Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-5941-HCM ENV-2022-5942-CE

HEARING DATE: September 15, 2022

TIME: 10:00 AM

PLACE: Teleconference (see

agenda for login information)

EXPIRATION DATE: The original 30-day expiration date of September 16, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

Location: 7274-7290 W. Beverly Boulevard;

180-182 N. Poinsettia Place

Council District: 5 – Koretz Community Plan Area: Wilshire

Zoning: C2-1VL

Land Use Designation: Neighborhood Office

Commercial

Area Planning Commission: Central Neighborhood Council: Mid City West Legal Description: Tract 7372, Lot 46

PROJECT: Historic-Cultural Monument Application for the

SILBERBERG BUILDING

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Maurice and Susan Mazur, Trustees

Mazur Family Trust 11926 Briarvale Lane Studio City, CA 91604

APPLICANTS: Save Beverly Fairfax

c/o Nora Wyman and Dale Kendall 357 South Fairfax Avenue #323

Los Angeles, CA 90036

Art Deco Society of Los Angeles

c/o Margot Gerber

357 South Fairfax Avenue #323

Los Angeles, CA 90036

PREPARERS: Morgan Quirk and Mary Ringhoff

Architectural Resources Group 360 East 2nd Street, Suite 225

Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate Office of Historic Resources

Attachment: Historic-Cultural Monument Application

CHC-2022-5941-HCM 7274-7290 W. Beverly Boulevard; 180-182 N. Poinsettia Place Page 3 of 4

SUMMARY

The Silberberg Building is a one-story commercial building located at the southeast corner of W. Beverly Boulevard and N. Poinsettia Place in the Beverly-Fairfax neighborhood of Los Angeles. Built in 1931, the property was designed in the Art Deco architectural style by architect and engineer J. Robert Harris (1900-1964) for the La Brea Mortgage Company as offices and retail space. The La Brea Mortgage Company, founded in 1928 by realtor and businessman Abraham Silberberg, was one of many businesses established to serve the Jewish community that developed in Beverly-Fairfax and other Wilshire-area neighborhoods.

The subject property was among the earliest commercial buildings built in what would become a significant commercial corridor on Beverly Boulevard. Originally part of Rancho La Brea, the area became home to large-scale oil extraction operations before being subdivided for residential development. By the early 1930s, the area was dominated by a mix of single-family and small multifamily residences and characterized by an emphasis on automobile usage. Beverly Boulevard's emergence as a commercial corridor followed, and development there, too, was car oriented. Many of the earliest residents in the Beverly-Fairfax area were Jewish, as it was one of relatively few neighborhoods in Los Angeles where restrictive covenants did not exclude Jewish homeowners; synagogues, delis, kosher restaurants and grocers, and a variety of other businesses and institutions sprang up along Beverly Boulevard to serve the emerging Jewish community. Following World War II, Jewish Angelenos continued to move westward, and Beverly-Fairfax replaced Boyle Heights as the center of Jewish community life in Los Angeles.

L-shaped in plan, the subject property is of brick and wood frame construction clad in smooth stucco. It has two slightly pitched vaulted roof forms clad in a built-up composition material that are concealed by a zigzag parapet with a stepped cornice interrupted by narrow, stepped piers extending beyond the parapet. The subject property contains seven storefronts: four fronting Beverly Boulevard, two fronting N. Poinsettia Place, and one at the corner, diagonally facing the streets' intersection. The north- and west-facing elevations are divided into bays separated by pilasters that project above the parapet. The bays all feature divided-lite transoms with decorative metal grilles; those on the primary, north-facing facade have recessed storefronts with large, fixed windows, partially glazed wood doors with transoms, and patterned terrazzo paving. A 36-foot tower with inlaid geometric designs is located at the northwest corner, above a prominent entrance consisting of fully glazed metal double doors with sidelites and a divided-lite transom; in front of the transom is a sign that reads "Gelato and Angels." The entrance features a curved metal canopy topped by a starburst of inset black vitrolite glass alternating with plaster. Flanking the primary entrance are two bays; the bay to the east contains a secondary entrance to the storefront with a non-historic single, fully glazed door, and the bay to the south contains a tripartite aluminum window. The west-facing elevation features two nearly identical storefronts in the southernmost bays that have entrances flush with the sidewalk and single, centered replacement doors with almost full-height fixed storefront windows and transoms. The three other bays on this façade are mostly unornamented with transom windows and one original door with divided-lites. The east-facing elevation directly abuts the neighboring property and is not visible. The remaining elevations are utilitarian; fenestration consists of multi-lite and undivided single-hung windows and undivided metal sliding windows, all of which have security bars.

J. Robert Harris was born in Clay County, Texas in 1900 and worked as an architect and engineer before relocating to Los Angeles in 1924. He established his own practice the following year and went on to complete over 400 public and private projects in a variety of architectural styles in the Los Angeles area. Harris also served as chair of the Hollywood Boulevard Development Association from 1930, influencing the commercial and architectural development of Hollywood's primary corridor. In addition, he founded the Architects of San Fernando Valley (later the San Fernando Valley chapter of the American Institute of Architects) in 1945. In 1958, Harris opened a camera shop, which he ran

while continuing to practice architecture until his death in 1964. Notable works by Harris include a model house design for the Architects' Building Material Exhibit (1931), the Van Nuys Post Office (1933), and the Micheltorena Street School (1935).

The subject property has experienced several alterations, including the reconfiguration of interior spaces in 1943; exterior sandblasting in 1963; the conversion of a retail space to restaurant use in 1989; the installation of wall-mounted channel signage and conversion of a retail space to restaurant use in 2006; and the replacement of doors and windows, installation of a hanging pole sign, and addition of security gates and grilles at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under state and local designation programs as an excellent example of Art Deco commercial architecture along a major commercial corridor. It was also identified as a contributor to the Beverly Boulevard Commercial Historic District, eligible under state and local designation programs.

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:

- 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.

BACKGROUND

On August 17, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of September 16, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.

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NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:							
Other Associated Names:							
Street Address:			Zip:		Council District:		
Range of Addresses on Property:				Community Name:			
Assessor Parcel Number:		Tract:	Block:			Lot:	
Identification cont'd:							
Proposed Monument Property Type:	Building	Structure	Obje	ect	Site/Open	Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:							

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?	
Architect/Designer:			Contractor:	
Original Use:			Present Use:	
Is the Proposed Monument on its O	riginal Site?	Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style:			Stories:	Plan Shape:
FEATURE	URE PRIMARY SECONDARY		CONDARY	
CONSTRUCTION	Туре:	Туре:		
CLADDING	ADDING Material: Material:			
ROOF	Туре:	Туре:		
	Material:	Material:		
WINDOWS	Туре:	Туре:		
WINDOWS	Material:	Material:		
ENTRY Style: Style:		2:		
DOOR Type:		Туре:		



NOMINATION FORM

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.						
Thousand depries of permits in the normalism passect make sure to list any major and						
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)	Contributing feature Non-contributing feature					
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):					
Other historical or cultural resource designations:						

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed m	nonument 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.



State:

NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

8. CONTACT INFORMATION

Nomination Preparer/Applicant's Representative

Phone Number:

Applicant

Name:

Zip:

Street Address:

Company: Name: Street Address: City: State: Zip: Phone Number: Email: **Property Owner** Is the owner in support of the nomination? Yes XUnknown No Company: Name: Street Address: City: State: Phone Number: Zip: Email:

Company:

Email:

City:



NOMINATION FORM

9. SUBMITTAL

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

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

			M. O. In
Mary Ringhoff	1/10/22		Way Singhoff
Name:	Date:	Signature:	

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

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

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



Silberberg Building (7290 Beverly Boulevard)

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Setting

The Silberberg Building is located at 7290 Beverly Boulevard (with additional addresses at 7274-7290 Beverly Boulevard and 180-182 N Poinsettia Place) along a commercial corridor within the Beverly-Fairfax neighborhood in the Wilshire Community Plan Area of Los Angeles. The property is located at the southeast corner of the intersection of Beverly Boulevard and N Poinsettia Place and has frontage on both streets. With the exception of six surface parking spaces at the southeast corner of the lot, the building occupies the majority of its flat, rectangular parcel (APN 5512-020-037). At the west and north the building is fronted by a wide sidewalk. The property's east edge abuts another commercial building (7270 Beverly Boulevard), while the southern boundary is defined by an alley which separates the commercial block from residential development to the south.

Located on the south side of Beverly Boulevard, the Silberberg Building is part of a visually cohesive portion of the Beverly commercial corridor. This 10-block-long section of Beverly, developed between 1923 and 1958, was identified in SurveyLA as the state- and locally-eligible Beverly Boulevard Commercial Historic District (the subject property was identified as a contributor). The buildings here are primarily one-story commercial properties with some two-story mixed-use properties and a few taller office buildings. Institutional properties, mostly associated with the local Jewish community, are also present.¹

The commercial buildings' entries are either flush with the sidewalk or slightly recessed, and their storefronts reflect a mix of canted bays, large display windows, and cladding including stucco, brick, and stone. The buildings were designed in commercial interpretations of a range of architectural styles, including Spanish Colonial Revival, Art Deco, American Colonial Revival, Tudor Revival, Streamline Moderne, and Mid-Century Modern.

Exterior

The Silberberg Building was constructed in 1931 by the La Brea Mortgage Company as offices and retail space. Designed in the Art Deco style, the building is one story in height and roughly L-shaped in plan, with simple geometric massing. The property contains seven storefronts: four fronting Beverly

¹ Excerpted and adapted from "Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources," SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/1ef16593-9784-40c6-a60e-652e3aa508f3/Wilshire_District_Resources.pdf (accessed December 2021).



Boulevard, two fronting N Poinsettia Place, and one at the corner, diagonally facing the streets' intersection.

The subject property features a 36-foot tower at the property's northwestern corner. On its two streetfacing (north and west) facades, the building extends to the lot lines and is flush with the sidewalk. Constructed of brick exterior walls with interior frame construction, the building is set on a concrete foundation and capped by two slightly pitched vaulted roof forms. The roof is clad in a built-up composition material and concealed at the street-facing façades by a zigzag parapet with a stepped cornice interrupted by narrow, stepped piers that extend beyond the parapet. An unornamented flat parapet defines the roofline at the alley-facing (south, east) facades. The roofline is embellished with a box-shaped tower set above the corner storefront at a 45-degree angle to the intersection of Beverly Boulevard and N Poinsettia Place. The tower sides are all symmetrical and identical, each culminating in a stepped parapet with an inverted V-shaped peak. The tower has vertical striations that recede toward a center panel, which features a chevron design. The tower's parapet and a rectangular band toward the base of the tower are ornamented with carved plaster scroll motifs. The tower is flanked by two plaster fluted pilasters which also have a scrolled motif. The building's exterior walls are clad in smooth stucco with the exception of some exposed brick at the south façade. Excluding the corner entrance, all bays at the street-facing façades have a wide divided-light transom with a wrought iron grille in an abstract scrolled floral pattern.

The primary façade is oriented to the north, facing Beverly Boulevard. This façade is symmetrically composed with the exception of the westernmost two bays. The building's most prominent entrance is located beneath the tower at the far west end of this façade. This chamfered entrance features a curved metal canopy topped by a starburst of inset black vitrolite glass alternating with plaster which is almost entirely obscured by contemporary signage reading "MILK." The entry comprises a set of non-historic fully glazed metal double doors with sidelights and a divided-light transom. A single geometric-shaped concrete step provides access to this entrance. Flanking the primary entrance are two bays angled slightly toward the chamfered corner. The bay to the east contains a secondary entrance to the storefront with a non-historic single, fully-glazed door, and the bay to the south contains a tripartite aluminum window. The four retail entrances parallel to Beverly Boulevard are identical with the exception of some replacement materials. These entrances are divided by regularly spaced piers and all have recessed angled display windows with a centered single wood door. The doors are all partially glazed and feature divided lights set at acute, geometric angles with matching transoms. Entry flooring comprises terrazzo sunbursts in rainbow colors. Most lighting elements appear to have been replaced, though a wrought iron chandelier at one storefront (7286 Beverly Boulevard) is period-appropriate and may be original. Some storefronts have had security gates added and replaced at different times.

The west façade of the building fronts on N Poinsettia Place and is divided into five bays excluding the corner entrance and adjacent window bay. Two nearly identical storefronts are in the southernmost bays. Both have entrances flush with the sidewalk and single, centered replacement doors with almost full-height fixed storefront windows and transoms. The three other bays at this façade are



unornamented with the exception of the same transom windows found throughout the building and a single original door with acute-angled divided lights.

The alley-facing facades (south, and a portion of east) are minimally ornamented and instead feature exposed ducts, mechanical boxes, and windows with security bars. Some windows appear to be original double hung wood sash, while others have been replaced or boarded up. Utilitarian secondary entries are also present at these facades.

The majority of the east façade directly abuts the footprint of an adjacent commercial building and is not visible. There are no known architectural features of note on this façade.

Alterations

Alteration permits obtained from the Los Angeles Department of Building and Safety (LADBS) suggest that the building has experienced some exterior and change of use alterations since its construction in 1931. While still under construction in 1931, architect J. Robert Harris altered his original drawings to substitute brick walls with plate glass for store windows.² In 1943, owner Abe Silberberg hired contractors Halk's General Maintenance to combine 7286 and 7290 Beverly Boulevard into one enlarged retail space.³ Ownership was transferred from Abe Silberberg to Esther G. Mazur in the mid-1940s and a permit was issued to Mazur in 1963 to sandblast three sides of the building.⁴ In 1989, a change of use was filed to convert the retail unit at 7286 Beverly Boulevard into a deli.⁵ In 2006, an additional change of use was issued to owner Maurice Mazur, grandson of Esther Mazur, to convert the unit at 7290 Beverly Boulevard to a restaurant space. A wall-mounted channel sign reading "MILK" was installed at the transom above the 7290 Beverly Boulevard entrance that same year.⁶

Existing conditions photos and historic photographs demonstrate that the building has experienced some additional, unpermitted exterior alterations. Most notably, the entrance doors and windows at the corner unit (7290 Beverly Boulevard) were replaced with non-historic fully glazed metal double doors with sidelights and a divided-light transom. A commercial entrance door with sidelights and a transom was installed at the northwest corner façade of the 7290 unit along Beverly Boulevard. Historic photographs indicate that window and door replacements first occurred at some point prior to 1976. However, the doors and windows on the north, street facing façade of 7290 Beverly Boulevard, as well as those at the corner façade, were replaced again after 1976, likely around 2006 when a change of use was issued for the corner space. A hanging pole sign for "The Gilded Owl" was installed at an unknown date at 7282 Beverly Boulevard. Various flood lights and mounted pole lights were installed above the storefront entrances at unknown dates. Additionally, several storefronts along both Beverly Boulevard

² LADBS, Permit No. 00835, January 14, 1931.

