Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: July 19, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

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

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:

1. 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]
Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]
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
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 two-story Art Deco/Moderne-style building by Kaufmann), with two one-story additions designed by Los Angeles architect Rowland H. Crawford (1902-1955); 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.
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.
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.
1. PROPERTY IDENTIFICATION

<table>
<thead>
<tr>
<th>Proposed Monument Name:</th>
<th>Times Mirror Square</th>
<th>Current name of property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Associated Names:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Address:</td>
<td>220 West 1st Street</td>
<td>Zip: 90012</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Council District: 14</td>
</tr>
<tr>
<td>Range of Addresses on Property:</td>
<td>See attached</td>
<td>Community Name:</td>
</tr>
<tr>
<td>Assessor Parcel Number:</td>
<td>5149001006</td>
<td>Tract: Times Square</td>
</tr>
<tr>
<td>Block:</td>
<td></td>
<td>Lot: 5</td>
</tr>
<tr>
<td>Identification cont’d:</td>
<td>See attached</td>
<td></td>
</tr>
</tbody>
</table>

Describe any additional resources located on the property to be included in the nomination, here:

2. CONSTRUCTION HISTORY & CURRENT STATUS

<table>
<thead>
<tr>
<th>Year built:</th>
<th>1935</th>
<th>Factual</th>
<th>Estimated</th>
<th>Threatened?</th>
<th>Private Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect/Designer:</td>
<td>Gordon B. Kaufman</td>
<td>Contractor:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Original Use:</td>
<td>Newspaper</td>
<td>Present Use:</td>
<td>Newspaper-Offices-Filming</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the Proposed Monument on its Original Site?</td>
<td>Yes</td>
<td>No (explain in section 7)</td>
<td>Unknown (explain in section 7)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. STYLE & MATERIALS

| Architectural Style: | See Attached | Stories: | Plan Shape: |

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>PRIMARY</th>
<th>SECONDARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>Type: Steel</td>
<td>Type: Steel</td>
</tr>
<tr>
<td>CLADDING</td>
<td>Material: Select</td>
<td>Material: Select</td>
</tr>
<tr>
<td>ROOF</td>
<td>Type: Hipped</td>
<td>Type: Flat</td>
</tr>
<tr>
<td></td>
<td>Material: Clay tile, rounded</td>
<td>Material: Select</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>Type: Casement</td>
<td>Type: Casement</td>
</tr>
<tr>
<td></td>
<td>Material: Aluminum</td>
<td>Material: Aluminum</td>
</tr>
<tr>
<td>ENTRY</td>
<td>Style: Centered</td>
<td>Style: Off-center</td>
</tr>
<tr>
<td>DOOR</td>
<td>Type: Paneled, glazed</td>
<td>Type: Paneled, glazed</td>
</tr>
</tbody>
</table>
4. ALTERATION HISTORY

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1948</td>
<td>Rowland H. Crawford Mirror Addition</td>
</tr>
<tr>
<td>1965</td>
<td>Norman Chandler Pavilion</td>
</tr>
<tr>
<td>1973</td>
<td>William L. Pereira Times Mirror Headquarters Addition</td>
</tr>
</tbody>
</table>

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

- Listed in the National Register of Historic Places
- Listed in the California Register of Historical Resources
- Formally determined eligible for the National and/or California Registers
- Located in an Historic Preservation Overlay Zone (HPOZ)

<table>
<thead>
<tr>
<th>Condition</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Contributing feature Non-contributing feature</td>
</tr>
<tr>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

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

| Survey Name(s): | SurveyLA People Mover Survey, 1978 |

Other historical or cultural resource designations:

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.

2. Is associated with the lives of historic personages important to national, state, city, or local history.

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.
7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

<table>
<thead>
<tr>
<th>Name: Richard Schave</th>
<th>Company: Esotouric</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address: P.O. Box 31227</td>
<td>City: Los Angeles</td>
</tr>
<tr>
<td>Zip: 90031</td>
<td>Phone Number: 213-915-8687</td>
</tr>
</tbody>
</table>

Property Owner

<table>
<thead>
<tr>
<th>Name: Onni Times Square LP c/o David Bell</th>
<th>Company:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address: 315 West 9th Street, Suite 801</td>
<td>City: Los Angeles</td>
</tr>
<tr>
<td>Zip: 90015</td>
<td>Phone Number: 213-629-2041</td>
</tr>
</tbody>
</table>

Nomination Preparer/Applicant’s Representative

<table>
<thead>
<tr>
<th>Name:</th>
<th>Company:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address:</td>
<td>City:</td>
</tr>
<tr>
<td>Zip:</td>
<td>Phone Number:</td>
</tr>
</tbody>
</table>
9. SUBMITTAL
When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

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

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

☐ I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.

☐ I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.

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

Richard Schave June 18, 2018 R S

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
Architectural Styles
Fourth Los Angeles Times Building (Gordon B. Kaufmann, 1935) Modern 33
Mirror Addition (Rowland H. Crawford, 1948) Late Moderne 35
Times Mirror Headquarters Addition (William L. Pereira, 1973) Late Modern Corporate 37

Master Architect 40
Gordon B. Kaufmann 40
Rowland H. Crawford 43
William L. Pereira 46

Sources 53

SECTION 8: CONTACT INFORMATION 56

Applicants 56
Owner 56

Historic & Current Photos 57

Gordon B. Kaufmann Buildings 58
Mirror Addition & Other Rowland H. Crawford Buildings 70
Times Mirror Headquarters & Other William L. Pereira Buildings 82

Permit Kaufmann Building 94
Permit Mirror Addition 95
Permit Times Mirror Headquarters 96

Contents
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 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


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.


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 x 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.


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.

Times Mirror Square HCM Application
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.

Times Mirror Square HCM Application
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

Times Mirror Square HCM Application
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

Times Mirror Square HCM Application
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 inextricably 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. Cystile, 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 of 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

Times Mirror Square HCM Application
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.

*Times Mirror Square HCM Application*
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 shouleder 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 Angelenos 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.

*Times Mirror Square HCM Application*
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, 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.

*Times Mirror Square HCM Application*
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.”

*Times Mirror Square HCM Application*
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.”


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

*Times Mirror Square HCM Application*
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’ Times Mirror Square HCM Application
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, Marina Island 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.

*Times Mirror Square HCM Application*
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.

*Times Mirror Square HCM Application*
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 boontown 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 an architect of tremendous output and versatility, from beach houses for the Chandler family, to the Hollywood Palladium, Santa Anita Racetrack,

*Times Mirror Square HCM Application*
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

*Times Mirror Square HCM Application*
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
imprésario 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.”

Times Mirror Square HCM Application
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 his 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

Times Mirror Square HCM Application
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.”
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

Times Mirror Square HCM Application
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.

*Times Mirror Square HCM Application*
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.


*Times Mirror Square HCM Application*
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.

*Times Mirror Square HCM Application*
SECTION 7: WRITTEN STATEMENTS

SOURCES


“Construction Started for Arcadia Project” Los Angeles Times; Los Angeles, Calif. 30 Nov 1952: F3


“Father Time, Spirit of the Times, Gutenberg.”


Times Mirror Square HCM Application


“Large Hillside Income Project Designed Along Unique Lines” Los Angeles Times; 05 Feb 1939: 14.

Lehman Brothers Collection, Contemporary Business Archives. “The Times Mirror Company.”


“New Cafe Near Santa Anita Holds Preview” Los Angeles Times; 10 July 1953: 19.


“Office Planned Near Airport” Los Angeles Times; 03 June 1962: I4.


Times Mirror Square HCM Application
“Photo Standalone: Looking Ahead” Los Angeles Times; 09 June 1949: C1.


“Printers of Phone Books Display How It’s Done” Los Angeles Times; 01 Dec 1949: 16.


“Santa Monica Sears Store Work Rushed” Los Angeles Times; 26 Jan 1946: A3

Santa Monica Sears and Garden Center City Landmark Assessment Report. PCR Services Corporation, 15 June 2004.


“Service Garage Project Construction Furthered” Los Angeles Times; 02 Feb 1958: F15


“Today Marks Dedication of Mirror Plant: Ceremonies and Broadcast to Hail New Newspaper” Los Angeles Times; 10 Oct 1948: 1


“Westwood Store’s Size to be Doubled” Los Angeles Times; 20 Aug 1939: E2.

“Westwood Work Costs $300,000: Commercial Structures in Village Being Built or Remodeled” Los Angeles Times; 01 Sept 1940: E2


Times Mirror Square HCM Application
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:

<table>
<thead>
<tr>
<th>Context:</th>
<th>Other Context, 1850-1980</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub context:</td>
<td>No Sub-context</td>
</tr>
<tr>
<td>Theme:</td>
<td>Event or Series of Events, 1850-1980</td>
</tr>
<tr>
<td>Sub theme:</td>
<td>No SubTheme</td>
</tr>
<tr>
<td>Property type:</td>
<td>Institutional</td>
</tr>
<tr>
<td>Property sub type:</td>
<td>District</td>
</tr>
<tr>
<td>Criteria:</td>
<td>A/1/1</td>
</tr>
<tr>
<td>Status code:</td>
<td>3CS;5S3</td>
</tr>
<tr>
<td>Reason:</td>
<td>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.</td>
</tr>
</tbody>
</table>

Context 2:

<table>
<thead>
<tr>
<th>Context:</th>
<th>Other Context, 1850-1980</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub context:</td>
<td>No Sub-context</td>
</tr>
<tr>
<td>Theme:</td>
<td>Important Persons/Individuals, 1850-1980</td>
</tr>
<tr>
<td>Sub theme:</td>
<td>No SubTheme</td>
</tr>
<tr>
<td>Property type:</td>
<td>Commercial</td>
</tr>
<tr>
<td>Property sub type:</td>
<td>District</td>
</tr>
<tr>
<td>Criteria:</td>
<td>B/2/2</td>
</tr>
<tr>
<td>Status code:</td>
<td>3CS;5S3</td>
</tr>
<tr>
<td>Reason:</td>
<td>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.</td>
</tr>
</tbody>
</table>
SECTION 8: CONTACT INFORMATION

APPLICANTS

Richard Schave
schavester@gmail.com
http://esotouric.com
213-915-8687

Rongzhen Cai
Kim Cooper
Kate Eggert & Krisy Gosney
Gosney-Eggert Historic Preservation Consultants, LLC
Alan Hess

Nathan Marsak
Leo Wolinsky

OWNER

ONNI GROUP
315 W 9th Street, Suite 801
Los Angeles, CA 90015
(213) 629 - 2041
media@onnihelp.com
Historic & Current Photos
Figure 1. Installation of the eagle sculpture by Gutzon Borglum, which survived the 1910 bombing of the Los Angeles Times.
Figure 2. Lobby of Kaufmann Building–Globe & Hugo Ballin Mural–Photography Elizabeth Daniels

*Times Mirror Square HCM Application*
Figure 3. Kaufmann Building 2008

Times Mirror Square HCM Application
**Figure 4.** Diagram of Kaufmann Building, a fully integrated newspaper—1934

*Times Mirror Square HCM Application*
Figure 5. Hoover Dam

Figure 6. Spillway Gates
FIGURE 7. Tower Entrance with Hansen Sculpture

Times Mirror Square HCM Application
Figure 8. Harry Chandler & son, Norman, Spring Street Entrance, Kaufmann Building, 1935
Figure 9. Norman Chandler at the printing presses

*Times Mirror Square HCM Application*
Figure 10. Norman Chandler, Crawford Addition

*Times Mirror Square HCM Application*
Figure 11. ALCOA Headquarters, Vernon

Figure 12. Earl Carroll Theatre

*Times Mirror Square HCM Application*
Figure 13. Earl Carroll Theatre

Figure 14. Hollywood Palladium
Figure 15. Vultee Airplane Plant–Kaufmann Wing

Times Mirror Square HCM Application
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.

Times Mirror Square HCM Application
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

Times Mirror Square HCM Application
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 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
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

Figure 36. George K. Porter Junior High School, 15960 Kingsbury, Granada Hills, 1959
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

*Times Mirror Square HCM Application*
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

Times Mirror Square HCM Application
Figure 48. Master Plan Times Mirror Square, 1966

Times Mirror Square HCM Application
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

Times Mirror Square HCM Application
Figure 52. Times Mirror Headquarters 1st Street [Elizabeth Daniels Photographer]
Figure 53. Times Mirror Headquarters 1st Street [Elizabeth Daniels Photographer]

Times Mirror Square HCM Application
Permit Kaufmann Building
Permit Mirror Addition
Permit Times Mirror Headquarters
TIMES MIRROR SQUARE PROPERTIES AND VICINITY

WILLIAM L. PEREIRA & ASSOCIATES
PLANNING & ARCHITECTURE

Downtown Los Angeles

LOS ANGELES • CALIFORNIA
INTRODUCTION AND ASSIGNMENT

In June, 1966, the firm of William L. Pereira & Associates was retained 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

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 arc 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.
PLANNING CONCEPTS

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 buses 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

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.
Description of Plan

Planning Objectives

The 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 be 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.

Elements of the Plan

The principal elements of the plan would be the great central Plaza, 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.

Description by Levels

Plaza Level

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

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.

Lower Office Level

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, buses, 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

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

Plaza Shops

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

On First Street, between the plazas, there will be a special VIP room 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 currently for future expansion.

Newspaper Facilities and Executive Facilities

The next level up includes additional space designed as an extensive gathering area.

Street Level

The Street Level is devoted to the first level of the First Street, and the already existing

First Parking Level

Area under the new building concept for newspaper facilities be duplicated at the next section.

Phasing

First phase: Begin at corner of proposed Times Building and then remove construction of proposed Tim
Description by Levels

Plaza Shops

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.

Bank, Composing and Expansion

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 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.

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

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.

Page 55
INTRODUCTION
AND ASSIGNMENT

In June, 1966, the firm of William L. Pereira & Associates was retained 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.

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 Mirror Square is located. This project area consists roughly of a superblock bounded by First and Third Streets on the north and south, and by Hill and Main Streets on the west and east, a total of four city blocks.

Historically one approach to real estate planning in the Southern California region has been to look at development only in the light of the immediate past or of existing conditions. The appropriate perspective which should accompany such judgment on high-quality, long-term real estate investment 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 urban core should contain facilities for shopping, recreation, hotels, housing, and above all, parking and open space. The day of uniform land use that create monotony and lack elementary amenities is over. It is our opinion that the race to construct "prestige" buildings of similar uses in the downtown area will create nothing but sterility unless 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 Times Mirror properties, it is apparent that this area has greater possibilities for development than other land downtown.

Continued observation of downtown developments and plans indicates that the Master Plan proposals for the Times Mirror properties are not only increasingly valid for the Times Mirror but of commanding 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 necessary for the appropriate development of its properties through its own real estate policy. It is also hoped that acceptance of the Master Plan will help influence adjacent property owners and the City of Los Angeles to develop this area in a compatible manner.

With this in mind, the material contained in this report was presented to the technical staff of the City's Planning Department. Their reaction was decidedly favorable, and it is the planners' belief that the Times Mirror Company can proceed with confidence in the general direction suggested in this report.
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 26 small, square, flat-roofed homes around a central plaza, 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
e. 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.
c. The street pattern is essential to mobile requirements, but streets lack those characteristics and importance.

d. Downtown is one of the areas where the greatest concentration is represented by old and disappearing rapidly changing.

e. Until the construction of the exception of the prime office buildings.

**EXISTING LAND USES**

Downtown Los Angeles is essentially a city of retail trade which extends east. The principal retail trade center is Spring Street, center of office construction in the city.

To the north, the Civic Center, between it and the Bunker Hill, a redevelopment is ready to be completed and reoccupied. To the east lies Little Tokyo, as a prime tourist attraction.

In the southern half of downtown, any consequence of the buildings are California Hospital and its adjoining furniture store and retailing.

Beyond these are services at the east.

**LAND VALUATIONS**

Present land values in the core area of San Pedro Street are in the quadrant to $80 or more near Wilshire Boulevard.

Excluding this core area, Los Angeles is located between where the Civic Center is at $30 per square foot.
CIRCULATION

Number of circulation elements will influence future developments in the downtown area.

Circulation Spine: A strong circulation spine runs north-south through downtown Los Angeles. It is composed of the main arteries of Figueroa Street, Grand Avenue, and Broadway, reinforced by the Harbor Freeway. The spine terminates on the north at the Civic Center complex, Chinatown, and Dodger Stadium, and on the south at the educational and cultural facilities of the University of Southern California and Exposition Park.
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.

**Times Mirror Square**

Intercchanges

West Bound (One-Way)

East Bound (One-Way)

4 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.
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 mega-structure 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.
The General Plan for the Downtown area as recommended by the Centropolis Report.

* TIMES MIRROR SQUARE
1 COMMERCIAL CORE
2 COMMERCIAL AND RESIDENTIAL
3 COMMERCIAL AND INDUSTRIAL
4 INDUSTRIAL
5 RESIDENTIAL
6 GOVERNMENTAL ADMINISTRATION
* SOURCE-CENTROPOLIS REPORT
It is interesting to note that at the vortex of four different administrative realms, the area experiences a blend of residential, commercial, and civic functions.

The Centropolis Plan defines these sectors or project areas.

**NO. 1 – NORTH DOWNTOWN**

This area contains the City's central business district and is home to the downtown core. It is the hub of commercial activity and is characterized by high-rise office buildings, hotels, and retail spaces.

**NO. 2 – CIVIC CENTER**

A Civic Center Development Plan has been proposed to accommodate the needs of federal, state, and local government agencies. The plan includes a new city hall, a convention center, and a museum. The area is currently undergoing significant development.

**NO. 3 – BUNKER HILL**

The Bunker Hill Redevelopment Project has been ongoing for several years. The area has been transformed into a mixed-use development with a focus on residential and commercial uses. The project includes a new office tower, a hotel, and various retail spaces.

Other permitted uses include retail and parking structures.

The Times Mirror Company, a significant local employer, is relocating to a newly constructed office building located on the outskirts of the downtown area.

This area is also home to the Dodger Stadium, a major attraction for sports fans.
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.
The combination of the complex is exciting, yet it utilizes very little space. Although 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 far-sighted 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
area would permit mixed-use areas today, such as work locations, motels through demolition of vision of parking at hotel meeting rooms hotels, shopping facades also desirable as well oriented towards the nearby industrial activity.

It is unusual for a city to employ agencies (city proposed hotel and offices) to combat this phenomenon, the workforce plus an impressive market for work.

The Centropolis Redevelopment and improving the downtown area in an advanced stage is a reality, and Little of the Times Mirror area bounded by has been neglected and the concept which would cent properties own.

**Taxi Loop**

In the north part of the Times Mirror area, a way should be designed for planners evolved to create a taxi loop. Tokyo, and the Civic Center be connected with the Dodger Stadium new park in one place, taxi, avoiding the
area would permit many things not normally possible in downtown areas today, such as the incorporation of residential units at walk-to-work locations, motels and hotels, the changing of land use patterns through demolition of the old and outmoded structures, and the provision of parking at very competitive prices. General office space, hotel meeting rooms and banquet rooms, apartments and apartment hotels, shopping facilities, restaurants and commercial recreation are also desirable as well as economically feasible uses. They should be oriented towards the Civic Center, Union Station, tourist areas and nearby industrial activities.

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 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.

**Taxi Loop**

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:

1. 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.
Unfortunately, the text is not legible enough to transcribe accurately. The diagram appears to be a map, but the written content is not clear enough to provide a natural text representation.
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 downtown 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 Times Building, has not been a major influence on the design of the new building.
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 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 and slow-going sections, passing through. People
SECTION LOOKING NORTH
elements 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 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
The 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 the various possibilities (earth fill, rock fill, straight gravity, and others) for massive concrete-arched-gravity dams would best. The basic principle that concrete works better in compression than in tension meant that a wedge, thicker at the bottom than at 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 reduce more horizontal tension.

The design approved and built called for a massive concrete structure rising 728.4 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 300 feet. To build such a massive concrete structure an unprecedented system of pouring and cooling the concrete had to be divided. 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 tubes 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 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 the 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 homes, 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, Kewick, 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 colored in colation by the type of water and gases used in cutting the surfaces. The result is that the main face at the bottom of the dam is lighter in color than the top. The surfaces of the outlet works and gates located downstream are "cured to a dark warm color in order to have them emerge as much as possible into the background of the canyon 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 reminiscent 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 and towers that rise directly from the wall and continue upward impeded. The emphasis, according to Kaufmann, was "an elderly series of small vertical shadows punctuated by the larger shadows of the elevator and utility towers." These extrusions are treated as continuations of the dam face and not separated in moldings. The four large towers have cut-back corners and open vertical buttressing typical of high rise buildings of the period. The two outer towers are for utilities and public rest rooms, and the inner two towers were conceived as the public entrances to the dam since from them the elevator ascends to the powerhouse and internal galleries. Consequently, these towers contain the only exterior ornament, two large cast concrete panels designed by Oscar Hansen and depicting on one face the story of the dam as such as flood control, irrigation, and power, and on the other, the history of the area. Their style is classic art deco. The doors are bronze, and the interior of the building is of a high polish of the period: walls of dark green marbre and the floors of green and black terrazzo with circular designs based on Indian motifs embedded between. These Indianized designs by Denver artist Allan True indicate the indebtedness of art deco to native American geometric patterns. True's terrazzo patterns are continued throughout the floors in the lower galleries of the dam. He also advised on the colors of the interiors of the powerhouse.

The four large intake towers, which provide water to the turbines, were purposely placed in a symmetrical position even though 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 bedrock 120 feet above the original river bed, the towers are 395 feet tall, and have 33 stories. The setback at the top and the vertical buttressing is pure art deco, as is the layered copper roof and the light gray stucco. To either side of the dam are the spillways used for controlling the reservoir level. Their design provides a telling contrast with the other apparition structures such as the towers, for while their spillways are more streamlined— they have the smooth aero- dynamic surfaces that were beginning in the early 1930s to appear in automobiles, planes, and buildings. Against the zigzags and setback buttresses of the crest and towers, the spillways— both stainless steel— are drums and the piers— have continuous lined or streamlined profiles, in the case of the caspian gate for the direct flow of the water, in the case of the piers as a purely visual effect. Two thin incised lines along the top of each spillway pier are distinctive reminders of other streamline decorations of the 1930s.

The dam also affords a great internal experience. The visitor tops 528 feet within the dam by elevator, exits to internal galleries decorated with True's terrazzo designs, and finally arrives at the great turbine chambers in the powerhouse. The setting is a foreboding one: Immaculate hygienic modernity, large shiny green blisters of black castings of generators, chrome flashing and pipe railings, of repetitious piers of the enclosing wall, all accompanied by the pervasive loud rumble. It has an almost reverential silence.
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)
pg. J1

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.

One six-story addition in Times Mirror Square will serve as the corporate headquarters 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.

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 total 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 one of its major characteristics.

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, comment.

Please turn to Page 11, Col. 1
Swedish granite, cut in Italian marble, which, was used for all exterior vertical shafts and forms, concrete and some lobby walls and floor covering. Vitreous tiles of an earthen hue were used throughout the Times Square Walk and pavements.

All exterior glass is solar-break, with a width of 30 mm., frames, spandrel and other exposed metal surfaces are coated with an applied bronze silicon polymer finish.

Another feature is its horizontal slabs, formed by the fifth and sixth floors, supported by vertical channels.

Atrium, Garden Feature
Executive offices, rather than lining outside walls, are distributed throughout the atrium of the building and face an atrium with landscaped gardens, pergola and sixth floor. The board room, director's suite, dining facilities and conference room has easy access to the atrium area.

The attractive dining and reception areas are named after the artists—Picasso, Tamayo and Steinbeck, and the works of both are displayed in the rooms.

An extensive collection throughout the building includes works by Diebenkorn, Archipenko, Helen Frankenthaler, Miller and other important artists.

Other features include a roofed smoking table, 19 feet in diameter, providing 24 places in the board room, acoustical engineering in that rooms which eliminates need for microphones, butler's doors were designed to be hidden and large panels of lacquered woods.

June, 1970 Start

Ground was broken for the Times Building on June 7, 1970, Gin D. Wong, partner in charge, and Roy G. Scott, senior partner, were Pereira's principals on the project. Pereira also provided the interior design for the Crocker Bank. Sue Wilson acted as project designer and Jan Heatley as designer for the Kratka firm.

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


The six-level building stands 105 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 restaurant, six outdoor eating patios have been provided, served by a large variety of food concessions 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

Plans for remodeling the Hollywood Brown Derby, 1628 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-paneled 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 marqueees.
Rowland H. Crawford, Architect-Artist, Dies

Funeral services for Rowland H. Crawford, 70, 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 recently after a brief illness. Born Oct. 26, 1882, in Bytho, S.Dak. Mr. Crawford graduated from Po- 

Rowland H. Crawford, Architect-Artist, Dies

utechnic High School in Los Angeles and was a member of the first architectural class as a USC. He also attended the University of Pennsylvania and Stanford University. He received a two-year scholarship to the Academy of the Arts, in which he developed the deep interest in painting which was to remain his lifelong avoca- 

gation. 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 Times-Mirror Building, the Termes Boys Club, the Gwynn Memorial building on the USC campus, the Occasions Building and Telephone Directory plant of Times Mirror Press, the University Religious Con- 

ference Building near the UCLA campus, and numerous other public and private buildings.

In addition, he was for many years architectural adviser for the Brown Derby restaurants and for Union Pacific Federal Savings and Loan Corp., and was architect of the Wood- 

ward Building in Tacoma, the Law Building in Beverly Hills, and Rancho Santa Ana Shopping Center.

One of Mr. Crawford's career interests was school architecture. He was architect of the Chats- 

worth and Crescent high schools, architect of the new plant at Beverly Hills High School and was in charge of master planning for the Beverly Hills Board of Education.

He served for more than 10 years as chairman of the Bel-Air architectural supervisory committee and was chairman of the hon- 

ors advisory and ethics committees of the American Institute of Architects.

Interest in Music

He was also active in the Hollywood Bowl Assn. and Philharmonic Assn. and was an associate founder of the Los Angeles Music Center. He was a founder and first president of the USC Architec- 

tural Guild, founder of the USC chapter of Alpha Phi 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 Craw- 

ford; and six grandchil- 

dren.

Interment will be at Forest Lawn Memorial- 

Park, Glendale.
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 Beverly Hills and F. Wesley Davis, general manager of Rancho Santa Anita, Inc., representing the owners, were also present.

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.

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

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 Rowland 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.
Science Building Due for January Finish

BEVERLY HILLS — The high school's new $132,212 science building, now under construction, will be completed in January.

At present plans are being made to reroute and restrict parking, according to a school official.

The new building is a further continuous modernization and expansion program of the Beverly Hills Unified School District, the official said.

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 facilities, the official added.

Planning of the new building was a co-operative effort of members of the Beverly Hills Board of Education, the district and high school administrative staffs, the high school science department faculty and Beverly Hills architect Rowland H. Crawford.

Approving final site, design and plans of the new science building were 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.
Liquor License 'Freeze' Asked

Los Angeles Times (1923-Current File); Jan 26, 1946; ProQuest Historical Newspapers: Los Angeles Times pg. A3

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.
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 from the Times-Mirror Co. building will comprise approximately 5030 square feet; architecture of the Civic Center, the new branch will be designed by architect Rowland H. Crawford, the mezzanine included.

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.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.
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.
UNIVERSITY RELIGIOUS GROUP PLANS NEW HOME

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

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 university.

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

It will more than double the capacity of the present headquarters.

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 second-floor roof will provide parking for 31 more.

Extensive use will be made of glass and terraced gardens. The exterior will 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

Conforming to the demands of business increase, plans for doubling the size of the present Desmond's-Westwood store, in Westwood Village, and its remodeling, just announced, will bring the floor area to a total of about 30,000 square feet including a roof deck. Construction is to be started early in September. The building has been leased for a long period to the Desmond organization.

Details for the construction that will bring the total investment in the property to approximately $300,000 were consummated through the Janss Investment Corp.

In addition to doubling the frontage of the store on Westwood Blvd., the expansion project will add 80 feet on the Weyburn Ave. frontage maintained for parking facilities. The men's, women's and boys' departments will be enlarged as a result of the expansion program.

Plans for the addition and remodeling have been prepared by Architect Rowland H. Crawford.

The present building, one of the first to be built in Westwood Village, was constructed in 1929 and is of Mediterranean architectural style such as prevails in the village.

In commenting upon the expansion, Ralph R. Huesman, president of Desmond's seven Southern California stores, said "Desmond's-Westwood has more than fulfilled the high hopes we held for it when the store was built 10 years ago this fall."
Large Hillside Income Project Designed Along Unique Lines

Designed for adaptability to a 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 buildings totaling more than $50,000 investment interest in Leimert Park residential income properties has increased substantially during the past month, it was reported yesterday by E. L. Kirk, vice-president and director of sales for Walter H. Leimer Co.

Due to high average occupancy throughout the year, maintenance 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 F. Jones will preside. All members of the Legislature will be invited to attend.
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 pg. A9

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

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.
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 Mission 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.
MAJOR PROJECT STARTS—Work has begun on alterations and additions to Beverly Hills High School. Artist’s sketch shows five-story classroom structure in the foreground. A planetarium and circle theater with thrust stage will also be built.

High School Additions Begun in Beverly Hills

Construction is under way on $7.25 million in additions to Beverly Hills High School designed by Rowland H. Crawford. Montgomery Bross Pikler Inc. is contractor for the project.

Contemporary design will blend with existing Norman style architecture and be keyed in the five-story, 324,000-square-foot parking and classroom structure between the existing main building and Century City. Four bridges will link the buildings in faciiliating flow of the ultimately anticipated enrollment of over 5,000 students.

The main bridge, leading into a new library, will carry counseling and administrative offices.

The new main building with two levels of parking and classrooms with built-in 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.

The Planetarium and Theater

A planetarium and circle theater with thrust stage are planned. Built in the northwest of the existing auditorium, the facility will share use of stagecraft in a workshop adjacent to the auditorium.

A coral room will be to the west of the theater with an entire new music building on Moreno Drive to accommodate the orchestra and band. Vocal point will be the new entrance off Heath Ave. with a glassed-in lobby and spiral staircase with communal use for the present main building and the sweeping new structure.

The roadway from Moreno Drive will extend across the school grounds out onto Olympic Blvd.

All of the new additions will be completely air conditioned. Gymnasium facilities will be expanded. In all with 385,000 square feet of new construction and 42,500 square feet of altered construction, the facilities of the school will be 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 and 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 large-scale 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
further. The Eameses pursued residential and
furniture design primarily, with the construction
of the Herman Miller showroom—built in 1949,
the same year as Casa 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. 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 scarcely walk a few minutes in and around the cities without encountering major buildings designed by Pereira...

Notable among these buildings are the Geisel Library, 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 create bold, 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 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.”

