ft Faik Zone 500	Park (Planned
Site Address	W 1ST ST 230
Site Address	W 1ST ST 228
ZIP Code	90012
PIN Number	130-5A213 6
Lot/Parcel Area (Calculated)	(sq ft) 4,803.0
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001007</u>
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	
Arb (Lot Cut Reference)	None
Map Sheet	<u>130-5A213</u>

And the second s	magnification of the control of the
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	<u>Yes</u>
Hillside Area (Zoning Code)	No No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	And the state of t
Residential Market Area	<u>Medium-High</u>
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>
CRA - Community Redevelopment	N
Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
The property of the state of th	Active: 1st and Broadway Civic Center
Ft Park Zone 500	Park (Planned

Site Address	W 1ST ST 224
ZIP Code	90012
PIN Number	130-5A213 7
Lot/Parcel Area (Calculated)	(sq ft) 5,225.1
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001007</u>
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	4
Arb (Lot Cut Reference)	None
Map Sheet	<u>130-5A213</u>
Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of
Zonnig mornation (Zi)	<u>Los Angeles</u>
Zoning Information (ZI)	ZI-2385 Greater Downtown Housing
Zonnig mornation (Zi)	Incentive Area
Zoning Information (ZI)	ZI-2416 Downtown Design Guide Project
	Area
Zoning Information (ZI)	ZI-2457 Historic Broadway
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE
	ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No.
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No No
HistoricPlacesLA	View /
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No 1
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No <sub>1</sub>
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>

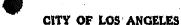
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u> </u>
CRA - Community Redevelopment	a
Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Faik Zoile 300	Active: 1st and Broadway Civic Center
Ft Park Zone 500	Park (Planned
and the second s	Tank (Tannou
Site Address	S BROADWAY 110
Site Address	S BROADWAY 120
Site Address	S BROADWAY 118
ZIP Code	90012
PIN Number	130-5A213 9
Lot/Parcel Area (Calculated)	(sq ft) 17,930.5
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149001005
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	<b>3</b> :
Arb (Lot Cut Reference)	None .
Map Sheet	130-5A213
With the second	
Special Notes	None
Zoning	C2-4D-SN
and the second s	ZI-2416 Downtown Design Guide Project
Zoning Information (ZI)	Area
Zoning Information (ZI)	ZI-2450 Downtown Streetcar
	ZI-2385 Greater Downtown Housing
Zoning Information (ZI)	Incentive Area
7	ZI-2452 Transit Priority Area in the City of
Zoning Information (ZI)	<u>Los Angeles</u>
7 - 1 - 1 - 1 - 1 - (71)	ZI-2374 LOS ANGELES STATE
Zoning Information (ZI)	ENTERPRISE ZONE
Zoning Information (ZI)	ZI-2457 Historic Broadway
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	<u>Yes</u>
\$.,	Manager 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>
CRA - Community Redevelopment	None
Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	<u>5</u>
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

:LA conservancy https://www.laconservancy.org/locations/times-mirror-square

:Historic Broadway http://planning.lacity.org/documents/policy/BroadwaySignSupplemental.pdf

Migs. Form 1



### PLANS AND SPECIFICATIONS and other data must also be alled

### DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A" Stee / the permit does not grant any right or privilege to excet any building or other structure therein described, or any portion thereof, alley, or other public place or portion thereof. reof. ivilege to use any building or other structure therein desc->> 1, or any portion thereof, insuce of the City of Loc Angeles. Or prefudice any claim of title to, or right of possession in, the property described in such Lot No. 2 -3-4 (Description of P TAKE TO Ruom No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 8 (MAIN ST.) (LOOR) ENGINEER (USE INK OR INDELIBLE PENCIL) 1. Purpose of Building Newscars. Penar No. of Rooms 300 ± No. of Families... Owner's name Times Misson - FIRST ST. A BROGOWAY Architect's name ... Caroon B. have. name of Columnia to the Licensed Contractor's name Parket Miles 5. Contractor's address. 6. TOTAL VALUATION OF BUILDING [Including all Material Labor, Finishing, Equip-] \$ 4.650,000 Size of proposed building 3.64 - 7" x 163 - 97 Size of lot 3.44 - 9" x 163 - 97 feet Number of stories in height . Beat. SavauHeight to highest point. Material of foundation .... Concession. Character of soil.... BLUE C. Material of exterior walls..... Material of floors....... Will all lathing and plastering comply with Ordinance? 16. 17. What zone is property in? Ma Mo Sb I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign Here) WALKER CO (Sign Here) DEF OVER FOR DEPARTMENT USEDNES PERMIT No. 13 33 oucM **NCT 13 1933** 

ALUATION INCLUDED . YES -!

### FOR DEPARTMENT USE ONLY

APPLICATION	O.K. ()(2)
CONSTRUCTION	O.K.
ZONING	o.k.
SET-BACK LINE	o.k. 4///
ORD. 33761 (N.S.)	O.K. X
FIRE DISTRICT	O.K. ()
	75.0

REMARKS

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Address of Building

202 West 1st Street

CERTIFICATE OF OCCUPANCY



This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address compiles 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: NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

9/22/6 ssued

Permit No. and Year LA93518/65

CKREPT FUR DEVIATIONS APPROVED BY BUARD OF BLOG, & SAFETY COMMISSIONERS

6. story, type I, 26° x 74° newspaper plant addition to 6th floor for assembly room. 100 maximum occupancy load. B-2,G-2 and G-1 occupancy.

Owner

Owner's Address

The Times Mirror Co. West 1st Street 202

Angeles, California

COPY SEINT FPB A

T. LUCAS

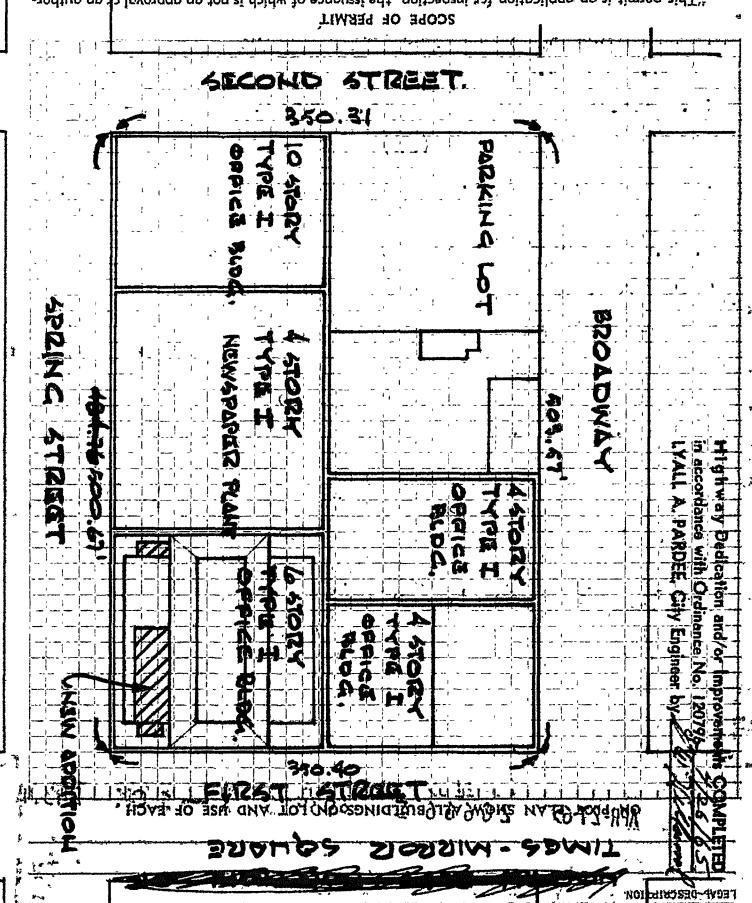
Form B-95b-2M Shel. Sels-4-66 (C-10)

### NO 505 APPLICATION TO ALTER - REPAIR - DEMOLISH CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

DEPT. OF BUILDING AND SAFETY

	INSTRUCTIONS: 1. Applicant to Complete Numbered Items ( 2. Plot Plan Required on Back of Original.	Only.
$g_{1}$	LEGAL LOT BLK. TRACT DESCR. Pontion Square Times-Mirror Square	ADDRESS APPROVED
d2.	202 W. 1st St	DIST. MAP 129-213
\ 3.	So. Spring So. Broadway	M2-4
154.	PRESENT USE OF BUILDING OFFICES (22) Same	FIRE DIST.
Ct 5.	OWNER'S NAME The Times Mirror Company	INSIDE / \$
76.	OWNER'S ADDRESS P. O. ZONE SAME	COR. LOT XXXX ≦ REV. COR.
1	W. L. Pereira & Assec C339 WE 38341  LIC, ENGR. STATE LICENSE PHONE	inc
Ž.	Woodward Tom SB896 NO 12179	REAR ALLEY
Ø.	Not Selected	SIDE ALLEY
010.	CONTRACTOR'S ADDRESS ZONE	5 Broadway
<b>V</b> 1.	SIZE OF EXISTING BLDG. STORIES   HEIGHT   NO. OF EXISTING BUILDINGS ON LOT AND USE   184x164   6 80   newspaper fplant	BLDG. AREA
3	202 W. 1st St.	DISTRICT OFFICE
12.	MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING	SPRINKLERS REQ'D. SPECIFIED
13.	VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE \$ 98,000	ob 11737
14.	20x74 On 5th Fir Rope Heart Office La	YV 10 256 77
15.	NEW WORK: EXT. WALLS METSTAN ROOFING CHECKED	DWELL. UNITS
	interior partitions, ceilings to the verified the partitions of the centre that in doing the work authorized hereby I will	NEW 71 - 30 3 3
not	employ any person in violation of the Labor Code of California relating to workmen's compensation	ROOMS
	Signed Signed Application.  APPLICATION AFERTED	FILE WITH
Th	is Form When Properly Validated is a fermit to Do INSPECTOR Work Described.	STE DECK WALD
TYPE	T 158.21 S.E.C. G.P.I. 24344 I.F.	0.5.1 C/O
ONLY	FEB-11:65 12586 5 =	1 <b>CK</b> 158 AC
3 SE	APR-27-65 20666 5 •93518 X	Das mut
CASHIER'S	T0075	X508llov
J	P.C. No.T2275 GRADING CRIT. SOIL	CONS.

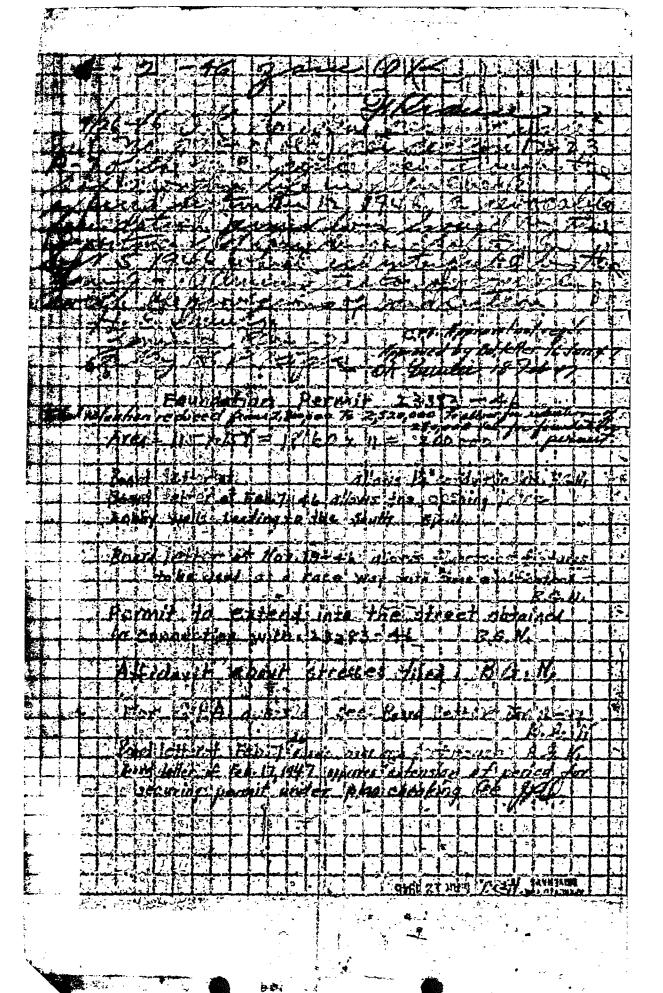


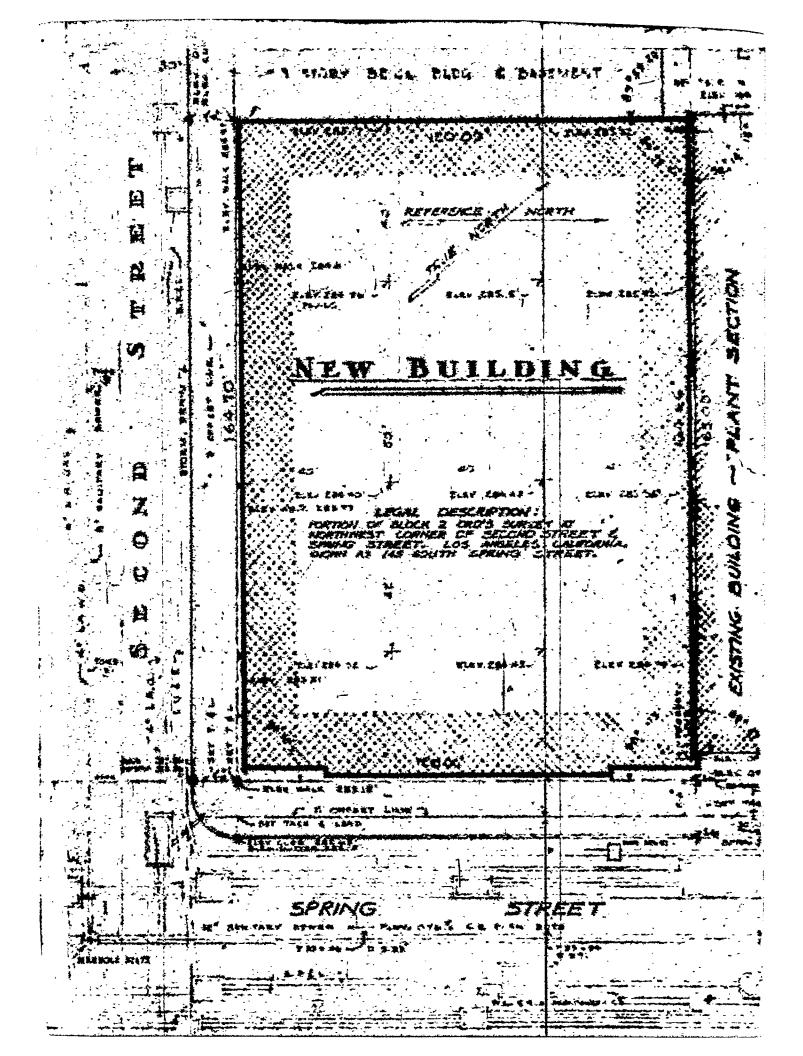
\*This permit is an application for inspection, the issuance of which is not an approval of an authorized of the work specified herein. This permit does not authorize or permit, nor shall it he construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither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

(See Sec. 91.0202 L.A.M.C.)

### APPLICATION TO STY OF LOS ANGELES ERECT A NEW BUILDING BUILDING AND SAME

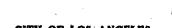
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THE SQUARE	io & Spring 3	TRANT
5	5. String	theel
Local und Balleting Z. M. K	res Number and Blanck	
Detwork what tross streets SPAING IT		WAY.
1 P page of building OFFICE BUILDIN		Families Booms
Z Com TIMES MISROS C	Print Bellevi	Phone .
3 Operation 202 WAST BIP		LOS ANGELES, CAUF.
Cortifered Architect ROWLAND N. C		C-260 mmlh 2-2218
A Licensed Buginson ROLMES & NA!	SVER	Paris 12.12.18
V Contractor's address 3500. WHITES	IDE AVE LOS	MELLIC CALIF
	Sintenting off Subor and material a	and parameters of the same of
A VALUATION OF PROPOSED WORK	ing, den stefnitist, absolving site againment therein or Morein.	The same of the sa
and the state that the state of	TOE STAUP F AT	the Street or other personal 2 4 3 4 5 4
M. Sincot new building 170 x 1647 No. 8	torised. Children to higher	
IL Material Exterior Walls Matches.	- Harris - Managarapathan Sayan Adam - Agaington Sayan Sayan	Type of Mooling Child Con Children
The second secon		
Accessory  (a) Foother-Width  Accessory  (b) Size of Stucie	Doods in Grand	PLANT of Will
Accessory	SEE TROCTORAL	White of Wall
M. Buildings (b) Size of Stude.  and similar structures (c) Size of Place Joints.  I hereby partify that is the heat of new leasure.	SEE STRUCTURAL	Plast of Water
M. Buildings (b) Size of Stude.  and sheller structures (c) Size of Place Joints.	SHR STRUCTURAL Second select the above is all large, and that is the side Takes Code of the Side	PLANTS  PLANTS  Material of Plays  Partners  Supplication is express and that this englishing is express and that this english is a constant to the color of the
M. Buildings and similar and similar attractures:  I horolty eactify that so the heat of my know building an countraction work will comply wit will not ampley my params in violation of a mon's Componenties Insurance.  Mean, Spinifications and other	SEE STRUCTURAL	PLANTS  PLANTS  Meterial of Plant  Projection is converted that this conjugate from the control of the control
M. Publishes and similar and similar attended (c) Size of Floor Joiett.  I horoliy continy that so the best of my know building an emartraction work will reasoly wit t will not ampley any person to violation of them's Consymmetion Insurgaces.  Gent, Spinisheations and other disc most in Side.	SHE STRUCTURAL Simple and belof the above h of hore, and that in the shirt factor the Zahor Code of the Shirt light have. Little All Records	PLANTS  PLANTS  Material of Plays  Partners  Supplication is express and that this englishing is express and that this english is a constant to the color of the
M. Publisher and similar structures:  I horolity equility that so the heat of my know building an emartraction work will reaught wit t will not ampley any person to violation of similary. Companyation Insurance.  Gent, Spinisheations and other disc ment in Side.	AKTABAT USE ORGY  (1) RESERVED TO THE COLOR OF THE COLOR	Pl-Ant I Floor  Sentence of Floor  September to compare and that this compare of the work authorized through a st California relating to Western Stranger to Western Stranger to Western Stranger to Western Stranger to Stran
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### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A"- Steel France

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angelos, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subset to the following conditions, which are hereby agreed to by the underaginged such which shall be deemed conditions entering into the enteriors of the permit does not grant any right or privilege to exact any building or other structure therein described, we any portion thereof, apon any street, alley, or other public place or portion thereof, apon any street, alley, or other public place or portion thereof, apon any street, alley, or other public place or portion thereof, apon any street, alley, or other public place or portion thereof, apon any street, alley, or other public place or portion thereof, apon any street, alley, or other public place or portion thereof, apon public the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordisance of the City of Los Angelos.

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

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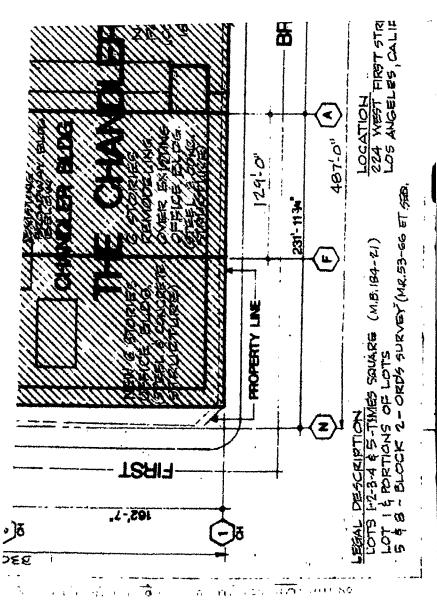
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9. CONTRACTOR		LICENSE No PHONE	BLDG. LINE
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10. LENDER	BRANCH	JUKE93	DPD
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12. MATERIAL OF EXT. CONSTRUCTION OF EXISTING BLDG.	WALLSWING WALTON Blt.	.Up Conc	Pkg 3033
13. JOB ADDRESS	c/dranice   Dio	1 op   00110	DISTRICT OFFICE
224 W. 1st		Cana	L.A.
14. VALUATION TO INCLUING EQUIPMENT REQUIRED	DE ALL FIXED // CC C	200000	GRADING
AND USE PROPOSED E	o to operate \$ 3,500,00	00-00	CRIT. SOIL
	fice Building 字 PAR	KING GARAGE	
			HIGHWAY DED.
NEW USE OF BUILDING	LEIZE OF ADDITION	STORIES HEIG	Yes
NEWS POPER OFFICE	PARKING SIZE OF ADDITION	6 000 9	Seen /
TVDE	SPRINKLERS	INSPECTION ACTIVITY	CONS.
6-2/1=	SPECIFIED		ZONEO BY
BLDG. AREA AND 45.090:p 144 1-B	DIMEM 3253 WARD HO	CHECKED	
		APPROVED	FILE WITH
UNITS ROOMS	SPACES   8   188	Samo	
P.C. NoV - 38 603T. INSP. 4	ONC. H1-512.1306TS APPL	~1949W//	INSPECTOR
P.C. S.P.C.	G.P.I. B.P. JAN SOLF	10.8.	C/O TYPIST
2049.91.600	19976,5	- / -	sel
PLAN CHECK EXPIRES SIX MONTHS	AFTER FEE IS PAID. PERMIT EXPIRES ON NOT COMMENCED.	E YEAR AFTER FEE IS	PAID OR SIX MONTHS AFTER
3 4mses = 430	4.57 JUL-31-70 4419	8 11	6 CK 600.60
	64809 =	ັ o   "	6 UN 4,366.57
ν ν ΓΕ Σ ν ΓΕ		x- 6ck 1449	
APR-27-71	. 2 4 1 2 4 E • 27	598 U —	1 CK 9,446.50
		•	
Certify that in dains the	STATEMENT OF RESPON		
Code or the State of Califo	work authorized hereby 1 will not raid relating to workmen's compen	sation insurance.	•
"This permit is an ap	plication for inspection, the issuan	ce of which is not an	approval or an author-
os guincifizing or permitting	d herein. This permit does not au the violation or failure to compl	v with any applicable	e law Neither the City
Of LOS Angeles, nor any h	oard, department, officer or empl ance or results of any work descri	ovee thereof make a	ny warranty or shall be
or soil upon which such we	rk, is performed." (See Sec.	91.0202 L.A.M.C.)	months of the property
Signed Descript	1. 1. 1. 1.	<u> </u>	
	er or Agent)	No	me Date
Bureau of Engineering	ADDRESS APPROVED	XX Thu	8/3/70
5 cal BROADWAY	SEWERS AVAILABLE S.F.C. JEC	paid I	Statuct 3/170
ex where existing	DRIVEWAY APPROVED CO /		DER TURBER
belgare. 15x1500	HIGHWAY DEDICATION REQUIRED	PCATTON (	JEKMIT ) 12-18-70
5' de 2me st. ex	COMPLETED	W. Ketch	er Niho
WHERE EXPERIENCE.	FLOOD CLEARANCE APPROVED		- years
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL		
	SYSTEM APPROVED APPROVED UNDER		
Planning	CASE # APPROVED (TITLE 19)	1 1 1 00	, , , ,
Fire	(L.A.M.CS700)	Lory E W	Mor 4-21-71
Traffilic	APPROVED FOR	4 1 1	videned to W=30
	Direman Locations	Curbaco Fis 2	o in they he was a
Va.	Diveway Locations 4366.57	J. S. Pract	her (8-71

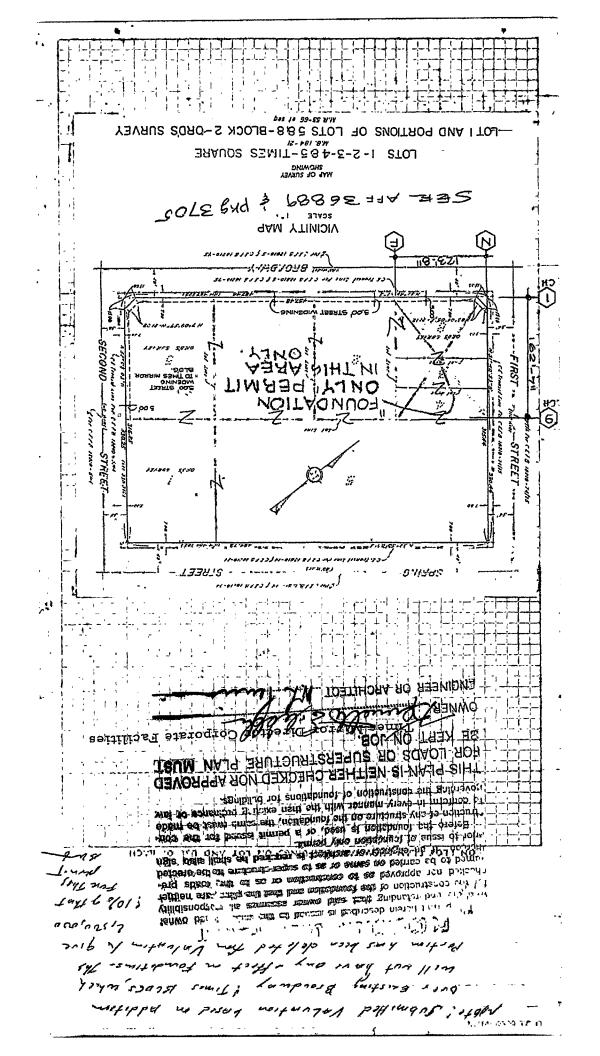


Building Permit for Board on 10,500,000

68898 JUN 335 1 WOLLOWS 36889

O T WORK TO BE

_ 8	PLICATION TO ADD-AL	TEK-KEPAIR-DEMOLI	/ <u>- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 </u>
CITY OF LOS ANGELES	AND FOR CERTIFICATI		OF BUILDING AND SAFETY
1. LEGAL LOT	nt to Complete Numbered Items	Only. 2. Plot Plan Require	d on Back of Original.    CENSUS_TRACT
DESCR.   See Back	k of Application		2073
2. PRESENT USE OF BUILDING	Publish 52 Same	DING A OFFICE	DIST. MAP
3. JOB ADDRESS	Same	. c Ollices	129-255 ZONE
	St.		M-2-4
4. BETWEEN CROSS STREETS	<b>J</b> A G		FIRE DIST.
Booadway 5. OWNER'S NAME	ANDSpring	ONE	I 100 '
The Times Mi		5 x 246	Cor/Thru
6. OWNER'S ADDRESS	CIT		LOT SIZE
202 W. 1st S	ELAB X	005	330x487.
	_ <b>. \$</b> Z . Z (A	ATE LICENSE NO. PHONE 1339 933-8341	
8. ENGINEER	ST/	TE LICENSE No. PHONE	ALLEY
Brandow & Jo		2894	
9. CONTRACTOR	SC 7.3	TE LICENSE No. PHONE	BLDG. LINE
CL Peck Cont	BRANCE BRANCE	385-0171 ADDRESS	5'Brdwy .
			J. BEDY
11. SIZE OF EXISTING BLDG. LENGTH LOX L WOTH LE	SOVE STORIES NO. OF EXISTING OF	LDINGS ON LOT AND USE Publish	OB 11737
12. MATERIAL OF LEXT	r. WALLSWINDOW Wallake	FLOOR	YC 10256
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	onc./Granite Bl	Compo Con	c Pkg 30 <b>9</b> 3
13. JOB ADDRESS		A Comment	DISTRICT OFFICE
224 W. 1st	St.	y Fee	L.A.
14. VALUATION TO INCLUE EQUIPMENT REQUIRE AND USE PROPOSED	D TO OPERATE	250,00	O GRADING
15. NEW WORK:	BUILDING IT 15.500	xterior C	CRIT. SOIL
(Describe) Found	lation Only - Nois	Fasement	
1 m . m . m			HIGHWAY DED.
NEW USE OF BUILDING	Hewspaper SIZE OF ADDITION	ISTORIES LA GIA	Yes '
(52) Same - office;	publishing 123×162	The state of the s	
TYPE GROUP	SPRINKERS BOSE TO CO	INSPECTION ACTIVITY	cons:
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BCDB. AREA		anin	2000
DWELL. GUEST ROOMS	I COACEC . I f	ANS APPROVE	FILE WITH
	166 186		1//
P.C. No.	All Congrete of 50 X		INSPECTOR
P.C.   S.P.C.	THO 1	74 -	
	G.P.I. (B.E. ( ) الروس ( ) [ G.P.I.	.   O.S/   C	/O TYPIST
	323		/O TYPIST Se 1
PLAN CHECK EXPIRES SIX MONTHS FEE IS PAID IF CONSTRUCTION IS	323		
<b>5</b>	AFTER FEE IS PAID. PERMIT EXPIRES NOT COMMENCED.	ONE YEAR AFTER FEE IS PAID	or six months after
W	323	ONE YEAR AFTER FEE IS PAID	or six months after
N C C C C C C C C C C C C C C C C C C C	AFTER FEE IS PAID. PERMIT EXPIRES NOT COMMENCED.  31-70 44191	ONE YEAR AFTER FEE IS PAID  W GCK	SE TOO , 65
N C C C C C C C C C C C C C C C C C C C	AFTER FEE IS PAID. PERMIT EXPIRES NOT COMMENCED.  Ful 31-70 4419	ONE YEAR AFTER FEE IS PAID  W GCK  GCK	Sed
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'S' USE ONLY	AFTER FEE IS PAID. PERMIT EXPIRES  NOT COMMENCED.  JUL 31-70 44191  Feb 18-70 4929  550495	ONE YEAR AFTER FEE IS PAID  W GCK  GCK  17324 U — 1	Sed
SS OCT-13-70	AFTER FEE IS PAID. PERMIT EXPIRES  NOT COMMENCED.  JUL 31-70 44191  Feb 18-70 929  5 5 0 4 9 5 • 1  STATEMENT OF RESPONSED.	ONE YEAR AFTER FEE IS PAID  W GCK  CK  CK  CK  CK  CK  CK  CK  CK  CK	Seq 1 OR SIX MONTHS AFTER COO.66 1449.3/ CK 546.50
I certify that in doing the Code of the State of Califo	AFTER FEE IS PAID. PERMIT EXPIRES  NOT COMMENCED.  301-30-04191  Feb 18-70-925  550495-91  STATEMENT OF RESPONSATION OF RESPON	ONE YEAR AFTER FEE IS PAID  W GCK  GCK  17324 U — 1  INSIBILITY "  oot employ any person in vicensation insurance.	591 OOR SIX MONTHS AFTER  600.66  1449.3/ CK 546.50  clation of the Labor
I certify that In doing the Code of the State of Califor "This permit is an apization of the work specific	AFTER FEE IS PAID. PERMIT EXPIRES NOT COMMENCED.  30-31-70 44191  Feb 18-70 929  550495 91  STATEMENT OF RESPONSATION FOR Authorized hereby! will no price relating to workmen's compelication for inspection, the issue therein. This general does not a dependent the source of the property	ONE YEAR AFTER FEE IS PAIR  ONE YEAR AFTER FEE IS PAIR  ONE YEAR AFTER FEE IS PAIR  OF GRAPH  ONE YEAR AFTER FEE IS PAIR  OF GRAPH  ONE YEAR AFTER FEE IS PAIR  ONE YEAR A	CK 546.50
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A PROJECT	ADDRESS				******			CROSS		UPAN	UY	•	MEF. NO.	<u> </u>			
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UKAN OMENCINA SAMB	SEWERS AVAILABLE		FLANNING WORKSHEET NO.	***
	AVAILABLE		APPROVED UNDER CASE NO.	
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URB RAMP   DRIVEWAY	SEWER FACILITIES CHANGE	<u> </u>	SITE PLAN REVIEW	
	NOTAPPUCABLE		FIRE DEPT	
	, pue		APPROVED TITLE 18 (LAM.C Sec.	700
IGHWAY DEDICATION  REQUIRED	PAID	•	OTHER	
COMPLETED	GRADING DIVISION  HILLSIDE NOTICE MAILED		DEPT. OF TRANSPORTATION  DRIVEWAY LOCATION	
CONFLETED  CHOAVATION ADJACENT TO PUBLIC WAY	1,			
CONSTR. TAX RECEIPT NO DWELLING UNIT	HILLSIDE NOTICE POSTED		CAL OSHA	
NOUSING AUTHORITY	CRA APPROVED RE-DEV PROJECT	<del></del>	AQMD-A83205	
LATURAL AFFAIRS	GEQA		DEPT WATER & POWER	
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OMPLETE FOR RELOCATION PERMITS ONLY NLD ADDRESS	,	FROM OUTSIDE CITY OF LA	CASH/SURETY BOND NO.	MILES MOVED
(1) LICENSED C	ONTRACTOR AND WOR		L SATION DECLADATIO	N
GENERAL CONTRACTO			PLUMBING CONTRACTOR	
I hereby affirm, under penelty of perjury, that I am the general cor and I am isonised under the provisions of Chapter 9, commencing and grossions, Code, and my isonise is in full force and effect.	with Section 7000, of Division 3 of the Business	and I am licensed under the pro	perjury, that I am the plumbing contractor name visions of Chapter 9, commencing with Section 7 license is in full force and affect 1 am responsib	7000 of Division 3 of the Bu
Building Telectrical Plumbin	<u> </u>		perjury, one of the following declarations:	and sa me hautened het
t hereby affirm, under penalty of perjury, one of the following deck		Sec 3700 of the Labor C	s certificate of consent to self-insure for workers' tode, for the performance of the work for which i	this permit is issued
Sec. 3700 of the Labor Code for the performance of the w	ork for which this permit is lesued.		workers' compensation insurance, as required by work for which this permit is issued. My workers'	
t have and will maintain workers' compensation insurence the performance of the work for which this permit is issued and policy number are:	My workers' compensation insurance carrier	and policy number are Carrier	Policy i	<b>4</b> 0
Cerrier ST. WAD	PORCY NOD 461762 - 89	I pertify that in the pertor any manner so as to bee	mance of the work for which this pennit is leave some subject to the workers' compensation laws	of California, and agree that
I certify that in the performance of the work for which the any manner so as to become subject to the workers' come should become subject to the workers' come of the work for which the	ensation lews of California, and agree that if i	should become subject to provisions.	o the provisions of Sec. 3700 of the Labor Code	, I shall forthwith comply will
provisions	CANAL COM	Sign		Date
ELECTRICAL CONTRAC	TOR		HVAC CONTRACTOR	
I hereby affirm, under penalty of persury, that I em the electrical of and I em ficensed under the provisions of Chapter 9, commencing	ontractor named on the reverse side of this permit g with Section 7000, of Devision 3 of the Business	and I am licensed under the pro-	perjury, that I am the HVAC contractor named o mions of Chapter 9, commencing with Section 7 cense is in full force and effect. I am responsible	1000 of Division 2 of the Bus
and Professions Code and my floanse is in full force and effect.  I hereby effirm, under penalty of perjury, one of the following dec		I hereby stilms, under penety of	perjury, one of the following declarations:	
t have and will maintain a certificate of consent to salf-ins Sec. 3700 of the Labor Code, for the performance of the t	rork for which this permit is issued.	Sec, 3700 of the Labor C	cartificate of consent to self-insure for workers' ade, for the performance of the work for which t	nis permit is issued.
I have and will maintain workers' compensation insurance the performance of the work for which this permit is issue and policy number are.			onk for which this permit is assued. My workers'	
)	Policy No.	Carrier	Policy N	
I certify that in the performance of the work for which this any manner so as to become subject to the workers' com-	pensation laws of California, and agree (1) at If 1	Many mention 30 65 to bec	mance of the work for which this permit is issued ome subject to the workers' compensation laws o the provisions of Sec. 3700 of the Labor Code,	of California, and agree that
should become subject to the provisions of Sec. 3700 of a provisions	**	provisions	- the provisions of Sec. 3700 of the Caloor Code,	
WARNING: FAILURE TO SECURE WORKERS' COMPI	ENSATION COVERAGE IS UNLAWFUL A	Sign ND SHALL BE SUBJECT TO	CRIMINAL PENALTIES AND CIVIL FI	NES UP TO ONE HUN
THOUSAND DOLLARS (\$100,000), IN ADDITION TO TI	IE COST OF THE COMPENSATION DAM	AGES AS PROVIDED FOR IN	SEC. 3706 OF THE LABOR CODE, IN	TEREST, AND ATTOR
2)	CONSTRUCTION LE	NDING AGENCY		
I hereby affirm, under penalty of perjury, that there is a construction lending ag			ie)	
Lender's earne	ASBESTOS I	PEMOVAT		ر ام
I declare that notification of Asbestos Removal is not applicable	ASDES I US I declare that a notification letter has been se		X- Chelin	
<u> </u>	OWNER-BUILDER	DECLARATION		
I hereby effers, under penalty of perjury, that I am exempt from the Contractors any situative, prior to its issuence; also requires the applicant for such permit it Professions Code) or that he or she is exampt therefrom and the basis for the s				
L, as the owner of the property, or my employees with wages as their se to the owner of property who builds or improves thereofs, and who does	e compensation, will do the work, and the structure such work himself or herself or through his or her o	is not intended or offered for sale (5 win employees, provided that such in	ec 7044, Business & Professions Code; The Co provements are not intended or offered for sale	entractora Liconata Law doct
Ingrovement is soid within one year of completion, the owner-builder w	ill have the burden of proving that he or sha did not i	luteug to sububble tot gre bruboes of :	ue)	
thereun, and who contracts for such projects with a contractor(s) items	ed pursuant to the Contractors License Law)			
I am exampt under Sec	The Tollowing reason			OWNER
		0-4	. 날	
Print	50n			AUTHORIZED AGENT
Prink  5  1 certify that I have read this application and state that the above information is	FINAL DECL			

STRUCTURE SIGNATURE BUILDING BUILD	- DEPARTMENT OF BUILDING ING PERMIT PLOT PLAN		
MOJECT 100 South Broadway PLEASE DRA	AW AND LABEL CLEARLY IN IN	REF. NO.:	
TRACTIS) and COUNTY REF. NO. (Per alphe broks) e.g., LG. McDonald Tract (MR 70-20):	ARMT NO. CROSS STREETS IST Street & BLOCK LOTISIAND ARMS I 4, 16 (AA)	ZNA Street 3), 17, 18 DIST. MAP	
1. Ord's Survey (MR 53-66/73)  2. Times Square (MR 184-21)	BLOCK LOTTS   MARKS   A.D. 18, 18 (An)	130.5	A213(129B213)
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110 S. Broadway

Bldg-Alter/Repair Commercial

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT

Status/Date: Ready to Issue 10/09/96

Permit Application: 96016 - 10000 - 00940

Project Reference:

Printed On : 10/09/1996 14:26:37 : A-1

AND CERTIFICATE OF OCCUPANCY (, ADDRESS & PROJECT INFORMATION Over the Counter Permit

: Hamid Pishevar Inspr Name

**Event Code** Sewer Cap

Council Dis

: Delilah Reyes : Delilah Reyes

Exist. Bldg. on LoVUse: EXISTING OFFICE BUILDING - TENANT IMPROVEMENT- 2ND FLOOR

: Tenant improvement for 110 x 150 portion of office area/PRE-PRESS

300000.00 (Final)

: 130-5A213 9

: \$300,000.00 (Final)

Permit Valuation Project Address

PC Valuation Parcel(PIN)#

: 110 S. Broadway

APPROVED BY

Application

Zoned by manes

For Cashler's Use Only

19,79796 83:807:3078 LAD4 T-1099 C 08 8LDG FLAN CHEC 1,463.86 1+625.63 BLDG FLAN CHEC
INVOICE \* DODOGO PP
SLDG PENNIT CO
INVOICE \* DODOGO FP

BTRC#

LICENSE TYPE#

CLASS

CI11673

ET CONNERCIAL

INVILCE \$ 0000000 PF

SYS DEV FEE

INVOICE \$ 000000 PF

INVOICE \$ 0000000 PF

RISCELLANEOUS

INVOICE \$ 0000000 PF

CITY PLAN SURC

LINVOICE \$ 0000000 PF

189.10

63.83

5.00

55.09

10-9-96 6.4 28895 W796 96LA 56832

APPLICANT INFORMATION

: 0 Times Mirror Square

Address Name

: New Tmc Inc

2. OWNER INFORMATION

Relocation Old Address:

Work-Description

90053

Los Angeles Ca

: DAVID WEAVER

4 Upper Newport Plaza

Address

Name

Newport Beach

Phone #: 7147570365

FAX#:

Architect

ARCHITECT, CONTRACTOR & ENGINEER INFORMATION NAME

Los Angeles, CA 90012 120 S Vignes Street #105

Roger

David

Weaver

Architect

1326 Border Ave

Rellos Construction Inc

Contractor

Forrance, CA 90501

NA471756 Phone :

76307

Phone:

Building - R1

	LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION
I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:	t and I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits.
I hereby affirm, under penalty of perjury, one of the following declarations:  I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by 86c. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy	I hereby affirm, under penalty of perjuty, one of the following declarations:  I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  I have and will maintain workers' compensation insurance, as required by Sec. 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. The first 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, have so California, and agree that if I should become subject to the prayishons of Sec. 3740 as fact about the provisions of Sec. 3740 as fact about the second subject to the prayishons of Sec. 3740 as fact about the second subject to the prayishons of Sec. 3740 as fact about the second subject to the prayishons of Sec. 3740 as fact about the second subject to the prayishons of Sec. 3740 as fact about the second subject to the prayishons of Sec. 3740 as fact about the second subject to the prayishons of Sec. 3740 as fact as fa	Policy #:   Carrier.   Policy #:   Carrier.   Policy #:   Carrier.   Carrier.   Policy #:   Carrier.   Carrier.   Policy #:   Carrier.   Carrier.   Carrier.   Carrier.   Carrier.   Carrier   Carrier.   Carri
Affirm, under penalty of perjury, that I am the Mectrical contractor named on the reverse side of this need under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Busin ns Code, and my license is in full force and effect. I am responsible for the electrical permits.	INAC CONTRACTOR  I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, 0. Drivision 3 of the Business and Professions Code, and my license is in full force and effect, I am responsible for the RVAC permits.
I hereby affirm, under penalty of perjury, one of the following declarations:  I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  I have and will maintain workers' compensation insurance, as required by Sec. 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:	nte oliey
Carrier.  Cartify 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 provisions of Sec 3700 of the Labor Code, I shall forthwith comply with those provisions.	Carrier.  Policy #:  1 certify that in the performance of the work for which thus 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.
Sign:  WARNING. FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3:76 OF THE LABOR CODE, INTEREST, AND ATTORNEYS FEEL	Sign:  Sign:  FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNIAWFUL AND SHALL BE SUBJECT TO CRAMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS IS 100,000, IN ADDITION ST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3:36 OF THE LABOR CODE, INTEREST, AND ATTORNET'S FEES.
I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).	ISTRUCTION LENDING AGENCY ork for which this permit is issued (Sec. 3097, Civil Code).
ASBESTOS REMOVAL  I declare that notification of Asbestos Removal is not applicable.	ASBESTOS REMOVAL has been sent to the AGNID or EPA. Signal MULLUM   MILTING Date   30-9-96
I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031 S, Business & Professions C any structure, paror to its issuance, also requires the applicant for such permit to file a signed statement that he or she is iscensed pursuant to the provisions of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031 S by any applicant for a larged owner of the property, or my employees with wages as their sole compension, will do the work, and the structure is not intended or offered for to the owner of property who builds or improves thereon, and who does such work hinself or through his or her own employees, provided that is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale) and who commer of the property, an exclusively confracing with licensed contractors to construct the project (Sec. 7044, Business & Professions Code. The exempt under Sec.	ode Any city or county which requires a permit to construct, alter, imp to Contractors License Law (Cliap. 9 commencing with Sec. 70000 of I permit, subjects the applicant to a civil penalty of not more than five la sale (Sec. 7044, Business & Professions Code: The Contractors Licens such improvements are not intended or offered for sale. If, however, the Contractors License Law does not apply to the owner of property wh
Sign:	Date: Date: Owner Authorized Agent
I certify that I have read this application and state that the above information is correct. I agree to comply with all carlic upon flic above-mentioned property for inspection purposes. I realize that this permit is an application for insport a callure to comply with any applicable law. Furthermore, that neuther the City of Los Angeles nor any board, depherein, nor the condition of the property are the soil upon which such work is performed.  Print: April 1444	11.71 2 2 2 1 2 1 1 1 1
Unicss a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee hy	ill years after the fee that been paid. This permit expires two years after the fee has been paid or 180 day's after the fee has been mid

and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C).

### 110 S. BROADWAY



Bldg--Alter/Repair Commercial

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

Ready to Issue 10/09/96, PRINTED ON 10/9/96 14:26 SUPPLEMENTAL PAGE

STATUS/DATE

PERMIT APPLICATION NO. 96016-10000-00940

PROJECT REFERENCE

Over the Counter Permit

1. FULL DESCRIPTION OF WORK:

Tenant improvement for 110 x 150 portion of office area/ PRE-PRESS

area at 2nd floor.

2. LEGAL DESCRIPTION:

TRACT: TIMES SQUARE City Ref. M B 184-21 LOT: 2 PIN: 130-5A213 9 BOOK: 5149 PAGE: 001 PARCEL: 005

PROJECT ADDRESSES: 110 S. BROADWAY

4. PROPERTY OWNERS:

NEW TMC INC TIMES MIRROR SQUARE LOS ANGELES CA 90053

5. TENANTS INFO:

6. USE INFO - ZONING CODE:

Office business or professional Code: 13 Existing

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### 110 S. BROADWAY

City of Los Angeles - Department of Building & Safety APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

STATUS/DATE Ready to Issue 10/09/96 SUPPLEMENTAL PAGE: C 1

PERMIT APPLICATION NO. 96016-10000-00940

PROJECT REFERENCE

PRINTED ON: 10/9/96 14:27

PARCEL INFORMATION:

Over the Counter Permit

Bldg--Alter/Repair Commercial

Census Tracts: 2074.000 Energy Zones: 9 Parking Districts: DPD

Thomas Brothers Map Grids: 634
Zones: C2-4-(D)
Building Branch Office: LA

Council Districts: 9
Parking Districts: CCPD

# Ċ

### 110 S. BROADWAY

Bldg--Alter/Repair Commercial Over the Counter Permit

City of Los Angeles - Department of Building & Safety APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

STATUS/DATE: Ready to Issue 10/09/96

PERMIT APPLICATION NO. 96016-10000-00940

PROJECT REFERENCE

PRINTED ON: 10/9/96 14:27 SUPPLEMENTAL PAGE: D 1

1. ATTACHMENT:

Clearance Summary

Plot Pian

2. CLEARANCE REOD:

BAS ENGINEER PLANCHCK ZONETRNG Approved BAS ENGINEER PLANCHCK ZONETRNG Approved Sewer availability 10/9/96 DELILAH REYES Building Permit Clearance

10/9/96 DELILAH REYES

3. FEES INFO.

\$189.10 \$3,501.48 \$63.00 Fin: FINAL TOTAL Bldg-Alter/Repair Fin: E.Q. Instrumentation Fin: Sys. Surcharge Fin: Plan Check Subtotal Bldg--Alter/Repair \$1,463.06 Fin: Handicapped Access Fin: O.S. Surcharge \$92.66 \$5.00 Fin: Permit Fee Subtotal Bldg--Alter/Repair \$1,625.63 Fin: Planning Surcharge Misc Fee Fin: Fire Hydrant Refuse-To-Pay Fin: Planning Surcharge



# 3 9 City of Los Angeles 3 Department of Building and Safety Pending Clearance Worksheet



 Job Address:
 110 - 110 S. Broadway

 Permit Application No.:
 96016 - 10000 - 00940

 Printed:
 9/20/96 08:58:50

21-96010) Cleurance required from Bureau of Engineering for sewer availability and connection Approval granted by: ☐ Not Applicable ☐ Not Applicable くろうり SO CHOS (Print name) (Print name)

Exempted Bullding Permitclearance required from Fire Department Approval granted by: Clearance description: Building Permit Clearance Clearance description: Sewer availabillry OX. BUDO A Approved Approved Ð Type of approval: Type of approval: Comment: Comment: 7 200 N. Spring St., Rm. 460-N, LA, 90012 14425 Erwin St. Mall-M, Van Ntys, 91401 (213) 485-3885 Fax: None 200 N. Spring St., City Hall Room 460-K Los Angeles, CA 90012 Pending LOS ANGELES FIRE DEPARTMENT BUREAU OF ENGINEERING (213) 485-7831 Governing Agency: Governing Agency: Current Status: Current Status: Telephone: Telephone: Address:

96-02-b

8/20/8

Prior to issuance of a building permit, an electronic approval or a valid signature from an authorized representative of the designated agency or department shall be obtained for the clearance(s) listed above.