³ LADBS, Permit No. 10161, October 21, 1943.

⁴ LADBS, Permit No. 34918, April 8, 1963.

⁵ LADBS, Permit No. 29751, November 3, 1989.

⁶ LADBS, Permit No. 06016-10000-06575, July 12, 2006; Permit No. 06048-10000-01872, November 1, 2006.



and Poinsettia Place feature metal folding security gates, while metal security grilles were installed on windows at the rear, south façade at an unknown date.

Character-Defining Features

Site

 Corner location on the south side of Beverly Boulevard and east side of Poinsettia Place, oriented toward the street and set back from the sidewalk

Exterior

- L-shaped footprint
- One-story configuration on a corner lot
- Simple geometric massing
- Prominent 36-foot tower set at a 45 degree angle to face the intersection of Beverly Boulevard and Poinsettia Place
- Tower details, including inverted V-shaped parapet, vertical striations, and chevron-shaped pattern in the central panel
- Asymmetrical primary, street-facing façades divided into twelve vertical bays
- Slightly pitched vaulted roof forms concealed by a zigzag parapet with stepped cornice interrupted by narrow, stepped piers that extend beyond the parapet
- Recessed main entry set at a 45-degree angle beneath a curved metal canopy in a vertically oriented bay
- Stepped parapet ornamentation
- Smooth stucco exterior cladding at street facing façades
- Exposed brick walls at the south façade
- Division of street-facing façades with rows of identical, recessed storefront entries defined by angled display windows with black vitrolite bases and partially glazed single doors with geometric divided lights and matching transoms
- Stylized Art Deco elements featuring a starburst inset of black vitrolite glass, chevron design, sunburst terrazzo entryways, scrollwork, diamond-shaped medallions, Art Deco metal hardware, stylized geometric wood transom window surrounds, and wrought iron grilles with abstracted scrolled and floral motifs



B. Statement of Significance

Summary

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

Criterion A: It 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.

Criterion C: It 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.

The property at 7290 Beverly Boulevard satisfies Criterion A as a commercial retail building associated with historic patterns of commercial development within the Beverly-Fairfax neighborhood. The Silberberg Building was erected in 1931 for the La Brea Mortgage Company, first established in Los Angeles by Jewish businessman and realtor Abraham Silberberg and his family in 1928. It served as the company's new offices and provided additional retail space consisting of seven total storefronts sited on a corner lot marked by the structure's conspicuous tower and ambitious Art Deco design. The Silberberg Building was one of the earliest structures built along the burgeoning Beverly Boulevard commercial corridor as it developed in response to the rising popularity of the automobile, serving nearby residents, many of whom were members of Los Angeles' westward-shifting Jewish community, in the 1920s and 1930s. By the 1940s, the building changed ownership to Russian-born realtor Esther G. Mazur, also a member of the local Jewish community, who owned the property until her death in 1985. Still owned by the Mazur family to this day, The Silberberg Building is continues to serve as an original and anchoring commercial building in a historic commercial corridor.

The Silberberg Building also satisfies Criterion C as an excellent example of the Art Deco style. Designed by prolific Los Angeles architect and engineer J. Robert Harris, AIA (1900-1964), it embodies the distinctive characteristics of a commercial building designed in the Art Deco style of architecture.

In 2015, the SurveyLA citywide historic resources inventory identified the Silberberg Building as individually eligible for listing in the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument as an excellent example of an Art Deco style commercial building in a major commercial corridor. Additionally, the Silberberg Building was identified as a contributing resource to the eligible Beverly Boulevard Commercial Historic District, also identified in 2015 as part of SurveyLA. The district was found eligible for state and local listing as an excellent example of an intact 1920s to 1950s low-scale commercial corridor located on a major automobile route and for its association with the Beverly-Fairfax area Jewish community since the 1920s. The south side of the district is bounded by North Formosa



Avenue on the east and North Gardner Street on the west, while the north side is bounded by North Detroit Street on the east and North Stanley Avenue on the west.

Development of the Beverly-Fairfax Neighborhood⁷

The subject property is located along the Beverly Boulevard commercial corridor in the Beverly-Fairfax neighborhood, which is part of the Wilshire Community Plan Area of Los Angeles. Much of the land that now comprises the neighborhood was originally part of the massive Rancho La Brea. Most of the Salt Lake Oil Field underlies these neighborhoods in the northwestern portion of the Wilshire area, and for many years this area was covered with oil derricks. The La Brea Tar Pits are and were the most visible surface manifestation of the vast below-ground resource. The Hancock family embarked on the first oil exploration in this area, and in 1900, rancher A.F. Gilmore began exploration on the piece of the rancho he had acquired.

Gilmore owned a relatively small percentage of the rancho land, but by the 1910s he began developing it thoroughly. Like G. Allan Hancock in Hancock Park, Gilmore saw the value of subdividing and selling off the less productive portions of his land. It soon became clear to Gilmore and his son E.B. Gilmore that housing and commercial development brought in more money than oil production. Most of the land in the Fairfax neighborhood located north of Wilshire Boulevard had been subdivided and developed by the early 1930s by the Hancocks and the A.F. Gilmore Company.

The subject property was developed in 1931 on lots 45 and 46 of Tract No. 7372, subdivided in 1924 by the Security Trust and Savings Bank and covering a portion of land between 3rd Street, Gardner Street, Beverly Boulevard, and Poinsettia Place. Aerial photography from the late 1920s showed the immediate area as less developed than the single-family neighborhoods to the north, east, and south. However, commercial buildings began cropping up along Beverly Boulevard, with single-family homes constructed intermittently and undeveloped lots found throughout.

In 1934, the nearby Farmers Public Market opened. It was operated by Fred Beck and Roger Dahlhjelm at West Third Street and Fairfax Avenue (on land owned by E.B. Gilmore), inviting local farmers to sell their produce out of the backs of their trucks. Soon, the Farmers Public Market became a permanent venue; restaurants, ice cream stands, flower shops, and other retail stores began selling at the market. The Farmers Market still exists in its original location (although it has grown), with an array of food stands and retail shops as ethnically and culturally diverse as the area in which it sits. It is the last remnant of Gilmore commercial and recreational developments that once included a drive-in movie theater, a racetrack, and a stadium.

Like the single-family and multi-family developments in the Mid-Wilshire and Hancock Park neighborhoods, the new neighborhoods of the Beverly-Fairfax area were developed and heavily

⁷ Excerpted and adapted from the "Historic Resources Survey Report: Wilshire Community Plan Area," SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/ab2f5674-8968-4e77-ad10-1557b6107f67/SurveyLAWilshire_SurveyReport_.pdf (accessed December 2021).



marketed as discrete subdivisions. They included a high number of multi-family residences, including numerous two-story duplexes and fourplexes, in a variety of Period Revival styles. Most were constructed from the mid-1920s to the early 1930s, though later examples exist. The Beverly-Fairfax developments were even more automobile-focused than the automobile suburbs further east in the Wilshire area, since they were past the outer limit of the Los Angeles Railway's streetcar system.

Where much of west-central Los Angeles did not have a large Jewish American population until after World War II, the Beverly-Fairfax neighborhood had a significant Jewish American presence from its earliest development in the 1920s. For example, research on the residents of the Orange Grove Avenue-Gardner Street area, historically a Jewish enclave, found a diverse Jewish community representative of the overall Beverly-Fairfax area at that time. This neighborhood, part of a subdivision developed by G. Allan Hancock, included recent immigrants from outside the U.S., people who had moved from the East Coast, and Angelenos who had moved to the area from other parts of the city (primarily Boyle Heights). It appears that this neighborhood and other known early Jewish residential enclaves in the Beverly-Fairfax area did not see exclusion of Jewish homeowners and renters based on restrictive housing covenants or realtor influence as seen in some other parts of Los Angeles.

Permit and census research indicates that a substantial number of properties in these enclaves were built and owned by Jewish individuals, both living on site and renting to tenants. This was the case with the Silberberg Building, built by Jewish businessman Abraham Silberberg for his realty business, La Brea Mortgage Company. In addition to becoming the realty company's offices, Silberberg leased storefronts to various businesses, including beauty parlors and clothing stores. During the postwar period, the Jewish population of Beverly-Fairfax increased substantially, and continued to move westward into neighborhoods like Pico-Robertson. The Beverly-Fairfax neighborhood is still a popular residential area for Jewish families, including members of the Orthodox community who were part of a major movement to the Wilshire area starting in the 1980s.

Residential subdivisions in the Beverly-Fairfax neighborhood were serviced by commercial districts including those along 3rd Street, Fairfax, and Beverly Boulevard—including the SurveyLA-identified Beverly Boulevard Commercial Historic District, in which the subject property was identified as a contributing resource. A particularly prominent Jewish business district emerged along North Fairfax Avenue. Businesses catering to the area's Jewish population began appearing on Fairfax starting in the 1930s, accelerating greatly after World War II. In the postwar years, community centers, neighborhood synagogues, kosher delis, restaurants, and Jewish bakeries were numerous on the street. Several longtime businesses, including Canter's Delicatessen, Schwartz Bakery, and Diamond Bakery, are still in operation. Beverly Boulevard also saw a significant increase in the establishment of Jewish commercial and institutional properties during the postwar period, many of which continue to serve the community today.



<u>Commercial Development of Beverly Boulevard⁸</u>

Development of Beverly Boulevard west of Vermont Avenue began in 1916, when the Los Angeles Times announced the creation of a plan to extend, widen, and pave Temple Street into a "highway from Vermont to the sea." The goal was to better connect Los Angeles with Beverly Hills (hence the new boulevard's name), as well as the beach communities. Beverly's improvement proceeded slowly westward, seeing its completion at the end of 1926 in what is now the Wilshire Community Plan Area.

In May 1928, the Times noted, "construction running into hundreds of units on Beverly Boulevard and adjoining territory particularly in the district west of Highland Avenue." As automobile suburbs took root in this part of western Los Angeles, Beverly Boulevard grew rapidly as a commercial corridor. It had a heavily used Los Angeles Railway motorcoach (bus) line as well, providing additional transportation options to local residents. While many of the district's 1920s buildings reflect a pedestrian-oriented pattern of development, the commercial district continued to develop through the 1930s and 1940s. Many of these later businesses, including drive-up markets and restaurants, catered primarily to drivers. The corridor as a whole shifted to reflect an orientation toward the car, just as the residential districts in this part of the city did.

Commercial properties along Beverly Boulevard were also influenced by a diverse Jewish population settling in the area by the 1930s. The community was made up of recent immigrants from outside the U.S., individuals who had moved from the East Coast, and longer-term Angelenos who moved westward from other parts of the city, such as Boyle Heights. During this period, many of the newly developed buildings along the boulevard were occupied by Jewish business owners, offering goods and services at grocers—such as Fuller Super Kosher Market at 7326 Beverly Boulevard—as well as tailors, cleaners, beauty shops, furniture sellers, and realtors, like the La Brea Mortgage Company located within the subject property. Nearby restaurants like "The Garden" at 7517 Beverly Boulevard eventually populated the commercial corridor, advertising strictly kosher menus for their local Jewish patrons. The boulevard was also home to important institutional properties related to the Jewish population, including the Western Jewish Institute and adjacent Congregation Shaarei Tefila located across from the subject property at 7269 Beverly Boulevard. The synagogue continues to hold services at this location to this day.

The Development of the Silberberg Building (7290 Beverly Boulevard)

⁸ Excerpted and adapted from "Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources," SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/1ef16593-9784-40c6-a60e-652e3aa508f3/Wilshire_District_Resources.pdf (accessed December 2021).

⁹ "Many Structures Underway Mark Boulevard Activity," Los Angeles Times, May 6, 1928.

¹⁰ 1930-1939 Los Angeles City Directories, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021); "Beverly-Fuller Super Kosher Market," *Los Angeles Times*, June 6, 1933.

¹¹ "The Garden—Strictly Kosher," Los Angeles Daily News, December 3, 1947.



The Silberberg Building was part of the earliest wave of development along the Beverly Boulevard commercial corridor located west of La Brea Avenue. The building has continuously operated as a mixed-use commercial property and has been under the continuous, consecutive ownership of two Jewish families—the Silberberg and then the Mazur families. It was constructed and developed by the former, the Silberbergs, in 1931. Mexican-born Jewish businessman, Abraham Silberberg (1874-1948) established the La Brea Mortgage Company in Los Angeles and developed the Art Deco building to house his company's offices and six other retail tenants. By the early 1930s, the Jewish population in Los Angeles had nearly doubled and increasingly inhabited neighborhoods like Wilshire, West Adams, and Hollywood. Ten years later, these neighborhoods were considered "more Jewish" than Boyle Heights, the city's first Jewish enclave. Many of the original tenants at Silberberg's commercial building were also members of the Jewish community, providing a variety of services and products to the neighborhood. By the mid-1940s, the property was acquired by Russian Jewish widow and realtor, Esther G. Mazur (1893-1985). Mazur continued to own and rent the building to a variety of businesses until her death in 1985, when ownership was transferred to her son and grandson as part of the Mazur Family Trust. The Mazur family presently owns the building.

Abraham (Abe) Silberberg was born in 1874 in Mexico City, Mexico to German parents during a period when as few as twenty Jewish families were recorded as living in the city. ¹⁴ There, he met and married his wife, Cecelia Silberberg (born to a German father and Brazilian mother), before the couple and their two young sons, Emil and Julius, emigrated with other members of the Silberberg family to El Paso, Texas in 1885. ¹⁵ Known as pioneer merchants, Abe and his brother, Robert, rose to prominence in the city by operating a successful jewelry business known as Silberberg Bros. in downtown El Paso. ¹⁶ During this time, the Silberberg family also purchased and owned extensive tracts of land in southwestern Mexico. ¹⁷ In Texas, the brothers were important members of the community, serving as boosters for El Paso by investing in the construction of local hotels and appealing for train ticket price regulations. ¹⁸

¹² "Los Angeles Citywide Historic Context Statement; Context: Jewish History," SurveyLA, prepared by GPA Consulting for the City of Los Angeles, Department of City Planning, Office of Historic Resources, December 2016, 18.