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 cross-currents 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.” 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 cross-currents 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 of human activity—transportation, education, government, population growth, the future and its meaning for a younger generation—with significance to architecture and urbanism, as William L. Pereira.
<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>W 1ST ST 220</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>90012</td>
</tr>
<tr>
<td>PIN Number</td>
<td>130-5A213·10</td>
</tr>
<tr>
<td>Lot/Parcel Area (Calculated)</td>
<td>(sq ft) 60,577.3</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F3</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F4</td>
</tr>
<tr>
<td>Assessor Parcel No. (APN)</td>
<td>5149001006</td>
</tr>
<tr>
<td>Map Reference</td>
<td>TIMES SQUARE</td>
</tr>
<tr>
<td>Block</td>
<td>M B 184-21</td>
</tr>
<tr>
<td>Lot</td>
<td>None</td>
</tr>
<tr>
<td>Arb (Lot Cut Reference)</td>
<td>None</td>
</tr>
<tr>
<td>Map Sheet</td>
<td>130-5A213</td>
</tr>
<tr>
<td>Special Notes</td>
<td>None</td>
</tr>
<tr>
<td>Zoning</td>
<td>None</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>C2-4D-SN</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2457 Historic Broadway</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2416 Downtown Design Guide Project Area</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2385 Greater Downtown Housing Incentive Area</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2452 Transit Priority Area in the City of Los Angeles Regional Center Commercial</td>
</tr>
<tr>
<td>General Plan Land Use</td>
<td>Yes</td>
</tr>
<tr>
<td>General Plan Note(s)</td>
<td>No</td>
</tr>
<tr>
<td>Specific Plan Area Subarea</td>
<td>None</td>
</tr>
<tr>
<td>Specific Plan Area Subarea</td>
<td>None</td>
</tr>
<tr>
<td>Historic Preservation Review</td>
<td>Yes</td>
</tr>
<tr>
<td>Historic Places LA</td>
<td>View</td>
</tr>
<tr>
<td>CDO: Community Design Overlay</td>
<td>None</td>
</tr>
<tr>
<td>CPIO: Community Plan Imp. Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Subarea</td>
<td>None</td>
</tr>
<tr>
<td>CUGU: Clean Up-Green Up</td>
<td>None</td>
</tr>
<tr>
<td>NSO: Neighborhood Stabilization Overlay</td>
<td>No</td>
</tr>
<tr>
<td>POD: Pedestrian Oriented Districts</td>
<td>None</td>
</tr>
<tr>
<td>SN: Sign District Streetscape</td>
<td>Historic Broadway No</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Adaptive Reuse Incentive Area</td>
<td>Adaptive Reuse Incentive Areas</td>
</tr>
<tr>
<td>Affordable Housing Linkage Fee</td>
<td>Medium-High</td>
</tr>
<tr>
<td>Residential Market Area</td>
<td>High</td>
</tr>
<tr>
<td>Non-Residential Market Area</td>
<td>Tier 4</td>
</tr>
<tr>
<td>Transit Oriented Communities (TOC)</td>
<td>None</td>
</tr>
<tr>
<td>CRA - Community Redevelopment Agency</td>
<td>Yes</td>
</tr>
<tr>
<td>Central City Parking</td>
<td>Yes</td>
</tr>
<tr>
<td>Downtown Parking</td>
<td>None</td>
</tr>
<tr>
<td>Building Line</td>
<td>No</td>
</tr>
<tr>
<td>Ft School Zone 500</td>
<td>Active: City Hall Park</td>
</tr>
<tr>
<td>Ft Park Zone 500</td>
<td>Active: 1st and Broadway Civic Center Park (Planned)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Site Address</th>
<th>S SPRING ST 145</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>W 2ND ST 205</td>
</tr>
<tr>
<td>Site Address</td>
<td>S SPRING ST 147</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>90012</td>
</tr>
<tr>
<td>PIN Number</td>
<td>130-5A213 30</td>
</tr>
<tr>
<td>Lot/Parcel Area (Calculated)</td>
<td>(sq ft) 13,132.8</td>
</tr>
</tbody>
</table>
Special Notes

Zoning
Zoning Information (ZI)
ZI-2457 Historic Broadway
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2416 Downtown Design Guide Project Area
ZI-2385 Greater Downtown Housing Incentive Area
ZI-2452 Transit Priority Area in the City of Los Angeles
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
View

CDO: Community Design Overlay
None

CPIO: Community Plan Imp. Overlay
None

Subarea
None

CUGU: Clean Up-Green Up
None

NSO: Neighborhood Stabilization Overlay
None

POD: Pedestrian Oriented Districts
None

SN: Sign District
Historic Broadway

Streetscape
No

Adaptive Reuse Incentive Area
Adaptive Reuse Incentive Areas

Affordable Housing Linkage Fee
Medium-High

Residential Market Area
High

Non-Residential Market Area
Tier 4

Transit Oriented Communities (TOC)
CRA - Community Redevelopment Agency
Central City Parking
Downtown Parking Building Line
Ft School Zone 500
Ft Park Zone 500
Ft Park Zone 500

City Center Redevelopment Project
Yes
Yes
None
No
Active: City Hall Park
Active: 1st and Broadway Civic Center Park (Planned)

STATE OF CALIFORNIA DESIGNATION
:Landmark No
CA-744

:Name
The Mirror Building (Site of Butterfield Stage Station)

:Location
South Spring Street 145

:Date Listed

Site Address
W 2ND ST 211

ZIP Code
90012

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)
5149001003

Tract
ORD'S SURVEY

Map Reference
M R 53-66/73

Block
#

Lot
FR 1

Arb (Lot Cut Reference)
#

Map Sheet
130-5A213

Special Notes
None

Zoning
C2-4D-SN

Zoning Information (ZI)
ZI-2416 Downtown Design Guide Project Area

ZI-1117 MTA Project

ZI-2385 Greater Downtown Housing Incentive Area

ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2374 LOS ANGELES STATE
ENTERPRISE ZONE
ZI-2457 Historic Broadway
Regional Center Commercial
Yes
No
None
None
Yes
View
None
None
None
None
No
Historic Broadway
Adaptive Reuse Incentive Area
Yes
No
Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee
Residential Market Area
Medium-High
High
Tier 4
Non-Residential Market Area
Transit Oriented Communities (TOC)
CRA - Community Redevelopment
Agency
Central City Parking
Downtown Parking
Building Line
Ft School 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 Street 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

<table>
<thead>
<tr>
<th>Site Address</th>
<th>S BROADWAY 100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>S BROADWAY 102</td>
</tr>
<tr>
<td>Site Address</td>
<td>W 1ST ST 234</td>
</tr>
<tr>
<td>Site Address</td>
<td>S BROADWAY 106</td>
</tr>
<tr>
<td>Site Address</td>
<td>S BROADWAY 108</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>90012</td>
</tr>
<tr>
<td>PIN Number</td>
<td>130-5A213 5</td>
</tr>
<tr>
<td>Lot/Parcel Area (Calculated)</td>
<td>(sq ft) 9,514.6</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F3</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F4</td>
</tr>
<tr>
<td>Assessor Parcel No. (APN)</td>
<td>5149001007</td>
</tr>
<tr>
<td>Tract</td>
<td>ORD'S SURVEY</td>
</tr>
<tr>
<td>Map Reference</td>
<td>M R 53-66/73</td>
</tr>
<tr>
<td>Block</td>
<td>8</td>
</tr>
<tr>
<td>Lot</td>
<td>FR 8</td>
</tr>
<tr>
<td>Arb (Lot Cut Reference)</td>
<td>None</td>
</tr>
<tr>
<td>Map Sheet</td>
<td>130-5A213</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Special Notes</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>C2-4D-SN</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2452 Transit Priority Area in the City of Los Angeles</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2416 Downtown Design Guide Project Area</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2385 Greater Downtown Housing Incentive Area</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2450 Downtown Streetcar</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2457 Historic Broadway</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</td>
</tr>
<tr>
<td>General Plan Land Use</td>
<td>Regional Center Commercial</td>
</tr>
<tr>
<td>General Plan Note(s)</td>
<td>Yes</td>
</tr>
<tr>
<td>Area/Program</td>
<td>Status</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Hillside Area (Zoning Code)</td>
<td>No</td>
</tr>
<tr>
<td>Specific Plan Area</td>
<td>None</td>
</tr>
<tr>
<td>Subarea</td>
<td>None</td>
</tr>
<tr>
<td>Historic Preservation Review</td>
<td>No</td>
</tr>
<tr>
<td>HistoricPlacesLA</td>
<td>View</td>
</tr>
<tr>
<td>CDO: Community Design Overlay</td>
<td>None</td>
</tr>
<tr>
<td>CPIO: Community Plan Imp. Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Subarea</td>
<td>None</td>
</tr>
<tr>
<td>CUGU: Clean Up-Green Up</td>
<td>None</td>
</tr>
<tr>
<td>NSO: Neighborhood Stabilization Overlay</td>
<td>No</td>
</tr>
<tr>
<td>POD: Pedestrian Oriented Districts</td>
<td>None</td>
</tr>
<tr>
<td>SN: Sign District</td>
<td>None</td>
</tr>
<tr>
<td>Streetscape</td>
<td>None</td>
</tr>
<tr>
<td>Adaptive Reuse Incentive Area</td>
<td>No</td>
</tr>
<tr>
<td>Affordable Housing Linkage Fee</td>
<td>None</td>
</tr>
<tr>
<td>Residential Market Area</td>
<td>None</td>
</tr>
<tr>
<td>Non-Residential Market Area</td>
<td>None</td>
</tr>
<tr>
<td>Transit Oriented Communities (TOC)</td>
<td>None</td>
</tr>
<tr>
<td>CRA - Community Redevelopment Agency</td>
<td>None</td>
</tr>
<tr>
<td>Central City Parking</td>
<td>Yes</td>
</tr>
<tr>
<td>Downtown Parking</td>
<td>Yes</td>
</tr>
<tr>
<td>Building Line</td>
<td>None</td>
</tr>
<tr>
<td>Ft School Zone 500</td>
<td>None</td>
</tr>
<tr>
<td>Ft Park Zone 500</td>
<td>None</td>
</tr>
<tr>
<td>Ft Park Zone 500</td>
<td>None</td>
</tr>
</tbody>
</table>

**Adaptive Reuse Incentive Areas**

- **Medium-High**
  - **High**
  - **Tier 4**
- **Active: City Hall Park**
- **Active: 1st and Broadway Civic Center Park (Planned)**

<table>
<thead>
<tr>
<th>Address Details</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>W 1ST ST 230</td>
</tr>
<tr>
<td>Site Address</td>
<td>W 1ST ST 228</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>90012</td>
</tr>
<tr>
<td>PIN Number</td>
<td>130-5A213 6</td>
</tr>
<tr>
<td>Lot/Parcel Area (Calculated)</td>
<td>(sq ft) 4,803.0</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F3</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F4</td>
</tr>
<tr>
<td>Assessor Parcel No. (APN)</td>
<td>5149001007</td>
</tr>
<tr>
<td>Tract</td>
<td>TIMES SQUARE</td>
</tr>
<tr>
<td>Map Reference</td>
<td>M B 184-21</td>
</tr>
<tr>
<td>Block</td>
<td>None</td>
</tr>
<tr>
<td>Lot</td>
<td>#</td>
</tr>
<tr>
<td>Arb (Lot Cut Reference)</td>
<td>None</td>
</tr>
<tr>
<td>Map Sheet</td>
<td>130-5A213</td>
</tr>
<tr>
<td>Special Notes</td>
<td>None</td>
</tr>
<tr>
<td>---------------</td>
<td>------</td>
</tr>
<tr>
<td>Zoning</td>
<td>C2-4D-SN</td>
</tr>
<tr>
<td>Zoning Information (ZI)</td>
<td>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</td>
</tr>
<tr>
<td></td>
<td>ZI-2457 Historic Broadway</td>
</tr>
<tr>
<td></td>
<td>ZI-2416 Downtown Design Guide Project Area</td>
</tr>
<tr>
<td></td>
<td>ZI-2385 Greater Downtown Housing Incentive Area</td>
</tr>
<tr>
<td></td>
<td>ZI-2452 Transit Priority Area in the City of Los Angeles</td>
</tr>
<tr>
<td></td>
<td>Regional Center Commercial</td>
</tr>
<tr>
<td>General Plan Land Use</td>
<td>Yes</td>
</tr>
<tr>
<td>General Plan Note(s)</td>
<td>No</td>
</tr>
<tr>
<td>Hillside Area (Zoning Code)</td>
<td>None</td>
</tr>
<tr>
<td>Specific Plan Area</td>
<td>None</td>
</tr>
<tr>
<td>Subarea</td>
<td>None</td>
</tr>
<tr>
<td>Historic Preservation Review</td>
<td>No</td>
</tr>
<tr>
<td>HistoricPlacesLA</td>
<td>View</td>
</tr>
<tr>
<td>CDO: Community Design Overlay</td>
<td>None</td>
</tr>
<tr>
<td>CPIO: Community Plan Imp. Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Subarea</td>
<td>None</td>
</tr>
<tr>
<td>CUGU: Clean Up-Green Up</td>
<td>None</td>
</tr>
<tr>
<td>NSO: Neighborhood Stabilization Overlay</td>
<td>No</td>
</tr>
<tr>
<td>POD: Pedestrian Oriented Districts</td>
<td>None</td>
</tr>
<tr>
<td>SN: Sign District Streetscape</td>
<td>None</td>
</tr>
<tr>
<td>Adaptive Reuse Incentive Area</td>
<td>No</td>
</tr>
<tr>
<td>Affordable Housing Linkage Fee</td>
<td>Adaptive Reuse Incentive Areas</td>
</tr>
<tr>
<td>Residential Market Area</td>
<td>Medium-High</td>
</tr>
<tr>
<td>Non-Residential Market Area</td>
<td>High</td>
</tr>
<tr>
<td>Transit Oriented Communities (TOC)</td>
<td>Tier 4</td>
</tr>
<tr>
<td>CRA - Community Redevelopment Agency</td>
<td>None</td>
</tr>
<tr>
<td>Central City Parking</td>
<td>Yes</td>
</tr>
<tr>
<td>Downtown Parking</td>
<td>Yes</td>
</tr>
<tr>
<td>Building Line</td>
<td>None</td>
</tr>
<tr>
<td>Ft School Zone 500</td>
<td>No</td>
</tr>
<tr>
<td>Ft Park Zone 500</td>
<td>Active: City Hall Park</td>
</tr>
<tr>
<td>Ft Park Zone 500</td>
<td>Active: 1st and Broadway Civic Center Park (Planned)</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>W 1ST ST 224</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------</td>
</tr>
<tr>
<td><strong>ZIP Code</strong></td>
<td>90012</td>
</tr>
<tr>
<td><strong>PIN Number</strong></td>
<td>130-5A213</td>
</tr>
<tr>
<td><strong>Lot/Parcel Area (Calculated)</strong></td>
<td>7 (sq ft) 5,225.1</td>
</tr>
<tr>
<td><strong>Thomas Brothers Grid</strong></td>
<td>PAGE 634 - GRID F3</td>
</tr>
<tr>
<td><strong>Assessor Parcel No. (APN)</strong></td>
<td>5149001007</td>
</tr>
<tr>
<td><strong>Tract</strong></td>
<td>TIMES SQUARE</td>
</tr>
<tr>
<td><strong>Map Reference</strong></td>
<td>M B 184-21</td>
</tr>
<tr>
<td><strong>Block</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Lot</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Arb (Lot Cut Reference)</strong></td>
<td>130-5A213</td>
</tr>
</tbody>
</table>

**Special Notes**
- Zoning: None
- Zoning Information (ZI):
  - ZI-2452 Transit Priority Area in the City of Los Angeles
  - ZI-2385 Greater Downtown Housing Incentive Area
  - ZI-2416 Downtown Design Guide Project Area
  - ZI-2457 Historic Broadway
  - ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
  - Regional Center Commercial
- General Plan Land Use: Yes
- General Plan Note(s): No
- Hillside Area (Zoning Code): None
- Specific Plan Area: None
- Subarea: None
- Historic Preservation Review: View
- HistoricPlacesLA: None
- CDO: Community Design Overlay: None
- CPIO: Community Plan Imp. Overlay: None
- Subarea: None
- CUGU: Clean Up-Green Up: None
- NSO: Neighborhood Stabilization Overlay: None
- POD: Pedestrian Oriented Districts: None
- SN: Sign District: None
- Streetscape: None
- Adaptive Reuse Incentive Area: None
- Affordable Housing Linkage Fee: None
- Residential Market Area: None

**Adaptive Reuse Incentive Areas**
- Medium-High
<table>
<thead>
<tr>
<th>Non-Residential Market Area</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Oriented Communities (TOC)</td>
<td>Tier 4</td>
</tr>
<tr>
<td>CRA - Community Redevelopment Agency</td>
<td>None</td>
</tr>
<tr>
<td>Central City Parking</td>
<td>Yes</td>
</tr>
<tr>
<td>Downtown Parking</td>
<td>Yes</td>
</tr>
<tr>
<td>Building Line</td>
<td>None</td>
</tr>
<tr>
<td>Ft School Zone 500</td>
<td>No</td>
</tr>
<tr>
<td>Ft Park Zone 500</td>
<td>Active: City Hall Park</td>
</tr>
<tr>
<td>Ft Park Zone 500</td>
<td>Active: 1st and Broadway Civic Center Park (Planned)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Address</th>
<th>S BROADWAY 110</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>S BROADWAY 120</td>
</tr>
<tr>
<td>Site Address</td>
<td>S BROADWAY 118</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>90012</td>
</tr>
<tr>
<td>PIN Number</td>
<td>130-5A213 9</td>
</tr>
<tr>
<td>Lot/Parcel Area (Calculated)</td>
<td>(sq ft) 17,930.5</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F3</td>
</tr>
<tr>
<td>Thomas Brothers Grid</td>
<td>PAGE 634 - GRID F4</td>
</tr>
<tr>
<td>Assessor Parcel No. (APN)</td>
<td>5149001005</td>
</tr>
<tr>
<td>Tract</td>
<td>TIMES SQUARE</td>
</tr>
<tr>
<td>Map Reference</td>
<td>M B 184-21</td>
</tr>
<tr>
<td>Block</td>
<td>None</td>
</tr>
<tr>
<td>Lot</td>
<td>8</td>
</tr>
<tr>
<td>Arb (Lot Cut Reference)</td>
<td>None</td>
</tr>
<tr>
<td>Map Sheet</td>
<td>130-5A213</td>
</tr>
</tbody>
</table>

| Special Notes | None |
| Zoning Information (ZI) | ZI-2416 Downtown Design Guide Project Area |
| Zoning Information (ZI) | ZI-2450 Downtown Streetcar |
| 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) | ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE |
| Zoning Information (ZI) | ZI-2457 Historic Broadway |
| General Plan Land Use | Regional Center Commercial |
| General Plan Note(s) | Yes |
Hillside Area (Zoning Code)  
Specific Plan Area  
Subarea  
Historic Preservation Review  
HistoricPlacesLA  
CDO: Community Design Overlay  
CPIO: Community Plan Imp. Overlay  
Subarea  
CUGU: Clean Up-Green Up  
NSO: Neighborhood Stabilization Overlay  
POD: Pedestrian Oriented Districts  
SN: Sign District  
Streetscape  
Adaptive Reuse Incentive Area  
Affordable Housing Linkage Fee  
Residential Market Area  
Non-Residential Market Area  
Transit Oriented Communities (TOC)  
CRA - Community Redevelopment Agency  
Central City Parking  
Downtown Parking  
Building Line  
Ft School Zone 500  
Ft Park Zone 500  
Ft Park Zone 500  
Adaptive Reuse Incentive Areas  

Medium-High  
High  
Tier 4  
None  
Yes  
Yes  
5  
No  
Active: City Hall Park  
Active: 1st and Broadway Civic Center Park (Planned)

:LA conservancy
https://www.laconservancy.org/locations/times-mirror-square

:Historic Broadway
Application for the Erection of Buildings

CLASS "A"

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

Application is hereby made on behalf of the owner of the property described below, for a building permit in accordance with the description and for the purpose herein set forth. This application has been submitted to the proper authorities, which are hereby agreed to by the undersigned applicant and which shall be deemed sufficient evidence of the correctness of the permit.

1. Purpose of Building: Newspaper Plant
2. Owner's name: Times Mirror Co.
3. Owner's address: Times Bldg. - First St. & Broadway
4. Architect's name: George W. Krehm
5. Contractor's name: F. C. Walker Co.
6. Contractor's address: 202 W. First St., Los Angeles, Calif.
7. TOTAL VALUATION OF BUILDING: $4,650,000
8. Any other building or permit for a building on lot at present? No. How used?
9. Size of proposed building: 36 x 163 ft.
10. Number of stories in height: 1
11. Material of foundation: Concrete
12. Material of exterior walls: Terra Cotta, Granite, Lime
13. Material of interior construction: Structural Steel, Concrete, Reinforced Concrete
14. Material of floors: Concrete, Reinforced Concrete
15. Material of roof: Concrete Tile
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? R-1

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 hereewith filed conform to all of the provisions of the Building Ordinances and State Laws.

(P. O. Walker Co.)

(Owner or Authorized Agent)

(P. O. Walker Co.)

(Owner or Authorized Agent)

Signature: P. O. Walker

Stamp here when permit is issued:

OCT 13 1933

14794

Sprinkler - Proposed

Valuation Included - Yes
<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>O.K.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>O.K.</td>
</tr>
<tr>
<td>ZONING</td>
<td>O.K.</td>
</tr>
<tr>
<td>SET-BACK LINE</td>
<td>O.K.</td>
</tr>
<tr>
<td>ORD. 33761 (N.S.)</td>
<td>O.K.</td>
</tr>
<tr>
<td>FIRE DISTRICT</td>
<td>O.K.</td>
</tr>
</tbody>
</table>

REMARKS

20,000 bbl. Cement
400 Tons Reinforcing Steel
# Application to Alter - Repair - Demolish

## City of Los Angeles

### Dept. of Building and Safety

**Application to Alter - Repair - Demolish**

**AND FOR CERTIFICATE OF OCCUPANCY**

**B&S Form B-3**

### Instructions:

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

### Table:

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Legal Descr.</strong></td>
<td>Times-Mirror Square</td>
</tr>
<tr>
<td><strong>2. Building Address</strong></td>
<td>202 W. 1st St</td>
</tr>
<tr>
<td><strong>3. Between Cross Streets</strong></td>
<td>So. Spring - So. Broadway</td>
</tr>
<tr>
<td><strong>4. Present Use of Building</strong></td>
<td>Offices</td>
</tr>
<tr>
<td><strong>5. Owner's Name</strong></td>
<td>The Times Mirror Co.</td>
</tr>
<tr>
<td><strong>6. Owner's Address</strong></td>
<td>P. O. Zone</td>
</tr>
<tr>
<td><strong>8. Lic. Engr.</strong></td>
<td>Woodward Tom</td>
</tr>
<tr>
<td><strong>9. Contractor</strong></td>
<td>Not Selected</td>
</tr>
<tr>
<td><strong>10. Contractor's Address</strong></td>
<td>P. O. Zone</td>
</tr>
<tr>
<td><strong>11. Size of Existing Bldg.</strong></td>
<td>184x164</td>
</tr>
<tr>
<td><strong>12. Material</strong></td>
<td>Wood, Metal, Conc. Block</td>
</tr>
<tr>
<td><strong>13. Valuation: To Include All Fixed Equipment Required to Operate and Use Proposed Building.</strong></td>
<td>$98,000</td>
</tr>
<tr>
<td><strong>14. Size of Addition</strong></td>
<td>20x74 On 5th Flr Roof</td>
</tr>
<tr>
<td><strong>15. New Work:</strong></td>
<td>Exterior Walls, Roofing, Interior Partitions, Ceilings, Lighting, Fire Covering, Air Conditioning</td>
</tr>
</tbody>
</table>

### Certification:

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

Signed: [Signature]

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

**Type:** | **Date:** | **G.P.I.:** | **I.F.:** | **O.S.:** | **C/O:** |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Apr 27-65</td>
<td>20666</td>
<td>93518</td>
<td>16K</td>
<td>15521</td>
</tr>
</tbody>
</table>

**P.C. No.:** T2275

**Grading / CRIT. SOIL / CONS.:** X5011OY
APPLICATION TO
ERECT A NEW BUILDING

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY

BUILDING DIVISION

Lot N. A PORTION OF BLOCK 2. LORD'S SURVEY AT NORTHWEST
CORNER OF SECOND & SPRING STREET.

Tract. TIMES SQUARE.

Location of Building 202 WEST FIRST STREET.

Between what cross streets SPRING STREET & BROADWAY.

USE INK OR INDIBLABLE PENCIL

1. Year of building OFFICE BUILDING & PLANT EXTENSION.

2. Owner TIMES MIRROR CO.

3. Owner's address 202 WEST FIRST STREET, P.O. LOS ANGELES, CALIF.

4. Certified Architect ROWLAND H. CRAWFORD.

5. Licensed Engineer HOLMES C. HARVER.

6. Contractor P.J. WALKER, CO.

7. Contractor's address 3500 WHITSEY AVE. LOS ANGELES CALIF.

8. Valuation of proposed work $500,000.

9. State how many stories NOW TALL. SHORT STAIRS, E. AUTO WAREHOUSE.

10. Size of new building 180' x 164.7'. Stories 12. Height is highest possible. Use building code.

11. Material: Exterior Walls MASONRY.

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

Signed: ROWLAND H. CRAWFORD

FOR DEPARTMENT USE ONLY

Plan Checking

(1) Inspected or Surveyed

(2) Inspected or Surveyed

(3) Inspected or Surveyed

The building referred to in this Application will be more than 100 feet from

Street

By: 

Date: 

Scale

Drawn By:

Approved By:

Date:

Markings:

Drawn By:

Approved By:

Date:

Markings:

Drawn By:

Approved By:

Date:

Markings:

1601
NEW BUILDING

LEGAL DESCRIPTION:
PORTION OF BLOCK 2 OF THE CITY OF
NORTHWEST CORNER OF SECOND STREET &
SPRING STREET, LOS ANGELES, CALIFORNIA,
WHICH IS NO. SOUTH SPRING STREET.

EXISTING BUILDING PLAN SECTION
Application for the Erection of Buildings
CLASS "A"

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

This is to certify that the above application is true and correct to the best of my knowledge and belief, and that the building is to be erected in accordance with the plans and specifications submitted herewith.

Owner's name: Times Mirror Co.
Address: Times Bldg., 400 S. Broadway
Phone: MA 7-3256

Architect's name: Louis H. Kahn
Address: 635 S. figueroa
Phone: TR 1-7420

Contractor's name: P. D. Walker Co.
Address: 1501 S. Figueroa
Phone: MA 2-7341

This application is filed in accordance with the provisions of the Building Code of the City of Los Angeles.

Total valuation of building: $1,685,200

I hereby certify that the building is to be used for a newsstand plant.

Date: March 29, 1935

[Signature]

[Stamp: Over]

[Stamp: Sprinkler - Valuation Included - Yes - Yes]

[Stamp: 14794]

[Stamp: OCT 13 1933]
<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>O.K.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>O.K.</td>
</tr>
<tr>
<td>ZONING</td>
<td>O.K.</td>
</tr>
<tr>
<td>SET-BACK LINE</td>
<td>O.K.</td>
</tr>
<tr>
<td>ORD. 33761 (N.S.)</td>
<td>O.K.</td>
</tr>
<tr>
<td>FIRE DISTRICT</td>
<td>O.K.</td>
</tr>
</tbody>
</table>

**REMARKS**

20,000 bbl. Cement  
400 Tons Reinforcing Steel
**APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH & FOR CERTIFICATE OF OCCUPANCY**

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>LEGAL TRACT</td>
</tr>
<tr>
<td>2.</td>
<td>PRESENT USE OF BUILDING</td>
</tr>
<tr>
<td>3.</td>
<td>JOB ADDRESS</td>
</tr>
<tr>
<td>4.</td>
<td>BETWEEN CROSS STREETS</td>
</tr>
<tr>
<td>5.</td>
<td>OWNER'S NAME</td>
</tr>
<tr>
<td>6.</td>
<td>OWNER'S ADDRESS</td>
</tr>
<tr>
<td>7.</td>
<td>ARCHITECT OR ENGINEER</td>
</tr>
<tr>
<td>8.</td>
<td>ENGINEER</td>
</tr>
<tr>
<td>9.</td>
<td>CONTRACTOR</td>
</tr>
<tr>
<td>10.</td>
<td>JOB ADDRESS</td>
</tr>
<tr>
<td>11.</td>
<td>SIZE OF EXISTING BLDG. LENGTH</td>
</tr>
<tr>
<td>12.</td>
<td>MATERIAL OF CONSTRUCTION</td>
</tr>
<tr>
<td>13.</td>
<td>NEW USE OF BUILDING</td>
</tr>
<tr>
<td>14.</td>
<td>VALUEATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE</td>
</tr>
<tr>
<td>15.</td>
<td>NEW USE OF BUILDING</td>
</tr>
</tbody>
</table>

**NEW USE OF BUILDING:**

<table>
<thead>
<tr>
<th>GROUP</th>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>FLOOR</th>
<th>STORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

**FINDINGS OF COMPLIANCE:**

- Code Enforcement
- Zoning
- Public Works
- Public Health
- Building

**STATEMENT OF RESPONSIBILITY:**

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

(See Sec. 91.0202 L.A.M.C.)

**Plan Check:**

- June 1970
- Plan Check Expires Six Months After Fee is Paid. Permit Expires One Year After Fee is Paid or Six Months After Fee is Paid if Construction is Not Commenced.

**Permit Expiration:**

- July 31, 1970
- 4/19 8 W = 6 CK
- 600.60

**Certificate of Occupancy:**

- April 27, 1971
- 24124 E 27598 U - 1 CK
- 9,446.50

**Signature:**

- Bureau of Engineering
- Carl L. Walter
- 4-21-71
LEGAL DESCRIPTION
LOTS 1-2-3-4 & 5-TIMES SQUARE (W.B. 164-21)
LOT 1 & PORTIONS OF LOTS
5 & 8 - BLOCK 2 - ORDS SURVEY (HR. 53-66 ET Seq.)

LOCATION
224 WEST FIRST ST.
LOS ANGELES, CALIF.
APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES
AND FOR CERTIFICATE OF OCCUPANCY
DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESC:
LOT
2068
TRACT
2073

2. PRESENT USE OF BUILDING:
Newspaper Publishing

3. JOB ADDRESS:
224 W. 1st St
BROADWAY

4. BETWEEN CROSSES STREETS:
2nd & 3rd AVE

5. OWNERS NAME:
The Times Mirror Co

6. OWNERS ADDRESS:
202 W. 1st St

7. ARCHITECT OR DESIGNER:
William L. Pereira Assoc.

8. ENGINEER:
Brandon & Johnson

9. CONTRACTOR:
Clifford Contractor

10. LENDER:

11. MATERIAL OF CONSTRUCTION:
Concrete/Granite/Steel/Concrete

12. SIZE OF EXISTING BUILDING:
100 x 140

13. JOB ADDRESS:
224 W. 1st St

14. DESCRIPTION OF NEW WORK:

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

WALLS THIS PERMIT:

NEW USE OF BUILDING:
Newspaper Publishing

SIZE OF ADDITION:
1/2 x 1/2

FLOOR:

CONSTRUCTION:

PLANS CHECKED:

APPROVED:

STATEMENT OF RESPONSIBILITY:

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

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

Signed: J. W. Knight

Name: J. W. Knight

Date: 8-14-70

Bureau of Engineering

APPROVED FOR ISSUE:

FILE 

APPROVED:

FLOOD CLEARANCE:

APPROVED FOR:

Conservation:

PLUMBING:

Planning:

Fire:

Traffic:

CARL - Selby per Senada - C. Shug (9-14-70)
CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY

A) PROJECT ADDRESS
100 South Broadway
1st Street & 2nd Street

B) PROPERTY OWNER
Bank of America
100 S. Broadway
LA

C) CONTRACTOR
Evans & Son
A,B,C-10

D) NO. OF EXISTING BLDGS.
ON LOT AND USE

E) P.C. NO.
CC

F) ENCLOSED BUILDING

G) ENERGY

H) O.A. SURCH.

I) SEWER CAP RECD

J) OTHER ATTACHMENTS (Describe)

K) TOTAL

L) CHECK

M) INSPECTION

N) FIRE PROTECTION

O) PRE-PRE-INSPECTION

P) PLUMBING

Q) INVOICE & 8008293 BB
ei commerical
	1.26
	one stop
	2.76
	sy sys
	8.29

city plan surc
	4.11

miscellaneous
	5.00

total
	158.32

total
	158.32

95LA 37338
LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

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 8, 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 only for the following permits:

Electrical

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 8, 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 only for the following permits:

PLUMBING CONTRACTOR

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 8, 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 only for the following permits:

HEATING, VENTILATION, AND AIR CONDITIONING 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 8, 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 only for the following permits:

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 8, 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 only for the following permits:

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. 3708 of the Labor Code).

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Act if I am a natural person (as defined in Section 7003) who is licensed under the provisions of the Contractors License Act (Chapter 8 of Division 3 of the Business and Professions Code) and who is a builder or a contractor for a small project (as defined in Section 7003), I am responsible only for the following permits:

ASBESTOS REMOVAL DECLARATION

I declare that notification of Asbestos Removal is not applicable. I declare that notification of asbestos removal is not applicable. I declare that notification of asbestos removal is not applicable. I declare that notification of asbestos removal is not applicable.

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes. I certify that this permit is not applicable for inspection and that it does not authorize or subject the work, as applicable.

AUTHORIZED AGENT

I certify that I have read this application and agree that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes. I certify that this permit is not applicable for inspection and that it does not authorize or subject the work, as applicable.
**110 S. Broadway**

**Project Address:** 110 S. Broadway

**Permit Valuation:** $300,000.00 (Final)

**PC Valuation:** $300000.00 (Final)

**Parcel(PIN) #:** 130-SA213 9

**Work Description:** Tenant improvement for 110 x 150 portion of office area / PRE-PRESS

**Exist. Bldg. on Lot/Use:** EXISTING OFFICE BUILDING - TENANT IMPROVEMENT - 2ND FLOOR

**Relocation/Old Address:**

---

**2. OWNER INFORMATION**

**Name:** New Tme Inc

**Address:** 0 Times Mirror Square

Los Angeles Ca 90053

---

**3. APPLICANT INFORMATION**

**Name:** DAVID WEAVER

**Address:** 4 Upper Newport Plaza

Newport Beach

**Phone #:** 7147570365

---

**4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION**

**Type** | **Name** | **Class** | **License Type#** | **BRUC#** | **Phone**
--- | --- | --- | --- | --- | ---
Architect | Weaver David Roger | NA | C11673 |  | 7147570365
Contractor | Rellos Construction Inc | B | NA471756 76307 |  | 

---

**Project Reference:** 96016 - 10000 - 00940

**Status/Date:** Ready to Issue 10/09/96

**Page:** A - 1

**Printed On:** 10/09/1996 14:26:37

---

**For Casler’s Use Only**

10-9-96 6

---

**96LA 56832**
LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

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:
- Building
- Electrical
- HVAC
- Plumbing

GENERAL CONTRACTOR/OWNER BUILDER

I hereby affirm, under penalty of perjury, one of the following declarations:
- I 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 will 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:
  - Policy #:
  - Policy:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to 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: ____________________________  Date: ____________________________

OWNER 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, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC 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:
  - Carrier:
  - Policy #:
  - Policy:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to 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: ____________________________  Date: ____________________________

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. 3087, Civil Code).

Lender's Name: ____________________________  Lender's Address: ____________________________

I do not declare that notification of Asbestos Removal is not applicable.

ASBESTOS REMOVAL

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Section 7000) of Div. 3 of the Business and Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than fifty thousand dollars ($50,000).