Number of clearances listed:

f /^



Bldg-Atter/Repair Commercial

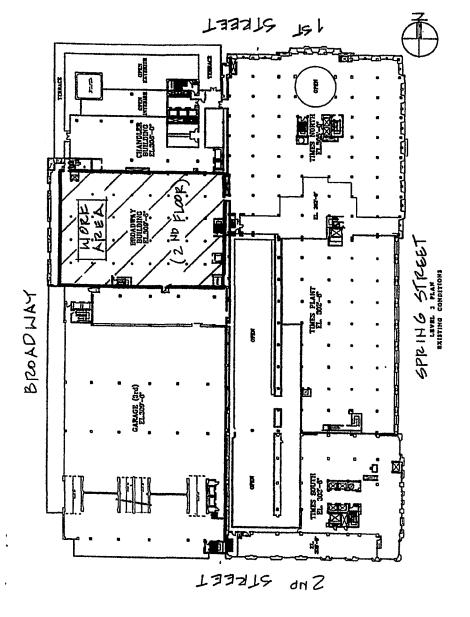
Over the Counter Permit

Tenant improvement for 110  $\times$  150 portion of office area/ PRE-PRESS

City of Los Angeles - Department of Building & Safety

PLOT PLAN ATTACHMENT FOR Bldg--Alter/Repair

Printed on: 9/20/96 09:05



### BUILDING AND SAFETY COMMISSIONERS

JOYCE L. FOSTER PRESIDENT LEE KANON ALPERT VICE-PRESIDENT

JEANETTE APPLEGATE
MABEL CHANG
ALEJANDRO PADILLA

### CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN MAYOR DEPARTMENT OF BUILDING AND SAFETY 400 CITY HALL LOS ANGELES, CA 90012-4869

ANDREW A. ADELMAN GENERAL MANAGER

RICHARD E. HOLGUIN EXECUTIVE OFFICER

### NOTICE REGARDING ERASURE(S)/CORRECTION(S) ON ORIGINAL BUILDING PERMIT

	ng off	ing information that was/were erased or covered before it was received from the ice:  (D.A. Hardship Exemption) a "Project p	4411
		INFORMATION ON PAGE Attachned of the Permit Was:	
		Crissed, off	
		and: Prewritten upon retyped upon pasted upon	
2.	۵	ENGINEER'S NAME/SIGNATURE ON PAGE OF THE PERMIT V	VAS:
		□ covered with correction fluid □ cut out □ covered with paper □	
		and:	
3.	۵	STAMP ON PAGE OF THE PERMIT WAS:	
		□ covered with correction fluid □ cut out □ covered with paper □	
		and: □ rewritten upon □ retyped upon □ pasted upon □	
<b>J.</b>	<u> </u>	and:	
<b>l.</b>	<u> </u>	and: □ rewritten upon □ retyped upon □ pasted upon □ □ ON PAGE OF THE PERMIT WAS: □ covered with correction fluid □ cut out □ covered with paper	
<b>I.</b>	<u> </u>	and: □ rewritten upon □ retyped upon □ pasted upon □ON PAGEOF THE PERMIT WAS:	
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### 97016 - 10000 - 27546

Reference #:

Bldg-Alter/Repair Commercial

D.A. Hardship Exemption

Plot Plan

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT

Status: Ready to Issue

Status Date: 12/03/97 AND CERTIFICATE OF OCCUPANCY Over the Counter Permit Printed on: 12/03/97 08:35:36 BLOCK LOTO MAP REF# . I. TRACT PARCEL ID# (PIN) ARB 2. BOOK/PAGE/PARCEL **TIMES SQUARE** 2 MB 184-21 130-5A213 9 5149 - 001 - 005 3. PARCEL INFORMATION BAS Branch Office - LA Lot Size - IRR Thomas Brothers Map Grid - 634 Council District - 9 Lot Type - Corner Census Tract - 2074,000 Parking Dist. - CCPD Energy Zone - 9 Parking Dist. - DPD ZONE: C2-4, D/ 4. DOCUMENTS 77 5. CHECKLIST ITEMS C: Ć. 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION OWNER(1) **Tmct Llc** 4 Park Plaza STE 1700 **IRVINE CA 92614** Tenant Applicant (Relationship Architect) D. Weaver -(714) 757-0355 PROPOSED USE 7.EXISTING USE 8. DESCRIPTION OF WORK 13 Office T.I. 1300 SQ. FT. REMODEL @mezzanine FLOOR. -9. # Bidgs on Site & Use: W/0 #: 71627546 For Cashier's Use Only **1Q APPLICATION PROCESSING INFORMATION** BLDG. PC By: DAS PC By: 12:03/97 08:48:45AM LADA T-7553 C 25:01 DG PERMIT CO 326.25 OK for Cashiet: Syed Ali Coord. OK: Signature: year Ali Date: INVOICE + 0000000 PP II. PROJECT VALUATION & THE INFORMATION FRAIT For Period Permit Valuation: \$20,000 PC Valuation: EI COMMERCIAL ONE STOP FINAL TOTAL Bldg-Alter/Repair 697.60 SYS DEV 37.44 Permit Fee Subtotal Bidg-Alter/Re 326.25 HISCELLANEOUS 5.63 Handicapped Access CITY PLAN BURC 13.69 Plan Check Subtotal Bldg-Alter/Re 293.63 CARRY 697.60 Fire Hydrant Refuse-To-Pay TO TRAN E.Q. Instrumentation 4.20 O.S. Surcharge 12.48 Sys. Surcharge 37.44 Planning Surcharge 18.60 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00 97LA 70283 Sewer Cap ID: Bond Payment Amt: 12 ATTACHMENTS

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Table   Tabl	47 181 5
In the event flat any of the Boats (1-16) is filled to the possible that additional information has had been determined by Section 1923 of the Health of the State of California.    In the event flat any of the Boats (1-16) is filled to the possible that additional information has had been determined by Section 1923 of the Health of the State of California.    In the event flat any of the Boats (1-16) is filled to the state of California.	•
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License Class   License   A   Upper Newport Plaza, Ste 103 Newport Beach, CA 92660   C11673	tronically printed herei
(A) Weaver David 4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660 C71673 C7 Rellos Construction Inc 2501 W 237th Street Suite A, Torrance, CA 99505 B 471756  Unless a shorter period of time has been established by an official sction, plan check approval expires one and a half years after the plan check fee has been paid. This permit capit the building permit fee has been paid at 180 days after the fee has been paid and construction has not commenced or if work its supended, discondenced or a continued days (See, \$5.800 LANG). Claim for refund of fee paid on more helifed which no eyes are from the date of expiration forprunting parties of better being days (See, \$5.800 LANG). Claim for refund of fee paid on more helifed which no eyes are from the date of expiration forprunting parties of better being days (See, \$5.800 LANG). Claim for refund of fee paid on more helifed which no eyes are from the date of expiration forprunting parties of better better days after more days after the paid of the p	
(C) Relios Construction Inc  2501 W 237th Street Suite A, Torrance, CA 90505 B 471756  Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit capit the building permit fee has been paid at 118 days after the fee has been paid and construction has not commenced or if wark is supended, discondence or shandowed and the building permit fee has been paid at 118 days after the fee has been paid and construction has not commenced or if wark is supended, discondence or shandowed and the building permit fee has been paid at 118 days after the fee has been paid and construction has not commenced or if wark is supended, discondence or shandowed and the building permit fee has been paid at 118 days after the fee has been paid and the feel willing and construction has not commenced or if wark is supended, discondence or shandowed and the sound of the building permit fee has been paid at 118 days after the company of period of the paid on the feel willing the permit feel willing the period of the paid on the feel willing the period of the paid of the period of the paid on the days of the part of the period of	#
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is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVM, contractor's dwellers' compensation in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVM, contractor's dwellers' compensation.  License Class:  Lic. No.:  Lic. No.:  1 hereby affirm, under penalty of perjury, one of the following declarations:  1 have and will maintain a certificate of consent to self insurance or workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  1 have and will maintain a certificate of consent to self insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued compensation insurance carrier and policy number are:  Carrier:  Ca	ous period o
License Class: Lic. No.: 477 Sept. 18. WORKERS' COMPENSATION DECLARATION  1 hereby affirm, under penalty of perjury, one of the following declarations:    have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    learning the desired of the work for which this permit is issued, is that need to be a subject to the workers' compensation I and the performance of the work for which this permit is issued.    learning the desired of the work for which this permit is issued, is that need to be a subject to the workers' compensation I and the labor Code, is shall forthwish comply with those provisions.    Sign:	i t
18. WORKERS' COMPENSATION DECLARATION    hereby affirm, under penalty of perjury, one of the following declarations:   have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for its stated.   have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.   have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.   Carrier: SATE FULLY Policy Numbers Of the work for which this permit is issued to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.   I certify the in the performance of the work for which this permit is issued. I shall not employ any person in any manner to as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.   Sign:	tions are des
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and each that if I sheld belone subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.    Contractor	6673
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP T THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTOS 19. CONST RUCTION LENDING AGENCY  I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).  Lender's name:  20. ASBESTOS REMOVAL  Lender's name:  21. OWN ER-BUILDER DECLARATION  I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county permit to construct, after, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuan of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that be or she is exempt therefrom and the basis for the after the contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that be or she is exempt therefrom and the basis for the after the contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that be or she is exempt therefrom and the basis for the after the contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that be or she is exempt therefrom and the basis for the after the contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, improvements are not intended or offered for sale. If, however, the building or improvements are not intended or offered for sale. If, however, the building or i	aws of Califo
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	es not apply
Priet:Date:Date:Date:	uthorized A
22. FINAL DECLARATION	
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and representatives of this city to enter upon the above-mentioned propeny for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or a specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department of the condition of the condition of the property nor the soil upon which such we further affirm under penalty, of perjury, that the proposed work will not destroy or up exaconably interfore with any access or utility easement belonging to others and located on my propert	uthorize the artment offic work is perfor
such work ones de stroy of unless on abby interfere with such easement, a substitute easement (s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).  Print: ENE Date: 350 0 owner Contractor	y, but in the

### **UNREASONABLE HARDSHIP FINDING**

Construction valuation not exceeding \$85,000 (Sec. 1134B.2.1, Exc. 1)

	PROJECT INFORMATION:	
	Project Address: NOO So. Broad Wah	Plan Check #:
	Project Description: T. I. 1200 sq. Hz Ottick  Type of Facility: Ottick	Position Valuation A. DOCO
	Type of Facility: OTICK	Project Valuation:\$\$0000
	FULL COMPLIANCE COST OF DISABLED ACCESS UPGRAI	
	☐ Path of travel to building or facility entrance ☐ Path of travel within building or facility	elevator \$ 60,000
	☐ Sanitary facilities	loar surves \$ 700
į	Drinking fountains	none o
	☐ Public telephones	NONE 0
	The accessibility feature upgrades would increase construction of	TOTAL = \$ <u>60,700</u>
	<b>.</b>	
	EXPENDITURE FOR UNREASONABLE HARDSHIP COMPLIANCE	(20% of project valuation = $4000$ )
Ç	Specify accessibility feature upgrades to be provided and cost u	inder following priority listing:
,	Accessible path of travel to building or facility entrance (included)	uding entry doorway): \$
•	2. Accessible path of travel within building or facility to the are	a of remodel \$
	- I warning strips at top & bottom threads	
	3. Accessible estrobin for each sex	\$2, 400 -
•	"3. lever' hard ware at doors of Stairs	haft. 4 HCP 3, 500-
4	4. Accessible drinking fountains and public telephones	closeus \$
	-4. Landrails at stairs (includes open	
	5. Additional accessible features (parking, storage, and alarms)	2
	5. Postrip told poth of travel	Contractics floor
	6. Reverse door swings on toilet room (Stalls)	TOTAL = \$ 4100-
	APPLICATION INFORMATION:	
	Name (print): David Weaver #19	Signature: PM
	Name (print): David Weaver #18 Firm Address: 4 upper Newport Plaza F Newport Beach 92660	Position: Principal
	140000	
	FOR DEPARTMENT USE ONLY: Approved by:     Part   Pa	Date: 11/25/97
	,	•

110 SBroadway 97016 - 10000 - 27546 Permit Application #: Bldg--Alter/Repair Plan Check #: City of Los Angeles - Department of Building and Safety Commercial Initiating Office: METRO PLOT PLAN ATTACHMENT Over the Counter Permit Printed on: 11/25/97 08:23:05 **BROADWAY** WORK AREA ON MEZZANINE 1300 P TIMES CORPORATE SECOND STREET **MIRROR** T.I. GARAGE TIMES BROADWAY **PLANT** TIMES TIMES NORTH SECTION SOUTH SPRING STREET

PLOT PLAN ATTACHMENT

100 S Broadway

Plan Check

Permit Application #:

08016 - 10000 - 20546

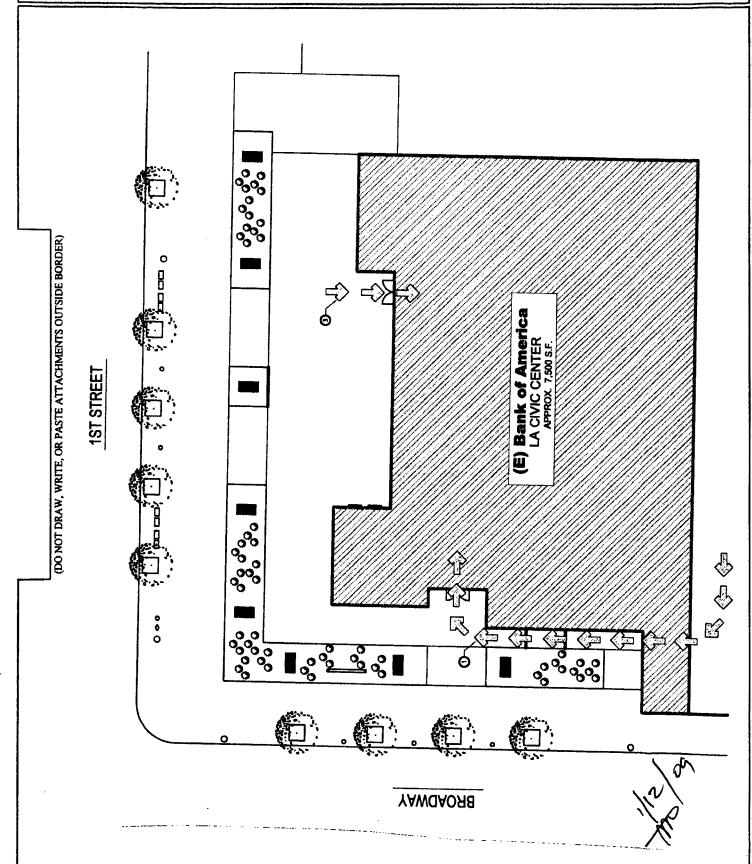
Bldg-Alter/Repair Commercial

City of Los Angeles - Department of Building and Safety

Plan Check #: B08LA12019 Initiating Office: METRO

PLOT PLAN ATTACHMENT

Printed on: 12/05/08 15:43:46



Ç,

### 145 S. Spring St.

Bldg-Alter/Repair Commercial

Back Room Plan Check

ADDRESS & PROJECT INFORMATION

: \$50,000.00 (Final)

Work Description Permit Valuation Project Address

: 145 S. Spring St.

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT

A - 1 AND CERTIFICATE OF OCCUPANCY

Status/Date: Ready to Issue 05/27/97

Permit Application: 97016 - 10000 - 06120

Project Reference:

Printed On : 05/27/1997 16:03:47

Permit Refff:

: 130-5A213 27 Parcel(PIN)

Council Dis **Event Code**  APPROVED BY : Albert Salvador

8

Sewer Cap

: ADD NEW SHEAR WALLS AT BASEMENT AND GROUND FLOOR AND

ADD NEW CMU PARTITIONS.

Exist. Bldg. on Lot/Use: 1) OFFICE BLDG

Relocation Old Address;

PC Valuation

: Albert Salvador Application

SALVADA Print :

S-2797 Z 969] [696 Z 81D Z 98 Z <u>し</u>ること

Sign

W/O #: 71606120

For Cashier's Use Only

- Agent for Owner

10.25 21.20 21.20 5.10 5.10 615.00 615.00 05/27/97 04:23:50PM H001 T-5803 C 26 BLDG PERKIT CO 528.75

INVOICE + 1000000 PP
PLAN MAINTENAN
EI CONNERCIAL
SYS DEV
ONE STOP
CITY PLAN SURC
MISCELLANEOUS
TOTAL
CHECK

47985 97H0

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION : 4 Upper Newport Plaza, #103 Address

Newport Beach, Calif. 92660

Los Angeles Ca 90053

3. APPLICANT INFORMATION

: DAVID WEAVER

: 0 Times Mirror Sq

Address

Name

: New Tmc Inc

2. OWNER INFORMATION

Phone #: 7147570355

FAX#:

LICENSE TYPE# C11673 CLASS

Roger

David

4 Upper Newport Plaza, 103 Newport Beach, CA 92660 Coast Machinery Movers

Weaver

Architect

BT'RC#

147309 Phone: 714-757-0355 NA597223

Phone:

S2723 ž

Michael

Gerard

San Clemente, CA 92672

529 Via Tulipan

Engineer

South El Monte, CA 91733

2431 Chico Avenue

Contractor

Phone: 714-476-8319

Bidg Permit - Ready to Issue

th this permit is issued.  by Sec. 3700 of the Labor code, for the compensation insurance earrier and policy  y #:  Jelifornia, and agree that if I should  Jelifornia, and spread out the specific this person of the work for which this person of the work for which this person sent to the Jelifornia should be should be should be seen sent to the Jelifornia should be should be should be seen sent to the Jelifornia should be should be should be seen sent to the Jelifornia state should be should
nding agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code).  Lender's Address:  ASBESTOS REMOVAL  Civil Manual Manual better her bear cost to the AOMD or Fig.
Date: ING: FAILURE TO SECURE WORKERS COMPENSATION COFFILAGE IS UNI IE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SECTIO
I here and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by  Sec. 3700 of the Labor. Code, for the performance of the work for which this permit is issued.  Sec. and of the Labor code, for the performance of the work for which this permit is issued. By workers' compensation insurance earlier and policy manner are:  Carrier.  Carrier.  Carrier.  Carrier as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.
y affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and sensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and sions Code, and my license is in full force and offect. I am responsible for the electrical permits.
Cartier as 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 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  Sign:    Contract 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  Sign:  Sign:  Sign:  Outractor  Cartier 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  Sign:  Cartier 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  Sign:  Sign:  Cartier that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  Sign:  Cartier that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  Sign:  Cartier that if I should become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation laws of California, and agree that if I should be compensation laws of California, and a
I hereby affirm, under penalty of perjury, one of the following declarati  I have and will maintain a certificate of consent to self-insure for v  See 1700 of the Labor Code, for the performance of the work for  I have and will maintain workers compensation insurance, as requ performance of the work for which this permit is issued. My work  or
GENERAL CONTRACTOR  GENERAL CONTRACTOR  I hereby affirm, under penalty of perjusy, that I am the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the pollowing permits:  LICENSEED CONTRACTOR  I hereby affirm, under penalty of perjusy, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits.

### 145 S. SPRING ST.



Back Room Plan Check Bldg--Alter/Repair Commercial

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

Ready to Issue 05/27/97

PRINTED ON 5/27/97 16:04 SUPPLEMENTAL PAGE STATUS/DATE

PERMIT APPLICATION NO. 97016-10000-06120

PROJECT REFERENCE

# 1. FULL DESCRIPTION OF WORK:

ADD NEW SHEAR WALLS AT BASEMENT AND GROUND FLOOR AND

ADD NEW CMU PARTITIONS.

## 2. LEGAL DESCRIPTION:

TRACT: ORDS SURVEY City Ref; M R 53-66/73 Block: 2 LOT: 1 ARB: 1 PIN: 130-5A213 27 BOOK: 5149 PAGE: 001 PARCEL: 003

TRACT: ORDS SURVEY City Ref: M R 53-66/73 Block: 2 LOT: 1 ARB: 2 PIN: 130-5A213 30 BOOK: 5149 PAGE: 001 PARCEL: 003

## PROJECT ADDRESSES:

145 S. SPRING ST.

### 4. PROPERTY OWNERS:

NEW TMC INC TIMES MIRROR SO LOS ANGELES CA 90053

### 5. TENANTS INFO:

## 6. USE INFO - ZONING CODE:

Office (13) Existing ς). Ľ

# 145 S. SPRING ST.



05/27/97

PERMIT APPLICATION NO. 97016-10000-06120

PROJECT REFERENCE

THE STATE OF THE S	BldgAlter/Repair Commercial Back Room Plan Check	CERTIFICATE OF OCCUPANCY  CERTIFICATE OF OCCUPANCY	STATUS/DATE Ready to Issue 0: SUPPLEMENTAL PAGE: C 1 PRINTED ON: 5/27/97 16:04
1. DOCUMENTS: VERIFY LOT TIE REQ. 1	<b>DOCUMENTS:</b> Y LOT TIE REQ. 1	ZI 145-1008	ZI 940
2. PARCE	2. PARCEL INFORMATION:		

Census Tract: 2074.000 Energy Zone: 9 Lot Size: CITY BLOCK Highway Dedication: Y

District Map: 130.5A213 Council District: 9 Parking Dist.: CCPD BAS Branch Office: LA

Fire District: 1 Thomas Brothers Map Grid: 634 Zone: C2-4D Parking Dist.: DPD

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## 145 S. SPRING ST.



Bldg--Alter/Repair Commercial Back Room Plan Check

City of Los Angeles - Department of Building & Safety
APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

STATUS/DATE: Ready to Issue 05/27/97 SUPPLEMENTAL PAGE: D 1

PRINTED ON: 5/27/97 16:04

PERMIT APPLICATION NO. 97016-10000-06120

PROJECT REFERENCE

1. ATTACHMENT: Clearance Summary (所

Plot Plan

2. CLEARANCE REOD:		
(D) Conditions	Building Permit Clearance	City historic monument appr
BAS ENGINEER PLANCHCK STRUCENG Approved	BAS	ENGINEER PLANCHCK STRUCENG Approved BAS ENGINEER COORDINA ZNCRDDEM Not Appli
5/27/97 ALBERT SALVADOR	5/27/97 ALBERT SALVADOR	5/19/97 BILL MOORE
DAS Clearance	Highway dedication	Historical monument approval
BAS ENGINEER PLANCHCK DISABACS Approved	BAS ENGINEER PLANCHCK STRUCENG Exempt	
5/21/97 MIKE WOOD	5/27/97 ALBERT SALVADOR	
Project located in CRA area	Sewer availability	CRA NA NA Approved
BAS ENGINEER PLANCHCK STRUCENG Approved	d BAS ENGINEER PLANCHCK STRUCENG Not Applic 5/20/97 MICHAEL D MEAD	ilic 5/20/97 MICHAEL D MEAD
5/27/97 ALBERT SALVADOR	5/27/97 ALBERT SALVADOR	

4. FEES INFO:				
Fin: Fire Hydrant Refuse-To-Pay		Fin: Handicapped Access	Fin: FINAL TOTAL BldgAlter/Repair	\$615.00
Fin: Permit Fee Subtotal BldgAlter/Repair	\$528.75	Fin: Supp. Sys. Surcharge	Fin: Supp. Planning Surcharge	\$16.18
Fin: Supp. O.S. Surcharge	\$11.00	Fin: Plan Maintenance \$10.58	Fin: E.Q. Instrumentation	\$10.50
Fin: Planning Surcharge Misc Fee	\$5.00	Fin: Supp. Plan Check \$0.00	Sub: Energy Surcharge	
Sub: Handicapped Access		Sub: SUBMITTAL TOTAL Bldg-Alter/Repair \$533.23	Sub: Plan Check Subtotal BldgAlter/Repair	\$475.88
Sub: Sys. Surcharge	\$28.55	Sub: Planning Surcharge \$14.28	Sub: O.S. Surcharge	\$9.52
Sub: Planning Surcharge Misc Fee	\$5.00		)	1

Structural Steel

FABRICATOR REOD:

Shop Welds



City of Los Angeles;
Department of Building and Safety



Department of Building and Safety THESE Clearances - Pending WITH A

145 - 145 S. Spring St. 97016 - 10000 - 06120 4/23/97 15:54:16

Permit Application No.:

Printed:

Job Address:

LOS ANGEL APPROVEL E REDEVEL	BY MILE SEAST DATE WAY SEE SE

ion in area subject highwaygledication  (Authorized segnature)    Authorized segnature   Parent Telestriction   Pa	or industrial waste drainage to street (Authorized signature) (Authorized signature) (Date)	ailability and connection (Authorized signature) (Authorized signature) (Authorized signature)	EDIA KOLDATS (Mullig 5-20-97) Not Applicable	ated in CRA area:
Sunce Sunce	Clearance description: Cooff Waste drainage, to street  Clearance required from Bureau of Engineering for roof, site, or industrial waste drainage to street  Approval granted by:  (Print name)  Type of approval:  Comment:  Comment:	Clearance description: (Server availability) Clearance required from Bureau of Engineering for server availability and connection Approval granted by: (Print name) Type of approval: Approved Exempted A Not Applicable Comment:	Clearance description: C(D):Conditions  Clearance required from City Planning for (D) Conditions  Approval granted by:  (Print name)  Type of approval:  Comment:	Clearance description: (Historical monument of the Area; Approval granted by:  Type of approval: Approved Exempled Not Applicab Comment:
1 7.9	Governing Agency: BUREAU OF ENGINEERING Address: 200 N. Spring St., City Hall Room 460 N. Los Augeles, CA 90012 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project. Telephone: (213) 485-3885 Fax: None Current Status: Pending	Governing Agency: BUREAU OF ENGINEERING Address: 200 N. Spring St., City Hall Room 460-K Los Angeles, CA 90012 **** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project. Telephone: (213) 485-3885 Fax: None Current Status: Pending	Governing Agency: CITY PLANNING DEPARTMENT Address: 200 N. Spring St., Rni 460S, LA, CA 90012 5251 Van Nuys Bl., Van Nuys, CA 91401 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office-for your project. Telephone: (213) 485-7826 Fax: None Current Status: Pending	Governing Agency: COMMUNITY REDEVELOPMENT AGENCY Address: 354 S. Spring St., Los Angeles, CA 90013 5651 Vineland Av. (By appointment) **** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project. Telephone: Telephone: Current Statis: Paniline Current Statis:

Description of Work: (SEE OVER)

Page

Clearance-Pending

# 145 S. SPRING ST.



Bldg--Alter/Repair Commercial

Back Room Plan Check

City of Los Angeles - Department of Building & Safety APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

STATUS/DATE: Ready to Issue 05/27/97

PERMIT APPLICATION NO. 97016-10000-06120

PROJECT REFERENCE

PRINTED ON: 5/27/97 16:04 SUPPLEMENTAL PAGE: D 2

5. PCACTIVITY:

Disabled Access Plan Check MIKE WOOD

Plan Check ALBERT SALVADOR

6. SPECIAL INSPECT/OBSERVATION:

Anchor Bolts

H/S Bolt

Concrete>2.5ksi Shotcrete

Structural Observation Field Welding



City of Los Amgeles Of the city of los angeles, california



Department of Building and Safety THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE Clearances - Pending : .3 WITH APPLICABLE REDEVELOPMENT PLANS.

STACOLOURISM TOTAL LATER IS		
Job Address: Permit Application No.: Printed:	145 - 145 S. Spring St. 97016 - 10000 - 06120 4/23/97 15:54:16	BY AMELIA ALLE DATE WAY FOUND CEOA CLEARED
Governing Agency: BUREAU OF ENGINEERING Address: 200 N. Spring St., City Hall Room 460-G Los Angeles, CA 90012 *** Please call telephone # listed below to verify that the office z listed above is the correct clearance office for your project. Telephone: (213) 485-3885 Fax: None Current Status: Pending	Governing Agency: BUREAU OF ENGINEERING Address: 200 N. Spring St., City Hall Room 460-G Los Angeles, CA 90012 **** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project. Telephone: (213) 485-3885 Fax: None Current Status: Pending	Clearance description. Highway dedication.  Clearance required from Bureau of Engineering for construction in area subject highway pledication  Clearance required from Bureau of Engineering for construction in area subject highway pledication  Approval granted by:  Chairman Approval: Approved Secupted Not Applicable  Comment: Sheer use I de secupted to see the first on the secupted Secup
Governing Agency: BUREAU OF ENGINEERING Address: 200 N. Spring St., City Hall Roon	BUREAU OF ENGINEERING 200 N. Spring St., City Hall Room 460-1	Clearance description: C. Roof Music drainage to streets. Clearance required from Bureau of Engineering for roof, site, or industrial waste drainage to street Americal formula formula formula for roof.

Governing Agency: BUREAU OF ENGINEERING Address: 200 N. Spring St., City Hall Room 460-K Los Angeles, CA 90012	Clearance description: (Severangilability) Clearance required from Bureau of Engineering for sewer availability and connection Approval granted by:	5/27/67
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.  Telephone: (213) 485-3885 Fax: None Current Status: Pending		(Date)
Governing Agency: CITY PLANNING DEPARTMENT 200 N. Spring St., Rif 460S, LA, CA 90012 6251 Van Nuys BL., Van Nuys, CA 91401	HEPEDIA KO	5-20-9
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office-for your project.	(Authorized signature)  Type of approval:	(Aunc)

(Dare)

(Authorized signature)

Not Applicable

☐ Exempted

Approved

Type of approval: Comment:

\*\*\* Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.

Los Angeles, CA 90012

Fax: None

(213) 485-3885

Pending

Current Status:

Telephone:

Approval granted by:

5-20-9	(Date)	
Clearance description: L. (U) Londinous Conditions Clearance required from City Planning for (D) Conditions Approval granted by: ROFF(S - HEFEDIA Copyright of the Copyright of	(Print name) (Print name) (Attithorized signature) (Attithorized signature)	
t (e)-	v □	
Clearance description:  Clearance required fre Approval granted by:	Type of approval: Comment:	
,		

Clearance description: ( <u>Historical monument H145:1008 +                                  </u>	Fierse call telephone # listed below to verify that the office address Office address Office of approval:   Approved   Exempted   Not Applicable   Comment:   Approved   Exempted   Not Applicable   Comment:   C
Clearance desc Clearance regu Approval gram	Type of approv
TKX!N	HYBO
SEE	ddress
. AGENC'S 90013 .)	office 1 project.
OPMENT geles, CA pointment	ify that the e for your   None
REDEVELOPMENT  1., Los Angeles, CA  1v. (By appointment	low to verify that the ance office for your Fax: None
Governing Agency: COMMUNITY REDEVELOPMENT AGENCY Address: 354 S. Spring St., Los Angeles, CA 90013 5651 Vineland Av. (By appointment)	hoone # listed below to verify that the the correct clearance office for your   (213) 977-1660- Fax: None

(213) 977-1660-Pending

Current Status:

(213) 485-7826 Pending

Current Status:

(Authorized signature)

Not Applicable

Description of Work: (Set OVEP)

Clearance-Pending

Governing Agency: COMMUNITY REDEVELOPMENT AGENCY Address: 354 S. Spring St., Los Angeles, CA 90013	Clearance required for project located in GRA area: \$1940  Clearance required for project located in GRA area: \$1940  Approval granted by: MCleary Hard  (Authorized spinature)  Type of approval: A Approved
Governing Agency: CULTURAL AFFAIRS DEPARTMENT  Address: 433 S. Spring St. Tölif Floor  Los Angeles, C4'90013—  *** Please call telephone # listed below to verify that the office address  listed above is the correct clearance office for your project.  Telephone: (213) 485-9576 Fax: None  Current Status: Pending	Clearance description: **Colf historic monument appr   Approval required from Cultural Heritage Commission for afternation/addition/demolfight of a City Historic-Cultural Monument Sproval required from Cultural Heritage Commission for afternational Approval granted by:    Hond   Approval     Approved
Governing Agency: DEPARIMENT OF BUILDING AND SAFETY Address: Address varies by office. See correction sheet for details. *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.  Telephone: 213-847-4122 Fax: Current Status: Pending	Clearance description: DDAS Clearance 2  Disabled Access approval of handicap corrections required prior to issuance of permit.  Approval granted by: MIVE WOOD (Print name)  Type of approval: X-Approved   Exempted   Not Applicable Comment:
Governing Agency: DEPARTMENT OF BUILDING AND SAFETY Address: 200 N. Spring St., City Hall Ranni 460-D  Los Angeles, CA 90012  *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.  Telephone: [213] 237-1300 Fax: None Current Status: Pending	Clearance description: Altrorical manument approval.  Preservation coordinator approval required for projects affecting a historical monument.  Approval granted by:  Approval granted by:  Approval:  Approval:  Approval:  Approved  Exempted  Type of approval:  Comment:  Approved  Approv
Governing Agency: LOS ANGELES FIRE DEPARTMENT Address: 200 N. Spring St., Rm. 460-N, LA; 90012 14425 Erwin St. Mallitt, Var Nuys, 91401 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project. Telephone: (213) 485-7831 Fax: None Current Status: Pending	Clearance description: <u>Edutomatic fire ext. system</u> Approval required for automatic fire extinguishing system Approval granted by:  (Print name)  Type of approval: Approved Exempted Not Applicable Comment:
Governing Agency: LOS ANGELES FIRE DEPARTMENT Address: 200 N. Spring St., Rhi. 460-N. D.4, 90012 14425 Erwin St. Malt-Mr-Van Nivs, 91401 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project. Telephone: (213) 485-7831 Fax: None Current Status: Pending	Clearance description: ***Building: Permit Clearance

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Page

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Bldg---Addition

وجسم د علا

Plot Plan

Permit #:

97014 - 10000 - 06700

Plan Check #: CC6931

Reference #:

5.4 Social		
City of Los Angeles - Department of Building and Safety	Status:	Ready to Issue

Commercial APPLICATION FOR BUILDING PERMIT Status Date: 09/03/98 AND CERTIFICATE OF OCCUPANCY Back Room Plan Check Printed on: 09/03/98 09:52:15

1.TRACT	BLOCK	LOT(s)	ARB	Map Ref#	PARCEL ID # (PIN)	2. BOOK/PAGETARCEL
ORDS SURVEY	2	8		M R 53-66/73		5149 - 001 - 007
TIMES SQUARE		3		M B 184-21		5149 - 001 - 007
TIMES SQUARE		4		M B 184-21		5149 - 001 - 007
TIMES SQUARE		2		M B 184-21		5149 - 001 - 005
TIMES SQUARE		5	_	M B 184-21		5149 - 001 - 006

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CCPD
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٠.	5. CHECKLIST ITEMS		HYDRAM: The SE USED
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_	Fabricator Regd - Structural Steel	Special Inspect - Epoxy Bolts	TO PROVI Special Inspect Structural Observation SERVICES 10.18 11.
	Special Inspect - Anchor Bolts	Special Inspect - Field Welding	THIS PARAGRA, TO SHOULD FOR A BUILDING GR
			ANY PERMIT FOR DESCRIPTION OF A SOLEDING OR

	& PROPERTY OWNER, TENANT, APPLICA	NT INFORMATION	SIRUCTURE.	,
Ď.	Owner(s) . Tract Lic	4 Park Plaza STE 1700	IRVINE CA 92614	213-237-5000
ൃ ⇔	Tmet Lle	4 Park Plaza STE 1700	IRVINE CA 92614	2.0 22. 2000
-0	Tenant:			

App	plicant: (Relationship Architect)			
	David Weaver -	4 Upper Newport Plaza	NEWPORT BEACH, CA 92660	(714) 757-0355
<u> </u>				(714) 757 0555

7.EXISTING USE	PROPOSED USE	& DESCRIPTION OF WORK
13 Office		ADDITION OF CONCRETE SHEAR WALLS; SEISMIC UPGRADE; INFILL EXISTING OPENINGS AT BASEMENT, IST AND 2ND FLOORS (TOTAL OF 12675 S.F.)
		1 -2 0 -17

12675 S.F.)	·
9. # Bldgs on Site & Use: LA TIMES BLDG	For information and or inspection requests originating within LA Coun

				call toll-free (888)-LA4BUILD, outsi	
10. APPLICATION PROCESS				For Cashier's Use Only	W/0 #: 7140670
BLDG. PC By: Os	scar Ondoy	DAS PC By:	Wai Lau		11,0 h; 1210070
OK for Cashier: Os	scar Ondoy	∨Coord. OK:	Wai Lau 8-98	55 157 100 10 10 10	
Signature		Datas	01/2/2010	10:04:31	BAH 1 ASS T-4787 C DP

Signature:	Ondoy	Date: 9/3/9/	8-78	09/03/98 10:04:30AM LAGS : PLDG PERMIT CO	I-6383 2,6
Permit Valuation: \$500,000	MATION Final	Fee Period PC Valuation:		INVOICE 4 0000000 PP FLAN MAINTENAN EI COMMERCIAL	
FINAL TOTAL Bldg—Addition Permit Fee Subtotal Bldg—Additio Energy Surcharge Handicapped Access Supp. Plan Check	6,895.90 2,627.63		3,802.50 0.00	SYS DEV OHE STOP OHE STOP HISCELLANEOUS CITY PLAN SURC SCHOOL DEV CON	3,8
Plan Maintenance Fire Hydrant Refuse-To-Pay E.Q. Instrumentation	52.55 105.00			TOTAL CHECK	5,075 6,875
Supp. O.S. Surcharge Supp. Sys. Surcharge	55,70 167.11				
Planning Sumbarge Miss Fee	5 00			981 4	マロェ

Planning Surcharge Misc F 78623 Supp. Planning Surcharge 80.41 Sewer Cap ID:

Total Bond(s) Due:

(C) Floor Area (ZC) 12,675 Sqft (P)NFPA-13 Fire Sprinklers Thru-out (P)Concrete Shearwall (P)B Occupancy 12,675 Sqft 127 Max Occ. (C) Parking Req'd 13 #Changed Total (P) Provided Offsite Parking 13 Stalls (P) Type I-F.R. Construction (P) Floor Construction - Composite Deck	(E) Wall Construction - Concrete	* 15 EURS'S E CA
14. APPLICATION COMMENTS 5 HRS ON 1/8		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electroalcally is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:		
14. CONTRACTOR, ARCHITECT, & ENGINEER NAME		CLASS LICENSE* PHONE *
(E) Freeland Reese (A) Weaver David (C) Coast Machinery Movers	29572 Spotted Bull Lane, San Juan Capistrano, CA 92 4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660 2431 Chico Avenue, South El Monte, CA 91733	S1109 C11673 714-757-0855 B 597223
,;	40.5	
the building permit fee has been paid or 180 da	ished by an official action, plan wheek approval expires one and a half years after the plan chec ys after the fee has been paid and construction has not commenced or if work is suspended, d of fees paid must be filed within one year from the date of expiration for permits granted by the	scontinued or abandoned for a continuous period of 180
is in full force and effect. (For 1 or 2 family de	17. LICENSED CONTRACTOR'S DECLARATION am licensed ander the provisions of Chapter 9 (commencing with Section 7000) of Division ellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC  223  First John Lowither  Sign	pontracios & workers comp. declarations are desired)
25	18. WORKERS' COMPENSATION DECLARATION	
is issued	of the following declarations nsent to self utsure for workers' compensation, as provided for by Section 3700 of the Labor Co ensation insurance, as required by Section 3700 of the Labor Code, for the performance of	the work for which this permit is issued. My workers'
l certify that in the performance of the wo	k for which this permut is issued, I shall not employ any person in any manner so as to become to the workers' compensation provisions of Section 3700 of the Labor Code. Lishall forthwis	subject to the workers' compensation laws of California, to comply with those provisions.
Sign Court WARNING FAILURE TO SECURE WORKERS'	Date 9, 3.98 © Contractor Muhorized  COMPENSATION COVERAGE IS UNLAWFULL AND SHALL SUBJECT AN EMPLOYER TO CRIMIN  TO THE COST OF COMPENSATION, DA MAGES AS PROVIDED FOR IN SECTION 2706 OF THE	Agent O Owner
<b>9</b>	19. CONSTRUCTION LENDING AGENCY	
	nere is a construction lending agency for the performance of the work for which this permit i	s issued (Sec 3097, Civil Code)
	20. ASBESTOS REMOVAL	P H 0368
Notification of asbestos removal Of not a	ophicable D Letter was sent to the AQMD or EPA Sign	Date 9.3.98
permit to construct, alter, improve, demolish, or repair a of the Contractors Lucense Law (Chapter 9 commencia Any violation of Section 7031.5 by any applicant for a  l, as the owner of the property, or my employees w The Contractors License Law does not apply to an improvements are not intended or offered for sale did not build or improve for the purpose of sale)  l, as the owner of the property, am exclusively cont	21. OWN ER-BUILDER DECLARATION  upt from the Contractors License Law for the following reason (Section 703 LS, Business and ny sincture, prior to its issuance, also requires the applicant for such permit to file a signed stat g with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is ex- permit subjects the applicant to a civil penalty of not more than five hundred dollars (5500); with wages as their sole compensation, will do the work, and the structure is not intended or of switch of property who builds or improves thereon, and who does such work himself or herself If, however, the building or improvement is sold within one year from completion, the own tracting with licensed contractors to construct the project (Sec. 7044, Business & Professions	ement that he or she is licensed pursuant to the provisions empt therefrom and the basis for the alleged exemption label. Forced for sale (Sec. 7044, Business & Professions Coder or through his or her own employees, provided that such er-builder will have the burden of proving that he or she Coder The Contractors License Law does not apply to an
owner of property who builds or improves thereon.  I am exempt under Sec	and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor, Bus & Prof. Code for the following reason:	Lkense Law)
Print.	Sign Date	: Owner O Authorized A gent
representatives of this city to enter upon the above-me specified herein. Also that it does not authorize or per- employee thereof, make any warranty, nor shall be resp I further affirm under penalty of perjury, that the propo-	22. FINAL DECLARATION  above information is correct. Lagree to comply with all city and county ordinances and state lantioned property for inspection purposes. I realize that this permit is an application for inspection purposes. I realize that this permit is an application for inspection any violation or failure to comply with any applicable law. Furthermore, that neither the Consible for the performance or results of any work described herein, not the condition of the great work will not destroy or unreasonably interfere with any access or utility easement belong such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be	ction and that it does not approve or authorize the work ity of Los Angeles nor any board, department officer, or respecty nor the soil upon which such work is performed ing to others and located on my property, but in the event provided (Sec., 91,0106.4.3 4 LAMC).
Print FORTY WOW INC.	Sign. Jane Guller Date: 7!	3.91 GOWDER G CONTRACTOR MAINTON, Agent

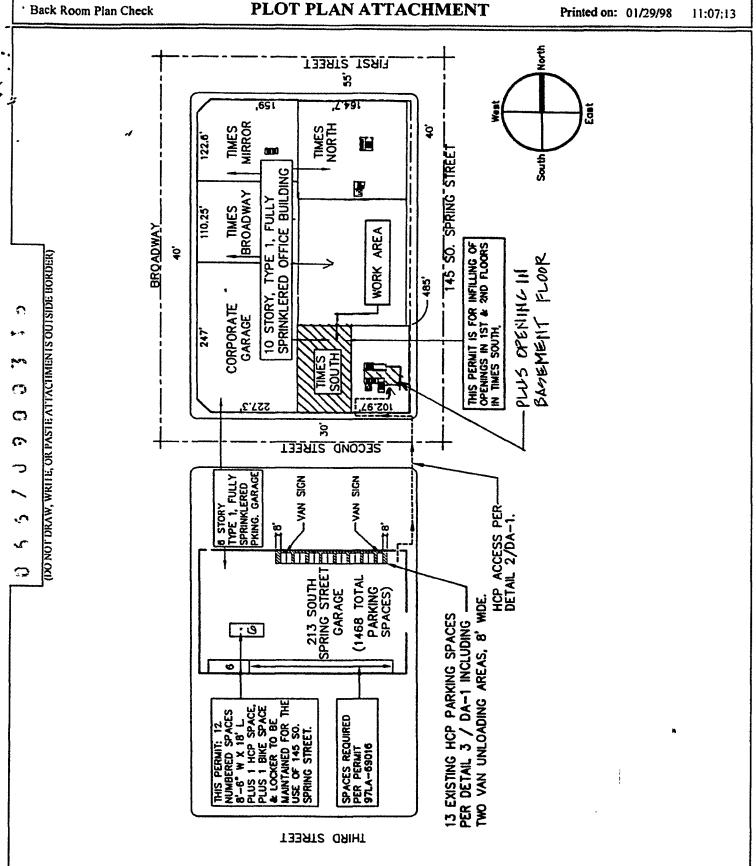
Permit Application #:

97014 - 10000 - 06700

Bldg---Addition Commercial

City of Los Angeles - Department of Building and Safety

Plan Check #: CC6931 Initiating Office: METRO



CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items (2. Plot Plan Required on Back of Original.	Disty,
1. LEGAL LOT BLK. TRACT	DIST. MAP 129-213
2. BUILDING ADDRESS APPROVED	ZONE 7
145 S. Spring St. 3. BETWEEN CROSS STREETS	FIRE DIST.
AND SOCOID  A PRESENT USE OF BUILDING NEW USE OF BUILDING	1 80/60 F
Office and Newspaper Pl. Same	KEY Z
Times Mirror Co MA52345	REV. COR.
106. OWNER'S ADDRESS P.O. ZONE 202 W. First St., 1. A. 12	LOT SIZE
	no legal 🕏
8. LIC, ENGR. STATE LICENSE PHONE	REAR ALLEY
9. CONTRACTOR STATE LICENSE PHONE	SIDE ALLEY BLOG. LINE
P. J. Walker Co 32896 An24131 10. CONTRACTOR'S ADDRESS P. 0. ZONE	AFFIDAVITS
3900 Whiteside St., L. A. 63	a a
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE	
3 145 S. Spring St.	CT OFFICE L. A. Q
	SPRINKLERS REO'D. SPECIFIED SPECIFIED
13 VALUATION: TO INCLUDE ALL FIXED	SPECIFIED BLDG, AREA
AND USE PROPOSED BUILDING. \$ 8000.00  AND USE PROPOSED BUILDING. STORIES HEIGHT VALUATION APPROVED.	DWELL.
no change in size  15. New WORK: EXT. WALSCHANGE ROOFING CHANGE APPLICATION CHECKED	UNITS
(Describe) Makerinii *	SPACES PARKING
interior partition changes take decker	ROOMS
I certify that in doing the work authorized hereby I will not OFRECTIONS VERIFIES (	FILE WITH
of California relating to workmen's compensation insurance. PEANS APPROVED	CONT. INSP.
Signed This Form When Properly Validated is a Permit to Do APPLICATION APPROVED	INSPECTOR
the Work Described.	
TYPE GROUP MAX. OCC. P.C. 7.00 S.P.C. G.P.I. B.P. 4.00 I.F.	O.S. C/O
NOV-30-59 7-9745 A 2	CK 17.00
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## APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY DEAT A

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L BILLIN	

DEPT. OF BUILDING AND SAFETY

	INSTRUCTIONS: 1. Applicant to Complete Numbered Items (2. Plot Plan Required on Back of Original.	Only.
1.	LEGAL LOT BLK. TRACT	ADDRESS APPROVED
٠,٠	pescr. Pt of Times Sq.	
2.	BUILDING ADDRESS	DIST, MAP
	145 S. Spring St.	129-213
3.	BETWEEN CROSS STREETS	ZONE
	1st st. AND 2nd st. PRESENT USE OF BUILDING NEW USE OF BUILDING	FIRE DIST.
4.	$\bullet$	T/80 =
	Newspaper Plant SAME OWNER'S NAME PHONE	INSIDE 1/OU 7
5.	The Times Marror MUNNING Company MA 52345	KEY
6.		COR. LOT
0.	202 W. 1st St. 1A 53	REV. COR.
7.		LOT SIZE
	HERZ Rowland H. Crawford C-260 5x-22753	INC LEG
8.	LIC. ENGR. STATE LICENSE PHONE	
	S. B. Barnes and Assoc 1 DU-22385	1
9.	CONTRACTOR STATE LICENSE PHONE	REAR ALLEY
	P. J. Walker Co 32896 AN24131	SIDE ALLEY
10.	CONTRACTOR'S ADDRESS Q P. O. ZONE	BLDG, LINE
	3900 Whiteside t. LA 63	
11.	SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE	•
	120x164   10 150   one newspaper plant	
9	The management of	DISTRICT OFFICE
Ū	145 S. Spring St.	CODUNI FOR
12.	MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING EXT. WALLS: STUCCO BRICK CONCRETE CONST. CONC. OTHER	REOID.
	EXT. WALLS: STUCCO BRICK CONCRETE CONST. CONC. OTHER	SPECIFIED AFFIDAVITS
13.	FOUIPMENT REQUIRED TO OPERATE C COO CO	ក្តី
	CTORUCC UPICUT ADDITION CHECKEN	7
14.	W HATLEY*	8
18	NEW WORK: EXT. WALLS RODEING PLANS CHECKED	DWELL.
13.	(Describe)	UNITS
	New concrete loading dock addrorreptions verified	SPACES
	Jen che	PARKING
10	ertify that in doing the work authorized hereby I will not PLANE APPROVED	GUEST ROOMS
emple	oy any person in violation of the Labor Code of the State	
of Ca	all fornia relating to workmen's compensation insurance. Application Approved	FILE WITH
!	Signed 4/m Hale Stongson Co dey	CONT INC.
Th	is Form When Properly Validated is a Fermit to Do INSPECTOR	CONT. INSP.
the 1	Work Described.	O.S.   C/O
TYPE	GROUP MAX. OUC. P.C. 7.5 S.P.C. G.P.I. B.P.	0.5. C/O
	484776	
沽	NOV-27-61 80153 C 7	CK 1.75
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ASE		
		المراجع معمر المراجعين
E	LA 2244 NOV-27-61 -80154 C-1	CK 3.50
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<b></b>	P.C. No GRADING CRIT. SOIL	CONS
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Traffic

B&S Form B-3-R10-66

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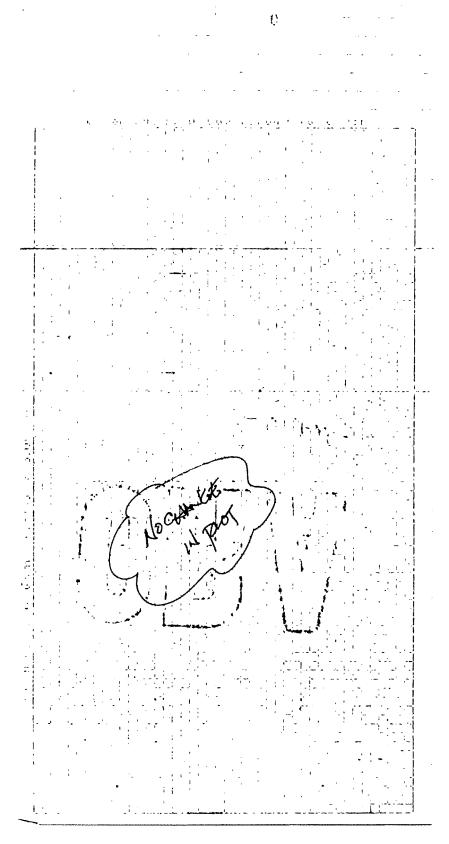
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MONKING COMERNATION CERTIFICATION

HAVE BEEN NOTIFIED THAT THIS SITE IS WITHIN A COMMUNITY REDEVELOPMENT PROJECT AREA WITH THE COMMUNITY REDEVELOPMENT AGENCY.