¹³ LADBS, Permit No. 82285, November 24, 1987; State of California. *California Death Index, 1940-1997*. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics.

¹⁴ Shep Lenchek, "Jews in Mexico, A Struggle for Survival: Part One," MexConnect, History & People,

https://www.mexconnect.com/articles/677-jews-in-mexico-a-struggle-for-survival-part-one/ (accessed December 2021).

¹⁵ The National Archives at Fort Worth; Fort Worth, Texas; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21*.

¹⁶ 1920 El Paso City Directory.

¹⁷ In 1907, Robert Silberberg acquired five contiguous tracts of land in the Mexican state of Guerrero amounting to almost 120,000 acres. Following Robert's death in 1926, ownership of the land was transferred to Robert's widow Elena Rebecca Silberberg. However, in 1939, the President of Mexico seized the agriculturally viable land claimed by other nationals and the Silberberg tracts were forfeited to the Mexican government. Following Elena's death in 1940, Abe Silberberg was named executor of her estate and submitted a claim as part of the Mexican American Claims Act to recoup losses to the Silberberg family in the amount of \$1,092,160, for which only \$165,575 was ultimately awarded (per United States Department of State, *Arbitration Series: American Mexican Claims Commission*, U.S. Government Printing Office, 1943, 581-584).

¹⁸ "Scalpers Agree to Keep Hands Off Tickets," *El Paso Herald*, August 17, 1905; "Another Hotel Site to Be Submitted," *EL Paso Herald*, January 19, 1911



Following the death of Cecilia in 1918 and Robert in 1926, Abe and his son, Julius, as well as his nephew, Herman, moved to Los Angeles in 1926 to take advantage of expanding real estate opportunities in a rapidly growing Jewish community. Compared to the older community in Boyle Heights, these newer western neighborhoods, including the Wilshire area, attracted "more prosperous and acculturated Jews," such as businessmen, professionals, real estate developers, and the Jewish immigrants who built the film industry. Abe, as well as his nephew and son, were first listed in the 1928 Los Angeles city directory as residents of a tenement building located at 317 South Berendo Street near the intersection of Wilshire Boulevard and Vermont Avenue. A year later, they moved to a fourplex at 351 South Berendo Street.

Silberberg began his real estate business with the establishment of the La Brea Mortgage Company in January 1928 (originally located at 133 N La Brea Avenue). ²³ A *Los Angeles Times* article announced the formation of the new company, which was to specialize in "general mortgage, real estate and insurance business." ²⁴ At this time, Abe Silberberg served as the company's president, while his nephew, Herman, served as vice president and son, Julius, as secretary-treasurer. ²⁵ While Abe and Herman lived in separate apartments east of the subject property, Julius lived six blocks west at 314 North Curson Avenue in the Beverly-Fairfax neighborhood. ²⁶ However, by October of 1930, Julius passed away. ²⁷

Despite the family's loss and the start of the Depression era, Abe Silberberg continued to grow his realty business. In December 1930, the La Brea Mortgage Company was issued a permit to construct a one-story commercial building with seven retail spaces and a 36-foot tower at the corner of Beverly Boulevard and Poinsettia Place, designed in the Art Deco style by local architect and engineer J. Robert Harris and built by contractors Kahn Construction Company. Advertisements in the Los Angeles Times detailed the completion of "Beverly Blvd.'s most attractive shops [in a] large and light prime location," describing the building as "modernistic in design...of brick and steel, the exterior trimmed in black

¹⁹ "Mrs. A. Silberberg Dies; Native of Mexico City," El Paso Herald, August 13, 1918; "Silberberg Accidently Killed by Shot," *El Paso Herald*, October 4, 1926.

²⁰ "Los Angeles Citywide Historic Context Statement; Context: Jewish History," SurveyLA, prepared by GPA Consulting for the City of Los Angeles, Department of City Planning, Office of Historic Resources, December 2016, 16; Max Vorspan and Lloyd P. Gartner, *History of the Jews of Los Angeles*, San Marino, CA: Huntington Library, 1970, 118.

²¹ 1928 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).

²² 1929 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).

²³ "Abe Silberberg Taken by Death," El Paso Herald Post, March 9, 1948; "La Brea Ave. Store," Los Angeles Times, April 24, 1930.

²⁴ "Offices Opened by New Concern," Los Angeles Times, January 22, 1928.

²⁵ 1930 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).

²⁶ 1930 United States Federal Census; 1930 and 1931 Los Angeles City Directories, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).

²⁷ "Former Pasoan Suicide Victim," El Paso Evening Post, November 21, 1930.

²⁸ LADBS, Permit No. 00835, January 14, 1931.



vitrolite and wrought iron."²⁹ While the building was still under construction in 1931, a permit was issued to substitute the many of the brick walls with plate glass store windows.³⁰

By this time, the La Brea Mortgage Co. had successfully bought and sold properties worth a combined \$199,500 in one year. Many of the firm's sales and business dealings were associated with properties in Western neighborhoods of Los Angeles. The firm also hired numerous brokers and agents from outside the family to join the business, including William O. Redding, in charge of insurance; Daniel Feder, head of investment securities; and Raymond E. Pemberton, another real estate agent. In 1932, the company moved offices to the new building's storefront at 7278 Beverly Boulevard—no longer located on La Brea Avenue, the business was renamed Hancock Park Realty Company. The nearby Hancock Park neighborhood was known for imposing restrictive housing covenants and unspoken agreements between many of the area's realtors, "ensuring that non-white, and in some cases, Jewish, residents would be unable to purchase homes" in the area. The Silberberg's decision to adopt the "Hancock Park" name no doubt indicated a stark stance on the part of their Jewish-owned realty business and represented a shift in the area's growing acceptance towards Jewish homeownership.

Nephew Herman Silberberg was listed as president of the company; however, he passed away at his home at 137 South Roxbury Drive in October of 1932 and the company was put back under the leadership of Abe Silberberg.³⁴ In 1936, the realty office moved from the 7278 Beverly Boulevard storefront space to the 7286 Beverly Boulevard space in the same building after attempting to fill the vacancy.³⁵

City directories from the 1930s listed some of the building's earliest tenants as a beauty parlor, clothes cleaners, cosmetic manufacturer, bottle supplier, drapery store, shoe repair shop, vending machine distributor, grocer, tailor, and florist (See Appendix, Exhibit 7for a comprehensive list of building tenants found in Los Angeles city directories).³⁶ Surnames of business owners occupying the building originated from Germanic, Yiddish, or Hebrew origins, with city directories often listing those same individuals as

²⁹ "Beverly Blvd. Stores," *Los Angeles Times*, April 18, 1931; "Modernistic Type Store Building Completed," *Los Angeles Times*, May, 1931.

³⁰ LADBS, Permit No. 29511, December 11, 1930.

³¹ "Exchanges of Realty Announced," Los Angeles Times, January 3, 1932.

³² Both the La Brea Mortgage Company and Hancock Park Realty Company were listed at 7278 Beverly Boulevard in the 1933 Los Angeles city directory.

³³ "Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources," SurveyLA, prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 2015, https://planning.lacity.org/odocument/1ef16593-9784-40c6-a60e-652e3aa508f3/Wilshire_District_Resources.pdf (accessed December 2021).

³⁴ 1932 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021); As a note, the Silberberg family's ties to El Paso remained strong even after their move to California, with both Julius and Herman Silberberg's remains sent to Texas following their deaths.

³⁵ "Investors Attention," Los Angeles Times, April 30, 1935.

³⁶ 1932-1939 Los Angeles City Directories, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).



residents in the Beverly-Fairfax area. This indicated that many of these early businesses were owned and operated by members of the local Jewish community, also living in and around the neighborhood.

According to permit records, 1943 was the last year the building was known to be under the ownership of Abe Silberberg. That year, he hired contractors, Halk's General Maintenance, to enlarge the realty's office by removing a partition to combine 7286 and 7290 Beverly Boulevard together. ³⁷ However, Silberberg died five years later in 1948 at the age of 73 years old and the realty business appeared to cease operations. ³⁸ By 1947, Mrs. E.G. Mazur was listed as the building's owner on a permit issued for the construction of a mezzanine floor and interior alterations to an entrance. ³⁹

Esther G. Mazur (1893-1985) was born in Russia to Russian Jewish parents before emigrating to the United States in 1922 with her son, Harold.⁴⁰ Esther's husband, Morris Mazur, appears to have passed away prior to their emigration. She first appeared in Los Angeles city directories in 1929, as a resident at 118 ½ N Soto Street in Boyle Heights, the city's oldest Jewish enclave.⁴¹ According to 1930 census records, Esther was working as an insurance agent.⁴² By 1933, the Mazur family joined a wave of Jewish families moving westward and relocated to the Wilshire area, just east of La Brea Avenue.⁴³ In 1940, Esther was still working in real estate while her son, Harold, attended medical school.⁴⁴ That year, the Mazur's relocated to a 13-unit bungalow court at 1838 Whitley Avenue in Hollywood, which Esther subsequently purchased in 1941.⁴⁵ She continued to acquire income-producing properties, including a residential rental property at 3352 Griffith Park Boulevard in 1946, and the subject property at 7290 Beverly Boulevard sometime in the mid-1940s.⁴⁶

Tenants at the Silberberg Building in the decades following Esther Mazur's ownership comprised of a medical supplies store, cosmetics dealer, steel rule die shop, piano store, florist, dressmaker, commercial photographer, plumbing supplies shop, draperies store, pharmacy, and electronics store. Following Esther's' death in 1985, ownership of the building transferred to Harold, and his son, Maurice Mazur. The unit at 7286 Beverly Boulevard was converted to a restaurant space in 1989, with the adjacent storefront at 7290 Beverly Boulevard converted to a restaurant space in 2006.⁴⁷ The building continues to be owned by the Mazur family, under the Mazur Family Trust.

³⁷ LADBS, Permit No. LA10161, October 21, 1943.

³⁸ Find a Grave. Find a Grave. http://www.findagrave.com/cgi-bin/fg.cgi (accessed December 2021).

³⁹ LADBS, Permit No. 26869, October 28, 1947.

⁴⁰ 1930 United States Federal Census.

⁴¹ 1929 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).

⁴² 1930 United States Federal Census.

⁴³ 1933 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).

⁴⁴ 1940 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.isp (accessed December 2021).

⁴⁵ "Major Income Holdings Sold," Los Angeles Times, February 23, 1941.

^{46 &}quot;Two Lots Bring \$20,000 Each," Los Angeles Times, February 17, 1946; LADBS, Permit No. 26869, October 28, 1947.

⁴⁷ LADBS, Permit No. 29751, November 3, 1989 & Permit No. 06016-10000-06575, July 12, 2006.



Both owners—Abe Silberberg and Esther G. Mazur—came to Los Angeles in the early twentieth century as part of a wave of Jewish immigrants settling and developing many parts of the country into tight-knitted enclaves with shared cultural, ethnic, and religious values from a diversity of Jewish experiences. The property's owners and tenants reflected this diaspora, representing the enterprising and resourceful spirit of Jewish immigrant families in a neighborhood directly shaped by its Jewish identity and community. Since its construction in 1931, the Silberberg Building has served as a prominent fixture along the Beverly Boulevard commercial corridor, continuously occupied by local businesses and retailers throughout its existence and into the present day.

Art Deco Architecture

The Art Deco style emerged in the United States in the 1920s, inspired primarily by Eliel Saarinen's 1922 unrealized design for the *Chicago Tribune* building and the 1925 *Exposition Internationale des Arts Décoratifs et Industriels Modernes* in Paris. Considered to be among the first major architectural style to consciously reject historical precedents (unlike its Period Revival counterparts), Art Deco drew on the industry of the Machine Age for designs applicable to anything from jewelry to skyscrapers. Art Deco architecture enjoyed a brief but influential reign as Los Angeles' signature style, as its sense of exuberance and glamour reflected the city's 1920s boom resulting from its success in the oil, real estate and film industries. It was applied largely to public and commercial buildings like theaters, department stores, and large hotels, with rarer use in single-family residential architecture. Hollywood's film industry played an indispensable role in the regional adaptation of Art Deco architecture, catering to popular interest in exotic worlds by romanticizing the style and bringing it to the masses through the architecture of its theaters and studio buildings as well as its stage sets.

Art Deco is characterized by its vertical emphasis (enhanced by elements like fluted pilasters, stepped towers, piers, and spires), flat roofs with parapets, steel fixed or casement windows, and smooth wall surfaces (typically stucco). Despite Modern tendencies, the style also embraced ornamentation that was uninhibited and extravagant. Decoration included highly stylized, geometric motifs such as zigzags, chevrons, spirals, steps, ziggurats, and pyramids. These appeared both as molded features and as part of ornate metalwork. Ornamentation also depicted motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna and natural features; the latter is commonly seen in Southern California-inspired imagery such as sunbursts, seashells, foliation, and scenes of paradise.⁴⁹ Experimentation with materials offered new potential for applied decoration; metals could be treated in a variety of different ways, while terra cotta could be used to apply color to a building's exterior but was inexpensive and easy to maintain.⁵⁰ The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment.

⁴⁸ Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., *Los Angeles Art Deco*, Charleston, SC: Arcadia Publishing, 2005, 7.

⁴⁹ Carla Breeze, *American Art Deco*, New York: W.W. Norton & Company, 2003, 223.

⁵⁰ Cooper et al., 27.



A growing dependency on the automobile had a significant influence on Los Angeles' pre-World War II architectural design, as architects designed to accommodate the automobile. With its vertical emphasis and exuberant ornamentation, Art Deco proved the ideal style to attract the attention of driving passersby. As a result, a number of prominent Art Deco buildings were constructed along rapidly developing commercial corridors. Wilshire's Miracle Mile boasted some of the city's grandest examples, including the Wilshire Tower (HCM #332), the Wiltern Theatre/Pellissier Building (HCM #118), the E. Clem Wilson Building, and the former Bullocks Wilshire Department Store (now Southwestern Law School, HCM #56). Downtown Los Angeles also had a notable collection of Art Deco buildings, including the Garfield Building (HCM #121), the Oviatt Building (HCM #195), the Eastern Columbia Building (HCM #294) and the Los Angeles Central Library (HCM #46). However, the fact that it was already well established by the 1920s and '30s "precipitated less new building...than the other two 'rival' downtowns'" of Hollywood and Miracle Mile.⁵¹

As the United States hit the height of the Great Depression, Art Deco came to be seen as too lavish and exorbitant. The American public turned to simpler, forward-thinking Moderne styles like the Streamline Moderne, PWA Moderne, and Hollywood Regency/Regency Moderne, all of which transparently "evoked an idea of the future." By the mid-1930s, Art Deco had largely fallen out of fashion, but it had left a significant mark on the architecture of Los Angeles.