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation of or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein or the condition of the property or the soil upon which such work is performed.

Print: ____________________________  Bus. & Prof. Code for the following reason:

FINIAL DECLARATION

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 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
Over the Counter Permit

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

PROJECT REFERENCE
PERMIT APPLICATION NO. 96016-10000-00940

STATUS/DATE    Ready to Issue 10/09/96
SUPPLEMENTAL PAGE    B1
PRINTED ON 10/9/96 14:26

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

3. **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:**
   Existing Office business or professional Code: 13
1. **PARCEL INFORMATION:**

<table>
<thead>
<tr>
<th>Census Tracts:</th>
<th>2074.000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy Zones:</td>
<td>9</td>
</tr>
<tr>
<td>Parking Districts:</td>
<td>DPD</td>
</tr>
</tbody>
</table>

| Thomas Brothers Map Grids: | 634 |
| Zones: | C2-4-(D) |
| Building Branch Office: | LA |

| Council Districts: | 9 |
| Parking Districts: | CCPD |
## Attachment

<table>
<thead>
<tr>
<th>Clearance Summary</th>
<th>Plot Plan</th>
</tr>
</thead>
</table>

## Clearance Req:

<table>
<thead>
<tr>
<th>Building Permit Clearance</th>
<th>Sewer availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS ENGINEER PLANCHCK ZONETRNG Approved</td>
<td>BAS ENGINEER PLANCHCK ZONETRNG Approved</td>
</tr>
<tr>
<td>10/9/96 DELILAH REYES</td>
<td>10/9/96 DELILAH REYES</td>
</tr>
</tbody>
</table>

## Fees Info:

| Fin: Fire Hydrant Refuse-To-Pay | $1,625.63 |
| Fin: Permit Fee Subtotal Bldg--Alter/Repair | $1,463.06 |
| Fin: Planning Surcharge | $92.66 |
| Fin: Planning Surcharge Misc Fee | $5.00 |
| Fin: Handicapped Access | |
| Fin: Plan Check Subtotal Bldg--Alter/Repair | $63.03 |
| Fin: O.S. Surcharge | |
| Fin: Sys. Surcharge | $63.00 |
| Fin: E.Q. Instrumentation | $189.10 |
| Fin: FINAL TOTAL Bldg--Alter/Repair | $3,501.48 |
City of Los Angeles
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

Governing Agency: BUREAU OF ENGINEERING
Telephone: (213) 485-3885 Fax: None
Address: 200 N. Spring St., City Hall Room 460-K
Los Angeles, CA 90012
Current Status: Pending

Clearance description: Sewer availability
Clearance required from Bureau of Engineering for sewer availability and connection
Approval granted by: (Signature) 9/20/96

Type of approval: ☐ Approved ☐ Exempted ☐ Not Applicable
Comment: T1 EX. BLDG NO CHG/ADDN (01096 - 72)

Governing Agency: LOS ANGELES FIRE DEPARTMENT
Telephone: (213) 485-7831 Fax: None
Address: 200 N. Spring St., Rm. 460-N, LA, 90012
14425 Erwin St. Mall-M, Van Nays, 91401
Current Status: Pending

Clearance description: Building Permit Clearance
Building Permit clearance required from Fire Department
Approval granted by: (Signature) 9-20-96

Type of approval: ☐ Approved ☐ Exempted ☐ Not Applicable
Comment:

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: 2
NOTICE REGARDING ERASURE(S)/CORRECTION(S) ON ORIGINAL BUILDING PERMIT

Building permit with reference number 97 LA 0283 issued on 12-3-97
for 110 S Broadway contained the following information that was/were erased or covered before it was received from the issuing office:

(D.O.A. Hardship Exemption) @ "Project Address" area

1. ☑ INFORMATION ON PAGE ___ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - crossed off
   - and:
     - rewritten upon
     - retyped upon
     - pasted upon

2. ☐ ENGINEER'S NAME/SIGNATURE ON PAGE ___ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - 
   - and:
     - rewritten upon
     - retyped upon
     - re-singed upon
     - pasted upon

3. ☐ STAMP ON PAGE ___ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - 
   - and:
     - rewritten upon
     - retyped upon
     - pasted upon

4. ☐ ON PAGE ___ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - 
   - and:
     - rewritten upon
     - retyped upon
     - pasted upon

Microfilm Supervisor

Date Signed

G.L. JASON
2/4/98

DEPARTMENT OF
BUILDING AND SAFETY
400 CITY HALL
LOS ANGELES, CA 90012-4869

ANDREW A. ADELMAN
GENERAL MANAGER
RICHARD E. HOLGUIN
EXECUTIVE OFFICER

RICHARD J. RIORDAN
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS
JOYCE L. FOSTER
PRESIDENT
LEE KANON ALPERT
VICE-PRESIDENT
JEANETTE APPELGE
MABEL CHANG
ALEJANDRO PADILLA

B & S G-5 (Rev. 11/97)
AN EQUAL EMPLOYMENT OPPORTUNITY—AFFIRMATIVE ACTION EMPLOYER
Reproducible and made from recycled waste.
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Bldg--Alter/Repair: Commercial

City of Los Angeles - Department of Building and Safety

Status: Ready to Issue

Status Date: 12/03/97

Printed on: 12/03/97 08:35:36

1. TRACT

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOT/O</th>
<th>ABB</th>
<th>MAP REF.</th>
<th>PARCEL ID# (FID)</th>
<th>BOOK/PAGE/PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIMES SQUARE</td>
<td>2</td>
<td>M B 184-21</td>
<td>130-5A213 9</td>
<td>5149 - 001 - 005</td>
<td></td>
</tr>
</tbody>
</table>

2. PARCEL INFORMATION

<table>
<thead>
<tr>
<th>BAS Branch Office</th>
<th>Lot Size - IRR</th>
<th>Thomas Brothers Map Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>LA</td>
<td></td>
<td>634</td>
</tr>
<tr>
<td>Council District</td>
<td>Lot Type - Corner</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Parking Dist. - CCPD</td>
<td></td>
</tr>
<tr>
<td>Census Tract - 2074.000</td>
<td>Parking Dist. - DFD</td>
<td></td>
</tr>
<tr>
<td>Energy Zone - 9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZONE: C2-4, D/</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. DOCUMENTS

4. CHECKLIST ITEMS

5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)

Tmct Llc

Tenant

D. Weaver

(714) 757-0355

6. EXISTING USE

13 Office

7. PROPOSED USE

T.I. 1300 SQ. FT. REMODEL @mezzanine FLOOR

8. DESCRIPTION OF WORK

9. # Bldg on Site & Use

10. APPLICATION PROCESSING INFORMATION

<table>
<thead>
<tr>
<th>BLDG. PC By:</th>
<th>DAS PC By:</th>
<th>Coord. OK:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ok for Cashier: Syed Ali</td>
<td></td>
<td></td>
<td>12/3/97</td>
</tr>
</tbody>
</table>

11. PROJECT VALUATION & FEE INFORMATION

<table>
<thead>
<tr>
<th>Permit Valuation: $20,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>FINAL TOTAL Bldg--Alter/Repair</td>
</tr>
<tr>
<td>Permit Fee Subtotal Bldg--Alter/Re</td>
</tr>
<tr>
<td>Handicapped Access</td>
</tr>
<tr>
<td>Plan Check Subtotal Bldg--Alter/Re</td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay</td>
</tr>
<tr>
<td>E.Q. Instrumentation</td>
</tr>
<tr>
<td>G.S. Surcharge</td>
</tr>
<tr>
<td>Sys. Surcharge</td>
</tr>
<tr>
<td>Planning Surcharge</td>
</tr>
<tr>
<td>Planning Surcharge Misc Fee</td>
</tr>
<tr>
<td>Permit Issuing Fee</td>
</tr>
</tbody>
</table>

Sewer Cap ID: Bond Payment Amt:

12. ATTACHMENTS

D.A. Hardship Exemption
Plot Plan
17. LICENSED CONTRACTOR'S DECLARATION

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

License No.: 471756
Print: Rellos Const. Inc.
Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of insurance for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work on the project.

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

Carrier: State Farm
Policy Number: 0215-000-00623

I hereby declare that 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 I hereby declare that the work performed is not subject to the workers' compensation laws of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Signature: [Signature]
Date: 12/3/57

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: [Lender's address:]

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature]

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7013.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption.

Any violation of Section 7013.5 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 sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7014, Business and Professions Code).

The Contractors License Law does not apply to an owner of property who builds or improves thereof, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

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

I am exempt under Sec. 7013.5, Bus. & Prof. Code for the following reason:

Print: [Print]
Sign: [Signature]
Date: 12/3/57

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not Approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any Board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or quality of any work described herein, nor the condition of the property nor the suit 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 unreasonably interfere with such easement, a suitable easement(s) shall be given to the holder(s) of the easement will be provided (Sec. 91.0166, Civil Law).
UNREASONABLE HARDSHIP FINDING
Construction valuation not exceeding $85,000 (Sec. 1134B.2.1, Exc. 1)

PROJECT INFORMATION:

Project Address: 110 So. Broadway
Project Description: T.I. 1200 sq. ft. office
Type of Facility: Office
Plan Check #: 
Project Valuation: $0000

FULL COMPLIANCE COST OF DISABLED ACCESS UPGRADES OUTSIDE OF AREA OF REMODEL

☐ Path of travel to building or facility entrance .................................................. $0
☐ Path of travel within building or facility ............................................................... Elevator $0
☐ Sanitary facilities ................................................................................. Disabled door swings $0
☐ Drinking fountains ......................................................................................... None $0
☐ Public telephones ................................................................................................. None $0

TOTAL = $60,700

The accessibility feature upgrades would increase construction costs by 300%

EXPENDITURE FOR UNREASONABLE HARDSHIP COMPLIANCE (20% of project valuation = $4000)

Specify accessibility feature upgrades to be provided and cost under following priority listing:

1. Accessible path of travel to building or facility entrance (including entry doorway): $0

2. Accessible path of travel within building or facility to the area of remodel
   1. Warning strips at top & bottom threads of both stairs $1,200
   2. Handrails at both ends
   3. Accessible vestibule for each sex $2,400
   4. Lever handle hardware at doors of stairshafts & e.g. $3,500
   5. Accessible drinking fountains and public telephones $5,100
   6. Additional accessible features (parking, storage, and alarms) $3,800
   7. Reverse door swings on toilet rooms on the first floor $2,700

TOTAL = $4100

APPLICATION INFORMATION:

Name (print): David Weaver #192
Signature: Dlm
Firm Address: 4 upper Newport Plaza
Newport Beach 92660
Position: Principal

FOR DEPARTMENT USE ONLY:

Approved by: 
Date: 11/25/97
145 S. Spring St.

Bldg–Alter/Repair Commercial
Back Room Plan Check

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

Status/Date: Ready to Issue 05/27/97
Page: A - 1
Printed On: 05/27/1997 16:03:47

1. ADDRESS & PROJECT INFORMATION

Project Address: 145 S. Spring St.
Permit Valuation: $50,000.00 (Final)
Work Description: 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:

2. OWNER INFORMATION

Name: New Tmc Inc
Address: 0 Times Mirror Sq
Los Angeles Ca 90053

3. APPLICANT INFORMATION

Name: DAVID WEAVER
Address: 4 Upper Newport Plaza, #103
Newport Beach, Calif. 92660
Phone #: 714-757-0355

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

Architect: David Roger
Weaver
4 Upper Newport Plaza, 103
Newport Beach, CA 92660
Phone: 714-757-0355

Contractor: Coast Machinery Movers
2431 Chico Avenue
South El Monte, CA 91733

Engineer: Gerard Michael
Nieblas
1529 Via Tulipan
San Clemente, CA 92672
Phone: 714-476-8319

Parcel(PIN): 130-5A213 27
Council Dist: 9
Event Code:

Sewer Cap:

APPROVED BY
PC: Albert Salvador
Application: Albert Salvador

Print: A.SALVADOR Zoned by: 76967
Sign: [Signature]
Date: 5/27/97

For Cashier's Use Only

W/O #: 71606120

05/27/97 04:23:50PM H001 T-5803 C 26
BLDG PERMIT CO 528.75
INVOICE 4 0000000 PP
PLAN MAINTENAN 10.50
EI COMMERCIAL 10.50
SYS DEV 32.99
ONE STOP 11.00
CITY PLAN SURC 16.15
MICHELAEU DIS 5.00
TOTAL 615.00
CHECK 615.00

97HO 47985

ORIGINAL
# LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

**GENERAL CONTRACTOR**

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:

- [ ] Building
- [ ] Electrical
- [ ] Plumbing
- [ ] HVAC

**GENERAL CONTRACTOR/OWNER BUILDER**

I hereby affirm, under penalty of perjury, that I am the owner-builder 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:

- [ ] Building
- [ ] Electrical
- [ ] Plumbing
- [ ] HVAC

**PLUMBING CONTRACTOR**

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.

**ELECTRICAL CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the electrical 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 electrical permits.

**HVAC 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, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC permits.

---

**CONSTRUCTION LENDING AGENCY**

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

---

**ASBESTOS REMOVAL**

I declare that notification of Asbestos Removal is not applicable.

---

**OWNER-BUILDER DECLARATION**

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the exemption).

---

**FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be held 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.

---

**UNLESS A SHORTER PERIOD OF TIME HAS BEEN ESTABLISHED BY AN OFFICIAL ACT, THE PERMIT IS IN EFFECT FOR 10 YEARS.**
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

3. **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:**
   Existing  
   Office (13)
**145 S. SPRING ST.**

<table>
<thead>
<tr>
<th>Bldg--Alter/Repair</th>
<th>City of Los Angeles - Department of Building &amp; Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>APPLICATION FOR BUILDING PERMIT AND</td>
</tr>
<tr>
<td>Back Room Plan Check</td>
<td>CERTIFICATE OF OCCUPANCY</td>
</tr>
</tbody>
</table>

**PROJECT REFERENCE**

PERMIT APPLICATION NO. 97016-10000-06120

**STATUS/DATE** Ready to Issue 05/27/97

**SUPPLEMENTAL PAGE:** C 1

**PRINTED ON:** 5/27/97 16:04

### 1. DOCUMENTS:

| VERIFY LOT TIE REQ. | ZI 145-1008 | ZI 940 |

### 2. PARCEL INFORMATION:

| Fire District: 1 | District Map: 130.5A213 |
| Thomas Brothers Map Grid: 634 | Council District: 9 |
| Zone: C2-4D | Parking Dist.: CCPD |
| Parking Dist.: DPD | BAS Branch Office: LA |

| Census Tract: 2074.000 | Energy Zone: 9 |
| Lot Size: CITY BLOCK | Highway Dedication: Y |
1. **ATTACHMENT:**
Clearance Summary

2. **CLEARANCE REQUIRED:**

<table>
<thead>
<tr>
<th>(D) Conditions</th>
<th>Building Permit Clearance</th>
<th>City historic monument apppr</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS ENGINEER PLANCHCK STRUCENG Approved 5/27/97 ALBERT SALVADOR</td>
<td>BAS ENGINEER PLANCHCK STRUCENG Approved 5/27/97 ALBERT SALVADOR</td>
<td>BAS ENGINEER COORDINA ZNCRDDEM 5/19/97 BILL MOORE</td>
</tr>
<tr>
<td>DAS Clearance</td>
<td>Highway dedication</td>
<td>Historical monument approval</td>
</tr>
<tr>
<td>BAS ENGINEER PLANCHCK DISABACS Approved 5/21/97 MIKE WOOD</td>
<td>BAS ENGINEER PLANCHCK STRUCENG Exempt 5/27/97 ALBERT SALVADOR</td>
<td>BAS ENGINEER COORDINA ZNCRDDEM 5/19/97 BILL MOORE</td>
</tr>
<tr>
<td>Project located in CRA area</td>
<td>Sewer availability</td>
<td>CRA NA NA NA Approved 5/20/97 MICHAEL D MEAD</td>
</tr>
</tbody>
</table>

3. **FABRICATOR REQUIRED:**

   | Shop Welds | Structural Steel |

4. **FEES INFO:**

<p>| Fin: Fire Hydrant Refuse-To-Pay | $528.75 |
| Fin: Permit Fee Subtotal Bldg—Alter/Repair | $11.00 |
| Fin: Supp. O.S. Surcharge | $5.00 |
| Fin: Planning Surcharge Misc Fee | $28.55 |
| Sub: Handicapped Access | $32.99 |
| Sub: Sys. Surcharge | $10.58 |
| Sub: Planning Surcharge Misc Fee | $0.00 |
| Sub: Final Total Bldg—Alter/Repair | $615.00 |
| Sub: Supp. Planning Surcharge | $16.18 |
| Fin: Plan Maintenance | $10.58 |
| Fin: Supp. Plan Check | $0.00 |
| Sub: E.Q. Instrumentation | $10.50 |
| Sub: Energy Surcharge | $475.88 |
| Sub: SUBMITAL TOTAL Bldg—Alter/Repair | $14.28 |
| Sub: Plan Check Subtotal Bldg—Alter/Repair | $9.52 |</p>
<table>
<thead>
<tr>
<th>Job Address:</th>
<th>145 - 145 S. Spring St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Application No.:</td>
<td>97016 - 100000 - 06120</td>
</tr>
<tr>
<td>Printed:</td>
<td>4/23/97 15:54:16</td>
</tr>
</tbody>
</table>

| 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 this 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 |
| Approval granted by:  | J. Cheung |
| Type of approval:     | Not Exempted |

| 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 this office address listed above is the correct clearance office for your project.** |
| Telephone:        | (213) 485-3885 Fax: None |
| Current Status:   | Pending |

| Clearance description: | Roof Waste drained to street |
| Approval granted by:  | |
| Type of approval:     | Not Applicable |

| Governing Agency: | CITY PLANNING DEPARTMENT |
| Address:          | 200 N. Spring St., Bldg 4606, LA, CA 90012 6251 Van Nuys Blvd., Van Nuys, CA 91401 |
| **Please call telephone # listed below to verify that this office address listed above is the correct clearance office for your project.** |
| Telephone:        | (213) 485-7626 Fax: None |
| Current Status:   | Pending |

| Clearance description: | (D) Condition |
| Approval granted by:  | Robert S. Heredia |
| Type of approval:     | Not Applicable |

| Governing Agency: | COMMUNITY REDEVELOPMENT AGENCY |
| Address:          | 354 S. Spring St., Los Angeles, CA 90013 5651 Vineyard Av. (By appointment) |
| **Please call telephone # listed below to verify that this office address listed above is the correct clearance office for your project.** |
| Telephone:        | (213) 977-1660 Fax: None |
| Current Status:   | Pending |

| Clearance description: | Historical monument on 145-160th St. |
| Approval granted by:  | |
| Type of approval:     | Not Applicable |

**Description of Work:**

Clearance-Pending

Clearance-Pending

Clearance-Pending

Clearance-Pending
# 5. **PC Activity:**

| Disabled Access Plan Check | MIKE WOOD | Plan Check | ALBERT SALVADOR |

# 6. **Special Inspect/Observation:**

| Anchor Bolts | Concrete > 2.5ksi | Field Welding |
| H/S Bolt. | Shotcrete | Structural Observation |
Job Address: 145 - 145 S. Spring St.
Permit Application No.: 97016 - 10000 - 06120
Printed: 4/23/97 15:54:16

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 dedication
Approval granted by: J. CHENG
(Print name) (Authorized signature)
Type of approval: □ Approved □ Exempted □ Not Applicable
Comment: Shear wall w/ concrete only did exempted

Clearance description: Roof/Waste drained to street
Clearance required from Bureau of Engineering for roof, site, or industrial waste drainage to street
Approval granted by: 
(Print name) (Authorized signature)
Type of approval: □ Approved □ Exempted □ Not Applicable
Comment: 

Clearance description: Sewer availability
Clearance required from Bureau of Engineering for sewer availability and connection
Approval granted by: N. FAMACH
(Print name) (Authorized signature)
Type of approval: □ Approved □ Exempted □ Not Applicable
Comment: 

Clearance description: (D) Condition
Clearance required from City Planning for (D) Condition
Approval granted by: ROBERT S. HEREDIA
(Print name) (Authorized signature)
Type of approval: □ Approved □ Exempted □ Not Applicable
Comment: 

Clearance description: Cultural Monument 24-145168
Clearance required for work within a historical monument located in CRA area
Approval granted by: 
(Print name) (Authorized signature)
Type of approval: □ Approved □ Exempted □ Not Applicable
Comment: 

Description of Work: (See over)
Clearance-Pending
<table>
<thead>
<tr>
<th>Governing Agency</th>
<th>Description</th>
<th>Clearance Required</th>
<th>Approval Granted</th>
<th>Type of Approval</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMUNITY REDEVELOPMENT AGENCY</td>
<td>Project located in GBA area</td>
<td>Clearance required for project located in GBA area: 21 942</td>
<td>Approval granted by: Michael Miller</td>
<td>Approved</td>
<td>(Authorized signature)</td>
</tr>
<tr>
<td>CULTURAL AFFAIRS DEPARTMENT</td>
<td>Approval required from Cultural Heritage Commission for alteration/addition/destruction of a City Historic-Cultural Monument</td>
<td>Approval granted by: MILL MOORE</td>
<td>Approved</td>
<td>(Authorized signature)</td>
<td></td>
</tr>
<tr>
<td>DEPARTMENT OF BUILDING AND SAFETY</td>
<td>Disabled Access approval of handicap corrections required prior to issuance of permit</td>
<td>Approval granted by: Mike Wood</td>
<td>Approved</td>
<td>(Authorized signature)</td>
<td></td>
</tr>
<tr>
<td>DEPARTMENT OF BUILDING AND SAFETY</td>
<td>Preservation coordinator approval required for projects affecting a historical monument</td>
<td>Approval granted by: MILL MOORE</td>
<td>Approved</td>
<td>(Authorized signature)</td>
<td></td>
</tr>
<tr>
<td>LOS ANGELES FIRE DEPARTMENT</td>
<td>Approval required for automatic fire extinguishing system</td>
<td>Approval granted by:</td>
<td>Approved</td>
<td>(Authorized signature)</td>
<td></td>
</tr>
<tr>
<td>LOS ANGELES FIRE DEPARTMENT</td>
<td>Building Permit Clearance</td>
<td>Approval granted by: Henry G. Mace</td>
<td>Approved</td>
<td>(Authorized signature)</td>
<td></td>
</tr>
</tbody>
</table>

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: 11

Description of Work: ADD NEW SHEAR WALLS AT BASEMENT AND GROUND FLOOR AND
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

1. TRACT BLOCK LOT NO. AND MAP REF# PARCEL ID (FPN) 2. BOOK/AGE/PARCEL
ORDS SURVEY 2 8 M R 53-66/73 130-SA213 5 $149 - 001 - 007
TIMES SQUARE 3 M B 184-21 130-SA213 6 $149 - 001 - 007
TIMES SQUARE 4 M B 184-21 130-SA213 7 $149 - 001 - 007
TIMES SQUARE 2 M B 184-21 130-SA213 9 $149 - 001 - 005
TIMES SQUARE 5 M B 184-21 130-SA213 10 $149 - 001 - 006

A. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Census Tract - 2074.000
District Map - 130.5A215
Lot Size - IRR
Zones: C4-4, D7

4. DOCUMENTS
Z1 - 1117 CTY - 90-1466762
Z1 - 145-1008 AFF - 98-854779
Z1 - 940 AF - 36889

5. CHECKLIST ITEMS
Fabricator Reqd - Shop Welds Special Inspect - Concrete>2.5ksi
Fabricator Reqd - Structural Steel Special Inspect - Epoxy Bolts
Special Inspect - Anchor Bolts Special Inspect - Field Welding

5A. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s)
TmcT Llc
TmcT Llc
Applicant: (Relationship Affixed)
David Weaver -
Tenant:

6. EXISTING USE PROPOSED USE
13 Office

6A. DESCRIPTION OF WORK
ADDITION OF CONCRETE SHEAR WALLS; SEISMIC UPGRADE; INFILL EXISTING OPENINGS AT BASEMENT, 1ST AND 2ND FLOORS (TOTAL OF 12675 S.F.)

APPLICATION PROCESSING INFORMATION
BLDG. PC By: Oscar Ondoy
OK for Cashier: Oscar Ondoy
DAS PC By: Wai Lay

11. PROJECT VALUATION & FEE INFORMATION
PC Valuation:
Permit Valuation: $500,000

FINAL TOTAL Bldg—Addition 6,895.90 School District Commercial Area 4,802.50
Permit Fee Subtotal Bldg—Addition 2,627.63 Permit Issuing Fee 0.00
Energy Surcharge Handicapped Access
Surr, Plan Check Plan Maintenance
Fire Hydrant Reject-To-Pay E.Q. Instrumentation
Surr, O.S. Surcharge Surr, Sys, Surcharge
Surr, Misc Surcharge Planing Surcharge Misc Fee
Surr, Planing Surcharge

12. ATTACHMENTS
Plot Plan

Total Bond(s) Due:

For Information and or inspection requests originating within LA County, call toll-free (888) LABUILD, outside LA County, call (213) 977-9491

93LA 78623
2. STRUCTURE INVENTORY
(C) Floor Area (ZC) 12,675 Sqft
(E) Wall Construction - Concrete
(P) 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) Roof Construction - Composite Deck

14. APPLICATION COMMENTS
5 HRS ON 1/8

15. BUILDING LOCATION:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(F) Freeland Reese 29572 Spotted Bull Lane, San Juan Capistrano, CA 92 S1109
(A) Weaver David 4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660 C11671 714-757-0855
(C) Coast Machinery Movers 2431 Chico Avenue, South El Monte, CA 91733 B 597229

17. LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am located under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and for HVAC and/or fuel gas, Applications are desired.)

License Class: B
Lic. No. 597229

18. WORKERS' COMPENSATION DECLARATION
I hereby affirm, under penalty of perjury, one of the following declarations:
☐ I have and will maintain a certificate of insurance to cover workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Paulina Tanos Co. Policy Number: PUC 6016343

Date: 9/3/98

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

20. ASBESTOS REMOVAL
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption.

21. OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption.

22. FINAL DECLARATION
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representation 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 or permit the work specified herein. Also that it does not authorize or permit any violation of the City's building code. Furthermore, that neither the City of Los Angeles nor any board, department, officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but if in the event such work does destroy unreasonable interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0154.4.4 LAMC).
145 S Spring St
City of Los Angeles - Department of Building and Safety
Permit Application 
Plan Check # CC05931
Initiating Office: METRO
Printed on: 01/29/98
11/07/13

COUNCIL DISTRICT 9

DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER

PLOT PLAN ATTACHMENT

PLLOT PLAN ATTACHMENT

145 S. SPRING STREET

BROADWAY

40'

40'

485'

145 S. SPRING STREET

213 SOUTH SPRING STREET GARAGE
(1468 TOTAL PARKING SPACES)

SPACES REQUIRED PER PERMIT 97LA-69016

8' - 8" W X 18' L
PLUS 1 HCP SPACE, PLUS 1 BIKE SPACE & LOCKER TO BE MAINTAINED FOR THE USE OF 145 S. SPRING STREET.

6 STORY TYPE 1, FULLY SPRINKLERED PARKING GARAGE

VAN SIGN

VAN SIGN

8'

13 EXISTING HCP PARKING SPACES PER DETAIL 3 / DA-1 INCLUDING TWO VAN UNLOADING AREAS, 8' WIDE.

HCP ACCESS PER DETAIL 2 / DA-1.

10 STORY, TYPE 1, FULLY SPRINKLERED OFFICE BUILDING

CORPORATE GARAGE

TIMES BROADWAY

TIMES MIRROR

TIMES NORTH

TIMES SOUTH

WORK AREA

485'

40'

40'

8'

185'

55'

185'

30'

30'

SECOND STREET

THIRD STREET

FIRST STREET

WEST

SOUTH

NORTH

SOUTH

EAST

DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER
APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY
CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT BLK. TRACT DIST. MAP
  129-213

2. BUILDING ADDRESS
1 1/2 S. Spring St.

3. BETWEEN CROSS STREETS
First and Second

4. PRESENT USE OF BUILDING NEW USE OF BUILDING
Office and Newspaper Pl. Same

5. OWNER PHONE
Times Mirror Co. MA52345

6. OWNER'S ADDRESS P.O. ZONE
202 W. First St., 1. A. 12

7. CERT. ARCH. STATE LICENSE PHONE
Rowland H. Crawford G-260 BR22753

8. LIC. ENGR. STATE LICENSE PHONE

9. CONTRACTOR STATE LICENSE PHONE
P. J. Walker Co. 32896 An24131

10. CONTRACTOR'S ADDRESS P.O. ZONE
3900 Whiteside St., L. A. 63

11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE

12. MATERIAL [□] WOOD [□] METAL [□] CONC. BLOCK ROOF [□] WOOD [□] STEEL ROOFING
EXT. WALLS: [□] STUCCO [□] BRICK [□] CONCRETE [□] WOOD [□] CONC. [□] OTHER

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.
$8000.00

14. SIZE OF ADDITION DESCRIBE STORIES HEIGHT

15. NEW WORK: (Describe) No change in size
EXTERIOR PARTITION CHANGES
5th flr times mirror bldg.

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

Signed

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>GROUP</th>
<th>MAX. OCC.</th>
<th>B.C.</th>
<th>S.P.C.</th>
<th>G.P.I.</th>
<th>B.P.</th>
<th>I.F.</th>
<th>O.S.</th>
<th>C/O</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NC</td>
<td>7/70</td>
<td></td>
<td>18.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOV-30-59 79745 A - 2 CK 17.00
DEC-9-59 82283 C - 1 CK 34.00
**APPLICATION TO ALTER - REPAIR - DEMOLISH**

**AND FOR CERTIFICATE OF OCCUPANCY**

**CITY OF LOS ANGELES**

**DEPT. OF BUILDING AND SAFETY**

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Address</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Legal Descr.</td>
<td>Lot</td>
<td>Blk.</td>
</tr>
<tr>
<td>2.</td>
<td>Building Address</td>
<td>Pt of Times Sq.</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Between Cross Streets</td>
<td>1st St. and 2nd St.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Present Use of Building</td>
<td>Newspaper Plant</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Owner's Name</td>
<td>The Times Mirror Company</td>
<td>MA 52345</td>
</tr>
<tr>
<td>6.</td>
<td>Owner's Address</td>
<td>202 W. 1st St.</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Contractor</td>
<td>P. J. Walker Co</td>
<td>32896 AN24131</td>
</tr>
<tr>
<td>10.</td>
<td>Contractor's Address</td>
<td>3900 Whiteside St.</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>Size of Existing Bldg. Stories Height</td>
<td>120x164 10 150</td>
<td></td>
</tr>
</tbody>
</table>

**3 145 S. Spring St.**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.</td>
<td>Material</td>
</tr>
<tr>
<td>13.</td>
<td>Valuation: To Include All Fixed Equipment Required to Operate and Use Proposed Building</td>
</tr>
<tr>
<td>14.</td>
<td>Size of Addition</td>
</tr>
<tr>
<td>15.</td>
<td>New Work: (Describe)</td>
</tr>
</tbody>
</table>

New concrete loading dock address

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

Signed [Signature]

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

**Type** | **Group** | **Max. Occ.** | **P.C.** | **S.P.C.** | **G.P.I.** | **B.P.** | **I.F.** | **O.S.** | **C/O** |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CASHIERS USE ONLY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov-27-61</td>
<td>80153</td>
<td>C - 2 CK 1.75</td>
</tr>
<tr>
<td>Nov-27-61</td>
<td>80154</td>
<td>C - 1 CK 3.50</td>
</tr>
</tbody>
</table>

**P.C. No.** | **Grading** | **Crit. Soil** | **Cons.** |
APPLICATION TO ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

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

LEGAL DESCR.
13 offices

PRESENT USE OF BUILDING
New Use of Building

DIRECTIONS:

JOB ADDRESS
145 S. Spring St.

OWNERS NAME
Times Mirror Co. MA 52345

ENGINEER
J. S. Hamel Inc. VI 91548

CONTRACTOR
C. W. Driver Inc. DU 73144

SIZE OF EXISTING BUILDING
Stories 10

MATERIAL OF CONSTRUCTION
Ext Walls Conc

No. of Existing Buildings on Lot and Use

AUXILIARY NEW USE

MODERNIZE CORRIDORS

NEW USE OF BUILDING
Same

SIZE OF ADDITION

HEIGHT

FLOOR

TYPE

GROUP

SPRINKLERED

NOT SPECIFIED

VALUATION APPROVED

CONC.

B.S. No.

MAX OCC.

TOTAL

CLASSES

provided

PLANS CHECKED

ZONED BY

GFry

P.C. No.

CONT. INSPECTION

APPLICATION APPROVED

INSP. -

S.P.C.

G.P.I.

B.P.

A.I.F.

O.S.

C/O

TYP.