National Section

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Policy N	ortified	copy a hereby furni	shed.	neurance Comp	ALDY	TEGONING	11			
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ADDRESS APPROVED 2 1 115/12/2 REQUIRED DEDICATION COMPLETED FLOOD CLEARANCE Public Works improvement Required YES NO D SEWERS SEWERS AVAILABLE RES. NO. CERT. NO. SFC PAID SFC NOT APPLICABLE Grading PRIVATE SEWAGE SYSTEM APPROVED APPROVED FOR ISSUE NO FILE FILE CLOSED APPROVED (TITLE 19) (LA M.C. 8700) CEQA 460 J Fire APPROVED - HYDRANT UNIT, ROOM 920 CHÈ CRA Transportation APPROVED FOR DRIVEWAY LOCATION APPROVED FOR DRD. Planning WORK SHEET # APPROVED UNDER CASE # LANDSCAPE / XERISCAPE SIGHT PLAN REVIEW Housing HOUSING AUTHORITY AFFIDAVIT NO. Construction Tax Cultural Affairs
Rent Stabilization Divis FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELLES THE HORANT FEE HOUSE. THE CHY OF LOS ARCELLS MAY AMEND THE FIRE HYDRANT FEE ORDINANCE. (LAMC SECTION 91.0304 (b) 8), THE OMMER OF THE PROJECT DESIGNATED IN THIS FESTAIT SHALL BE OBLIGATED TO PAY TO THE OPERATMENT A FIRE HYDRANT FEE IN THE AMOUNT TO DE CALCULATED EURSUANT TO ANY AMENDMENT TO THE FIFE HYDRANT FEE DIGINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFTY FACILITIES AND SERVICES FOR MEW DEVELOPMENT, EXCEPTION. THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING GRANT STRUCTURE. LEGAL DESCRIPTION ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH ALLE KLOUT LOPMENT AGENCY it or LUS ANGELES, CALIFULINA AND ARE APPROVED AS BEING IN COMPLIANCE HILL APPLICABLE REDEVELOPMENT PLANS,
PROJECT ON PARCEL DATE MANES Hosif. 3/1/94 waive May helbes @ ela. ru 14. Le is being done un der T. I permit (5th ffr.)
1554ed concurrently with this permit ★霏. 1.36% ATTACHED -... **LOCATION PLAN** Valuation = 19267x \$ \$ 96,000 PROADWAY SHALL Procedury Building Mirror Building PATH OF TRNEL TO BLEV HOPE APER SPRING STREET



98016 - 10000 - 17907

Reference #:

Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Status: Ready to Issue APPLICATION FOR BUILDING PERMIT Commercial Status Date: 08/26/98 AND CERTIFICATE OF OCCUPANCY Over the Counter Permit Printed on: 08/26/98 12:41:09 LOT(s) MAP REF I. TRACT BLOCK ARB PARCEL ID # (PIN) 2. BOOK PAGE PARCEL 2 1 ORDS SURVEY 2 M R 53-66/73 130-5A213 30 5149 - 001 - 003 3. PARCEL INFORMATION BAS Branch Office - LA Energy Zone - 9 Council District - 9 Parking Dist. - CCPD Census Tract - 2074.000 Parking Dist. - DPD District Map - 130-5A213 Thomas Brothers Map Grid - 634 ZONE(S): 4. DOCUMENTS 5. CHECKLIST ITEMS 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION 0 Tmet Lle 0 1 Times Mirror Square LOS ANGELES CA 90053 Tenant: M Applicant. (Relationship Contractor) PROPOSED USE 7.EXISTING USE L DESCRIPTION OF WORK REPLACE MISSION TILE ROOF-NEW TILE WEIGHT DOES NOT EXCEED 13 Office **ORIGINAL WEIGHT** S 9. # Bidgs on Site & Use: For information and/or inspection requests originating within LA County. call toll-free (888)-LA4BUILD; outside LA County, call (215)-977-6941 10. APPLICATION PROCESSING INFORMATION W/0 #: 81617907 For Cashier's Use Only BLDG. PC By: DAS PC By: OK for Cashier Diana Rubio Coord. OK: Signature: Date: 08/26/98 12:52:35PH LA03 T-9484 C 29 BLDG PLAN CHEC 20.00 INVOICE # 0000800 PP 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$42,000 PC Valuation: 20.00 FINAL TOTAL Bldg-Alter/Repair 563.69 BLDG PERMIT CO 474.75 Permit Fee Subtotal Bldg-Alter/Re 474.75 ET COMMERCIAL SYS DEV ONE STOP 8.82 30.21 Handicapped Access Plan Check Subtotal Bldg-Alter/Re 10.07 Fire Hydrant Refuse-To-Pay HISCELLANEOUS 5.00 E.Q. Instrumentation CITY PLAN SURC 8.82 14.84 O.S. Surcharge 10.07 563.69 Sys. Surcharge 30.21 CHECK 563.69 Planning Surcharge 14.84 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 20.00 Permit Fee-Single Inspection Flag 78358 98LA Sewer Cap ID: Total Bond(s) Due: 12 ATTACHMENTS ۔ ۔

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14. APPLICATION COMMENTS		•	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured dectroacially is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Beilding Relocated From:			
14 CONTRACTOR, ARCHITECT, & ENGINEER NAME	E ADDRESS		ASS LICENSES PRONES
(C) C M M Constructors	2431 Chico Avenue,	South El Monte, CA 91733 B	597223 6265794510
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the building permit fee has been paid or 180 di	ys after the fee has been paid and construction has	not commenced or if work is suspended, discor	e has been paid. This permit expires two years after stinued or abandoned for a continuous persod of 180 t. of Building & Safety (Sec. 22.12 & 22.13 LANC).
1 hereby effects under nearby of authorished	17. LICENSED CONTRA	CTOR'S DECLARATION	
is in full force and offect. (For 1 or 2 family the	ellings, use the declaration attachment if separate t	nmencing with Section 7000) of Division 3 of reactal, electrical, plumbing, and/or HVAC con	the Business and Professions Code, and my license tractors & workers' comp. declarations are desired.
License Class: Lic No 59	1000 NICITULAS	ADDERON EN	whole Holgson
-	18. WORKERS' COMPE	SATION DECLARATION	
I hereby affirm, under penalty of perjury, one I have and will maintain a certificate of cor	of the following declarations		or the performance of the work for which this permit
is issued.			
compensation insurance carrier and policy	ensation mentance, 15 required by Section 5700 of number are	f the Labor Code, for the performance of the	ヤルバ・ラフコファスひぶ
I certify that in the performance of the wor and agree that if I should become subject Sign Nucleon House	k for which this persur is exsued, I shall not imploy to the workers' compensation provision of Section	any person id any manner so as to become subjut a 2000 the Labor Code, I shall forthwith cot	
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8,		LENDING AGENCY	
Lender's name	respective reports at the perfect of		led (See, 3097, Civil Code),
9		S REMOVADA	18 0 1200
Notification of asbestos removal 1 ls not ap	plicable C Leser was sent to the AQMD or EF	10 1/1 a b - b - c	Della 36.78
		ER DECLARATION	l
I hereby affirm under penalty of perjury that I am exem permat to construct, alter, improve, demolish, or repair an	ly structure, prior to its is sumee, also requires the at	policing for such permit to file a signed statement	t that he or the it licensed pursuant to the mornious !
of the Contractors License Law (Chapter 9 commencing Any violation of Section 7031 5 by any applicant for a	g with Sec. 7000 of Draisson 3 of the Business and	Professions Code) or that he or she is exempt	therefrom and the basis for the alleged exemption.
I, as the owner of the property, or my employees we	th wages as their sole compensation, will do the w	ork, and the structure is not intended or offered	for sale (Sec. 7014, Business & Professions Code;
The Contractors License Law does not apply to an o improvements are not intended or offered for sale	If however, the building or improvement is sold t	whim one year from completion, the owner-bu	fough his or her own employees, provided that such illder will have the burden of proving that he or she
did not build or improve for the purpose of sale)  L as the owner of the property, am exclusively count	acting with hecased constanters to construct the pr	oject (Sec. 7044, Business & Professions Code	The Contractors License Law does not apply to an
owner of brobetth, who projets or mbtor er thereon"	and who contracts for such projects with a contract Bus. & Prof. Code for the following reason.	tor(s) Reensed pursuant to the Contractors Lice	mse Law)
Print!	Sign	Date:	/ / Donne Dinkara
`	11 PIVATAP		Owner OAuthorized Agent
I certify that I have read this application and state that the	22. FINA L D El above information is correct. I agree to comply with	all city and county ordinances and state laws re	sting to building construction, and hereby authorize
representatives of this city to enter upon the above-men specified kerein. Also that it does not authorize or perm	it my violation or fadure to comply wath my sory and	cable law. Furthermore, that neither the City of	Los Apreles por any board department officer or
employee thereof, make any warranty, nor shall be respo I further affirm under penalty of perjury, that the proposi	ousible for the performance or results of any work of ed work will not destroy or exressonably interfere v	escribed herein, nor the condition of the proper with any access or utility easement belonging m	ty nor the soil upon which such work is performed.
such work does destroy or unreasonably interfere with s	ach essencut, a substitute e essement(s) satisfacter	to the holder(s) of the easement will be provi	&4 (Sec. 91 0106 43 4 LAMC)
Pros MICHOLAN HODERA	- sheholos	Holon M H	Owner   Contractor O Author Agent
			Owner Comraces Author Agent

COMMISSIONING SOUTHING WITH STATELA

JOYCE L. POSTER

LEE KANON ALPERT VICE-PRESENT JEANETTE APPLEGATE MAREL CHANG ALEJANORO PAGILLA

## CITY OF LOS ANGELES



SULCOSE AND SAPETY AND CITY HALL USE AMBRES, CA 96912-4049

the state of the s

ANDREW A. ADELMAN

RICHARD E. HOLGUIN EXECUTIVE OFFICER

## NOTICE REGARDING ERASURE(S)/CORRECTION(S) ON ORIGINAL BUILDING PERMIT

MAYOR

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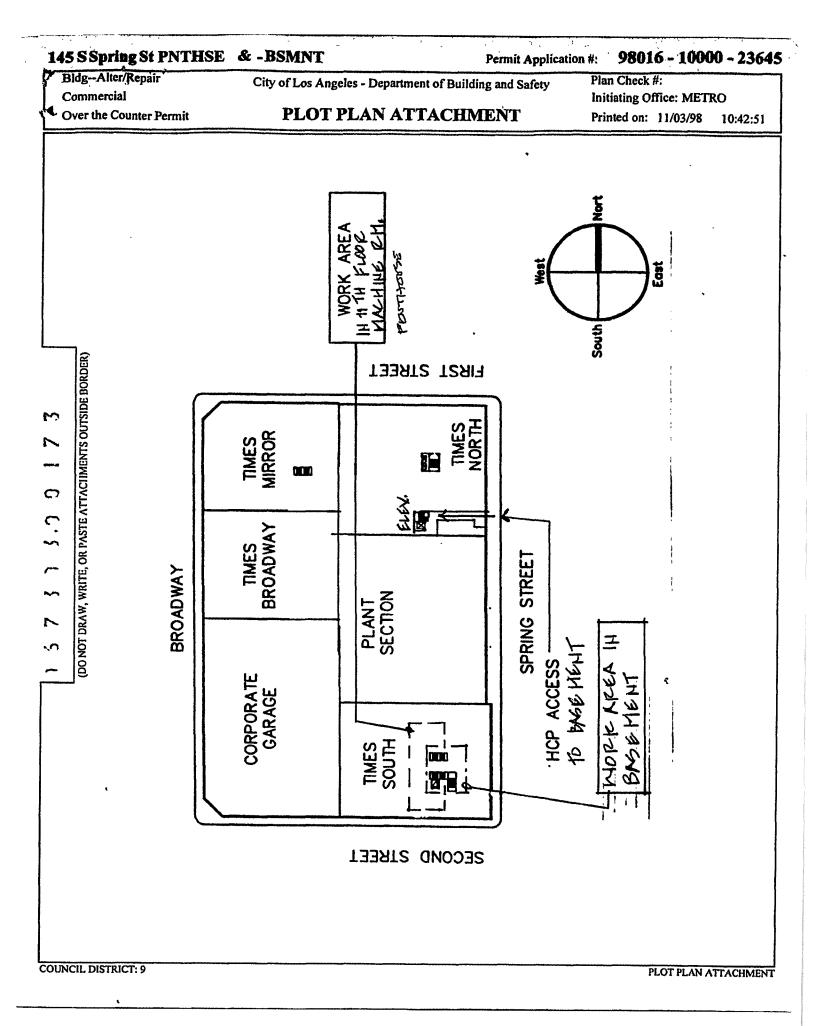


### 98016 - 10000 - 23645

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<b>⊶ن</b> پ	Applicant. (Relationship Arch David Weaver -	itect)							(0.1	10) 057 0255
C									(94	19) 257-0355
•	7.EXISTING USE		PROPOSED US	E		ON OF WORK				
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2	9. # Bidgs on Site & Use:					For infor	mation and/or i	nspection requests orig	inatina wi	thin I A County
~,						call toll-f	ree (888)-LA4	BUILD; outside LA Co	ounty, call	(213)-977-6941.
نت	10. APPLICATION PROCESS	ING INFORM	ATION			į <b>I</b>	ier's Use On			#: 81623645
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15. Boild	ing Relocated From:				
E) Fn A) W	ractor architect, & eeland eaver eron Associates	ENGINEER NAME Reese David	29572 Spotted Bull Lane, Sa 4 Upper Newport Plaza, Ste 103 No	n Juan Capistrano, CA 926	S1109 949 476-8319 C11673 949 757-0355 632939
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	the building permit fee has	been paid or 180 da	shed by an official action, plan check approval expires ys after the fee has been paid and construction has not of fees paid must be filed within one year from the date	commenced or if work is suspended, disco of expiration for permits granted by the Dep	ntinued or abandoned for a continuous period of 180
NI ~	is in full force and effect.	Ity of perjury that I. (For I or 2 family do	am licensed under the provisions of Chapter 9 (commo vellings, use the declaration attachment if separate gene 939 Print: 10 m 14 ev	encing with Section 7000) of Division 3 of ral, electrical, plumbing, and/or HVAC cor	The Business and Professions Code, and my license algorithms are desired.)
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<u>ت</u>	I have and will mainur is issued.	in a certificate of cor	sent to self insure for workers' compensation, as providence to self insurance, as required by Section 3700 of the	·	•
<u></u>	compensation insuran	ee carrier and policy	number are: Style Fo	/IVC Policy N	
•	and agree that if I sho	formance of the wor uld become subject	k for which this permit is issued, I shall not employ any to the workers' compensation provisions of Section 37	00 of the Labor Code, I shall forthwith co	mply with those provisions.
<b>∽</b>	WARNING FAILURE TO SI THOUSAND DOLLARS (\$10	ECURE WORKERS' C	Date:/ OMPENSATION COVERAGE IS UNLAWFUL, AND SHALL 1 TO THE COST OF COMPENSATION, DANAGES AS PRO	L SUBJECT AN EMPLOYER TO CRIMINAL	PENALTIES AND CIVIL FINES UP TO ONE HUNDRED
<b>&gt;</b>	I hereby affirm under pens	ilty of perjury that th	19. CONSTRUCTION L tere is a construction lending agency for the performan		ued (Sec. 3097, Civil Code).
<b>`</b>	Lender's name:		Lender's øddi		
~	Notification of asbestos re	moval: 🗆 is not ap	20. ASBESTOS I plicable		Date // 1598
permit t	to construct, alter, improve, d	lemolish, or repair an	21. OWNER-BUILDER pt from the Contractors License Law for the following y structure, prior to its issuance, also requires the applic	reason (Section 7031.5, Business and Processor for such permit to file a signed statement	nt that he or she is licensed pursuant to the provisions
Any vi l, a The imp did	iolation of Section 7031,5 by s the owner of the property, e Contractors License Law de provements are not intended not build or improve for the	y any applicant for a or my employees wi oes not apply to an o or offered for sale, purpose of sale)	g with Sec. 7000 of Division 3 of the Business and Pro- permit subjects the applicant to a civil penalty of not it th wages as their sole compensation, will do the work, where of property who builds or improves thereon, and If, however, the building or improvement is sold with acting with licensed contractors to construct the project	more than five hundred dollars (SS00).); , and the structure is not intended or offere who does such work himself or herself or the in one year from completion, the owner-bu	d for sale (Sec. 7014, Business & Professions Code: trough his or her own employees, provided that such uilder will have the burden of proving that he or she
OWI	ner of property who builds o	r improves thereon,	and who contracts for such projects with a contractor( Bus. & Prof. Code for the following reason:		
Print:				Date:	/ / Owner C Authorized Agent
represe specific or empl	ntatives of this city to enter ed herein. Also that it does to loyee thereof, make any warr	upon the above-men not authorize or perm anty, nor shall be res	22. FINAL DECL above information is correct. I agree to comply with all tioned property for inspection purposes. I realize that nit any violation or failure to comply with any application possible for the performance or results of any work determined.	city and county ordinances and state laws a this permit is an application for inspection ble law. Furthermore, that neither the City teribed herein, nor the condition of the prop	n and that it does not approve or authorize the work of Los Angeles nor any board, department officer, eny nor the soil upon which such work is performed.
	ork does destroy or unreasor		ed work will not destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory of		o others and located on my property, but in the event ided (Sec. 91.0106.4.3.4 LAMC).



98016-10000-21520 145 S Spring St Permit #: Reference #: Plan Check #: CC8217 **Event Code:** City of Los Angeles - Department of Building and Safety Ready to Issue Status: Bldg--Alter/Repair APPLICATION FOR BUILDING PERMIT Status Date: 01/13/99 Commercial AND CERTIFICATE OF OCCUPANCY Printed on: 01/13/99 11:00:52 **Back Room Plan Check** MAP REF PARCEL ID # (PIN) 2. BOOK/PAGE/PARCEL BLOCK LOT(s) 130-5A213 30 5149 - 001 - 003 **ORDS SURVEY** 1 MR 53-66/73 3. PARCEL INFORMATION Energy Zone - 9 Lot Type - Comer BAS Branch Office - LA Parking Dist. - CCPD Council District - 9 Fire District - I Highway Dedication - YES Parking Dist. - DPD Census Tract - 2074.000 Lot Size - 120X103 Thomas Brothers Map Grid - 634 District Map - 130-5A213 ZONE(S): C2-4DT 4. DOCUMENTS ZI - 145-1008 SMAP -CRA - 21 940 CENTRAL BSN DIST S. CHECKLIST ITEMS Special Inspect - Anchor Bolts Special Inspect - Field Welding Special Inspect - Structural Observation 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION 9 Owner(s).
Tmct Llc LOS ANGELES CA 90053 0 1 Times Mirror Square  $\Box$ Tenant Applicant: (Relationship Engineer) 20301 S.W. Birch St (347) 476-8317 **NEWPORT BEACH, CA 92660** Mark Ibrahim -PROPOSED USE a. DESCRIPTION OF WORK 7.EXISTING USE REPLACE EOUIPMENT PLATFORM WITH NEW STEEL PLATFORM TO SUPP AIR 13 Office 13 Office For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941. 9. # Bidgs on Site & Use: 10 STORY OFFICE BLD'G 10. APPLICATION PROCESSING INFORMATION W/0 #: 81621520 For Cashier's Use Only BLDG. PC By: Morris Reaves DAS PC By: Coord. OK: ら OK for Cashier: Morris Reaves 01/13/99 01:37:45PM LA03 T-8953 C 25 Signature Date: 1-13-95 BLOG PERMIT CO INVOICE 4 0000000 PP BLDG PLAN CHEC 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period PC Valuation: Permit Valuation: \$60,000 PLAN MAINTENAN FINAL TOTAL Bldg-Alter/Repair 927.70 EI COMMERCIAL ONE STOP SYS DEV Permit Fee Subtotal Bldg-Alter/Re 590.63 Handicapped Access 216.56 HYDRARY FEE NOTICE: THE CITY OF LOS ANGELES Supp. Plan Check MISCELLANEOUS 11.81 MAY AMEND THE FIRE HYDRANT FEE ORDINANCE 11.81 (AMC SECTION 91.0204 (b) 2). THE OWNER OF THE F. DIECT DESIGNATED IN THIS MODEL SHALL ED 12.60 CLICATED TO FAY BUTTED TO THE THE 16.63 PRAINT FEET IN THE THE TO THE THE 49.90 CHURNY TO PAY THE SECTION TO THE FIRE

5.00 (CRANT FEE ORDINALE IN SINCE WAL BE USED 24.570 PROVIDE ALEQUATE THE SINCE IN A CHITIES AND

O.OF ERVICES FOR MEW DEVELOPMENT. EXCEPTION:
HIS PARAGRAPH NUMBER & SHALL NOT APPLY TO
ANY READER OF THE SHALL NOT APPLY TO
STRUCTURE

Plan Maintenance

Supp. O.S. Surcharge Supp. Sys. Surcharge

Permit Issuing Fee Sewer Cap ID: 12. ATTACHMENTS

Fire Hydrant Refuse-To-Pay E.Q. Instrumentation

Planning Surcharge Misc Fee Supp. Planning Surcharge

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CITY PLAN SURC TOTAL

CHECK

The break Time investment of the sea			A AP AND A SECURITION OF THE S
P) Roof Construction - Steel Deck	1 Committee		रित है। जिस्सी
(P) Length 42 Feet (P) Width 24 Feet			
(r) widdi 24 reet	And male		
	1. 200 To Phys. (Co. 10. 10.		
ı	- PH7 19 19 35 39 14 45	CAOTE ONLY MISSIVE	
42	C - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	HE HUBBER PROFES	110
14. APPLICATION COMMENTS			In the event that any box (i.e. 1-16) is filled to
43 - 44 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -			capacity, it is possible that additional information that has been captured electronically is not printed
			Nevertheless, the information printed herein exceed that required by Section 19825 of the Health and
			Safety Code of the State of California.
15. Building Relocated From:			
16 CONTRACTOR, ARCHITECT, & ENGINEER NAME			CLASS LICENSEN PHONE W
(E) Freeland Reese	29572 Spotted Bull Lane,	San Juan Capistrano, CA 9	
(C) C M M Constructors	2431 Chico Avenue,	South El Monte, CA 9173	3 B 597223
		-	· · · · · · · · · · · · · · · · · · ·
			eck fee has been paid. This permit expires two years after discontinued or abandoned for a continuous period of 180
			e Dept. of Building & Safety (Sec., 22.12 & 22.13 LAMC).
Therefore (Marriage Constitution of a serious that I a		RACTOR'S DECLARATION	a 3 of the Business and Professions Code, and my license
is in full force and effect. The following applies	to B contractors only: I understand the limit	ations of Section 7057 related to my ability to	o take prime contracts or subcontracts involving specialty
trades. (For 1 or 2 family dwellings, use the de-			
License Class: BA Lic. No.: 597	223 Print: 1040 0-	Low 17tee Sign:	from own
		ENSATION DECLARATION	
I hereby affirm, under penalty of perjury, one of	the following declarations:	s new ided for by Section 3700 of the Labor C	ode, for the performance of the work for which this permit
is issued.	em to zer mineror mointry compensation, a	S Provided for of Section 5 755 51 mile Section 6	out to me performance of the work for which has permit
I have and will maintain workers's competer compensation insurance carrier and policy			f the work for which this permit is issued. My workers'
compensation insulance carrier and poncy	number are: PAULA INS	SUPANCE CO Poli	icy Number: <u>PWC 5016343</u>
			e subject to the workers' compensation laws of California,
	the workers' compensation provisions of Se	200	• • •
Sign: WARNING FAITHURE TO SECTIFF WORKERS' CO	Valt.	- Communication Communication	I Agent □ Owner INALPENALTIES AND CIVIL FINES UP TO ONE HUNDRED
			E LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
I basely officer under section of sections that the		ON LENDING AGENCY	for formula (Cong Chatter Conde)
I hereby affirm under penalty of perjury that the		r's address:	is issued (Sec. 3097, Civil Code).
		TOS REMOVAD / 2	PJI
Notification of asbestos removal: XIs not app		1 1 1 4 -	Date: 1,13,79
	•	LDER DECLARATION	
I hereby affirm under penalty of perjury that I am exemp	from the Contractors License Law for the fo	llowing reason (Section 7031.5, Business an	
			stement that he or she is licensed pursuant to the provisions exempt therefrom and the basis for the alleged exemption.
Any violation of Section 7031.5 by any applicant for a pe	rmit subjects the applicant to a civil penalty :	of not more than five hundred dollars (\$500).	ı):
Ci-4, as the owner of the property! of my employees with the The Contractors License Law does not apply to an oy	her of property who builds or improves thereo	on, and who does such work himself or hersel	f or through his or her own employees, provided that such
hiprovements are not intended or offered for sale. I did not build or improve for the purpose of sale)	however, the building or improvement is so		
1. as the owner of the property, am exclusively contra	cting with licensed contractors to construct th	e project (See, 7044, Basiness & Professions	Code: The Contractors License Law does not apply to an
owner of property who builds or improves thereon, a	hd who contracts for such projects with a con Sus, & Prof. Code for the following reason;	tractor(s) licensed pursuant to the Contractor	's License Law.)
Prints S	Sign:	Dat	e: Owner
			- O THE D AMENDEZ A Agent
I certify that I have read this application and state that the a		DECLARATION with all city and county ordinances and state li	aws relating to building construction, and hereby authorize
representatives of this city to enter upon the above-ment	oned property for inspection purposes. I real	lize that this permit is an application for insp	ection and that it does not approve or authorize the work
and all Mandalina In Post for a Williams in Malancial Course and an ex-	any violation or tallure to comply with any a		
specified herein. Also that it does not authorize or permit employee thereof, make any warranty, nor shall be respon			
employee thereof, make any warranty, nor shall be respond I further affirm under penalty of perjury, that the proposer	work will not destroy or unreasonably interfe	ere with any access or utility easement belong	ging to others and located on my property, but in the event
employee thereof, make any warranty, nor shall be respon	work will not destroy or unreasonably interfect casement, a substitute easement(s) satisfac	ere with any access or utility easement belong ctory to the holder(s) of the easement will be	ging to others and located on my property, but in the event provided (Sec. 91.0106.4.3.4 LAMC),
employee thereof, make any warranty, nor shall be respond I further affirm under penalty of perjury, that the proposer	work will not destroy or unreasonably interfe	ere with any access or utility easement belong ctory to the holder(s) of the easement will be	ging to others and located on my property, but in the event

#### 145 S Spring St 10TH FLR



98016 - 10000 - 23020

Reference #:

Bldg--Alter/Repair Commercial Over the Counter Permit

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

Status: Ready to Issue Status Date: 06/18/99

Printed on: 06/18/99 08:36:14

LOT(s) MAP REF BLOCK ORDS SURVEY 2 1 M R 53-66/73

PARCEL ID # (PIN) 2. BOOK/PAGE/PARCEL 130-5A213 30 5149 - 001 - 003

3. PARCEL INFORMATION BAS Branch Office - LA

Council District - 9 Census Tract - 2074.000 District Map - 130-5A213

Energy Zone - 9 Fire District - 1 Lot Size - IRR Lot Type - Corner THRU

Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634

ZONE(S): C4-2, D/

4. DOCUMENTS 21 - 145-1008

CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

C

Applicant (Relationship Architect) David Weaver -

(949) 257-0355

7.EXISTING USE 13 Office

PROPOSED USE

8. DESCRIPTION OF WORK T.I. REMODEL-16,000SQ FT, NEW CEILING & CARPET, NEW ELEVATOR LOBBY ENCLOSURE, NEW PARTITIONS & DOORS TO CREATE OFFICE SPACES (NON-STRUCTURAL). WORK LOCATED ON 10TH FLOOR. FILL IN SMALL MECHANICAL OPENINGS AT EXISTING CONCRETE FLR

9. # Bidgs on Site & Use: 1 - OFFICE HIGHRISE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: John Vasquez OK for Cashier: Abram Bass Signature: ABASS Lev Vasque,

DAS PC By: Coord. OK:

PC Valuation:

Date: 06 -

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$400,000 FINAL TOTAL Bldg--Alter/Repair Permit Fee Subtotal Bldg--Alter/Rep

4,354.59 2,019.38

Handicapped Access Plan Check Subtotal Bldg-Alter/Rep Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation O.S. Surcharge Sys. Surcharge Planning Surcharge

THE CITY OF LOS HYDRANT FEE NOTICE: THE FIZE HYDRANT FEE

84.00 THE PROPERTY OF A BUILDING OR ANY REMNIT FOR DEMOLITION OF A BUILDING OR ANY REMNIT TO THE FIRE TO THE AMOUNT TO BE CALCULATED TO THE FIRE TO THE AMOUNT TO THE FIRE TO THE FIRE THE FACILITIES AND SET OF THE FOR MEW DEVELOPMENT. EXCEPTION:

THIS TAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY REMNIT FOR DEMOLITION OF A BUILDING OR 235.25 ANY PERMIT FOR DEMOLITION OF A BUILDING OR

Sewer Cap ID: STRUPOVAF Bond(s) Due:

12. ATTACHMENTS Plot Plan

Planning Surcharge Mise Fee

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

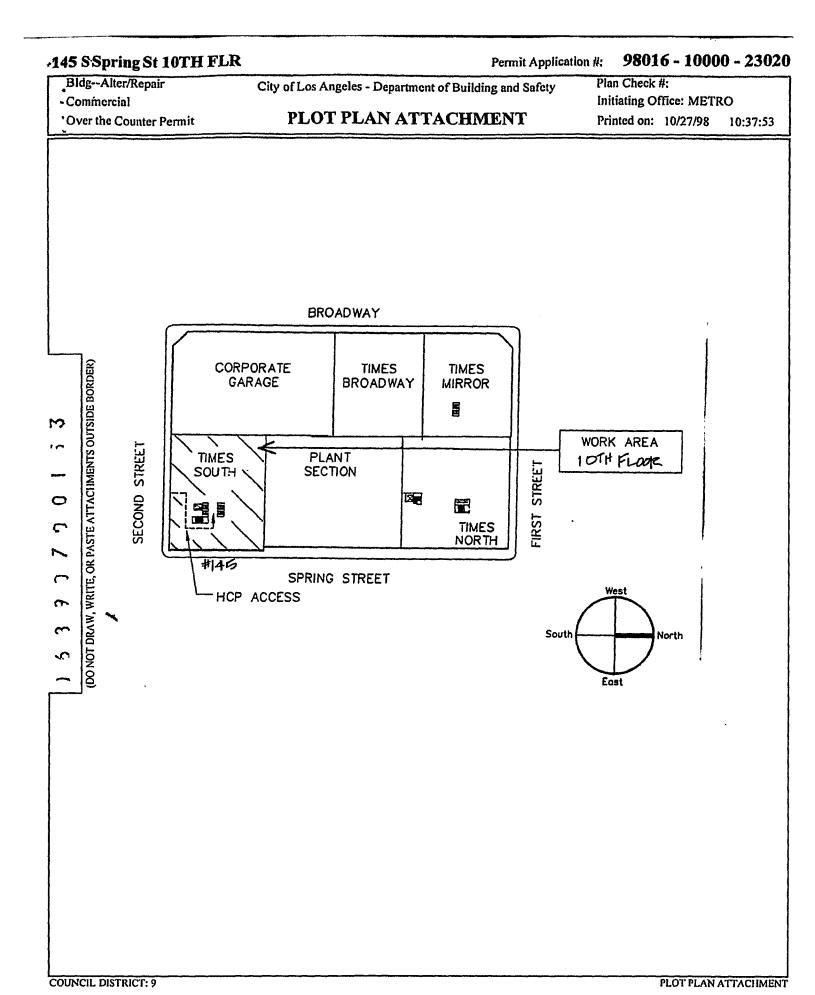
For Cashier's Use Only

W/0 #: 81623020

08/18/99 08:53:45AH LAD6 T-7210 C 08 RLDG PLAN CHEC INVOICE # 0000000 PP 1,817,44 BLDG PERMIT CO 2,019.38 EI COMMERCIAL 24.00 BYS DEV DHE STOP MISCELLANEOUS CITY PLAN-SURC TOTAL CHECK 354.59

99LA 87683

13. STRUCTURE INVENTORY) ( 1 '		SE T & AZ ETTE TO COLUMN CO	·. }- }
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	the two	•	
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4. APPLICATION COMMENTS		In the event that any box (i.e. 1-16) is filled to	
		capacity, it is possible that additional inform that has been captured electronically is not p	printe
		Nevertheless, the information printed herein that required by Section 19825 of the Health	
5. Building Relocated Prom:		Safety Code of the State of California.	
6. CONTRACTOR, ARCHITECT, & ENGINEER NA A) Weaver David	ME ADDRESS 4 Upper Newport Plaza, Ste 103 Newp	oort Beach, CA 92660 C11673	
C) Rellos Construction Inc		ta, CA 907175388 B 471756 310-257-110	07
Unless a shorter period of time has been est	ablished by an official action, plan check approval expires one a	nd a half years after the plan check fee has been paid. This permit expires two years	after
the building permit fee has been paid or 180	) days after the fee has been paid and construction has not comm	nenced or if work is suspended, discontinued or abandoned for a continuous period of particular for a continuous period of particular for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAN	f 180
	17. LICENSED CONTRACTORS	DECLARATION	
f is in full force and effect. The following ac	polics to B contractors only. I understand the limitations of Secti	with Section 7000) of Division 3 of the Business and Professions Code, and my lied ion 7057 related to my ability to take prime contracts or subcontracts involving species, and/or HVAC contractor's & forkers' comp, deplatations are desired)	ense falty
	1756 Print. CHRISTIAN SOREH	17 1 (1 3 12	
	18. WORKERS' COMPENSATIO	N DECLARATION	
I hereby affirm, under penalty of perjury, o  I have and will maintain a certificate of	ie of the following declarations: consent to self insure for workers' compensation, as provided for	by Section 3700 of the Labor Code, for the performance of the work for which this pe	emit
is issued.			
I have and will maintain workers's concompensation insurance carrier and po	Varkar a.a.	or Code, for the performance of the work for which this permit is issued. My work	
- ]	<u> </u>	EATION INS. Policy Number: 046 49 Unitoo66	
and agree that if I should become subje	ork for which this permit is issued, I shall not employ any person to the workers' compensation provisions of Section 3700 of (	n in any manner so as to become subject to the workers' compensation laws of Califor the Labor Code, I shall forthwith comply with those provisions.	mia,
Sign: Matthe	Date 6118 190	2 Contractor Authorized Agent Owner	
THOUSAND DOLLARS (\$100,000), IN ADDIT	P COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUB ON TO THE COST OF COMPENSATION, DAMAGES AS PROVIDE:	, UECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDI D FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES	RED
I handhu affirm undan sanatar af mariner aka	19. CONSTRUCTION LENDI there is a construction lending agency for the performance of t	ING AGENCY	
<i>3</i>		,	1
Lender's name.	Lender's address 20. ASRESTOS REMO	oval 10k	
Notification of asbestos removal.	Lender's address  20. ASBESTOS REM applicable	Date: 6, 18,8	3
	21. OWNER-BUILDER DEC	<b>V</b> •	
permit to construct, alter, improve, demolish, or repain fishe Contractors License Law (Chapter 9 comments Any Violation of Section 7031.5 by any applicant for I, as the owner of the property, or my employees The Contractors License Law does not apply to a improvements are not intended or offered for sal did not build or improve for the purpose of sale)	any structure, prior to its issuance, also requires the applicant for ing with Sec. 7000 of Division 3 of the Business and Profession a permit subjects the applicant to a civil penalty of not more the with wages as their sole compensation, will do the work, and the nowner of property who builds or improves thereon, and who do e. If, however, the building or improvement is sold within one party was a sold within one sold.	ne structure is not intended or offered for sale (Sec. 7044, Business & Professions Co ses such work, himself or herself or through his or her own employees, provided that s gear from completion, the owner-builder will have the burden of proving that he or	ions ion, ode: uch she
Owner of property who builds or improves thereo	ntracting with licensed contractors to construct the project (Sec. m, and who contracts for such projects with a contractor(s) licer_, Bus & Prof. Code for the following reason.	7044, Business & Professions Code; The Contractors License Law does not apply to used pursuant to the Contractors License Law.)	o an
		Date: / / Owner Authorized Ago	ent
representatives of this city to enter upon the above-re- specified herein. Also that it does not authorize or po- or employee thereof, make any warranty, nor shall be I further affirm under penalty of perjury, that the pro- such work does destroy or unreasonably interfere with	pentioned property for inspection purposes. I realize that this permit any violation or failure to comply with any applicable law responsible for the performance or results of any work described sosed work will not destroy or unreasonably interfere with any ach such easement, a substitute fascement(s) solisfactory to the hold	nd county ordinances and state laws relating to building construction, and hereby authorize the with an application for inspection and that it does not approve or authorize the with First herein, that neither the City of Los Angeles nor any board, department officially nor the condition of the property nor the soil upon which such work is perform sees or utility easement belonging to others and located on my property, but in the evilder(s) of the easement will be provided (Sec. 91.0106 4 3.4 LAMC).	ork cer, ned. vent
rint: CHRISTIAN DORENSON	Sign: MITTEE	Date: 6 1/8 199 Owner Contractor Author. Au	tent



#### 145 S Spring St BSMT, 1ST, - 2ND FL



#### 99016 - 10000 - 11909

Reference #:

Bldg--Alter/Repair City of Los Angeles - Department of Building and Safety Status: Ready to Issue APPLICATION FOR BUILDING PERMIT Commercial Status Date: 07/29/99 AND CERTIFICATE OF OCCUPANCY Over the Counter Permit Printed on: 07/29/99 14:11:59 1. TRACT BLOCK LOT(s) MAP REF PARCEL ID # (PIN) 2 BOOKPAGEPARCEL ORDS SURVEY 2 1 M R 53-66/73 130-5A213 30 5149 - 001 - 003 3. PARCEL INFORMATION BAS Branch Office - LA Energy Zone - 9 Council District - 9 Parking Dist. - CCPD Census Tract - 2074.000 Parking Dist. - DPD District Map - 130-5A213 Thomas Brothers Map Grid - 634 ZONE(S): 4. DOCUMENTS CRA - ZI 940 CENTRAL BSN DIST S. CHECKLIST ITEMS ·O 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Tmct Llc 0 1 Times Mirror Square  $\Box$ LOS ANGELES CA 90053  $\Box$ Applicant: (Relationship Architect) 3 David Weaver -28492 Ave, Placida SAN JUAN CAPISTRANO, CAL (949) 489-9708 PROPOSED USE 7.EXISTING USE A. DESCRIPTION OF WORK T.l. add nonbearing walls, doors, ceilings, finishes, at basement level 13 Office 1st, and 2nd floors. (Total 32,000 s.f) a 9. # Bidgs on Site & Use: OFFICE For information and/or inspection requests originating within LA County, ~ call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941. 10. APPLICATION PROCESSING INFORMATION W/0 #: 91611909 For Cashier's Use Only BLDG. PC By: Carlos Villarreal DAS PC By: OK for Cashier: Brian Kanegawa Coord. OK: to CV D7/29/99 D2:21:35PN LA05 T-8506 C 14 Signatur 6: 7-29-45 Date: BLDG PLAN CHEC INVOICE # 0000000 PP BLDG PERMIT CO 3,685.50 Permit Valuation: \$960,000 Final Fee Period Permit Valuation: PC Valuation: 4,095.00 EI COMMERCIAL FIRE HYDIANT FEE NOTICE: 201.60 FINAL TOTAL Bldg-Alter/Repair 8.859 NO OHE STOP A HTDMANN FFE NUMBER THE CITY OF LICENSTANT FEE

A MORANT 159.64 Permit Fee Subtotal Bldg-Alter/Rep 4,095.00 THE CITY OF LOS SYS DEV 478**.**93 Handicapped Access CITY PLAN SURC MISCELLANEOUS 233.42 Plan Check Subtotal Bldg-Alter/Rep 3,685.50 5.00 8,859.09 Fire Hydrant Refuse-To-Pay TOTAL E.O. Instrumentation 201.60 CHECK 8,859.09 TO I MILY THE AMENT TO THE FIRE TO THE FIRE TO THIS FEE WILL BE USED & I VICE FOR A MEN DEVELOPMENT. EXCEPTION: ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE. O.S. Surcharge 159.64 Sys. Surcharge 478.93 Planning Surcharge 233.42 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00 Sewer Cap ID: Total Bond(s) Due: 99LA 89149 12. ATTACHMENTS Plot Plan

17	A STRUCTURE INVENTORY	
111	A STRUCTURE INVENTORY	The state of the s
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		* * * .
- 1		
<u> </u>	A APPLICATION COMMENTS	
-		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information
		that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds
		that required by Section 19825 of the Health and Safety Code of the State of California,
<u> </u>	S. Building Relocated From:	
	/ COVER A COURT OF A PUBLISHED WHITE	
	C) C M M Constructors 2431 Chico Avenue, South El Monte, CA 91733 B	SS LICENSEN PHONE N 597223
	2431 Cinco Avenue, South El Monte, CA 71733 B	391223
-		
1_		
	Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee hi	as been paid. This permit expires two years after
	the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontin days (Sec. 98,0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of	und or shandoned for a continuous medad of 170 l
	17. LICENSED CONTRACTOR'S DECLARATION	
_	I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take pri	
	trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers	comp declarations are desired.)
<u>ر</u>	trades. (For I or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC continctor's & workers  License Class: B1 Lic. No: 597223 Print: John P. Lowitter Sign: Pv /	An Houle
•	18. WORKERS' COMPENSATION DECLARATION	
	I hereby affirm, under penalty of perfury, one of the following declarations:  I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for to	L
0	is issued.	ne performance of the work for which this permit
	I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the wor	k for which this permit is issued. My workers'
C	compensation insurance carrier and policy number are:  Carrier Safeco Policy Number	WC8244635
ټ		
` 1	and agree that it should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply	y with those provisions.
$\neg$	- Sign: Date: 71299 Contractor Authorized	Agent 🗆 Owner
_	\	1
~	THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR	CODE, INTEREST, AND ATTORNEY'S FEES
O	19. CONSTRUCTION LENDING AGENCY	
	I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is asseed	(Sec. 3097, Civil Code).
1	Lender's name: Lender's address:	
	20 ACRECTOS DEMONIA	
•	Notification of asbestos removal. The not applicable   Letter was sent to the AQMD or EPA Sign:	Date: 7 129195
Г	21. OWNER-BUILDER DECLARATION	
	hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031 5, Business and Profess	ions Code: Any city or county which remines a
3.1	permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement the fully Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt the	ne ka ar cha la liannead numurus en eka mandalana l
17	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) \( \)	· · · · · · · · · · · · · · · · · · ·
- 1	I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through	th his or her own employmes, provided that each !
ŀ	improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builded did not build or improve for the purpose of sale)	will have the burden of proving that he or she
1	1, as the owner of the property, are exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code, T)	ne Contractors License Law does not apply to an
	owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License  I am exempt under Sec	- I \
- 1	Print: Sign: Date:	i
- 1		/ / Owner C Authorized Agent
- 1	22. FINAL DECLARATION  certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relatively.	ing to building appropriate and bush out of
11	epresentatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection an	d that it does not annove or authorize the work
1	pecified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property	not the sail man which such work is nectormed
	I further aftirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to od such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided	here and located on mis amount that in the minute
1	Printe John P. Low 1742 Sign B John & Low the Date: 7,29,	Owner Contractor Author, Agent

145 SSpring St BSMT, 1ST, -2ND FL 99016 - 10000 - 11909 Permit Application #: Bldg--Alter/Repair Plan Check #: City of Los Angeles - Department of Building and Safety Commercial Initiating Office: METRO PLOT PLAN ATTACHMENT Over the Counter Permit Printed on: 07/13/99 15:42:59 (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) **BROADWAY** CORPORATE TIMES **GARAGE MIRROR** TIMES **BROADWAY** C WORK AREA SECOND STREET TIMES SOUTH BASEMENT. C FIRST, & SECOND FLOORS **2** 置. **PLANT SECTION** TIMES NORTH SPRING STREET **LOCATION PLAN** HCP ACCESS - HORTH

PLOT PLAN ATTACHMENT

COUNCIL DISTRICT: 9

### 202 W First St 145 S Spring St 1ST FLR

Plot Plan



99016 - 10000 - 23391

Reference #:

Bldg--Alter/Repair City of Los Angeles - Department of Building and Safety Status: Ready to Issue Commercial APPLICATION FOR BUILDING PERMIT Status Date: 12/17/99 AND CERTIFICATE OF OCCUPANCY Over the Counter Permit Printed on: 12/17/99 09:22:55 1. TRACT BLOCK LOTG ARB MAP REF# PARCEL ID # (PIN) 2. BOOKTAGETARCEL **ORDS SURVEY** 2 1 M R 53-66/73 130-5A213 30 5149 - 001 - 003 3 PARCELINFORMATION BAS Branch Office - LA District Map - 130-5A213 Lot Size - 103' X 120' Council District - 9 Energy Zone - 9 Lot Type - Corner Community Plan Area - Central City Fire District - 1 Parking Dist - CCPD Census Tract - 2074.000 Highway Dedication - YES Parking Dist - DPD ZONE(S): C4-2D/ 4. DOCUMENTS ZI - ZI 145-1008 MODF - 12-14-99, SECURITY BARRIEAFF - AFF 36889 ZI - ZI 940 CRA - ZI 940 CENTRAL BSN DIST MODF - 11/23/1999 AFF - AF 90-1466762 (MB) 5 CHECKLIST ITEMS Std. Work Descr - Interior Non-struct, Remo 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053 C1 Tenant たつ Applicant (Relationship Architect) (949) 489-9708 PROPOSED USE DESCRIPTION OF WORK ZEXISTING USE 13 Office INSTALL SECURITY BARRIERS IN 3 LOBBIES & GUARD DESK IN ONE ত LOBBY. ALL WORK ON FIRST FLOOR For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941 9. # Bldgs on Site & Use: 10. APPLICATION PROCESSING INFORMATION For Cashier's Use Only W/0 #: 91623391 BLDG. PC By: DAS PC By: OK for Cashier: Tin Fan Coord, OK: LA Department of Building and Safety LA 05 15 001389 12/17/99 09:33AM Signature: \_ Date: 4 2 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period **BLDG PERMIT COMM** \$393.75 Permit Valuation: \$30,000 PC Valuation: BLDG PLAN CHECK EI COMMERCIAL \$6.30 FINAL TOTAL Bldg--Alter/Repair 842.23 ONE STOP SURCH SYS DEV FEE \$15.09 Permit Fee Subtotal Bldg--Alter/Rep 393.75 Handicapped Access CITY PLAN SURCH Plan Check Subtotal Bldg--Alter/Rep 354.38 MISCELLANEOUS \$5.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 6.30 Subtotal: \$842.23 O.S. Surcharge 15.09 Sys. Surcharge 45.27 .Carry Over FROM Tran# 001388 \$100.00 Planning Surcharge 22,44 Planning Surcharge Misc Fee 5.00 \$942.23 Total Due: Permit Issuing Fee 0.00 Check: \$942.23 99LA 93844 Sewer Cap ID: Total Bond(s) Due: 12. ATTACHMENTS