The Silberberg Building was developed in the latter part of the Art Deco movement in Los Angeles and is exemplary of the style.⁵³ As car culture gained prominence in Los Angeles, the building represents an era of commercial architecture meant to attract potential customers in passing automobiles. Character-defining features include simple geometric massing; smooth exterior cladding; and vertical elements such as the 36-foot tower and vertical emphasis; an asymmetrical primary façade; and a stepped parapet extending beyond the roof edge above the main entry. Other decorative Art Deco elements are found in the fluted pilasters with scrollwork; curved metal canopy; insets of black vitrolite glass; chevron designs; diamond-shaped medallions; zigzag roofline; pressed metal chevrons; sunburst terrazzo entryways; metal hardware; geometric wood transom window surrounds; and wrought iron grilles with abstracted scroll and floral designs. While the subject property is one of four contributors to the SurveyLA-identified Beverly Boulevard Commercial Historic District designed in the Art Deco style, it represents a particularly excellent example of the architectural style in the district due to its existing and intact character-defining features and original storefront configuration.

J. Robert Harris, AIA (1900-1964)

⁵¹ Thomas S. Hines, *Architecture of the Sun: Los Angeles Modernism 1900-1970*, New York: Rizzoli International Publications, Inc., 2010, 224.

⁵² David Gebhard and Robert Winter, An Architectural Guidebook to Los Angeles, Rev. ed. Layton, UT: Gibbs Smith, 2003, 22.

⁵³ The Silberberg Building's Art Deco design is part of a collection of Los Angeles architectural gems replicated at the Disney-MGM Studios (now known as Disney's Hollywood Studios) and part of the Disneyland theme park in Anaheim, CA. Some of the city's most iconic buildings were replicated, including many buildings that are no longer extant in Los Angeles, such as the Pan-Pacific Auditorium, Brown Derby Restaurant, and Carthay Circle Theatre.



The subject property was designed by local architect and engineer, J. Robert Harris. Over a decades-long career, Harris completed over 400 public and private projects throughout the Los Angeles region.⁵⁴ Collectively, Harris' body of work was representative of the changing architectural traditions of Southern California during much of the twentieth century. Initially designing early Southern California interpretations of Period Revival and eclectic styles, Harris later served as a Captain in the Army Corps of Engineers during World War II before returning to his architecture practice and becoming a leader in postwar residential development in the rapidly expanding San Fernando Valley. During his tenure as a continuously practicing architect and engineer, Harris proved to be a reputable and prolific leader in the Los Angeles' architectural community until his passing in 1964.

John Robert Harris was born on March 25, 1900 in Clay County, Texas.⁵⁵ By 1920, he was working as a young commercial artist in Fort Worth, Texas.⁵⁶ While in Texas, Harris completed high school and obtained several years of "miscellaneous training in engineering and architecture."⁵⁷ This included work as an office engineer for Pure Oil Co. in Dallas as well as an engineer for the U.S. Reclamation Service in El Paso. By 1924, Harris relocated to Los Angeles where he took on the role as a manager at Thomas Bros. Engineers.⁵⁸

By 1925, Harris established his own architecture and engineering practice, John Robert Harris and Associates, at 1756 North Western Avenue in Hollywood. ⁵⁹ Three years later, he moved his offices to Room 305 at the Spanish Colonial Revival Baine Studio Building at 6601 Hollywood Boulevard (identified as a contributing resource to the National Register Hollywood Boulevard Commercial and Entertainment District). ⁶⁰ Much of Harris' early work included projects designed in a variety of styles in and around the Los Angeles area. These included a 14-unit Craftsman bungalow court on Euclid Avenue in Pasadena (1928), a two-story Spanish Colonial Revival residence in Santa Monica (1930), and a two-story apartment building on Sycamore Avenue (1931). ⁶¹ By this time, Harris also became a licensed architect. ⁶²

By 1930, Harris was living at 5756 Lexington Avenue in Hollywood.⁶³ With an office prominently located on Hollywood Boulevard, Harris was an active member of the local architecture community and served as chairman of the Hollywood Boulevard Development Association in 1930, working with local architects

⁵⁴ "John Robert Harris," *AIA Architects' Roster Questionnaire*, Los Angeles, February 12, 1953 via The American Institute of Architects Archives, https://content.aia.org/sites/default/files/2018-09/HarriJohnR_roster.pdf (accessed December 2021).

⁵⁵ AIA Architects' Roster Questionnaire, 1953.

⁵⁶ 1920 United States Federal Census.

⁵⁷ AIA Architects' Roster Questionnaire, 1953.

⁵⁸ Ibid

⁵⁹ AIA Architects' Roster Questionnaire, 1953; "J. Robert Harris," Hollywood Daily Citizen, March 13, 1928.

⁶⁰ "J. Robert Harris," *Hollywood Daily Citizen*, March 13, 1928; Hollywood Heritage, "Hollywood Boulevard Commercial and Entertainment District," National Register of Historic Places nomination form, Reference no. 85000704, April 4, 1985.

⁶¹ "New Building Enterprises on Increase," *Pasadena Evening Post*, April 3, 1928; "Working Drawings Made," *Los Angeles Times*, September 14, 1930; "Plans Complete for Apartment Building," Los Angeles Times, August 16, 1931.

⁶² AIA Architects' Roster Questionnaire, 1953.

⁶³ 1930 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).



and builders to improve the appearance of the boulevard's commercial businesses.⁶⁴ Additionally, a 1931 *Los Angeles Times* article profiled one of his residential designs featured as part of the Architects' Building Material Exhibit held in downtown Los Angeles. Rendered in the early California Monterey style of architecture, the home was described as a "rambling house built low to the ground...declared to have a feeling of belonging to its natural setting," with a central outdoor patio designed as a "livable part of the house." The residence served as an upscale home model that could be replicated and constructed for only \$5,300.

In 1931, Harris was commissioned by Abe Silberberg to construct the one-story Art Deco commercial building at 7290 Beverly Boulevard, perhaps one of the architect's earliest commercial endeavors. The building demonstrated Harris' ability to execute the style's distinct character-defining features within a commercial property type, including the conspicuous corner tower, zig zagged parapet, fluted columns, stepped piers, black vitrolite inlays, and other stylized Art Deco elements found throughout. The subject property was also designed at a point when the young architect was achieving prominence in the region, becoming more recognized for his variety of projects and implementation of different architectural styles. Harris' other notable Art Deco designs included a significant addition to the J.P. Creque Office Building (initially constructed in 1911 and enlarged in 1932) on Hollywood Boulevard and the Micheltorena Street School (1935) in the Silver Lake neighborhood.⁶⁶

The height of Harris' career culminated in 1933 when he was selected by the United States government to design a new federal post office building in Van Nuys at 14530 Sylvan Street. The post office building was identified during SurveyLA as eligible for local, state, and national listing for its architecture and as a pre-World War II institutional building in Van Nuys .⁶⁷ Completed in 1935, the post office was designed in the Mediterranean Revival style during a period of expansion for the area. Built with local materials, the post office features ornate architectural details, including stucco exterior cladding, arched windows, decorative iron grilles, and a clay barrel tile roof. At the time, the building was considered "one of the most distinctive and unusual in the entire state." As an established and recognized architect in Van Nuys, Harris soon began a weekly architecture column in *The Van Nuys News Press*, where he answered readers' questions and discussed the latest news in building technology. By 1936, Harris became a member of the American Institute of Architects' Southern California chapter and resided at 5856 Ethel Avenue in Sherman Oaks. ⁶⁹

In 1938, Harris designed his own one-story residence and detached garage at 3781 Laurel Canyon Boulevard. ⁷⁰ A year later, he was issued a permit to design an additional two-story residence at 3755

⁶⁴ "Architect Committee for Boulevard Urged," Hollywood Daily Citizen, December 10, 1930.

⁶⁵ "Home Nestled Amid Foliage," Los Angeles Times, June 28, 1931.

⁶⁶ AIA Architects' Roster Questionnaire, 1953.

⁶⁷ "Architect Departs for P.O. Parley," Hollywood Citizen News, May 28, 1933.

⁶⁸ "Architect's Design of New Federal Building for Van Nuys," The Van Nuys News Press, September 14, 1933.

⁶⁹ AIA Architects' Roster Questionnaire, 1953; 1937 Los Angeles City Directory, Los Angeles Public Library, https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp (accessed December 2021).

⁷⁰ LADBS, Permit No. 28909, September 7, 1938.



Laurel Canyon Boulevard in North Hollywood where he subsequently took up residence.⁷¹ At this time, he began listing this home as his firm's address in local newspaper advertisements.⁷² Following his service as a Captain in the Army Corps of Engineers from 1942 to 1945, Harris resumed his architecture practice and began focusing his efforts in the rapidly expanding San Fernando Valley.

In 1945, Harris helped form the Architects of San Fernando Valley (a precursor to the AIA San Fernando Valley chapter) and became the organization's first president in 1946.⁷³ Their goal was to "unite their efforts toward building a more beautiful valley."⁷⁴ The group began hosting "home shows" at city buildings and in furniture shows so as to share their work with the public.⁷⁵ During this time, Harris' private practice focused primarily on residential projects in the Valley, designed with veterans and their families in mind while touting modern conveniences—such as "an air conditioning system, complete insulation, a freeze room, and swimming pool"—increasingly found in the latest postwar suburban housing.⁷⁶ Many of these designs continued to feature Period Revival styles found in Harris' earliest residential works, including Tudor Revival and Monterey Colonial Revival iterations. In 1958, Harris' interest in architectural photography led him to open his own camera shop, called Landviews Ltd., in Studio City.⁷⁷ He appears to have continued his association with the camera shop and his architecture practice in the Valley until his death in 1964.⁷⁸

The Silberberg Building was constructed in 1931, at the emergence of Harris' prominence as an individual practitioner and during a period when many of his designs showcased a high level of expertise across various styles and materials. The architectural detailing found in the 1931 building is representative of Harris' ability to master the Art Deco style of architecture in one of his first commercial projects. However, while Harris was undoubtedly a prolific and notable local architect, his work does not appear to have been singularly influential in his age and therefore he does not appear to have been a master.

Period of Significance

The period of significance for the Silberberg Building under Criterion C for its architecture is defined as 1931, reflecting its date of construction. The period of significance for its association with commercial development in the Beverly-Fairfax neighborhood is 1931-2022; the period of significance is essentially open-ended, continuing to the present time, to account for the period during which businesses have

⁷¹ LADBS, Permit No. 29799, August 1, 1939.

⁷² "Build with Character," *Citizen News*, May 25, 1945; As a note, 1940 Los Angeles city directories indicate that Harris' architecture and engineering firm briefly relocated from Hollywood Boulevard to 1509 Crossroads of the World near Sunset Boulevard.

^{73 &}quot;Chapter History," AIA San Fernando Valley, https://www.aiasfv.org/about/chapter-history/ (accessed December 2021).

⁷⁴ "Architects of San Fernando Valley Form Organization," The Van Nuys News Press and Valley Green Sheet, June 17, 1946.

⁷⁵ "Chapter History," AIA San Fernando Valley, https://www.aiasfv.org/about/chapter-history/ (accessed December 2021).

⁷⁶ "Full Equipment," Los Angeles Times, May 13, 1945.

⁷⁷ "Camera Shop Opens in S.C.," The Valley Times, July 31, 1958.

⁷⁸ Find a Grave. Find a Grave. http://www.findagrave.com/cgi-bin/fg.cgi.



continuously operated at this location and the building has attained and retained significance as a commercial and cultural asset within the community. 79

⁷⁹ LADBS, Permit No. 10161, October 21, 1943.



Integrity

In addition to meeting eligibility criteria, the Silberberg Building retains its integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."⁸⁰ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- Location: The building is in its original location and therefore retains this aspect of integrity.
- Design: The building retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as an Art Deco commercial building. While some exterior alterations have taken place, most notably in the case of window and door replacements at the corner 7290 Beverly Boulevard unit, the building continues to maintain its original configuration and fenestration patterns, including its band of identical recessed storefronts. The building's overall massing, configuration, and distinctive decorative elements remain. The building continues to exhibit characteristics of the Art Deco style, including its flat roofline; smooth exterior cladding; vertical elements including its corner tower, fluted columns, and narrow piers; as well as its zig zag parapet and stylized elements including chevron pattern, starburst motif, and decorative grilles. Therefore, the building retains integrity of design.
- Setting: The building is prominently along the low-scale neighborhood commercial corridor of Beverly Boulevard, located on a major automobile route in the Beverly-Fairfax neighborhood of Los Angeles. Many of the buildings are primarily one-story commercial properties with some two-story mixed-use properties and a few taller office buildings. While many of the buildings have experienced some alterations, the area retains many original properties and planning features. This element of integrity remains intact.
- Materials: The building has experienced some minor alterations that have minimally affected its integrity of materials. Specifically, the metal door and window replacements at 7290 Beverly Boulevard diminish some aspects of this integrity. However, all other materials dating to the building's period of significance remain intact, including the smooth concrete cladding, display windows, partially glazed doors, and decorative elements including wrought iron and terrazzo entryways. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains intact.

⁸⁰ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



- Workmanship: The building's original workmanship is still evident through its overall
 construction method and material; minor alterations as noted above have not obscured details
 like vertical elements and molded Art Deco decorative elements. Because the property retains
 the physical characteristics from the time it was constructed, it continues to reflect the
 workmanship of its builders. Therefore, the building retains this element of integrity.
- Feeling: The property retains its essential character-defining features and appearance from its
 historical period. There have been no major, irreversible alterations. Further, the surrounding
 industrial area remains largely intact; while some adjacent properties have undergone
 alterations and some infill development has occurred, the streetscape still reflects its original
 development. Therefore, the building retains integrity of feeling.
- Association: The building has been continuously used as a commercial storefront property from
 its completion in 1931 until today. As it largely retains its original appearance, it is clearly
 recognizable as a 1930s Art Deco commercial building and is directly linked with this period of
 development in the area. Therefore, it retains integrity of association.