DIM

STATEMENT OF RESPONSIBILITY

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

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

Signed

(Owner or Agent)

Bureau of Engineering
ADDRESS APPROVED
SEWER AVAILABLE
NOT AVAILABLE
DRIVEWAY APPROVED
HIGHWAY DEDICATION REQUIRED
COMPLETED
FLOOD CLEARANCE APPROVED

Conservation
APPROVED FOR ISSUE
FILE #

Plumbing
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED

Planning
APPROVED UNDER CASE #

Fire
APPROVED (TITLE 29)
(L.A.M.C. 6700)

Traffic
APPROVED FOR
**APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH**

**CITY OF LOS ANGELES**

**DEPT. OF BUILDING AND SAFETY**

**INSTRUCTIONS:** Applicant to Complete Numbered Items Only.

1. **LEGAL DESCRIPTION**
   - LOT: 1
   - BLK: 2
   - TRACT: ORDS SURVEY
   - DIST. MAP: 129-213
   - SENSUS TRACT: 2073-400

2. **PRESENT USE OF BUILDING**
   - NEW USE OF BUILDING: OFFICE BLDG.
   - ADDRESS: 145 S. SPRING ST
   - PHONE: 972-5151

3. **OWNERS NAME**
   - TELLS MIRROR CO.
   - ADDRESS: 202 N. 1ST ST LA 90033
   - LOT TYPE: COR
   - LOT SIZE: REG
   - FIRE DIST.: ONE

4. **ENGINEER**
   - BUS. LIC. NO: ACTIVE STATE LIC. NO
   - PHONE: ALLEY
   - BLDG. LINE: 311-102

5. **ARCHITECT**
   - BUS. LIC. NO: ACTIVE STATE LIC. NO
   - PHONE: PREVIOUS
   - BLDG. LINE: 311-102
   - APPRAISALS: AFF36689
   - COPIES DPD

6. **PLAIN BEDELL**
   - ELEV. OF EXISTING BLDG: 200
   - EST. WALL: CONC
   - SEISMIC STUDY ZONE: 311-102

7. **NEW USE**
   - ADD RAISED FLOOR ADD & REMOVE NON BEARING WALL.

8. **NEW USE OF BUILDING**
   - OFFICE BLDG.
   - NC

9. **SIZE OF ADDITION**
   - ELEV. OF EXISTING BLDG: 200
   - EST. WALL: CONC
   - SEISMIC STUDY ZONE: 311-102

10. **CONSTRUCTION MATERIALS**
    - CONCRETE
    - CONCRETE

11. **NEW USE OF BUILDING**
    - OFFICE BLDG.
    - NC

12. **SIZE OF ADDITION**
    - ELEV. OF EXISTING BLDG: 200
    - EST. WALL: CONC
    - SEISMIC STUDY ZONE: 311-102

13. **NEW USE**
    - ADD RAISED FLOOR ADD & REMOVE NON BEARING WALL.

**LIMIT OF PERMIT**

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

Signed:

W. L. Curnut

Signature/Date: VOLPE 12-26-78

---

**Bureau of Engineering**

**ADDRESS APPROVED**

**DRIVEWAY**

**HIGHWAY DEDICATION**

**FLOOD CLEARANCE**

**SEERS**

**SEwers AVAILABLE**

**NOT AVAILABLE**

**SFC PAID**

**SFC NOT APPLICABLE**

**SFC DUE**

**Conservation**

**APPROVED FOR ISSUE**

**NO FILE**

**FILE CLOSED**

**Fire**

**APPROVED (TITLE 19, L.A.M.C.5700)**

**Housing**

**HOUSING AUTHORITY APPROVAL**

**Planning**

**APPROVED UNDER CASE #**

**Traffic**

**APPROVED FOR**

**Construction Tax**

**RECEIPT NO.**

**DWELLING UNITS**
DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (conforming with Section 7000) of Division 9 of the Business and Professions Code, and my license # is in good standing.

Lts. Class
Lts. Number
Contractor
(Signature)

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code): Any city or county which enacts an ordinance which requires a permit to construct, alter, improve, or demolish, shall have permission, prior to the issuance of permits, to require the applicant to submit a plan for the work which is being done, and to require the applicant to provide such information as is necessary to determine compliance with the provisions of the ordinance.

Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of insurance, or a certificate of Worker's Compensation Insurance, as required by law.

Policy No.
Insurance Company

Applicant's Name
Applicant's Address
Applicant's Signature

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I hereby request that I be exempt from the requirements of the Worker's Compensation Act, and that my work be considered exempt from the provisions of the Act.

Lts. Class
Lts. Number
Contractor
(Signature)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 5030, Civil Code).

Lender's Name
Lender's Address

I hereby affirm that I have read the application and that the above information is correct. I agree to comply with all rules, regulations, and orders regarding the construction of the project.

Signed
(Owner or agent having property owner's consent)
Position
Date
ON FLOOR PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES MAY CHARGE THE FIRE HYDRANT FEE ORDNANCE. CALIF. SECTION 65420 IN EL. THE OFFICE OF THE PROJECT DESIGNATES IN THIS PERMIT MAY BE DEPRECIATED TO PAY TO THE DEPARTMENT OF THE PROJECT DESIGNATES IN THIS PERMIT MAY BE DEPRECIATED TO PAY TO THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDNANCE. THIS FEE WILL BE USED TO PAY FOR FIRE SAFETY FACILITIES AND TO PROVIDE FIRE HYDRANT SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT. EXCEPTION: SERVICES FOR NEW DEVELOPMENT.

APPLICANT REFUSES TO PAY.

DCA, 3/15/92
**APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

**Bldg--Alter/Repair: Commercial**

**City of Los Angeles - Department of Building and Safety**

**Status:** Ready to Issue

**Status Date:** 08/26/98

**Printed on:** 08/26/98 12:41:09

**TRAFFIC LOTS/LOT(S)**

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOT(S)</th>
<th>ABB</th>
<th>MAP REF.</th>
<th>PARCEL ID # (PPD)</th>
<th>BOOK/PAGE/PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORDS SURVEY</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>M R 53-66/73</td>
<td>130-SA213 30</td>
<td>5149 - 001 - 003</td>
</tr>
</tbody>
</table>

**4. DOCUMENTS**

**5. CHECKLIST ITEMS**

**6. PROPERTY, OWNER, TENANT, APPLICANT INFORMATION**

<table>
<thead>
<tr>
<th>Owner(s)</th>
<th>Tenant</th>
<th>Applicant (Relationship/Contact)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tmc Llc</td>
<td></td>
<td></td>
</tr>
<tr>
<td>01 Times Mirror Square</td>
<td></td>
<td>LOS ANGELES CA 90053</td>
</tr>
</tbody>
</table>

**8. DESCRIPTION OF WORK**

REPLACE MISSION TILE ROOF, NEW TILE WEIGHT DOES NOT EXCEED ORIGINAL WEIGHT

**II. PROJECT VALUATION & FEE INFORMATION**

**Final Fee Period:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bldg Alter/Repair</td>
<td>$63.69</td>
</tr>
<tr>
<td>Permit Fee Subtotal</td>
<td>474.75</td>
</tr>
<tr>
<td>Handicapped Access</td>
<td></td>
</tr>
<tr>
<td>Plan Check Subtotal Bldg--Alter/Repair</td>
<td>14.84</td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay</td>
<td></td>
</tr>
<tr>
<td>Eq. Instrumentation</td>
<td>8.82</td>
</tr>
<tr>
<td>O.S. Surcharge</td>
<td>10.07</td>
</tr>
<tr>
<td>Sys. Surcharge</td>
<td>30.21</td>
</tr>
<tr>
<td>Planning Surcharge</td>
<td>14.84</td>
</tr>
<tr>
<td>Planning Surcharge Misc Fee</td>
<td>5.00</td>
</tr>
<tr>
<td>Permit Issuing Fee</td>
<td>20.00</td>
</tr>
<tr>
<td>Permit Fee-Single Inspection Flag</td>
<td></td>
</tr>
</tbody>
</table>

**For Cashier's Use Only**

<table>
<thead>
<tr>
<th>Description</th>
<th>Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLDG PLAN CHEC</td>
<td>20.00</td>
</tr>
<tr>
<td>INVOICE #0000000 PP</td>
<td></td>
</tr>
<tr>
<td>BLDG PERMIT CO</td>
<td>474.75</td>
</tr>
<tr>
<td>ET COMMERCIAL</td>
<td>8.82</td>
</tr>
<tr>
<td>SYS DEV</td>
<td>30.21</td>
</tr>
<tr>
<td>ONE STOP</td>
<td>10.07</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>5.00</td>
</tr>
<tr>
<td>CITY PLAN SURC</td>
<td>14.84</td>
</tr>
<tr>
<td>TOTAL</td>
<td>563.69</td>
</tr>
<tr>
<td>CHECK</td>
<td>563.69</td>
</tr>
</tbody>
</table>

**TOTAL:**

98LA 78358
NOTICE REGARDING ERASURE(S)/CORRECTION(S)
ON ORIGINAL BUILDING PERMIT

Building permit with reference number 98LA-80826 issued on 11-05-98 for 145 S. Spring St., Lotus & Bsmnt contained the following information that was/were erased or covered before it was received from the issuing office:

1. INFORMATION ON PAGE _____ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - Rewritten
   - Re-typed
   - Passed upon

2. ENGINEER'S NAME/SIGNATURE ON PAGE _____ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - Rewritten upon
   - Retyped upon
   - Resigned upon
   - Passed upon

3. STAMP ON PAGE _____ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - Rewritten upon
   - Retyped upon
   - Passed upon

4. ON PAGE _____ OF THE PERMIT WAS:
   - covered with correction fluid
   - cut out
   - covered with paper
   - Rewritten upon
   - Retyped upon
   - Passed upon

[Signature]
Microfilm Supervisor

[Signature]
Date Signed
**APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

**Bldg.--Alter/Repair**
City of Los Angeles - Department of Building and Safety

**Commercial**
Over the Counter Permit

**Status:** Ready to Issue
**Status Date:** 11/05/98
**Printed on:** 11/05/98 13:21:38

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOT(LT)</th>
<th>PUB.</th>
<th>MAP REF.</th>
<th>Parcel ID # (PS)</th>
<th>2. BOOK/PAGE/PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORDS SURVEY</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>M R 53-66/73</td>
<td>130-5A213 30</td>
<td>5149 - 001 - 003</td>
</tr>
</tbody>
</table>

**3. PARCEL INFORMATION**
- BAS Branch Office - LA
- Council District - 9
- Census Tract - 2074.000
- District Map - 130-5A213
- ZONE(S): C2-1, D7

- Energy Zone - 9
- Fire District - 1
- Lot Size - IRR
- Lot Type - Corner

- Parking Dist. - CCPD
- Parking Dist. - DPD
- Thomas Brothers Map Grid - 634

**4. DOCUMENTS**
- CRA - ZI 940 CENTRAL BSN DIST

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**
- Owner:
  - Tmc Llc

- Address:
  - 01 Times Mirror Square

- City:
  - LOS ANGELES

- State:
  - CA

- Zip Code:
  - 90053

- Phone:
  - 213 237-5000

- Tenant:

- Applicant: (Relationship Architect)
  - David Weaver

- Phone:
  - (949) 257-0355

**7. EXISTING USE**

<table>
<thead>
<tr>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 Office</td>
</tr>
</tbody>
</table>

**7. DESCRIPTION OF WORK**
- T.I. REMODEL: 70 LINEAR FEET OF G.B. PARTITION WALL, CUT 1 DOOR OPENING IN PENTHOUSE WALL, CUT 4 DOOR OPENINGS IN BASEMENT ELEV. SHAFT. MECHANICAL EQUIPMENT ROOM AT BASEMENT AND PENTHOUSE ONLY.

**10. APPLICATION PROCESSING INFORMATION**
- BLDG. PC By: Joyce Mar
- DAS PC By: William Arnold
- Coord. OK:
- Signature: [Signature] Date: 11/05/98

**11. PROJECT VALUATION & FEE INFORMATION**
- Permit Valuation: $50,000

<table>
<thead>
<tr>
<th>Description of Work</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handicapped Access</td>
<td>528.75</td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay</td>
<td>475.88</td>
</tr>
<tr>
<td>E.O. Instrumentation</td>
<td>60.91</td>
</tr>
<tr>
<td>Planning Surchge</td>
<td>5.00</td>
</tr>
<tr>
<td>Total</td>
<td>1,131.48</td>
</tr>
</tbody>
</table>

**For Cashier's Use Only**
- W/O #: 81623545
- 11/05/98 11:26:55AM LADS T-0324 C 34
- BLDG PLAN CHEC 475.88
- BLDG PERMIT CO 528.75
- EI COMMERCIAL 10.50
- ONE STOP 20.30
- SYS DEV 60.91
- CITY PLAN SURC 30.14
- MISCELLANEOUS 5.00
- TOTAL 1,131.48
- CHECK 1,131.48

**98L A 30626**
- 11/05/98 11:26:55AM LADS T-0324 C 34
- BLDG PLAN CHEC 475.88
- BLDG PERMIT CO 528.75
- EI COMMERCIAL 10.50
- ONE STOP 20.30
- SYS DEV 60.91
- CITY PLAN SURC 30.14
- MISCELLANEOUS 5.00
- TOTAL 1,131.48
- CHECK 1,131.48

**12. ATTACHMENTS**
- Plot Plan
  - Plot PLAN

**Sewer Cap ID:**
- Total Bond(s) Due:
16. APPLICATION COMMENTS
PER COLIN KUMABE NO CALCS REQ'D-ENGINEER STAMP ON PLANS IS SUFFICIENT FOR NEW OPENINGS

18. BUILDING RELATED FEES

14. CONTRACTOR, ARCHITECT & ENGINEER NAME ADDRESS CLASS LICENSE PHONE#
(E) Freeland Reese 29572 Spotted Bull Lane, San Juan Capistrano, CA 92692 S1109 949 476-8319
(A) Weaver David 4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660 C11673 949 757-0355
(C) Heron Associates 504 Clubhouse Avenue, Newport Beach, CA 92663 B 632939

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

License Class: D

18. WORKERS' COMPENSATION DECLARATION
I hereby affirm, under penalty of perjury, one of the following declarations:
- [ ] I have and will maintain a certificate of coverage for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- [ ] I 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: ____________________ Date: ________ 11-15-98 __________ 
Carrier: ____________ Policy Number: ______

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

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

Lender's name: ____________________ 
Lender's address: ____________________ 

20. ASBESTOS REMOVAL
Notification of asbestos removal: [ ] Is not applicable [ ] Letter was sent to the AQMD or EPA

21. OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)
- [ ] I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.
- [ ] I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
- [ ] I am exempt under Sec. 7031.5, Business & Prof. Code for the following reason:

Sign: ____________________ Date: ________ 11-15-98 __________

22. FINAL DECLARATION
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but that in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfaction of the holder(s) of the easement be provided (Sec. 91.0106.43.410 LAMC).

Sign: ____________________ Date: ________ 11-15-98 __________

[Signature]

[Signature]
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

145 S Spring St

ORDS SURVEY
1 2

TRACT BLOCK LOT# ABB MAP REF# PARCEL ID# (PIN) BOOK/PAGE/PARCEL
1 2 M R 53-66/73 130-5A213 30 5149 - 001 - 003

PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Census Tract - 2074.000
District Map - 130-5A213

Lot Type - Corner
Parking Dist. - CCPD
Parking Dist. - DPD
Thomas Brothers Map Grid - 634

ZONING:

4. DOCUMENTS
ZI - 145-1008
SNAP
CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS
Special Inspect - Anchor Bolts
Special Inspect - Field Welding
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
Timet Llc
10 Times Mirror Square
LOS ANGELES CA 90053

Tenant:
 Applicant: Relationship Engineer
Mark Ibrahim -
20301 S.W. Birch St
NEWPORT BEACH, CA 92660 (347) 476-8317

EXISTING USE
13 Office
PROPOSED USE
13 Office

5. DESCRIPTION OF WORK
REPLACE EQUIPMENT PLATFORM WITH NEW STEEL PLATFORM TO SUPP AIR

6. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Morris Reaves
OK for Cashier: Morris Reaves
Date: 1-13-99

7. PROJECT EVALUATION & FEE INFORMATION
Final Fee Period
Permit Valuation: $60,000
PC Valuation:
FINIAL TOTAL Bldg--Alter/Repair 927.70
Permit Fee Subtotal Bldg--Alter/Re 590.63
Handicapped Access 216.56
Fire Hydrant Fee Notice: THE CITY OF LOS ANGELES 11.81
Plan Maintenance
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation
Supp, O.S. Surcharge
Supp, Sys. Surcharge
Planning Surcharge Mise Fee
Supp, Planning Surcharge
Permit Issuing Fee 0.00
Sewer Cap ID:

8. ATTACHMENTS
14. APPLICATION COMMENTS

15. Building Released From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CLASS LICENSE# PHONE #

(E) Freeland Reese 29572 Spotted Bull Lane, San Juan Capistrano, CA 92 S1109 597223
(C) C M M Constructors 2431 Chico Avenue, South El Monte, CA 91733 B 597223

17. LICENSED CONTRACTORS 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 7007 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractors & workers comp declarations required.)

License Class: B1 Lic. No.: 597223 Print: John P. Launer Sign: John P. Launer

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations: □ I have and maintain a certificate of conformity for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

□ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Paul A. Insurance CO Policy Number: PWG 9016343

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

Sign: John P. Launer Date: 1/13/99 Contractor Authorized Agent Owner

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal: □ N/A □ Letter was sent to the AOID or EPA Sign: John P. Launer Date: 1/13/99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 70115, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair a structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is not licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 70115 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, am not licensed to engage in the construction business (Sec. 7001, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does not build himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

□ I, as the owner of the property, am not required to contract with licensed contractors to construct the project (Sec. 7004, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Section: □ 70115 Bus. & Prof. Code for the following reason:

Sign: John P. Launer Date: 1/13/99 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on any lot, 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. 51.0106.1.2, LA MAC).

Print: John P. Launer Sign: John P. Launer Date: 1/13/99 Owner Contractor Author Agent
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOT</th>
<th>MAP REF #</th>
<th>PARCEL ID (PIN)</th>
<th>BOOK/PAGE/PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORDS SURVEY</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>M R 53-66/73</td>
<td>130-5A213 30</td>
</tr>
</tbody>
</table>

3. PARCEL INFORMATION

- Energy Zone - 9
- Fire District - 1
- Parking Dist. - CCPD
- Parking Dist. - DPD
- Thomas Brothers Map Grid - 634
- Lot Size - IR
- Lot Type - Corner THRU

4. DOCUMENTS

ZI - 145-1008
CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Tmet Llc
0 1 Times Mirror Square
LOS ANGELES CA 90053

Tenant:
Applicant (Relationship Affixed):
David Weaver -
(949) 257-0355

7. EXISTING USE

PROPOSED USE:
13 Office
T.J. 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

8. # Bldgs on Site & Use:

- 1 - OFFICE HIGHRISE

9. APPLICATION PROCESSING INFORMATION

Bldg. PC By:
John Vasquez
DAS PC By:
OK for Cashier: Abram Bass
Coord. OK:
Signature: [Signature]
Date: 06-18-99

11. PROJECT VALUATION & FEE INFORMATION, Final Fee Period

Permit Valuation: $400,000
PC Valuation:

FINAL TOTAL Bldg.-Alter/Repair: 4,354.59
Permit Fee Subtotal Bldg.-Alter/Rep: 2,019.38
Handicapped Access:
Plan Check Subtotal Bldg.-Alter/Rep: 1,321.42
Fire Hydrant Fee-To-Pay:
E.O. Instrumentation 84.00
O.S. Surcharge 78.32
Sys. Surcharge 235.25
Planning Surcharge 115.10
Planning Surcharge Misc Fee 5.00

Sewer Cap ID:
12. ATTACHMENTS:
Plot Plan:

99LA 87683
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME | ADDRESS | CLASS | LICENSE | PHONE
---|---|---|---|---
(A) Weaver, David | 4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660 | C11673 | 310-257-1107
(C) Rillos Construction Inc | P O Box 1388, Lomita, CA 90717-5388 | B | 471756

17. LICENSED CONTRACTORS 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 related to my ability to take prime contracts or subcontracts involving specialty trades (for 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractors or workers’ groups are declared).

License Class: B-1 | License No.: 471756 | Print: Christian Sorensen | Sign: [Signature]

18. WORKERS’ COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:
- [ ] I have and will maintain a certificate of insurance or self-insurance for workers’ compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- [ ] I have and will maintain workers’ compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers’ compensation insurance carrier and policy number are:

Carrier: [ ] STATE BAND COMPENSATION INS. | Policy Number: [ ]

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

Sign: [ ] Date: [ ] [ ] Contractor [ ] Authorized Agent [ ] Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender’s name: [ ] Lender’s address: [ ]

20. ASBESTOS REMOVAL

Notification of asbestos removal: [ ] is not applicable [ ] Letter was sent to the AROID or EPA: Sign: [ ] Date: [ ]

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct a building, or 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 a licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption.

Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

[ ] I, as the owner of the property, or my employees at wages as their sole compensation, will do the work, and the structure is not intended for use as a residence or for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of resale.

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

Print: [ ] Date: [ ] [ ] Owner [ ] Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the 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 or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substantial payment(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0164 3.1d LAMC).

Print: [ ] Date: 6/18/99 [ ] Owner [ ] Contractor [ ] Author, Agent

Sign: [ ]
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0001 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration of permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTORS 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 related to my ability to take prime contracts or subcontracts involving specialty 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 drafted.

License Class: B1
Lic. No: 597223
Print: John P. Lowther
Sign: John P. Lowther

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: Safeco
Policy Number: UZ 2441635

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

Sign: John P. Lowther
Date: 7/12/99
□ Contractor  □ Authorized Agent  □ Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 379 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

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

Lender's name:

20. ASBESTOS REMOVAL

☐ Not applicable  □ Letter was sent to the AQMD or EPA

Sign: John P. Lowther
Date: 7/24/99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption.

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

☐ I am exempt under Sec. 7031.5, Bus. & Prof. Code for the following reason:

Print: John P. Lowther
Sign: John P. Lowther
Date: 7/24/99
□ Owner  □ Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and statement that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-named property for inspection purposes. I realize that this permit is an application for inspection and 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 building, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106.4.3 LAMC).

Print: John P. Lowther
Sign: John P. Lowther
Date: 7/24/99
□ Owner  □ Contractor  □ Author, Agent
### APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

**Bldg.—Alter/Repair**
Commercial

**Parcels Information**
- **District Map**: 130-5A213
- **Lot Size**: 103' x 120'
- **Lot Type**: Corner
- **Parking Dist**: CCPD
- **Parking Dist**: DPD

**CHECKLIST ITEMS**
- Std. Work Descr - Interior Non-struct. Remo

**PROPERTY OWNERS, TENANT, APPLICANT INFORMATION**
- **Tenant**: Tmct Llc
- **Applicant (Relationship/Advisor)**: 01 Times Mirror Square LOS ANGELES CA 90053
- **(949) 489-9708**

**EXISTING USE**
- **Proposed Use**: Office

**APPLICATION PROCESSING INFORMATION**
- **DAS PC By**: Coordinator
- **Signature**: 12/17/99

**PROJECT VALUATION & FEE INFORMATION**
- **Final Fee Period**: 12/17/99
- **PC Valuation**: $30,000

| Item | Fee Amount
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bldg. Alter/Repair</td>
<td>$842.23</td>
</tr>
<tr>
<td>Permit Fee Subtotal</td>
<td>$303.75</td>
</tr>
<tr>
<td>Handicapped Access</td>
<td>$354.38</td>
</tr>
<tr>
<td>Plan Check Subtotal Bldg.—Alter/Rep</td>
<td>$6.30</td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay</td>
<td>$15.09</td>
</tr>
<tr>
<td>Sys. Surcharge</td>
<td>$42.27</td>
</tr>
<tr>
<td>Planning Surcharge</td>
<td>$22.44</td>
</tr>
<tr>
<td>Planning Surcharge Misc Fee</td>
<td>$5.00</td>
</tr>
<tr>
<td>Permit Issuing Fee</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Sever Cap ID**: Total Bond(s) Due:

**ATTACHMENTS**
- Plot Plan

---

For information and or inspection requests originating within LA County, call toll-free (888) 2-LA-1133; outside LA County, call (213) 977-4941.
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 language of Section 7057 relating to my ability to take prime contracts or subcontracts involving specialty trades (for 1 or 2 family dwellings, use the declaration attachment to separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired).

License Class B Lic No. 597223 Print. M. Thomas Signature

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: ___________________________ Policy Number: ___________________________

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

Sign ___________________________ Date 12/17/1999

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 (See 2097, Civil Code).

Lender's name: ___________________________ Lender's address: ___________________________

20. ASBESTOS REMOVAL DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an 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 sale (See 2044, Business & Professions Code) The Contractors License Law does not apply to an owner of property who builds or improves thereon, or who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

☐ As the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (See 2044, Business & Professions Code) The Contractors License Law does not apply to an owner of property who builds or improves thereon, or who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

☐ I am exempt under Sec 7031.5, Bus & Prof Code for the following reason:

Print ___________________________ Date ___________ Owner: _______ Authorized Agent: _______

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warrant, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (See 91016 4 3 4 LAMC).

Print ___________________________ Date ___________ Owner: _______ Contractor: _______ Author Agent: _______
# Permit #:
99016 - 10000 - 21689

Plan Check #: APC

Reference #: 145 S Spring St

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Status: Ready to Issue
Status Date: 12/21/99
Printed on: 12/21/99 08:59:51

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOT</th>
<th>ARR</th>
<th>MAP REF</th>
<th>PARCEL ID</th>
<th>P#</th>
<th>J BOOK / PAGE / PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORDS SURVEY</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>M R 55-66/73</td>
<td>130-5A213</td>
<td>30</td>
<td>5149</td>
</tr>
</tbody>
</table>

## 1. PARCEL INFORMATION

- BAS Branch Office - LA District Map - 130-5A213
- Council District - 9 District Map - 130-5A213
- Community Plan Area - Central City Energy Zone - 9
- Census Tract - 2072.000 Fire District - 1
- ZONE: C4-2D / C4-1, D / 
- ZI - 1117
- ZI - 145-1008
- ZI - 940
- CRA - ZI 940 CENTRAL BSN DIST
  AFF: AFF 36889
- CTY - 90-1466762
- AFF - AF 90-1466762 (Msh.): F. IMPRTMNT OR ORDANCE

## 3. CHECKLIST ITEMS

- Std. Work Descr - Doors/Windows Change
- Std. Work Descr - Interior Non-Struct. Remo

## 4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

- Tenant:
  - Name: David Weaver
  - Address: 0 1 Times Mirror Square
  - Contact: (949) 489-9708

## 5. EXISTING USE

- Proposed Use:
  - 7 Garage - Private
  - 13 Office

## 8. APPLICATION PROCESSING INFORMATION

- BLG: PC By: Suzanne Kusik
- DAS PC By: [Signature]
- OK for Cashier: Aidas Fajardo
- Coord. OK: [Signature]
- Date: 12/21/99

## 11. PROJECT VALUATION & FEE INFORMATION

- Final Fee Period: 12/21/99
- Permit Valuation: $720,000
- PC Valuation:
  - FINAL TOTAL Blgd.-Alter/Repair: 4,134.97
  - Permit Fee Subtotal Blgd.-Alter/Rep: 3,503.50
  - Permit Issuing Fee: 0.00
  - Energy Surcharge
  - Handicapped Access
  - Supp. Plan Check: 0.00
  - Plan Maintenance: 70.00
  - Fire Hydrant Refuse-To-Pay: 151.20
  - E.Q. Instrumentation: 151.20
  - Supp. O.S. Surcharge: 74.50
  - Supp. Sys. Surcharge: 223.49
  - Planning Surcharge Mise Fee: 5.00
  - Supp. Planning Surcharge: 107.21

- Total Due: $4,134.97
- Check: $4,134.97

## ATTACHMENTS

- Plot Plan

For Cashier Use Only:

LA DEPARTMENT OF BUILDING AND SAFETY
LA 03 10 002843 12/21/99 09:07AM

- BLGD PERMIT COMM $3,503.50
- PLAN MAINTENANCE $70.07
- EI COMMERCIAL $151.20
- ONE STOP SURCH $74.50
- SYS DEV FEE $223.49
- CITY PLAN SURCH $107.21
- MISCELLANEOUS $5.00

Total Due: $4,134.97
Check: $4,134.97

99LA 93939
16. CONTROLLER, ARCHITECT & ENGINEER NAME: CMM Constructors
ADDRESS: 2431 Chico Avenue, South El Monte, CA 91733
CLASS: B
LICENSE #: 597223
PHONE #: 213-237-7492

21. OWNER-BUILDER DECLARATION
I hereby affim under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 3041.5, Business and Professions Code: Any city or county within requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 3041.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than $500.

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7041, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7041, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. 3041.5, Bus & Prof Code for the following reason:

Price:

Date: 12/21/99
Owner: Yes
Authorized Agent: Yes

22. FINAL DECLARATION
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the city of Los Angeles nor any board, department or officer, or employee thereof, shall be responsible for the performance or results of any work described herein, nor is 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 statement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 910104 4.3 1 LAIC).
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety
Status: Ready to Issue
Status Date: 06/08/00
Printed on: 06/08/00 08:00:53

I. TRACT
ORD'S SURVEY 2 1 2 M R 53-66/73 130-5A213 30 5149 - 001 - 003

II. PARCEL INFORMATION
DAS Branch Office - LA
Council District - 9
Community Plan Area - Central City
Census Tract - 2074.000
ZONES: C4-2D/

III. DOCUMENTS
Z1 - Z1 145-1008 AFF - AF 90-1466762 (MD)
Z1 - Z1 940 AFF - AFF 36889
CRA - ZI 940 CENTRAL BSN DIST

IV. CHECKLIST ITEMS

V. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
Tenant:
Applicant (Relationship: Architect):

VI. EXISTING USE
13 Office
Proposed Use:
A DESCRIPTION OF WORK
OFFICE T.I. AT 7 TH FLOOR. DOORS, WALLS, CEILINGS, ELEV. LOBBY AND EXIT CORRIDOR. 17,200 SQ FT.

VII. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: $519,000
PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 5,358.51
Permit Fee Subtotal Bldg--Alter/Rep 2,482.59
Handicapped Access
Plan Check Subtotal Bldg--Alter/Rep 2,234.34
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 108.99
O.S. Surcharge 94.52
Sys. Surcharge 289.56
Planning Surcharge 141.51
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

Sever Cap ID: Total Bond(s) Due:

VIII. ATTACHMENTS
Plot Plan

For information and/or inspection requests originating within LA County, call toll-free (888)-LABUILD; outside LA County, call (213)-977-4941.

For Cashier's Use Only

W/O #: 01605889

LA 05 17 010444 06/08/00 08:34 AM

BLDG PERMIT COMM $2,482.59
BLDG PLAN CHECK $2,234.34
ET COMMERCIAL $108.99
ONE STOP SURCH $96.52
SYS DEV FEE $289.56
CITY PLAN SURCH $141.51
HISCELLANEOUS $5.00

Total Due: $5,358.51
Carry Over TD Tran#: 1010445: $5,358.51

OOLA 00187
15. CONTRACTOR, ARCHITECT, & ENGINEER NAME: 
(A) Weaver, David  
(C) Reflos Construction Inc

16. ADDRESS: 
(A) 28492 Avenida Placida, San Juan Capistrano, CA 92657  
(C) P O Box 1388, Lomita, CA 907175388

CLASS: CI1673  
PHONE: 310-257-1107

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (consulting 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 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and HVAC contractor's & subcontractors declarations are needed.)

License Class: B  
Lic. No: 471756  
Print: MAARCO

18. WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number is: STATE COM. INS.  
Policy Number: 04-0000000000

☐ I certify that the compensation for the work for which this permit is issued, shall not exceed any amount for which any person may be subject to the workers' compensation laws of California, and agree that if I should become liable under the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with the provisions.