D.STRUCTURE INVENTORY, 4 (1)	_		* * * * * * * * * * * * * * * * * * *
14.APPLICATION COMMENTS MODIFICATION TO ALLOW BARRIES IN REQU	CORRIDOR, 11/23/1999		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exteeds that required by Section 1922 of the Health and Safety Code of the State of California.
15. Buikhug Relocated From:			
16, CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	2	LASS LICENSES PHONES
(A) Weaver David (C) C M M Constructors	28492 Avenida Placida. 2431 Chico Avenue,	San Juan Capistrano, CA 926 South El Monte, CA 91733 E	C11673 3 597223
the building permit fee has been paid or 180 or days (See 98 0602 LANIC) Claims for refun	ays after the fee has been paid and construction of fees paid must be filed within one year from 17. LICENSED CON	m has not commenced or if work is suspended, disco n the date of expiration for permits granted by the De TRACTOR'S DECLARATION	ce has been paid. This permit expires two years after ontinued or abandoned for a continuous period of 180 pt. of Building & Safety (Sec. 22-12 & 22-13 LAMC)
for 1 or 2 family dwellings, use the declarat	to B contractors only I understand the limitation ion attachment if separate general, electrical, p	ons of Section 7057 related to my ability to take print dumbing, and/or HVAC contractor's & workers' of	the Business and Professions Code, and my license is the contracts or subcontracts involving specialty trades in p declarations are desired)
License Class D Lie No 27 /	ZZ3 Print M THOMAS	Sig	<del>W</del>
I hereby affirm, under penalty of perjury, one I have and will maintain a certificate of consistency is issued	of the following declarations:	IJ	for the performance of the work for which this permut
<del></del>	v number are	700 of the Labor Code, for the performance of the	work for which this permit is issued. My workers'
lo l certify that in the performance of the wo and agree that if I should become subject	ork for which this permit is assued. I shall not en	-	piect to the workers' compensation laws of California.
Sign.	Date. 7	Z:77199 PContractor DAuthor	nzed Agent 🔲 Owner
WARNING FAILURE TO ACURE WORKERS' THOUSAND DOLLARS (\$100,000), IN ADDITIO	COMPENSATION COVERAGE IS UNLAWFUL, A N TO THE COST OF COMPENSATION, DAVING	NND SILALL SUBJECT AN EMPLOYER TO CRIMINAL ES AS PROVIDED FOR IN SECTION 3706 OF THE LAI	PENALTIES AND CIVIL FINES UP TO ONE HUNDRED BOR CODE, INTEREST, AND ATTORNEY'S FEES
I hereby affirm under penalty of perjury that if	here is a construction lending agency for the po	FION LENDING AGENCY erformance of the work for which this permit is issue	ed (Sec 3097, Civil Code).
Notification of asbestos removal the is not a	Denk    20, ASBE   pplicable   Letter was sent to the AQMD	der's address CSTOS REMOVAL  or EPA Sign CILDER DECLARATION	Date: 12 117.99
I hereby affarm under penalty of perjury that I am exemy to construct, alter, improve, demolish, or repair any structions are the Contractors License Law (Chapter 9 commencing with of Section 7031.5 by any applicant for a permit subject I, as the owner of the property, or my employees we Contractors License Law does not apply to an owner of the property.	of from the Contractors License Law for the foll cture, prior to its issuance, also requires the ap- sec, 7000 of Division 3 of the Business and Pro is the applicant to a civil penalty of not more that the wages as their sole compensation, will do the ner of property who builds or improves thereo	towing reason (Section 7031.5, Business and Profess pbeant for such permit to file a signed statement that fessions Code) or that he or she is exempt therefrom that file hundred dollars (\$500).) to work, and the structure is not intended or offered for and work himself or herself or the structure is not intended or offered for and work himself or herself or the second work himself or herself or hersel	he or she is heensed pursuant to the provisions of the and the basis for the alleged exemption. Any violation or sale (Sec. 7044, Business & Professions Code. The trough his or her own employees, provided that such
unprovements are not intended or othered for sale, not build or improve for the purpose of sale)  1. as the owner of the property, am exclusively con owner of property who builds or improves thereon.  1 am exempt under See	tracting with licensed contractors to construct and who contracts for such projects with a co	the project (Sec. 7044, Business & Professions Cod intractor(s) licensed pursuant to the Contractors Lic	der will have the burden of proving that he or she did te. The Contractors License Law does not apply to an ense Law.)
Print:	Sign	Date	/ Owner D Authorized Agent
I certify that I have read this application and state that the representatives of thus city to enter upon the above-ment herein. Also that it does not authorize or permit any vithereof, make any warranty, nor shall be responsible for under penalty of perjury, that the proposed work will nestroy or unreasonably interfere with such casement,	e above information is correct. Lagractio componed property for inspection purposes. I realize obtain or failure to comply with any applicable the performance or results of any work described destroy or unreasonably interfere with any and control of the performance or results.	e that this permit is an application for inspection and to the furthermore, that neither the City of Los An ad herein, nor the condition of the property nor the so ceess or utility easement belonging to others and loc	hat it does not approve or authorize the work specified geles nor any board, department officer, or employee it upon which such work is performed. I further affirm ated on my property, but in the event such work does
Print M. PAOUL	Sigo	Date 121	789 Owner Contractor KAuthor Agent
			41

145 SSpring St 1ST FLR

Permit Application #:

99016 - 10000 - 23391

09:11:11

Bldg-Alter/Repair Commercial

Over the Counter Permit

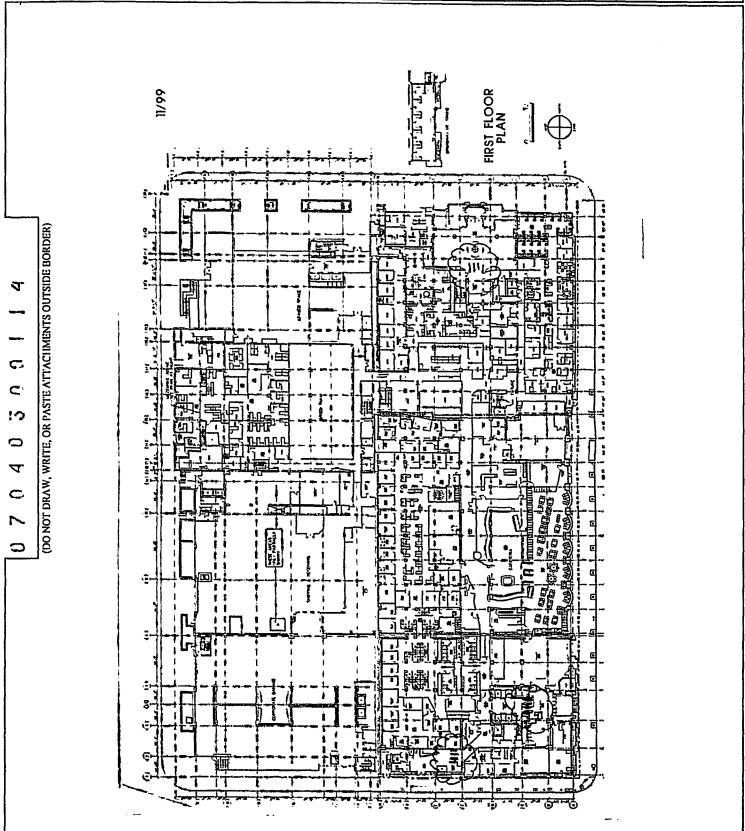
City of Los Angeles - Department of Building and Safety

Plan Check #:

Initiating Office: METRO

Printed on:., 12/14/99





Reference #;

City of Los Angeles - Department of Building and Safety Bldg--Alter/Repair Status: Ready to Issue Commercial APPLICATION FOR BUILDING PERMIT Status Date: 12/21/99 Counter Plan Check AND CERTIFICATE OF OCCUPANCY Printed on: 12/21/99 08:59:51 L TRACT BLOCK LOTO ARB MAP REF PARCEL ID # (PIN) 2 BOOK/PAGE/PARCEL ORDS SURVEY 2 I MR 53-66/73 130-5A213 30 5149 - 001 - 003 3. PARCEL INFORMATION BAS Branch Office - LA District Map - 130-5A213 Highway Dedication - Y Council District - 9 District Map - 130.5A215 Lot Size - IRR Community Plan Area - Central City Energy Zone - 9 Lot Type - Corner Census Tract - 2074.000 Fire District - 1 Parking Dist. - CCPD ZONE(S): C4-2D/C4-4, D/ DOCUMENTS ZI - 1117 ZI - ZI 145-1008 CRA - ZI 940 CENTRAL BSN DIST AFF - AFF 36889 AF - 368891 CATT OF LOS ANGELES ZI - 145-1008 Z1 - Z1 940 AFF - 98-854779 AFF-AF90-1466762 (AIB) AND THE PROPERTY OF THE ZI - 940 CTY - 90-1466762 און און און און און בוע THE TELL OF THE FRANCE STALL CE 5. CHECKLIST ITEMS [·] Std. Work Descr - Doors/Windows Changeo IN THE THE WILL BE USED Std. Work Descr - Interior Non-struct. Remo LOS ANGELES CANDOSTATION OF A BUILDING OF C 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Tmct Llc C. 0 1 Times Mirror Square Tonant \* Applicant (Relationship Architect) S David Weaver -(949) 489-9708 3 PROPOSED USE 7 EXISTING USE & DESCRIPTION OF WORK Garage - Private CHANGE OF USE & OCCUPANCY. Conven portion (742.5 sf) of 1st floor T 13 Office truck loading area (S-3) to Office (B). Add new store front. TI at first floor and basement (18000 sf - total) • # Bldes on Suc & Use: OFFICE GARAGE For information and/or inspection requests originating within LA County. ~ call toll-free (888)-LA4BUILD, outside LA County, call (213)-977-6941 10 APPLICATION PROCESSING INFORMATION For Cashier's Use Only
LA Department of Building and Safety BLDG. PC By: Suzanne Kusik DAS PC By: LA 03 10 002843 12/21/99 09:07AM OK for Cashier: Aildas Fajardo Coord. OK: Signature: Date: BLDG PERMIT COMM \$3,503.50 PLAN MAINTENANCE \$70.07 IL PROJECT VALUATION & FEE INFORMATION Final Fee Period EI COMMERCIAL \$151.20 Permit Valuation: \$720,000 PC Valuation: ONE STOP SURCH SYS DEV FEE \$74.50 \$223.49 FINAL TOTAL Bldg-Alter/Repair 4,134.97 Permit Issuing Fee 0.00 CITY PLAN SURCH \$107.21 Permit Fee Subtotal Bldg--Alter/Rep 3,503.50 MISCELLANEOUS \$5.00 Energy Surcharge Handicapped Access Total Due: \$4,134.97 Supp, Plan Check 0.00 Check: \$4,134.97 Plan Maintenance 70.07 Fire Hydrant Refuse-To-Pay **99LA 93939** E.Q. Instrumentation 151.20 Supp. O.S. Surcharge 74.50 Supp. Sys. Surcharge 223,49 Planning Surcharge Misc Fee 5.00 Supp. Planning Surcharge 107,21 Sewer Cap ID: Total Bond(s) Due: 12. ATTACHMENTS Plot Plan

13. STRICTURE INVENTORY (1)(1) (NC) Parking Req'd #Changed Total	¥	, •	र्ग भागपुर्वे होते
	r		
14.APPLICATION COMMENTS NO CHANGE IN REQUIRED PARKING ARE PARKING PROVIDED AT 1:500 SF	A, EXISTING ENCLOSED COMMERCIAL A	REA IN DPD. ENISTING NON-CONFORMING	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed Nevertheless, the information printed herein exceet that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:			
ILCONTRACTOR ARCHITECT, A ENGINEER  (C) CM M Constructors	<u>ANAME</u> <u>ADDRESS</u> 2431 Chico Avenue.		CLASS LICENSE# PHONE # B 597223 213-237-7492
i the building permit ice has been baid o	r tou gavs affer the see has been haid and enciting	roval expires one and a half years after the plan check cuon has not commenced or if work is suspended, dis-	tootsmad oo shamdamad faa - aa-taaa-aa-dad -f 10
I hereby affirm under penalty of perjuring in full force and effect. The following	y that I am licensed under the provisions of the lambies to B contractors only. I understood the lambies to B contractors only. I understood the lambies to B contractors only.	from the date of expiration for permits granted by the D ONTRACTOR'S DECLARATION or 9 (commencing with Section 7000) of Drussion 3 of	ept of Budding & Safety (Sec. 22 12 & 22.13 LANC the Business and Professions Code, and my license
(For 1 or 2 family dwellings, use the c	lecturation attachment if separate general, electrical 597223 Print MICHAEL	al, plumbing, and or HVAC contractor's & workers' eq	Amp declarations are desired )
Lipegeby affirm, under penalty of perju	ry, one of the following declarations	OMPENSATION DECLARATION	$\mathcal{D}^{v,v}$
is issued		tion, as provided for by Section 3700 of the Labor Code	
Compensation insurance earner at	's compensation insurance, as required by Section in Policy number are  Carrier BELTON	n 3700 of the Labor Code, for the performance of the	e work for which this permit is issued. My worker
and agree that it should become	f the work for which this permit is issued, I shall no subject to the workers' compensation provisions of	ot employ any person in any manner so as to become so of Section 3700 of the Labor Code, I shall forthwith co	ubject to the workers' compensation laws of Californi emply with those provisions.
WARNING FAILURE TO SECURE WOI THOUSAND DOLLARS (\$100,000), IN A	RKERS' COMPENSATION CONTRACE IS UNITAWE	. 12 12 1 9 Contractor Author 12 12 12 1 9 Contractor Author 12 12 12 12 12 12 12 12 12 12 12 12 12	I DENIETIES AND CINE ENTERINED TO ONE LESS TOPE
l hereby affirm under penalty of perjur	19. CONSTRU y that there is a construction lending agency for th	CCTION LENDING AGENCY the performance of the work for which this permit is iss	ued (See 3097, Civil Code)
Lender's name	(20.45	Lender's address	
Notification of asbestos removal	(20, AS to not applicable D Letter was sent to the AQ 21. OWNER	MD or EPA Sign.  -BUILDER DECLARATION	Date. 12,21,94
Contractors License Law (Chapter 9 convenients of Section 7031 5 by any applicant for a permit I, as the owner of the property, or my emple Contractors License Law does not apply to supprocements are not intended or offered fined build or improve for the purpose of sale I, as the owner of the property, am exclusiv	any structure, prior to its issuance, also requires the gwith See 7000 of Drysson 3 of the Business and subjects the applicant to a civil penalty of not mo spees with wages as their sole compensation, will do an owner of property who builds or improves the or sale. If, however, the building or improvement of the property with the building or improvement of the property with the sale contractors to construct the property of the property	to the work, and the structure is not intended or offered ereon, and who does such work humself or herself or its sold within one year from completion, the owner-buyet the project (Sec. 2014. Business & Professions Co.	at he or she is licensed pursuant to the provisions of all and the basis for the alleged exemption. Any violation for sale (See 7044, Business & Professions Code The through his or her own employees, provided that suraller will have the burden of proving that he or she deads.
I am exempt under Sec	Bus & Prof Code for the following reas	a contractor(s) licensed pursuant to the Contractors Li	eense Law )
Print		VAL DECLARATION	/ / Owner Authorized Agent
herem. Also that it does not authorize or permithered, make any warranty, nor shall be respons under penalty of perjury, that the proposed wor	e that the above information is correct. I agree to c re-mentioned property for inspection purposes. I re t any violation or failure to comply with any appli- sible for the performance or results of any work desi- t will not destroy or intreasonably interfere with an	wall DECLARATION ordinances and state law alize that this permit is an application for inspection and cable law. Furthermore, that neither the City of Los A cribed herein, nor the condition of the property nor the s ny access or utility easement belonging to others and k holder(s) of the easement will be provided (See 91 0)	I that it does not approve or authorize the work specific ngeles nor any board, department officer, or employ oil upon which such work is performed. I find not approve that of any property but in the count such work to
Prone MICHAGE THOMAS	3 Sign ####	)	21,99 🗆 Owner 🗆 Contractor 🛭 Author, Age
	(-4/)		

145'S Spring St 99016 - 10000 - 21689 Permit Application #: Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Plan Check #: APC Commercial Initiating Office: METRO PLOT PLAN ATTACHMENT Counter Plan Check Printed on: 11/30/99 10:53:23 WORK AREA BASEMENT, FIRST FLOORS (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) સ્ર TABATE TERIF <u>\_</u>  $\Box$  $\square$ <u>a</u> ın SPRING STREET  $\Box$ BROADWAY CORPORATE GARAGE TIMES SECOND SIREET

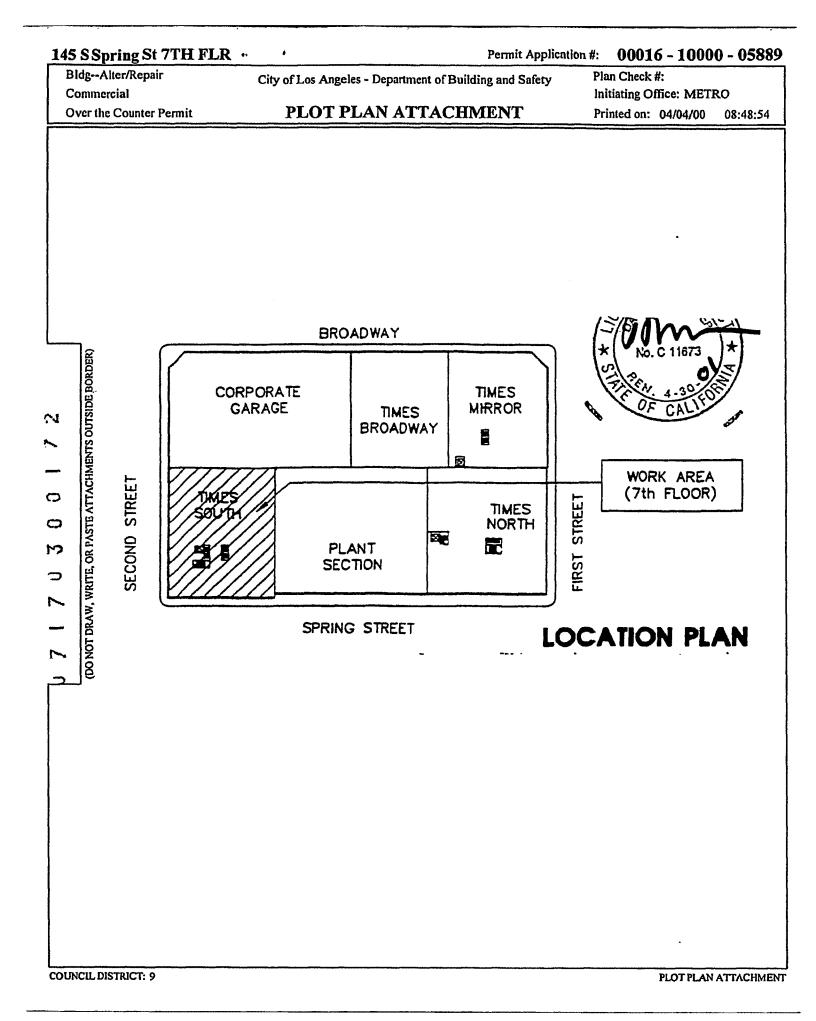
#### 00016 - 10000 - 05889

Reference #:

Bldg--Alter/Repair City of Los Angeles - Department of Building and Safety Status: Ready to Issue Commercial APPLICATION FOR BUILDING PERMIT Status Date: 06/08/00 Over the Counter Permit AND CERTIFICATE OF OCCUPANCY Printed on: 06/08/00 08:00:53 L.TRACT BLOCK LOT(s) ARB MAPREF PARCELID # (PIN) 2. BOOK/PAGE/PARCEL ORD'S SURVEY 2 1 2 M R 53-66/73 130-5A213 30 5149 - 001 - 003 3 PARCEL INFORMATION BAS Branch Office - LA District Map - 130-5A213 Parking Dist. - CCPD Council District - 9 Energy Zone - 9 Parking Dist. - DPD Community Plan Area - Central City Earthquake-Induced Liquefaction Area - YES Thomas Brothers Map Grid - 634 Census Tract - 2074.000 Near Source Zone Distance - 7.2 ZONE(S): C4-2D/ 4. DOCUMENTS ZI - ZI 145-1008 AFF - AF 90-1466762 (MB) ZI-Z!940 AFF - AFF 36889 CRA - ZI 940 CENTRAL BSN DIST 5. CHECKLIST ITEMS 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053 Applicant. (Relationship: Architect) David Weaver-28492 Ave Placida SAN JUAN CAP 92675 (949) 489-9708 : ZEXISTING USE PROPOSED USE & DESCRIPTION OF WORK OFFICE T.I. AT 7 TH FLOOR, DOORS, WALLS, CEILINGS, ELEV. LOBBY AND 13 Office EXIT CORRIDOR. 17,300 SQ FT. 2 # Bides on Site & Use: COMMERCIAL For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941. 10. APPLICATION PROCESSING INFORMATION For Cashick's Derardisent of Build We din 01605889  $\supset$ BLDG. PC By: Sam Chang DAS PC Bv: LA 05 17 010444 06/08/00 08:34AN OK for Cashier: I Leandro BanguguilamCoord. OK: BLDG PERHIT COMM Signature: / Date: OG **BLDG PLAN CHECK** \$2,234.34 11. PROJECT VALUATION & FEE INFORMATION Final For Period EI COMMERCIAL \$108.99 Permit Valuation: \$519,000 PC Valuation: ONE STOP SURCH \$96.52 \$289.56 SYS DEV FEE FINAL TOTAL Bldg-Alter/Repair 5,358.51 CITY PLAN SURCH \$141.51 Permit Fee Subtotal Bldg-Alter/Rep 2,482.59 **MISCELLANEOUS** \$5.00 Handicapped Access Plan Check Subtotal Bidg-Alter/Rep 2,234.34 \$5,358.51 \$5,358.51 Total Due: Fire Hydrant Refuse-To-Pay Carry Over TD Tran# 010445: E.Q. Instrumentation 108.99 O.S. Surcharge 96.52 00LA 00187 Sys. Surcharge 289.56 Planning Surcharge 141,51 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00 Total Bond(s) Due: Sewer Cap ID: ١ 12. ATTACHMENTS Plot Plan

12 STR	cuhis ni fehrouk 1	Hilling comment
		•
HAPP	JCATION COMMENTS	In the event that any box (i.e. 1-14) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed berein exceeds that required by Section 19225 of the Health and Safety Code of the State of California.
15. Build	ine Relocated From:	
1		ASS LIÇENSE* PHONE.*
(A) W (C) Re	eaver David 28492 Avenida Placida, San Juan Capistrano, CA 926 ellos Construction Inc P O Box 1388, Lomita, CA 907175388 B	C11673 471756 310-257-1107
	Unless a shorter period of time has been established by an official action, plan check approval expires one and a half-years after the plan check fee the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discont days (Sec. 98,0602 LANIC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept.	iminal archandonal for a southwest and discrete
	17. LICENSED CONTRACTOR'S DECLARATION  1 hereby affirm under penalty of perjury that 1 am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the in full force and effect. The following applies to B contractors only: I undertained the limitations of Section 7057 related to my ability to take prime of (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/07 HVAC contractor's & workers' comp.	anatomete ae eukanamana imphiim manisha mada
-	License Class: 2 Lic. No.: 7 11/3 6 Print: 114/C CO 1619 Sign; 11	
<b>-</b>	18. WORKERS' COMPENSATION DECLARATION  Thereby affirm, under penalty of perjury, one of the following declarations:  I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for is issued.	r the performance of the work for which this permit
co /	I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the workers insurance earrier and policy number are:  Carrier: STATE COM. TWS Prolicy Number STATE COM.	ork for which this permit is issued. My workers' obers 73
10	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 and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith complete the state of the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith complete the section 3700 of the Labor Code, I shall forthwith a section 3700 of the Labor Code, I shall forthwith a section 3700 of the Labor Code, I shall forthwith a section 3700 of the Labor Code, I shall forthwith a section 3700 of the Labor Code, I shall forthwith 3700 of the Section 3700 of the Sectio	ly with those provisions.
<b>-</b>	Sign: Men O Date: 18,00   Contractor Authorize	d Agent 🗀 Owner
7	WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PE THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR	ENALTIES AND CIVIL FINES UP TO ONE HUNDRED R CODE, INTEREST, AND ATTORNEY'S FEES
7	19. CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued	(Sec. 3097, Čivil Code)
ۍ	Lender's name:    Lender's address:   20. ASBESTOS REMOVAL	Date: 6 15 00
.0	21. OWNER-BUILDER DECLARATION	
Contract of Section L an Continue L an Conti	affirm under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Profession fact, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he ors License Law (Chapter 9 commercing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and no 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).): the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for structors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or throughout or improve for the purpose of sale). If, however, the building or improvement is sold within one year from completion, the owner-builder or improve for the purpose of sale) which or improve for the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: et of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors Licens exempt uppler Sec.  Bus. & Prof. Code for the following reason:	or she is licensed pursuant to the provisions of the 3 the basis for the alleged exemption. Any violation sale (Sec. 7044, Business & Professions Code: The 12th his or her own employees, provided that such r will have the burden of proving that he or she did
Print:		/ / Owner O Authorized Agent
I certify represent herein. thereof, under po	that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angel make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil unalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and locate or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4).	ating to building construction, and hereby authorize it does not approve or authorize the work specified es nor any board, department office, or employee pon which such work is performed. I further affirm d on my property, but in the event such work does (1.3.4 LAMC).
Print:	MARCO A-LIRA Simil Musel & Dun E. &	/ CO TICONOME TI COMMUNIC VALLES ASSES

- - -



Plot Plan

00016 - 10000 - 04927

Reference #:

Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Status: Ready to Issue Commercial APPLICATION FOR BUILDING PERMIT Status Date: 06/08/00 Counter Plan Check AND CERTIFICATE OF OCCUPANCY Printed on: 06/08/00 08:22:28 I. TRACT BLOCK LOTO ARB MAPREF . PARCEL ID # (PIN) 2. BOOK/PAGE/PARCEL ORD'S SURVEY 2 l 5149 - 001 - 003 M R 53-66!73 130-5A213 30 3. PARCEL INFORMATION BAS Branch Office - LA District Map - 130-5A213 Parking Dist. - CCPD Council District - 9 Energy Zone - 9 Parking Dist. - DPD Community Plan Area - Central City Earthquake-Induced Liquefaction Area - YES Thomas Brothers Map Grid - 634 Census Tract - 2074,000 Near Source Zone Distance - 7.22919 ZONE(S): C4-2D/ 4 DOCUMENTS ZI - ZI 145-1008 AFF - AF 90-1466762 (MB) ZI - ZI 940 AFF - AFF 36889 CRA - ZI 940 CENTRAL BSN DIST S. CHECKLIST ITEMS & PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s) Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053 213-237 5000 Applicant: (Relationship: Architect) David Weaver -(949) 489-9708 PROPOSED USE ZEXISTING USE L DESCRIPTION OF WORK 13 Office NEW RATED ELEVATOR VESTIBULES ON SOUTH SIDE FOR 5 FLOORS (#3,4,6,8 &9) & FOR BASEMENT B2 ON NORTH SIDE. 2. # Rides on Site & Uses 1-OFFICE For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941. 10. APPLICATION PROCESSING INFORMATION For Cashier's Use Only W/0 #: 01604927 LA Department of Building and Safety BLDG. PC By: Indravadan Parikh DAS PC By: LA 05 17 010445 06/08/00 08:38AM OK for Cashier: Leandro BanguguilamCoord. OK: Signature: BLDG PERMIT COMM EI COMMERCIAL Date: \$403.00 \$13.02 11. PROJECT VALUATION & FRE INFORMATION Final Fee Period ONE STOP SURCH \$12.32 Permit Valuation: \$62,000 PC Valuation: SYS DEV FEE CITY PLAN SURCH \$36.96 \$18.09 688.39 Permit Issuing Fee FINAL TOTAL Bidg-Alter/Repair 0.00 MISCELLANEOUS \$5.00 Permit Fee Subtotal Bldg-Alter/Rep 603.00 **Energy Surcharge** Subtotal: \$688.39 Handicapped Access Supp. Plan Check 0.00 Carry Over FRBM Trant 018444 \$5,358.51 Plan Maintenance Fire Hydrant Refuse-To-Pay Total Due: \$6,046.90 E.O. Instrumentation 13.02 \$1,046.90 Check: Supp. O.S. Surcharge 12,32 Check: \$5,000.00 Supp. Sys. Surcharge 36.96 Planning Surcharge Misc Fee 5.00 00LA 00188 Supp. Planning Surcharge 18.09 Sewer Cap ID: Total Bond(s) Due:

LIT ŽIKACIANE DÁŠENIOBA (* 14 – 15)		,	to expect the	
14. APPLICATION COMMENTS	·		le the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information	
	•		that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds	
			that required by Section 19825 of the Health and Safety Code of the State of California.	
15. Building Relocated From:				
14 CONTRACTOR ARCHITECT, & ENGINEER NAME	ADDRESS		ASS LICENSES PHONES	
(A) Weaver David (C) Rellos Construction Inc	28492 Avenida Placida, P O Box 1388.	San Juan Capistrano, CA 926 Lomita, CA 907175388 B	C11673 949-489 9708 471756 310-257-1107	
(C) Action Constitution inc	1 O BOX 1500,	Lonna, CA 90/1/3388 B	471756 310-257-1107	
Unless a shorter period of time has been establi	shed by an official action, plan check approve	l expires one and a half years after the plan check for	has been paid. This permit expires two years after	
i the outging permit tee has been paid or 180 da	ys affet the fee has been paid and construction	n has not commenced or if work is suspended, discort the date of expiration for permits granted by the Dept	rimed or shandoned for a continuous needed of 120	
I hereby affirm under penalty of perjury that I a	m licensed under the provisions of Chapter 9	FRACTOR'S DECLARATION (commencing with Section 2000) of Division 3 of the	e Rusiness and Professions Code and you license is	
in mill force and effect. The following applies to	) is contractors only: I understand the limitation	ns of Section 7057 related to my ability to take prime lumbing, and/or HVAC contractor's & workers) com	contracts or enforcement into him executive sender	
License Class: B Lic. No.: 4717	756 Print MARCO	LIRH Sign:	leno, 5	
	18. WORKERS' COM	PENSATION DECLARATION		
Thereby affirm, under penalty of perjury, one o	the following declarations:	as provided for by Section 3700 of the Labor Code, f	or the performance of the work for which this permit	
C \   S MARGE.				
1 have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worken' compensation insurance carrier and policy number are:  Carrier: Stare Con. Ins. Full olicy Number 946.00001 + 0006673				
· /]	, , , , , , , , , , , , , , , , , , , ,		<del>\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ </del>	
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.				
Sign: All Contractor & Authorized Agent Owner				
WARNING: FAILURE TO SECURE WORKERS' C THOUSAND DOLLARS (\$100,000), IN ADDITION	DMPENSATION COVERAGE IS UNLAWFUL, AT TO THE COST OF COMPENSATION, DAMAGE	ND SHALL SUBJECT AN EMPLOYER TO CRIMINAL P S AS PROVIDED FOR IN SECTION 3706 OF THE LABO	ENALTIES AND CIVIL FINES UP TO ONE HUNDRED OR CODE, INTEREST, AND ATTORNEY'S FEES	
19. CONSTRUCTION LENDING AGENCY				
I hereby affirm under penalty of perjury that the	re is a construction lending agency for the pe	formance of the work for which this permit is issued	(Sec. 3097, Civil Code).	
Lender's name:		er's address:STOS REMOYAL /		
Notification of asbestos removal: Is not ap	plicable 🔲 Letter was sent to the AQMD	or EPA Sign:	Date: 6 / 8/00	
		ILDER DECLARATION		
I hereby affirm under penalty of perjury that I am exempt to construct, alter, improve, demolish, or repair any struct	ture, prior to its issuance, also requires the ann	dicant for such nernit to file a signed untersent that h	e or she it licensed numbers to the provisions of the	
Contractors License Law (Chapter 9 confinencing with Section 7031.5 by any applicant for a permit subjects.	the applicant to a civil penalty of not more the	an five hundred dollars (\$500).b		
I, as the owner of the property, or my employees will Contractors License Law does not apply to an owner	r of property who builds or improves thereor	s, and who does meh work himself or benelf or the	with his or her own employees, provided that such	
improvements are not intended or offered for sale. I not build or improve for the purpose of sale)			• • •	
3 L as the owner of the property am exclusively controver of property who builds or improves thereon, a	and who contracts for such projects with a cor	structor(s) licensed nursuant to the Contractors Licen	: The Contractors License Law does not apply to an ise Law.)	
O, I am exempt under Sec.	•			
Print:		Date:	/ / Owner O Authorized Agent	
I certify that I have read this application and state that the	above information is correct. I agree to compl	DECLARATION by with all city and coursy ordinances and state laws re	elating to building construction, and hereby authorize	
representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified berein. Also that it does not authorize or permit any violation of failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles are any board, department officer, or employees				
thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property. But in the event such work does				
destroy or unreasonably interfere with such easement, a	substitute easement(s) satisfactory to the hold	er(s) of the easement will be provided (Sec. 91.0106	43.4 LAMC).	
Print MARCO LIRI	3 Sign:	Date: 6 18	Owner Contractor Author Agent	
· · · · · · · · · · · · · · · · · · ·				

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145 SSpring St

Permit Application #:

00016 - 10000 - 04927

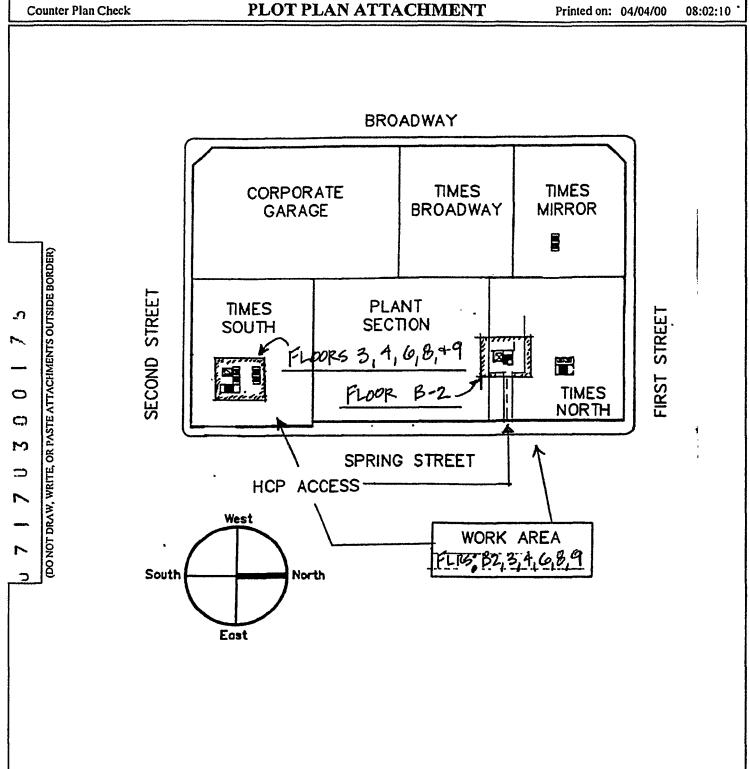
Bldg-Alter/Repair Commercial

City of Los Angeles - Department of Building and Safety

Plan Check #: APC Initiating Office: METRO

Printed on: 04/04/00

08:02:10



## 145 S Spring St 2ND FLOOR

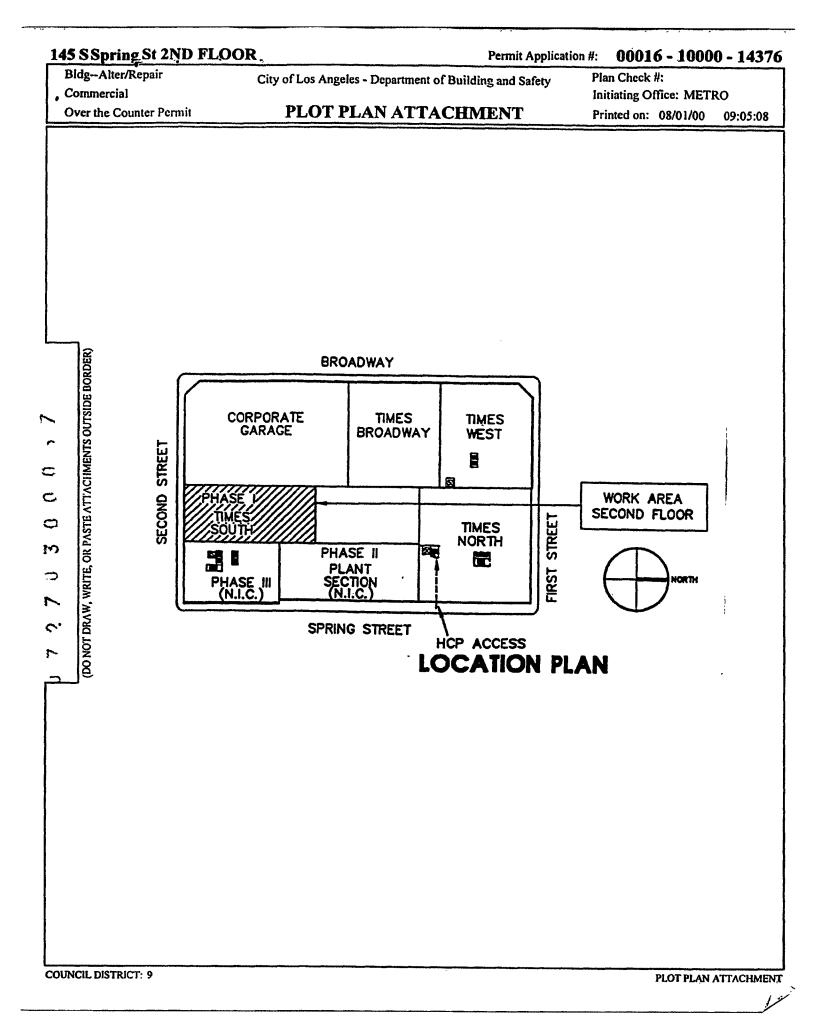


00016 - 10000 - 14376

Ref. #:

City of Los Angeles - Department of Building and Safety Bldg-Alter/Repair Status: Ready to Issue APPLICATION FOR BUILDING PERMIT Commercial Status Date: 10/19/00 AND CERTIFICATE OF OCCUPANCY Over the Counter Permit Printed on: 10/19/00 11:17:27 LTRACT BLOCK LOTO ARB MAPRET PARCEL ID # (PIN) <u> 2. Dookpage/Parcel</u> **ORD'S SURVEY** 2 1 M R 53-66/73 130-5A213 30 5149 - 001 - 003 3 PARCEL INFORMATION BAS Branch Office - LA Census Tract - 2074.000 Lot Cut Date - PRIOR 12/04/1944 District Map - 130-5A213 Bldg. Line - No/NA Near Source Zone Distance - 7.22919 Council District - 9 Energy Zone - 9 Oil Well - None Community Plan Area - Central City Earthquake-Induced Liquefaction Area - YES Parking Dist. - CCPD ZONIES: C4-2D/ 4 DOCUMENTS ZI - ZI 145-1008 AFF - AFF 36889 ZI - ZI 940 ÄFF - ÄF 90-1466762 (MB) **A CRECKLIST ITEMS** 5 Std. Work Descr - Interior Non-struct, Remo 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053 C Tenati Q Applicant: (Relationship Architect) David Weaver -28492 Ave. Placida SAN JUAN CAPISTRANO, CA 92 (949) 489-9708 PROPOSED USE ZEXISTING USE 8. DESCRIPTION OF WORK T.I. REMOVE & REPLACE NON-STRUC, PARTITIONS (N) CLG. GRID. (N) 13 Office SHOWER & (N) TEST KITCHEN. SHAFT/HOOD UNDER SEP. PERMIT. rti for soon cha 0 \* # Bldgs on Site & Un: HIGH RISE For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD 18. APPLICATION PROCESSING INFORMATION Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845) BLDG. PC By: Soon Cho DAS PC By: W/O #: 01614376 OK for Cashier: Chi Yang For Cashier's Use Only Coord. OK: LA Department of Buildins and Safety Signature: .Date: / LA 04 17 021847 10/19/00 11:23AM 11. PROJECT VALUATION & FEE INFORMATION Find Fee Period BLOG PERMIT COMM \$1,625.63 Permit Valuation: \$300,000 PC Valuation: BLDG PLAN CHECK \$1,463.06 EI COMMERCIAL \$63.00 FINAL TOTAL Bidg-Alter/Repair 3.501.48 ONE STOP SURCH \$63.03 Permit Fee Subtotal Bldg-Alter/Rep 1,625.63 SYS DEV FEE \$189.10 Handicapped Access CITY FLAN SURCH \$92.66 Plan Check Subtotal Bidg-Aiter/Rep 1,463.06 HISCELLANEOUS \$5.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 63.00 Total Due: \$3,501.48 O.S. Surcharge 63.03 Check: \$3,501.48 Sys. Surcharge 189.10 Planning Surcharge 92.66 00LA 05255 Planning Surcharge Misc Fee 5.00 Permit Essuing Fee 0.00 Sewer Cap ID: Total Bond(s) Due: 12 ATTACHMENTS Plot Plan

IN STRUCTURE MARKETORY, 1 (1) 11	Mender of the Same Same
14 APPLICATION COMMENTS	In the event that any box (Le. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed hereis exceeds that required by Section 1925 of the Health and Safety Code of the State of California.
15. Building Respected From:	
16 CONTRACTOR, ARCHITECT, & ENGINEER NAME. ADDRESS	CLASS LICENSES PHONE 4
(A) Weaver David 28492 Avenida Placida, San Juan Capistrat (C) Rellos Construction Inc P O Box 1388, Lomita, CA 90717	
	:
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work i days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits 17. LICENSED CONTRACTOR'S DECLARAT	s suspended, discontinued or abandoned for a continuous period of 180 granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).
I hereby affirm under penalty of perjuty that I am licensed under the provisions of Chapter 9 (commencing with Section, 7000 in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improveme B commencers only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts in	of Division 3 of the Business and Professions Code, and my license is at contractor per B&P Code, Section 7150.2c. The following applies to
License Class: B-Lic. No.: 471756 Print: MCVCO LIVO	Sign:
18. WORKERS' COMPENSATION DECLARAT  Thereby affirm, under penalty of perjury, one of the following declarations:  Thereby affirm, under penalty of perjury, one of the following declarations:  Thereby affirm, under penalty of perjury, one of the following declarations:  I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of is itsued.	•
I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the p compensation insurance earrier and policy number are:	erformance of the work for which this permit is issued. My workers'Policy Number: 04600 W17000667
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall not employ any person in any manner as	shall forthwith comply with those provisions.
Sign: Date: 10 //9 / 0 Control  WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOY	ector Authorized Agent   Owner
THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION	I 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
19. CONSTRUCTION.LENDING AGENCY Thereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which	this permit is issued (Sec. 3097, Civil Code).
Lender's name:  Lender's name:  20. ASBESTOS REMOVAL /	
Notification of asbestos removal: [7] is not applicable   Letter was sent to the AQMD or EPA   Sign:   21. OWNER-BUILDER DECLARATION	Date: 101/9 00
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5; But to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a sig Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$\$500,):  I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not int Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work hims improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completing the build or improve for the purpose of sale)	ned statement that he or she is licensed pursuant to the provisions of the exempt therefrom and the basis for the alleged exemption. Any violation ended or offered for sale (Sec. 7044, Business & Professions Code: The offerself or through his or her own employees, provided that such
L, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the lam exempt under Sec, Bus. & Prof. Code for the following reason:	t Professions Code: The Contractors License Law does not apply to an e Contractors License Law.)
Print:Sigm:	Date: / / Downer Dathorized Agent
22. FINAL DECLARATION  I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinan representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application to herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither to thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be pro-	or inspection and that it does not approve or authorize the work specified be City of Los Angeles nor any board, department officer, or employee property nor the soil upon which such work is performed. I further affirm g to others and located on my property, but in the event such work does!
Print Marco Lira sign: Merro Di	Date: 10119100 Owner Contractor Author, Agent



Printed: 08/06/01 07:55 AM

Bldg--Alter/Repair Commercial Counter Plan Check

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT

AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 08/06/2001

 $(\tilde{J})$ 1. TRACT ORD'S SURVEY

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BLOCK LOT(s) 2 1

ARB MAP REF# M R 53-66/73 PARCEL ID # (PIN) 130-5A213 30 2. BOOK/PAGE/PARCEL 5149 - 001 - 003

( ∨ 3. PARCEL INFORMATION

BAS Branch Office - LA Council District - 9 Community Plan Area - Central City

District Map - 130-5A213 Energy Zone - 9 Fire District - 1

Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2 Parking Dist. - CCPD

Census Tract - 2074.000

Parking Dist. - DPD

ZONE(S): C4-2D /

Earthquake-Induced Liquefaction Area - YES

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4. DOCUMENTS

ZI - ZI-145-1008

CRA - ZI 940 CENTRAL BSN DIST

ZI - ZI-940

AFF - AF-90-1466762-MB

ORD - ORD-164307-SA430

AFF - AFF-36889

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

Applicant: (Relationship: Architect)

David Weaver -

28492 Avenue Placida

SAN JUAN CAPISTRANO, CA 92 (949) 489-9708

7.EXISTING USE

(13) Office

8. DESCRIPTION OF WORK

OFFICE T.I. AT 8TH FLOOR. ROMOVE & REPLACE DOORS, WALLS, CEILINGS, & RESTROOMS, NEW RATED ELEVATOR LOBBY & EXIT CORRIDOR. 17,300 S.F.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Tim Fan

OK for Cashier:

DAS PC By:

PROPOSED USE

Signature

Jesse Jimenez

Coord, OK: Date:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$490,000

FINAL TOTAL Bldg-Alter/Repair 2 750 99 PC Valuation:

Handicapped Access

Permit Fee Subtotal Bldg--Alter/Rep 2,373.75

Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation 102.90 Supp. O.S. Surcharge 49.53 Supp. Sys. Surcharge 148.60 Planning Surcharge Misc Fee 5.00 Supp. Planning Surcharge 71.21

Sewer Cap ID:

Permit Issuing Fee

Total Bond(s) Due:

12. ATTACHMENTS Plot Plan

0.00

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

Call toll-free (888) LA4BUILD Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

BUILDING PERMIT COMM 02/373.75 EI COMMERCIAL

\$102,90 \$4**9**,53 ONE STOP SURCH SYSTEMS DEVT FEE 9148,60 CXTY PLANNING SURCH MISCELLANEOUS 95,00

> Total Due: 92,750,99 Check 5 \$2,750.99

CILA 16226

13. STRU	TURE INVENTORY	
14. APPLI	CATION COMMENTS	In the event that any box (i.e. 1-16) is filled to
15.1		capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15, Buildi	g Relocated From:	
16. CONT	KACTOK ARCHITECTURE ENGINEER TOWN	ASS LICENSE# PHONE#
(A) We (C) Re	aver David 28492 Avenida Placida, San Juan Capistrano, CA 926 los Construction Inc P O Box 1388, Lomita, CA 907175388 B	C11673 949-489-9708 471756 310-257-1107
<u> </u>	Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fe	e has been paid. This permit expires two years after
	Unless a shorter period of time has been paid or 180 days after the feel has been paid and construction has not commenced or if work is suspended, discordays (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dep	
<b>√</b>	17. LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Be contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty to the contract of the contra	KA Code, Section 1130. ve. The following abbites to !
<b>E</b>	License Class: 2- Lic. No.: 47175 C Print: MCCC LICO Sign: A	lie-el L-
	18. WORKERS' COMPENSATION DECLARATION	
<u>~</u>	<ul> <li>I hereby affirm, under penalty of perjury, one of the following declarations:</li> <li>I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, is issued.</li> </ul>	
<b>,</b> ~	☐ I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the compensation insurance carrier and policy number are:  Carrier: Policy N	
نام د	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 aub and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith com-	ply with those provisions.
بالناسد . حم	Sign: Date: \$ 16 16   Contractor & Author	ized Agent 🔲 Owner
•	WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LAB	PENALTIES AND CIVIL FINES UP TO ONE HUNDRED OR CODE, INTEREST, AND ATTORNEY'S FEES.
<u>:~</u>	19. CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued.	ed (Sec. 3097, Civil Code).
	Lender's name:  Lender's address:  20. ASRESTOS REMOVAT	<del>1</del>
	Lender's name:  20. ASBESTOS REMOVAL  Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign:  21. OWNER-BUILDER DECLARATION	Date: \$ 150 1C
to cons Contrac of Sect	raffirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Profession ruct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that tors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom to 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):  If the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for	and the basis for the alleged exemption. Any violation or sale (Sec. 7044, Business & Professions Code: The
Co imp	stractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work nimited or nersen or un revernents are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-buil build or improve for the purpose of sale).	der will have the burden of proving that he or she did
	ner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License pursuant to the Contract	cisc Law.)
Print:	Sign: Date:	/ / Owner Authorized Agent
herein. thereof	22. FINAL DECLARATION  That I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws intatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and or Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los An make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the so enalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility essement helonging to others and loc or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.010).	use it does not approve to administe up work approve geles nor any board, department officer, or employee il upon which such work is performed. I further affirm atted on my property, but in the event such work does
Print	Sign: /// Date: 8/	Owner (Contractor   Author, Agent