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Items Attached

Exhibit 1. Tract Map

Exhibit 2. Sanborn Fire Insurance Map, 1950

Exhibit 3. Original Building Permits

Exhibit 4. Newspaper Articles

Exhibit 5. Existing Conditions Photos, ARG, 2021

Exhibit 6. Historical Photos

Exhibit 7. Los Angeles City Directory Research

Exhibit 8. Parcel Profile Report



Exhibit 1. Tract Map

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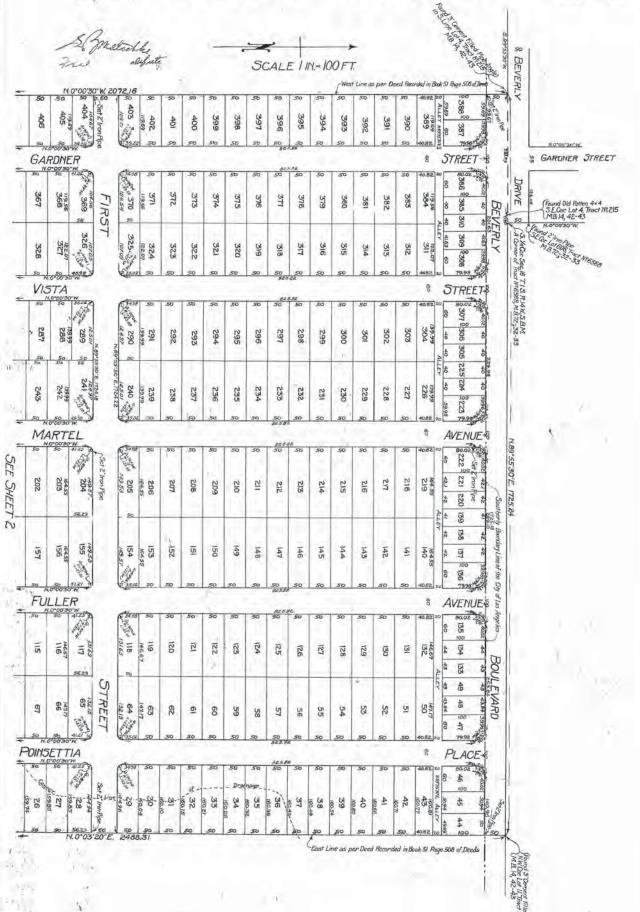




Exhibit 2. Sanborn Fire Insurance Map, 1950

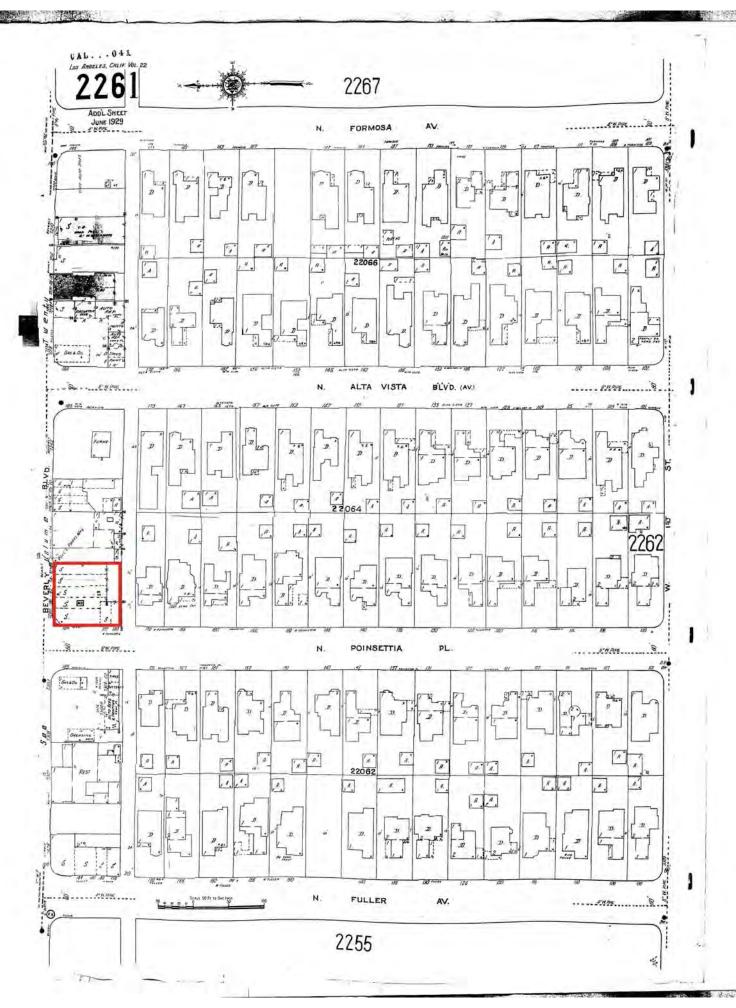




Exhibit 3. Original Building Permits

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BUILDING DIVISION

PLANS AND SPECIFICATIONS and other data must also be filed.

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A"—"C"

To the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose heroinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be decimed conditions entering into the extension of the permit.

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof. Inour any street, alley, or other public place or portion thereof.

portion thereof, upon Second: That portion thereof, for Third: That	on any street, alley, or other public place or portion thereof. t the permit does not grant any right or privilege to use any building or other structure therein described, or any any purpose that is, or may hereafter be prolitified by ordinance of the City of Los Angeles. the granting of the permit does not affect or projudice any claim of title to, or right of possession in, the property ermit.
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DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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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 hereafter the prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such

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to all of the provisions of the Building Ordinances and State laws,
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 stated that hive provisions of the Building Ordinances and State Laws will be complied with whether herein specified of not not presented in the provisions, if required to be filed, will conform
Joiret Flirst Floor
Size of Exterior Stude
Width Foundation Wall Size of Redwood Sill Material Exterior Walls.
material of FoundationWidth of FootingDepth of footing below ground
Size of Additionx

DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif May 16 , 1934 -

MR. J. J. BACKUS, Superintendent of Building, Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Building Electrical— Heating and Ventilating Plumbing—	Permit No. 5225 Issued april 18,1934
From 7278	Bereily Blo
To 182 no.	Poincette
for the following reasons:	
() Change on same	e street, if not from east to west, or north to south, or vice versa.
(/ Change from; on	e street to another street for corner lot.
() Change because	of error on part of some city department.
() Change where o	charge is made for extra inspection trip of not less than 75 cents.
tion fees rec	tions for change of address shall not be deemed to waive any inspec- quired by ordinance; nor to require the Building and Safety Depart- inge any address except in justifiable cases.
	Owner, Contractor or Authorized Agent. Address. 3.20 Seconds.
Checked by	Clerk.
Approved by	
	Chief Clerk.

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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PLANS, SPECIFICATIONS, and other data must be fied if require

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

DEPARTMENT BUILDING AND SAFETY

BUILDING DIVISION

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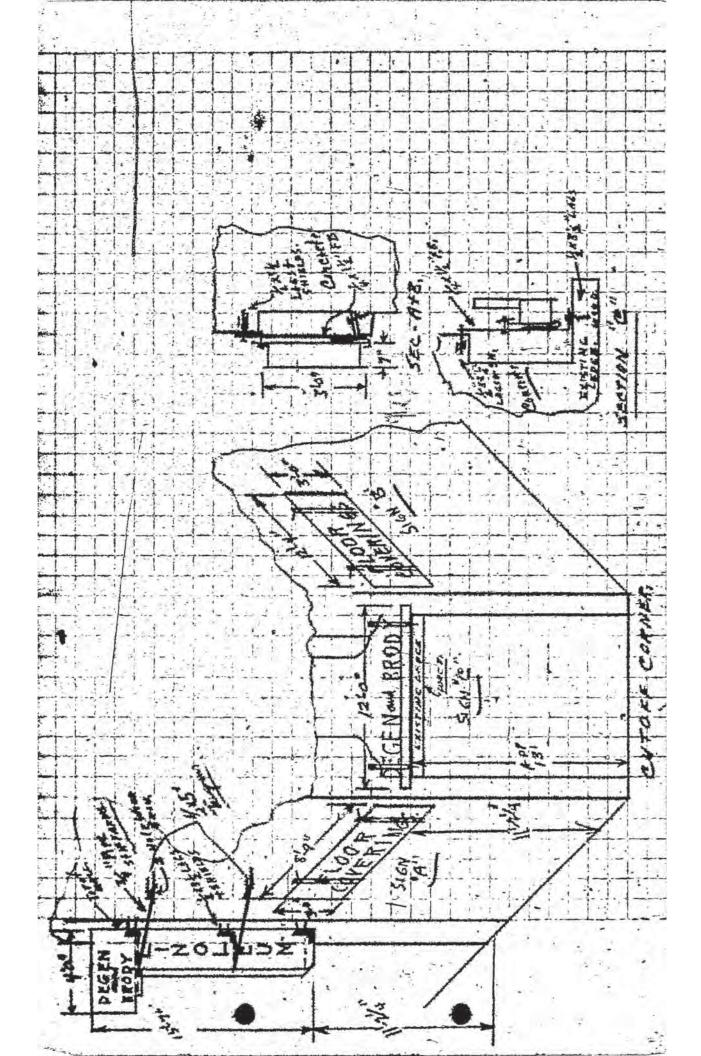
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TOTAL WESS, 170

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

BUILDING AND SAFETE BUILDING DIVISION

Lot No.					
Tract		0	1		1
Location of Building	7200 Wa Sample Blo	intrates a.) As	proved by
		House Mumber and Str	with	-	f Engineer
Between what cross st	reets Alta Yista & Bo	insotta	• 13		Deputy.
USE INK OR INDELL	BLEPENCIL	1	a ·		
L. Present use of b	uilding store		Pamilies	Room	
	(Store, Desting Aparts			restr	
	building has been used f			American and a second	
1	AFTER alteration or mor	TOTAL -	Familier	Room	
4 Owner Toron	7290 Perorly Blvd.	(Print Mann)	~ ~	70004	
			P. O. State		***************************************
& Certificated Arch	12		License No.	Photo	
7. Licensed Enginee			State No.	Phone	
	trical Products Corp	The state of the s	License No.12528	Phone	1-5141
2. Contractor's Add	res _1100 F Wain F	Including all later and	material and all perm	382-	scales
A VALUATION OF	PROPOSED WORK	including all letter and	esting water supply, as serious wirning and also Chargests.	# 424 00	
L. State how many h	Widings NOW!	- interest			
I. State how many b	ma /	the state of the s	periment Ziones, Matel		-
2. Size of existing		mber of stories h			1
3. Material Exterior		Biged pe Managery;	Exterior	framework	Food or Binal)
L Describe briefly	all proposed construction	and work:			
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5. Size of Addition	AR THE STATE OF TH	Tot Y		orles when com	
is Footing: Width	11			Size of Floor Jois	
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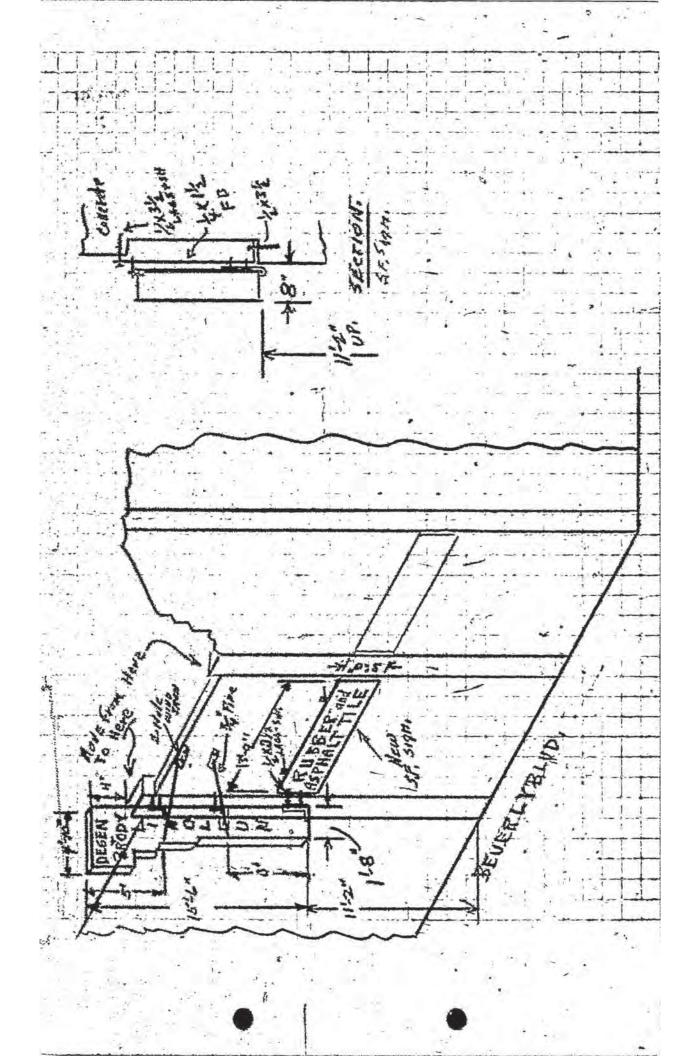


3

APPLICATION TO ALTER, REPAIR OR DEMOLISH

CITY OF LOS ANGERES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Certificate of Occupancy BUILDING DIVISION Lot No. 7250 Boverly Blod. Location of Building Poincottia Place & Formes Ave. Between what cross streets. Depaty. USE INK OR INDELIBLE PENCIL 1. Present use of building. htatl'Store L. State how long building has been used for present occupancy. 1 : Use of building AFTER-alteration or moving. 42 4 4 Owner Lecentard Frody 5. Owner's Address . Icho Farely Flyd & Certificated Architect State 7. Licensed Engineer ELECTRICAL PROD. CORP. State & Contractor & Contractor's Address 1100 N. MAIN S. 10. VALUATION OF PROPOSED WORK 11. State how many buildings NOW on lot and give use of each. _ Number of stories high. 12 Height to highest point 20 12. Size of existing building. 13. Material Exterior Walts_ Exterior framework. 14. Describe briefly all proposed construction and work: Installation of drable faced sign (A) reading "place a regot LD Installation of single faced sign (B) reading "are All ASPART THE distant (A) approx. LSO the sought (B) approx. 200 the. Lie denalis on revers side ter mi 17335 approx. 19 aq. 6t per face Sign(C) approx. 12 aq. 6t .. NEW CONSTRUCTION 15. Size of Addition Size of Lot____ x__ Number of Stories when complete 16. Footing: Width Depth in Ground Width of Wall Sire of Floor Joist 17. Size of Stude.__ Material of Floor Sire of Rafters & I bereby 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 L will not employ any person in violation of the Labor Code of the State of California relating to Workson's Compensation insurance. FOR DEPARTMENT USE ONE PLAN CHECKING CONCRETE Bile Per Receipt No. FEES Conta Cement Valuation 3. Toes of Rein-forcing Size! Total CRMIT NA Contoines Varided PLANE