Sign: MAARCO  
Date: 6/10/00  
Contractor: No  
Authorized Agent: No  
Owner: Yes

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CIVIL PENALTIES AND CIVIL FORCES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEYS' FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3609, Civil Code)

Lender's name:  
Lender's address:  
Notification of asbestos removal:  
Letter was sent to the AONID or EPA: Yes

20. ASBESTOS REMOVAL

Sign: MAARCO  
Date: 6/10/00

21. OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. 7044, Business & Prof. Code for the following reason:  

Print: MAARCO  
Sign: MAARCO

22. FINAL DECLARATION

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

Print: MAARCO  
Sign: MAARCO  
Date: 6/8/00  
Owner: Yes  
Contractor: No  
Authorized Agent: No
**APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

**City of Los Angeles - Department of Building and Safety**

**Status:** Ready to Issue  
**Status Date:** 06/08/00

**Printed on:** 06/08/00 08:22:28

**Permit #:** 00016 - 10000 - 04927  
**Plan Check #:** APC  
**Event Code:**

<table>
<thead>
<tr>
<th>TRACT 1</th>
<th>BLOCK</th>
<th>LOT</th>
<th>ABB</th>
<th>MAP REF.</th>
<th>PARCEL ID #</th>
<th>BOOK/NSR/Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORD'S SURVEY</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>M R 53-6673</td>
<td>130-SA213 30</td>
<td>5149 - 001 - 003</td>
</tr>
</tbody>
</table>

**3. PARCEL INFORMATION**

- BAS Branch Office - LA
- Council District - 9
- Community Plan Area - Central City
- Census Tract - 2074.000

**Zoning:** C4-2D

**District Map:** 130-SA213  
**Energy Zone:** 9  
**Earthquake-Induced Liquefaction Area:** YES

**Near Source Zone Distance:** 7.22919

**Parking Dist.:** CCPD  
**Parking Dist.:** DPD

**Thomas Brothers Map Grid:** 634

**4. DOCUMENTS**

- ZI - ZI 145-1008  
  **AFF:** AF 90-1466762 (MB)
- ZI - ZI 940  
  **AFF:** AF 36389
- CRA - ZI 940 CENTRAL BSN DIST

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<table>
<thead>
<tr>
<th>Owner(s)</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tmct Llc</td>
<td>0 1 Times Mirror Square</td>
<td>LOS ANGELES</td>
<td>CA</td>
<td>90053</td>
<td>213-2375000</td>
</tr>
</tbody>
</table>

**Applicant:** (Relationship: Architect)

- David Weaver
  
  **(949) 489-9708**

**7. ASSESSING USE PROPOSED USE**

<table>
<thead>
<tr>
<th>Existing Use</th>
<th>Proposed Use</th>
<th>8. DESCRIPTION OF WORK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>NEW RATED ELEVATOR VESTIBULES ON SOUTH SIDE FOR 5 FLOORS (#3, 4, 6, 8 &amp; 9) &amp; FOR BASEMENT B2 ON NORTH SIDE.</td>
<td></td>
</tr>
</tbody>
</table>

**11. PROJECT VALUATION & FEE INFORMATION - Final Fee Period**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Valuation</td>
<td>$62,000</td>
<td></td>
</tr>
<tr>
<td>Energy Surcharge</td>
<td>688.39</td>
<td></td>
</tr>
<tr>
<td>Handicapped Access</td>
<td>603.00</td>
<td></td>
</tr>
<tr>
<td>Supp. Plan Check</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Plan Maintenance</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>E.Q. Instrumentation</td>
<td>36.96</td>
<td></td>
</tr>
<tr>
<td>Supp. O.S. Surcharge</td>
<td>10.02</td>
<td></td>
</tr>
<tr>
<td>Supp. O.S. Surcharge</td>
<td>18.09</td>
<td></td>
</tr>
<tr>
<td>Sewer Cap Fee</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Total Bond(s) Due</td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>

**For Cashier's Use Only**

- LA Department of Building and Safety  
  **W/D #:** 01604877  
  **LA 05 17 010445 06/08/00 08:38AM**

**BDG PERMIT COMM: $603.00**
**EI COMMERCIAL: $11.02**
**ONE STOP SURCH: $12.32**
**SYS DEV FEE: $36.96**
**CITY PLAN SURCH: $18.09**
**MISCELLANEOUS: $5.00**

**Subtotal:** $688.39  
**Carry Over FROM Tran #: 010444 $5,358.51**

**Total Due:** $6,046.90  
**Check:** $1,046.90  
**Check:** $5,000.00

**OOLA 00188**
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 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if required: general, electrical, plumbing, and/or HVAC contractor’s license only, declarations are desired.)

License Class: B
Lic. No.: 471756
Print: MARCO LIRAN

18. WORKERS’ COMPENSATION DECLARATION

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

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

Carrier: STATE COM. INS. FEDERAL No. 04000001
Policy Number: 04000001

☐ I certify that if the performance of the work for which this permit is issued, I shall not employ any person in any manner 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: MARCO LIRAN
Date: 6/18/00
Contractor ☑ Authorized Agent ☐ Owner ☐

WARNING: FAILURE TO SECURE WORKERS’ COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY’S FEES.

19. CONSTRUCTION LENDING AGENCY

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

Lender’s name:

20. ASBESTOS REMOVAL

☐ Notification of asbestos removal: ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA

21. OWNER-CONTRACTOR DECLARATION

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

☐ I, as the owner of the property, or my employee with wages as its sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 3044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself, or through his or her own employees, provided that such improvement is not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 3044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

Print: MARCO LIRAN
Sign: MARCO LIRAN
Date: 6/18/00
Owner ☑ Authorized Agent ☐

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. 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).

Print: MARCO LIRAN
Sign: MARCO LIRAN
Date: 6/18/00
Owner ☐ Contractor ☑ Author Agent
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

City of Los Angeles - Department of Building and Safety

Tract: Ord's Survey 2
Lot: 1

APN: M R 53-66/73
Parcel: 130-SA213 30
Map: 5149 - 001 - 003

1. PARCEL INFORMATION
BAS Branch Office - LA
Bldg. Line: No/NA
Council District - 9
Community Plan Area: Central City
Census Tract - 2074.000
District Map - 130-SA213
Energy Zone - 9
Earthquake-Induced Liquefaction Area - YES

Lot Cut Date - PRIOR 12/04/1944
Near Source Zone Distance - 7.22919
Oil Well - None
Parking Dist. - CCPD

2. DOCUMENTS
ZI - ZI 145-1008
ZI - ZI 940
AFF - AFF 36889
AFF - AF 90-1465762 (MB)

3. CHECKLIST ITEMS
Std. Work Descr - Interior Non-struct. Remo

4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
Tmet Llc
01 Times Mirror Square
LOS ANGELES CA 90053

Tenant:

Applicant: (Relationship: Arch) David Weaver -
28492 Ave. Placida
SAN JUAN CAPISTRANO, CA 92 (949) 489-9708

5. EXISTING USE
PROPOSED USE
Office

6. PROPERTY Owner, TENANT, APPLICANT INFORMATION

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 977-6911.

7. APPLICANT PROCESSING INFORMATION
BDLG. PC By: Soon Cho
OK for Cashier: Chi Yang
Coord. OK:
Signature:

8. DESCRIPTION OF WORK
T/L REMOVE & REPLACE NON-STRUC. PARTITIONS (N) CLG. GRID. (N)
SHOWER & (N) TEST KITCHEN. SHAFT/HOOD UNDER SEP. PERMIT.

9. # FLHGS on Site & Use: HIGH RISE

10. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: $300,000
PC Valuation:

FINAL TOTAL Bldg--Alter/Repair 3,501.48
Permit Fee Subtotal Bldg--Alter/Rep 1,625.63
Hand/Seated Access
Plan Check Subtotal Bldg--Alter/Rep 1,463.06
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 63.00
O.S. Surchg 63.03
Sys. Surchg 189.10
Planning Surchg 92.66
Planning Surchg Misc Fee 5.00
Permit Issuing Fee 0.00

Total Bond(s) Due:

11. ATTACHMENTS
Plot Plan

For Cashier's Use Only
W/O #: 01614376
LA Department of Building and Safety
LA 04 17 021847 10/19/00 11:23:30

Bldg Permit Comm $1,625.63
Bldg Plan Check $1,463.06
E.I Commercial $63.00
One Stop Surch $63.03
Sys Dev Fee $189.10
City Plan Surch $92.66
Miscellaneous $5.00

Total Due $3,501.48
Check $3,501.48

00LA 05255
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 7900) of Division 2 of the Business and Professions Code, and my license is in full force and effect. I hereby declare that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 71502c. The following applies to B Contractors only. I understand the limitations of Section 7057 related to my ability to take prime contractor or subcontractor involving specialty trades.

License Class: B-1
Lic. No.: 517756
Print: MARCO LIRA
Sign: MARCO LIRA

18. WORKERS’ COMPENSATION DECLARATION

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

☑ I have and will maintain a certificate of insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

Carrier: STATE FUND
Policy Number: 0046-0014688-00

☑ I certify that the performance of the work for which this permit is issued, shall not employ any person in any manner so as to be 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: MARCO LIRA
Date: 10/19/00

WARNING: FAILURE TO SECURE WORKERS’ COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY’S FEES.

19. CONSTRUCTION LENDING AGENCY

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

Lender’s name: 
Lender’s address: 

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☑ not applicable ☑ Letter was sent to the AGMD or EPA 
Sign: MARCO LIRA
Date: 10/19/00

21. OWNER-BUILDER DECLARATION

☑ I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to an issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7900 of the Business and Professions Code) or that he or she is exempt thereof and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than $1000 dollars ($1000).)

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

Sign: MARCO LIRA
Date: 10/19/00

22. FINAL DECLARATION

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

I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of said easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Sign: MARCO LIRA
Date: 10/19/00
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

City of Los Angeles - Department of Building and Safety

145 S Spring St 8TH - FLR

Bldg--Alter/Repair
Commercial
Counter Plan Check

TRAJECT 
ORD'S SURVEY

2 1

2 M R 53-66/73

130-5A213 30
5149 - 001 - 003

2. 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
Earthquake-Induced Liquefaction Area - YES

Lot Cut Date - 12/04/1944
Near Source Zone Distance - 7.2
Parking Dist - CCPP
Parking Dist - DPD

ZONE(S): CA-2D

4. DOCUMENTS

ZI - ZI-145-1008
ZI - ZI-940
ORD - ORD-164307-SA430

CRA - ZI 940 CENTRAL BSN DIST
AFF - AF-90-1466762-MB
AFF - AFF-36889

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Tmct Llc

0 1 Times Mirror Square
LOS ANGELES CA 90053

Tenant:

David Weaver -
28492 Avenue Placida
SAN JUAN CAPISTRANO, CA 92 (949) 489-9708

7. EXISTING USE

(13) Office

PROPOSED USE

OFFICE T.I. AT 8TH FLOOR, REMOVE & REPLACE DOORS, WALLS, CEILINGS, & RESTROOMS, NEW RATED ELEVATOR LOBBY & EXIT CORRIDOR, 17,300 S.F.

8. DESCRIPTION OF WORK

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Tim Fan
OK for Cashier: Jesse Jimenez

DAS PC By:
Coord. OK:

Signature:

Date: 8/12/00

11. PROJECT VALUATION & FEE INFORMATION, Final Fee Period

Permit Valuation: $490,000

PC Valuation:

FINAL TOTAL Bldg--Alter/Repair 2,750.99
Permit Fee Subtotal Bldg--Alter/Rep 2,373.75
Handicapped Access
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
Permit Issuing Fee 0.00

Total Due: 92,750.99
Check: $2,750.99

CILFE 14226
15. APPLICATION COMMENTS

In the event that any box (i.e. 1-14) is filled to capacity, it is possible that additional information has been captured electronically and is not printed. Nevertheless, the information printed herein exceeds that required by Sections 19925 of the Health and Safety Code of the State of California.

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

(A) Weaver
David
28492 Avenida Placida,
San Juan Capistrano, CA 926
San Juan Capistrano, CA 926
C11673
949-489-9708

(C) Rellos Construction Inc
P O Box 1388,
Lomita, CA 90717-3388
B
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 has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration of permits granted by the Dep. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

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

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier:
Policy Number:

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

Sign: 
Date: 
Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: 
Lender's address: 

Notification of asbestos removal: 

20. ASBESTOS REMOVAL

21. OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Section: 

Bus. & Prof. Code for the following reason: 

Print: 
Sign: 
Date: 
Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violations or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee makes 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 furthermore affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility alignment 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. 91.0190 4.3.4 LAMC).

Print: 
Sign: 
Date: 
Owner Contractor Author Agent
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Bldg.–Alter/Repair
Commercial

City of Los Angeles - Department of Building and Safety

Permit #: 01016 - 10000 - 08236
Plan Check #: 01016
Event Code: 08236

Last Status: Ready to Issue
Status Date: 08/06/2001

1. TRACT
ORD'S SURVEY
2 1 2

2. PARCEL INFORMATION
BAS Branch Office - LA
District Map - 130-SA213
Council District - 9
Lot Cut Date - 12/04/1944
Community Plan Area - Central City
Energy Zone - 9
Census Tract - 2074.000
Fire District - 1
Earthquake-Induced Liquefaction Area - YES
ZONING: CA-2D /
Near Source Zone Distance - 7.2

3. 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

4. CHECKLIST ITEMS
Std. Work Descr - Interior Non-struct. Remo

5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s)
TmcT Ltc
01 Times Mirror Square
LOS ANGELES CA 90053
Tenant
Applicant (Relationship / Architect)
David Weaver
28492 Avenue Placida
SAN JUAN CAPISTRANO, CA 92 (949) 489-9708

6. EXISTING USE
(13) Office

7. PROPOSED USE
OFFICE TI AT 8TH FLOOR. REMOVE & REPLACE DOORS, WALLS, CEILINGS, & RESTROOMS, NEW RATED ELEVATOR LOBBY & EXIT CORRIDOR. 17,300 S.F.

8. DESCRIPTION OF WORK

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
Bldg. PC By: Tim Fan
OK for Cashier: Jesse Jimenez
Signature: [Signature]
Date: 8/12/01

11. PROJECT VALUATION & FEE INFORMATION
Flood Fee Period
Permit Valuation: $490,000
PC Valuation:

FINAL TOTAL Bldg.–Alter/Repair 2,750.99
Permit Fee Subtotal Bldg.–Alter/Rep 2,373.75
Handicapped Access
Fire Hydrant Refuse-To-Pay 102.90
E.Q. Instrumentation 49.53
Supp. O.S. Surcharge 148.60
Supp. Sys. Surcharge 5.00
Planning Surcharge Misc Fee 71.21
Permit Issuing Fee 0.00

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

For Information and/or inspection requests originating within LA County, call toll-free (888) LA4BUILD 01016
Oustide LA County, call (213) 977-6941.
(LA4BUILD = 524-2845)
17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7153.2. The following applies to B contractors only: I understand the limitations of Section 7037 related to my liability to take prime contracts or subcontractors involving specialty trades.

License Class: L, No. 177175 C, Print: MACEO ALVA Sign: MACEO ALVA

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: 
Policy Number: 

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

Sign: Date: 8/16/10

Contractor: Authorized Agent: Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: 
Lender's address: 

Notification of asbestos removal: □ Is not applicable □ Letter was sent to the AQM & EPA

20. ASBESTOS REMOVAL

Sign: Date: 8/16/10

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.1, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.1 by any applicant for a permit subject to the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7041, Business & Professions Code: The Contractor License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7041, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such work with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. 7031.1, Bus. & Prof Code for the following reason:

Print: 
Sign: 
Date: 8/16/10

☐ Owner □ Contractor □ Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection, and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violations or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the end upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 9.0.190.4.1.4.4 LAMC).

Print: MACEO ALVA Sign: MACEO ALVA Date: 8/16/10

☐ Owner □ Contractor □ Authorized Agent
LOCATION PLAN

BROADWAY

CORPORATE GARAGE

TIMES BROADWAY

TIMES MIRROR

SECOND STREET

TIMES SOUTH

PLANT SECTION

FIRST STREET

TIMES NORTH

SPRING STREET

HCP PATH OF TRAVEL

WORK AREA (8th FLOOR)
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

1. TRACT | BLOCK | LOT (s) | ARR | MAP REF # | PARCEL ID # (PIN) | 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
- Near Source Zone Distance - 7.2
- Council District - 9
- Energy Zone - 9
- Parking Dist. - CCPD
- Community Plan Area - Central City
- Fire District - 1 (Entire parcel)
- Parking Dist. - DPD
- Census Tract - 2073 000
- Earthquake-Induced Liquefaction Area - YES
- Thomas Brothers Map Grid - 634-F4
- Lot Cut Date - 12/04/1944
- ZONE(s): C4-2D/

5. DOCUMENTS
- ZI - ZI-145-1008
- CRA - CITY CENTER REDEV PRJCT
- ZI - ZI-946
- AFF - AFF-90-144676G-MB
- ORD - ORD-164307-SA430
- AFF - AFF-36889
- CRA - CENTRAL BSN DIST (AMENDE)

5. CHECKLIST ITEMS
- Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
- Owner(s):
  - Trnc Ltc
  - 01 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

7. EXISTING USE | PROPOSED USE
- (13) Office
- PROPOSED ELEVATOR LOBBY ENCLOSURES ON B2/B3 LEVELS

8. APPLICATION PROCESSING INFORMATION
- BLDG. PC By:
  - Lawrence Quirante
  - DAS PC By:
  - Alito Zafra
  - OK for Cashier:
  - Date:

9. PROJECT VALUATION & FEES INFORMATION
- Permit Valuation: $8,000
- FINAL TOTAL Bldg-Alter/Repair: 181.64
- Permit Fee Subtotal Bldg-Alter/Rep: 157.50
- Handicapped Access: 0.00
- Plan Check Subtotal Bldg-Alter/Rep: 0.00
- Fire Hydrant Refuse-To-Pay: 1.68
- E.Q. Instrumentation: 3.18
- O.S. Surcharge: 9.55
- Sys. Surcharge: 4.73
- Planning Surcharge Misc Fee: 5.00
- Permit Issuing Fee: 0.00

Sewer Cap ID: Total Bond(s) Due:

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-4941.
(LA4BUILD = 524-2845)

For Cashier's Use Only
W/O #: 21617835
Project Name: Department of Building and Safety
LA 05 26 066393 10/01/02 08:31AM

| BUILDING PERMIT COMM | $157.50
| E1 COMMERCIAL | $1.68
| ONE STOP SURCH | $3.18
| SYSTEMS DEVT FEE | $9.55
| CITY PLANNING SURCH | $6.73
| MISCELLANEOUS | $5.00
---
Total Due: $181.64
Check: $181.64

02LA 33819

11. ATTACHMENTS
- Plot Plan
15. APPLIICATION COMMENTS
Modification dated 9/11/02 to allow only exit to travel thru elevator lobby.

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 LOCATION:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME
(A) Weaver, David Roger
(C) Rellos Construction Inc
28492 Avenida Placida, San Juan Capistrano, CA 92675
P O Box 1388, Lomita, CA 907175388

CLASS LICENSE PHONE #
C 11673 471756 310-257-1107

17. LICENSED CONTRACTOR’S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2C. 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 subcontractors involving specialty trades.

License Class: 
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.

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

Policy Number 046-07 #001673

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

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

19. ASBESTOS REMOVAL DECLARATION
I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per Section 19827.3 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 to perform the service 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, or shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.016.4.3.4 LAMC).

By signing below, I certify that:
(1) I accept all the declarations above namely the Licensed Contractor’s Declaration, Workers’ Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: \[Signature\] Date: 10-01-02

Contractor Authorized Agent
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

1. TRACT: ORD'S SURVEY
   BLOCK: 2
   LOT(S): 1

2. PARCEL INFORMATION
   ABB: M R 53-66/73
   COUNTY MAP REC#: 130-5A213
   PARCEL ID#: 30
   ASSESSOR PARCEL#: 5149 - 001 - 003

   ZONE(S): C4-2D

3. DOCUMENTS
   Zi - ZI-145-1008
   CRA - ZI 940 CENTRAL BSN DIST
   AFF - AF-90-1466762-MB
   Zi - ZI-2310 Central Bsn District Redevel
   CPC - CPC-1986-6506
   AFF - AFF-36889
   ORD - ORD-164307-SA430
   CDBG - BID-Downtown Center
   CDBG - LARZ-Central City

4. CHECKLIST ITEMS
   Fabricator Req'd - Structural Steel
   Special Inspect - Field Welding
   Special Inspect - Concrete>2.5ksi
   Std. Work Descr - Interior Non-Struct. Remo
   Special Inspect - Epoxy Injection

5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
   Owner(s):
   - Los Angeles Times
   Tenant:
   Times Square
   Applicant (Relationship Architect):
   David Weaver - 28492 Ave. Placida
   Location:
   LOS ANGELES CA 90053
   TIMES SQUARE
   LOS ANGELES, CA 90035
   (213) 237-5000
   SAN JUAN CAPISTRANO, CA 9267
   (949) 489-9709

6. EXISTING USE
   PROPOSED USE
   (13) Office

7. DESCRIPTION OF WORK
   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 DAY OVER FOR CORRIDOR RELOCATION.

8. APPLICATION PROCESSING INFORMATION
   BLDG. PC By: Lawrence Quirante
   OK for Cashier: Lawrence Quirante
   Signature: Lawrence Quirante
   Date: 10-20-04

9. PROJECT VALUATION & FEE INFORMATION, Final Fee Period
   Permit Valuation: $20,000
   PC Valuation:
   FINAL TOTAL Bldg-Alter/Repair: 371.68
   Permit Fee Subtotal Bldg-Alter/Rep: 326.25
   Handicapped Access
   Plan Check Subtotal Bldg-Alter/Rep: 0.00
   Fire Hydrant Refuse-To-Pay: 0.00
   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
   Sewer Cap ID: Total Bond(s) Due:

10. ATTACHMENTS
    Plot Plan
14. APPLICATION COMMENTS

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

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19823 of the Health and Safety Code of the State of California.

15. Building Reallocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME   ADDRESS

(A) Weaver, David Roger   28492 Avenida Placida, San Juan Capistrano, CA 92675
(C) C M M Constructors   2419 Chico Avenue, South El Monte, CA 91733
(E) Fitch, Michael Roger   2953 Bonanza, San Clemente, CA 92673
(E) Lyons, Robert Thomas   1660 W 3rd Street, C/O Brandow & Ass Los Angeles, CA 90017

CLASS   LICENSE#   PHONE 
C11673   (949) 489-9709
B   764524
S3800   S2719

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).

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150 et seq. 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: B   Lic. No.: 764524   Contractor:

WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier:       Policy Number: 18224 6-06

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to 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

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.

CONSTRUCTION LENDING AGENCY DECLARATION

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

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.3.4.4 LAMC).

By signing below, I certify that:

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

Print Name: Mike Thomas  Sign: __________________________  Date: 10/26/04  Contractor  Authorized Agent
# Application for Building Permit and Certificate of Occupancy

**1. TRACT**

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOT/SECTIONS</th>
<th>ABNB</th>
<th>COUNTY MAP REF</th>
<th>PARCEL ID (PIN #)</th>
<th>ASSESSOR PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORDS SURVEY</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>M R 53-66/73</td>
<td>130-5A213 30</td>
<td>5149 - 001 - 003</td>
</tr>
</tbody>
</table>

**2. PARCEL INFORMATION**

- Area Planning Commission - Central
- LADBS Branch Office - LA
- Council District - 9
- Certified Neighborhood Council - Downtown Los Angeles 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

- ZI - 145-1008
- ZI - 145-CA-744
- ZI - 2319-Central Bn District Redevel
- ZI - 940 Central Bn District Redevel

**4. DOCUMENTS**

- ORD - ORD-164317-SA40
- DGBG - LARZ-Central City
- CRA - ZI 940 CENTRAL BSN DIST
- AFF - AFF-90-146678-378
- CPC - CPC-1986-606
- AFF - AFF-36889

**5. CHECKLIST ITEMS**

- Interior Non-Struct. Remo
- Patch Plaster/Drywall

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

- Owner: 01 Times Mirror Square
- Tenant: Los Angeles, CA 90053
- David Weaver: 28492 Ave Placida
- San Juan Capistrano, CA 92679

**7. EXISTING USE**

- (13) Office

**8. PROPOSED USE**

- 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)

---

**11. PROJECT VALUATION & FEE INFORMATION**

<table>
<thead>
<tr>
<th>Detail</th>
<th>Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Valuation</td>
<td>$200,000</td>
</tr>
<tr>
<td>FINAL TOTAL Bldg-Alter/Repair</td>
<td>$1,617.75</td>
</tr>
<tr>
<td>Permit Fee Subtotal Bldg-Alter/Rep</td>
<td>$1,231.88</td>
</tr>
<tr>
<td>Handicapped Access</td>
<td>0.00</td>
</tr>
<tr>
<td>Plan Check Subtotal Bldg-Alter/Rep</td>
<td>0.00</td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay</td>
<td>0.00</td>
</tr>
<tr>
<td>E.O. Instrumentation</td>
<td>42.00</td>
</tr>
<tr>
<td>O.S. Surcharge</td>
<td>25.48</td>
</tr>
<tr>
<td>Sys Surcharge</td>
<td>76.43</td>
</tr>
<tr>
<td>Planning Surcharge</td>
<td>36.96</td>
</tr>
<tr>
<td>Planning Surcharge Misc Fee</td>
<td>5.00</td>
</tr>
<tr>
<td>Permit Issuing Fee</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**12. ATTACHMENTS**

- Plot Plan

---

**For information and 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

W/O #: 4162366

LA Department of Building and Safety

LA 03 28 126237 12/16/04 08:21AM

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit Comm</td>
<td>$1,231.88</td>
</tr>
<tr>
<td>E.Le Commercial</td>
<td>$42.00</td>
</tr>
<tr>
<td>One Stop Surch</td>
<td>$25.48</td>
</tr>
<tr>
<td>Systems Devt Fee</td>
<td>$76.43</td>
</tr>
<tr>
<td>City Planning Surch</td>
<td>$36.96</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$5.00</td>
</tr>
</tbody>
</table>

Total Due: $1,417.75

Cashier's Choice: $1,417.75

04LA 68179

---
12. STRUCTURAL INVENTORY (Note: Numeric measurements in the format "number / number" imply "change in numeric value / total resulting numeric value")

13. 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 BUILDING. OK PER MIKE MEAD 12/16/2005 CN

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 LOCATED AT:

A. 26492 Avenue Placida, San Juan Capistrano, CA 92675 B. 907175388

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(A) Weaver, David Roger
(C) Rello Construction Inc

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 relating to my ability to take prime contracts or subcontracts involving specialty trades.

License No: 11673

18. CONTRACTOR: Rello Construction Inc

19. 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).

18. 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 relating to my ability to take prime contracts or subcontracts involving specialty trades.

License No: 11673

19. CONTRACTOR: Marco A. Lira

20. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: Marco A. Lira
Policy Number: 00066723-2004

21. 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 procedures are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so may result in lead hazards that violate California Health and Safety Code Sections 17992.10 and 105526 and may be subject to a $1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-3323. In order to locate a Lead Certified Professional and obtain additional information, call California DSHS at (800)597-5323 or go to the DHSS Website at http://www.dhs.ca.gov/childlead/html/GENDist.html.

22. 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:

23. FINAL DECLARATION

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

By signing below, I certify that:

Print Name: Marco A. Lira Sign:
Date:

Contractor: Authorized Agent
145 S Spring St 3rd Floor

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

<table>
<thead>
<tr>
<th>I. TRACT</th>
<th>BLOCK</th>
<th>LOT#</th>
<th>M.R</th>
<th>COUNTY MAP REF.</th>
<th>PARCEL ID # (PIN #)</th>
<th>ASSESSOR PARCEL #</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORD'S SURVEY</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>M.R 53-66/73</td>
<td>130-5A213 30</td>
<td>5149 - 001 - 003</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I. PARCEL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Census Tract - 2073.00</td>
</tr>
<tr>
<td>Census Tract - 2074.00</td>
</tr>
<tr>
<td>District Map - 130-5A213</td>
</tr>
<tr>
<td>Energy Zone - 9</td>
</tr>
<tr>
<td>Fire District - 1 ( Entire parcel)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I. DOCUMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZI - ZI 940 Central Bld District Redevel</td>
</tr>
<tr>
<td>ORD - ORD 164307-SA430</td>
</tr>
<tr>
<td>HCM - CA-744</td>
</tr>
<tr>
<td>CRA - ZI 940 CENTRAL BSN DIST</td>
</tr>
<tr>
<td>CPC - CPC-1986-606-GPC</td>
</tr>
<tr>
<td>CPC - CPC-2005-1122-CA</td>
</tr>
<tr>
<td>CPC - CPC-2005-1124-CA</td>
</tr>
<tr>
<td>CPC - CPC-2005-361-CA</td>
</tr>
<tr>
<td>CDBG - BID-Downtown Center</td>
</tr>
<tr>
<td>CDBG - LARZ-Central City</td>
</tr>
<tr>
<td>AFF - AF-90-1466762-MB</td>
</tr>
<tr>
<td>AFF - AFF-36889</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I. CHECKLIST ITEMS</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>I. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner(s): Trant LLC</td>
</tr>
<tr>
<td>Tenant: Los Angeles Times Times Square</td>
</tr>
<tr>
<td>Applicant: David Weaver 28492 Ave. Placida</td>
</tr>
<tr>
<td>01 Times Mirror Square LOS ANGELES CA 90053</td>
</tr>
<tr>
<td>LOS ANGELES, CA 90035 213.237.5000</td>
</tr>
<tr>
<td>SAN JUAN CAPISTRANO, CA 9267 (949) 489-9709</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I. EXISTING USE</th>
<th>PROPOSED USE</th>
<th>R. DESCRIPTION OF WORK</th>
</tr>
</thead>
<tbody>
<tr>
<td>(13) Office</td>
<td>T.I. REMODEL; PARTITIONS, DOORS, CEILINGS, RESTROOMS</td>
<td></td>
</tr>
<tr>
<td>(HIGH RISE)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. PROJECT VALUATION &amp; FEE INFORMATION Final For Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Valuation: $500,000 PC Valuation:</td>
</tr>
<tr>
<td>FINAL TOTAL Bldg- Alter/Repair 2,869.37</td>
</tr>
<tr>
<td>Permit Fee Subtotal Bldg-Alter/Rep 2,413.13</td>
</tr>
<tr>
<td>Handicapped Access 0.00</td>
</tr>
<tr>
<td>Plan Check Subtotal Bldg-Alter/Rep 0.00</td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay 0.00</td>
</tr>
<tr>
<td>E.Q. Instrumentation 105.00</td>
</tr>
<tr>
<td>O.S. Surcharge 50.36</td>
</tr>
<tr>
<td>Sys. Surcharge 151.09</td>
</tr>
<tr>
<td>Planning Surcharge 144.79</td>
</tr>
<tr>
<td>Planning Surcharge Misc Fee 5.00</td>
</tr>
<tr>
<td>Permit Issuing Fee 0.00</td>
</tr>
<tr>
<td>Sewer Cap ID:</td>
</tr>
<tr>
<td>Total Bond(s) Due:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. ATTACHMENTS</th>
</tr>
</thead>
</table>

For Information and/or inspection request originating within LA County, Call toll-free (888) LA4BUILD Outside LA County, call (213) 482-0000 (LA4BUILD = 524-2845)
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 electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19823 of the Health and Safety Code of the State of California.

15. Builder Releasing From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME | ADDRESS | CLASS | LICENSE | PHONE
(A) Weaver, David Roger | 28492 Avenida Placida, San Juan Capistrano, CA 92675 | C11672 | (C) Rellos Construction Inc | P O Box 1388, Lomita, CA 907172388 | B | 471756

PERMIT EXPIRATION/REFUND: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0022 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: 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.

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

Carrier: State 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 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 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 done in pre-1978 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 102526 and may be subject to a $1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5322. 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/children/lead/GENUdts.html.

26. 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 that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration, and

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

Print Name: Camino del Mar | Print Name: David A. Weaver Sign: Date: 10-17-05
**APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

**1. TRACT**
- ORD'S SURVEY
  - Block: 2
  - Lot: 1
  - ABB: M R 53-66/73
  - COUNTY MAP #7: 130-5A213 30
  - ASSESSOR PARCEL #: 5149 - 001 - 003

**3. PARCEL INFORMATION**
- Area Planning Commission - Central
- LADBS Branch Office - LA
- Council District - 9
- Certified Neighborhood Council - Downtown Los Angeles
- Community Plan Area - Central City
- Earthquake-Induced Liquefaction Area - Yes
- Lot Cut Date: 12/04/1944
- Near Source Zone Distance: 7.2
- Parking Dist. - CCPD
- Parking Dist. - DPD

**4. DOCUMENTS**
- ZI - ZI-940 Central Bld District Redevel
- ORD - ORD-164307-SA430
- HCM - CA-744
- CRA - ZI-940 CENTRAL BSN DIST

**5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**
- Owner:
  - Tract Llc
  - 01 Times Mirror Square
  - LOS ANGELES CA 90053

- Tenant:
  - Name: David Weaver
  - Address: 28492 Ave. Palcida
  - City: SAN JUAN CAPISTRANO
  - Zip: 92675
  - Phone: (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.

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
- 11001320026 10/13/07
- 07LA 03591

**11. PROJECT VALUATION & FEES INFORMATION**
- Permit Valuation: $500,000
- FIRE HYDRANT FEE NOTICE
  - THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.03(b) (1)) OR ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE IS USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES.

**SEWER CAP ID:**
- Total Bond(s) Due:

**12. ATTACHMENTS**
- CEQA Historic Questionnaire
- Plot Plan

**NOTE:**
- Final Fee Period:
- BUILDING PERMIT FEE: $2,413.37
- EI COMMERCIAL: $105.00
- ONE STOP SURCH: $50.36
- SYSTEMS DEV FEE: $151.09
- CITY PLANNING SURCH: $144.79
- MISCELLANEOUS: $4.00

**TOTAL DUE:**
- $2,869.37
- **07LA 03591**
14. APPLICATION COMMENTS

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

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

15. Building Replaced From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(A) Weaver, David Roger 28492 Avenida Placida,
San Juan Capistrano, CA 92675

(C) Rellos Construction Inc P O Box 1388,
Lomita, CA 907175388

CLASS LICENSE NUMBER PHONE #

C 11673 B 471756

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 7009) of Division 3 of the Business and Professional 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: B 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.

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

Carrier: STATE COMP. INS. FUND Policy Number: 046-0086673

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's name (if any) Lender's address:

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4.1 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: Marco Lina Sign: Date: 1/18/07 [Contractor] [Authorized Agent]
CEQA QUESTIONNAIRE FOR WORK ON HISTORIC BUILDINGS

PCIS No. 06016-10000-24833

The building located at 145 S. Spring St. has been designated or is eligible to be designated as a historic monument as follows:

☐ National Register of Historic Places (#2000 & up)----------Z1145-
[Signature]

☒ California Register of Historic Resources (#1000 - #1999)-Z1145-CA744

☑ City of Los Angeles Historic Monument (#1 - #999)------Z1145-

Required Information:
Please answer the following questions to determine the level of California Environmental Quality Act (CEQA) review your project will require.