145 S Spring St 8TH - FLR Permit Application #: 01016 - 10000 - 08236 Bldg--Alter/Repair (J) Plan Check #: City of Los Angeles - Department of Building and Safety Commercial (D (D Initiating Office: METRO Counter Plan Check PLOT PLAN ATTACHMENT Printed on: 05/08/01 14:13:33 **BROADWAY** (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) CORPORATE **TIMES GARAGE MIRROR** TIMES **BROADWAY** SECOND STREET WORK AREA (8th FLOOR) FIRST STREET TIMES **NORTH PLANT** SECTION SPRING STREET **LOCATION PLAN** HCP PATH OF TPAVEL **COUNCIL DISTRICT: 9** PLOT PLAN ATTACHMENT

### 145 S Spring St 8TH - FLR

Plot Plan

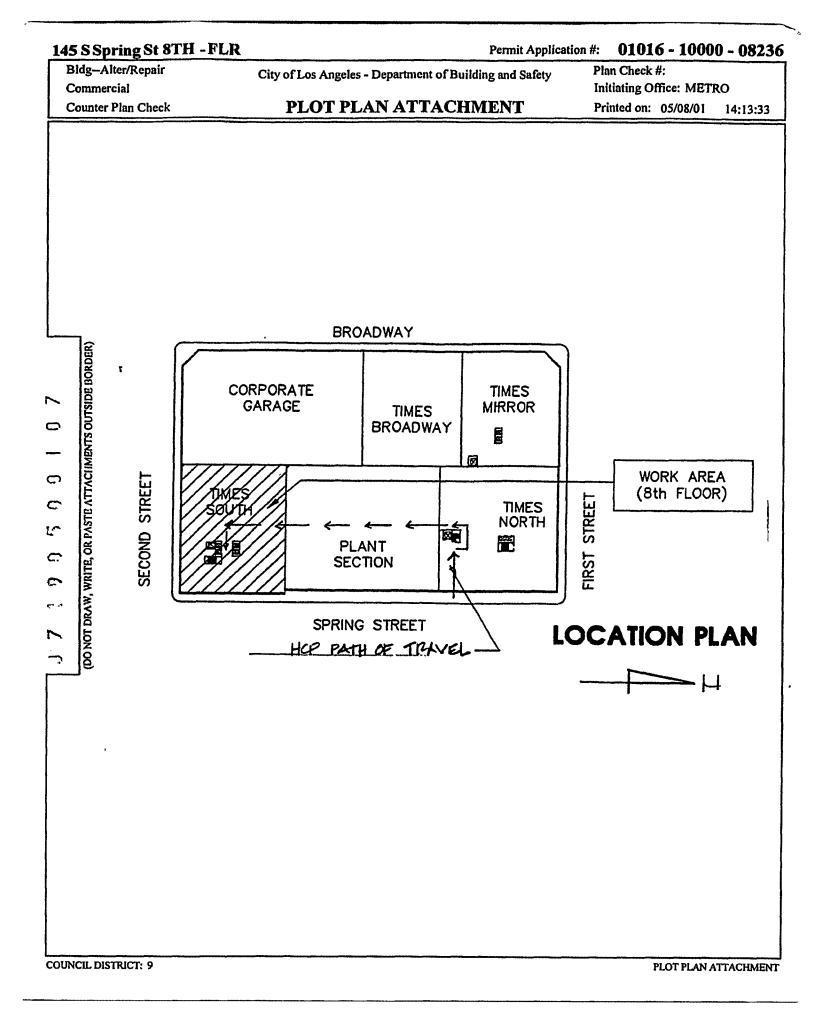


01016 - 10000 - 08236

Printed: 08/06/01 07:55 AM

City of Los Angeles - Department of Building and Safety Bldg--Alter/Repair APPLICATION FOR BUILDING PERMIT Last Status: Ready to Issue Commercial Status Date: 08/06/2001 AND CERTIFICATE OF OCCUPANCY Counter Plan Check MAPREF PARCEL ID # (PIN) 2. BOOK/PAGE/PARCEL roma ARE 1.TRACT BLOCK 5149 - 001 - 003 2 M R 53-66/73 130-5A213 30 **ORD'S SURVEY** 2 1 3. PARCEL INFORMATION District Map - 130-5A213 Lot Cut Date - 12/04/1944 BAS Branch Office - LA Near Source Zone Distance - 7.2 Council District - 9 Energy Zone - 9 Parking Dist. - CCPD Fire District - 1 Community Plan Area - Central City Parking Dist. - DPD Census Tract - 2074.000 Earthquake-Induced Liquefaction Area - YES ZONE(S): C4-2D/ I. DOCUMENTS CRA - ZI 940 CENTRAL BSN DIST Z1 - ZI-145-1008 ZI - ZI-940 AFF - AF-90-1466762-MB AFF - AFF-36889 ORD - ORD-164307-SA430 LC S. CHECKLIST ITEMS Std. Work Descr - Interior Non-struct. Remo 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION LOS ANGELES CA 90053 Tmct Llc 0 1 Times Mirror Square Applicant' (Relationship Architect) 28492 Avenue Placida SAN JUAN CAPISTRANO, CA 92 (949) 489-9708 David Weaver -C 8. DESCRIPTION OF WORK 7.EXISTING USE PROPOSED USE (13) Office OFFICE T.I. AT 8TH FLOOR. ROMOVE & REPLACE DOORS, WALLS, CEILINGS, -& RESTROOMS, NEW RATED ELEVATOR LOBBY & EXIT CORRIDOR. 17,300 S.F. ٠-For information and/or inspection requests originating within LA County, 9. # Bldgs on Site & Use: Call toll-free (888) LA4BUILD 10. APPLICATION PROCESSING INFORMATION (LA4BUILD = 524-2845) Outside LA County, call (213)-977-6941. BLDG. PC By: Tim Fan DAS PC By: For Cashier 12 04 10 040440 08/06/01 OK for Cashier: esse Jimenez Coord..OK: Signature-Date: BUILDING PERMIT COMM 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period EI COMMERCIAL Permit Valuation: \$490,000 PC Valuation: DNE STOP SURCH SYSTEMS DEVT FEE CITY FLANNING SURCH FINAL TOTAL Bldg-Alter/Repair 2,750.99 Permit Fee Subtotal Bldg-Alter/Rep 2,373.75 MISCELLANEOUS Handicapped Access Fire Hydrant Refuse-To-Pay Total Due: \$2,750,99 E.O. Instrumentation 102.90 Check: \$2,750,99 Supp. O.S. Surcharge 49.53 Supp. Sys. Surcharge 148.60 DILA 16326 Planning Surcharge Misc Fee 5.00 Supp. Planning Surcharge 71.21 Permit Issuing Fee 0.00 Sewer Cap ID: Total Bond(s) Due: 12 ATTACHMENTS

12.STR	UCTUBE INVENTORY	, 1
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<u></u>	LICATION COMMENTS	To the second that some has first 100 is filled to
15.011	MCATION CARDINATE	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information
ł		that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds
]		that required by Section 19825 of the Health and Safety Code of the State of California.
15 Ruil	iing Relocated From:	
		ASS LICENSEM PHONEM
	Veaver David 28492 Avenida Placida, San Juan Capistrano, CA 926	C11673 949-489-9708
	ellos Construction Inc P O Box 1388, Lomita, CA 907175388 B	471756 310-257-1107
	citos constituenen inte	
l		
	Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, disconnected to the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, disconnected to the building permit fee has been paid or 180 days after the plan check fee	has been paid. This permit expires two years after
	days (Sec. 98,0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept	of Building & Safety (Sec. 22.12 & 22.13 LAMC).
	17. LICENSED CONTRACTOR'S DECLARATION  1 hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the	Business and Business Code and my license is
₹	in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&	P Code, Section 7150.2c. The following applies to
	B contractors only: I understand the limitations of Section 7057 related to myrability to take prime contracts or subcontracts involving specialty to	ades.
	License Class: 3-1 Lic, No.: 471756 Print: WOYCE LICE Sign: A	The Comment
	18. WORKERS' COMPENSATION DECLARATION	
Ć.	I hereby affirm, under penalty of perjury, one of the following declarations:    I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for	or the performance of the work for which this permit
	is issued.	
<u></u>	I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the v	ork for which this permit is issued. My workers'
~	compensation insurance carrier and policy number are:  Carrier:Policy Nu	mber:
	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 subj	ect 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 comp	ly with those provisions.
~	Sign: Micros C Date: B16101   Contractor Authoriz	ed Agent 🗋 Owner
	WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL P	ENALTIES AND CIVIL FINES UP TO ONE HUNDRED
· 🕶	THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABO	OR CODE, INTEREST, AND ATTORNEY'S FEES.
	19. CONSTRUCTION LENDING AGENCY	
	I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued	l (Sec. 3097, Civil Code).
<del>-</del> ->	Lender's name: Lender's address:	
	20. ASBESTOS REMOVAI	- 2.0.01
	Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: 121. OWNER-BUILDER DECLARATION	Date: 216/01
	by affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Profession	ne Code: Any eity or county which requires a nermit
to con	struct, after, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that I	ic or she is licensed pursuant to the provisions of the [
l of Sec	ictors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom a tion 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):	
	as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for outractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or the	sale (Sec. 7044, Business & Professions Code; The bugh his or her own employees, provided that such
im	provements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-build	er will have the burden of proving that he or she did
1 D 1.	it build or improve for the purpose of sale) as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code	The Contractors License Law does not apply to an
	vner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License under Sec	se Law.)
1		/ / D Owner D Authorized Agent
Print:		U Owner U Authorized Agent
1	22. FINAL DECLARATION  fy that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws re	shing to building construction and hawks auch a line
repres	entatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and the	at it does not approve or authorize the work specified
thereo	. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Ango, f, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil	upon which such work is performed. I further affirm
under	penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility effement belonging to others and loca y or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the epfement will be provided (Sec. 91.0106	ted on my property, but in the event such work does
] acsuo	y or managementy interiorie with some constitution and interior some interior to the induction of the experiment with the provided (Sec. 91.4100)	
Print:	Marco # Lira sign: /// L - Date: 8 16	10 Owner O'Contractor   Author. Agent





02016 - 10000 - 17835

Last Status: Ready to Issue

Status Date:

10/01/2002

Printed: 10/01/02 08:31 AM

Bldg-Alter/Repair Commercial Plan Check at Counter

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT

AND CERTIFICATE OF OCCUPANCY

No Submit Plan Check 1. TRACT BLOCK LOTO <u>ARB</u>

MAP REF PARCEL ID # (PIN) 2 M R 53-66/73 130-5A213 30 2. BOOK/PAGE/PARCEL 5149 - 001 - 003

3. PARCEL INFORMATION

ORD'S SURVEY

BAS Branch Office - LA Council District - 9

Community Plan Area - Central City

Census Tract - 2073.000 Census Tract - 2074.000 District Map - 130-5A213

Energy Zone - 9

Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - YES

Lot Cut Date - 12/04/1944

Near Source Zone Distance - 7.2

Parking Dist. - CCPD Parking Dist. - DPD

Thomas Brothers Map Grid - 634-F4

ZONE(S): C4-2D/

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4. DOCUMENTS

ZI - ZI-145-1008

CRA - CITY CENTER REDEV PRICT

PROPOSED USE

181.64

157.50

0.00

1.68

3.18

9.55

4.73

5.00

0.00

Z1 - ZI-940 AFF - AF-90-1466762-MB

AFF - AFF-36889

2

1

ORD - ORD-164307-SA430 CRA - CENTRAL BSN DIST (AMENDE

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct, Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

2132375000

Tenant:

Applicant: (Relationship: Architect)

David Weaver -

28492 Placida Ave

SAN JUAN CAPISTRANO, CA 92675 (949) 489-9708

ZEXISTING USE

(13) Office

8. DESCRIPTION OF WORK

02

PROPOSED ELEVATOR LOBBY ENCLOSURES ON B2/B3 LEVELS.

9. # Bidgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: \\\\\awrence Quirante

OK for Cashier:

Julio Zafra

DAS PC By: Coord. OK:

Date:

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

Call toll-free (888) LA4BUILD

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

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/0 #: 21617835

Project Name: Department of Buildins and Safety LA 05 26 066393 10/01/02 08:41AM

BUILDING PERMIT COMM \$157.50 EI COMMERCIAL \$1.68 ONE STOP SURCH \$3.18 SYSTEMS DEVT FEE \$9.55 CITY PLANNING SURCH \$4.73 MISCELLANEOUS \$5.00

> Total Due: Check:

\$181.64 \$181.64

02LA 33819

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

FINAL TOTAL Bldg-Alter/Repair Permit Fee Subtotal Bldg-Alter/Repa

Handicapped Access

Plan Check Subtotal Bldg-Alter/Rep Fire Hydrant Refuse-To-Pay

Signature:

E.Q. Instrumentation O.S. Surcharge

Sys. Surcharge Planning Surcharge

Planning Surcharge Misc Fee Permit Issuing Fee

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan



13.	STRUCTURE INVENTORY	02016 - 10000 - 17835
14.	APPLICATION COMMENTS	In the event that any box (i.e. 1-16) is filled to capacity, it
Mo	odification dated 9/11/02 to allow only exit to travel thru elevator looby.	is possible that additional information has been captured electronically and could not be printed due to space
		restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and
		Safety Code of the State of California.
	Building Retocated From:	
	CONTRACTOR, ARCHITECT, & ENGINEER NAME  ADDRESS  28492 Avenida Placida,  San Juan Capistrano, CA 92675	CLASS LICENSE# PHONE# C11673
	P O Box 1388, Lomita, CA 907175388	B 471756 310-257-1107
	·	
	PERMIT EXPIRATION  This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performe	d for a continuous period of 180 days (Sec. 98.0602
	LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of	of Building & Safety (Sec. 22.12 & 22.13 LAMC).
	17. LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of I	Division 3 of the Business and Professions Code, and
F27	my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Ir Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business	norovement contractor per Business and Professions
	prime contracts or subcontracts involving specialty trades.	,
	License Class: P. Lic. No.: 47/75 6 Contractor: Cell 3 (as f	
C'	18. WORKERS' COMPENSATION DECLARATION	
<b>C</b> L	1 hereby affirm, under penalty of perjury, one of the following declarations:	she I show Code, for the performance of the work for
<b>1</b> 7	() 1 have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of which this permit is issued.	the Labor Code, for the performance of the work for
N D	(L) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performan	ce of the work for which this permit is issued. My
C		61// 07 11/14 0001 07 3
<b>P</b> SSS		946-02 VINIT 000673
v	(_) 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 a laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the	s to become subject to the workers' compensation  Labor Code, Lishall forthwith comply with those
F. 1	provisions.	22201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 20201 2
[=	WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT.	AN EMPLOYER TO CRIMINAL PENALTIES
3	AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPE IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	ENSATION, DAMAGES AS PROVIDED FOR
	19. ASBESTOS REMOVAL DECLARATION  I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 o	f the Health and Safety Code
Г	20. CONSTRUCTION LENDING AGENCY DECLARATION	
	I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is in	issued (Sec. 3097, Civil Code).
	Lender's name (if any): Lender's address:	
Ī	21. FINAL DECLARATION	
١,	I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the country ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the country ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the country ordinances.	upon the above-mentioned property for inspection
- 17	purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make	any warranty, nor shall be responsible for the
- 1	performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I furt work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the	ther affirm under penalty of perjury, that the proposed
Ľ	with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).	The state of the s
Ī	By signing below, I certify that:	Dealerstine Construction V - Jim A
	(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Re Declaration and Final Declaration; and	emoval Declaration, Construction Lending Agency
	(2) This permit is being obtained with the consent of the legal owner of the property.	-C/-C ZContractor & Authorized Agent
- 1	Print Name: LAOVO LIV~ Sign: // Date: 10	Authorized Agent

145 SSpring St.

Permit Application #:

02016 - 10000 - 17835

Bldg-Alter/Repair

Commercial

No Submit Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:

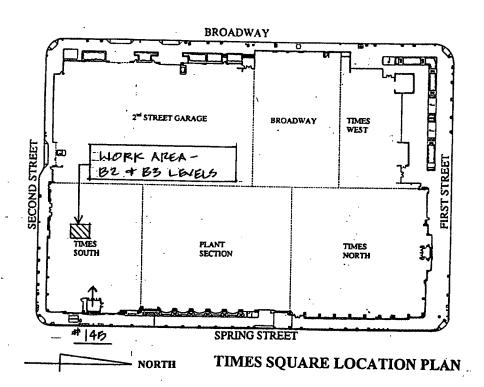
Initiating Office: METRO

Printed on: 09/11/02

/02 14:39:55

PLOT PLAN ATTACHMENT

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





04016 - 10000 - 19386

Printed: 10/26/04 09:55 AM

(213) 237-5000

(LA4BUILD = 524-2845)

\$326.25

Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT Appointment Plan Check AND CERTIFICATE OF OCCUPANCY Plan Check Submittal

Last Status: Ready to Issue Status Date: 10/26/2004

I. TRACT **BLOCK** LOT(s) COUNTY MAP REF # PARCEL ID # (PIN #) 2. ASSESSOR PARCEL # 5149 - 001 - 003 **ORD'S SURVEY** 2 1 M R 53-66/73 130-5A213 30

3. PARCEL INFORMATION

Area Planning Commission - Central Census Tract - 2073.00 Earthquake-Induced Liquefaction Area - YES LADBS Branch Office - LA Census Tract - 2074.00 Lot Cut Date - 12/04/1944 District Map - 130-5A213 Council District - 9 Near Source Zone Distance - 7.2 Certified Neighborhood Council - Downtown Los Angele Energy Zone - 9 Parking Dist. - CCPD

Community Plan Area - Central City Fire District - 1 (Entire parcel) Parking Dist. - DPD

ZONE(S): C4-2D/

4. DOCUMENTS

ZI - ZI-145-1008 CRA - ZI 940 CENTRAL BSN DIST AFF - AF-90-1466762-MB ZI - ZI-2319 Central Bsn District Redeve CPC - CPC-1986-606 AFF - AFF-36889

ZI - ZI-940 Central Bsn District Redevel CDBG - BID-Downtown Center ORD - ORD-164307-SA430 CDBG - LARZ-Central City

5. CHECKLIST ITEMS

Fabricator Reqd - Structural Steel Special Inspect - Field Welding

Special Inspect - Concrete>2.5ksi Std. Work Descr - Interior Non-struct. Remo

Special Inspect - Epoxy Injection

6. PROPERTY OWNER. TENANT. APPLICANT INFORMATION
Owner(s):

Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053

- Los Angeles Times

**TIMES SQUARE** Applicant: (Relationship: Architect)

David Weaver -28492 Ave. Placida SAN JUAN CAPISTRANO, CA 9267. (949) 489-9709

PROPOSED USE 7.EXISTING USE

8. DESCRIPTION OF WORK

(13) Office TENANT IMPROVEMENT ON 4TH FLOOR: EXTEND (E) CORRIDOR AND CREATE 18' LONG CONCRETE RAMP. INCLUDES (N) INTERIOR NON-BEARING PARTITIONS AND CEILING SYSTEMS. RELOCATE (E) STEEL BRACING ONE BAY OVER FOR CORRIDOR RELOCATION.

9. # Bides on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Lawrence Quirante DAS PC By: OK for Cashier: Lawrence Quirante Coord. OK:

Manesue Riverte Date: 10-26-04

1 000 400		
11. PROJECT VALUATION & FEE INFORMA	VTION Final Fee Period	
Permit Valuation: \$20,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	371.68	
Permit Fee Subtotal Bldg-Alter/Reps	326.25	
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Rep	0.00	
Fire Hydrant Refuse-To-Pay	0.00	
E.Q. Instrumentation	4.20	
O.S. Surcharge	6.61	
Sys. Surcharge	19.83	
Planning Surcharge	9.79	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	
1		
I .		

Total Bond(s) Due:

12. ATTACHMENTS

Sewer Cap ID:

Plot Plan

EI COMMERCIAL \$4.20 ONE STOP SURCH \$6.61 SYSTEMS DEVT FEE \$19.83 CITY FLANNING SURCH \$9.79 MISCELLANEOUS \$5.00

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

Call toll-free (888) LA4BUILD

For Cashien's Use Dalytment of Build W/9 #and 1519 1869

**BUILDING PERMIT COMM** 

LOS ANGELES, CA 90035

Outside LA County, call (213) 482-0000.

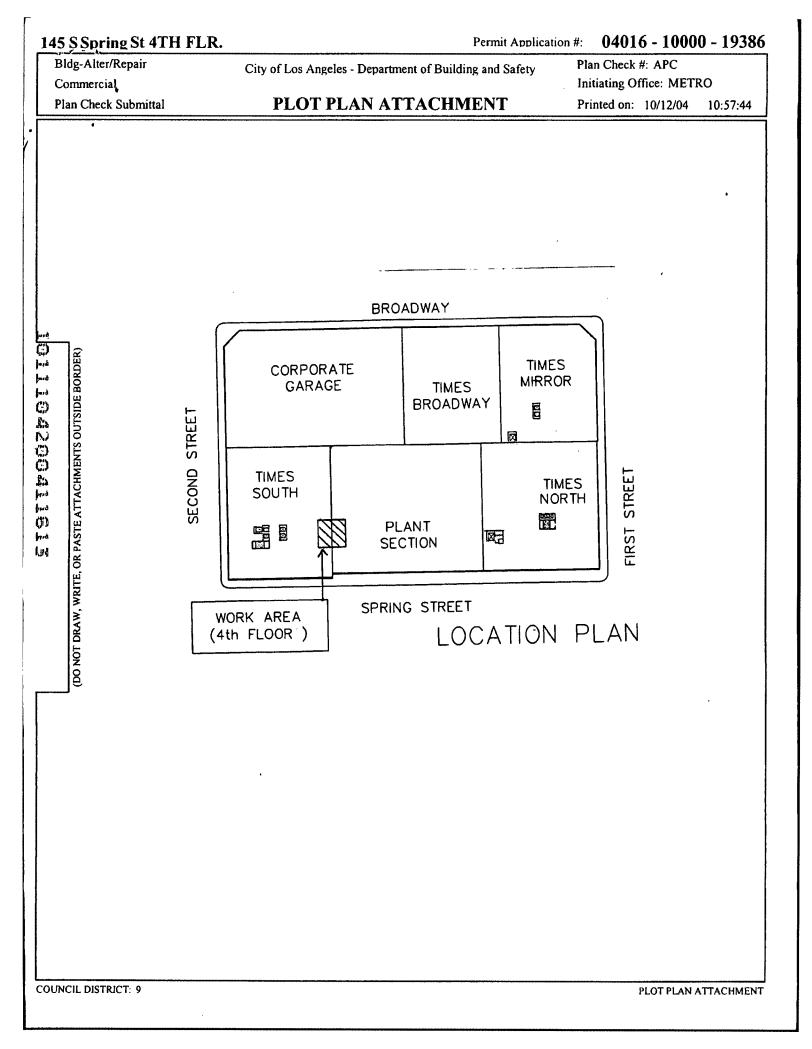
Total Due: \$371.68 Carry Over TO Tran# 122527: \$371.68

LA 03 26 122526 10/26/04 10:07AM

04LA 65919



13. STRUCTURE INVENTORY (Note: Numeric measureine	nt data in the format "number / number" in	mplies "change in numeric value / total resulting	numeric value") 04016 - 10000 - 19386
14. APPLICATION COMMENTS			In the event that any box (i.e. 1-16) is filled to capacity, it
** Approved Seismic Gas Shut-Off Valve may b	e required. **		is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:			
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME  (A) Weaver, David Roger  (C) C M M Constructors  (E) Fotch, Michael Roger  (E) Lyons, Robert Thomas	ADDRESS  28492 Avenida Placida, 2419 Chico Avenue, 2953 Bonanza, 1660 W 3rd Street, C/O Brandov	San Juan Capistrano, CA 9267 South El Monte, CA 91733 San Clemente, CA 92673 w & Ass Los Angeles, CA 90017	CLASS LICENSE# PHONE # 75 C11673 (949) 489-9709 B 764524 S3800 S2719
<u></u>	PE	RMIT EXPIRATION	1.6
This permit expires two years after the date LAMC). Claims for refund of fees paid mu	of the permit issuance. This permit will st be filed within one year from the date	also expire if no construction work is perform of expiration for permits granted by the Dept	ned for a continuous period of 180 days (Sec. 98.0602 . of Building & Safety (Sec. 22.12 & 22.13 LAMC).
my license is in full force and effect. If do Code, Section 7150.2c. The following apprime contracts or subcontracts involving s	at I am licensed under the provisions of 6 ing work on a residential property, I certilies to B contractors only: I understand pecialty trades.  Contractor:	ify that I hold a valid certification as a Home the limitations of Section 7057 of the Busines	f Division 3 of the Business and Professions Code, and Improvement contractor per Business and Professions is and Professional Code related to my ability to take
I hereby affirm, under penalty of perjury, o		S' COMPENSATION DECKARATION	
	_	pensation, as provided for by Section 3700 c	of the Labor Code, for the performance of the work for
have and will maintain workers' com- workers' compensation insurance can	ier and policy number are:		ance of the work for which this permit is issued. My
Carrier: STARS FU	מען	Policy Number	1822406-0f
(_) I certify that in the performance of the laws of California, and agree that if I provisions.	work for which this permit is issued, I s should become subject to the workers' c	shall not employ any person in any manner so ompensation provisions of Section 3700 of th	as to become subject to the workers' compensation to Labor Code, I shall forthwith comply with those
WARNING: FAILURE TO SECURE WOF AND CIVIL FINES UP TO ONE HUNDR IN SECTION 3706 OF THE LABOR COD	ED THOUSAND DOLLARS (\$100,000	), IN ADDITION TO THE COST OF COM	T AN EMPLOYER TO CRIMINAL PENALTIES PENSATION, DAMAGES AS PROVIDED FOR
I certify that notification of asbestos remo	val is either not applicable or was sent to	TOS REMOVAL DECLARATION of the AQMD or EPA as per section 19827.5	of the Health and Safety Code.
I hereby affirm under penalty of penjury that there is		N LENDING AGENCY DECLARATION reformance of the work for which this permit i	s issued (Sec. 3097, Civil Code).
Lender's name (if any):	Lend	er's address:	
		FINAL DECLARATION	THE ABOVE DECLARATIONS is correct. I agree to
comply with all city and county ordinances and state purposes. I realize that this permit is an application for comply with any applicable law. Furthermore, neithe performance or results of any work described herein.	aws relating to building construction, an or inspection and that it does not approv- r the City of Los Angeles nor any board, nor the condition of the property nor the ony access or utility easement belonging	Id hereby authorize representatives of this city e or authorize the work specified herein, and, department officer, or employee thereof, ma soil upon which such work is performed. I fit to others and located on my property, but in	y to enter upon the above-mentioned property for inspection it does not authorize or permit any violation or failure to
By signing below, I certify that:  (1) I accept all the declarations above namely the Declaration and Final Declaration; and	e Licensed Contractor's Declaration, W	orkers' Compensation Declaration, Asbestos	Removal Declaration, Construction Lending Agency
(2) This permit is being obtained with the conse	nt of the legal owner of the property.		Contractor Authorized Agent
	103/		,



Printed: 12/16/04 08:17 AM

Bldg-Alter/Repair Commercial

Plan Check at Counter

No Submit Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 12/16/2004

I. TRACT **ORD'S SURVEY** 

LOT(s) BLOCK 1 2

ARB COUNTY MAP REF# M R 53-66/73

PARCEL ID # (PIN #) 130-5A213 30

2. ASSESSOR PARCEL # 5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central

Census Tract - 2073.00 LADBS Branch Office - LA Census Tract - 2074.00 District Map - 130-5A213 Council District - 9 Certified Neighborhood Council - Downtown Los Angele Energy Zone - 9

Community Plan Arca - Central City

Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2 Parking Dist. - CCPD

Parking Dist. - DPD

PZONE(S): C2-4D/

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4. DOCUMENTS

ZI - ZI-145-1008 ZI - ZI-145-CA-744

ORD - ORD-164307-SA430 CRA - ZI 940 CENTRAL BSN DIST

ZI - ZI-2319 Central Bsn District Redeve CPC - CPC-1986-606

CDBG - LARZ-Central City AFF - AF-90-1466762-MB

AFF - AFF-36889

Z1 - Z1-940 Central Bsn District Redevel CDBG - BID-Downtown Center

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo Std. Work Descr - Patch Plaster/Drywall

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

Cenant:

Applicant (Relationship: Architect)

David Weaver -

28492 Ave Placida

SAN JUAN CAPISTRANO, CA 9267.

(949) 489-9709

7.EXISTING USE

(13) Office

PROPOSED USE

8. DESCRIPTION OF WORK

TENANT IMPROVEMENT ON 4TH FLOOR: (N) INTERIOR NON-BEARING WALLS AND CEILING SYSTEMS TO REMODEL (E) OFFICE SPACES. INCLUDES FINISH AND MILLWORK. (7,000 SF)

9. # Bides on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Lawrence Quirante OK for Cashier: Catherine Nuezca

DAS PC By: Coord. OK:

Signature:

12 ATTACHMENTS Plot Plan (

Date:

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

Call toll-free (888) LA4BUILD Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only
LA Department of Building and Safety LA 03 28 126237 12/16/04 08:21AM

> BUILDING PERMIT COMM \$1,231.88 EI COMMERCIAL \$42.00 ONE STOP SURCH \$25.48 SYSTEMS DEVT FEE \$76.43 \$36.96 CITY PLANNING SURCH **MISCELLANEOUS** \$5.00

> > Total Due: Check:

\$1,417.75 \$1,417.75

04LA 68179

11. PROJECT VALUATION & FEE INFORM.	ATYON Final F	ee Period	,			
Permit Valuation: \$200,000		PC Valuation:				
The second secon				•	. ***	•
FINAL TOTAL Bldg-Alter/Repair	1,417.75					
Permit Fee Subtotal Bldg-Alter/Repa	1,231.88					
Handicapped Access						
Plan Check Subtotal Bldg-Alter/Rep	0.00					
Fire Hydrant Refuse-To-Pay						
E.Q. Instrumentation	42.00					
O.S. Surcharge	25.48					
Sys. Surcharge	76.43					
Planning Surcharge	36.96					
Planning Surcharge Misc Fee	5.00					
Permit Issuing Fee	0.00					
Sewer Cap ID:		Total Bond(s) Due:				

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")
12. STRUCTURE DEVENTORY (Note: Numeric nicusurement data in the format "number" implies "change in numeric value") 04016 - 10000 - 2366
14. APPLICATION COMMENTS  ** Approved Seismic Gas Shut-Off Valve may be required. ** * NOTICE OF EXEMPTION/DETERMINATION IS NOT REQUIRED. AREA OF WORK IS AT THE NEW BUILDINGOK PER MIKE MEAD 12/16/2005 CN  In the event that any box (i.e. 1-16) is filled to capacity, is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CLASS LICENSE# PHONE #
(A) Weaver, David Roger 28492 Avenida Placida, San Juan Capistrano, CA 92675 C11673 (C) Rellos Construction Inc P O Box 1388, Lomita, CA 907175388 B 471756
(C) Rellos Construction Inc P O Box 1388, Lomita, CA 907175388 B 471756
PERMIT EXPIRATION  This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602
LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).
17. LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my
ability to take prime contracts or subcontracts involving specialty trades.
License Class: 4717Soffic. No.: B-1 Contractor: Kellos Const Luc.
19. WORKERS' COMPENSATION DECLARATION
I hereby affirm, under penalty of perjury, one of the following declarations:
1 haye and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for
which this permit is issued.
LI 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
warkers' commencation interpreted corrier and notice number are:
Carrier: Marco A Live Policy Number: 0066673-2004
Lertify that in the performance of the work for which this permit is issued, I shall not employ any person in any paramer so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those
provisions.
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR
IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING
I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code
Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to
locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at http://www.dhs.ca.gov/childlead/html/GENclist.html.
20. CONSTRUCTION LENDING AGENCY DECLARATION  I hereby affirm under penalty of perjury that there is a construction lending agency, for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's name (if any): Lender's address:
· 21. FINAL DECLARATION
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection
purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to
comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the proposed
work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere
with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning,
Construction Lending Agency Declaration and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.
Print Name: Date: Contractor Authorized Agent
X

04016 - 10000 - 23663 Permit Application #: 145 S Spring St 4TH FLR Plan Check #: Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Initiating Office: METRO Commercial PLOT PLAN ATTACHMENT Printed on: 12/01/04 11:07:39 No Submit Plan Check 01010720051 (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) **BROADWAY** CORPORATE **TIMES MIRROR GARAGE TIMES BROADWAY** SECOND STREET 226 lN FIRST STREET **TIMES** NORTH **PLANT** 图字 **SECTION** SPRING STREET **WORK AREA** (4th FLOOR) **LOCATION PLAN** 



Permit #:

05016 - 10000 - 21482

Plan Check #: B05LA15020

Printed: 10/17/05 08:09 AM

Event Code:

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

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue Status Date: 10/17/2005

1. TRACT **ORD'S SURVEY**  BLOCK LOTO 2

ARB COUNTY MAP REF 2 MR 53-66/73

PARCEL ID # (PIN #) 130-5A213 30

2. ASSESSOR PARCEL# 5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA

Council District - 9 Certified Neighborhood Council - Downtown Los Angele Energy Zone - 9

Community Plan Area - Central City

Census Tract - 2073 00 Census Tract - 2074.00 District Map - 130-5A213

Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2 Parking Dist. - CCPD

Parking Dist. - DPD

70NE(S): C2-4D/

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W w 4. DOCUMENTS

ZI - ZI-940 Central Bsn District Redevel CPC - CPC-1986-606-GPC ORD - ORD-164307-SA430 HCM - CA-744 CRA - ZI 940 CENTRAL BSN DIST

CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA

CDBG - BID-Downtown Center CDBG - LARZ-Central City AFF - AF-90-1466762-MB AFF - AFF-36889

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

- Los Angeles Times

Times Square

LOS ANGELES, CA 90035

213.237.5000

Applicant: (Relationship: Architect) David Weaver -

28492 Ave. Placida

SAN JUAN CAPISTRANO, CA 9267

(949) 489-9709

7.EXISTING USE (13) Office

8. DESCRIPTION OF WORK

T.I. REMODEL; PARTITIONS, DOORS, CEILINGS, RESTROOMS 16,800 SQ. FT. (HIGH RISE)

9. # Bidgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Amy So OK for Cashier: Lawrence Quirante

Permit Valuation: \$500,000

FINAL TOTAL Bldg-Alter/Repair

Handicapped Access

E.Q. Instrumentation

Planning Surcharge

Permit Issuing Fee

O.S. Surcharge

Sys. Surcharge

Fire Hydrant Refuse-To-Pay

Planning Surcharge Misc Fee

Permit Fee Subtotal Bldg-Alter/Reps

Plan Check Subtotal Bldg-Alter/Rep

DAS PC By:

2,869.37

2,413,13

0.00

105.00

50.36

151.09

144.79

5.00

0.00

PROPOSED USE

Signature Xamune

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Coord. OK: Aut Date:

PC Valuation:

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

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

For Cashier's 4.283647 tment of Builwins as 1621482 y
LA 05 10 156088 16/17/05 08:13AM

**BUILDING PERMIT COMM** EI COMMERCIAL ONE STOP SURCH SYSTEMS DEVT FEE CITY PLANNING SURCH **MISCELLANEOUS** 

\$2,413.13 \$105.00 950.36 \$151.09 \$144.79 \$5.00

Total Due: Check:

\$2,869.37 \$2,869.37

05LA 82741

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total	resulting numeric value") 05016 - 10000 - 21482					
<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
14. APPLICATION COMMENTS  ** Approved Seismic Gas Shut-Off Valve may be required. ** NEED FIRE DEPT. APPROVAL	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured					
Approved Scisinic Gas Still On Valle has de required his 100 miles and 1	electronically and could not be printed due to space					
	restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and					
	Safety Code of the State of California.					
15. Building Relocated From:						
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS	CLASS LICENSE# PHONE #					
(A) Weaver, David Roger 28492 Avenida Placida, San Juan Capistrano, (C) Rellos Construction Inc P O Box 1388, Lomita, CA 9071753						
(C) Renos Construction inc						
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit w	will also expire if no construction work is performed for a continuous					
to the case and control to the control of the case and smith the filed within one year from the date of	of expiration for permits granted by LADDS (Sec. 22.12 bt 22.13					
LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection	on within 60 days of receiving a request for final inspection (HS 17951).					
17. LICENSED CONTRACTOR'S DECLARATION Is hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 1).	ON 27,7000) of Division 3 of the Business and Professions Code, and					
my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 1.	ion 7057 of the Business and Professional Code related to my					
ability to take prime contracts or subcontracts involving specialty trades.						
License Class: B Lic. No.: 471756 Contractor: RELLOS CONSTRUCTION	NINC					
18. WORKERS' COMPENSATION DECLARAT	TION					
I hereby affirm, under penalty of perjury, one of the following declarations:						
() I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Sect which this permit is issued.	ion 3700 of the Labor Code, for the performance of the work for					
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the workers' compensation insurance carrier and policy number are:	e performance of the work for which this permit is issued. My					
Carrier: State Comp. Ins. Fund Police	cy Number: 046-0006673					
() 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.	SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES					
AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST	OF COMPENSATION, DAMAGES AS PROVIDED FOR					
IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.  19. ASBESTOS REMOVAL DECLARATION / LEAD HAZA	PD WARNING					
1. If the wife wife of coherens manual is either not applicable or was sent to the AOMD or EPA as per section 19827.50	of the Health and Safety Code. Due to the possible presence of lead-					
based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could on the paint of the property of the propert	A County's Department of Health Services at (800)524-5323. In order to					
locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS	Website at http://www.dhs.ca.gov/childlead/html/GENclist.html.					
20. CONSTRUCTION LENDING AGENCY DECLAR	ATION					
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which the Lender's name (if any):  Lender's name (if any):	is permit is issued (see: 5007, civil code).					
21. FINAL DECLARATION						
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to						
comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-neutronic property for inspection and that it does not authorize the work specified herein, and it does not authorize or permit any violation or failure to						
purposes. Treatize that this permit is an application for the comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.						
work will not decrease or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does desured or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does desured or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does desured or unreasonably interfere with any access or utility easement belonging to others and located on my property.						
with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).						
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration. Workers' Compensation Declaration	Asbestos Removal Declaration / Lead Hazard Warning,					
Construction Lending Agency Declaration and Final Declaration, and						
(2) This permit is being obtained with the consent of the legal owner of the property.  Print Name: Date: 10-17-05 (Contractor : Authorized Agent						
Print Name: PAV & A LIV Sign: 1 C	Date: / Contractor Authorized Agent					
<b>*</b>	$\nu$					

145 SSpring St 3rd Floor 05016 - 10000 - 21482 Permit Application #: Bidg-Alter/Repair Plan Check #: B05LA15020 City of Los Angeles - Department of Building and Safety Commercial Initiating Office: METRO Plan Check PLOT PLAN ATTACHMENT Printed on: 10/05/05 14:54:55 011116200523727 (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) **BROADWAY** CORPORATE **TIMES MIRROR GARAGE** TIMES **BROADWAY** SECOND STREET WORK AREA (3rd FLOOR) FIRST STREET **TIMES** NORTH **PLANT SECTION** SPRING STREET LOCATION PLAN COUNCIL DISTRICT: 9 INSPECTION DISTRICT: PLOT PLAN ATTACHMENT

#### 145 Spring St 5TH FLR



Permit #:

06016 - 10000 - 24833

Plan Check #: B06LA13082

Printed: 01/18/07 09:53 AM

Event Code:

Bldg-Alter/Repair Commercial

Plan Check at Counter

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 01/18/2007

1. TRACT ORD'S SURVEY

Plan Check

BLOCK LOT(s) 2 1

ARB COUNTY MAP REF # 2 M R 53-66/73

PARCEL ID # (PIN #) 130-5A213 30

2. ASSESSOR PARCEL # 5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA

Council District - 9 District Map - 130-5A213 Certified Neighborhood Council - Downtown Los Angele Energy Zone - 9 Fire District - 1 (Entire parcel)

Community Plan Area - Central City

Census Tract - 2073.00 Earthquake-Induced Liquefaction Area - Yes Census Tract - 2074.00 Lot Cut Date - 12/04/1944

Near Source Zone Distance - 7.2 Parking Dist. - CCPD

Parking Dist. - DPD

ZONE(S): C2-4D/

4. DOCUMENTS

ZI - ZI-940 Central Bsn District Redevel CPC - CPC-1986-606-GPC ORD - ORD-164307-SA430 HCM - CA-744 CRA - ZI 940 CENTRAL BSN DIST

CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA

CDBG - BID-Downtown Center CDBG - LARZ-Central City AFF - AF-90-1466762-MB AFF - AFF-36889

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

Applicant: (Relationship. Architect)

David Weaver -

28492 Ave. Palcida

**SAN JUAN CAPISTRANO 92675** 

(949) 489-9709

7.EXISTING USE

(13) Office

8. DESCRIPTION OF WORK

TENANT IMPROVEMENT OF 5TH FLOOR OFFICE - NEW DOORS, PARTITIONS, AND CEILINGS. NO EXTERIOR ALTERATIONS.

9. # Bldes on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: Theresa Vu OK for Cashier: Theresa Vu

DAS PC By: Coord. OK:

Signature:

5.00

PROPOSED USE

Date:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$500,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 2.869 37 Permit Fee Subtotal Bldg-Alter/Repa 2,413.13

Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 0.00 Fire Hydrant Refuse-To-Pay

E.O. Instrumentation 105.00 O.S. Surcharge 50.36 Sys. Surcharge 151.09 Planning Surcharge 144.79

FIRE HYDRANT FEE NOTICE THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.0304 (b) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CAUCU-LATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES A SERVICES FOR NEW DEVELOPMENT EXCEPTION:

THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE Total Bond(s) Due: Sewer Cap ID:

12. ATTACHMENTS

Permit Issuing Fee

CEQA Historic Questionnais Plot Plan

Planning Surcharge Misc Fee

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

Call toll-free (888) LA4BUILD (524-2845) Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only
LA Department of Building and Safety
LA 06 29 111704 01/12/07 09:59AM

BUILDING PERMIT COMM \$2,413.13 EI COMMERCIAL \$105.00 ONE STOP SURCH SYSTEMS DEVT FEE \$50.36 \$151.09 CITY PLANNING SURCH \$144.79 MISCELLANEOUS \$5.00

> Total Due: \$2,869.37 Check: \$2,869.37

07LA 03591



D. STRUCT	IRE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting nu	meric value") 06016 - 10000 - 24833				
	TION COMMENTS ed Seismic Gas Shut-Off Valve may be required. **	In the event that any box (i.e. 1-16) is filled to capacity, it				
Дррго	to obstille das state of valve may be required.	is possible that additional information has been captured electronically and could not be printed due to space				
		restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and				
		Safety Code of the State of California.				
15. Building	Relocated From:					
16. CONTR.	CTOR. ARCHITECT. & ENGINEER NAME ADDRESS	CLASS LICENSE* PHONE *				
	er, David Roger 28492 Avenida Placida, San Juan Capistrano, CA 92675 Construction Inc P O Box 1388, Lomita, CA 907175388	C11673 B 471756				
(C) Kello	Constitution and PO Box 1386, Edinia, CA 307173366	B 4/1/30				
	PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expi	re if no construction work is performed for a continuous				
	period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60					
	17. LICENSED CONTRACTOR'S DECLARATION					
	I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of I my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the contractors only:					
	ability to take prime contracts or subcontracts involving specialty trades.	•				
	License Class: B Lic. No.: 471756 Contractor: RELLOS CONSTRUCTION INC					
	18. WORKERS' COMPENSATION DECLARATION  I hereby affirm, under penalty of perjury, one of the following declarations:					
	( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of	the Labor Code, for the performance of the work for				
	which this permit is issued.	y Section 3700 of the Easter Code, for the performance of the work for				
	X I have and will maintain workers' compensation insurance; as required by Section 3700 of the Labor Code, for the performan	ce of the work for which this permit is issued. My				
	workers' compensation insurance carrier and policy number are:  Carrier: State Comp. Ins. Fund  Policy Number:	046-0006673				
	(_) 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 a laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the					
	provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT	AN EMPLOYER TO CRIMINAL PENALTIES				
	AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.					
	19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNI	NG				
	hat notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of t 5-2336 and the notification form at <a href="www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb particles.	the Health and Safety Code. Information is available at				
	716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of Califo					
<u> </u>	20. CONSTRUCTION LENDING AGENCY DECLARATION					
	affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is in name (if any): Lender's address:	ssued (Sec. 3097, Civil Code).				
	NO. 21. FINAL DEGLARATION (1822) 1913					
1 certify	hat I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING	THE ABOVE DECLARATIONS IS COTTECT. I agree to				
comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not authorize the work specified herein, and it does not authorize or permit any violation or failure to						
comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed						
work will not destroy or unreasonably interfere with any access or utility casement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91,0106.4.3.4 LAMC).						
By signing below, I certify that:  (1) Laccept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning.						
t	Construction Lending Agency Declaration and Final Declaration; and	emoval Declaration / Lead Hazard Warning,				
(2) This permituis being obtained with the consent of the legal owner of the property:						
Prir	Name: MANCO LIVY Sign: Date:					
	•					



# CEQA QUESTIONNAIRE FOR WORK ON HISTORIC BUILDINGS

			Į.	PCIS No. 06016 - 10000 - 24833		
The bi	uilding l	ocated	at 14 d	5 s. spingst.	- _ has been	
aesigr	iated or	is eligi	ble to be de	signated as a historic monument as follows:		
<u></u>	Nation	nal Re	gister of His	storic Places (#2000 & up)ZI145-		
	City of	rnia Ri	egister of H	listoric Resources (#1000 - #1999)-ZI145- <u>CA 7 44</u> storic Monument (#1 - #999)ZI145-		
	Oily O	LUST	ingeles i lis	Mond Mondine (#1 - #999)21145-		
Please	red Info	er the f	ollowing que	estions to determine the level of California Environmental	Quality Act	
(CEQ)	n) leviev	w your	project will re	equire.		
	Note:	please monul	e contact the ments, or co	in about what are the historic character defining features of yo e LA Conservancy at 213-623-2489 for National or Califor Intact the LA City Cultural Affairs Department at 213-473-772 Inic monuments.	nia historic	
1.	Will your project include the addition of new floor area or structures to the building, such as a new mezzanine, ramp, stair, room, story, roof structure or antenna?					
	O YES	3	<b>⋉</b> NO			
2.	Will your project include any change in color, design, texture or material of the exterior of the building?					
	O YES	6	KNO			
3.	Will your project include the installation of electrical work, plumbing pipes and fixtures, heating & ventilation system which affect the exterior of the building?					
	O YES	;	X NO	☐ YES but only to replace existing systems with same siz	e and type.	
4.	Will you electric protecti	al worl	k, plumbing	e addition of new elements inside the building, such as partition pipes and fixtures, heating & ventilation system, sprinkler s	s, ceilings, ystem, fire	
0	YES	;	□ NO	☐ YES but only in the service areas of the building, suc spaces housing mechanical equipment or accessory sto the new elements will not impair the viewing or visual qu character defining feature.	rage, AND	
	if you a	nswere	ed <u>YES</u> or <u>YE</u>	S but to Question 4, please identify the new elements and thei	rlocations.	
		rem	parti	tion doors t ceilings in area		
		WITH	NO	character defining reatures.		