APPLICATION TO ALTER - REPAIR - DEMOLISH CITY OF LOS ANGELES

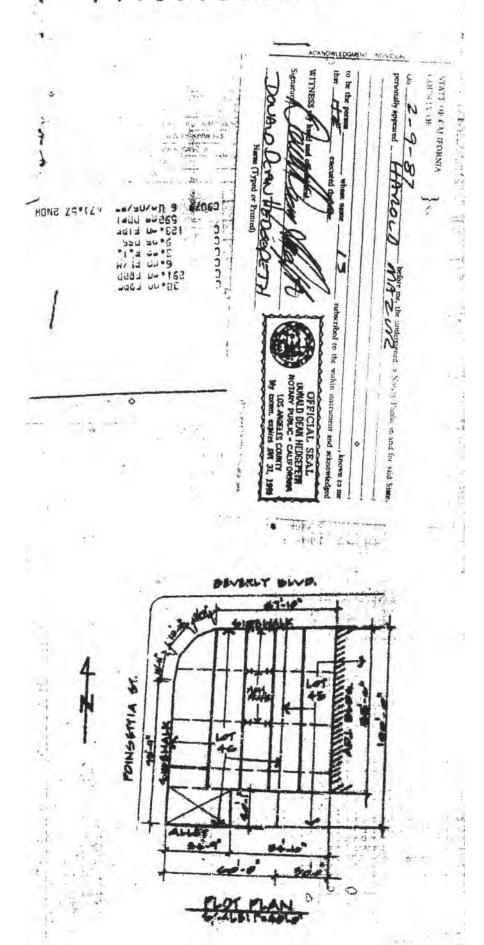
Form B-3

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items 2. Plot Plan Required on Back of Original.	Only.	
T. LEGAL LOT BLK, TRACT DESCR.	ADDRESS APPROVED	SEW
2. BUILDING ADDRESS 7274-90 Beverly Blvd.	DIST. MAP 5438	2
3. BETWEEN CROSS STREETS	ZONE	3
v. Poinsettia AND	C-2-1	Media)
PRESENT USE OF BUILDING NEW USE OF BUILDING	FIRE DIST.	7
comm'l same	II)
5. OWNER'S NAME PHONE	INSIDE	Z
Mrs. Mazur	KEY	*
6 OWNER'S ADDRESS P. O. ZONE	COR, LOT	3
Above	REV. COR.	vailable
7. CERT. ARCH. STATE LICENSE PHONE	LOT SIZE	3
		0
. LIC. ENGR. STATE LICENSE PHONE		
• CONTRACTOR STATE LICENSE PHONE	REAR ALLEY	
Aacco Sandblast Col 176910 AX 16707	SIDE ALLEY	
O. CONTRACTOR'S ADDRESS P. O. ZONE	BLDG. LINE	
6057 Hazelhurst North Hollywood		1
1. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA	1
50x70 2 22 1comm'1		
A	DISTRICT-OFFICE	
7274-90 Beverly Blvd.	LA	
2. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING	SPRINKLERS	
EXT. WALLS: TX STUCCO BRICK CONCRETE CONST. CONC. OTHER	REO'D. SPECIFIED	CRITIC,
2 VALUATION: TO INCLUDE ALL FIXED VALUATION APPROVED !	AFFIDAVITS	=
EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 342.00		Ü
4. SIZE OF ADDITION STORIES HEIGHT APPLICATION CHECKED		F
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5. NEW WORK: EXT. WALLS ROOFING PLANS CHECKED	DWELL.	Ĕ
(Describe)	UNITS	
sandblast 3 sides COMMECTIONS VERIFIED	SPACES	
Ballabiaso J biaco	PARKING	
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I certify that in doing the work authorized hereby I will not PLANS ARPROVED	ROOMS	
california relating to workmen's compensations insurance. APPLICATION APPROVED	FILE WITH	1
1 / Walter mark mellon	1	+
Signed /	CONT. INSP.	4
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2. PRESENT (16) 3. JOB ADDI 727	OFFICE AL	BLOCK	TRACT			STRICT NO	DIST MAP	- Personal
2. PRESENT (16) 3. JOB ADDI 727	& 30 ft.		777	12	0	5	5438 CENSUS TRAI 2142	1
3. JOB ADDI 727	of LOT 45		737	SE OF BUILDING			2142	
3. JOB ADDI 727	Retail		NEW US	The sa	me		C2-1	-VL
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9. ARCHITE	E. Wilson	DDRESS # 302	Glenda	10	91206	77 5	ZI 11	5
10. CONTRAC	707			CTIVE STATE LIC	. 500	IONE	AFF.54	9.167
11. SIZE 0	EXISTING BLOG	STORIES	HEIGHT NO.	OF EXISTING BU	ADIME ON L	OY AND USE	3.1	
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16. 1 heraby Business at Date		OV	NER-BUILD	ER DECLARA	TION		anature)	J.
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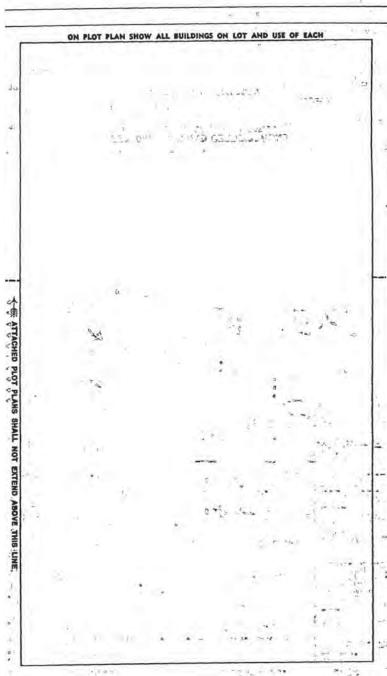
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	2520 Wils	hire Av	e. La	Habra	anaue	AFF 5404
10. CONTRACT	or Greg Peno	lio		(818)710	-9484	ZI 1195 Potential
11. SIZE OF	EXISTING, BLOG.	STORIES		OF EXISTING BUILT	DINGS ON LOT AND US	Meth Zone
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7286 W. Beverly Bl. CITY OF LOS ANGELES



CERTIFICATE OF OCCUPANCY

Note:	Any change of use of occupancy must be approved by the Department of Building
	and Safety.

K x	portion of building struction requires	described below and located at the ab nents (Chapter 9) and/or the applicab	to the undersigned, the vacant land, building o cove address complies with the applicable con de zoning requirements (Chapter 1) of the Los oup in which it is classified.* (Non-Residentia
	building described the Municipal Cod	d below and located at the above address	vn to the undersigned, the building or portion o ss complies with the applicable requirements o es, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable cies:* (Residential Uses)
Perm	ut No. and Year	89LA29751	
	portion obuilding	type V-N, convert of existing 90' x to restaurant/del: . = 36. B2 occupa	100' retail i no cooking,
	58897	91288668894192	
Total	Parking Required	No Change in Park	king requirement.
		= Standard	
	SO SUBJECT TO STED ABOVE OR NO		ZONING CODE MODIFICATIONS WHETHER
Iss	ued By 7 Office LA -VN - WLA	SP-CD #Burgau:	Division. GEN - MS - EQ - BMI - COMM
Own	er Ajay	Sahgal	
Own Addr		Alcyona Dr. ingeles, Ca. 90068,	R16.
Issue	ed: 11/3/	89 By:	R. Kline/M.H./rm

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9(3)

Code Section 91. 17176 Pursuant to Section 98.0403 of the L. A. M. C. the Department of Building and Safety approves the following slight modifi-Allows 6-6 in liew of 8-0 ceiling soffit provided coffit is directly over cation: 2 4 2 0 0 6 0 0 1 6 3 and 6-8 height at kitch Requested by:

Findings:

A special, individual reason makes the strict letter of the ordinance impractical and the modification is in conformity with the spirit and purpose of the Code Section involved.

Date

35380

97048 - 70000 - 01503

Reference #:

Sign

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION

Over the Counter Permit

AND INSPECTION OF SIGNS

Status:

Ready to Issue

Status Date: 10/20/97

Printed on: 10/20/97

11:51:33

I. TRACT TR 7372

LOT(s) BLOCK 46 - 44 MAP REF

M B 107-81/83

PARCEL ID # (PIN) 138B181 451 2. BOOK/PAGE/PARCEL 5512 - 020 - 037

3. PARCEL INFORMATION

Alley - 20' R

BAS Branch Office - LA Council District - 5

Census Tract - 2140.000

District Map - 138B181

Energy Zone - 9 Lot Size - 110 X 100

Lot Type - COR

Potential Methane Zone - Y Thomas Brothers Map Grid - 633

ZONE: C2-IVL/

4. DOCUMENTS ZI - 1195

ZI - 137Q-77

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s)

Mazur, Maurice D And

5121 Franklin Ave

LOS ANGELES CA 90027

Rosetta Willington -

Applicant: (Relationship: Agent for Owner)

Byung Kuk Paek -

1517 W. 7th St

LOS ANGELES, CA 90017

(213) 483-5309

213-935-0093

7.EXISTING USE

PROPOSED USE

19 Sign

Propsed wall sign: non illumainated: 3 x 8 irreg See order to comply dated 10/7/97 H-1239-N

8. DESCRIPTION OF WORK

9. # Bidgs on Sile & Use: RETAIL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: OK for Cashier: David Moombs

Signature: ८

DAS PC By:

Coord. OK:

Date:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$450

PC Valuation:

32.50

5.00

FINAL TOTAL Sign 113.77 Electrical Service Fee Permit Fee Subtotal Sign Control Devices Fee 65.00

Plan Check Subtotal Sign

Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation 0.50 O.S. Surcharge 1.96

Sys. Surcharge 5.88 Planning Surcharge 2.93

Planning Surcharge Misc Fee Permit Issuing Fee

Signs or Gas Tube Systems Fee

Additional Branch Circuits/Circuits

Sewer Cap ID:

Bond Payment Amt:

12 ATTACHMENTS Plot Plan

For Cashier's Use Only W/0 #: 74801503

10/28/97 12:00:45PN SLO1 T-4964 C 27 BLDG PLAN CHEC

32.50 INVOICE 4 0000000 PP BLDG PERMIT CO 65.00

EI COMMERCIAL ONE STOP SYS DEV

MISCELLANEOUS CITY PLAN SURG

CASH 120.85

CHANGE

97SL 02509

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14. AP	PLICATION COMMEN	rs						In the event that any of the bo	res (1-16) is i	filled to its onjuncity, it is
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m.								exceeds that required by Secti	ion 19825 of t	he Health and Safety Code
								of the State of California.		
15. Rui	ilding Retocated From:									
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	the building permit fe	e has been paid	or 180 days after the	fee has been	paid and construction	n has not comm	enced or if we	s after the plan check fee has bee ork is suspended, discontinued o	r abandoned for	or a continuous period of 180
	days (Sec. 98,0602 L.	MC). Claims	for refund of fees paid	must be filed	within one year from	n the date of exp	iration for pen	mits granted by the Dept, of Buil	ding & Safety	(Sec. 22.12 & 22.13 LAMC).
12		=	CALL STATE	17.1	ICENSED CON	TRACTOR'	S DECLAR	ATION		
	I hereby affirm under	penalty of perj	ury that I am licensed	under the p	rovisions of Chapter	9 (commencing	with Section	7000) of Division 3 of the Busin	ness and Profe	essions Code, and my license
co	The second second second							bing, and/or HVAC contractor's	& workers' con	mp. declarations are desired.)
C.	License Class:	Lic. No.:.		_ Print: _				Sign:		
			70	19 11	ORKERS' COM	IDENSATIO	N DECLAI	PATION	-	
C	I hereby affirm, unde	penalty of per	jury, one of the follo	wing declara	tions:					
	☐ I have and will m is issued.	aintain a certifi	cate of consent to self	insure for we	orkers' compensation	, as provided fo	r by Section 37	700 of the Labor Code, for the pe	rformance of t	he work for which this permit
-										4
10	I have and will a	naintain worke	rs's compensation in and policy number as	surance, as r				he performance of the work for		ermit is issued. My workers'
.4	Strip House		and being wanted in	Carrier:				Policy Number: _		
	☐ I certify that in th	e performange	of the work for which	this pennit is	s issued, I shall not en	mploy any perso	n in any mann	er so as to become subject to the	workers' com	pensation laws of California
0	and agree that if	I should becom						er so as to become subject to the de, I shall forthwith comply wit		ions.
-	Sign; 104UU	9/1	- My	an	Date;/		□ Contracto	or Authorized Agent DO	wner	
	WARNING FAILURE	TO SECURE WO	ORKERS COMPENSA	TION COVER	AGE IS UNLAWFUL,	AND SHALL SUI	BJECT AN EMP	LOYER TO CRIMINAL PENALTI	ES AND CIVIL	FINES UP TO ONE HUNDRED
*	THOUSAND DOLLAR	(\$100,000), IN	ADDITION TO THE CO	OST OF COM	PENSATION, DAMAC	ES AS PROVIDE	D FOR IN SEC	TION 3706 OF THE LABOR CODE	E INTEREST,	AND ATTORNEY'S FEES
	I hereby afficer under		that there la a an		19. CONSTRUC			ICY which this permit is issued (Sec.	2007 01 110	i in
		penalty of perj	dry that there is a cor	istruction ter			the work for v	which this permit is issued (Sec,	3097, CIVIL	ode),
_	Lender's name:					der's address:_	11	//		
						ESTOS REM	MI	1 De	-	
	Notification of asbest	os removal; E	Is not applicable	□ Letter wa	is sent to the AQME	or EPA Sign	-1/	001-		_ Date:
					21. O WN ER-B	UILDERDE	CLARATIC	ON		
I hereb	y affirm under penalty	of perjury that I	am exempt from the	Contractors	License Law for the	following reason	on (Section 70	31.5. Business and Professions	Code: Any cit	y or county which requires a
permit	to construct, alter, impre	ve, demolish, o	or repair any structure	, prior to its i	ssuance, also require	s the applicant fo	or such permit	to file a signed statement that he	or she is licen	sed pursuant to the provisions
Any vi	olation of Section 7031	.5 by any applic	cant for a permit sub	ects the appl	ision 3 of the Busine	ty of not more t	ons Code) or I	that he or she is exempt therefro	m and the bas	is for the alleged exemption.
□ 1, a	s the owner of the prop	erty, or my emp	ployees with wages a	s their sole co	ompensation, will do	the work, and	he structure is	not intended or offered for sale	(Sec. 7044, E	usiness & Professions Code:
The	e Contractors License L	aw does not app	ply to an owner of pro	perty who be	uilds or improves the	reon, and who c	loes such work	himself or herself or through hi impletion, the owner-builder wil	s or her own e	mployees, provided that such
did	not build or improve f	or the purpose of	of sale)							A SHOW DURING A TURN THAT THE
D 1, a	is the owner of the prop	rty, am exclusi	ively contracting with	licensed con	tractors to construct	the project (Sa	7044, Busin	ess & Professions Code: The Co	intractors Lice	nse Law does not apply to an
	mer of property who bu m exempt under Sec	ilds or improve			uch projects with a c		nsed pursuan	t to the Contractors License Lav	v.)	
FN	Bullia	-, L 1	04=12	Y	1102	- #	te_	10 91	202	
Print:) 174N9 9	11-11	10/	Sign	-/-	-/-		Date: LO IRC	17/ 00	wner D Authorized Agent
$\overline{}$		1				LDECLARA				
I certify	that I have read this ap	lication and sta	te that the above info	mation is co	rect. I agree to comp	ly with all city a	nd county ordi	nances and state laws relating to	building const	ruction, and hereby authorize
represe	ntatives of this city to e	nter upon the a	bove-mentioned pro	peny for insp	ection purposes. In	calize that this p	Furthermore	oplication for inspection and that, that neither the City of Los An	t it does not a	pprove or authorize the work
employ	ee thereof, make any w	arranty, nor shi	all be responsible for	the performa	nce or results of any	work described	herein, north	e condition of the property nor th	he soil upon w	hich such work is performed.
I furthe	r affirm under penalty	f perjury, that t	the proposed work wi	Il not destroy	or unreasonably into	erfere with my	ccess or utility	y easement belonging to others a	and located on	my property, but in the event
The W	O CONTRACTOR OF UNI	asonably inter	O	eni, a substit	Cessement(s) satis	nactory to the h	order(s) or me	e easement will be provided (Sec	, 91,0106,4.3	a LAMC).
1.	BYING	Kuk	. PARK	1/2	A	-10	5-	10 00 61		
Hrint:_	11/4/0-/		-	Signy	1			Dated O TAN TO F	□ Owner □	Contractor Author. Agent