Note: If you are uncertain about what are the historic character defining features of your building, please contact the LA Conservancy at 213-623-2489 for National or California historic monuments, or contact the LA City Cultural Affairs Department at 213-473-7720 for City of Los Angeles historic monuments.

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?
   ☐ YES ☒ NO

2. Will your project include any change in color, design, texture or material of the exterior of the building?
   ☐ YES ☒ NO

3. Will your project include the installation of electrical work, plumbing pipes and fixtures, heating & ventilation system which affect the exterior of the building?
   ☐ YES ☒ NO ☐ YES but only to replace existing systems with same size and type.

4. Will your project include the addition of new elements inside the building, such as partitions, ceilings, electrical work, plumbing pipes and fixtures, heating & ventilation system, sprinkler system, fire protection system?
   ☒ YES ☐ NO ☐ YES but only in the service areas of the building, such as those spaces housing mechanical equipment or accessory storage, AND the new elements will not impair the viewing or visual quality of any character defining feature.

If you answered YES or YES but to Question 4, please identify the new elements and their locations.

New partition, doors, ceilings in area with NO character defining features.
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  ☐ NO  ☐ YES but the feature is beyond repair and will be replaced with the same design, color, texture & material of the original feature.

   If you answered YES or YES but to Question 6, please identify those features and their degree of deterioration. (You should only replace those features which are deteriorated beyond repair. Replacement shall match the original historic features in design, color, texture, and other visual qualities, and where feasible, materials)

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

7. Will your project include the 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.

   If you answered YES or YES but to Question 7, please identify those features and methods of repair. (You should not use chemical or physical treatments such as sandblasting that cause damage to the historic materials.)

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

Declaration:
I certify and affirm under the penalty of perjury that all of the above information is correct.

Print name: David Weaver  Phone: 949 489 9700
Signature: ____________________________ Date: 12/11/06
☐ Owner  ☐ Contractor  ☑ Architect  ☐ Engineer  ☐ Authorized Agent

For Department Use:
Referred to DCP by (Print name): Thecosova  Phone: 213 482 6598
LADBS Office (Check one):  ☑ LA  ☑ VN  ☑ WLA  ☑ SLA  ☐ SP

PLOT PLAN ATTACHMENT

LOCATION PLAN

BROADWAY

CORPORATE GARAGE

TIMES BROADWAY

TIMES MIRROR

TIMES SOUTH

PLANT SECTION

TIMES NORTH

SECOND STREET

FIRST STREET

SPRING STREET

WORK AREA (5TH FLOOR)
### APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

**City of Los Angeles - Department of Building and Safety**

**Bldg-Alter/Repair**

**Commercial**

**Plan Check at Counter**

**Last Status:** Ready to Issue

**Status Date:** 01/13/2009

---

### 1. TRACT

**TRACT:** ORD'S SURVEY  
**BLOCK:** 2  
**LOT:** 1  
**ARR:** 2  
**COUNTY MAP REF:** M R 53-66/73  
**PARCEL ID (PIN):** 130-5A213 30  
**ASSESSOR PARCEL #:** $149 - 001 - 003

---

### 2. PARCEL INFORMATION

**Area Planning Commission - Central**  
**Census Tract:** 2073.00  
**Council District:** 9  
**Certified Neighborhood Council - Downtown Los Angeles**  
**Energy Zone:** 9  
**Community Plan Area - Central City**  
**Fire District:** 1 (Entire parcel)  
**ZONE:** C2-4D  
**LOCATION:** Earthquake-Induced Liquefaction Area - Yes  
**Near Source Zone Distance:** 7.2

---

### 3. DOCUMENTS

**Z1 - ZI-2374 Los Angeles State Enterprises**  
**HCM:** 744  
**CPC:** CPC - 2005-1124-CA  
**CBDG:** SEZ - Los Angeles State Enterp  
**Z2 - ZI-2385 Greater Downtown Housing**  
** CRA:** ZI 940 CENTRAL BSN DIST  
** CPC:** CPC - 2005-361-CA  
**CBDG:** BID-Downtown Center  
**AFF:** AFF-90-1466762-MB  
**Z3 - ZI-940 Central Bsn District Redevel**  
**CPC:** CPC - 1986-606-GPC  
**CBDG:** LASZ-Central City  
**AFF:** AFF-36889

---

### 4. CHECKLIST ITEMS

**Std. Work Descr - Interior Non-struct. Remo**

---

### 5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

**Owner(s):** Tribune Company  
**Address:** 435 Michigan Ave  
**City:** CHICAGO  
**State:** IL  
**ZIP:** 60611  
**Tenant:** Los Angeles Times  
**Address:** 202 West First Street  
**City:** LOS ANGELES  
**State:** CA  
**ZIP:** 90012  
**Tenant:** (213) 237-5000

---

**Applicant:** David Weaver  
**Address:** 28492 Avenida Placida  
**City:** SAN JUAN CAPISTRANO  
**State:** CA  
**ZIP:** 92677  
**Tenant:** (949) 489-9708

---

### 6. EXISTING USE

**Proposed Use:** Office  
**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**  
**For inspection requests, call (866) LADBUILD (523-8467) Outside LA County, call (213) 482-1400 or request inspections via www.ladb.ca.gov. To report a complaint, contact the City of Los Angeles, Building & Safety Division, call (213) 482-1400.**

---

### 7. NEW USE ON SITE & USE:

**Bldg. PC By:** Armen Kaspar  
**DAS PC By:**  
**OK for Cashier:** Abram Bass  
**Coord. OK:**  
**Signature:**  
**Date:** 01-13-09

---

### 8. PROJECT COST INFORMATION

**Final Fee Period:**  
**Final Fee Valuation:** $790,000  
**PC Valuation:**

**FINAL TOTAL Bldg-Alter/Repair:** 3,848.06  
**Permit Fee Subtotal Bldg-Alter/Rep:** 3,144.38  
**Handicapped Access:** 0.00  
**Plan Check Subtotal Bldg-Alter/Rep:** 62.89  
**Fire Hydrant-Refuse-To-Pay:** 147.00  
**E.O. Instrumentation:** 67.09  
**S.S. Surcharges:** 201.26  
**Planning Surcharges:** 192.44  
**Planning Surcharges Misc Fee:** 5.00  
**Green Building Fee:** 28.00  
**Permit Issuing Fee:** 0.00  
**Sewer Cap ID:**

**Total Due:** $3,848.06

---

### 9. ATTACHMENTS

**Plot Plan:**

---

For inspection requests, call (866) LADBUILT (523-8467) Outside LA County, call (213) 482-1400 or request inspections via www.ladb.ca.gov. To report a complaint, contact the City of Los Angeles, Building & Safety Division, call (213) 482-1400.
15. APPLICATION COMMENTS

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

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

16. 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: B Lic. No.: 471756 Contractor: RELLOS CONSTRUCTION INC

17. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: AT & HAWLEY INSURANCE Co. Policy Number: H610156059

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (960) 395-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-3323 or the State of California at (800) 597-3323 or www.dhs.ca.gov/childlead

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation of failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.3.4 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: ** MARC LIRA ** Sign: ** M.L. ** Date: 2-13-09 Contractor x Authorized Agent
LOCATION PLAN

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
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

145 S Spring St 8TH FLR

<table>
<thead>
<tr>
<th>1. TRACT</th>
<th>BLOCK</th>
<th>LOT/LT</th>
<th>ARB</th>
<th>COUNTY MAP REF#</th>
<th>PARCEL ID (#PIN#)</th>
<th>ASSessor PARCEL#</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORD'S SURVEY</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
<td>130-5A213</td>
<td>30</td>
</tr>
</tbody>
</table>

2. PARCEL INFORMATION

<table>
<thead>
<tr>
<th>Area Planning Commission - Central</th>
<th>Census Tract - 2073.00</th>
<th>Earthquake-Induced Liquefaction Area - Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>LADBS Branch Office - LA</td>
<td>Census Tract - 2074.00</td>
<td>Lot Cut Date - 12/04/1944</td>
</tr>
<tr>
<td>Council District - 9</td>
<td>District Map - 130-5A213</td>
<td>Near Source Zone Distance - 1.5</td>
</tr>
<tr>
<td>Certified Neighborhood Council - Downtown Los Angeles</td>
<td>Energy Zone - 9</td>
<td>Parking Dist - CCPD</td>
</tr>
<tr>
<td>Community Plan Area - Central City</td>
<td>Fire District - 1 (Entire parcel)</td>
<td>Parking Dist - DPD</td>
</tr>
</tbody>
</table>

3. DOCUMENTS

| Z1 - Zl-2374 Los Angeles State Enterprise | HCM - CA-744 | CPC - CPC-2005-1124-CA | CDBG - LAZ-Central City |
| ORD - ORD-164307-S4A30 | CPC - CPC-2005-1122-CA | CDBG - BID-Downtown Center | AFF - AFF-36889 |

4. CHECKLIST ITEMS

| Std. Work Descr - Interior Non-struct. Remo | Std. Work Descr - Seismic Gas Shut Off Valve |

5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Owner(s)</th>
<th>Tenant</th>
<th>Applicant (Relationship to Owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles Times Communications Llc</td>
<td>202 First St</td>
<td>28492 Avenida Placida</td>
</tr>
<tr>
<td></td>
<td>LOS ANGELES CA 90012</td>
<td>SAN JUAN CAPISTRANO, CA 9267</td>
</tr>
<tr>
<td></td>
<td>(949) 489-9708</td>
<td></td>
</tr>
</tbody>
</table>

6. EXISTING USE

| (13) Office |

7. DESCRIPTION OF WORK

| TI - NEW PARTITIONS, DOORS, CEILINGS, AND FINISHES 14500 SF WORK AREA, ENTIRE 8TH FLOOR |

8. Bilco on Site & Use:

<table>
<thead>
<tr>
<th>BLDG. PC By:</th>
<th>DAS PC By:</th>
<th>OK for Cashier:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albert Servin</td>
<td>Coord. OK:</td>
<td>Shine Lin</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
<td>3/30/10</td>
</tr>
</tbody>
</table>

9. APPLICATION PROCESSING INFORMATION

<table>
<thead>
<tr>
<th>BLDG. PC By:</th>
<th>DAS PC By:</th>
<th>OK for Cashier:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albert Servin</td>
<td>Coord. OK:</td>
<td>Shine Lin</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
<td>3/30/10</td>
</tr>
</tbody>
</table>

10. PROJECT VALUATION & Fee Information

<table>
<thead>
<tr>
<th>Permit Valuation:</th>
<th>$500,000</th>
<th>PC Valuation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL Bldg-Alter/Repair</td>
<td>2,889.37</td>
<td></td>
</tr>
<tr>
<td>Permit Fee Subtotal Bldg-Alter/Rem</td>
<td>2,413.13</td>
<td></td>
</tr>
<tr>
<td>Handicap Access</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Plan Check Subtotal Bldg-Alter/Rem</td>
<td>144.79</td>
<td></td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pav</td>
<td>105.00</td>
<td></td>
</tr>
<tr>
<td>E.O. Instrumentation</td>
<td>50.36</td>
<td></td>
</tr>
<tr>
<td>Svy. Surcharge</td>
<td>151.09</td>
<td></td>
</tr>
<tr>
<td>Planning Surcharge</td>
<td>144.79</td>
<td></td>
</tr>
<tr>
<td>Planning Surcharge Misc Fee</td>
<td>5.00</td>
<td></td>
</tr>
<tr>
<td>Green Building Fee</td>
<td>20.00</td>
<td></td>
</tr>
<tr>
<td>Permit Issuing Fee</td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>

Sewer Cap ID: | Total Bond(s): |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11. ATTACHMENTS

| Plot Plan | |
|-----------||

| BUILDING PERMIT COMM | $2,613.13 |
| EI COMMERCIAL | $105.00 |
| UNE STOP SURCH | $50.36 |
| SYSTEMS DEV FEE | $151.09 |
| CITY PLANNING SURCH | $144.79 |
| MISCELLANEOUS | $5.00 |
| GREEN BUILDING FEE | $20.00 |
| BUILDING PLAN CHECK | | $0.00 |
| BUILDING PLAN CHECK | | $0.00 |
| P100161000003729FN | |

| Total Due: | $2,889.37 |
| Carry Over To Tran#: | 171815 |
| 2010LA49031 | |

<table>
<thead>
<tr>
<th>10016 - 10000 - 03729</th>
</tr>
</thead>
</table>
14. APPLICATION COMMENTS
**Approved Seismic Gas Shut-Off Valve may be required.**

15. Building Detected From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME
   (A) Weavers, David Roger
   28492 Avenida Placida,
   San Juan Capistrano, CA 92675
   (B) Rellis Construction Inc
   P.O. Box 1388,
   Lomita, CA 90717-5388

17. LICENSED CONTRACTOR’S DECLARATION

   In the event that any box (i.e. 1-15) 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.

   PERMIT EXPIRATION/REFUND: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 2212 & 2213 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

   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 all 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:  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

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


   ( ) 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 provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

   WARNING: FAILURE TO Secure workers’ compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000). In addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney’s fees.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

   I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 15827.5 of the Health and Safety Code. Information is available at (909) 596-2316 and the notification form at www.azmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-3233 or the State of California at (800) 597-5233 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

   Lender’s name (if any): __________  Lender’s address: __________

21. FINAL DECLARATION

   I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 910106.4.3 34 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,

(2) Construction Lending Agency Declaration and Final Declaration, and

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

Print Name:  [Signature]:  [Date: 3/30/10]  [Contractor / Authorized Agent]
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
# APPLICATION FOR BUILDING PERMIT

**City of Los Angeles - Department of Building and Safety**

## Parcels Information
- **Tract:** ZI - ZI-2374 Los Angeles State Enterris
- **Parcel:** CRA - ZI2316 CITY CENTER REDEV
- **Proposed Use:** TI REMODEL: REMOVE EXISTING PARTITIONS, CORRIDORS, + RESTROOMS; NEW PARTITIONS, DOORS, CEILINGS, RESTROOMS AND FINISHES

## Property Description
- **Address:** Los Angeles Times Communications Llc
- **Street:** 202 First St
- **City:** LOS ANGELES
- **State:** CA
- **Zip Code:** 90012
- **Owner:** Damian Catalan - D C Exediting
- **Tenant:** P O Box 640
- **City:** SAN DIMAS
- **State:** CA
- **Zip Code:** 91773

## Project Details
- **Owner:** Los Angeles Times Communications Llc
- **Developer:** Damian Catalan - D C Exediting
- **Signature:** Julio Zafra
- **Date:** 3-29-11
- **Permit Valuation:** $800,000
- **PC Valuation:** 4,695.18
- **PC Fee:** 3,822.00
- **Handicapped Access:** 0.00
- **Fire Hydrant Refuse-To-Pay:** 0.00
- **E.Q. Instrumentation:** 168.00
- **O.S. Surcharge:** 79.80
- **Sys. Surcharge:** 239.40
- **Planning Surcharge:** 229.32
- **Planning Surcharge Misc Fee:** 10.00
- **Planning Gen Plan Maint Surcharge:** 114.66
- **State Green Building Surcharge:** 32.00

## Sewer Cap ID:
- **Total Bond(s) Due:** 5149 - 001 - 003

---

### Diagram

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-6000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-8487). Outside A County, call (213) 482-3331.
** APPLICATION COMMENTS **

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

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19025 of the Health and Safety Code of the State of California.

15. CONTRACTOR, ARCHITECT, & ENGINEER NAME: ADDRESS

(C) Rellos Construction Inc  P.O. Box 1388,

Lomita, CA 907175288

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 if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permits may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: 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.

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

Carrier: State 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 as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2376 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-3323 or the State of California at (800) 597-3323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any):

Lender's address:

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: ** LIRA MARCO **

Sign: ** M.O. **

Date: 3-29-11

Contractor: [ ] Authorized Agent
LOCATION PLAN

FIRST STREET

TIMES WEST

TIMES BROADWAY

TIMES NORTH

PLANT SECTION

CORPORATE GARAGE

TIMES SOUTH

SECOND STREET

SPRING STREET

WORK AREA

6TH FLOOR
CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building, for a building permit to alter, repair, move or demolish, in accordance with the description and for the purpose herein stated.

1. Purpose of PRESENT building: STORE
   Families: __ Rooms: __
   (Specify business, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving: SAME
   Families: __ Rooms: __
   (Specify business, Apartment House, Hotel, or any other purpose)

3. Owner (Print Name): A. ROWAN COMPANY
   Phone: __

4. Owner's Address: 458 So. SPRING ST.
   State: __ License No.: __ Phone: __

5. Certified Architect: __
   License No.: __ Phone: __

6. Licensed Engineer: __
   License No.: __ Phone: __

   License No.: __ Phone: __

8. Contractor's Address: 1031 So. BROADWAY
   State: __ License No.: __ Phone: __

9. VALUATION OF PROPOSED WORK:
   (Including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, gas, electric, electrical wiring and/or elevator equipment, paint or finish thereof) $ 914.50

10. State how many buildings NOW:
    ONE (Specify number of buildings)

11. Size of existing buildings: __ x __
    Number of stories high: __
    Height to highest point: __

12. Class of building: __
    Material of existing walls: __
    Exterior framework: __
    (Specify material)

   Describe briefly and fully all proposed construction and work:

   [Construction details need to be described in detail]

   [Required signatures and approvals need to be included]

---

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>PERMIT NO.</th>
<th>15114</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plans and Specifications checked</td>
<td>Yes</td>
</tr>
<tr>
<td>Zone</td>
<td>IT-2</td>
</tr>
<tr>
<td>Permit No.</td>
<td>1</td>
</tr>
<tr>
<td>Inspected on</td>
<td>Jun 10, 1936</td>
</tr>
<tr>
<td>Plans, Specifications and Agreements</td>
<td>Approved</td>
</tr>
<tr>
<td>Final Inspections completed and approved</td>
<td>Yes</td>
</tr>
<tr>
<td>PLANS</td>
<td>Yes</td>
</tr>
<tr>
<td>Approved Valuation included:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

[Inspector's Signature]

[Date]

---
NEW CONSTRUCTION

Size of Addition: X
Size of Lot: 
Number of Stories when complete: 
Material of Foundation: 
Width of footing: 
Depth of footing below ground: 
Width Foundation Wall: 
Size of Redwood Sill: X
Material Exterior Walls: 
Size of Exterior Studs: 
Size of Interior Bearing Studs: X
Joints: First Floor: X
Second Floor: X
Rafter: X
Roofing Material: 

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

Sign Here: ________________________________
By: _____________________________________

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
<td>(Owner or Authorized Agent)</td>
<td>(Owner or Authorized Agent)</td>
<td>(Owner or Authorized Agent)</td>
</tr>
</tbody>
</table>

(1) REINFORCED CONCRETE

Barrels of Cement: 
Tons of Reinforcing Steel: 

Sign Here: (Owner or Authorized Agent)

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street: 

Sign Here: (Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here: (Owner or Authorized Agent)

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

Sign Here: (Owner or Authorized Agent)

REMARKS: 

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

________
APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH

A BUILDING OF TYPE

REMOVED FROM

Lot: 5

Tiem's Square

Tract

Present location of building: 202 West First St.

New location of building: 308 E.

Between what cross streets: Spring St. & Broadway

REMOVED TO

Lot:

Tract:

Approved by

City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building: Newspaper Plant

Families:...

Rooms:...

2. State how long building has been used for present occupancy: 12 YEARS.

Families:...

Rooms:...

3. Use of building AFTER alteration: SAME

Families:...

Rooms:...

4. Owner (Print Name): Southwest Co.

Phone: MA. 12345

5. Owner's Address: 202 West First St.

P.O. L.A.

6. Certified Architect: W. A. Crawford

State License No....

Phone: 622278

7. Licensed Engineer: H. W. Warner

State License No....

Phone: 14-1234


State License No....

Phone: 123114

9. Contractor's Address: 3900 Whiteside

10. VALUATION OF PROPOSED WORK

$15,000.

11. State how many buildings NOW on lot and give use of each: ONE: NEWSPAPER PLANT

12. Size of existing building: 169 x 365

Number of stories: 6

Height to highest point: 140'

13. Material Exterior Walls: Masonry

Exterior framework: Steel

14. Describe briefly all proposed construction and work:

- Remove existing partition.
- Provide new entry.
- Stairs.
- Rework. Display. Windows to match existing.
- Install new window. Stairs to exist. Heating & ventilating system.

Fill in Application on other Side and Sign Statement

For Department Use Only 25-21

PERMIT No.

18685

DATE: 1-1-21

Inspector

W. D. Nance

10-28-21

Signature

W. D. Nance

PLANS

Architect

Architect's check and approved

PLANS, SPECIFICATIONS AND APPROPRIATE BLUEPRINTS SUBMITTED.

Architect.

W. D. Nance

Valuation Included

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance

W. D. Nance
NEW CONSTRUCTION

15. Size of Addition x Size of Lot 16' x 36' x Number of Stories when complete 6

16. Type of Roofing: COMPO

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 hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here: Rowland S. Crawford
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

(a) Footing: Width Depth in Ground Width of Wall

(b) Size of Studs Material of Floor

(c) Size of Floor Joists Size of Batter

(3) PLAN CHECKING RECEIPT No. 2515
REINFORCED CONCRETE
Barrels of Cement
Valuation $1,500
Tons of Reinforcing Steel
Fee Paid $2.5

(3) The building referred to in this Application will be more than 100 feet from
Street

Sign here (Owner or Authorized Agent)
APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH
A BUILDING OF TYPE CLASS A.

REMOVED FROM
Lot 45

REMOVED TO

Tract TIMES SQUARE

Present location of building 1202 WEST FIRST STREET. (House Number and Street)

New location of building

Between streets 5 SPRING STREET & BROADWAY.

USE INK OR INDELETABLE PENCIL.

1. Purpose of building OFFICE BUILDING PLANT SECTION. Families — Rooms.

2. State how long building has been used for present occupancy SINCE 1935.

3. Use of building AFTER alteration or moving OFFICE BUILDING PLANT. Families — Rooms.

4. Owner (Print Name) TIMES MIRROR CO. Phone.

5. Owner's Address 1202 WEST FIRST STREET P.O. LOS ANGELES CALIF.


7. Licensed Engineer H. B. NARVER State License No. Phone 76-9728.


9. Contractor's Address 3900 WHITESTONE AVE. LOS ANGELES CALIF.

10. VALUATION OF PROPOSED WORK (including all labor and material) and all permanent improvements, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or therein. $78,000.

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

12. Size of existing building 355 x 162. Number of stories high. 6 Height to highest point 41.0.

13. Material Exterior Walls MAISONETTE. (Wood, Brick or Masonry) Exterior framework STEEL. (Wood or Steel)

14. Describe briefly all proposed construction and work:

ADDITIONAL ROOMS ON TOP FLOOR FOR RECREATION ROOMS AND CAFETERIA.

File With 17999-1933.

8000 sq ft added.

at 15" = 534 Persons.

FOR DEPARTMENT USE ONLY

PERMIT No. 22453

Plan and Specifications checked

Blue Line

Fire District No.

Endorsement

Application checked and approved

Received by

Application approved

Approved by

Structural Engineer

[Signatures]

[Signatures]
FLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

5th Avenue

Size of Addition: 18' x 12'9" Size of Lot: 
Number of Stories when complete: 

16. 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 I am the owner or the person in possession of 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.

Sign here: [Signature]

By: [Signature]

Owner or Authorized Agent

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>(a) Footing: Width</th>
<th>Depth from Ground</th>
<th>Width of Wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b) Size of Studs</td>
<td>Material of Floor</td>
<td>--------------</td>
</tr>
<tr>
<td>(c) Size of Floor Joists</td>
<td>Size of Rafter</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(1) PLAN CHECKING</th>
<th>(2) REINFORCED CONCRETE</th>
<th>(3) The building referred to in this Application will be more than 500 feet FROM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receipt No.</td>
<td>Barrels of Cement</td>
<td>Street</td>
</tr>
<tr>
<td>Valuation: $7,804.60</td>
<td>Tons of Reinforcing Steel</td>
<td>Sign Below (Owner or Authorized Agent)</td>
</tr>
<tr>
<td>Fee Paid $100</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

REMARKS: A-2-46 James O'K. [Signature]
APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Lot No. PORTION OF LOTS 2, 3, & 5

Title: TIMES SQUARE

Location of Building: 202 WEST FIRST STREET

Approved by City Engineer

Between what cross streets: SPRING ST. & BROADWAY

Use INK ON INDELIBILE PENCIL

1. Present use of building: OFFICE, RLSG. & NEWSPAPER PUBLICATION

2. State how long building has been used for present occupancy: 12 YEARS

3. Use of building AFTER alteration or moving: FAMILY - Rooms

4. Owner: TIMES MIRROR CO.

5. Owner's Address: 202 W. FIRST ST., P.O. LOS ANGELES

6. Certified Architect: ROWLAND H. CRAVORD

7. Licensed Engineer:

8. Contractor: B.L. WALKER CO.

9. Contractor's Address: 3900 WHITSETTE AVE., L.A.

10. Size of existing building: 162.8 x 335.0

11. Material Exterior Walls: MASONRY

12. Exterior Framework: STEEL

13. Material Interior Walls: ATRIUM

14. Description of proposed work:

REMOVAL OF EXISTING NON-BEARING PARTITIONS.

ADDITION OF NEW.jpg

15. Description of new construction:

Footings: Width x Depth in Ground = Width of Wall x Size of Floor Joists = Size of Studs: Size of rafters: Type of Roofing:

I hereby certify that this 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 mentioned, I will not employ any person, in violation of the Labor Code of the State of California relating to Workers' Compensation Insurance.

Signed: ROWLAND H. CRAVORD

FOR DEPARTMENT USE ONLY

Date: 6/6/59

Receipt No.: 6659

Valuation: 50,000

Preliminary Estimate: 3,000

Type of Structure: R 9

Permit No.: 15168

Fees: 18.00

Sec. 8313, 1913
**Application to Alter, Repair, or Demolish**

**Certificate of Occupancy**

**City of Los Angeles Department of Building and Safety**

**Building Division**

**Lot No. BLOCK 5**

**Tract TIMES SQUARE**

**Location of Building: 202 West First Street**

**Present Use of Building:** Office Bldg. & Newspaper Plant

**Future Use of Building:** Office Bldg. & Newspaper Plant

**Owner:** Times Mirror Company

**Owner's Address:** 202 West First Street, P.O. Los Angeles

**Certified Architect:** Rowland H. Crawford

**Licensed Engineer:** Holmes & Narver

**Contractor:** P.J. Walker Company

**Contractor's Address:** 3900 Whiteside Avenue, Los Angeles

**Valuation of Proposed Work:** $48,000.00

**State how many buildings on lot and give use of each:** One Office Bldg. & Newspaper Plant

**Size of existing building:** 1651 sq. ft.

**Height to highest point:** 135 ft.

**New Construction:**

- Addition of beams for new press in basement.
- Addition of new locker & toilet rooms in basement.
- Removal & addition of non-bearing partitions on first floor.
- Alteration to women's rest & locker room on first floor.
- Addition of boiler steel door & second street truck entrance.
- All work on interior of existing building.

**State how long building has been used for present occupancy:** 1933

**State how many buildings now on lot:** One Office Bldg. & Newspaper Plant

**Sign here:** R.C. Byrd

**Number of Stories when complete:**

---

**Plan Checking**

- Valuation: $48,000
- Fee: $120.00

**Occupancy Survey**

- Area of Bldg.: 1651 sq. ft.
- Fee: $120.00

---

**FOR DEPARTMENT USE ONLY**

**MAY NOT BE ALTERED**

**Maintenance Room M-10**

**Prepared By:**

---

**Note:**

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workers' Compensation Insurance.
APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY

DIST. MAP
129-213

ZONE
M-2

FIRE DIST.
I 80/110

PRESENT USE OF BUILDING
Newspaper Plant
same

NEW USE OF BUILDING
PHONE
MA 52345

OWNER
The Times Mirror Corp

OWNERS ADDRESS
202 W. 1st St.
L.A.

STATE LICENSE PERSON
S. B. Barnes
C-260

CONTRACTOR
P. J. Walker Co.

OWNER'S ADDRESS
202 W. 1st St.
L.A.

STATE LICENSE PHONE
Rear Alley
SIDE ALLEY
Bldg Line

CONTRACTOR'S ADDRESS
3900 Whiteside St.
L.A.

LEGAL ADDRESS
202 W. 1st St.

SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE

15'-0" x 31'-0"
1
17'-0"

EXISTENT BLDG.