5.	Will your project include the REMOVING of any historic character-defining feature?							
	☐ YES	NO						
6.	Will your project include the REPLACING of any historic character-defining feature?							
	☐ YES	Ø NO	☐ YES but the feature is beyond repair and will be replaced with the same design, color, texture & material of the original feature.					
	deterioratio Replaceme	n. (You should	ES but to Question 6, please identify those features and their degree of d only replace those features which are deteriorated beyond repair. the original historic features in design, color, texture, and other visual ele, materials)					
7.	Will your p	roject include th	e REPAIRING of any historic character-defining feature?					
	☐ YES	NO	YES but the feature will be repaired using the same design, color, texture & material of the original feature.					
	repair. (Yo	wered <u>YES</u> or <u>)</u> ou <u>should not</u> the historic ma	(ES but to Question 7, please identify those features and methods of use chemical or physical treatments such as sandblasting that cause terials.)					
Decla	aration:							
l certi	fy and affirm	under the pena	alty of perjury that all of the above information is correct.  Weaver Phone 949 489 9700					
Signa Ow	ature: Con	tractor Arcl	Date: 12/11/0Co hitect					
	Department							
Refe LADE	rred to DCP I BS Office (Ch	by (Print name) neck one): 💆 LA	: Thereso VU Phone: 213.482.6598					

Page 2 of 2

PC/STR/App.16 (Rev. 3/2002)

www.ladbs.org

06016 - 10000 - 24833 145 SSpring St 5TH FLR Permit Application #: Bldg-Alter/Repair Plan Check #: B06LA13082 City of Los Angeles - Department of Building and Safety . Commercial Initiating Office: METRO Plan Check PLOT PLAN ATTACHMENT Printed on: 12/11/06 08:10:18 **BROADWAY** (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) CORPORATE TIMES GARAGE MIRROR TIMES **BROADWAY** SECOND STREE WORK AREA (5TH FLOOR) FIRST STREET **TIMES NORTH** 國 **PLANT SECTION** SPRING STREET LOCATION PLAN

**BIGIM3** 



Permit #:

08016 - 10000 - 20450

Plan Check #: B08LA11946

Printed: 01/13/09 11:57 AM

Event Code:

Bldg-Alter/Repair

ORD'S SURVEY

City of Los Angeles - Department of Building and Safety

Commercial Plan Check at Counter

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status:

Ready to Issue

Plan Check L.TRACT

BLOCK LOT(s) 2 1

ARB COUNTY MAP REF M R 53-66/73

PARCEL ID # (PIN #) 130-5A213 30

Status Date: 01/13/2009

2. ASSESSOR PARCEL # 5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA Council District - 9

Certified Neighborhood Council - Downtown Los Angel Energy Zone - 9 Community Plan Area - Central City

Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213 Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2

Parking Dist. - CCPD Parking Dist. - DPD

ZONE(S): C2-4D/

4. DOCUMENTS

ORD - ORD-164307-SA430

ZI - ZI-2374 Los Angeles State Enterpris HCM - 744
ZI - ZI-2385 Greater Downtown Housins CRA - ZI 940 CENTRAL BSN DIST
ZI - ZI-940 Central Bsn District Redevel CPC - CPC-1986-606-GPC CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA CPC - CPC-2005-1122-CA

CDBG - BID-Downtown Center CDBG - LARZ-Central City

CDBG - SEZ-Los Angeles State Enterpri

AFF - AF-90-1466762-MB AFF - AFF-36889

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT. APPLICANT INFORMATION

Tribune Company

435 Michigan Ave

CHICAGO IL 60611

Los Angeles Times -

202 West First Street

LOS ANGELES, CA 90012

(213) 237-5000

Applicam: (Relationship: Architect) David Weaver -

28492 Avenida Placida

SAN JUAN CAPISTRANO, CA 9267.

(949) 489-9708

7.EXISTING USE (13) Office

PROPOSED USE

8. DESCRIPTION OF WORK

TI ON THE 9TH FLOOR, (N) PARTITIONS, CEILINGS & FINISHES. NEW DOOR OPENING AND RATED DOOR ON THE STAIR SHAFT.

LA Department of Building and Safety

9. # Bidgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: Armen Kaspar OK for Cashier: Abram-Bass

DAS PC By:

Coord. OK:

PC Valuation:

Total Bond(s) Due:

62.89

0.00

KASPAR ADate: 01-13-09 Signature: 66 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$700,000 FINAL TOTAL Bldg-Alter/Repair 3,848.06

3,144.38 Permit Fee Subtotal Bldg-Alter/Repa 0.00

Handicapped Access Plan Check Subtotal Bidg-Alter/Rep Plan Maintenance

Fire Hydrant Refuse-To-Pay E.O. Instrumentation

147.00 O.S. Surcharge 67.09 Sys. Surcharge 201.26 Planning Surcharge 192.44 5.00 Planning Surcharge Misc Fee 28.00 Green Building Fee

Permit Issuing Fee Sewer Cap ID:

12. ATTACHMENTS Plot Plan

lies

For inspection requests, call toll-free (888) LA4BULD (\$24-1845). Outside LA County, pall (213) 482,0000 or request Inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (1452) 4850 Garden All County, call (213) 473-3231. \$62.89 COMMERCIAL

W/0#: 816204507.00 For Cashier's dise Ontop SURCH SYSTEMS DEVT FEE \$201.26 CITY FLANNING SURCH \$192.44 MISCELLANEOUS \$5.00 GREEN BUILDING FEE \$28.00

BUILDING PLAN CHECK BUILDING PLAN CHECK

P080161000020450FN

Total Due: Check:

\$3,848.06 \$3,848.06

\$0.00

\$0.00

2009LA33262

i), STRUC	TURE INVENTORY (Note: Numeric measu	rement data in the format "number / number" imp	lies "change in aumeric value / total resulting nu	meric value")	08016 - 10000 - 20450
	ATION COMMENTS  ved Seismic Gas Shut-Off Valve n	any ha required #0			ox (i.e. 1-16) is filled to capacity, it
** Арріо	ved seising Oas Shur-Oir Valve ii	izy be required.		electronically and courestrictions. Neverthe	onal information has been captured id not be printed due to space less, the information printed by Section 19825 of the Health and ate of California.
15. Buildins	Relocated From:				
(A) Wear	ACTOR, ARCHITECT, & ENGINEER NA ver, David Roger os Construction Inc	ME ADDRESS 28492 Avenida Placida P O Box 1388,	San Juan Capistrano, CA 92675 Lomita, CA 907175388	CLASS LICENSE C11673 B 471756	
	period of 180 days (Sec. 98.0602 LAN	This permit expires two years after the date of the AC). Claims for refund of fees paid must be file d to reimbursement of permit fees if the Departr	d within one year from the date of expiration	for permits granted by I	LADBS (Sec. 22.12 & 22.13
		ry that I am licensed under the provisions of Ch The following applies to B contractors only: I u			
	License Class: B Lic. No	.: 471756 Contractor: R	ELLOS CONSTRUCTION INC		
	I hereby affirm, under penalty of perj	18. WORKERS' ( ury, one of the following declarations:	COMPENSATION DECLARATION		'
	() I have and will maintain a certifi which this permit is issued.	cate of consent to self insure for workers' compe	ensation, as provided for by Section 3700 of t	he Labor Code, for the	performance of the work for
	I have and will maintain workers workers' compensation insurance		n 3700 of the Labor Code, for the performance		
		of the work for which this permit is issued, I sha at if I should become subject to the workers' com	Il not employ any person in any manner so as	s to become subject to the	ne workers' compensation
	AND CIVIL FINES UP TO ONE HUI	WORKERS' COMPENSATION COVERAGE NDRED THOUSAND DOLLARS (\$100,000), CODE, INTEREST, AND ATTORNEY'S FEE	IN ADDITION TO THE COST OF COMPE		
(909) 39	6-2336 and the notification form at www	19. ASBESTOS REMOVAL D either not applicable or has been submitted to the w.aomd.gov. Lead safe construction practices ar mation is available at Health Services for LA Co	e required when doing repairs that disturb pa	he Health and Safety Co int in pre-1978 building	s due to the presence of lead per
	affirm under penalty of perjury that the s name (if any):	e is a construction lending agency for the perfor	LENDING AGENCY DECLARATION mance of the work for which this permit is is address:	sued (Sec. 3097, Civil (	Code).
Legify	that I have read this application INCLU	21. FII DING THE ABOVE DECLARATIONS and sta	NAL DECLARATION	THE AROVE DECLAR	ATIONS is correct. Lauree to
comply purpose comply perform work wi	with all city and county ordinances and s. I realize that this permit is an applica- with any applicable law. Furthermore, rance or results of any work described he ill not destroy or unreasonably interfere	state laws relating to building construction, and lion for inspection and that it does not approve deither the City of Los Angeles nor any board, derein, nor the condition of the property nor the swith any access or utility easement belonging to isfactory to the holder(s) of the easement will be	nereby authorize representatives of this city to a authorize the work specified herein, and it of pepartment officer, or employee thereof, make oil upon which such work is performed. I faut others and located on my property, but in the	o enter upon the above- does not authorize or pe any warranty, nor shall her affirm under penalty	mentioned property for inspection rmit any violation or failure to be responsible for the of perjury, that the proposed
(1)	Construction Lending Agency Declarate		kers' Compensation Declaration, Asbestos Re	emoval Declaration / Le	ad Hazard Warning,
		consent of the legal owner of the property.  RA Sign: W A	1 Date: 2-	13-09	Contractor Authorized Agent
		•			,

145 S Spring St 9TH FLR

Permit Application #:

08016 - 10000 - 20450

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B08LA11946 Initiating Office: METRO

Commercial Plan Check

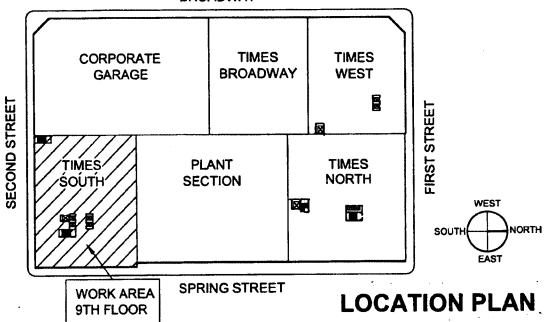
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

PLOT PLAN ATTACHMENT

Printed on: 12/04/08

14:12:30

**BROADWAY** 



BUILDING DATA: TYPE 1B, 10 STORY (192'), FULLY SPRINKLERED OFFICE BUILDING, GROUP B USE, FIRE ZONE 1, 208.000 TOTAL RENTABLE AREA, NO ON-SITE PARKING

COUNCIL DISTRICT: 9

INSPECTION DISTRICT: BIGIM3

PLOT PLAN ATTACHMENT

1030115200982298

#### 145 Spring St 8TH FLR



Permit #:

10016 - 10000 - 03729

Plan Check #: B10LA02165

Printed: 03/30/10 12:43 PM

Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT

AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 03/30/2010

1. TRACT ORD'S SURVEY

Plan Check

LOT(s) BLOCK . 2 1

ARB COUNTY MAP REF.# 2 M R 53-66/73

PARCEL ID # (PIN #) 130-5A213 30

2. ASSESSOR PARCEL# 5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 9

Community Plan Area - Central City

Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213 Certified Neighborhood Council - Downtown Los Angel: Energy Zone - 9 Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 12/04/1944 Near Source Zone Distance - 1.5 Parking Dist - CCPD

ZONE(S): C2-4D/

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris HCM - CA-744

ZI - ZI-2385 Greater Downtown Housins CRA - ZI 940 CENTRAL BSN DIST ZI - ZI-940 Central Bsn District Redevel CPC - CPC-1986-606-GPC ORD - ORD-164307-SA430

CPC - CPC-2005-1122-CA

CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA CPC - CPC-2008-4502-GPA CDBG - BID-Downtown Center

CDBG - LARZ-Central City CDBG - SEZ-Los Angeles State Enterpri AFF - AF-90-1466762-MB

AFF - AFF-36889

5, CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

PROPOSED USE

5.00

20.00

0.00

Los Angeles Times Communications Llc

202 First St

LOS ANGELES CA 90012

Applicant: (Kelationship Architect)

David Weaver -

28492 Avenida Placida

SAN JUAN CAPISTRANO, CA 9267.

Parking Dist. - DPD

(949) 489-9708

7.EXISTING USE

(13) Office

8. DESCRIPTION OF WORK

TI - NEW PARTITIONS, DOORS, CEILINGS, AND FINISHES 14500 SF WORK AREA, ENTIRE 8TH FLOOR

9. # Bldes on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Albert Servin OK for Cashier: Shine Lin

DAS PC By: Coord. OK:

Date:

www.ladbs.org To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489) OliBide LA County, call (213) 472-323 Ruf et 9 W/0 #: 01603729

Signature: 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: PC Valuation: \$500,000 2.889.37 FINAL TOTAL Bldg-Alter/Repair 2,413.13

Permit Fee Subtotal Bldg-Alter/Rena Handicapped Access

Plan Check Subtotal Bldg-Alter/Rep 0.00 Fire Hydrant Refuse-To-Pav E.O. Instrumentation 105.00 50.36 O.S. Surcharge 151.09 Sys. Surcharge 144.79 Planning Surcharge

Green Building Fee Permit Issuing Fee

Planning Surcharge Misc Fee

Total Bond(s) Due:

12. ATTACHMENTS

Sewer Cap 1D:

Plot Plan 4 For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request Inspections via

For Cashier's Use Only

BUILDING PERMIT COMM \$2,413.13 EI COMMERCIAL \$105.00 ONE STOP SURCH \$50.36 SYSTEMS DEVT FEE \$151.09 CITY PLANNING SURCH \$144.79 \$5.00

MISCELLANEOUS GREEN BUILDING FEE BUILDING PLAN CHECK BUILDING PLAN CHECK

P1001610000003729FN

Total Due: Carry Over TO Tran# 171815:

\$2,889.37 \$2,889.37

\$20.00

\$0.00

\$0.00

2010LA49031

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting	numeric value") 10016 - 10000 - 03729
•	
14. APPLICATION COMMENTS  ** Approved Scismic Gas Shut-Off Valve may be required. **	In the event that any box (i.e. 1-16) is filled to capacity, it
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	is possible that additional information has been captured electronically and could not be printed due to space
	restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and
	Safety Code of the State of California.
15. Building Relocated Fram:	
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS	CLASS LICENSEN PHONE N
(A) Weaver, David Roger 28492 Avenida Placida, San Juan Capistrano, CA 926' (C) Rellos Construction Inc P O Box 1388, Lomita, CA 907175388	75 C11673 949-489-9708
(C) Rellos Construction Inc P O Box 1388, Lomita, CA 907175388	B 471756 310-257-1107
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also ex	pire if no construction work is performed for a continuous
period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 6	on for permits granted by LADBS (Sec. 22.12 & 22.13
17. LICENSED CONTRACTOR'S DECLARATION	to days of receiving a request for finar hispection (HS 17991).
I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of	
my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of ability to take prime contracts or subcontracts involving specialty trades.	of the Business and Professional Code related to my
License Class: B Lic. No: 471756 Contractor: RELLOS CONSTRUCTION INC	
18. WORKERS' COMPENSATION DECLARATION	
I hereby affirm, under penalty of perjury, one of the following declarations:	
() I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 c which this permit is issued.	of the Labor Code, for the performance of the work for
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the perform workers' compensation insurance carrier and policy number are.	ance of the work for which this permit is issued. My
Carrier State Comp. Ins. Fund Policy Number	238-0004306
() 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 laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the	
provisions.  WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJEC'	
AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COM IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	PENSATION, DAMAGES AS PROVIDED FOR
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARN	
I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 o (909) 396-2336 and the notification form at <a href="https://www.agmd.gov">www.agmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb	
section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of Cal	fornia at (800) 597-5323 or www.dhs.ca.gov/childlead.
20. CONSTRUCTION LENDING AGENCY DECLARATION	
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is Lender's name (if any):  Lender's address:  Lender's address:	issued (Sec. 3097, Civil Code).
21. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING	
comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and	it does not authorize or permit any violation or failure to
comply with any applicable law. Furthermore, neither the City of Los Angeles nor any hoard, department officer, or employee thereof, mai performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I full the property nor the soil upon which such work is performed.	orther affirm under penalty of perjury, that the proposed
work will not destroy or unreasonably interfere with any access or utility casement belonging to others and located on my property, but in twith such easement, a substitute easement(s) satisfactory to the holder(s) of the casement will be provided (Sec. 91.0106.4.3.4 LAMC).	he event such work does destroy or unreasonably interfere
By signing below, I certify that:	
(1) Laccept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Construction Lending Agency Declaration and Final Declaration; and	Removal Declaration / Lead Hazard Warning,
(2) This permit is being obtained with the consent of the legal owner of the property.	12-11-
Print Name (SEA) TRANCIS Sign Sour Farm Date 3/	30/10 Contractor Authorized Agent
′	1

145 S Spring St 8TH FLR

Permit Application #:

10016 - 10000 - 03729

Bldg-Alter/Repair Commercial

Plan Check

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

City of Los Angeles - Department of Building and Safety

Plan Check #: B10LA02165 Initiating Office: METRO

Printed on: 03/03/10

13:41:29

#### PLOT PLAN ATTACHMENT

**BROADWAY TIMES** TIMES CORPORATE **BROADWAY** WEST **GARAGE** SECOND STREET FIRST STREET **TIMES PLANT NORTH SECTION** SOUTH' WEST NORTH SOUTI **SPRING STREET WORK AREA LOCATION PLAN** 8TH FLOOR

**BUILDING DATA**: TYPE 1B, 10 STORY (192'), FULLY SPRINKLERED OFFICE BUILDING, GROUP B USE, FIRE ZONE 1, 208,000 TOTAL RENTABLE AREA, NO ON-SITE PARKING



#### 145 S Spring St 6TH FLR



Permit #:

11016 - 10000 - 03504

Plan Check #: B11LA01919

Printed: 03/29/11 07:36 AM

Event Code:

Bldg-Alter/Repail GREEN - MANDATORY City of Los Angeles - Department of Building and Safety

Commercial

Plan Check at Counter Plan Check

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 03/29/2011

1. TRACT ORD'S SURVEY BLOCK LOTO 2 1

ARB COUNTY MAP REF # 2 M R 53-66/73

PARCEL ID # (PIN #) 130-5A213 30

2. ASSESSOR PARCEL # 5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA Council District - 9

Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213

Certified Neighborhood Council - Downtown Los Angel Energy Zone - 9

Community Plan Area - Central City

Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 12/04/1944 Near Source Zone Distance - 1.5

Parking Dist. - CCPD Parking Dist. - DPD

ZONE(S): C2-4D/

ZI - ZI-2374 Los Angeles State Enterpris CRA - ZI 2316 CITY CENTER REDEV CPC - CPC-2005-361-CA

CPC - CPC-2005-1124-CA

CPC - CPC-2008-4502-GPA CPC - CPC-2010-213-CA CPC - CPC-2010-583-CA

CDBG - BID-Downtown Center CDBG - LARZ-Central City

CDBG - SEZ-Los Angeles State Enterpri AFF - AF-90-1466762-MB

5. CHECKLIST ITEMS

HCM - CA-744

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Los Angeles Times Communications Llc

202 First St

LOS ANGELES CA 90012

Applicant: (Relationship: Agent for Owner)

Damian Catalan - D C Expediting

PO Box 640

**SAN DIMAS, CA 91773** 

(626) 433-3898

**7.EXISTING USE** 

(13) Office

PROPOSED USE

8. DESCRIPTION OF WORK

0.00

TI REMODEL: REMOVE EXISTING PARTITIONS, CORRIDORS, + RESTROOMS; NEW PARTITIONS, DOORS, CEILINGS, RESTROOMS AND FINISHES

9. # Bldgs on Site & Use:

Permit Valuation: \$800,000

FINAL TOTAL Bldg-Alter/Repair

Permit Fee Subtotal Bldg-Alter/Repa

Plan Check Subtotal Bldg-Alter/Rep

Fire Hydrant Refuse-To-Pay

Planning Surcharge Misc Fee

State Green Building Surcharge

Planning Gen Plan Maint Surcharge

10. APPLICATION PROCESSING INFORMATION

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

BLDG. PC By: Minh Valenzuela

OK for Cashier: Julio Zaffra

Coord. OK:

PC Valuation:

Total Bond(s) Due:

4,695.18 Permit Issuing Fee

3.822.00

0.00

168.00

79.80

239 40

229.32 10.00

114.66

32.00

DAS PC By:

Signature:

Handicapped Access

E.Q. Instrumentation O.S. Surcharge

Sys. Surcharge Planning Surcharge Date:

www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489), Outside LA Gounty, call (213) 473-3231.30 " For Cashier's Use Only 1 5.5777 17W/0#: 11603504

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 482-0000 or request Inspections via

BUILDINE FERNIY 1000 EL COMMERCIAL ENE BIDF SURCK S'BIETS 1007 FEI GITY PLANNING SURCK

MISCELLAMEDUE
PLANACIUS GEN PLAN CASIVI
STATE GREEN BUILDING BUR
BUILDING PLAN CHEIK
BUILDING PLAN CHEIK

P11016100000075047W

Patal Dust Statk:

44,675.18 1-9695.19

20111461843

Sewer Cap ID: 12. ATTACHMENTS Plot Plan

Green Building

10161000003504F

1020404201133515

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting nu	imeric value") 11016 - 10000 - 03504
14. APPLICATION COMMENTS  ** Approved Scismic Gas Shut-Off Valve may be required. **	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:	
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS (C) Rellos Construction Inc P O Box 1388, Lomita, CA 907175388	CLASS LICENSE# PHONE# B 471756 310-257-1107
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60	for permits granted by LADBS (See. 22.12 & 22.13
17. LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of I my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of tability to take prime contracts or subcontracts involving specialty trades.	
License Class: B Lic. No.: 471756 Contractor: RELLOS CONSTRUCTION INC	
18. WORKERS' COMPENSATION DECLARATION  Thereby affirm, under penalty of perjury, one of the following declarations:  () I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of which this permit is issued.  () I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance.	
workers' compensation insurance carrier and policy number are:	238-0004306
( ) 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 a	s 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 provisions.  WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPE IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	AN EMPLOYER TO CRIMINAL PENALTIES
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNII I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the (909) 396-2336 and the notification form at <a href="https://www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb pa section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California (800) 524-5323 or	he Health and Safety Code. Information is available at int in pre-1978 buildings due to the presence of lead per
20. CONSTRUCTION LENDING AGENCY DECLARATION  I hereby affurn under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is is Lender's name (if any):  Lender's address:	isued (Sec. 3097, Civil Code):
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING TO comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, nade performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I furth work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).	o enter upon the above-mentioned property for inspection does not authorize or permit any violation or failure to any warranty, nor shall be responsible for the her affirm under penalty of perjury, that the proposed
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Re  Construction Lending Agency Declaration and Final Declaration; and  (2) This permit is being obtained with the consent of the legal owner of the property.  Print Name:	

145 S Spring St 6TH FLR

Permit Application #: 11016 - 10000 - 03504

<sup>i</sup>Bldg-Alter/Repair

Commercial

Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B11LA01919 Initiating Office: METRO Printed on: 02/28/11 14:04:56

PLOT PLAN ATTACHMENT

NORTH **LOCATION PLAN EAST** (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) **THRST STREET** XX TIMES WEST TIMES NORTH N N Ø N M TIMES BROADWAY SPRING STREET BROADWAY PLANT SECTION CORPORATE GARAGE **WORK AREA 6TH FLOOR** SECOND STREET

(1/1/2/2/11)

PLOT PLAN

COUNCIL DISTRICTS 113351 SINSPECTION DISTRICT: BIGIM3

#### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application to Alter, Repair, Move or Demolish

To the Beard of Building and Safety Commissioners of the City of Les Angeles;
Application is hereby teads to the Board of Building and Safety Commissioners of the City of Les Angeles, through the office of the Superiorization is hereby teads to the Board of Building and Safety Commissioners of the City of Les Angeles, through the office of the Superiorization is hereby agreed to be the undersigned application and which shall be demade conditions entering into the saveries of the permit.

First That the permit does not great any right or privilers to great any building or other structure therein described, or any portion thereof, seends That the permit does not great any right or privilers to use any building or other attracture therein described, or any portion thereof, for any purpose that is, or may bereafter be prohibled by ordinance of the City of Les Angeles.

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

DEMACATED TOO

R	EMOVED FROM	REMO	OVED TO
Lot		Lot	
Tract		Tract	
Present location }	220 W. 157	STREET	<u>-</u>
New location of building	SAME	Number and Street)	Approved by City Engineer.
Between what cross streets	SPRING & P	YAWQA69	Deputy.
•	(Store, Besidence,	Apartment House, Hotel, or any other purp	
	ling AFTER alteration or mo	- ·	
	Name) P. A. ROW	AN COMPANY	Phone
4. Owner's Ad	ldress 458 So.	SPRING ST	,, v 480,, ones gartosco, caberos opos opos on secono caberos caberos
5. Certificated	Architect No	State Jicense No	Phone
	gineer		Phone
7. Contractor .	THE TED R. COOPE		
	Address 1031 So.	BROAD WAY,  Including all labor and material and all lighting, beating, ventilating, water supplies, five sprinklers, electrical wiring and/equipment therein or thereton.	permanent s 914
	n of proposed work	equipment therein or thereon.	
OTI TAS STIRE BY A C		(Secondary of the second secon	
11. Size of exis	ting building 60 x 112 Nur	mber of stories high	eight to highest point. 2.5.
	lding Material of e		rior framework DKICK:
Describe bri	iefly and fully all proposed co	onstruction and work:	
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	for the later	( autibal alles	parel litera
			······
· · · · · · · ·	Gucura Ca	may fuller	
nices en de la partir de la proposition de la pr	Fill in Application	on other Side and Sign Stat	ement (OVER)
	FOR DEPARTM		For BOD
PERMIT NO.	Plans and Specifications checked	Zans Fire District	Stamp here when Permit is issued
15114	Corrections verified	Ridge Lian Street Widehing	naki o tana
	Plans, Specifications and Aprilcations	Application checked and appropried	JUN 1936
PLANS	For Plans Son   Filed with	136 HILL Clark SPAINKLER	Inspector
	t tal Trime Sau	Required Specified Valuation Included Von-File	Mitt
Land to the second seco	· -		ano, 1

#### PLANS, SPECIFICATIONS, and other data must be filed if required. NEW CONSTRUCTION Size of Addition... Number of Stories when complete... Material of Foundation...... Depth of footing below ground... Width Foundation Wall Size of Red wood Sill. ....Material Exterior Walls Size of Exterior Studs. Size of Interior Bearing Studs.....x. Joists: First Floor .... Second Floor ....Rafters......x....Roofing Material..... I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and Slate Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws Sign Here. Ву... FOR DEPARTMENT USE ONLY Application Fire District Bldg. Line Termite Inspection Zoning Street Widening Forced Draft Ventil (2)REINFORCED CONCRETE The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Barrels of Cement..... Tons of Reinforcing Steel..... Sign Here. (8)No required windows will be cb-There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public structed. Street or Public Alley at least 10 feet in width. Sign Here.... Sign Here..... (Owner or Authorised Agent) (Owner or Authorized Agent) REMARKS: ..

#### CITY OF LOS ANGELES

#### DEPARTMENT OF BUILDING AND SAFETY

7.37.3.5 ...

BUILDING DIVISION

## APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE

A BUILDING OF	III Faire searcher mass
REMOVED FROM	REMOVED TO
Lot. 5	Lot .
JIMES SQUARE	
Tract	Tract
Present location   202 WEST A	5/R57 ST.
New location of building. Jame	(House Number and Street Approved by City Engineer
Botween what	T. E. BROADWAY Deputy.
USE INK OR INDELIBLE PENCIL	The state of the s
	PR PLANT. Families Rooms
Store, Dwelling, Apa	for present occupancy . /2 E.B.S.
3. Use of building AFTER alteration	and the same of th
4. Owner (Print Name) SOLITHUE	
5 Owner's Address 202 WEST	
6. Certificated Architect R.A. CRAL	UFORD License No. 26 Phone BR. 22298
7. Licensed Engineer JACANES.	
8. Contractor . P.J. LIALKER	
9. Contractor's Address 3900 MH	TESIDE
II. VALUATION OF PROPOSED WORK	including all labor sited meterial and all permanents; lighting, healting, ventilating, waster supply, planding, the applicate, electrical wiring and alevator conjugate therein or thereon.
N Carlo	Activities treasure of microon.
11. State how many buildings NOW OVE.	(State, Perilling, Apertment House, Fight or other purpose)
12. Size of existing building 165 x 365	Number of stories high. 6 Height to highest point. 42
	and Science of Street St.
14. Describe briefly all proposed constructi	
REMOVE EXISTING PAR	
	SPLAN DINDOWS TO MATCH EXISTING
	a stats to exist Heating a vinillating
SYSTEMA I III	The state of the s
The state of the s	Secretarian S. C. C. Contraction on terrorise of the proposition of the contraction of th
Fill in Applie	cation as other Side and Sign Statement (Over)
FOR DEP.	ARTMENT USE ONLY 55-24
PERMIT No. Corner for Corner Lat Kernel	V65X360 Pt. rest alley Clerk V65X360 Pt. side alley For
Plant and Specifications that he	2 Na. / Stimphere when
18685 Constitution of the	Notes Wideston
B. B. Nore	And and and and approved
PLANS CALL S	Texter 1
For Plans See Piled wi	ا و الما الما الما الما الما الما الما ا
Rec'd	79-30-13
	Co Til

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

#### **NEW CONSTRUCTION**

5. Type of Rooting COMP:  1 hereby certify that to the be	3 act of my knowledge and balled the ill comply with all favor, and the	Number of Staries when complete and that the the title to the deing of the week authorized thereby
Will not employ thy person in 1968's Compountion Insurance.	Sign here Rac	she State of California relating to Work  ULAND H. SRAWFORD  Boyd M. Water
	POR DEPARTMENT US	r data
•	Depth in Ground	Width of Wall
•		
(c) Size of Floor Joints.  (1) PLAN CHECKING Receipt No.	(2) REINFORCED CONCRETE Barrels of General	(3) The building referred to in this Application will be more than 190 feet from
Valuation + 15000 For Pald + 25	Tons of Reinforcing Strei	Sign here
	-	
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د ماه در مصورت میکند. در محمد این		

#### CITY OF LOS ANGELES

#### DEPARTMENT OF BUILDING AND SAFETY

**BUILDING DIVISION** 

# APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE CLASS A.

	REMOVED-FROM	1		PEMOVED T	A
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Lot	, Vi.,		Lot .		
				•	
Anne				** ************************************	******* ********
TIMI	ES SQUAB	<b></b>	Tract		
A building	202 WEST	FIRST STR	EET		1
www location	}	(House Numbe	r and Street		Approved by City Engineer
building		(House Numbe	r and Street		1710
tween what	SPALNG STRI	******		•	Deplety
	DELIBLE PENCIL				
L Purpose of	building OFFICE B	LOG & PLAN	SECTION	Families	Rooms
<del>-</del>	(Store, Dwelli	ng, Apartment House, H	otel or other purpose)		
	ong building has been	•			
L Use of build	ling AFTER alteration	or moving AFF1	re bing t brus	1. Families	Rooms-
L Owner Print	Name) TIMES M	TRADE	Co.,		Phone
No	Idress 202 WES	, , ,			LEC CALLE
	Architect BOWLAN				·
. Licensed E	ngineer HOLMES	F. NARVE	State License	No	Phone To. 4238
	P.J. WALKER	÷ .	•		
. ,	_				Phone Au, 6/41
. Contractor's	Address 3900 W	HITESIDE A	LVE. LOS A	MAELES .	
WAT TIATIO	N OF PROPOSED WO	including all	labor and material and	all permanent	18,000.
			etrill's Anticonterriell' America		
- TALLINGERAN	WO THOUGHT WO	oquipment th	labor and material and ting, vontilating, water inkier, electrical wiring serein or thereon.	and elevator	
	•		<del>,</del>		-· <u>-</u>
State how ma	ny buildings NOW } QU	Store, D	BUILDING welling, Apartment Hou	G. PLANSE, Hotel or other pu	(ECTION
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State how ma on lot and give Size of existi	ny buildings NOW } QU	(Store, D	BUILD ING. welling, Apartment Houtories high.	Height to hig	(ECTION
State how ma on lot and give Size of existi	ny buildings NOW CU e use of each.	(Store, D) (A Z. Number of S) (Wood, Steel or Mason	BUILDANG welling, Apartment Houtories high.	Height to hig	(ECTION pose) hest point 140' nework STERC.
State how made on lot and give Size of existing Material Ext.  Describe bridges	ny buildings NOW CU e use of each. ing building 355 x 16 cerior Walls 144 \$ 0	(Store, D)  (Store, D)  (Store, D)  (Store, D)  (Store, D)  (Wood, Store) or Mason ruction and work	BUILDING walling, Apartment Houtories high.	Height to hig	(ECTION pose) hest point 140' nework STERC
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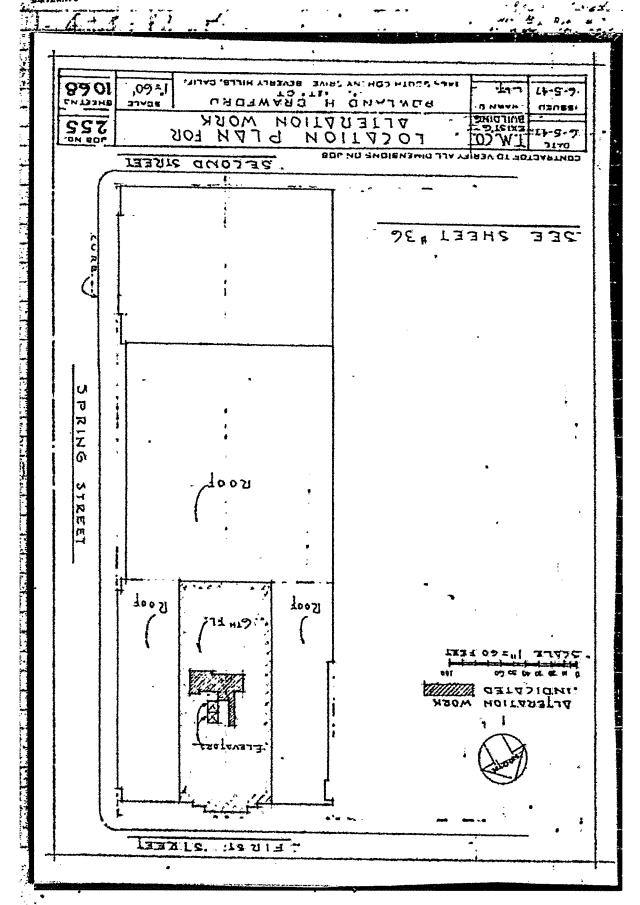
PLANS, SPECIFICATIONS, and other data must be filed if required. the floor only NEW CONSTRUCTION Number of Stories when complete... 15 Type of Roofing I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby it will not employ any person in violation of the Labor Code of the State of California relating to Workman's Compensation Insurance. . Sign here .. FOR DEPARTMENT USE ONLY Depth in Ground ......Width of Wall (a) Footing: Width..... .Material of Floor.. (b) Size of Studs. Size of Rafters The building referred to in this Application will be more than 100 feet from REINFORCED CONCRETE Barrels of Cement. Receipt No.

who will be the form the second of the secon

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

BUILDING AND SAFRIY HIELDONG DIVISION

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			ion same	Yamilia	الــــــــــــــــــــــــــــــــــــ	400ml
4. Owner	AES MIR			ro Los		
•	2		PAYRORD	Allenda .		18.2.2238
7. Licensed Eng				State Xe.		
8. Contractor .		eb co	la annua processor annual	State License Ng	774	-AN 6141
2. Contractor's	Address 390	ONLINE	SIDE AVE	<u></u>		سلال
IR VALUATION	OF PROPOSE	D WORK	and parallel of			000
11. State how men on lot not give	y buildings MOT	ONE .	SEE !		or other purper	***************************************
12. Since of existi	ing building lie	2 +355 No	abor of stories hi			
13. Material Exis		(West,	Plant at Masoury)	Extento	e francyck	STEEL TOWN
14. Describe brie				Titlanic d	e e en en en en	
MEN ENL						
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PIXTUPAS	Licion	AUCTUR	nl_changi	<b>E</b>	******	
		NEW	CONSTRUCTI	ON	<del></del>	
13. Size of Addit			Lotx			
16. Footing: Wid 17. Size of Stude						
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I will not employ	urtion work wi	Il comply wit violation of t	h all lows, and the the Luber Code o	t in the doing of I the State of C	the work and	harind thereby
mon's Componentle	on Issutance.		•	LAND IL		•
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No and SPE	AN CHICKING	FOR DE	ARTHUR USE	CICL		
Dates			CONCRETE		Bldg. Per	
Receipt No. 665	The second second		Bole.	FEES	Cart of	
Valuation 2	000		Tom of Rein-			8.00
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PERMIT No.	Plane and Squaller	Anna should	7. 0	7-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3	-	46
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PLANT.	Stutel	ation				
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1	A PRICE PLAN			7	- Line	and the same



# APPLICATION TO SECTION TO APPLICATION TO AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES

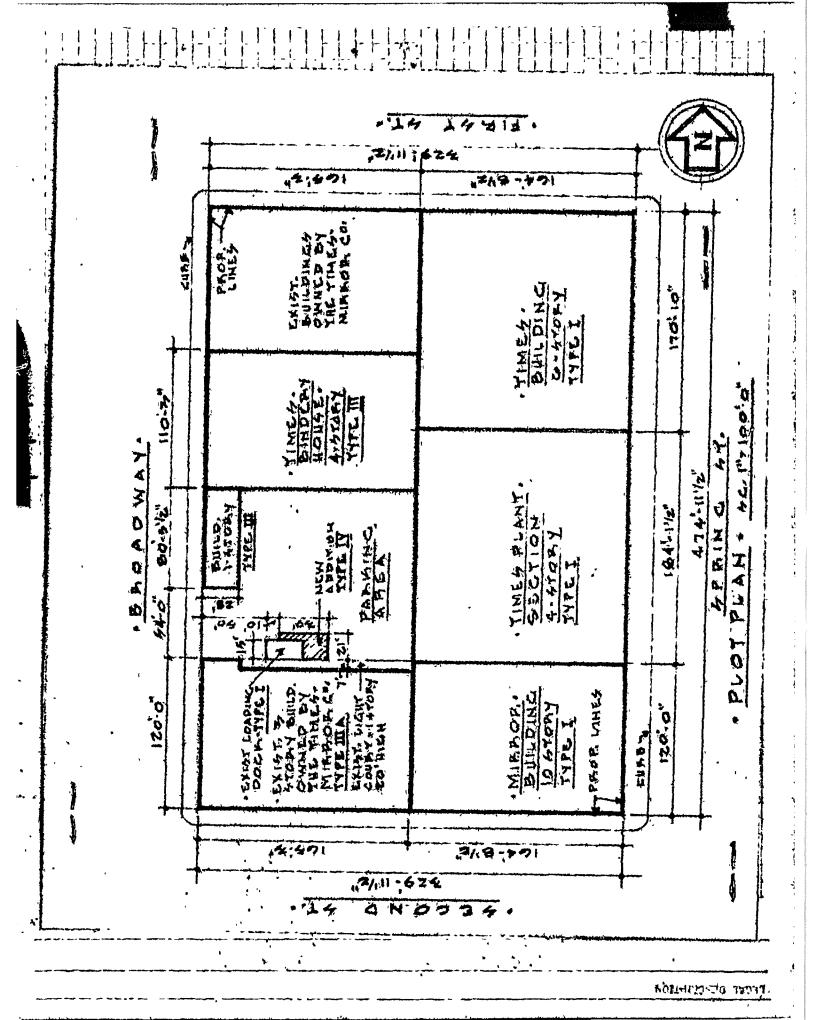
DEPARTMENT

OF

BUILDING AND SAFETY

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Locatio	on of Buildin	g 202 WEST	FIRST STRE				Approved by
							Lity Engineer
Betwee	en what cros	s streets?SP	RING STREET	& BROADWAY	, 	******************	Deputy,
USE I	NK OR IND	ELIBLE PENC	IL Ce birce o i	utucna ben' b	r 4 1 1 mm	•	
			CE BLDG. & Dwelling, Apartment				
2. Sta	ate how long	building has b	een used for pre	esent occupancy,	1933		***************************************
3. Us	e of building	AFTER alterat	ion or moving	SAME	Fá	milìesF	looms
5 Ou	mer's Addre	··· 505 MES.	COMPANY T FIRST STRE			Phone	**********
7. Lie	ensed Engin	S. B.	ND H. CRAWFO BARNES 	S	cense No C-	260 Phone	BR-22298 DU 22385
8. Coi	ntractor	P. J. WAI	LKER COMPANY	S.	cense No 1.4.	48 Phone	TR 8201
9. Co	ntractor's Ac	idress 3900	WHITESIDE A	VENUE, LOS	cense No. 1945 ANGELES	2.70	mun mattar
10. VA	LUATION	OF PROPOSED	WORK Include	ng all labor and mat g, heating, ventilating	erial and all peri	minnent 48,0	00.00
II Sin	ta haur manu		equipm	ient therein or ther	al wiring and we	levator 7	
on on	lot and give t	use of each.	"OME OFFICE	Store Duelling A	WSPAPER I	LANT	isei Da
12. Siz	e of existing	g building, <u>165</u>	485 Number	of stories high	Heig	ht to highest p	oint 185 i
13. Ma	terial Exteri	ior Walls	MASONRY (Wood, Steel o	r Masonry)	Exterior fr	ameworkS'	TEEL
14. De	scribe briefly	y all proposed o	construction and	work.		( w	doct or Steet)
Gertilicate of Occupancy Occupancy	LOCKE	R & TOILET	MS FOR NEW F	PRESS IN BAS	EMENT.	ADDITION O	NEW
Pice C	PARTI						
ungy mate	TOUCH	· 10 2 L LOOK .	AUDIT UTING	16 M. 1. 3 L. L. M. M. M. 1	The day of the control of the contro		1 mm ~ ~ ~ ~
8 8	gone	7-10-00	LA MEN	WORK ON INT	ERIOR OF	"Existing" e	uilding
16y	15 Sino		/ 145.44	LUNSIKII	11610		
	10 10	or Addition ing: Width	Size of Depth in Grou	Lotxx	Number of	Stories when o	omplete
DAXE	il III Dise	or pendsX	Material of Flo	orSize	of Rafters	v Tune of	Doodne
	I I nov	reby certify tha	t to the best of r or construction mereby I will not	ny knowledge a	nd belief the	above applica	tion is correct
THUSEL	the worl	k authorized the	or construction mereby I will not ting to Workmer	ork will comply employ any per	y with all la son in violat	ws, and that in	the doing of
+++	MARKE						or code of the
·     1	DISTRIC	ריין או נייבוריים ויי	POOM M	Sign h	ere	H.C.	i Agent)
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NO.	4	PLAN CHEC	KING		CY SURVEY	Investigation	Fee \$
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1 3	~4 x ee 3	60.00	***			Bldg. Permit	Fee \$
KECERX	TYPE	Maximum No Occupants T	Inside Lot	Key Lot	Lot Size	,	Clerk
	GROUP	H.C. 1		Corner Lot Keyed	GKX36 K	Ft. side alley	Lose
7 20	· · · · ·	1226		AT- 7	ire District هو الم	District /	9 3 -
- - -	For Plans See	Correction Verific	- many		ireet Widening	Map No. Y	ked and approved
	2	1 Hall	ferman	Ft.		a lange	ن سرييس
CODE	Filed with	Plans, Specification rechecked and app	and Application oved.	Continuous	SPRINKLER recine Require	Inspector	Clerk
				3	Yes No	1 BO	De la
	mink	OL DECEPTION		WRITE BELOW	THIS LINE		
7.5		OF RECEIPT	DATE ISSUED	TRACER NO. (N			FEE PAID
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l la		atai Plan Checkin					
	Building F	ermit JL	L 30 1953		C46607	1.	

GITY OF LOS ANGELES	AND FO	r Certificat	repair - Di e of occupan	CY	ILDING AND SAFETY
1. LEGAL LOT	the same of the sa	RACT		DETT, WT MY	DIST. MAP
<u>,</u>					129-213
2. BUILDING ADDRESS	<del></del>		JAPPR	WED	ZONE
202 W. lst St.					M-2
3. METWEEN CROSS STREETS	<del>(************************************</del>	***			FIRE DIST.
Broadway	ANI	Sprin	1 ior	1	T 80/110
4. PRESENT USE OF BUILDING		NEW USE OF BUI	LDING	······································	INSIDE
Newspaper Plant		<b>5</b> 5.5	me		KEY
2. OMNER	-	PH	ONE	·	COR. LOT
The Times Mirro	r Coro	M	52345		REV. COR.
O" AMMER'S MARKETZ		P.4	). 20N	<u> </u>	LOT SIZE
_202 W. lst St.		L.A.			no legal
7. CENT ARCH.	f	21	ATE LICENSE PHO	NE	
Rowland H. Crow	rord		260		
S. B. Barnes	•	, ST	ATE LICENSE PHO	NE.	REAR ALLEY
9. CONTRACTOR	····	# <u></u>			SIDE ALLEY
P. J. Walker Co		21	ATE LICENSE PHO	ME	ULDG LINE
10. CONTRACTOR'S ADDRESS	• .				
	eta. •	P.(			AFFIDAVITS
3900 Whiteside	S HEIGHT	NO OF EXISTING	A 62 BUILDINGS ON LOT	10 000	
* 15.0" べるじむ   1	17.0"	ito or existing	DUILDINGS ON EQT A	un caè	BLDG. AREA
	TAL CONC. BU		WOOD TO STEEL	ROOFING	SPRINKLERS
EXT WALLS STUCCO : WE	K C CHANT	CONST.	TOME TO OTHER	LCMPO	REQ'D.
3 202 W. 1s	t St.	-	•	DISTRICT O	L.A.
ZOTEC VALLERA	PR-26-57	2394	CASHIER'S USE ONL	- 2 C	K 20.00
TILA GROUP MAX. OCC	11-29-57	3109	4 C-	- 1 C	<b>33.00</b>
C. OF O. ISSUED					
INSPECTOR	P.C.	S.P.C.	B.P. 1.8.	IAA	
u	\$20.00	, J. F. W.	3300	0.5	. C/O
29 VAUIATION, TO INCLUDE AND EN	, 920,00		23-1		
13. VALUATION: TO INCLUDE ALL FIX EQUIPMENT REQUIRED TO OPERA AND USE PROPOSED BUILDING.	\$ 10, d	000			OWELL
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUE TION MAPPE	VED //	PARKING SPACES V
39-8"x 21.0"	1	17:0	DWK	ileu	SPACESTY
15. NEW WORK: EXT. WALLS	ROOFIN		APPLICATION CHE	KED	GUEST
Add to exist lo	ading do	ck	Levis	5 6	ROOMS
			ENGLY CHECKED	-//-	FILE WITH
			BAKO	xey	
I certify that in doing the work	authorized her	reby I will not	CORRECTION FACE	107	CONT. INST.
empldy any person in violation of	the Labor Cod	e of the State	12 In A IX	IMM	OUNITE
of California relating to workme	n g compensati	on insurance	PANADO	<b>—</b>	grading
SIGNED AND	X Herr	he f	<b>アルル・1</b> ノ	4	no pre in
This Form When Property V.	The Control of the Co	Normalt de De	APPLICATION ASE	OVEO	
the Work Described,	acheli	sent .	Work	<b>y</b>	
Form H-3	TIONS: 1. A	pplicant to Coi let Plan Requir	uplate Numbered ed on Back of Or	items Only iginal,	in the second se
T. J.	t	. 7	m 1 v		



APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY LEGAL LOT TRACT DIST MAR Times Square 2. BUILDING ADDRESS APPROVED 202 W. 1st St. 3. BETWEEN CROSS STREETS FIRE DIST. Spring St.
PRESENT USE OF BUILDING Broadway NEW USE OF BUILDING INSIDE Office&NewspaperPlant Same KEY 5. OWNER PHONE COR. LOT The Times-Mirror Company MA 52345 REV. COR. OWNER'S ADDRESS P. 0. ZONE LOT SIZE CERT. ARCH. 1st St. STATE LICENSE PHONE BR 22753 Rowland H. Crawford C-260 LIC. ENGR. STATE LICENSE PHONE REAR ALLEY B. Barnes & Assoc. 22385 DU SIDE ALLEY CONTRACTOR . STATE LICENSE PHONE BLDG. LINE Walker Co. J. CONTRACTOR'S ADDRESS P. 0. ZONE AFFIDAVITS 3900 Whiteside 11. SIZE OF EXISTING BLDG. | STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA MATERIAL WOOD METAL CONC. BLO EXT. WALLS: STUCCO BRICK CONCRETE SPRINKLERS REQ'D. SPECIFIED ROOF ROOFING METAL CONC. BLOCK T STEEL WOOD CONST. TONC. T OTHER DISTRICT OFFICE 202 W. 1st St. L.A. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. DWELL. UNITS \$ 1500.00 SIZE OF ADDITION STORIES VALUATION APPROVEDS PARKING SPACES 15. NEW WORK: EXT. WALLS APPLICATION CHECKED GUEST ROOMS New interior openings in exist Kehmeier c. of wall only third floor PLANS CHECKED FILE WITH VERLED CORRECTIONS CONT. INSP. 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. rading lorre.Ins. PLANS APPROVE SIGNED This Form When Properly Validated is a Permit to APPOLICATION APPROVED INSPECTOR Do the Work Described. TYPE GROUP MAX. OCC. P.C. S.P.C. I.F. O.S. C/0 B.P.