11. BLDG. AREA
695 sq. ft.

12. MATERIAL
EXT. WALLS
WOOD
STUCCO
BRICK
CONCRETE

ROOF
WOOD
CONCRETE
OTHER

FINISH:
L.C.M. #70

SPRINKLERS
SPECIFIED

13. VALUATION:
$10,000

14. SIZE OF ADDITION STORIES HEIGHT
24'-0" x 21'-0"
1
17'-0"

15. NEW WORK:
Add to exist loading dock

16. CORRECTIONS:
APPLICATION APPROVED

17. GUEST ROOMS:
FILE WITH

18. CONSTRUCTION:
APPLICATION APPROVED

19. DATE:
NO PRE IN

INSTRUCTIONS:
1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.
**APPLICATION TO ALTER - REPAIR - DEMOLISH**
AND FOR CERTIFICATE OF OCCUPANCY

<table>
<thead>
<tr>
<th>1. LEGAL</th>
<th>BLK.</th>
<th>TRACT</th>
<th>DIST. MAP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Times Square</td>
<td>129-213</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. BUILDING ADDRESS</th>
<th></th>
<th></th>
<th>ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>202 W. 1st St.</td>
<td></td>
<td></td>
<td>M-2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. BETWEEN CROSS STREETS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spring St. AND Broadway</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. PRESENT USE OF BUILDING</th>
<th></th>
<th>NEW USE OF BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office &amp; Newspaper Plant</td>
<td></td>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. OWNER</th>
<th>PHONE</th>
<th>COR. LOT</th>
<th>REV. COR.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Times-Mirror Company</td>
<td>MA 52345</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. OWNER'S ADDRESS</th>
<th>P.O.</th>
<th>ZONE</th>
<th>LOT SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>202 W. 1st St.</td>
<td>L.A. 53</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. CERT. ARCH.</th>
<th>STATE LICENSE</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rowland H. Crawford</td>
<td>0-260 BR 22753</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. LIC. ENGR.</th>
<th>STATE LICENSE</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. B. Barnes &amp; Assoc.</td>
<td>DU 22385</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. CONTRACTOR</th>
<th>STATE LICENSE</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>P. J. Walker Co.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. CONTRACTOR'S ADDRESS</th>
<th>P.O.</th>
<th>ZONE</th>
<th>AFFIDAVITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>3900 Whiteside</td>
<td>L.A. 63</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. SIZE OF EXISTING BLDG.</th>
<th>STORIES</th>
<th>HEIGHT</th>
<th>NO. OF EXISTING BUILDINGS ON LOT AND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>171 x 164</td>
<td>6</td>
<td>140</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. MATERIAL</th>
<th>EXT. WALLS</th>
<th>ROOFING</th>
</tr>
</thead>
<tbody>
<tr>
<td>WOOD</td>
<td>STUCCO</td>
<td>OTHER</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,500.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. SIZE OF ADDITION</th>
<th>STORIES</th>
<th>HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. NEW WORK: EXT. WALLS</th>
<th>ROOFING</th>
</tr>
</thead>
<tbody>
<tr>
<td>New interior openings in exist. Wall only - third floor</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16. OF ISSUED</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.</td>
</tr>
</tbody>
</table>

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

**SIGNED**

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>GROUP</th>
<th>MAX. OCC.</th>
<th>P.C.</th>
<th>S.P.C.</th>
<th>B.P.</th>
<th>I.F.</th>
<th>O.S.</th>
<th>C/O</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>G-1</td>
<td>3.00</td>
<td>7.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**VALIDATION**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CASHIER'S USE ONLY</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LA953276**

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

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

**INSTRUCTIONS:**
1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.
**APPLICATION TO ALTER - REPAIR - DEMOLISH**

**AND FOR CERTIFICATE OF OCCUPANCY**

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>LEGAL DESCR.</strong></td>
<td>5</td>
</tr>
<tr>
<td><strong>LOT</strong></td>
<td></td>
</tr>
<tr>
<td><strong>BLK.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TRACT</strong></td>
<td>Times Square</td>
</tr>
<tr>
<td><strong>ADDRESS APPROVED</strong></td>
<td></td>
</tr>
</tbody>
</table>

| 2. **BUILDING ADDRESS** | 202 West First Street |
| **ZONE** | 129-213 |
| **DIST. MAP** | |

| 3. **BETWEEN CROSS STREETS** | Spring and Broadway |
| **REV. CON.** | M-2-4 |

| 4. **NEW USE OF BUILDING** | Office |
| **FIRE DIST.** | 1110 |

| 5. **OWNER'S NAME** | Times Mirror Company |
| **PHONE** | |

| 6. **OWNER'S ADDRESS** | 210 West First Street, Los Angeles |
| **P.O.** | |
| **ZONE** | |

| 7. **CERT. ARCH.** | William L. Perlera |
| **STATE LICENSE** | #1988 |
| **PHONE** | |

| 8. **LIC. ENGR.** | |
| **STATE LICENSE** | |
| **PHONE** | |

| 9. **CONTRACTOR** | Owner |
| **STATE LICENSE** | |
| **PHONE** | |

| 10. **CONTRACTOR'S ADDRESS** | |
| **P.O.** | |
| **ZONE** | |

| 11. **SIZE OF EXISTING BLDG.** | 165 x 360 |
| **STORIES** | 6 |
| **HEIGHT** | 144 |
| **NO. OF EXISTING BUILDINGS ON LOT AND USE** | One - Office |

**CRITICAL SOIL**

| **MAJOR USE** | Office |
| **VALUATION APPROVED** | 15,000 |
| **AFFIDAVITS** | |

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

| **SIZE OF ADDITION.** | |
| **STORIES** | |
| **HEIGHT** | |

| **NEW WORK:** | Ext. Walls: none |
| **INTERIOR OF MAIN LOBBY AND WAITING ROOM.** | Roof: none |

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

Signed:

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>APR-25-61</th>
<th>29340</th>
<th>B - 2 CK</th>
<th>31.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAX. O.C.</td>
<td>831</td>
<td>MAX. S.P.C.</td>
<td>162</td>
<td></td>
</tr>
<tr>
<td>CASHIER'S USE ONLY</td>
<td>1487446</td>
<td>P.C. No.</td>
<td>31820</td>
<td>ML - 1 CK</td>
</tr>
<tr>
<td><strong>GRADING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>CRIT. SOIL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>CONS.</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

#### CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY

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

<table>
<thead>
<tr>
<th>1. LEGAL DESCR.</th>
<th>BLK.</th>
<th>TRACT</th>
<th>ADDRESS APPROVED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Port. of Times Mirror Square</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. BUILDING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>202 W 1st Street L.A.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. BETWEEN CROSS STREETS</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Spring</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. PRESENT USE OF BUILDING</th>
<th>NEW USE OF BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. OWNER'S NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Times Mirror Company</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. OWNER'S ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.O.</td>
</tr>
<tr>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. CERT. ARCH.</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE LICENSE</td>
</tr>
<tr>
<td>W. L. Pereira &amp; Assoc</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. LIC. ENGR.</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE LICENSE</td>
</tr>
<tr>
<td>Inc Legal</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. CONTRACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE LICENSE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. CONTRACTOR'S ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.O.</td>
</tr>
<tr>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. SIZE OF EXISTING BLDG.</th>
<th>STORIES</th>
<th>HEIGHT</th>
<th>NO. OF EXISTING BUILDINGS ON LOT AND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>184x164</td>
<td>6</td>
<td>80'</td>
<td>1 - Newspaper plant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXT. WALLS:</td>
</tr>
<tr>
<td>CONC. BLOCK</td>
</tr>
<tr>
<td>ROOFING</td>
</tr>
<tr>
<td>CONE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1000.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. SIZE OF ADDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>STORIES</td>
</tr>
<tr>
<td>Application Checked</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. NEW WORK:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Described: Metal canopy on 5th floor roof deck. (13' x 23')</td>
</tr>
</tbody>
</table>

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

Signed: [Signature]

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>GROUP</th>
<th>MAX. OCC.</th>
<th>P.C. #</th>
<th>S.P.C.</th>
<th>G.P.I.</th>
<th>B.P.</th>
<th>I.F.</th>
<th>O.S.</th>
<th>C/O</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 063</td>
<td></td>
<td>16 107 5</td>
<td>34342</td>
<td>2</td>
<td>CK</td>
<td>3.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 063</td>
<td></td>
<td>16 108 5</td>
<td>34342</td>
<td>1</td>
<td>CK</td>
<td>6.00</td>
</tr>
</tbody>
</table>

CASHIERS USE ONLY

<table>
<thead>
<tr>
<th>P.C. No.</th>
<th>GRADING</th>
<th>CRIT. SOIL</th>
<th>CONS.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td>X</td>
<td>Yes</td>
</tr>
</tbody>
</table>
**APPLICATION TO ALTER-REPAIR-DEMOLISH**

**CITY OF LOS ANGELES**

**AND FOR CERTIFICATE OF OCCUPANCY**

**DEPT. OF BUILDING AND SAFETY**

---

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

<table>
<thead>
<tr>
<th>1. <strong>LEGAL DESCRIPTION</strong></th>
<th>NE por.lots</th>
<th>BLK. TRACT</th>
<th>CENSUS TRACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 office</td>
<td></td>
<td></td>
<td>207B</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. <strong>PRESENT USE OF BUILDING</strong></th>
<th>NEW USE OF BUILDING</th>
<th>DISTRICT MAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 office</td>
<td></td>
<td>129-213</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. <strong>JOB ADDRESS</strong></th>
<th>202 W. 1st St.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>4. <strong>BETWEEN CROSS STREETS</strong></th>
<th>S. Broadway AND S. Spring St.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>5. <strong>OWNER'S NAME</strong></th>
<th>Times Mirror Co.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>6. <strong>OWNER'S ADDRESS</strong></th>
<th>MA 52345</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>7. <strong>ARCHITECT OR DESIGNER</strong></th>
<th>Charles Kratka</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>8. <strong>ENGINEER</strong></th>
<th>J.S. Hamel</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>9. <strong>CONTRACTOR</strong></th>
<th>G.W. Driver Inc.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>10. <strong>LENDER</strong></th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>11. <strong>SIZE OF EXISTING BLDG.</strong></th>
<th>STORIES</th>
<th>HEIGHT</th>
<th>NO. OF EXISTING BUILDING ON LOT AND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>165x180</td>
<td>5</td>
<td>144'</td>
<td>1-office plant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. <strong>MATERIAL OF CONSTRUCTION OF EXISTING BLDG.</strong></th>
<th>WALLS</th>
<th>ROOF</th>
<th>FLOOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>conc</td>
<td>conc</td>
<td>conc</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. <strong>JOB ADDRESS</strong></th>
<th>202 W. 1st St.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>14. <strong>VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING</strong></th>
<th>8000</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>15. <strong>NEW WORK:</strong> (Describe)</th>
<th>All work on 5th floor office remodeling, remove exist. Cafeteria equip., patch walls, new light fixt.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>NEW USE OF BUILDING</th>
<th>SIZE OF ADDITION</th>
<th>STORIES</th>
<th>HEIGHT</th>
<th>BLOOD</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>16. <strong>TYPE</strong></th>
<th>GROUP</th>
<th>SPRINKLERS</th>
<th>NOT SPECIFIED</th>
<th>VALUATION APPROVED</th>
<th>ZONS.</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLDG. AREA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17. <strong>OWNED UNITS</strong></th>
<th>GUEST ROOMS</th>
<th>PARKING SPACE</th>
<th>PROVIDED</th>
</tr>
</thead>
</table>

|---------------|--------|--------|-----|-----|-----|-----|-----|

**STATEMENT OF RESPONSIBILITY**

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

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

**Signed:**

**Charles Kratka**

**Bureau of Engineering**

**Address Approved**

**Sewers Available**

**Not Available**

**Driveway Approved**

**Highway Dedication Required**

**Completed**

**Flood Clearance Approved**

**Conservation**

**Approved for Issue File #**

**Plumbing**

**Private Sewage Disposal System Approved**

**Planning**

**Approved Under Case #**

**Fire**

**Approved (Title 19)**

**L.A.M.C. #5790**

**Traffic**

**Approved for**
### APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

**CITY OF LOS ANGELES**

**AND FOR CERTIFICATE OF OCCUPANCY**

**DEPT. OF BUILDING AND SAFETY**

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>LEGAL DESC.</strong></td>
</tr>
<tr>
<td>2.</td>
<td><strong>PRESENT USE OF BUILDING</strong></td>
</tr>
<tr>
<td>3.</td>
<td><strong>JOB ADDRESS</strong></td>
</tr>
<tr>
<td>4.</td>
<td><strong>BETWEEN CROSS STREETS</strong></td>
</tr>
<tr>
<td>5.</td>
<td><strong>OWNERS NAME</strong></td>
</tr>
<tr>
<td>6.</td>
<td><strong>OWNERS ADDRESS</strong></td>
</tr>
<tr>
<td>7.</td>
<td><strong>ARCHITECT OR DESIGNER</strong></td>
</tr>
<tr>
<td>8.</td>
<td><strong>ENGINEER</strong></td>
</tr>
<tr>
<td>9.</td>
<td><strong>CONTRACTOR</strong></td>
</tr>
<tr>
<td>10.</td>
<td><strong>LENDER</strong></td>
</tr>
<tr>
<td>11.</td>
<td><strong>SIZE OF EXISTING BLDG.</strong></td>
</tr>
<tr>
<td>12.</td>
<td><strong>MATERIAL OF CONSTRUCTION OF EXISTING BLDG.</strong></td>
</tr>
<tr>
<td>13.</td>
<td><strong>JOBS ADDRESS</strong></td>
</tr>
<tr>
<td>14.</td>
<td><strong>NEW WORK (Described by)</strong></td>
</tr>
<tr>
<td>15.</td>
<td><strong>NEW USE OF BUILDING</strong></td>
</tr>
<tr>
<td>16.</td>
<td><strong>FLOOD</strong></td>
</tr>
<tr>
<td>17.</td>
<td><strong>STATEMENT OF RESPONSIBILITY</strong></td>
</tr>
</tbody>
</table>

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

**Bureau of Engineering**

**SFC NO.**

**APPROVED**

**Lauer**

**12-18-70**

**Conservation**

**APPROVED FOR ISSUE**

**PILE #**

**Plumbing**

**PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED**

**Planning**

**APPROVED UNDER CASE #**

**Fire**

**APPROVED (TITLE 19)**

**Traffic**

**APPROVED FOR**

---

**STATEMENT OF RESPONSIBILITY**

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

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

INSTRUCTIONS: Applicant to complete numbered items only.

1. Legal Desc.
   Lot 165 blk 2 or's survey
   12345

2. Property of said building
   Name of building
   N2-L

3. Job Address
   202 W. 1st St

4. Between cross streets
   Broadway and Spring
   Lot size
   irreg

5. Owner's Name
   Times Mirror
   Phone
   MA52345

6. Owner's Address
   Times Mirror Sq
   LA 90053

7. Engineer
   Joseph Kinoshita
   State license No.
   653-221

8. Architect or designer
   State license No.
   653-2413

9. Contractor
   Contractor
   102
   387-3446

10. Branch Lender
    UNE
    CCPD

11. Size of existing block
    Width
    Length
    No. of existing blocks on lot and use
    1184-6

12. Construction
    Story
    Height
    Use
    7
    4 story

13. Job Address
    202 W. 1st St

14. Valuation to include all fixed equipment: $200,000.

15. New Work
    Description
    reorganization, 5th floor only
    3rd floor

Highway Ded.
    Yes

New use of building
    Neoclassical
    Reptition
    Rm. to Auditorium

Size of addition
    Stories
    Height
    7
    7

Block
    Occ.
    Total
    426

Building
    Story
    Height
    Use
    7
    7

Sprinklers
    Yes
    2
    Yes

Sprinkler System
    Compl. by: M. A. J. C.

Institution
    Inspector

Plan Check
    Expires
    Sept 12-73

Permit expires
    U - 6 CK

 Fay 7.32

STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employees thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which the work is performed." (See Sec. 21.0220 L.A.M.C.)

Signed

Owner or Agent

Signature/Date

Bureau of Engineering

Address Approved

RJIA 9-12-73

Drivers

Highway Dedication

Required

Flood Clearance

Completed

Conservation

Approved for issue

No file

Fire

Approved (title 582 L.A.M.C. 5700)

Planning

Private Sewage System Approved

Traffic

Approved for

H. Whitney 9/11/73
### APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

**CITY OF LOS ANGELES**

**AND FOR CERTIFICATE OF OCCUPANCY**

**DEPT. OF BUILDING AND SAFETY**

**INSTRUCTIONS:** Applicant to Complete Numbered Items Only.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>LEGAL DESCR.</td>
<td>LOT 5</td>
</tr>
<tr>
<td>2.</td>
<td>PRESENT USE OF BUILDING</td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>NEW USE OF BUILDING</td>
<td>SAME</td>
</tr>
<tr>
<td>3.</td>
<td>JOB ADDRESS</td>
<td>214 W 1st St</td>
</tr>
<tr>
<td>4.</td>
<td>BETWEEN CROSS STREETS</td>
<td>Broadway and Spring St</td>
</tr>
<tr>
<td>5.</td>
<td>OWNER'S NAME</td>
<td>Los Angeles Times</td>
</tr>
<tr>
<td>6.</td>
<td>OWNERS ADDRESS</td>
<td>224 W. 1st St.</td>
</tr>
<tr>
<td>7.</td>
<td>ENGINEER</td>
<td>Charles Kratka</td>
</tr>
<tr>
<td>8.</td>
<td>ARCHITECT OR DESIGNER</td>
<td>ACTIVE STATE LICENSE NO. 653-2413</td>
</tr>
<tr>
<td>9.</td>
<td>CONTRACTOR</td>
<td>C.W. Driver, Inc</td>
</tr>
<tr>
<td>10.</td>
<td>BRANCH LENDER</td>
<td>ADDRESS</td>
</tr>
<tr>
<td>11.</td>
<td>SIZE OF EXISTING BLDG.</td>
<td>WIDTH 20' LENGTH 170'</td>
</tr>
<tr>
<td>12.</td>
<td>CONSTRUCTION MATERIAL OF EXISTING BLDG.</td>
<td>EXTERIOR WALLS</td>
</tr>
<tr>
<td>13.</td>
<td>JOB ADDRESS</td>
<td>214 W 1st St.</td>
</tr>
<tr>
<td>14.</td>
<td>VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING</td>
<td>$40,000</td>
</tr>
</tbody>
</table>

**NEW USE OF BUILDING**

<table>
<thead>
<tr>
<th>Description</th>
<th>Size of Addition</th>
<th>Stories</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NEW USE OF BUILDING**

<table>
<thead>
<tr>
<th>Description</th>
<th>Size of Addition</th>
<th>Stories</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Remodel</td>
<td></td>
<td>4th Floor</td>
<td></td>
</tr>
</tbody>
</table>

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workers' compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof of any such work is performed."  (Sec. 9.0202 L.A.M.C.)

Signed: [Signature/Date] Chbin 4-13-76
**APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH**

**CITY OF LOS ANGELES**

**AND FOR CERTIFICATE OF OCCUPANCY**

**DEPT OF BUILDING AND SAFETY**

**INSTRUCTIONS: Applicant to Complete Numbered Items Only.**

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>LEGAL DESC.</strong></td>
<td><strong>LOT</strong> 5 <strong>BLK</strong> — <strong>TRACT</strong> Times Square 129-215</td>
</tr>
<tr>
<td>2. <strong>PRESENT USE OF BUILDING</strong></td>
<td><strong>NEW USE OF BUILDING</strong></td>
</tr>
<tr>
<td>(13) office</td>
<td>(13) same</td>
</tr>
<tr>
<td>3. <strong>JOB ADDRESS</strong></td>
<td>202 West 1st St.</td>
</tr>
<tr>
<td>4. <strong>BETWEEN STREETS</strong></td>
<td><strong>ANOTHER</strong> Spring</td>
</tr>
<tr>
<td>Broadway</td>
<td>city blk</td>
</tr>
<tr>
<td>5. <strong>OWNER'S NAME</strong></td>
<td>TIMES MIRROR COMPANY</td>
</tr>
<tr>
<td>6. <strong>OWNER'S ADDRESS</strong></td>
<td>202 W 1st St. LA</td>
</tr>
<tr>
<td>7. <strong>ENGINEER</strong></td>
<td><strong>BUS LIC NO</strong></td>
</tr>
<tr>
<td><strong>SIGNATURE</strong> &amp; <strong>ASSOC</strong></td>
<td><strong>ACTIVE STATE LIC NO</strong></td>
</tr>
<tr>
<td>(W. C. Coombs)</td>
<td>8E 1239</td>
</tr>
<tr>
<td>8. <strong>ARCHITECT OR DESIGNER</strong></td>
<td><strong>ACTIVE STATE LIC NO</strong></td>
</tr>
<tr>
<td><strong>BUS LIC NO</strong></td>
<td>8E 1239</td>
</tr>
<tr>
<td>9. <strong>CONTRACTOR</strong></td>
<td>C.W. Driver Inc</td>
</tr>
<tr>
<td><strong>BUS LIC NO</strong></td>
<td>102 387 3146</td>
</tr>
<tr>
<td><strong>AFFIDAVIT</strong></td>
<td>SEE MAP</td>
</tr>
<tr>
<td>10. <strong>ENGINEER</strong></td>
<td>202 W 1st St. LA</td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
<td><strong>ZIP</strong></td>
</tr>
<tr>
<td>11. <strong>SIZE OF EXISTING BLDG.</strong></td>
<td><strong>STORIES</strong></td>
</tr>
<tr>
<td><strong>WIDTH</strong> 300</td>
<td><strong>HEIGHT</strong> 4</td>
</tr>
<tr>
<td><strong>LENGTH</strong> 100</td>
<td><strong>NO. OF EXISTING BUILDINGS ON LOT AND USE</strong></td>
</tr>
<tr>
<td><strong>CONTRACT MATERIAL</strong></td>
<td><strong>EXT. WALLS</strong></td>
</tr>
<tr>
<td><strong>OF EXISTING BLDG.</strong></td>
<td><strong>ROOF</strong></td>
</tr>
<tr>
<td><strong>FLOOR</strong></td>
<td><strong>CONCRETE</strong></td>
</tr>
<tr>
<td>12. <strong>NEW WORK</strong></td>
<td><strong>NO. OF EXISTING BUILDINGS ON LOT AND USE</strong></td>
</tr>
<tr>
<td><strong>(Describe)</strong></td>
<td><strong>CONCRETE</strong></td>
</tr>
<tr>
<td>13. <strong>NEW WORK</strong></td>
<td><strong>DRAINAGE SYSTEMS, ELEVATED FLOOR</strong></td>
</tr>
<tr>
<td>(Describe)</td>
<td><strong>NEW USE OF BUILDING</strong></td>
</tr>
<tr>
<td>14. <strong>NEW USE OF BUILDING</strong></td>
<td><strong>DRAINAGE SYSTEMS, ELEVATED FLOOR</strong></td>
</tr>
<tr>
<td>15. <strong>VALIDATION TO INCLUDE ALL FIXED</strong></td>
<td>**FLOOD **</td>
</tr>
<tr>
<td><strong>EQUIPMENT REQUIRED TO OPERATE</strong></td>
<td>**FLOOD **</td>
</tr>
<tr>
<td><strong>AND USE PROPOSED BUILDING</strong></td>
<td><strong>FLOOD</strong></td>
</tr>
<tr>
<td>16. <strong>REQUISITE</strong></td>
<td><strong>RENTAL</strong></td>
</tr>
<tr>
<td><strong>(Specify)</strong></td>
<td><strong>RENTAL</strong></td>
</tr>
<tr>
<td>17. <strong>REQUISITE</strong></td>
<td><strong>RENTAL</strong></td>
</tr>
<tr>
<td><strong>(Specify)</strong></td>
<td><strong>RENTAL</strong></td>
</tr>
<tr>
<td>18. <strong>PLAN CHECK</strong></td>
<td><strong>PLAN CHECK</strong></td>
</tr>
<tr>
<td><strong>EXPRESSES ONE YEAR AFTER FEE IS PAID</strong></td>
<td><strong>PLAN CHECK</strong></td>
</tr>
<tr>
<td><strong>PERMIT EXPRESSES TWO YEARS AFTER</strong></td>
<td><strong>PLAN CHECK</strong></td>
</tr>
<tr>
<td><strong>FEE IS PAID OR 30 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMEDED.</strong></td>
<td><strong>PLAN CHECK</strong></td>
</tr>
</tbody>
</table>

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to worker's compensation insurance. This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any officer, department, officer or employee thereof make any warranty, or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed.” (See Sec. 91.0202 L.A.M.C.)

Signed: [Signature/Date]

**Bureau of Engineering**

[Address Approved]

[Highway Dedication Required/Completed]

[Fire Protection Approved]

[Housing Authority Approval]

[Planning Approved Under Case #]

[Traffic Approved For]

[Conservation Approved For Issue]

<table>
<thead>
<tr>
<th>SEWER</th>
<th>SEWER AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO SEWER/PLUMBING REQ'D</td>
<td>NOT AVAILABLE</td>
</tr>
<tr>
<td>SFC PAID</td>
<td>SFC DUE</td>
</tr>
</tbody>
</table>

[Conservation]

[Fire]

[Housing]

[Planning]

[Traffic]
Bureau of Engineering

ADDRESS APPROVED

REQUIRED

SEWER

HIGHWAY

SEWER AVAILABLE

REQUISITION

FLOOD CLEARANCE

Sewer Available

Flood Clearanced

SEWERS

SEWER NO.

NOT AVAILABLE

CERT.

SFC PAID

SFC NOT APPLICABLE

Grading

PRIVATE SEWERAGE SYSTEM APPROVED

Dom. Safety

APPROVED FOR ISSUE □ NO FILE □ FILE CLOSED □

Fire

APPROVED (TITLE 19) (PERM.D.6720)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE □

Transportation

APPROVED FOR

Construction Tax

RECEIPT NO.

LEGAL DESCRIPTION

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

202 W 1ST STREET

Bicycling Loop

3rd Street
# APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

**City of Los Angeles - Department of Building and Safety**

**Permit #:** 03016 - 10000 - 01219  
**Printed:** 01/23/03 07:53 AM  
**Event Code:**

## 1. TRACT

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOT(s)</th>
<th>ABB</th>
<th>COUNTY MAP REF #</th>
<th>PARCEL ID # (FIN #)</th>
<th>ASSESSOR PARCEL #</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIMES SQUARE</td>
<td>5</td>
<td>M B 184-21</td>
<td></td>
<td>130-5A213 10</td>
<td>S149 - 001 - 006</td>
</tr>
</tbody>
</table>

## 3. PARCEL INFORMATION

- BAS Branch Office - LA
- Council District - 9
- Community Plan Area - Central City
- Cross Tract - 2074.000
- District Map - 130-5A213

| ZONES: | C4-2D / |

## 4. DOCUMENTS

- Z1 - ZL-940
- 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

- Owner(s): 
  - Tmct Llc
- Tenant: 
  - Applicant (Relationship Architect)
- David Weaver - 

<table>
<thead>
<tr>
<th>01 Times Mirror Square</th>
<th>LOS ANGELES CA 90053</th>
</tr>
</thead>
<tbody>
<tr>
<td>28492 Ave. Placida</td>
<td>SAN JUAN CAP. CA 92675 (949) 489-9708</td>
</tr>
</tbody>
</table>

## 7. EXISTING USE

- (13) Office

## 8. PROPOSED USE

- REMOVE PARTITIONS, ADD PARTITIONS TO DIVIDE ONE LARGE OFFICE SPACE INTO TWO, & ADD DOORS AND SUSPENDED CEILING. 500 SQFT T1.

## 9. # Buildings on Site & Use:

## 10. APPLICATION PROCESSING INFORMATION

- BLDG. PC By: Carlos Villarreal
- DAS PC By: 
- OK for Cashier: Abram Bass
- Coord. OK: 

| Signature: | Date: 01-23-03 |

## 11. PROJECT VALUATION & FEES INFORMATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Final Fee Period</th>
<th>PC Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>FINAL TOTAL Bldg-Alter/Repair</td>
<td>371.68</td>
<td></td>
</tr>
<tr>
<td>Permit Fee Subtotal Bldg-Alter/Repairs</td>
<td>326.25</td>
<td></td>
</tr>
<tr>
<td>Handicapped Access</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Plan Check Subtotal Bldg-Alter/Repairs</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Fire Hydrant Refuse-To-Pay</td>
<td>4.20</td>
<td></td>
</tr>
<tr>
<td>E.Q. Instrumentation</td>
<td>6.61</td>
<td></td>
</tr>
<tr>
<td>O.S. Surcharge</td>
<td>9.79</td>
<td></td>
</tr>
<tr>
<td>Sys. Surcharge</td>
<td>5.00</td>
<td></td>
</tr>
<tr>
<td>Permit Issuing Fee</td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>

**Permit Valuation:** $20,000  
**PC Valuation:**

**Total Bond(s) Due:**

**Total Due:** $371.68  
**Check:** $371.68

---

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

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213) 977-6941. (LA4BUILD = 524-2845)

For Cashier’s Use Only  
W/O #: 31601219

---

**LA Department of Buildings and Safety**  
LA 06 29 027956 01/23/03 08:23AM

**BUILDING PERMIT COMM** $326.25  
**EI COMMERCIAL** $4.20  
**ONE STOP SURCH** $6.61  
**SYSTEMS DEVT FEE** $19.83  
**CITY PLANNING SURCH** $9.79  
**MISCELLANEOUS** $5.00

**Total Due:** $371.68  
**Check:** $371.68

**03LA 38227**

---

**Attachment:** Plot Plan

**P030161000001219FN**
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.

11. STRUCTURE INVENTORY

12. APPLICATION COMMENTS

13. BUILDING RELEASED FROM:

14. CONTRACTOR, ARCHITECT, 

15. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 6 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2e. 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: R47178 License No: R471786 Contractor

16. WORKERS' COMPENSATION DECLARATION

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

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

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

Carriers: STATE COMPENSATION

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

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEYS' FEES.

17. 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. 98.6002 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).

18. 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.

19. CONSTRUCTION LENDING AGENCY DECLARATION

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

20. FINAL DECLARATION

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

By signing below, I certify that:
(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MARCO LIRA Sign: [Signature] Date: 1-23-03 [Contractor] [Authorized Agent]
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Bldg-Alter/Repair
Commercial
Plan Check at Counter
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

Last Status: Ready to Issue
Status Date: 07/11/2003

TRACT  BLOCK  LOT/LT  ACREAGE  COUNTY MAP  COUNTY  PARCEL ID  (FIN #)  ASSESSOR PARCEL #
TIMES SQUARE  5  M B  184-21  130-5A213  10  149 - 001 - 006

1. PARCEL INFORMATION
Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 9
Certified Neighborhood Council - Downtown Los Angeles Fire District - 1 (Entire parcel)
Community Plan Area - Central City
Earthquake-Induced Liquefaction Area - YES
Near Source Zone Distance - 7.2
Parking Dist. - CCPO
Parking Dist. - DPD
Thomas Brothers Map Grid - 634-F3
Thomas Brothers Map Grid - 634-F4
ZONING: C4-2D/

2. DOCUMENTS
Z1 - Z1-940
ORD - ORD-164307-SA430
CDBG - BID-Downtown Center
CDBG - LARZ-Central City
CRA - CENTRAL BSN DIST AMEND/CERT AFF-90-1466762-MB
CPC - CPC-1998-217-CU
AFF - AFF-36889

3. CHECKLIST ITEMS

4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
Tmct Llc
0 1 Times Mirror Square

Tenant:
- Los Angeles Times

Applicant: (Relationship: Architect)
David Weaver - 28492 Ave. Placida

5. EXISTING USE
(13) Office

6. PROPOSED USE
PROPOSED USE

7. DESCRIPTION OF WORK
REMOVE EXISTING SEATING BOOTHs, CHANGE CARPET TO TILE FLOORING,
PROVIDE FLOOR DRAIN + ELECTRICAL POWER IN EXISTING DRIVING AREA.
(ELETRICAL AND MECHANICAL WORK SHALL BE UNDER SEPARATE PERMIT.)

8. Bldg on Site Use: OFFICE

9. APPLICATION PROCESSING INFORMATION
Bldg. PC By: Sam Chang
OK for Cashes: Julio Zafra
Coord. OK: Date: 7-11-03

10. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: $4,000

FINAL TOTAL Bldg-Alter/Repair 168.25
Permit Fee Subtotal Bldg-Alter/Rep 146.25
Handicapped Access 0.00
Plan Check Subtotal Bldg-Alter/Rep 0.00
Fire Hydrant Refuse-To-Pay 0.00
E.Q. Instrumentation 0.84
O.S. Surcharge 2.94
Sys. Surcharge 8.83
Planning Surcharge 4.39
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

Sewer Cap ID: Total Bond(s) Due:

11. ATTACHMENTS
Plot Plan
**APPLICATION COMMENTS**

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

**15. CONTRACTOR, ARCHITECT, A ENGINEER NAME**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Address</th>
<th>License No.</th>
<th>Phone No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weaver, David Roger</td>
<td>28492 Avenida Placida,</td>
<td>San Juan Capistrano, CA 92675</td>
<td>C11673</td>
<td>310-257-1107</td>
</tr>
<tr>
<td>Rellos Construction Inc</td>
<td>P O Box 1388,</td>
<td>Lomita, CA 907175388</td>
<td>B</td>
<td>471756</td>
</tr>
</tbody>
</table>

**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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. 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: 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.

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


- [ ] 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 I 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. ASPEROS 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**

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

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

**21. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0104.3.4 LAMC).

By signing below, I certify that:

1. I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration, and

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

Print Name: Matt Byler Sign: __________ Date: 7-11-03

[ ] Contractor [ ] Authorized Agent
**APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

<table>
<thead>
<tr>
<th>TRACT</th>
<th>BLOCK</th>
<th>LOT(L)</th>
<th>ARB</th>
<th>COUNTY MAP REF #</th>
<th>PARCEL ID (PIN #)</th>
<th>ASSESSOR PARCEL #</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIMES SQUARE</td>
<td>5</td>
<td>M B 184-21</td>
<td>130-5A213</td>
<td>10</td>
<td>5149 - 001 - 006</td>
<td></td>
</tr>
</tbody>
</table>

**ZONE(S):** C4-2D /

**4. DOCUMENTS**
- ZI - ZI2319: CRA - CENTRAL BSN DIST (AMEND) AFF - AF-90-1466762-MB
- ORD - ORD164367-SA430: CDBG - BID-Downtown Center
- ORD - ORD174995: CDBG - LARZ-Central City

**5. CHECKLIST ITEMS**
- Std. Work Descr - Interior Non-struct. Remo

**4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**
- Owner(s): Tmcx Llc
- Tenant: Los Angeles CA 90053
- Address: 01 Times Mirror Square
- 28492 Ave Placida
- San Juan Capistrano, CA 92675
- Tel: (949) 489-9709

**5. EXISTING USE**
- (13) Office

**6. DESCRIPTION OF WORK**
- TENANT IMPROVEMENT ON 3RD FLOOR: REMOVE INTERIOR NON-BEARING PARTITIONS TO CREATE OPEN OFFICE AREA FROM (6) OFFICES. INCLUDES FINISH WORK, MILLWORK, AND LIGHTING GRID. (1666 SF)

**9. APPLICATION PROCESSING INFORMATION**
- BLDG. PC By: Lawrence Quirante
- OK for Cashier: Alina Zafra
- Coord. OK: Date: 

**11. PROJECT VALUATION & FEES INFORMATION**
- Final Fee Period: $110,000
- PC Valuation: $11,000

**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**
- W/O #: 31622363

**LA Department of Buildings and Safety**
- LA 06 29 045067 12/18/03 07:53 AM

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit Comm</td>
<td>$298.13</td>
</tr>
<tr>
<td>Building Plan Check</td>
<td>$29.8</td>
</tr>
<tr>
<td>E1 Commercial</td>
<td>$3.78</td>
</tr>
<tr>
<td>One Stop Surch.</td>
<td>$6.63</td>
</tr>
<tr>
<td>Systems Devt Fee</td>
<td>$19.90</td>
</tr>
<tr>
<td>City Planning Surch.</td>
<td>$9.85</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$5.00</td>
</tr>
</tbody>
</table>

**Total Due:** $373.09

**Check:** $373.09

**03LA 52205**

**12. ATTACHMENTS**
- Plot Plan
12. STRUCTURE INVENTORY

13. APPLICATION COMMENTS

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

14. BUILDING RELOCATED FROM:

<table>
<thead>
<tr>
<th>CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</th>
<th>ADDRESS</th>
<th>CLASS</th>
<th>LICENSE#</th>
<th>PHONE #</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Weaver, David Roger</td>
<td>28492 Avenida Placida, San Juan Capistrano, CA 92675</td>
<td>C</td>
<td>11673</td>
<td></td>
</tr>
<tr>
<td>(C) Rellos Construction Inc</td>
<td>P O Box 1388, Lomita, CA 907173388</td>
<td>B</td>
<td>471756</td>
<td>310-257-1103</td>
</tr>
</tbody>
</table>

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 consecutive period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. 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 subcontract for specialty trades.

License Class: B 1  
Lic. No.: 471756  
Contractor: RELLO

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: STATE FUND INS  
Policy Number: 0006673-2003

☐ I certify that in the performance of the work for which this permit is issued, I shall employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 1927.5 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): ___________________________  
Lender's address: ___________________________

21. FINAL DECLARATION

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

By signing below, I certify that:

☐ I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and

☐ This permit is being obtained with the consent of the legal owner of the property.

Print Name: MARCO LIBA  
Sign: ___________________________  
Date: 12/17/03  
Contractor: ☐  
Authorized Agent: ☐
PLOT PLAN ATTACHMENT

TIMES SQUARE LOCATION PLAN

WORK AREA (3RD FLOOR)
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

I. TRACT		COUNTY MAP REF#
TIMES SQUARE		M B 184-21

I. PARCEL INFORMATION

Area Planning Commission - Central
LAOBS Branch Office - LA
Council District - 9
Certified Neighborhood Council - Downtown Los Angeles
Fire District - 1 (Entire parcel)
Community Plan Area - Central City
Earthquake-Induced Liquefaction Area - Yes
Near Source Zone Distance - 7.2
Parking Dist. - CCPD
Parking Dist. - DPD
Thomas Brothers Map Grid - 634-33
Thomas Brothers Map Grid - 634-34

ZONE(S): C2-4D

4. DOCUMENTS

ZI - ZI-940 Central Bld District Redevel CPC - CPC-1988-217-CU CDBG - BID-Downtown Center
ORD - ORD-164307-SA430 CPC - CPC-2005-1122-CA CDBG - LARZ-Central City
CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-2005-1124-CA AFF - AF-90-1466762-MB

A. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts

A. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Time Llc

Tenant:
Applicant: (Relationship Agent for Contractor)
Hatere Arevoyan - 12393 Slauson Ave

B. EXISTING USE

(13) Office

PROPOSED USE

INSTALL (2) AIR HANDLERS WITHIN B1 LEVEL COMPUTER RM AND (E) MECHANICAL RM.

I. 6. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Lawrence Quirante

DAS PC By: Coord. OK:

Signed: Lawrence Quirante
Date: 1-25-07

A. PROJECT VALUATION & Fee INFORMATION

Final Fee Period:

PC Valuation:

Permit Valuation: $2,000

FINAL TOTAL Bldg-Alter/Repair 180.59
Permit Fee Subtotal Bldg-Alter/Rep 146.25
Handicapped Access 7.31
Plan Check Subtotal Bldg-Alter/Rep 0.50
Fire Hydrant Refuse-To-Pay 0.50
E.O. Instrumentation 3.08
O.S. Surcharge 9.24
Planning Surcharge 9.21
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

II. ATTACHMENTS

Plot Plan

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

For Cashier's Use Only
W/No. 11623851

Such as:

BUDGET PERMIT COMM $146.25
BUILDING PLAN CHECK $7.31
STANDARD COMMERCIAL $0.50
ONE STOP SURCH $3.01
SYSTEMS DEVT FEE $9.24
CITY PLANING SURCH $9.21
MISCELLANEOUS $5.00

Total Due: $180.59
Credit Card: $180.59

07LA 03900
**12. STRUCTURE INVENTORY**

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

|permit expiration/refunds: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0062 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADB (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

13. 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.

14. BUILDING RELEASED FROM:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME | ADDRESS | CLASS | LICENSE | PHONE #
---|---|---|---|---
(C) Johnson Controls Inc | P.O. Box 2012 | Milwaukee, WI 532012012 | B | 22445 | S3800
(E) Potch, Michael Roger | 2953 Bonanza | San Clemente, CA 92673 | B | 22445 | S3800

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: B Lie No.: 22445 Contractor: JOHNSON CONTROLS INC

18. WORKERS' COMPENSATION DECLARATION

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

(1) 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.

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

Carrier: Cigna Ins. Co. Policy Number: WLRC444441111

(3) I certify that the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if 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 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEYS' FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6176 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/chillead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's name (if any): Lender's address:

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.4 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: [signature] Sign: [signature] Date: 1/25/07 [signature] [signature] Authorized Agent
202 W 1st St

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety
Initiating Office: METRO

PLOT PLAN ATTACHMENT

PERMIT APPLICATION #:
06016 - 10000 - 23851

PLAN CHECK #:
B06LA12616

PRINTED ON: 01/02/07 07:36:53

TIMES WEST BUILDING DESCRIPTION: TYPE I, 6 STORIES, FULLY SPRINKLERED, B-2 OCCUPANCY

WORK AREA
B-1 LEVEL

BROADWAY

CORPORATE GARAGE  TIMES BROADWAY  TIMES WEST

SECOND STREET

TIMES SOUTH  PLANT SECTION  TIMES NORTH

FIRST STREET

SPRING STREET

LOCATION PLAN

N

COUNCIL DISTRICT: 9  INSPECTION DISTRICT: BGDIM3
### Application for Building Permit and Certificate of Occupancy

**City of Los Angeles - Department of Building and Safety**

**Issued on:** 01/29/2015  
**Status Date:** 01/29/2015

#### 1. Tract Information

<table>
<thead>
<tr>
<th>Tract</th>
<th>Block</th>
<th>Lot(s)</th>
<th>Assessor Parcel</th>
<th>Parcel ID (Pine)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIMES SQUARE</td>
<td>5</td>
<td>M B 184-21</td>
<td>130-SA213 10</td>
<td>5149 - 001 - 006</td>
</tr>
</tbody>
</table>

#### 2. PARCEL Information

- **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-SA213**  
- **Energy Zone - X**  
- **Fire District - I (Entire parcel)**  
- **Earthquake-Induced Liquefaction Area - Yes**  
- **Near Source Zone Distance - 1.3**  
- **Parking Dist. - CCPD**  
- **Parking Dist. - DFPD**  
- **School Within 500 Foot Radius - YES**  
- **Thomas Brothers Map Grid - 634-F3**

#### 3. Documents

- ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-153901  
- ZI - ZI-2385 Greater Downtown Housing Inc ORD - ORD-170306  
- ZI - ZI-2416 Downtown Design Guide Project ORD - ORD-164307-SA430  
- ORD - ORD-129944  
- OHIO - Yes  
- CPC - CPC-1986-606-GPC  
- CPC - CPC-2005-361-CA  
- CPC - CPC-1988-217-CU  
- CPC - CPC-2005-1122-CA  
- CPC - CPC-2005-1122-CA  
- CPC - CPC-2010-213-CA  
- CPC - CPC-2010-583-CA

#### 4. Checklist Items

- Permit Flag: Fire Life Safety by LADBS  
- Std. Work Order - Seismic Gas Shut Off Valve

#### 5. Property Owner, Tenant, Applicant Information

- **Owner(s):** CA LOS ANGELES TIMES SQUARE LLC  
- **Tenant:** LOS ANGELES EDUCATION PARTNERS  
- **Address:** 1055 W. 7TH ST., LOS ANGELES, CA 90017  
- **Applicant:** RODNEY STONE - ENVIRONETICS  
- **Address:** 8530 VENICE BLVD., LOS ANGELES, CA 90034

#### 6. Description of Work

**Tenant Improvement on Suite 6-4010 on the 4th Floor, Remove and New Interior Non-Bearing Partitions, Re-work Ceiling, Millwork and Finishes.**

#### 7. Existing Use

(13) Office

#### 8. Proposed Use

PROPOSED USE

#### 9. Application Processing Information

- **Bldg. PC By:** Manuel Garcia  
- **OK for Cashier:** John Francis  
- **Signature:**  
- **Date:** 01/29/2015

#### 10. Project Valuation

- **Permit Valuation:** $78,000  
- **Total Bond(s) Due:**

#### 11. Attachments

For inspection requests, call toll-free (888) LA BUILD (528-2485). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call (213) 473-3211.
14. APPLICATION COMMENTS:
** Approved Sesame Gas Shut-Off Valve may be required. **

In the event that any box (i.e. A-E) 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 19235 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR / ARCHITECT / ENGINEER NAME ADDRESS
(MIT BUILDERS INC)
142 VERDUGO AVE,
BURBANK, CA 91502

CLASS LICENSE # PROVINCE
B 694620

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of sixty (60) days. Construction work must begin within one year from the date of expiration for permit issuance. LADJ 01.3, 13.23.19.1 (LAMC). The permits may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within sixty (60) days of receiving a request for final inspection (RS 17051).

17. LICENSOR 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: B License No.: 694620 Contractor: MIT BUILDERS 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.

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

Carrier: STATE COMP. INS. FUND Policy Number: 9045332

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19227.5 of the Health and Safety Code. Information is available at (909) 395-2335 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5333 or the State of California at (800) 597-5333 or www.the.ca.gov/chiefed

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. 3997, 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, makes any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensure 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: ISRAEL PATINO Sign: __________________ Date: 01/29/2015 X Contractor O Authorized Agent
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Tract: TIMES SQUARE
Block: 5
Lot: M B 184-21

City of Los Angeles - Department of Building and Safety

Issued on: 11/17/2015
Last Status: Issued
Status Date: 11/17/2015

PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - L.A.
Council District - 14
Certified Neighborhood Council - Downtown Los Angeles
Community Plan Area - Central City

Census Tract - 2074.00
District Map - 130-5A213
Near Source Zone Distance - 1.3
Parking Dist - CCPD
Fire District - 1 (Entire parcel)
Earthquake-Induced Liquefaction Area - Yes

Assessor Parcel: 5149 - 001 - 006

DOCUMENTS

21-22-2397 LOS ANGELES STATE ENTER ORD - ORD-115901
21-22-2385 Greater Downtown Housing Estate ORD - ORD-117026
21-22-2416 Downtown Design Guide Project ORD - ORD-114570-5A430
ORD-ORD-119944

CHECKLIST ITEMS

Special Inspec - Epoxy Bolts
Std. Work Decr - Seismic Gas Shut Off Valve
Permit Flag - Not a Life Safety Project

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
CA LOS ANGELES TIMES SQUARE LLC
435 MICHIGAN AVE, CHICAGO IL 60611

Applicant: (Relationship, Arch):
DAVID WEAVER
28492 AVENIDA PLACIDA, SAN JUAN CAPISTRANO, CA 92675 - (949) 489-9708

EXISTING USE

(13) Office

PROPOSED USE

1. Tenant Improvement: Remove Lift and Install New Interior Ramp, Relocate (1) Door and Add New Partition. Interior Work Only

APPLICATION PROCESSING INFORMATION

Bldg, PC By: Veronica Lopez
OK for Cashier: Manual Montesfar
Signature: DAS PC By: Coord. OK:

PROJECT VALUATION

Permit Valuation: $52,000
Sewer Cap ID: Total Bond(s) Due: $541.13

PROJECT TOTAL

Sub Total: $572.67

For inspection requests, call toll-free (888) LA4BUILD (524-8845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbcs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-2231.
15. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9, commencing with Section 7005 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 Sections 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B
License No.: 747770
Contractor: LENT WILLIAM J JR

16. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: STATE COMP. INS. FUND
Policy Number: 9107320

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

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT THE 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 3750 OF THE LABOR CODE, INTEREST, AND ATTORNEYS_FEES.

17. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA per section 19227.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.asmd.org. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6730 and 6730. Information is available at Health Services for LA County at (323) 202-3323 or the State of California at (323) 397-5323 or www.doh.ca.govchildmd.

18. 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: 

19. 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, makes any warranty, nor shall he 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 placed on my property, but in the event such work does destroy or unreasonably interferes with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106 D 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: JIJ ZAMORA
Signature: 
Date: 11/17/2015
Contractor: X
Authorized Agent: X
All applications must be filled out by applicant.

WARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinance shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(Sign Here)

Los Angeles, Cal., SEP 10 1910

CITY ASSESSOR: Please Verify SEP 12 1910

REMOVED FROM
Lot W 4th St 2
Tract E 34th St 40

REMOVED TO

Tract

C. M. Truex

Survey

TAK TO ROOM NO. 6
FIRST FLOOR

Book 10 Page 6 F. B. Page 92

TAK TO ROOM NO. 34
THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From No. 220-222-224 4th St East

Owner's name
Jim E.

Owner's address
1010 W First St

Architect's name

Contractor's name
Dr. W. C. M. W. Halley

Contractor's address

Purpose of the building

Class of building

No. of rooms at present 6

No. of stories in height

Size of present building 40 x 40

Size of new addition X

Material of foundation

Size Footing

Size of exterior studs

X

Size of interior studs

Size of mud sills

X

Size of bearing studs

X

Size of first floor joist

X

Size of second floor joist

X

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:


PERMIT NO. 7313

Date SEP 12 1910
**Application for the Erection of Buildings**

**CLASS "A"**

**FOUNDATION ONLY**

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

The application is made subject to the following conditions, which may be agreed to by the undersigned applicant and which shall be deemed conditions necessary to the exercise of the permit:

1. Purpose of Building: [Handwritten Information]
   - No. of Families: [Handwritten Information]
2. Owner's name: [Handwritten Information]
   - Phone: [Handwritten Information]
3. Owner's address: [Handwritten Information]
4. Architect's name: [Handwritten Information]
   - Phone: [Handwritten Information]
5. Contractor's name: [Handwritten Information]
   - Phone: [Handwritten Information]
6. Contractor's address: [Handwritten Information]
7. TOTAL VALUATION OF BUILDING: [Handwritten Information]
8. Any other building or permit for a building on this lot has been previously approved: [Handwritten Information]
9. Size of proposed building: [Handwritten Information]
   - Height to hear and roof: [Handwritten Information]
10. Number of stories in building: [Handwritten Information]
11. Material of foundation: [Handwritten Information]
12. Material of exterior walls: [Handwritten Information]
13. Material of interior construction: [Handwritten Information]
14. Material of floors: [Handwritten Information]
15. Material of roof: [Handwritten Information]
16. Will all trimming and plastering comply with Ordinance: [Handwritten Information]
17. What use is property in? [Handwritten Information]

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 hereewith filed conform to all of the provisions of the Building Ordinances and State Laws.

(Sign Here) [Handwritten Signature]

(Owner or Authorized Agent)

**FOR DEPARTMENT USE ONLY**

<table>
<thead>
<tr>
<th>PERMIT NO.</th>
<th>[Handwritten Information]</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>13162</td>
</tr>
<tr>
<td>Permit and specifications checked</td>
<td>[Handwritten Information]</td>
</tr>
<tr>
<td>Application checked and found</td>
<td>[Handwritten Information]</td>
</tr>
<tr>
<td>Stamp here when permit is issued.</td>
<td>SLP 11 1933</td>
</tr>
</tbody>
</table>

[Handwritten Information]
<table>
<thead>
<tr>
<th>FOR DEPARTMENT USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION</td>
</tr>
<tr>
<td>CONSTRUCTION</td>
</tr>
<tr>
<td>ZONING</td>
</tr>
<tr>
<td>SET-BACK LINE</td>
</tr>
<tr>
<td>ORD. 32761 (N. S.)</td>
</tr>
<tr>
<td>FIRE DISTRICT</td>
</tr>
</tbody>
</table>

**REMARKS**

---

---

---

---

---

---

---

---

---
**Application for the Erection of Buildings**

**CLASS "A" - FOUNDATION ONLY**

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

I, the undersigned applicant, hereby make application for a building permit to erect the building described below. The building will be located at the following address:

**Lot No.**

**Block.**

**Description of Property:**

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Block.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**District No.**

**M. B. Page**

**F. B. Page.**

**Address:**

**202 W. 1st Street**

**Spring & Broadway**

**Location of Job:**

(USE INK OR INDELIBILE PENCIL)

1. **Purpose of Building:** [Enter purpose here]

2. **Owner's Name:** [Enter name here]

3. **Owner's Address:** [Enter address here]

4. **Architect's Name:** [Enter name here]

5. **Contractor's Name:** [Enter name here]

6. **Engineer's Name:** [Enter name here]

7. **TOTAL VALUATION OF BUILDING:** [Enter total valuation here]

8. **Is this a new building, or a building under construction?**

9. **Size of Proposed Building**

   - **Length:** [Enter length here]
   - **Width:** [Enter width here]

10. **Height to highest point:** [Enter height here]

11. **Materials of Foundation:** [Enter materials here]

12. **Materials of Exterior Walls:** [Enter materials here]

13. **Materials of Interior Construction:** [Enter materials here]

14. **Materials of Roof:** [Enter materials here]

15. **Materials of Exterior Finish:** [Enter materials here]

16. **Will all labor and materials comply with Ordinance?**

17. **Other Information:**

---

**Permit No.**

13-287

**Plans and Specifications Checked and Found to Conform to Ordinance, State Laws, etc.**

**Application checked and found in compliance with plans and specifications**

**Stamp here when permit is issued.**

SEP 21, 1927

[Signature]

[Stamp]

---

[Diagram or Plan]
### FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>O.K.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>O.K.</td>
</tr>
<tr>
<td>ZONING</td>
<td>O.K.</td>
</tr>
<tr>
<td>SET-BACK LINE</td>
<td>O.K.</td>
</tr>
<tr>
<td>ORD. 33761 (N.S.)</td>
<td>O.K.</td>
</tr>
<tr>
<td>FIRE DISTRICT</td>
<td>O.K.</td>
</tr>
</tbody>
</table>

### REMARKS

3,000 sq ft. cement
100 tons reinforcing steel
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of Buildings
CLASS "A"

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

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

1. That the permit does not grant any right or privilege to erect any building or other structure thereon described, or any portion thereof, upon any part of the lot or upon or within any street or other public place or permit thereof in any manner.

2. That the permit does not grant any right or privilege to erect any building or other structure thereon described, or any portion thereof, upon any part of the lot or upon or within any street or other public place or permit thereof in any manner.

3. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

4. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

5. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

6. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

7. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

8. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

9. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

10. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

11. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

12. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

13. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

14. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

15. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

16. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

17. That the grant of the permit does not affect or prejudice any claim of the owner of the property described in the permit.

I have carefully examined and read the above application and know the same to be 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 Here) P. O. WALKER CO.

PERMIT No. 14794
Status. Permit issued.
Applicant's name: P. O. Walker Co.
Address: 1053 18th St.
City: Los Angeles
State: Calif.
Date: Oct. 13, 1933
Stamp: Permit valid.

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>O.K.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>O.K.</td>
</tr>
<tr>
<td>ZONING</td>
<td>O.K.</td>
</tr>
<tr>
<td>SET-BACK LINE</td>
<td>O.K.</td>
</tr>
<tr>
<td>ORD. 33761 (N. S.)</td>
<td>O.K.</td>
</tr>
<tr>
<td>FIRE DISTRICT</td>
<td>O.K.</td>
</tr>
</tbody>
</table>

REMARKS

20,000 bbl. Cement
400 Tons Reinforcing Steel
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application for the Erection of a Building

CLASS "E" "MOTORIST" DISTRICT

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 praying for the issuance of a permit to erect a building in accordance with the description and for that the permit be made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which are in compliance with the conditions contained in the application:

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

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may become, prohibited by an 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 by, the property described in such permit.

Building No. 12, Type VII

Tract ____________________________ (approx.)

Location of building__________________

Approved by ________________________

Between what cross streets_________________

USE INK OR INDELIBLE PENCIL

1. Purpose of building...Apartment House...Families...10...Rooms...29

2. Owner (Print Name)...Housing Authority of the City of Los Angeles...Phone Richmond 9336

3. Owner's address...1315 South Broadway, Los Angeles, California

4. Certificated Architect...Coordinating Architect...State License No. B-68E...Phone Mutual 6255

5. Licensed Engineer...F. N. Rapp

6. Contractor...State License No. 8910...Phone Michigan 1901

7. Contractor's address...

8. VALUATION OF PROPOSED WORK $25,400.00

9. State how many buildings now on lot and give use of each.

10. Size of new building...381'-6"...x...141'-0"...No. Stories...2...Height to highest point...9'-11"

11. Size of lot...x...

12. Foundation (Material)...Concrete...Type of soil...See Foundation Investigation

13. Material Exterior Walls...Concrete...Skeleton framework...Concrete

14. Material of floors...Concrete...Roofing material...Concrete...Roof type...See specifications

I have carefully examined and read the above completed Application and know the same to be 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 conform to all the Building Ordinances and State Laws.

Sign here...[Signature]

By...[Signature]

PERMIT NO.
27907

FOR DEPARTMENT USE ONLY

Plans and Specifications checked...[Signature]

Corrections certified...[Signature]

Plates Specifications and Application received and approved...[Signature]

SPRINKLER SYSTEM

Certificate No. 9387

[Stamp here when Permit is Issued]
APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

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

1. LEGAL DESC. LOT TRACT
5 2

2. PRESENT USE OF BUILDING
0 COMMERCIAL

3. OLD ADDRESS
220 W. FIRST ST. L.A.

4. BETWEEN CROSS STREETS
SPRING ST. AND BROADWAY

5. OWNER'S NAME
TIMES-MIRROR CO.

6. OWNER'S ADDRESS
202 W. FIRST ST. L.A.

7. ARCHITECT OR DESIGNER

8. ENGINEER

9. CONTRACTOR

10. LENDER

11. SIZE OF EXISTING BLDG.
40' X 110' NEW USE OF BUILDING

12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.
2 - 18' BRAZILIAN CEMENT

13. OLD ADDRESS
220 W. FIRST ST.

14. VARIATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE NEAR PROPOSED BUILDING

15. NEW WORK
DEMOBISH ONLY CLEAR LOT:

16. DECORATOR

17. APPLICANT

18. APPLICANT SIGNATURE

STAMP "Z-14"

STATEMENT OF RESPONSIBILITY

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

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

(See Sec. 91.0202 L.A.M.C.)

Signed:

Bureau of Engineering
SEWER AVAILABLE
NOT AVAILABLE
DRIVEWAY APPROVED
HIGHWAY DEDICATION REQUIRED
FLOOD CLEARANCE APPROVED

Conservation
APPROVED FOR ISSUE
FILE 

Plumbing
PRIVATE SEWAGE DISPOSAL
SYSTEM APPROVED

Planning
APPROVED UNDER

Fire
APPROVED FOR

Traffic

Name Date

056385 2935 2-14 05

15.40 1407
Address of Building  200-14 West 1st Street

Permit No. and Year  CC

Certificate Issued  19

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Owner

Owner's Address

Form B-95n—20M—3-51 G. E. MORRIS, Superintendent of Building  By.................................
Los Angeles, Calif., Oct. 14, 1941

To the Superintendent of Building,
Department of Building and Safety

Sir:—I respectfully beg to report that I have inspected the building above referred to, located at No. 200-14 West 1st Street, and find that the same complies in all respects to the provisions of the State Housing Act and the City Building Ordinances, and is fully entitled to a certificate of acceptance.

Class of Bldg. 2, No. of Stories 2
No. of Rooms 39, No. of Apts. 10

Certificate No. 9387, Issued Oct. 14
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:

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 Building
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:

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.
<table>
<thead>
<tr>
<th>Address of Building</th>
<th>202 W. 1st St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Times Mirror Co.</td>
</tr>
<tr>
<td>Owner's Address</td>
<td>Same</td>
</tr>
<tr>
<td>(Post Office)</td>
<td>Los Angeles 12, Calif.</td>
</tr>
<tr>
<td>(Zone)</td>
<td>(State)</td>
</tr>
<tr>
<td>Permit Number</td>
<td>Permit</td>
</tr>
<tr>
<td>Year</td>
<td>1946</td>
</tr>
</tbody>
</table>

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:

Recreation Rooms & Cafeteria, B-2 & G Occupancy, on 5th floor of Type I, 6 Story, Building.

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS  
Superintendent of Building  
By  

Dec. 2, 1948, 10
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.

Holding, Bolting & Structural members

CS. Ligiing & framing

H. Holmes
Registered Deputy Building Inspector
Address of Building: 202 W. 1st Street

Permit No. and Year: LA 31462 - 1952

Certificate Issued: February 11, 1954

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

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 DEVIATION IS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

Owner: Times Mirror Co.
Owner's Address: 202 West 1st Street

Los Angeles 12, California

WILLIAM A. TINKER

Form B-95-a—20M—11-53 G. E. MORRIS, Superintendent of Building

By:..................................................................
Address of Building: 202 West 1st Street
Permit No. and Year: LA 24477 - LA 22285 - 1955
Certificate Issued: September 17, 1956

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

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

61' x 144' partial 4th floor addition to an existing 12 story, type 1 offices and printing plant. G-1 Occupancy. (Parking for 12 cars @ 240 So. Hill St. Parking Affid. #821)

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

Owner: Times-Mirror Company
Owner's Address: 202 West First Street

Los Angeles 12, California

Form B-95-2—15M—6-56
G. E. MORRIS, Superintendent of Building

By A. F. HUNT
Address of Building: 202 West 1st Street
Permit No. and Year: LA 24477 - LA 22285 - 1955
Certificate Issued: September 17, 1956

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

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

61' x 124' partial 4th floor addition to an existing 12 story, type I offices and printing plant. G-1 Occupancy. (Parking for 12 cars @ 240 So. Hill St. Parking Affid. #821)

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLU. & SAFETY COMMISSIONERS

Owner: Times-Mirror Company
Owner's Address: 202 West First Street
Los Angeles 12, California

FROM B-95-a-15M-6-56 G. E. MORRIS, Superintendent of Building

By A. F. [Signature]
CITY OF LOS ANGELES
Certificate of Occupancy

Issued: February 21, 1957
Address of Building: 202 West First Street
Permit No. and Year: LA 24477 - 1955

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

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.

G. E. MORRIS,
Superintendent of Building

By: A. E. HEWITT K1
CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued
Nov. 18, 1957

Address of Building
202 West 1st Street

Permit No. and Year
LA 73105 - 1957

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

1 story, type IIIA, 21' x 39' addition to an existing 15' x 31' loading dock. G-1 occupancy.

G. E. MORRIS,
Superintendent of Building

By: A. E. Hewitt, C.E.
202 West 1st Street

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

Issued 9/27/66  Permit No. and Year LA93518/65

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLDG. & 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 The Times Mirror Co.
Owner's Address 202 West 1st Street
Los Angeles, California

COPY SENT FPB

T. LUCAS

Form B-95b—2M Shel. Sets—4-66 (C-10)

jm
Address of Building 212 West 1st Street
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

Issued 8-14-70 Permit No. and Year LA 00011/69

Change of occupancy 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.

Owner Times Mirror Company
Owner's Address Times Mirror Square
Los Angeles, California

D. MILLER va

Form 9-95b—1M Sheet Sets—2-70 (C-10)
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

Issued 12/10/75

Permit No. and Year LA 80580/73

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-2 occupancy. 185 maximum occupants in room #519 and 80 maximum occupants in room #516.

Owner Times Mirror Co.

Owner's Address 202 W. 1st St.
Los Angeles, California

W. C. LAU:jh

Form B-95b—2M Sets—5-74 (C-10) 18166328838005155 BY
Address of Building 202 West First Street
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

Issued 12/6/74 Permit No. and Year LA 80580/73
Change of occupancy of Room 519 and ground room 516 from C-1 to D-2 in an existing 6-story, type 1, 263' x 105' newspaper building. 185 maximum occupants in room 519 and 80 maximum occupants in room 516. TEMPORARY CERTIFICATE OF OCCUPANCY TO EXPIRE JUNE 6, 1975.

Owner Times Mirror Co.
Owner's Address 202 W. First St.
Los Angeles, California

W. C. Laugh
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for the following occupancies:

Issued: 12/10/75
Permit No. and Year LA 80580/73

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-2 occupancy. 185 maximum occupants in room #519 and 80 maximum occupants in room #516.

Owner:
Times Mirror Co.

Owner's Address:
202 W. 1st St.
Los Angeles, California

W. C. LAU:jh

Form B-95b—2M Sets—5-74 (C-10)
Address of Building

202 West First Street

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, to the best of 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:

Issued 12/6/74 Permit No. and Year LA 83589/73

Change of occupancy of Room 519 and green room 516 from Q-1 to B-2 in an existing 6 story, type I, 263' x 165' newspaper building—185 maximum occupants in Room 519 and 80 maximum occupants in Room 516. TEMPOARY CERTIFICATE OF OCCUPANCY TO EXPIRE JUNE 6, 1975.

Owner

Estate Harper Co.

Owner's Address

202 W. First St.

Los Angeles, California

W. C. Lath

By
### Address/Legal Information
- **PIN Number**: 130-5A213 10
- **Lot/Parcel Area (Calculated)**: 60,577.3 (sq ft)
- **Thomas Brothers Grid**: PAGE 634 - GRID F3, 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

### Jurisdictional Information
- **Community Plan Area**: Central City
- **Area Planning Commission**: Central
- **Neighborhood Council**: Downtown Los Angeles
- **Council District**: CD 14 - José Huizar
- **Census Tract #**: 2074.00
- **LADBS District Office**: Los Angeles Metro

### Planning and Zoning Information
- **Special Notes**: None
- **Zoning**: C2-4D-SN
- **Zoning Information (ZI)**:
  - ZI-2457 Historic Broadway
  - ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
  - ZI-2416 Downtown Design Guide Project Area
  - ZI-2385 Greater Downtown Housing Incentive Area
  - ZI-2452 Transit Priority Area in the City of Los Angeles
- **General Plan Land Use**: Regional Center Commercial
- **Design Review Board**: None
- **Historic Preservation Review**: Yes
- **Historic Preservation Overlay Zone**: None
- **Other Historic Designations**: None
- **Other Historic Survey Information**: None
- **Mills Act Contract**: None
- **CDO: Community Design Overlay**: None
- **CPIO: Community Plan Imp. Overlay**: None
- **Subarea**: None
- **SN: Sign District**: Historic Broadway
- **Streetscape**: No
### 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

<table>
<thead>
<tr>
<th>Assessor Parcel No. (APN)</th>
<th>5149001006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership (Assessor)</td>
<td>ONNI TIMES SQUARE LP C/O C/O DAVID BELL</td>
</tr>
<tr>
<td>Address</td>
<td>0 300-550 ROBSON ST VANCOUVER CANADA V6B 2B7 99999</td>
</tr>
<tr>
<td>Ownership (Bureau of Engineering, Land Records)</td>
<td>ONNI TIMES SQUARE LP</td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
</tbody>
</table>

- **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 528808 2092975 153056 1233042 1175048

### 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

---

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.
### 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 A-13372)
No

### Seismic Hazards

<table>
<thead>
<tr>
<th>Active Fault Near-Source Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest Fault (Distance in km)</td>
</tr>
<tr>
<td>Nearest Fault (Name)</td>
</tr>
<tr>
<td>Region</td>
</tr>
<tr>
<td>Fault Type</td>
</tr>
<tr>
<td>Slip Rate (mm/year)</td>
</tr>
<tr>
<td>Slip Geometry</td>
</tr>
<tr>
<td>Slip Type</td>
</tr>
<tr>
<td>Down Dip Width (km)</td>
</tr>
<tr>
<td>Rupture Top</td>
</tr>
<tr>
<td>Rupture Bottom</td>
</tr>
<tr>
<td>Dip Angle (degrees)</td>
</tr>
<tr>
<td>Maximum Magnitude</td>
</tr>
</tbody>
</table>

### Economic Development Areas

<table>
<thead>
<tr>
<th>Business Improvement District</th>
<th>DOWNTOWN CENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promise Zone</td>
<td>None</td>
</tr>
<tr>
<td>Renewal Community</td>
<td>No</td>
</tr>
<tr>
<td>Revitalization Zone</td>
<td>Central City</td>
</tr>
<tr>
<td>State Enterprise Zone</td>
<td>LOS ANGELES STATE ENTERPRISE ZONE</td>
</tr>
<tr>
<td>Targeted Neighborhood Initiative</td>
<td>None</td>
</tr>
</tbody>
</table>

### Housing

Direct all Inquiries to: Housing+Community Investment Department

- **Telephone**: (866) 557-7368
- **Website**: [http://hcidla.lacity.org](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

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

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

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

<table>
<thead>
<tr>
<th>Case Number: CPC-2017-432-CPU-CA</th>
<th>Required Action(s): CA-CODE AMENDMENT</th>
<th>CPU-COMMUNITY PLAN UPDATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Project Descriptions(s): COMMUNITY PLAN UPDATE</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2016-4675-TDR-VCU-MCUP</td>
<td>Required Action(s): MCUP-MASTER CONDITIONAL USE PERMIT</td>
<td>TDR-TRANSFER OF DEVELOPMENT RIGHTS (aka TFAR)</td>
</tr>
<tr>
<td></td>
<td>VCU-VESTING CONDITIONAL USE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2014-2711-CDO-SN-ZC</td>
<td>Required Action(s): SN-SIGN DISTRICT</td>
<td>CDO-COMMUNITY DESIGN OVERLAY DISTRICT</td>
</tr>
<tr>
<td></td>
<td>ZC-ZONE CHANGE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Descriptions(s): ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2010-583-CA</td>
<td>Required Action(s): CA-CODE AMENDMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2010-213-CA</td>
<td>Required Action(s): CA-CODE AMENDMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2008-4502-GPA</td>
<td>Required Action(s): GPA-GENERAL PLAN AMENDMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Descriptions(s): CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2008-4502-GPA</td>
<td>Required Action(s): GPA-GENERAL PLAN AMENDMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Descriptions(s): CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2005-361-CA</td>
<td>Required Action(s): CA-CODE AMENDMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Descriptions(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2005-1124-CA</td>
<td>Required Action(s): CA-CODE AMENDMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-2005-1122-CA</td>
<td>Required Action(s): CA-CODE AMENDMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-1988-217-CU</td>
<td>Required Action(s): CU-CONDITIONAL USE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Case Number: CPC-1986-606-GPC</td>
<td>Required Action(s):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Descriptions(s):</td>
<td></td>
</tr>
</tbody>
</table>

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

(*) - APN Area is provided “as is” from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s): GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number: VTT-74761
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.
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
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.
Case Number: ENV-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.
Case Number: ENV-2013-3392-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW 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
Required Action(s): ND-NEGATIVE DECLARATION
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
Project Descriptions(s): CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number: ENV-2008-4505-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Descriptions(s): CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number: ENV-2005-362-CE
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
Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number: ENV-2005-1123-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): INCENTIVES FOR HTF PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

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.
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