LA9322

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CASHIER'S USE ONLY

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7,50

## APPLICATION TO ALTER - REPAIR - DEMOLISH

Form B-3

	AND	FOR	CERTIFIC	ATE OF	OCCUPANCY	
CITY OF LOS						_

DEPT. OF BUILDING AND SAFETY

	INSTRUCTIONS: 1. Applicant to Complete Numbered Items 2. Plot Plan Required on Back of Original.	Only.	٠,
1.	LEGAL LOT BLK, TRACT DESCR. 5 Times Square	ADDRESS APPROVED	SE SE
2.	BUILDING ADDRESS	DIST. MAP	₩ ~
	202 West First Street  BETWEEN CROSS STREETS	739-2/5 20NE	<b>\{</b>
3.	Spring AND Broadway	11-2-4	Ė
4.	PRESENT USE OF BUILDING NEW USE OF BUILDING	FIRE DIST.	Ē
	Office Office OWNER'S NAME PHONE	INSIDE	Ê
Э.	Times Mirror Company	KEY	\$ _
6.	OWNER'S ADDRESS P. O. ZONE	COR. LOT	3
	210 West First Street, Los Angeles CERT, ANCH. STATE LICENSE PHONE	LOT SIZE	Ē
7.	CERT. ARCH. STATE LICENSE PHONE William L. Periera #1988	364.76 X	
8.	LIC. ENGR. STATE LICENSE PHONE	משפיו זה זכן	
	CONTRACTOR STATE LICENSE PHONE	16 4. 70 REAR ALLEY	
9.	CONTRACTOR STATE LICENSE PHONE  Owner	SHOE ALLEY	
10.	7010	BLDG. LINE.	
	SIZE OF EXISTING BLDG. STORIES   HEIGHT   NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA	
11,	SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE 165 x 360 6 144 One - Office		
7		DISTRICT OFFICE	-1645-4
12.	MATERIAL   WOOD   METAL   CONC. BLOCK ROOF   WOOD   STEEL ROOFIN	SPRINKLERS	
1 4.	EXT. WALLS: STUCCO BRICK E CONCRETE CONST. E CONC. OTHER GTAT	EREQ'D.	2
13.	VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE	AFFIDAVITS	즍
14.	AND USE PROPOSED BUILDING. 4 13, UUU		<b>&gt;</b>
17.	OBNE *		S
15.	NEW WORK: EXT. WALLS none ROOFING none PLANS CHECKED	DWELL. UNITS	F
	Interior of main lobby and corrections very to	SPACES PARKING	
	Waiting room.	GUEST	
l c	ertify that in doing the work authorized hereby I will not PLANS APPROPRIES	ROOMS	
of C	difornia relating to workmen's compensation insurance. APPRICATION APPROVED	FILE WITH	
	Signed When Properly Validated is a Permit to Bo WSYECTOR	CONT. INSP.	,
the \	Vork Described.		
TYPE 7	CROUP MAX. GUC. P.C. OO S.P.C. G.P. B.P. 1.F.	o.s. c/o	
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35			
CASHIER'S	CAN 31829 11 -	1 CK 62.0	0
3	X	CONS,	· <del></del>
*****	P.C. No. GRADING CRIT. SOIL		

SUPPLICATURE STATE

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### APPLICATION TO ALTER - REPAIR - DEMOLISH CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

8&S Form 8-3

DEPT. OF BUILDING AND SAFETY

	INSTRUCTIO	NS: 1. Ap	plicant to Cor t Plan Requir	nplete Num ed on Back	bered Items of Original.	Only.	
). LEGAL DESCR.	LOT		ract ort. of	Times	Mirror'	ADDRESS APP	ROVED
2. BUILDIN	G ADDRESS	·			نيف شيت جيد	DET. MAP	<del>5</del> 5
202 M	I lst Street N CROSS STREETS	<u>et I</u>	A.			129-	213 \$
	Spring	AND	Sour	th Broa	duor	1	2-4
4. PRESENT	USE OF BUILDING		NEW USE OF BUIL		iuway	FIRE DIST.	
MEET	Office		Sam	e		I	≎
5. OWNER'S			PHONE			INSIDE	2
Times 6. OWNER'S	Mirror Co	ompany	P. 0.		ZONE	COR. LOT	
Same	, Manuella		1.0,	•		REV. COR.	
7. CERT. AI	RCH.	***********************	STATE	LICENSE I	PHONE	LOT SIZE	<b>!</b>
W T.	Pereira &	Assoc	0339			Inc	Legal
8. LIC. ENG	iR.		SIATE	LICENSE	PHONE		
9. CONTRAC	TOR		STATE	LICENSE I	PHONE	REAR ALLEY	
Owner		والمساورة والمراجع و				SIDE ALLEY	<u> </u>
10. CONTRAC	TOR'S ADDRESS		P. O.	•	ZONE	BLDG. LINE	
11. SIZE OF	EXISTING BLDG. STOP	UES HEIGHT	NO. OF EXISTING	BUILDINGS O	N LOT AND USE	BLDG. AREA	1 1
184×1	64	5   801	1- New	spaper	plant	2664	
3 202	W 1st St	reet					.A.
12. MATERIA	السا السا	ETAL CONC.	3	□ WOOD □	I I	SPRINKLERS REQ'D. SPECIFIED	2
	NLS: STUCCO BONE TO INCLUDE ALL		ETE CONST.	VALUATION	OTHER   APPROVED	AFFIDAVITS	
EQUIPME AND USE	INT REQUIRED TO OPE PROPOSED BUILDING	RATE \$ 1 6	00000	Ma	sel	<b>7.</b>	TICA!
	ADDITION	SI	DRIES HEIGH	MC (	m checked CAUSLANI	l	<u> </u>
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APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

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	\$775 W \$ 61 E	では、	same		M2-4
3. 408 ADDRESS 7	1st St		•		FIRE DIST.
4. BETWEEN CROSS	STREETS	<del></del>	Conduct		LOT (TYPE)
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Times M		MA5231	15		irreg
6. OWNER'S ADDRE	irror Sq	LA	90 <b>0</b> 53		
7. ENGINEER		STATE LICENSE	No. PHONE		ALLEY
Joseph 8. ARCHITECTOR O	Kinoshita	SE993		<u>-11</u>	- RI DG -1 SNE
Charles	<del>- Kratka</del> 6	53-2413			が此ち
9. CONTRACTOR		STATE LICENSE	387-31	46	481625
O. BRANCH	ADDRESS	102	CITY	76	AFF36889
LENDER 10	NE		,		
VIDTH /63 LENG	G BLDG. STORIES HEIGHT	NO. OF EXISTING	BUILDINGS ON LOT AND S NIEWS PAPE	PUB.	CCPD
O CONST MATERIA	EYT WALLS	ROOF	FLOOR		
OF EXISTING BLOG.			one	oene	DIST, OFFICE
13. JOB ADD 202	W. 1st St				LA
5 14. VALUATI	ON TO INCLUDE ALL FIXED NT REQUIRED TO OPERATE	\$ 200,000			CRLT. SOIL
AND USE	PROPOSED BUILDING				6946995
5. NEW WORK: (Describe)	redorcoratio	n 5 <b>%</b> h flo	or only	•	GRADING
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TIMES MIRROR BUILDING S Part us TIMES PARKING DECK SOUTH Balcoim ST.

NSTRUCTIONS: Applicant to Complete Numbered Immon Only.	3 city of			OR INSPECTION					R-REPAIR-DE	MOLISH  B&S B-3-R1.  OF BUILDING AND SAFE
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NEW USE OF BUILDING  STATEMENT OF RESPONSIBILITY  I Certify that in doing the work specified herein I will not employ any person in violation of the Lode 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 authorizing or permitting the violation or fallure to comply with any applicable law. Neither the of Los Angeles, nor any board, department, officer or employee thereof make any warry or soil upon which such work is performed."  Signed  Bureau of Engineering  NO SEWERY PLUMBING REQ*D.  SEWERS  SEWERS  SEWERS  SIZE OF ADDITION  STATEMENT OF ABRA CHECK EXPLISE ONES.  PLANS APPROVED UNDER CASE ##	Critica	; , s	~ /	A						HIGHWAY DED.
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SPRINKERS BEOD INSP.  DATE OF THE DESCRIPTION ACTIVITY INSPECTOR  RECORD SPECIFIED  P.C. NO.  P.C. NO.  PLAN CHECK EXPIRES ON EYEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER TYPIST  APR-13-76  71917  OR 24523  S — 6 CK 181  APR-13-76  71917  I certify that in doing the work specified herein I will not employ any person in violation of the L 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 au ization of the work specified herein. This permit does not authorize or permit, nor shall it be const as authorizing or permitting the violation or fallure to comply with any applicable law. Neither the of Los Angeles, nor any board, department, officer or employee thereof make any warranty or sha responsible for the performance or results of any work described herein, or the condition of the pro or soil upon which such work is performed."  (See Sec. 91.0202 L.A.M.C.)  Signed  ADDRESS APPROVED  FINDEMAY  HIGHWAY DEDICATION  REQUIRED  FLOOD CLEARANCE  SEWERS  SEWERS  SEWERS  SEWERS  SEWERS  SEWERS SEWERS AVAILABLE  NO SEWER/PLUMBING REQ*D.  SFC DUE  APPROVED FOR ISSUE   SFC DUE  NOT AVAILABLE  NO SEWER/PLUMBING REQ*D.  SFC PAID  SFC NOT APPRICABLE  SFC DUE  APPROVED FOR ISSUE   SFC DUE  HOUSING AUTHORITY APPROVAL  APPROVED UNDER CASE #	GUEST CO	P	ARKING	PARKING P		D		363		TLThayne
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or soil upon which such work is performed."  Signed	of Los Ang	geles, r	nor any bo e performa	ard, department, ince or results of	offic anv	er or work	empi desci	loyee there ibed herei	of make any wa n, or the conditi	arranty or shall be
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Halle Juliania Int	Traffic		APPROVED F	OR .						

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

3 CITY OF	APPLI		OR INSPECTION	-						B & S B-3   B & S B-3   BUILDING AND SA
INSTRUCT			nt to Complete N						DEPT GI	601EDING AND SA
1. LOT LEGAL DESCR.	5	)	BLK	TRACT	Time	s S	quar	e 129	-213	CENSUS TRACT
2. PRESENT			<u></u>		E OF BU		<b></b>			2073,00 zone M2-4
3. JOB ADDI	RESS	'f'ice	0.4	(13)		sa	me	*****		FIRE DIST.
4. BETWEEN	N CROSS		St.	AND						LOT (TYPE)
5. OWNER'S	NAME	adway				<u>pri</u>	P	HONE		city bl
TIM			COMPANY	CITY	625	234		IP		
202	Wl	st St.		LA	ACTIVE	CTATE	IC NO	PHON	iF	inc.leg
non	= WM	. B. C	OFFEY ASS	UC	SE ACTIVE	123	9 4	F82-09 PHON	-7/	BLDG. LINE
a. ARCHITEC	е	SIGNEK		10						
C.W	or Dr	iver I	ne Bus Lic	)0. )2	ACTIVE 38		146	PHO	ŧΕ	see map
10. BRANCH LENDER			ADDRESS				C	IΤΥ		*ZI940
11. SIZE OF	EXISTING		STORIES HEIG	7				ON LOT AN	USE	
12. CONST N OF EXISTING	MATERIAL BIDG N	EXT. V	WALLS	/C R	one			LOOR		SEISMIC STUDY
A 13. J	OB ADDE	RESS	onc		con	<u>c</u>		conc		DIST. OFFICE
3-14.	ALUATIO	202 We	st 1st St ALL FIXED TO OPERATE \$.	ī. <b>.</b>			<del></del>			CRIT. SOIL
15. NEW WO	AND USE	PROPOSED BU	TO OPERATE .	10,0	00		comp	steen	<del></del>	GRADING
(Describ	<i>II</i> .1.	drywal	l partit			eva	ted/	floor		HIGHWAY DED
		ic w	uick on	4		710	<u> </u>	-	EIGHT	yes FLOOD
NEW USE OF B				IZE OF A	NO.			TORIES H	ilgn i	
TYPE I	_	GROUP OCC.	G- BLDG.	P	1/2 PL	ANS CHI	ECKED			CONS.
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GUEST ROOMS	-0	PARKING /	PARKING I		AP	PLICATI	ON PPR	NED.		FILE WITH
SPRINKLERS REQ'D SPECIFIED	4	CONT. INSP.	- NONE	-		OMB	INSPECT	MAJ. S.	CONS	INSPECTOR
P.C. 56	3	S.P C	B.B~7 T1.		P.M.		I.F.	, G.P.I.	C,	0 0.5.
P.C No		PLAN CHECK	EXPIRES ONE YEAR	AFTER FE	E IS PAI	D PERM	IT EXPIR	ES TWO YEAR	S AFTER	TYPIST
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g	J	AH-18-77	5844	3 5	•	381	186	T -	-11	K 67.
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"Th	is perm	nit is an app	lication for inspe	ction,	the issu	ance (	of whic	h is not a	n appro	val or an autho
as author	izing o	r permitting	o nerein. This pe of the violation of pard, department, ance or results of ork is performed.	failure	to co	mply	with an	y applicab	le law.	Neither the Ci
responsible	le for t	he perform	ance or results o	f any w	ork de	scribed	herein	or the c	ondition	of the proper
Signed		, , , , , ,			1500			Signatur		
	(Owner	or Agent havin	Property Owner's Con ADDRESS APPROVE					Armen		z 1-11-7
Bureau of Engineering			DRIVEWAY	<u> </u>				AT MET	<u> </u>	<u> </u>
			HIGHWAY DEDICAT	ION			JIRED			
			FLOOD CLEARANGE	<del></del>		COM	PLETED			
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Conservation	n	-	FOR ISSUE		ILE []					
Fire			TITLE 19)- (L.A.M.C	5700)						
Housing Planning			THORITY APPROVAL						<del></del>	
Planning		- LUALER (						i .		

Traffic

APPROVED FOR

REDEVELOPWIENT PROJECT.
19 IN THE CELL RUL EUSNIESS DISTRICT
19 IN THE CELL RUL EUSNIESS DISTRICT
19 IN THE CELL RUL EUSNIESS DISTRICT

1.131.37.3.39555

3	LICATION FOR 2	9 7	O O	s ne Š	7. OF BUILD	ING AND SAF	7.	5	REPA	ADD-AL IR-DEM OR CERTI OCCUPAL	DLISH FICATE
IN	STRUCTIONS	: 1. Ap	plicant to Co	omplete	Numb	red Hen	s Oni	y.			
1. LOT LEGAL DESCR.	5	BLOCK	TRACT Times	s Squ	are		COUN Mgo		F. NO. -21	DIST. MAP 129B2 CENSUS TIN 2073	13 ktr
2. PRESENT	SE OF BUILDING	ce .		NEW USE	OF BUIL					20HE C2-41	)
	2 <sup>S</sup> W 1st S			,,						FIRE DIST.	COUN. DIST.
	CHOSS STREETS		HA	0						LOT TYPE	
ANNING TOUR	HAMP.				Broad		HONE			LOT SIZE	ner
6. OWNER'S	os Angele Adoress	6 Time	G CIT	γ			ZIP			inc le	egal
Ti	mes_Mirro	r Soua	ERS LIC. NO.	ACT	LA IVE STAT	E LIC. NO	<u>0053</u>	PHONE		ALLEY	
a. ARCHITECT	se tree	land	BUS. LIC. NO.		1109	E LIC. WO	695	PHONE	66	BLDG. LINE	
B. ARCHITECT	OR ENGINEER'S	212082	-43	C116	73	687-	8053	3			
	or engineers 20 S Vicen	es St		LA		· 9	0012	2		ZI 940	ን ሃኒው
10. CONTRACTO	OR		BUS. LIC. NO.	92	35	E LIC. 160. 18-390	0	PHONE			5-1008
11. SIZE OF	EXISTING, BLDG.	70 510	RES HEIGHT	NO. O	EXISTIN	offic	ES ON E	LOT A	IND USE	crc 88-	
12. FRAMING I	NATERIAL IG BLDG.	EXT: WAL	LS	ROOF	cor	· - '	LOOR	cor	~	GLE 01	.,
12. 10	ADDRESS	COR	•	 -		- L !	TREET	CUIDE	_		
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THE SECOND						000.		<u>.</u>		GRADING	No P
15. NEW WORD (Describe)	change	floor	plane (				.) fc	)IC			FLOOD
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MEY 13) °C		,		UF ADDI	-				EISHI	9012A/55	<b>255</b>
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4 Pa 99 45	G.P.I. + NO	CONT.	<u> </u>				i			ВА	5 8-3 (R.7/80)
4 S.P.C.	PM / OU	14:0	d wel	ding		1	•				
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J. L.	F.H.	year fro	m date of paymen whin one year free	nt of lea					I LHUO	T-3832	
8.D.	0.8.8.	0 000	on or extension for ing permits grants f B. & S. BECTIO	of by the NS 22.12	5 B	ld per Lan Mai	COMM Inten	er Ian			7.00 6.00
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17. I hereby af Professions C prior to its tap provisions of fessions Code any applicant ☐ I, as own is not intende to an owner provided that one year of of all of	firm that I am exode: Any city or suance, also require Contractor's or that he is for a permit subser of the property who such improvems completion, the o	xempt from county whites the ap License La exampt the sale (Sec. builds or builds or onts are not wreet-builds	OWNER-B the Contractor of the requires a pilicant for su w (Chapter 9 refrom and the policant to a contractor of the mproves with 7044, Busines mproves there intended or ir will have the	UILDES or's Lice: permit ch permit (comme basis civil pen s and Pr on, and offerad te burder	PECL nise Law to constr it to file noting will for the a aity of m as their rofessions who doe for sale.	ARATIO for the for uct, alter, a signed a h Section fleged exit more the ole come: I Code: Ti a such w f, howeve ing that h	M sitewing improvidatement 7000) of simplion an five meatlor he Controller fork him r, the be e did s	ream re, de re, de re, de re, de re, de re, de re, witi rector reelf relidio rector relidio rector relidio rector relidio rector relidio rector	(Sign molish, or the is it sion 3 of violation fred dolls do the tr's Licen or throug g or imp	. 7031.5, Busion repair any cansed pursus the Business of Section ers (\$500). ): work, and the section consent is asprove for the	ineas and structure, and to the and Pro- 7031.5 by structure not apply applyses, old within a purpose
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Lender's Name	t I have read thi	a application	on and state ti	hat the	Lender bove inf	Address .					-
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Housing	HOUSING AUTHORITY APPROVAL				10/100
Planning	APPROVED UNDER CASE #				1
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### 202 W 1st St 4TH FLR



03016 - 10000 - 01219

Printed: 01/23/03 07:53 AM

Bldg-Alter/Repair Commercial Plan Check at Counter

No Submit Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 01/23/2003

I. TRACT TIMES SQUARE BLOCK LOT(s) 5

COUNTY MAP REF M B 184-21

PARCEL ID # (PIN #) 130-5A213 10

2. ASSESSOR PARCEL 5149 - 001 - 006

3. PARCEL INFORMATION

BAS Branch Office - LA

Council District - 9

Community Plan Area - Central City Census Tract - 2074.000

District Map - 130-5A213

Energy Zone - 9

Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - YES

Near Source Zone Distance - 7.2

Parking Dist. - CCPD

Parking Dist. - DPD

Thomas Brothers Map Grid - 634-F3

Thomas Brothers Map Grid - 634-F4

ZONE(S): C4-2D/

4. DOCUMENTS

ZI - ZI-940

AFF - AF-90-1466762-MB

AFF - AFF-36889

ORD - ORD-164307-SA430 CRA - CENTRAL BSN DIST (AMENDE

CPC - CPC-1988-217-CU

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Trnct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

Tenant:

Applicant: (Relationship: Architect)

David Weaver -

28492 Ave. Placida

SAN JUAN CAP. CA 92675

(949) 489-9708

7.EXISTING USE

(13) Office

8. DESCRIPTION OF WORK

REMOVE PARTITIONS, ADD PARTITIONS TO DIVIDE ONE LARGE OFFICE SPACE INTO TWO, & ADD DOORS AND SUSPENDED CEILING. 500 SQFT T.I.

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

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

Call toll-free (888) LA4BUILD

BUILDING PERMIT COMM

EI COMMERCIAL

ONE STOP SURCH

MISCELLANEOUS

SYSTEMS DEVT FEE

CITY PLANNING SURCH

LA Department of Building and Safety

LA 06 29 027956 01/23/03 08:23AM

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Carlos Villarreal OK for Cashier: Abram Bass

DAS PC By:

Signature: ATAL

Coord. OK:

Date: 01-23-03

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/0#: 31601219

\$326.25

\$4.20

\$6.61

\$17.83

\$9.79

\$5.00

\$371.68

\$371.68

11. PROJECT VALUATION & FEE INFORMATION

Permit Valuation: \$20,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair

371.68 326.25

PROPOSED USE

Permit Fee Subtotal Bldg-Alter/Repa Handicapped Access

Plan Check Subtotal Bldg-Alter/Rep

0.00

Fire Hydrant Refuse-To-Pay E.Q. Instrumentation

4.20 6.61

O.S. Surcharge Sys. Surcharge 19.83

Planning Surcharge Planning Surcharge Misc Fee Permit Issuing Fee

9.79 5.00 0.00

12. ATTACHMENTS Plot Plan

Sewer Cap ID:

Total Bond(s) Due:

I CORNOCI PROCESSO CON CONTROLO CONTROLO CONTROLO CON CONTROLO CONTROLO CONTROLO CONTROLO CONTROLO CONTROLO CO \*P030161000001219FN\*

Total Due:

03LA 38227

Check:

18284152604286

13. STRUCTURE INVENTORY		:	03016 - 10000 - 01219
14. APPLICATION COMMENTS			
			In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured
			electronically and could not be printed due to space restrictions. Nevertheless, the information printed
			exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
See Building Bulanced Pro-			Canonia.
15. Building Relocated From:			
16. CONTRACTOR, ARCHITECT, & ENGINEER (A) Weaver, David Roger	NAME ADDRESS  28492 Avenida Placida,	San Juan Capistrano, CA 92675	CLASS LICENSE# PHONE #
(C) Rellos Construction Inc	P O Box 1388,	Lomita, CA 907175388	C11673 B 471756 310-257-1107
This permit expires two years after the LAMC). Claims for refund of fees a	he date of the permit issuance. This population is	XPIRATION so expire if no construction work is performed	for a continuous period of 180 days (Sec. 98.0602
to the state of tees p	, , , , , , , , , , , , , , , , , , ,	exputation for periods granted by the Dept. of	f for a continuous period of 180 days (Sec. 98.0602 f Building & Safety (Sec. 22.12 & 22.13 LAMC).
I hereby affirm under penalty of per	IDEV IDSI I SM II cented under the provisions of Ch	ACTOR'S DECLARATION hapter 9 (commencing with Section 7000) of D	division 3 of the Business and Professions Code, and
Code, Section 7150.2c. The follow	ing applies to B contractors only: Lunderstand the	y that I hold a valid certification as a Home Im e limitations of Section 7057 of the Business a	ivision 3 of the Business and Professions Code, and provement contractor per Business and Professions and Professional Code related to my ability to take
<b>i</b>	V -	ELLOS Construction	INC.
License Class: R47/7 Lic. )		MARCE	TIFA
I hereby affirm, under penalty of pe	rjury, one of the following declarations:	OMPENSATION DECLARATION	
(_) I have and will maintain a certi- which this permit is issued.	ficate of consent to self insure for workers' compe	ensation, as provided for by Section 3700 of th	ne Labor Code, for the performance of the work for
(_) I have and will maintain worker workers' compensation insuran	the same points manibel me,		e of the work for which this permit is issued. My
Carrier:	STATE	COMPERS Policy Number:	348-02 UM 00068 B
(_) I certify that in the performance laws of California, and agree th provisions.	of the work for which this permit is issued, I sha at if I should become subject to the workers' com	ll not ampless and a control of	_
WARNING: FAILURE TO SECURE AND CIVIL FINES UP TO ONE HU IN SECTION 3706 OF THE LABOR	WORKERS' COMPENSATION COVERAGE INDRED THOUSAND DOLLARS (\$100,000), I R CODE, INTEREST, AND ATTORNEY'S FEE	IS UNLAWFUL, AND SHALL SUBJECT AI IN ADDITION TO THE COST OF COMPEN	N EMPLOYER TO CRIMINAL PENALTIES ISATION, DAMAGES AS PROVIDED FOR
	IN ACRESTOS DE	3.	
I certify that notification of asbestos	removal is either not applicable or was sent to th	ne AQMD or EPA as per section 19827.5 of the	he Health and Safety Code.
I hereby affirm under penalty of perjury that the	20. CONSTRUCTION LENDING ere is a construction lending agency for the performance of the	G AGENCY DECLARATION mance of the work for which this permit is issued.	ued (Sec. 3097 Civil Code)
Lender's name (if any):		address:	, , , , , , , , , , , , , , , , , , , ,
	21. FIN.	AL DECLARATION	
purposes. I realize that this permit is an applica comply with any applicable law. Furthermore, r performance or results of any work described by	tion for inspection and that it does not approve or neither the City of Los Angeles nor any board, de	authorize the work specified herein, and it do partment officer, or employee thereof, make an	es not authorize or permit any violation or failure to ny warranty, nor shall be responsible for the
work will not destroy or unreasonably interfere	with any access or utility easement belonging to o isfactory to the holder(s) of the easement will be	apoli which such work is performed. I further	ny warranty, nor shall be responsible for the r affirm under penalty of perjury, that the proposed vent such work does destroy or unreasonably interfere
By signing below, I certify that:	(c) of the second of the secon	100 med (360. 91.0100,4.3.4 LAMC).	
(1) I accept all the declarations above nam  Declaration and Final Declaration; and	ely the Licensed Contractor's Declaration, Worke	ers' Compensation Declaration, Asbestos Remo	oval Declaration, Construction Lending Agency
(2) This permit is being obtained with the	consent of the legal owner of the property.	/ (/· · · · · ·	2 0 7
Print Name: MTHCO	LIRA Sign: Mare	) Date: 1-25	Contractor Authorized Agent

202 W 1st St 4TH FLR

Permit Application #:

03016 - 10000 - 01219

Bldg-Alter/Repair

Commercial

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

City of Los Angeles - Department of Building and Safety

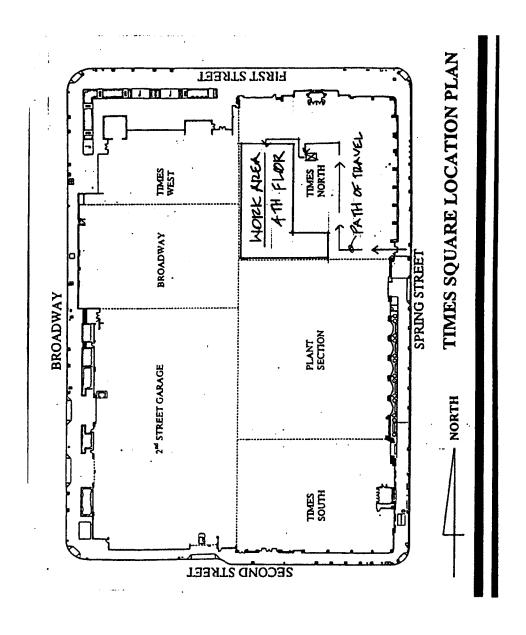
Plan Check #:

Initiating Office: METRO

No Submit Plan Check

PLOT PLAN ATTACHMENT

Printed on: 01/22/03 10:37:18



COUNCIL DISTRICT: 9

PLOT PLAN ATTACHMENT

18284152884286

Bldg-Alter/Repair Commercial

Plan Check at Counter

No Submit Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue Status Date: 07/11/2003

1. TRACT TIMES SQUARE

LOT(s) BLOCK 5

ARB COUNTY MAPREE # M B 184-21

PARCEL ID # (PIN #) 130-5A213 10

2. ASSESSOR PARCEL# 5149 - 001 - 006

\*P030161000010702FN\*

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 9

Census Tract - 2074.000 District Map - 130-5A213 Energy Zone - 9

Near Source Zone Distance - 7.2 Parking Dist. - CCPD Parking Dist. - DPD

Certified Neighborhood Council - Downtown Los Angele Fire District - 1 (Entire parcel) Community Plan Area - Central City

Earthquake-Induced Liquefaction Area - YES

Thomas Brothers Map Grid - 634-F3 Thomas Brothers Map Grid - 634-F4

ZONE(S): C4-2D/

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4. DOCUMENTS

ZI - ZI-940 CDBG - BID-Downtown Center ORD - ORD-164307-SA430 CDBG - LARZ-Central City CRA - CENTRAL BSN DIST (AMENDEAFF - AF-90-1466762-MB CPC - CPC-1988-217-CU AFF - AFF-36889

PROPOSED USE

168.25

146.25

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmet Lle

0 1 Times Mirror Square

LOS ANGELES CA 90053

Tenant

- Los Angeles Times

LOS ANGELES, CA 90035

(213) 237-5000

Applicant: (Relationship: Architect)

David Weaver -

28492 Ave. Placida

SAN JUAN CAPISTRANO, CA 92675 (949) 489-9709

**7.EXISTING USE** 

(13) Office

8. DESCRIPTION OF WORK

-11-03

REMOVE EXISTING SEATING BOOTHS, CHANGE CARPET TO TILE FLOORING, PROVIDE FLOOR DRAIN + ELECTRIC POWER IN EXISTING DINING AREA. (ELETRICAL AND MECHANICAL WORK SHALL BE UNDER SEPARATE PERMIT.)

9. # Bldgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC B(:) Sam Chang OK for Cashier

Signature:

Julio Zafra

DAS PC By: Coord. OK:

Date:

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

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

For Cashier's Use Only

(LA4BUILD = 524-2845) W/0 #: 31610702

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$4,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair Permit Fee Subtotal Bldg-Alter/Repa Handicapped Access

Plan Check Subtotal Bldg-Alter/Rep 0.00 Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation 0.84 O.S. Surcharge 2.94 8 83 Sys. Surcharge Planning Surcharge 4.39

Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00

Sewer Cap 1D:

12. ATTACHMENTS Plot Plan

Total Bond(s) Due:

LA Department of Building and Safety LA 05 10 088299 07/11/03 12:47PM

BUILDING PERMIT COMM \$146.25 EI COMMERCIAL \$0.84 ONE STOP SURCH \$2.94 SYSTEMS DEVT FEE \$8.83 CITY PLANNING SURCH \$4.39 MISCELLANEOUS \$5.00

> Total Due: \$168.25 Check: \$168.25

**D3LA 44982** 

13. STRUCTURE INVENTORY	03016 - 10000 - 1070
14. APPLICATION COMMENTS	
ALGITAGAT COMPENS	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:	
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS  (A) Wooder David Boson CA 02/25	CLASS LICENSE# PHONE #
(A) Weaver, David Roger 28492 Avenida Placida, San Juan Capistrano, CA 92675 (C) Rellos Construction Inc P O Box 1388, Lomita, CA 907175388	C11673 B 471756 310-257-1107
PERMIT EXPIRATION	16
This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of	
17. LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of E my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home In Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business a prime contracts or subcontracts involving specialty trades.  License Class:	provement contractor per Business and Professions and Professional Code related to my ability to take
18. WORKERS' COMPENSATION DECLARATION	
I hereby affirm, under penalty of perjury, one of the following declarations:  (_) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the self-insure for workers' compensation.	he Labor Code, for the performance of the work for
which this permit is issued.  Whave and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance	e of the work for which this permit is issued. My
workers' compensation insurance carrier and policy number are:  Carrier: 5 79 7 Com pen 5 47:20 Inswance Fund Policy Number: 1	0006673-2003
() 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 laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the 1 provisions.	to become subject to the workers' compensation abor Code, I shall forthwith comply with those
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT A AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPEIN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	
19. ASBESTOS REMOVAL DECLARATION  I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of	the Health and Safety Code.
20. CONSTRUCTION LENDING AGENCY DECLARATION  1 hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is is:	sued (Sec. 3097, Civil Code).
Lender's name (if any): Lender's address:	
21. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE AB with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter up purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it due comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make a performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the condition of the property nor the soil upon which such work is performed. I further work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the condition of the provided (Sec. 91.0106.4.3.4 LAMC).	oon the above-mentioned property for inspection oes not authorize or permit any violation or failure to any warranty, nor shall be responsible for the er affirm under penalty of perjury, that the proposed
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Rem Declaration and Final Declaration; and	noval Declaration, Construction Lending Agency
(2) This permit is being obtained with the consent of the legal owner of the property.  Print Name: Math Butley Sign: Date: 7-1	7-93 Contractor Authorized Agent

202 W 1st St 1ST FLOOR

Permit Application #:

03016 - 10000 - 10702

Bldg-Alter/Repair

Commercial

City of Los Angeles - Department of Building and Safety

Plan Check #:

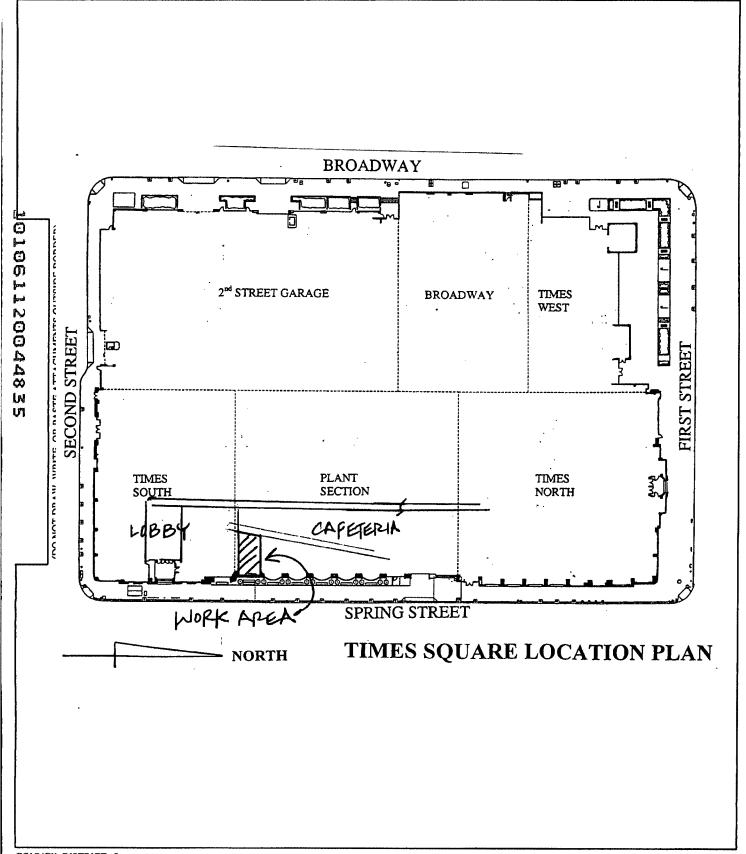
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Initiating Office: METRO

No Submit Plan Check

PLOT PLAN ATTACHMENT

Printed on: 06/04/03 16:06:03



Printed: 12/18/03 07:33 AM

Bldg-Alter/Repair Commercial

City of Los Angeles - Department of Building and Safety

Plan Check at Counter

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 12/18/2003

No Submit Plan Check 1. TRACT

BLOCK LOTO

ARB COUNTY MAPREF #

PARCEL ID # (PIN #)

2. ASSESSOR PARCEL #

**TIMES SQUARE** 

5

M B 184-21

130-5A213 10

5149 - 001 - 006

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA

Community Plan Area - Central City

Census Tract - 2074.00 District Map - 130-5A213

Council District - 9 Energy Zone - 9 Certified Neighborhood Council - Downtown Los Angele Fire District - 1 (Entire parcel)

Earthquake-Induced Liquefaction Area - YES

Near Source Zone Distance - 7.2 Parking Dist. - CCPD

Parking Dist. - DPD

Thomas Brothers Map Grid - 634-F3

Thomas Brothers Map Grid - 634-F4

ZONE(S): C4-2D/

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4. DOCUMENTS

ZI - ZI-2319 ZI - ZI-940

ORD - ORD-164307-SA430 ORD - ORD-174995 CDBG - BID-Downtown Center CDBG - LARZ-Central City

PROPOSED USE

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

Applicant: (Relationship: Architect)

David Weaver -

28492 Ave Placida

SAN JUAN CAPISTRANO, CA 92675 (949) 489-9709

**7.EXISTING USE** 

(13) Office

8. DESCRIPTION OF WORK

8-0

TENANT IMPROVEMENT ON 3RD FLOOR: REMOVE INTERIOR NON-BEARING PARTITIONS TO CREATE OPEN OFFICE AREA FROM (E) OFFICES. INCLUDES FINISH WORK, MILLWORK, AND LIGHTING GRID. (1666 SF)

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: OK for Cashier: Lawrence Quirante Nilio Zafra

DAS PC By:

Signature:

Coord. OK:

Date:

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

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

Outside LA County, call (213) 482-0000.

For Cashier's Use Only

W/0 #: 31622363

11. PROJECT VALUATION & FIE INFORMATION Final Fee Period Permit Valuation: \$18,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair Permit Fee Subtotal Bldg-Alter/Repa Handicapped Access

298.13

Plan Check Subtotal Bidg-Alter/Rep

29.81

373.09

Fire Hydrant Refuse-To-Pay

3.78

E.Q. Instrumentation O.S. Surcharge

Sys. Surcharge Planning Surcharge Planning Surcharge Misc Fee

6.63 19.90 9.84

5.00 0.00

Permit Issuing Fee

Total Bond(s) Due:

Sewer Cap ID: 12. ATTACHMENTS

Plot Plan

\$298.13 BUILDING PERMIT COMM BUILDING PLAN CHECK \$29.82 EX COMMERCIAL \$3.78 ONE STOP SURCE SYSTEMS DEVT FEE \$17.70 CITY PLANNING SURCH \$9.84 MISCELLANEOUS \$5.00

LA Department of Buildins and Safets

LA 06 29 045067 12/18/03 07:53AM

\$373.09 iotal Due: \$373.09 Checks

03LA 52205



13. STRUCTURE INVENTORY	03016 - 10000 - 22363
14. APPLICATION COMMENTS	In the event that any box (i.e. 1-16) is filled to capacity, it
** Approved Seismic Gas Shut-Off Valve may be required. **	is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:	
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME     ADDRESS       (A) Weaver, David Roger     28492 Avenida Placida,     San Juan Capistrano, CA 9267       (C) Rellos Construction Inc     P O Box 1388,     Lomita, CA 907175388	CLASS LICENSE# PHONE # 5 C11673 B 471756 310-257-1103
PERMIT EXPIRATION	
This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is perform LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept.	
17. LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home I Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business prime contracts or subcontracts involving specialty trades.  License Class: Relation 17. License Class: Contractor: Relation 17. License Class: Relation 17. License Class 17. Licens	Improvement contractor per Business and Professions
18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations:	
() I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of which this permit is issued.	the Labor Code, for the performance of the work for
(A) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performant workers' compensation insurance carrier and policy number are:	nce of the work for which this permit is issued. My
	0006673-2003
() 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 a laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the provisions.	as to become subject to the workers' compensation
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPIN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	AN EMPLOYER TO CRIMINAL PENALTIES ENSATION, DAMAGES AS PROVIDED FOR
19. ASBESTOS REMOVAL DECLARATION  I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 or	of the Health and Safety Code.
20. CONSTRUCTION LENDING AGENCY DECLARATION  I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is	issued (Sec. 3097, Civil Code).
Lender's name (if any):	
21. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS and state that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I furt work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).	upon the above-mentioned property for inspection does not authorize or permit any violation or failure to any warranty, nor shall be responsible for the ther affirm under penalty of perjury, that the proposed
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos ReDeclaration and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.  Print Name: The RCD LIBP Sign:  Date: 12-	emoval Declaration, Construction Lending Agency

202 W 1st St 3RD FLR

Permit Application #:

03016 - 10000 - 22363

Bldg-Alter/Repair

Commercial

No Submit Plan Check

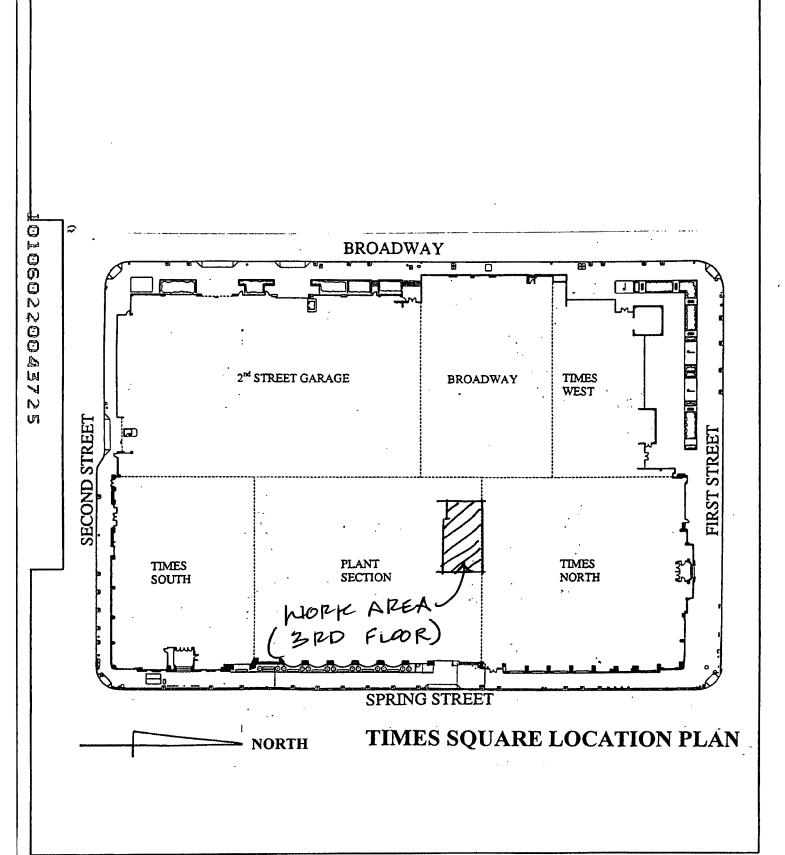
City of Los Angeles - Department of Building and Safety

Plan Check #:

Initiating Office: METRO

PLOT PLAN ATTACHMENT

Printed on: 11/05/03 14:50:12



Permit #:

06016 - 10000 - 23851

Plan Check #: B06LA12616

Printed: 01/25/07 03:20 PM

**Event Code:** 

Bldg-Alter/Repair

**TIMES SQUARE** 

Commercial

City of Los Angeles - Department of Building and Safety

Appointment Plan Check

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 01/25/2007

Plan Check 1. TRACT

**BLOCK** 

LOT(s)

5

ARB COUNTY MAP REF # M B 184-21

PARCEL ID # (PIN #) 130-5A213 10

2. ASSESSOR PARCEL# 5149 - 001 - 006

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA

Council District - 9

Certified Neighborhood Council - Downtown Los Angel Fire District - 1 (Entire parcel)

Community Plan Area - Central City

Census Tract - 2074.00 District Map - 130-5A213

Energy Zone - 9

Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - 7.2

Parking Dist. - CCPD

Parking Dist. - DPD

Thomas Brothers Map Grid - 634-F3 Thomas Brothers Map Grid - 634-F4

ZONE(S): C2-4D

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4. DOCUMENTS

ZI - ZI-940 Central Bsn District Redevel CPC - CPC-1988-217-CU ORD - ORD-164307-SA430

CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-1986-606-GPC

CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA

AFF - AF-90-1466762-MB

CDBG - BID-Downtown Center

CDBG - LARZ-Central City

AFF - AFF-36889

5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Tmct Llc

0 1 Times Mirror Square

LOS ANGELES CA 90053

Tenant:

Applicant: (Relationship: Agent for Contractor)

Hratch Arezouyan -

12393 Slauson Ave

WHITTIER, CA 90606

(562) 698-8301

7.EXISTING USE

(13) Office

8. DESCRIPTION OF WORK

INSTALL (2) AIR HANDLERS WITHIN B1 LEVEL COMPUTER RM AND (E) MECHANICAL RM.

9. # Bldgs on Site & Use:

Permit Valuation: \$2,000

FINAL TOTAL Bldg-Alter/Repair

10. APPLICATION PROCESSING INFORMATION

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

BLDG. PC By: Lawrence Quirante

OK for Cashieg: Lawrence Quirante

PROPOSED USE

DAS PC By: Coord. OK:

PC Valuation:

Note: Signature meme

180.59

146.25

5.00

0.00

25-0

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

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

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

For Cashier's Use Only ment of Build W/9 #in 61623851 LA 06 10 112191 01/25/07 03:23PM

> BUILDING PERMIT COMM \$146.25 \$7.31 BUILDING PLAN CHECK EJ COMMERCIAL \$0.50 \$3.08 ONE STOP SURCH SYSTEMS DEVT FEE \$9.21 CITY PLANNING SURCH MISCELLANEOUS \$5.00

> > Total Due: Credit Card:

07LA 03900

\$180.59

\$180.59

Permit Fee Subtotal Bldg-Alter/Reps Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 7.31 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 0.50 3.08 O.S. Surcharge Sys. Surcharge 9.24 Planning Surcharge 9.21 Planning Surcharge Misc Fee

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Permit Issuing Fee

Plot Plan/

060161000023851F

13. STRUC	TURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting n	umeric value")	06016 - 10000 - 23851
14. APPLIG	ATION COMMENTS	is possible that an electronically and restrictions. Neve exceeds that requ	any box (i.e. 1-16) is filled to capacity, it dditional information has been captured I could not be printed due to space entheless, the information printed ired by Section 19825 of the Health and he State of California.
15. Building	Relocated From:		
(C) John	ACTOR. ARCHITECT. & ENGINEER NAME son Controls Inc p O Box 2012, Milwaukee, WI 532012012 2953 Bonanza, San Clemente, CA 92673	CLASS LICE B 224 S38	45
	PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60	for permits granted	by LADBS (Sec. 22.12 & 22.13
	17. LICENSED CONTRACTOR'S DECLARATION  I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of I my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of tability to take prime contracts or subcontracts involving specialty trades.  License Class: B Lic. No.: 22445 Contractor: JOHNSON CONTROLS INC	Division 3 of the Bu he Business and Pro	siness and Professions Code, and ofessional Code related to my
1 - 11 - 12 - 13 - 13 - 13 - 13 - 13 - 1	18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations:  ( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the which this permit is issued.  ( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance workers' compensation insurance carrier and policy number are:		
	Carrier: Cigna Ins. Co. Policy Number:	WLRC44441	111
	() 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 laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the I provisions.  WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT A AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPEIN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	Labor Code, I shall	forthwith comply with those
(909) 396	19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNIN hat notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the -2336 and the notification form at <a href="https://www.aqmd.gov">www.aqmd.gov</a> . Lead safe construction practices are required when doing repairs that disturb pair 16 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California and 6717 of the Labor Code.	e Health and Safety	lings due to the presence of lead per
I hereby Lender's	20. CONSTRUCTION LENDING AGENCY DECLARATION  If irm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issuame (if any):  Lender's address:	sued (Sec. 3097, Cir	ril Code).
	21. FINAL DECLARATION		
comply we purposes comply we performs work will with such	nat I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING TI th all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it d ith any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make to or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I furth not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).	enter upon the aboutes not authorize or any warranty, nor she a affirm under new	ve-mentioned property for inspection permit any violation or failure to tall be responsible for the
(1) (2)	ing below, I certify that:  accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Rer  Construction Lending Agency Declaration and Final Declaration; and  This permit is being obtained with the consent of the legal owner of the property.	noval Declaration /	Lead Hazard Warning,
Print	Name: //RATCH AREZOUVAN Sign: July Date: //	25/07	Contractor Authorized Agent

202 W 1st St

Permit Application #:

06016 - 10000 - 23851

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA12616 Initiating Office: METRO

Commercial Plan Check

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

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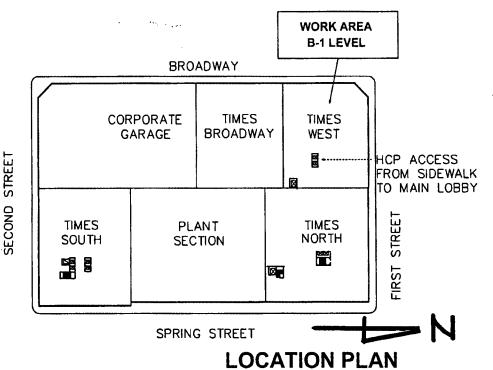
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PLOT PLAN ATTACHMENT

Printed on: 01/02/07 07:36:53

TIMES WEST BUILDING DESCRIPTION: TYPE I, 6 STORIES, FULLY SPRINKLERED, B-2 OCCUPANCY



COUNCIL DISTRICT: 9

INSPECTION DISTRICT: BIGIM3

PLOT PLAN ATTACHMENT



Permit #:

15016 - 10000 - 01843

Printed: 01/29/15 01:00 PM

Plan Check #: B15LA01088 Event Code:

Issued on: 01/29/2015

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT

Last Status: Issued Status Date: 01/29/2015

Plan Check at Counter Plan Check

AND CERTIFICATE OF OCCUPANCY

PARCEL ID # (PIN#)

LTRACT **TIMES SQUARE** 

Bldg-Alter/Repair

Commercial

BLOCK LOTO 5

COUNTY MAP REP# M B 184-21

CPC - CPC-1986-606-GPC

130-5A213 10

2. ASSESSOR PARCEL® 5149 - 001 - 006

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 14

Certified Neighborhood Council - Downtown Los Angeles

Community Plan Area - Central City

District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel)

Census Tract - 2074.00

Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - 1.3 Parking Dist. - CCPD

Parking Dist. - DPD School Within 500 Foot Radius - YES

CPC - CPC-2005-361-CA

Thomas Brothers Map Grid - 634-F3

ZONES(S): C2-4D

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ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-135901 21 - 21-2385 Greater Downtown Housing Ince ORD - ORD-137036 21 - 21-2416 Downtown Design Guide Project ORD - ORD-164307-SA430 ORD - ORD-129944

OHD - Yes

PROPOSED USE

CPC - CPC-1988-217-CU CPC - CPC-2008-4502-OPA CPC - CPC-2005-1122-CA CPC - CPC-2010-213-CA CPC - CPC-2005-1124-CA

CPC - CPC-2010-583-CA

S. CHECKLIST ITEMS

4. DOCUMENTS

Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER. TENANT. APPLICANT INFORMATION

Owner(s):

CA LOS ANGELES TIMES SQUARE LLC 435 MICHIGAN AVE, CHICAGO IL 60611 --

- LOS ANGELES EDUCATION PARTNERS

1035 W. 7TH ST., LOS ANGELES,C A 90017 -- (213) 622-5237

Applicant: (Relationship: Architect) **RODNEY STONE - ENVIRONETICS** 

8530 VENICE BLVD., LOS ANGELES, CA 90034 - (310) 287-2180

1. EXISTING USE (13) Office

For Cashier's Use Only

W/O #: 51601843

8. DISCRIPTION OF WORK

TENANT IMPROVEMENT ON SUITE 6-4010 ON THE 4TH FLOOR, REMOCE AND NEW INTERIOR NON-BEARING PARTITIONS, RE-WORK CEILING, MILLWORK AND FINISHES.

9. # Hides on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Manuel Garcia OK for Cashier: John Francia

DAS PC By: Coord, OK:

Total Bond(s) Due:

Date: 01/29/2015

II. PROJECT VALUATION

Permit Valuation: \$78,000 PC Valuation:

12. ATTACHMENTS

Sewer Cap ID:

Signature:

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

LA 0037 101052405 1/29/2015 1:00:20 PM \$702.00 BUILDING PERMIT COMM \$0.00 BUILDING PLAN CHECK EI COMMERCIAL \$21.84 ONE STOP SURCH \$14.48 SYSTEMS DEVT FEE \$43.43 CITY PLANNING SURCH \$42.12 MISCELLANEOUS \$10.00 PLANNING GEN PLAN MAINT SURCH \$35.10 \$4.00 CA BLDG STD COMMISSION SURCHARGE BUILDING PLAN CHECK \$0.00

> \$872.97 Sub Total:

Permit #: 150161000001843 Building Card #: 2015LA43002 Receipt #: 0101395392

13. STRUCTI	RE INVENTORY (Note: Nomeric measurement da	ts in the formst "sumber/ samber" implies "cha	age in aumeric value / total resulting ou meric val	ue")	15016	- 10000 - 01843
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	TION COMMENTS:			In the event that any b possible that additions		
** Approved	Seismic Gas Shut-Off Valve may be required. **			electronically and coul	d not be printed due to	space
				restrictions. Neverthel	ess the information prin n 19825 of the Health a	
				Code of the State of C		•
<u></u>				<u> </u>		
15. BUILDIN	; relocated from:					
	TOR ARCHITECT A ENGINEER NAME BUILDERS INC	ADDRESS 142 VERDUGO AVE,	BURBANK, CA 91502	CLASS B	<u>license#</u> 694620	PHONE#
(C) MII	BUILDERS INC	142 VERDOGO AVE,	DORDANK, CA 71302	J	074020	
		•			*	
ſ			This are it will also suring if an on	-d-seign mad in selfen	ned for a continuous	
: 1	PERMIT EXPIRATION/REFUNDS: This permit period of 180 days (Sec. 98.0602 LAMC). Claims for					
.	LAMC). The permittee may be entitled to reimburse					
Ţ						
			ONTRACTOR'S DECLARATION			
	I hereby affirm under penalty of perjury that I am lic license is in full force and effect. The following appl	ensed under the provisions of Chapter 9 (com	mencing with Section 7000) of Division 3 of itations of Section 7057 of the Business and I	the Business and Profess	ions Code, and my	
l	prime contracts or subcontracts involving specialty t		TEDOLO OF SECTION 1057 OF GIO DESIRES BIRE.	7010330112 0010 101220	o my comy to take	
1	License Class: B License No.: 69	4620 Contractor:	MTI BUILDERS INC			
Ļ						
İ			OMPENSATION DECLARATION			
	I hereby affirm, under penalty of perjuty, one of the					
	() I have and will maintain a certificate of consent this permit is issued.	to self insure for workers' compensation, as pr	ovided for by Section 3700 of the Labor Cod	s, for the performance of	the work for which	
	(X) I have and will maintain workers' compensation compensation insurance carrier and policy number		Labor Code, for the performance of the work	for which this permit is i	ssued. My workers'	
	Carrier: STATE COMP. INS. FUND		Policy Number:	9045332		
	( ) I certify that in the performance of the work for California, and agree that if I should become sub					
	WARNING: FAILURE TO SECURE WORKERS'					
	CIVIL FINES UP TO ONE HUNDRED THOUSAN 1706 OF THE LABOR CODE, INTEREST, AND A		THE COST OF COMPENSATION, DAMA	GES AS PROVIDED FO	OR IN SECTION	
		16 ACRECTAG DEMONAL REMA	RATION / LEAD BAZARD WARNING			
I certify that	otification of asbestos removal is either not applicable			ety Code. Information is a	vailable at	
(909) 396-23	6 and the notification form at www.agmd.gov. Lead	rafe construction practices are required when	doing repairs that disturb paint in pre-1978 by	ildings due to the presen	ce of lead per section	
6/16 and 6/1	7 of the Labor Code. Information is available at Healt	n Services for LA County at (800) 524-5323 6	or the State of Cathornia at (abb) 597-3323 of	www.uns.ca.gov/entrois	aq.	
			ING AGENCY DECLARATION			
I hereby affir	n under penalty of perjury that there is a construction	lending agency for the performance of the wo	rk for which this permit is issued (Sec. 3097,	Civil Code).		
Lender's Nan	e (If Any):	Lender's Address				
		21. FINAL D	ECLARATION			
I certify that	I have read this application INCLUDING THE ABO			E DECLARATIONS is a	correct. I agree to	
comply with	all city and county ordinances and state laws relating	to building construction, and hereby authorize	representatives of this city to enter upon the	above-mentioned proper	y for inspection	
	ealize that this permit is an application for inspection licable law. Furthermore, neither the City of Los Ang					
any work de	scribed herein, nor the condition of the property nor th	e soil upon which such work is performed. I	further affirm under penalty of perjury, that th	e proposed work will no	destroy or	
1	<ul> <li>interfere with any access or utility easement belonging sement(s) satisfactory to the holder(s) of the easement</li> </ul>	•	-	neory interiere with such	casement, 8	
	,					
By signir	g below, I certify that:					
	ept all the declarations above namely the Licensed Co	ntractor's Declaration, Workers' Compensation	Declaration, Asbestos Removal Declaration	/ Lead Hazard Warning,	Construction	
1	ing Agency Declaration, and Final Declaration; and	and of the area.	,			
(2) 1/15	permit is being obtained with the consent of the legal					
Print Name:	ISRAEL PATINO	Sign:	Date: 01/2	9/2015 X	Contractor	Authorized Agent

Permit Application #: 15016 - 10000 - 01843

Bldg-Alter/Repair

Commercial

Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA01088 Initiating Office: METRO Printed on: 01/27/15 15:51:47

### PLOT PLAN ATTACHMENT

W 1ST STREET NO (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER (;) ... () 1:3 () (i) 10 () S SPRING STREET 1,13 ijħ. **:3** -₹<u>8</u> 100 X XΧ W W 2ND STREET

### 202 W 1st St 1ST FLOOR



Permit #: Plan Check #: B15LA07231

Event Code:

15016 - 10000 - 10740

Printed: 11/17/15 04:31 PM

W/O#: 51610740

\$672.67

Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Issued on: 11/17/2015 Commercial APPLICATION FOR BUILDING PERMIT Last Status: Issued Plan Check at Counter AND CERTIFICATE OF OCCUPANCY 🔌 Plan Check Status Date: 11/17/2015

1. TRACT LOTO COUNTY MAP REF # PARCELID#(PIN#) 2. ASSESSOR PARCEL® **TIMES SQUARE** M B 184-21<sub>55</sub> 5 130-5A213 10 5149 - 001 - 006

3. PARCELINFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 14

Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City

Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9

Fire District - 1 (Entire parcel) Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 1.3 Parking Dist. - CCPD Parking Dist. - DPD

School Within 500 Foot Radius - YES Thomas Brothers Map Orid - 634-F3

ZONES(S): C2-4D

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4. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-135901 ZI - ZI-2385 Greater Downtown Housing Ince ORD - ORD-137036

ZI - ZI-2416 Downtown Design Guide Project ORD - ORD-164307-SA430 ORD - ORD-129944 OHD - Yes

CPC - CPC-1986-606-GPC CPC - CPC-1988-217-CU CPC - CPC-2005-1122-CA

1.1

CP.

CPC: GPG 2005-1124-CA (61)

For Cashier's Use Only

CPC - CPC-2005-361-CA CPC - CPC-2008-4502-GPA CPC - CPC-2010-213-CA CPC - CPC-2010-583-CA

5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts Std. Work Descr - Interior Non-struct, Remo Std. Work Descr - Seismic Gas Shut Off Valve 19.0

Permit Flag - Not a Fire Life Safety Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

CA LOS ANGELES TIMES SQUARE LLC 435 MICHIGAN AVE, CHICAGO IL 60611 --

Tenant<sup>\*</sup>

Applicant: (Relationship: Architect)

DAVID WEAVER -

28492 AVENIDA PLACIDA, SAN JUAN CAPISTRANO, CA 92675 -- (949) 489-9708

7. EXISTING USE (13) Office

PROPOSED USE

DESCRIPTION OF WORK

TENANT IMPROVEMENT: REMOVE LIFT AND INSTALL NEW INTERIOR RAMP, RELOCATE (I) DOOR AND ADD NEW PARTITION, INTERIOR WORK ONLY

9. # Bides on Site & Use:

OFFICE

19. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Veronica Lopez OK for Cashier: Manuel Montufar DAS PC By: Coord, OK:

Date: 11/17/2015

Signature: II. PROJECT VALUATION

PC Valuation:

Permit Valuation: Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS Plot Plan

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



LA CARL 103073954 11/17/2015 4:30:59 PM BUILDING PERMIT COMM \$541.13 BUILDING PLAN CHECK \$0.00 EI COMMERCIAL \$14.56 ONE STOP SURCH \$11.11 SYSTEMS DEVT FEE \$33.34 CITY PLANNING SURCH \$32.47 MISCELLANEOUS \$10.00 PLANNING GEN PLAN MAINT SURCH \$27.06 CA BLDG STD COMMISSION SURCHARGE \$3.00 BUILDING PLAN CHECK \$0.00

Sub Total:

Permit #: 150161000010740 Building Card #: 2015LA56560 Recelpt #: 0103514322

13. STRUCT	URE INVENTORY (Note: Numeric measuremen	data in the format "number / nea	sber" implies "change is so	meric value / total resulting numeric valu	15(	016 - 10000 - 10740
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** Approve	d Seismie Gas Shut-Off Valve may be required. **	Section 20	e i gaatet		possible that additional information has electronically and could not be printed or	
		1	Grade .		restrictions. Nevertheless the information that required by section 19825 of the He	· .
					Code of the State of California.	Salur and Salety
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	ACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	7. 12. 14.		CLASS LICENSE#	PHONE#
(A) ,		28492 AVENIDA PLA		SAN JUAN CAPISTRANO	C11673	(949) 489-9700
	NT WILLIAN J JR AMOTO, KATSUHIKO KENNETH	8720 UTICA AVENUE 3186 F AIRWAY AVE,	,	RANCHO CUCAMONGA COSTA MESA, CA 92626	, CA B 747770 S2244	(714) 444-2422
,	,	Yes-	A17. 1			` ′
	PERMIT EXPIRATION/REFUNDS: This permoder of 180 days (Sec. 98.0602 LAMC). Claims					DUS
	LAMC). The permittee may be entitled to reimbu	rsement of permit fees if the De	•	an inspection within 60 days of receiv	ing a request for final inspection (HS 179	51).
			· y · 1			
	I hereby affirm under penalty of perjury that I am	licensed under the provisions of	17. LICENSED CONTRACT  Chapter, 9 (commencing		he Business and Professions Code, and m	y .
	license is in full force and effect. The following a prime contracts or subcontracts involving special	pplies to B contractors only: I u				
	_		LENT	WHITTAN I ID		
	License Class: B License No.:	747770 Contrac	lor: LENI	WILLIAN J JR		
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	this permit is issued.		W. F.	or by documents to the mile states count,	Total of partonnament of the work for which	-
	I have and will maintain workers' compensation insurance carrier and policy numbers.		tion 3700 of the Labor C	ode, for the performance of the work fo	or which this permit is issued. My worker	3'
	Carrier: STATE COMP. INS. FUND	-4 5.H		Policy Number	9107320	
	() I certify that in the performance of the work i	or which this permit is issued, I	shall not employ any pers	son in any manner so as to become sub	ject to the workers' compensation laws of	
	California, and agree that if I should become	subject to the workers' compens	ation provisions of Section	n 3700 of the Labor Code, I shall forth	with comply with those provisions.	
:	WARNING: FAILURE TO SECURE WORKER. CIVIL FINES UP TO ONE HUNDRED THOUS 3706 OF THE LABOR CODE, INTEREST, AND	AND DOLLARS (\$100,000), 12				
I certify that	notification of asbestos removal is either not applic	19. ASBESTOS RI	EMOYAL DECLARATION A A OMD of EPA as per se	/ LEAD HAZARD WARNING ction 19827.5 of the Health and Safet	v Code. Information is available at	
(909) 396-23	36 and the notification form at www.aomd.gov. Le 17 of the Labor Code. Information is available at He	ad safe construction practices an	e required when doing rep	pairs that disturb paint in pre-1978 buil	dings due to the presence of lead per sect	ion
6710 Md 67	7 of the Capol Code. Information is available at the	and services for LA County at	(600) 324-3323 of the Sta	ne of Cantolina at (600) 397-3323 of (	www.uns.ca.gov/cumuneaq	
I hereby affin	m under penalty of perjury that there is a constructi		RUCTION LENDING AGI		Civil Code)	
Lender's Nas			ender's Address :		·····	i
Cender's [48	ne (it zavy).					
I certify the	t I have read this application INCLUDING THE A	ROVE DECLARATIONS and	21. FINAL DECLAR		DECLARATIONS is correct 1 avree to	
comply wit	h all city and county ordinances and state laws relati	ing to building construction, and	hereby authorize represe	ntatives of this city to enter upon the a	bove-mentioned property for inspection	. 1
	realize that this permit is an application for inspection plicable law. Furthermore, neither the City of Los A					
	escribed herein, nor the condition of the property no ly interfere with any access or utility easement belor					
	asement(s) satisfactory to the holder(s) of the easem					
By signi	ng below, I certify that:					
	cept all the declarations above namely the Licensed	Contractor's Declaration, Worke	ers' Compensation Declara	ntion, Asbestos Removal Declaration	Lead Hazard Warning, Construction	
Len	ding Agency Declaration, and Final Declaration; an	d A				ļ
	permit is being obtained with the consent of the leg	gal owner of the property.		•		
Print Name	JIJ ZAMORA	Sign:		Date: 11/17/	2015 Contractor	X Authorized Agent

**1** 

£366...3

Permit Application #: 15016 - 10000 - 10740

Bldg-Alter/Repair Commercial

Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA07231 Initiating Office: METRO Printed on: 05/26/15 10:58:18

### PLOT PLAN ATTACHMENT

CORPORATE GARAGE

BROADWAY BUILDING

TIMES WEST **BROADWAY** 

SECOND STREET TIMES (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER) SPRING STREET PLANT SECTION **LOCATION PLAN** TIMES NORTH **FIRST STREET 1ST FLOOR WORK AREA** 

8-4-15

# All applications must be filled out applicant,

## PLANS and SPECIFICATIONS and other data must also be filed. BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

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	be com	plied with	n in the alteration	ı, repair or d	emolition of sa	ijd building,	whether speoifi	ed herein or/no	ot.
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All Applications Must be Filled Out by Applicant

Biog. Form 1





PLANS AND SPECIFICATIONS and other data must also be filed

1

BUILDING DIVISION

### DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Buildings

		CLASS "A"		MUATION OAL
To the Board of B Application is the Superintendent	uilding and 8s increby made of Building, f	fety Commissioners of the City of to the Board of Building and Safe or a building permit in accordance	Los Angeles: ty Commissioners of the City of with the description and for the	Los Angeles, through the office of purpose hereinafter set forth. This
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CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	О.К.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O.K. AFM

### REMARKS

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Bidg. Form 1

BUILDING DIVISION

PLANS AND DECIFICATIONS and other data must also be filed

### DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

·	CLASS "A"—"B"—"C"	
To the Board of Bu Application is the Superintendent is application is made deemed conditions of Frest That Frest That Become That Become That Operion thereof, for Third: That t described in such po	liding and Safety Commissioners of the City of Los Angeles:  horeby made to the Baard of Building and Safety Commissioners of the City of Los Angeles, through the Ballding, for a building permit in accordance with the description and for the purpose hereinafter set for subject to the following conditions, which are hereby agreed to by the undersigned applicant and which representations into the exercise of the permit:  the parmit does not grait any right or privilege to creet any building or other structure therein describe that is, or the purpose of profigs to use any building or other structure therein describe any purpose that is, or may bereafter be profig to use any building or other structure therein describe say purpose that is, or may bereafter be profibled by ordinance of the City of Los Angeles, he granting of the permit does not affect or projudice any claim of title to, or right of possession in, the	e office of orth. This in shall be d, or any d, or any e property
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE	Lot NoBlock. (Description of Property)	O. K. City Clerk By Deputy
VERIFY  TAKE TO ROOM No. 6 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	No. 242-W. 1 St Street  No. Spring & Broadway	. K. City Engineer Deputy
1. Purpose of 2. Owner's no 3. Owner's ac	Building Franking Klant No. of Rooms No. of Families.	o h
4. Architect's 5.£ Contractor 6. Contractor 7.5 FOTAL VA	name Nothbe Bled in unforwith home of fertificated Architect or Licensed Engineer under s	
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17. Việt Žoặc Î lave chư	hings and plastering comply with Ordinance?  is properly in?  are the common that the above application and know the same is true and corresponding to the provisions of the Building Ordinan that the provisions of the Building Ordinan to the provisions of the Building Ordinan to the provisions of the Building Ordinances and State Lays.	
r OVE	(Sign Here) (Owner or Authorized Agent)	
	FOR DEPARTMENT USE ONLY	
PERMIT I 13'76'	and found to conform to Ordi-	-mit is
PLAN PLAN	Thomas 7/2	75

### FOR DEPARTMENT USE ONLY

Application	о.к. Л-Г.Й
CONSTRUCTION	о.к.
ZONING	О.К.
SET-BACK LINE	о.к.
ORD. 33761 (N. S.)	о.к.
FIRE DISTRICT	O.K.
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filds. Form 1



PLANS AND SPECIFICATIONS and other data must also be filed

### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY **BUILDING DIVISION**

Application for the Erection of Buildings

CLASS "A" See France

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the lendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This ject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions class of the permit.

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

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

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

The control of the City of Log Angeles.

ot No. 2 -3-4 ....Block ... (Description of Propert TAKE TO Room No. 248 (2ND FLOOR) DUXUSY CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 6 (MAIN ST.) FLOOR) ENGINEER PLEASE VERIFY Spring (USE INK OR INDELIBLE PENCIL) Purpose of Building News Farse Penny No. of Rooms 300 ± No. of Families ... Owner's name Times Mirror Co. Phone Ma 2345 BLOG - FIRST ST. & BROGOWAY Architect's name ... Second D. Avermann of Cotton of North A. Licensed Engineer and Architect's name ... Second D. Avermann Contractor's name Post House Contractor's address. 6. TOTAL VALUATION OF BUILDING [Including all Material, Labor, Finishing, Equip-] \$ 1650,000. Any other building or permit for a building on lot at present?....No....How used?..... Size of proposed building 3.64 - 7" x 163 - 97 Size of lot 3.44 - 9" x 163 - 97 feet 9. Number of stories in height 2. + Beat. SavadHeight to highest point.... Material of exterior walls. TERRA - Cotta Material of interior construction ... Material of floors...... Cansasta - REIN FORCED. Will all lathing and plastering comply with Ordinance? Me NoSB #1 F.D. No St. Who What zone is property in?..... I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws. (Sign Herel. OVER PERMIT No. 13-33° 1.33 Joue M. 2 OCT 13 1933

ALUATION INCLUDED . YES -

### FOR DEPARTMENT USE ONLY

APPLICATION	O.K. ()(1)
CONSTRUCTION	о.к.
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REMARKS

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Nide. Form I

### CITY OF LOS ANGELES

### DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application for the Erection of a Building

To the Board of Building and Safety Commissioners of the City of Los Angeless
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los tendent of Building, for a building permit in accordance with the description and for the pure state seek to the following conditions, which are hereby agreed to by the undersigned applicant and which are hereby agreed to by the undersigned applicant and which are hereby agreed to by the undersigned applicant and which are hereby agreed to by the undersigned applicant and which are hereby agreed to by the undersigned applicant and which are hereby agreed to by the undersigned applicant and which are the second accordance to the control of the con iest to the following conditions, which are hereby agreed to by the understance applicant and which are conditions, which are hereby agreed to by the understance applicant and which are conditions on the conditions of the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any attest, alley, or other public place or portion thereof.

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

Taird: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Building No. 12, Type VII Location of building .. Also 100 Mi Between what cross streets. USE INK OR INDELIBLE PENCI Purpose of building A partment House Families 10 Rooms 39 (Store, Residence, Apartment House, Hotel, or any other purpose) Owner (Print Name Housing Authority of the City of Los Angele Phone Richmond 9336 1250 Western Pacific Building Owner's address 1031...South..Rroadway...Los..Angeles....California. Reginald D. Johnson State Phone MUtual 8255 Certificated Architect... Coordinating... Architect... License No. State PhoneMIchigan 1901 Licensed Engineer. F. N. Ropp. License No 5. State Contractor ..... Contractor's address..... VALUATION OF PROPOSED WORK \$...25,400,00 State how many buildings NOW on lot and give use of each. (Store, Residence, Apartment House, Hotel or any other purpose) Size of new building 26!-6! x 141!-8! No. Stories 2. Height to highest point 21!-9! Size of lot \_\_\_\_\_x \_\_\_\_Type of soil. See Foundation investigation Foundation (Material)....Concrete...... .....Depth in ground.See..drawings Material Exterior Walls Concrete Q Skeleton framework see specifications I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws. Sign here. Plans, Specifications and other data must be filed. Ву PERMIT NO Stamp here when Permit is issued 2790

Plans. Specifications and Application

**PLANS** 

3.

Application checked and a

SPRINKLER

DEC 22 48

Valuation Included

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Inspector

Specified

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STATEMENT OF RESPONSIBILITY I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor													
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Address of 200-14 West 1st Street Permit No.	DEPARTMENT OF BUILDING AND SAFET
and Year	CERTIFICATE OF OCCUPANCY
Issued This certifies that, so far as ascertained b.	must be approved by the Department of Building and Safety.
9, Arts. 1, 3, 4, and 5; and with applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch.	e undersigned, the building at above address, as follows: Ch. 1, as to permitted uses; Ch. 5. Housing Act,—for following occupancies:
Winer	

Owner's Address Form B-95n—20M—3-51 G. E. MORRIS, Superintendent of Building By.....

reet, and find that the same complies in all respects to the provisions of the Fratishte lousing Act and the City Building Ordinances, and is fully entitled to a certificated to Sir:—I respectfully beg to report that I have inspected the building action Deputy Inspe ferred to, located at No. 200 - 14 Percent / 12/ イベン Los Angeles, Calif.,... ....., Issued.... 200 .... No. of Apts..... to the Superintendent of Building, ...., No. of Stories..... Certificate No.... Department of Building and Safety f acceptance. to. of Rooms..... Hass of Bldg....

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CITY OF LOS ANGELES DEPARTMENT	BUILDING AND SAFETY	CERTIFICATE OF OCCUPANCY	Date Certificate Issued:	DEC 2 1947 19	Year Year to the undersigned, the
	4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -	2.99	Southwest Co. Owner Owner's	Same, Address	7:01	14838 Number 1940 Year

. 3

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: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Actificles 1, 5, 4, and 5; and with the applicable requirements of the state Housing Actifor the following occupancies:

3rd floor addition to newspaper plant, G-1 occupancy

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

G. E. MORRIS Superintendent of Bullding By .....

CITY OF LOS ANGELES DEPARTMENT BUILDING AND SAFETY	CERTIFICATE OF OCCUPANCY Date Certificate Issued:	or made known to the undersigned, the	complies with the applicable requirementy; Chapter 9, Arcomplies with the applicable requirements of the State Housing Act, the applicable requirements.	to newspaper plant, G-1 occupancy
reet	Southwest Co.  Same Address T.A. Calif.	11.838 Permit 1946 Year Number Number 14.838	This certifies that, so far as ascertainthe with the above address complies with the permit in Code, as follows: Chapter 1, as to permit in Code, as follows: Chapter 1, as to permit it as 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 3, 4, and 5; and with the applicable refieles 1, 4, and 5; and 5 in the contraction of the cont	3rd floor addition to newspa

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G. E. MORRIS Superintendent of Building

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

By \*\*

CERTIFICATE OF OCCUPANCY BUILDING AND SAFETY CITY OF LOS ANGELES DEPARTMENT Date Certificate Issued: Address of .....Building Owner's Address (State) ....Owner ...Year - Los (Posi Office) - 12 - Call 15 -Permit Number 1946 Times Hirror Co. 202 K. 18t St. 22493 Same....

Form B-95-30M-11-5

Dec. 2, 1948

..... 19 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: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

B-2 & G Occupancy, on Building. Retreation Rooms & Cafeteria, 5th floor of Type I, 6 Story,

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

G. E. MORRIS Superintendent of Building

Registered Deputy Building Inspector's Certificate of Compilance BUILDING AND SAFETY 1996. CITY OF LOS ANGELES DEPARTMENT Date of this Certificate Address of ...Building Co. Owner 1946 Year at ist stre Permit Number

# TO THE SUPERINTENDENT OF BUILDING:

I hereby certify that those portions of the work on the buildings at the above address which required continuous inspection, and which I was employed to inspect, were inspected by me and comply with the provisions of the Building Code applicable thereto. Melding-Bell , & Structured merceter

Shall Mills

OR ligaring II fea

and Year .... LA 31462 -- 1952 Juilding ...... 202 Wy 1st Street Permit No. to receipt of Certificate

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

NOTE: Any change of use or occupancy Must be approved by the Department of

DEPARTMENT OF BUILDING AKS CALES

CERTIFICATE OF OCCUPANCY

Enclose 20° x 78° Light Court at 3rd floor and add 20° x 78° Roof Deck above of an existing 3 and 10 Story, Type I, 164° x 364° Office building and Newspaper Plant, G-1 Occupancy.

EXCEPT FOR DEVIATIO IS APPROVED BY BOARD OF BLOG. & SAFETY COMMISSIONERS

Owner's 20

Times Mirror Co. 202 West 1st Street Los Angeles 12, California WILLIAM A. TINKER

By

Furm B.95-a-20M-11-53 G. E. MORRIS. Superintendent of Building

Address of Building Permit No. and Year

Certificate

**Issued** 

2002 West 1st Street
LW 24477 - LA 22285
LA 22284 - 1955

Semptember 17, 1956

DETOEPARTMENT OF LOS ANGELES
CECEBRIFICATE OF OCCUPANCY

NCANOTE: Any change of use or occupancy murnest be approved by the Department of Buffuilding and Safety.

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

61'x 124' partial 4th floor addidition to an existing 12 story, type I offices and primiting plant. G-1 240 So. Hill St. Occupanty (Parking for 12 cars @ Parking Affid. #821)

EXCEPT WITH DEVIATIONS APPROVED BY BMAGO OF BLOG 14, & GAFETY COULT 3510NERB

Owner Owner's

Address

Times-Mirror Company 2012 West First Street

Los Angeles 12, California

Frm 8-95-a-15M-6-56

G. E. MORRIS, Superintendent of Building

By A. R. Howston 1.2

Address of Building Permit No. and Year Certificate

20% West 1st Street 1.8 24477 - 1A 22285 1.8 22284 - 1955

Semptember 17, 1956

ssued

DEPORTMENT OF LOS ANGELES DEPORTED OF BUILDING AND SAFRIT

CECUERTIFICATE OF OCCUPANCY

NANOTE: Any change of use or occupancy murrust be approved by the Department of Buttuilding and Safety.

This certifies that, so that as ascertained by or made known to the unimidersigned, the building at above address compiles with the applicable requirements of the Municipal Code, as as follows: Ch. 1, 25 to permitted uses: Ch. 9, Arts. 1, 3, 4, and zi; and with applicable requirements of State Hostousing Act,—for following occupancies;

61° x EE4° partial 4th floor addadition to an existing 12 story, type I offices and primiting plant. G-1 Occupanty. (Parking for 12 cars @ Parking Affid. #821)

12. & CAFETY COURSIONERS EXCEPT WINE DEVIATIONS APPAINED BY BHAND OF BLINE

> Owner Owner's Address

Times-Mirror Company 2012 West First Street Los Angeles 12, California

Fyra 8-95-a-15M-6-56

G. E. MORRIS, Superintendent of Bullding

By A. R. HELITAM 1.5

Form B-95a

CITY OF LOS ANGELES

**Certificate** of Occupancy

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

202 West First Street

Address of

Building

LA 24477 - 1955 Permit No. and Year

This certifies that, so far as ascertained by or made known to the undersigned, the auilding at above address complies with the applicable of State Housing Act,—for following occupancies:

Type I, 61° x 184° addition to roof of an existing 10 story, type I, 164° x 475° office building and newspaper plant. G-1 Occupancy.



Superintendent of Building

HEWITT

Form B-95?

# Certificate of Occupancy CITY OF LOS ANGELES

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

Address of Nov. 18, 1957

Building

Permit No. and Year

202 West 1st Street

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

x 39° addition to an existing G-1 occupancy. l story, type IIIA, 21' 15' x 31' loeding dock.



Superintendent of Building G. E. MORRIS,

B/......A.g.Ege...[2014-0:00....

Address of Building

202 West 1st Street

# CERTIFICATE OF OCCUPANCY



This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address compiles 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: NOTE: Any change of use or accupancy must be approved by the Department of Building and Safety.

1821/6 panss

Permit No. and Year IA93518/65

CASEPT FUR DEVIATIONS APPROVED BY BUARD OF BLOG, & SAFETY COMMISSIONERS

6 story, type I, 26 x 74 newspaper plant addition to 6th floor for assembly room. 100 maximum occupancy load. B-2,G-2 and G-1 occupancy.

Owner's 202 West lst Street Address Los Angeles, California

COPY SEINT FPB 4

T. LUCAS

Form B-95b-2M Shet. Sets-4-66 (C-10)

日门

Address of Building

212 West lat Street ciry of tos Angeles CERTIFICATE OF OCCUPANCY



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

8-14-70

Permit No. and Year IA 00011/69

G-1, G-2 Occupancy. Change of oocupancy of a 23' X 25' portion of existing six story building from G-1 occupancy to dining room G-2 occupancy due to increase in area. Maximum occupancy 49. G-1, G-2 Occupancy

Square California Company Times Mirror Times Mirror Los Angeles, Owner's Address

D. MILLER

Form 8-956—1M Sheet Sets-2-70 (C-10)

Va

Address of Building

202 West 1st Street

# CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES



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

12/10/75

Permit No. and Year LA 80580/73

B-2 Change of occupancy of room #519 and green room #516 from G-1 to B-2 in an existing 6 story, type I, 263' x 165' newspaper building. G-1, B occupancy. 185 maximum occupants in room #519 and 80 maximum occupants in room #516.

Owner

Address

Times Mirror Co. Owner's

202 W. 1st St.

Los Angeles, California

W. C. LAU: jh

Address of Building

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# CERTIFICATE OF OCCUPANCY



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

STATE AND STATE the to the the first extrating to story, type to 200 to the total training and the total total total training and the total total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and the total training and t Change of occopancy of Bond 549 and Grown Permit No. and Year the states to the and bo maximum occupants MATIFICATIO OF OCCUPATION COMPANDED OF THE SECOND MA CALL ssued

Owner's Owner's Address

MARINE MARINE MO.

TOTAL STREET, SOUTH STREET, SO

W. C. SARTON

Addresss of Building

202 West 1st Street

CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES



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

This certifiles 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 theousing Law—for following occupancies:

Permit No. and Year L.A. 80580/73 12/10/75

B-2 Change of occupancy of room #519 and green room #516 from G-1 to B-2 in an existing 6 story, type I, 263' x 165' newspaper building. G-1, B. occupancy. 185 maximum occupants in room #519 and 80 maximum occupants in room #519

Owner's's Addresss Owner:

202 W. 1st St. Los Angeles, California Times Mirror Co.

W. C. LAU: jh

Form B-95b—2M Sets—5.74 (C-10)

Address of Building

公司公 肾色素化 斯太大語歌 拉九世典教

CERTIFICATE OF OCCUPANCY



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 Gode, as follows: the 1, 2, 4, and 5; and with applicable requirements of the Municipal Gode, as following occupancies: Any change of use or occupancy must be approved by the Department of Building and Safety NOTE

THE WARRY WARRY は大学など Permit No. and Year I. WINDO CHANGE OF SECURETY OF WOOD SECURE SCHOOL LANGE などのない ssned

Owner Owner's Address

現のでも 大学大学

Form 8-95b-2M Sets-2-73 (C-10)



AF-90-1466762-MB

# City of Los Angeles Department of City Planning

# 6/29/2018 PARCEL PROFILE REPORT

Address/Legal Information **PROPERTY ADDRESSES** 220 W 1ST ST PIN Number 130-5A213 10 214 W 1ST ST Lot/Parcel Area (Calculated) 60,577.3 (sq ft) Thomas Brothers Grid PAGE 634 - GRID F3 212 W 1ST ST PAGE 634 - GRID F4 202 W 1ST ST 121 S SPRING ST Assessor Parcel No. (APN) 5149001006 Tract TIMES SQUARE **ZIP CODES** Map Reference M B 184-21 Block 90012 None Lot 5 Arb (Lot Cut Reference) **RECENT ACTIVITY** None CPC-2016-4675-TDR-CU-MCUP Map Sheet 130-5A213 CHC-2018-3867-HCM **Jurisdictional Information** ENV-2018-3868-CE Community Plan Area Central City Area Planning Commission Central **CASE NUMBERS** Neighborhood Council Downtown Los Angeles CD 14 - José Huizar CPC-2017-432-CPU-CA Council District CPC-2016-4675-TDR-VCU-MCUP Census Tract # 2074.00 CPC-2014-2711-CDO-SN-ZC LADBS District Office Los Angeles Metro CPC-2010-583-CA **Planning and Zoning Information** CPC-2010-213-CA Special Notes None CPC-2008-4502-GPA Zoning C2-4D-SN CPC-2008-4502-GPA Zoning Information (ZI) ZI-2457 Historic Broadway ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE CPC-2005-361-CA CPC-2005-1124-CA ZI-2416 Downtown Design Guide Project Area CPC-2005-1122-CA ZI-2385 Greater Downtown Housing Incentive Area CPC-1988-217-CU ZI-2452 Transit Priority Area in the City of Los Angeles Regional Center Commercial CPC-1986-606-GPC General Plan Land Use Yes ORD-184056 General Plan Note(s) ORD-164307-SA430 Hillside Area (Zoning Code) No ORD-137036 Specific Plan Area None ORD-135901 Subarea None ORD-129944 Special Land Use / Zoning None VTT-74761 Design Review Board No ENV-2017-433-EIR Historic Preservation Review Yes ENV-2016-4676-EIR Historic Preservation Overlay Zone None ENV-2014-2712-MND Other Historic Designations None ENV-2013-3392-CE Other Historic Survey Information None ENV-2010-214-ND Mills Act Contract None CDO: Community Design Overlay ENV-2008-4505-ND None CPIO: Community Plan Imp. Overlay ENV-2008-4505-ND None ENV-2005-362-CE Subarea None ENV-2005-1125-CE CUGU: Clean Up-Green Up None ENV-2005-1123-CE NSO: Neighborhood Stabilization Overlay No POD: Pedestrian Oriented Districts AFF-36889 None

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.

Historic Broadway

No

SN: Sign District

Streetscape

Adaptive Reuse Incentive Area Adaptive Reuse Incentive Areas

Affordable Housing Linkage Fee

Residential Market Area Medium-High

Non-Residential Market Area High

Transit Oriented Communities (TOC) Tier 4

CRA - Community Redevelopment Agency None

Central City Parking Yes

Downtown Parking Yes

Building Line None

500 Ft School Zone No

500 Ft Park Zone Active: City Hall Park

Active: 1st and Broadway Civic Center Park (Planned)

**Assessor Information** 

Assessor Parcel No. (APN) 5149001006

Ownership (Assessor)

Owner1 ONNI TIMES SQUARE LP C/O C/O DAVID BELL

Address 0 300-550 ROBSON ST

VANCOUVER CANADA V6B 2B7 99999

Ownership (Bureau of Engineering, Land

Records)

Owner ONNI TIMES SQUARE LP

Address

APN Area (Co. Public Works)\* 1.392 (ac)

Use Code 1706 - Commercial - Office Building - 6 to 13 Stories

 Assessed Land Val.
 \$33,048,000

 Assessed Improvement Val.
 \$6,630,000

 Last Owner Change
 09/27/2016

 Last Sale Amount
 \$105,001,050

 Tax Rate Area
 211

 Deed Ref No. (City Clerk)
 923497

 756778

Building 1

Year Built 1934
Building Class AX
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building Square Footage 253,565.0 (sq ft)
Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4
Building 5 No data for building 5

**Additional Information** 

Airport Hazard None
Coastal Zone None

Farmland Area Not Mapped

Urban Agriculture Incentive Zone YES

Very High Fire Hazard Severity Zone No

Fire District No. 1 Yes

Flood Zone None
Watercourse No
Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A13372)

Oil Wells

### **Seismic Hazards**

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.34755128

Nearest Fault (Name) Upper Elysian Park
Region Los Angeles Blind Thrusts

None

Fault Type B

Slip Rate (mm/year) 1.30000000
Slip Geometry Reverse

 Slip Type
 Poorly Constrained

 Down Dip Width (km)
 13.00000000

 Rupture Top
 3.00000000

 Rupture Bottom
 13.00000000

 Dip Angle (degrees)
 50.00000000

 Maximum Magnitude
 6.40000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction Yes
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

**Economic Development Areas** 

Business Improvement District DOWNTOWN CENTER

Promise Zone None Renewal Community No

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

None

Targeted Neighborhood Initiative

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website http://hcidla.lacity.org

Rent Stabilization Ordinance (RSO) No
Ellis Act Property No

## **Public Safety**

Police Information

Bureau Central
Division / Station Central
Reporting District 123

Fire Information

Bureau Central
Batallion 1
District / Fire Station 3
Red Flag Restricted Parking No

### **CASE SUMMARIES**

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

Case Number: CPC-2017-432-CPU-CA

Required Action(s): CA-CODE AMENDMENT

CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): COMMUNITY PLAN UPDATE

Case Number: CPC-2016-4675-TDR-VCU-MCUP

Required Action(s): MCUP-MASTER CONDITIONAL USE PERMIT

TDR-TRANSFER OF DEVELOPMENT RIGHTS (aka TFAR)

VCU-VESTING CONDITIONAL USE

Project Descriptions(s): TRANSFER OF FLOOR AREA (TFAR) PER SEC. 14.5.6.B FOR GREATER THAN 50,000 SF. OF FLOOR AREA FOR THE

TRANSFER OF 548,440 SF. OF FLOOR AREA FROM THE LOS ANGELES CONVENTION CENTER (DONOR SITE) TO THE PROJECT SITE (RECEIVER SITE); VESTING CONDITIONAL USE PER SEC. 12.24.W.19 TO PERMIT FLOOR AREA AVERAGING WITHIN A UNIFIED DEVELOPMENT; AND MASTER CONDITIONAL USE PERMIT PER SECTION 12.24.W.1 TO ALLOW THE ONSITE AND OFF-SITE SALE AND CONSUMPTION OF ALCOHOL WITHIN THE PROJECT'S COMMERCIAL RETAIL SPACES.

VESTING TENTATIVE TRACT MAP PER SECTION 17.15 FILED CONCURRENTLY FOR RESIDENTIAL AND COMMERCIAL

CONDOMINIUM PURPOSES.

Case Number: CPC-2014-2711-CDO-SN-ZC

Required Action(s): SN-SIGN DISTRICT

CDO-COMMUNITY DESIGN OVERLAY DISTRICT

ZC-ZONE CHANGE

Project Descriptions(s): ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE

CHANGES.

Case Number: CPC-2010-583-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): A PROPOSED ORDINANCE ADDING SUBDIVISION 30 TO SUBSECTION A OF SECTION 12.22 OF THE LOS ANGELES

MUNICIPAL CODE (LAMC) TO IMPLEMENT THE PREVIOUSLY ADOPTED DOWNTOWN DESIGN GUIDE WITHIN THE EXPIRING

AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.

Case Number: CPC-2010-213-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC),

AND RELEVANT

SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR

EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT

THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT

PROJECT AREA.

Case Number: CPC-2008-4502-GPA

Required Action(s): GPA-GENERAL PLAN AMENDMENT

Project Descriptions(s): CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE

CLARIFICATIONS

Case Number: CPC-2008-4502-GPA

Required Action(s): GPA-GENERAL PLAN AMENDMENT

Project Descriptions(s): CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE

CLARIFICATIONS

Case Number: CPC-2005-361-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

Case Number: CPC-2005-1124-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE

**GUIDELINES** 

Case Number: CPC-2005-1122-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

Case Number: CPC-1988-217-CU
Required Action(s): CU-CONDITIONAL USE

Project Descriptions(s): CONDITIONAL USE TO CONSTRUCT, MAINTAIN AND UTILIZE A HELIPORT A TOP LOS ANGELES TIMES EXISTING MULTI-

LEVEL PARKING STRUCTURE, LOCATED ON .79 NET ACRES, ZONED M2-4 WITH HOURS OF OPERATION FOR FLIGHTS INTO

AND OUT OF THE HELIPORT SHALL BE UN-RESTRICTED.

Case Number: CPC-1986-606-GPC

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.

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN Project Descriptions(s):

CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS

**NEEDED** 

VTT-74761 Case Number:

Required Action(s): Data Not Available

Project Descriptions(s): TRANSFER OF FLOOR AREA (TFAR) PER SEC. 14.5.6.B FOR GREATER THAN 50,000 SF. OF FLOOR AREA FOR THE

> TRANSFER OF 548,440 SF. OF FLOOR AREA FROM THE LOS ANGELES CONVENTION CENTER (DONOR SITE) TO THE PROJECT SITE (RECEIVER SITE); VESTING CONDITIONAL USE PER SEC. 12.24.W.19 TO PERMIT FLOOR AREA AVERAGING WITHIN A UNIFIED DEVELOPMENT; AND MASTER CONDITIONAL USE PERMIT PER SECTION 12.24.W.1 TO ALLOW THE ON-SITE AND OFF-SITE SALE AND CONSUMPTION OF ALCOHOL WITHIN THE PROJECT'S COMMERCIAL RETAIL SPACES.

VESTING TENTATIVE TRACT MAP PER SECTION 17.15 FILED CONCURRENTLY FOR RESIDENTIAL AND COMMERCIAL

CONDOMINIUM PURPOSES.

Case Number: ENV-2017-433-EIR

Required Action(s): **EIR-ENVIRONMENTAL IMPACT REPORT** 

Project Descriptions(s): COMMUNITY PLAN UPDATE

Case Number: ENV-2016-4676-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

TRANSFER OF FLOOR AREA (TFAR) PER SEC. 14.5.6.B FOR GREATER THAN 50,000 SF. OF FLOOR AREA FOR THE Project Descriptions(s):

TRANSFER OF 548,440 SF. OF FLOOR AREA FROM THE LOS ANGELES CONVENTION CENTER (DONOR SITE) TO THE PROJECT SITE (RECEIVER SITE); VESTING CONDITIONAL USE PER SEC. 12.24.W.19 TO PERMIT FLOOR AREA AVERAGING WITHIN A UNIFIED DEVELOPMENT; AND MASTER CONDITIONAL USE PERMIT PER SECTION 12.24.W.1 TO ALLOW THE ON-SITE AND OFF-SITE SALE AND CONSUMPTION OF ALCOHOL WITHIN THE PROJECT'S COMMERCIAL RETAIL SPACES.

VESTING TENTATIVE TRACT MAP PER SECTION 17.15 FILED CONCURRENTLY FOR RESIDENTIAL AND COMMERCIAL

CONDOMINIUM PURPOSES.

Case Number: FNV-2014-2712-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE

CHANGES.

ENV-2013-3392-CE Case Number:

Required Action(s): CE-CATEGORICAL EXEMPTION

THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW Project Descriptions(s):

ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE

LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

Case Number: ENV-2010-214-ND

ND-NEGATIVE DECLARATION Required Action(s):

Project Descriptions(s): AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC),

AND RELEVANT

SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR

EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT

THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT

PROJECT AREA.

Case Number: ENV-2008-4505-ND

Required Action(s): ND-NEGATIVE DECLARATION

CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS. CODE Project Descriptions(s):

CLARIFICATIONS

Case Number: ENV-2008-4505-ND

ND-NEGATIVE DECLARATION Required Action(s):

CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE Project Descriptions(s):

**CLARIFICATIONS** 

Case Number:

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA

Case Number: ENV-2005-1125-CE

Required Action(s): **CE-CATEGORICAL EXEMPTION** 

TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE Project Descriptions(s):

**GUIDELINES** 

Case Number: ENV-2005-1123-CE

**CE-CATEGORICAL EXEMPTION** Required Action(s):

INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA Project Descriptions(s):

## **DATA NOT AVAILABLE**

ORD-184056

ORD-164307-SA430

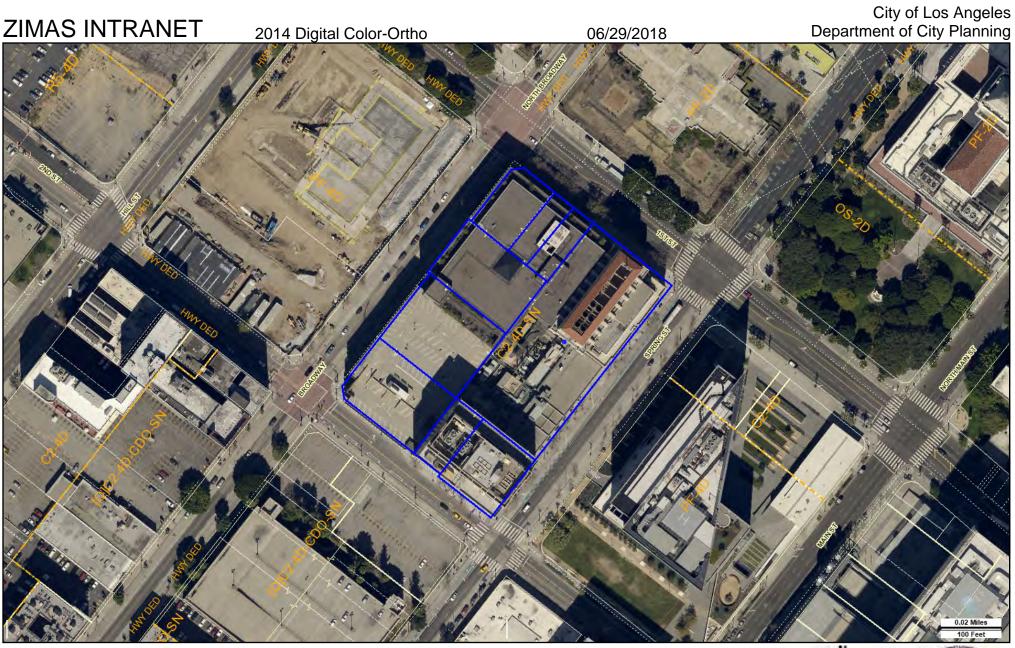
ORD-137036

ORD-135901

ORD-129944

AFF-36889

AF-90-1466762-MB



Address: 220 W 1ST ST APN: 5149001006 PIN #: 130-5A213 10 Tract: TIMES SQUARE Block: None

Lot: 5 Arb: None Zoning: C2-4D-SN General Plan: Regional Center Commercial