7274 W Beverly Blvd

Permit Application #:

97048 - 70000 - 01503

Sign

City of Los Angeles - Department of Building and Safety

Plan Check #:

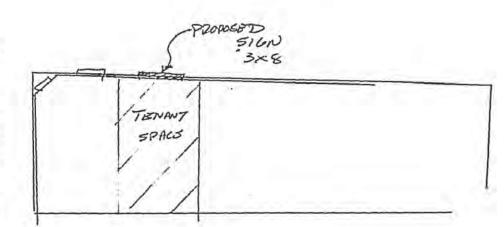
Over the Counter Permit

PLOT PLAN ATTACHMENT

Initiating Office: SOUTH LA Printed on: 10/20/97

11:52:30

BEVERLY 82



10/20/97 12:02:1 SL01 T-6964 C 27

Plot Phin

00048 - 10000 - 01767

Ref. #:

14:27:05

\$65.00

\$0.50

\$5.88

\$5.00

\$113.77

\$113.77

City of Los Angeles - Department of Building and Safety Sign Status: Ready to Issue APPLICATION FOR INSTALLATION Status Date: 10/03/00 Over the Counter Permit AND INSPECTION OF SIGNS Printed on: 10/03/00 BLOCK LOT(t) ARB MAPREEN PARCEL ID # (PIN) 2. BOOKPAGEPARCEL TR 7372 46 MB 107-81/83 138B181 451 5512 - 020 - 037 3. PARCEL INFORMATION BAS Branch Office - LA District Map - 138B181 Near Source Zone Distance - 3.04428 Council District - 5 Energy Zone - 9 Oil Well - None Community Plan Area - Wilshire Lot Cut Date - 09/10/1927 Potential Methane Zone - YES Census Tract - 2140.000 Lot Type - Comer Thomas Brothers Map Grid - 633 ZONE(S): C2-1VL/ CDOCUMENTS ZI - ZI 1195 ZI - ZI 1370 S. CHECKLIST FTEMS 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Mazur, Maurice D And 5121 Franklin Ave LOS ANGELES CA 90027 () Tenant: Applicant: (Relationship:) 1410 Grandview Ave. Yong Moon -GLENDALE, CA 91201 PROPOSED USE ZENISTING USE 1. DESCRIPTION OF WORK PROPOSED NON ILLUMINATED WALL SIGN ON EXISTING RETAIL BLDG. 19 Sign SIGN IS 1'9"X4'2" (7.3 SF) SIGN TO READ "BEIGE" Bides on Site & USE: RETAIL For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD 16. APPLICATION PROCESSING INFORMATION Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845) BLDG. PC By John Vasquez DAS PC By W/0 #: 04801767 For Cashier's Use Only OK for Cashier; ohn Vasquez Coord. ON: Signature: Date: LA Department of Buildins and Safety II. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$500 LA 05 14 017355 10/03/00 02:37PM PC Valuation FINAL TOTAL Sign BLDG PERMIT COMM BLDG PLAN CHECK 113.77 Permit Fee Subtotal Sign 65.00 Plan Check Subtotal Sign EI COMMERCIAL 32.50 ONE STOP SURCH SYS DEV FEE E.Q. Instrumentation 0.50 O.S. Surcharge 1.96 Sys. Surcharge 5.88 CITY PLAN SURCH Planning Surcharge 2.93 MISCELLANEOUS Planning Surcharge Misc Fee 5.00 Total Due: Check: **DOLA 04634** Sewer Cap ID: Total Bond(s) Due: 12 ATTACHMENTS

Sign# 111311 (P) Sign Area 7.3 Sqft	τ_{\pm} . K		fizili fi or or or or o
14. APPLICATION COMMENTS	•		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically in not print. Nevertheless, the information printed herein except that required by Section 19315 of the Health and
15. Building Relocated From;			Safety Code of the State of California.
16. CONTRACTOR ARCHITECT. & ENGINEER N. (C) Moon Yong Joon	AME ADDRESS 1410 Grandview Avenue,	Glendale, CA 91201	CLASS LICENSES PRONE CAS 677252
the building permit fee has been paid or I days (Sec. 98,0602 LAMC). Claims for re I hereby affirm under penalty of perjury the in full force and effect. If doing work on a	## To days after the fee has been paid and construction to found of fees paid must be filed within one year from the feet of the feet provisions of Chapter 9 feet and I am licensed under the provisions of Chapter 9 feet.	has not commenced or if work is suspended at a feep interest of expiration for permits grante RACTOR'S DECLARATION commencing with Section 4700) of Driftedion as a Home Improvement control of the state of the section as a Home Improvement control of the section and the section as a Home Improvement control of the section and the section and the section as a Home Improvement control of the section and the section	plan check fee has been paid. This permit expires two years a continuous period of d by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAN vision 3 of the Business and Professions Code, and my licens ractor per B&P Code, Section 71.50.2c. The following applier g specialty trades.
License Classy Lic. N I hereby affirm, under penalty of perjury, I have and will maintain a certificate of	one of the following declarations:	19 UD // Sign ENSATION DECLARATION	" long
is issued.	ompensation insurance, as required by Section 3700		abor Code, for the performance of the work for which this per ance of the work for which this permit is issued. My work
I certify that in the performance of the and space that if I should become sub		loy any person in any manner so as to ion 3700 of the Labor Code, I shall fo	Policy Number: become subject to the workers' compensation laws of Californthwith comply with those provisions. Authorized Agent Owner
WARNING: FAILURE TO SECURE WORKE THOUSAND DOLLARS (\$100,000), IN ADDI	RS' COMPENSATION COVERAGE IS UNLAWFUL, AND TION TO THE COST OF COMPENSATION, DAMAGES	D SHALL SUBJECT AN EMPLOYER TO AS PROVIDED FOR IN SECTION 3706 (CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDI OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
I hereby affirm under penalty of perjury th	19. CONSTRUCTION of the performance of the performa	ON LENDING AGENCY ormance of the work for which this pe	rmit is issued (Sec. 3097, Civil Code).
Lender's name:	20. ASBES	's address:	1
Nolitication of asbestos removal; Is n		LDER DECLARATION	(Jaco: 101 01 01 0
Contractors License Law (Chapter 9 constructing wor Section 7031.5 by any applicant for a permit sub. I, as the owner of the property, or my employee Contractors License Law does not apply to an improvements are not immeded or offered for as not build or improve for the purpose of sale) I, as the owner of the property, am exchaitlety owner of property who builds or improves then	structure, prior to its issuance, also requires the appli this Sec. 7000 of Division 3 of the Business and Profes jects the applicant to a civil penalty of not more than s with wages as their sole compensation, will do the v owner of property who builds or improves thereon, the 1f, however, the building or improvement is sold	cant for such permit to file a signed sta sions Code) or that he or she is exempt five hundred dollars (5500).), work, and the structure is not intended and who does such work himself or h within one year from completion, the project (Sec. 7044. Business & Profe	and Professions Code: Any city or county which requires a petternent that he or she is licensed pursuant to the provisions of therefrom and the basis for the alleged exemption. Any viola or offered for sale (Sec. 7044, Business & Professions Code: terself or through his or her own employees, provided that sowner-builder will have the burden of proving that he or she essions Code: The Contractors License Law does not apply to ractors License Law.)
Print: YONG MU	NA sign: On	<u> </u>	Date O 13 1200 Owner O Authorized Age
representatives of this city to enter upon the above-in- herein. Also that it does not authorize or permit an thereof, make any warranty, nor shall be responsible under penalty of pertury, that the proposed work with	at the above information is correct. I agree to comply sentioned property for inspection purposes. I realize the y violation or failure to comply with any applicable is for the performance or results of any work described it	at this permit is an application for insp aw. Furthermore, that neither the City herein, nor the condition of the property assets or utility assembly belonging to other	I state laws relating to building construction, and hereby authorized and that it does not approve or authorize the work specific of Los Angeles nor any board, department officer, or employ year the soil upon which such work is performed. I further afficers and located on my property, but in the event such work discess 1.0106.4.3.4 LAMC).
Print YONG MU	. // // //	Em bate	OB DOWNER Contractor Author, Ag

00048 - 10000 - 01767 7274 W Beverly Blvd Permit Application #: Sign Plan Check #: City of Los Angeles - Department of Building and Safety Initiating Office: METRO PLOT PLAN ATTACHMENT Printed on: 10/03/00 Over the Counter Permit 14:27:22 (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

Permit #:

06016 - 10000 - 06575

Plan Check #: B06LA03703

Printed: 07/12/06 03:44 PM

Event Code:

Bldg-Alter/Repair Commercial Regular Plan Check Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status:

Ready to Issue

Status Date: 07/12/2006

1. TRACT TR 7372 BLOCK LOT(s) 46

ARB COUNTY MAP REF#

M B 107-81/83

PARCEL ID # (PIN #) 138B181 451

2. ASSESSOR PARCEL # 5512 - 020 - 037

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA

Council District - 5 Certified Neighborhood Council - Mid City West

Community Plan Area - Wilshire

Census Tract - 2140.00 District Map - 138B181

Energy Zone - 9 Fire District - 2

Lot Cut Date - 09/10/1927

Methane Hazard Site - Methane Zone Near Source Zone Distance - 3 Thomas Brothers Map Grid - 633-D1

ZONE(S): C2-1VL/

4. DOCUMENTS

ZI - ZI-1195 State of CA (Div. of Oil and CPC - CPC-30619

ZA - ZA-7570 CDBG - LARZ-Central City ZA - ZA-7722

ORD - ORD-158432

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

2006

IN

W

LN

Mazur, Maurice And Susan Trs Mazur Family 11926 Briarvale Ln

STUDIO CITY CA 91604

Applicant: (Relationship Tenant)

Bret Thompson -

331 Rosemont Blvd

SAN GABRIEL, CA 91775

For Cashier's Use Only

(626) 644-0892

W/0 #: 61606575

\$720.56

\$17.01

\$14.75

\$44.25

\$43.23

\$844.80

\$844.80

\$5,00

7.EXISTING USE

(17) Restaurant

(16) Retail

PROPOSED USE (17) Restaurant 8. DESCRIPTION OF WORK

CHANGE OF USE FROM RETAIL TO RESTAURANT (TAKEOUT) ON GROUND FLOOR. NEW WALLS, CEILINGS, LIGHTING FINISHES +/- 1350 SF - MAX 4 EMPLOYEES

(UNISEX BATHROOM)

9. # Bldgs on Site & Use: RETAIL/TAKE OUT RESTAURANT

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Cora Johnson OK for Cashier: Toi Brown

DAS PC By: Eddie Garin

Coord. OK:

Date:

Call toll-free (888) LA4BUILD (524-2845)

BUILDING PERMIT COMM

EI COMMERCIAL

MISCELLANEOUS

ONE STOP SURCH

SYSTEMS DEVT FEE

CITY PLANNING SURCH

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

LA Department of Building and Safety

LA 05 10 177328 07/12/06 03:55PM

Total Due:

Credit Card:

D6LA 95000

For information and/or inspection requests originating within LA County,

Signature:

II. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation:

\$81,000 PC Valuation:

0.00

FINAL TOTAL Bldg-Alter/Repair 844.80 Permit Fee Subtotal Bldg-Alter/Reps 720.56

Handicapped Access 0.00

Plan Check Subtotal Bldg-Alter/Rep Off-hour Plan Check

Fire Hydrant Refuse-To-Pay E.Q. Instrumentation

17.01 O.S. Surcharge 14.75 Sys. Surcharge 44.25 Planning Surcharge 43.23

Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

0 6 0 1 6 1 0 0 0 0 0 6 5

3. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number" implies "change in numeric value" P) Floor Area (ZC): +1350 Sqft / 1350 Sqft P) B Occ. Group: +1350 Sqft / 1350 Sqft P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stalls P) Provided Standard for Bldg: 0 Stalls / 6 Stalls P) Type V-N Construction	alue / total resulting numeric value") 06016 - 10000 - 0657
4. 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.
5. Building Relocated From:	
6. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS	CLASS LICENSE# PHONE #
O), Owner-Builder	0
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from t LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an	the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13
Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapte Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violatic 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 wor (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of himself or herself or through his or her own employees, provided that such improvements are not intend sold within one year from completion, the owner-builder will have the burden of proving that he or she of the owner of the property, am exclusively contracting with licensed contractors to construct the property who builds or improves thereon, and who contracts for such License Law.)	rk, and the structure is not intended or offered for sale property who builds or improves thereon, and who does such work ded or offered for sale. If, however, the building or improvement is did not build or improve for the purpose of sale.
18. WORKERS' COMPENSATION DEC	CLARATION
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 which this permit is issued.	r by Section 3700 of the Labor Code, for the performance of the work for
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Cooworkers' compensation insurance carrier and policy number are: 	de, for the performance of the work for which this permit is issued. My
Carrier:	Policy Number:
() I certify that in the performance of the work for which this permit is issued, I shall not employ any perso laws of California, and agree that if I should become subject to the workers' compensation provisions of provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND	f Section 3700 of the Labor Code, I shall forthwith comply with those
AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	IE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR
19. ASBESTOS REMOVAL DECLARATION / LEAF I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per (909) 396-2336 and the notification form at www.aqmd.gov . Lead safe construction practices are required when doing to section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323	r section 19827.5 of the Health and Safety Code. Information is available at repairs that disturb paint in pre-1978 buildings due to the presence of lead per
20. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above inform comply with all city and county ordinances and state laws relating to building construction, and hereby authorize repress purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specomply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or emperformance or results of any work described herein, nor the condition of the property nor the soil upon which such work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on mouth such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.010).	pentatives of this city to enter upon the above-mentioned property for inspection of beecified herein, and it does not authorize or permit any violation or failure to imployee thereof, make any warranty, nor shall be responsible for the irk is performed. I further affirm under penalty of perjury, that the proposed my property, but in the event such work does destroy or unreasonably interfere
By signing below, I certify that: (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration Declaration; and (2) This permittis being obtained with the consent of the legal owner of the property. First Name: Sign: BIFT THOMPS OF	

7290 W Beverly Blvd

Permit Application #:

06016 - 10000 - 06575

Bldg-Alter/Repair Commercial

Plan Check

0107172006337

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

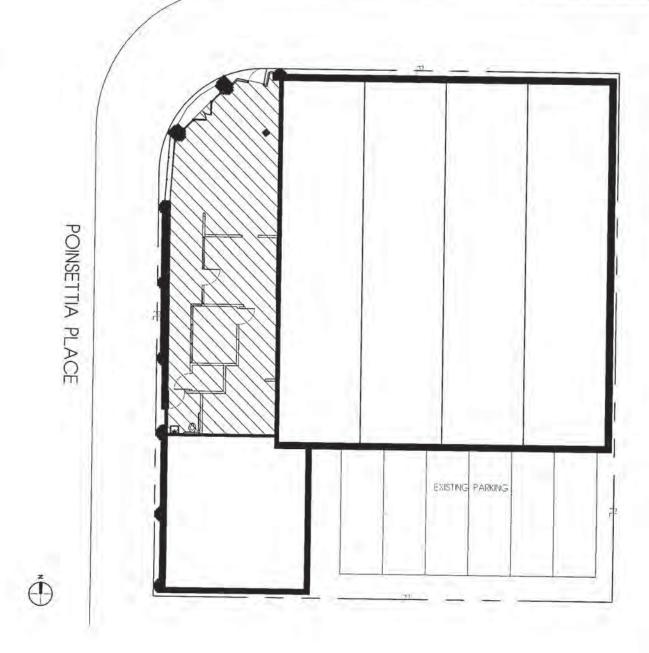
City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA03703FO Initiating Office: METRO

PLOT PLAN ATTACHMENT

Printed on: 06/15/06 16:01:45

BEVERLY BLVD





Permit #:

06016 - 10001 - 06575

Plan Check #: B06LA12163

Printed: 12/07/06 02:30 PM

Event Code:

Bldg-Alter/Repair

Commercial

Plan Check

Plan Check at Counter

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue Status Date: 12/07/2006

I. TRACT TR 7372 BLOCK

LOT(s)

46

ARB COUNTY MAPREF # M B 107-81/83

PARCEL ID # (PIN #) 138B181 451

2. ASSESSOR PARCEL # 5512 - 020 - 037

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA Council District - 5

Certified Neighborhood Council - Mid City West

Community Plan Area - Wilshire

Census Tract - 2140.00 District Map - 138B181

Energy Zone - 9 Fire District - 2

Lot Cut Date - 09/10/1927

Methane Hazard Site - Methane Zone Near Source Zone Distance - 3 Thomas Brothers Map Grid - 633-D1

ZONE(S): C2-1VL/

4. DOCUMENTS

ZI - ZI-1195 State of CA (Div. of Oil and CPC - CPC-30619

7.A - ZA-7570 7.A - ZA-7722 CDBG - LARZ-Central City

ORD - ORD-158432

S. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Mazur, Maurice And Susan Trs Mazur Family 11926 Briarvale Ln

STUDIO CITY CA 91604

Tenant

Applicant (Relationship Tenant)

(17) Restaurant - Take Out

Bret Thompson -

331 Rosemont Blvd

SAN GABRIEL, CA 91775

For Cashier's Use Only

(626) 644-0892

W/0 #: 61606575

\$146.25

\$65.81

\$0.50

\$12.72

\$247.28

\$247.28

\$5.00

7.EXISTING USE

PROPOSED USE

(17) Restaurant

Supplemental (06016-10000-06575) permit to change from take out restaurant to restaurant

(with seating) no change in parking-see comments

8. DESCRIPTION OF WORK

9. # Bidgs on Site & Use: RETAIL/TAKE OUT RESTAURANT

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Cora Johnson

OK for Cashier: Cora Johnson

DAS PC By:

Coord. OK:

Signature:

Date

H. PROJECT VALUATION & FEE INFORMA Permit Valuation: \$301 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair

247.28 146.25

Permit Fee Subtotal Bldg-Alter/Repa Handicapped Access

0.50

4.25

12.75

12.72

5.00

0.00

Plan Check Subtotal Bldg-Alter/Rep 65.81

Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation

O.S. Surcharge Sys Surcharge

Planning Surcharge

Planning Surcharge Misc Fee

Permit Issuing Fee

Total Bond(s) Due:

Sewer Cap ID: 12. ATTACHMENTS

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

BUILDING PERMIT COMM

BUILDING PLAN CHECK

CITY PLANNING SURCH

ET COMMERCIAL

MISCELLANEOUS

ONE STOP SURCH

SYSTEMS DEVT FEE

LA Department of Building and Safets LA 06 08 109611 12/07/06 02:55PM

Total Due:

Credit Card:

06LA 02050

3. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total rest	offing numeric value") 06016 - 10001 - 06575
P) Floor Area (ZC) 0 Suft / Suft P) B Occ Group #1350 Suft / 1350 Suft P) Parking Rea'd for Bldg (Auto#Bicycle), 0 Stalls / Stalls P) Provided Standard for Bldg 0 Stalls / 5 Stalls P) Type V-N Construction	
14. APPLICATION COMMENTS ZA 2006-2024 (ZV) to allow 5 parking spaces in lieu of the required 13 spaces.	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.
5. Building Relocated From:	
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS O). Owner-Builder	CLASS LICENSE# PHONE #
	expiration for permits granted by LADBS (Sec. 22.12 & 22.13 within 60 days of receiving a request for final inspection (HS 17951) in Section 7031 5. Business and Professions Code ince, also requires the applicant for such permit to file a sing with Section 7000) of Division 3 of the Business and 7031.5 by any applicant for a permit subjects the applicant to ructure is not intended or offered for sale builds or improves thereon, and who does such work d for sale. If, however, the building or improvement is ler improve for the purpose of sale) 44, Business & Professions Code. The Contractors License th a contractor(s) licensed pursuant to the Contractors.
Lecritiy that in the performance of the work for which this pennit is issued, I shall not employ any person in any many laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 370 provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SU AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	00 of the Labor Code, I shall forthwith comply with those BJECT AN EMPLOYER TO CRIMINAL PENALTIES
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD V 1 certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 198 (909) 396-2336 and the notification form atwww.aqmd.gov. Lead safe construction practices are required when doing repairs that d section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State	327.5 of the Health and Safety Code. Information is available at isturb paint in pre-1978 buildings due to the presence of lead per
20. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLU comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herei comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee their performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is perform work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, with such easement, a substitute casement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAN	this city to enter upon the above-mentioned property for inspection in, and it does not authorize or permit any violation or failure to eof, make any warranty, nor shall be responsible for the ned. I further affirm under penalty of perjury, that the proposed but in the event such work does destroy or unreasonably interfere

By signing below, I certify that:

(I) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration and

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

Authorized Agent



Permit #:

Plan Check #: B06LA11804

06048 - 10000 - 01872

Printed: 11/01/06 03:26 PM

Event Code:

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Last Status: Ready to Issue Status Date: 11/01/2006

I. TRACT TR 7372

Plan Check

Sign

Onsite

BLOCK LOT(s) 46

ARB COUNTY MAPREF #

M B 107-81/83

PARCEL ID # (PIN #) 138B181 451

2. ASSESSOR PARCEL#

5512 - 020 - 037

3. PARCEL INFORMATION

Plan Check at Counter

Area Planning Commission - Central

LADBS Branch Office - LA Council District - 5

Certified Neighborhood Council - Mid City West

Community Plan Area - Wilshire

Census Tract - 2140.00 District Map - 138B181

Energy Zone - 9 Fire District - 2

Lot Cut Date - 09/10/1927

Methane Hazard Site - Methane Zone Near Source Zone Distance - 3 Thomas Brothers Map Grid - 633-D1

ZONE(S): C2-1VL/

4. DOCUMENTS

ZI - ZI-1195 State of CA (Div. of Oil and ORD - ORD-158432

ZA - ZA-2006-2024-ZV ZA - ZA-7570

CPC - CPC-30619 CDBG - LARZ-Central City

ZA - ZA-7722

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Mazur, Maurice And Susan Trs Mazur Family 11926 Briarvale Ln

STUDIO CITY CA 91604

Applicant: (Relationship Agent for Contractor)

Chris Nalbandian -

4873 Melrose Av.

L.A. CA. 90029

7.EXISTING USE

PROPOSED USE

(19) Sign

8, DESCRIPTION OF WORK

INSTALL ONE WALL SIGN; 8'-4" X 5' S/F ILLUM. FREE STANDING CHANNEL SIGN ("MILK"), MAX. ALLOWED LIGHTING POWER = 12 WATT PER SQ. FT.

9. # Bldes on Site & Use;

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Kang-Kyu Choi OK for Cashier: Kang-Kyu Choi DAS PC By:

Coord. OK:

Signature:

26.00

Date:

II. PROJECT VALUATION & FEETNFORMATION Final Fee Period

Permit Valuation: PC Valuation:

195.32 FINAL TOTAL Sign Permit Fee Subtotal Sign 124.60 0.00 Plan Check Subtotal Sign

Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 0.75 O.S. Surcharge 3.37

Sys. Surcharge 10.10 Planning Surcharge 8.50 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 17.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan OCC

Signs or Gas Tube Systems Fee

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Las Billy26 172673 11/01/76 03-3057

BUILDING PERMIT COMM

\$167.60 EI COMMERCIAL \$0.75 ONE STOP SURCH \$3.37 SYSTEMS DEVT FEE \$10.10 MISCELLANEOUS \$5.00 CITY PLANNING SURCH \$8.50

\$195.32 Total Due: Credit Card: \$195.32

06LA 00575

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total result (P) # 246627: # of Faces: +1 Faces / I Faces (P) # 246627: Height from Grade: +15 Feet / 15 Feet (P) # 246627: Illuminated Sign (P) # 246627: Sign Area: +41.5 Sqft / 41.5 Sqft (P) # 246627: Sign Length: +8.3 Feet / 8.3 Feet (P) # 246627: Sign Width: +5 Feet / 5 Feet	06048 - 10000 - 01872
14. APPLICATION COMMENTS	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Refocated From:	
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME (C) Sign Zone 657 W Glenoaks Bl, Glendale, CA 91202 PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also	
period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of exp LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection with 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 700).	thin 60 days of receiving a request for final inspection (HS 17951). 60) 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 70 ability to take prime contracts or subcontracts involving specialty trades. License Class: C45 Lic. No.: 834638 Contractor: SIGN ZONE	057 of the Business and Professional Code related to my
18. WORKERS' COMPENSATION DECLARATION 1 hereby affirm, under penalty of perjury, one of the following declarations: 1 have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3 which this permit is issued. 1 have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance compensation insurance carrier and policy number are: Carrier: Policy Nu	formance of the work for which this permit is issued. My
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any mann laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUB AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF CIN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	Of the Labor Code, I shall forthwith comply with those SIECT AN EMPLOYER TO CRIMINAL PENALTIES
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD W I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 1982 (909) 396-2336 and the notification form at www.aqmd.gov . Lead safe construction practices are required when doing repairs that dis 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 the County at (800) 524-5323 or t	7.5 of the Health and Safety Code. Information is available at sturb paint in pre-1978 buildings due to the presence of lead per
20. CONSTRUCTION LENDING AGENCY DECLARATIO I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this pen Lender's name (if any): Lender's address:	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUI comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereo performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, by with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMO	is city to enter upon the above-mentioned property for inspection, and it does not authorize or permit any violation or failure to of, make any warranty, nor shall be responsible for the d. I further affirm under penalty of perjury, that the proposed ut in the event such work does destroy or unreasonably interfere
By signing below, I certify that: (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asber 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 CHRIS WALDAWOM Sign: Date:	estos Removal Declaration / Lead Hazard Warning.

Permit Application #:

06048 - 10000 - 01872

Sign

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA11804

Onsite

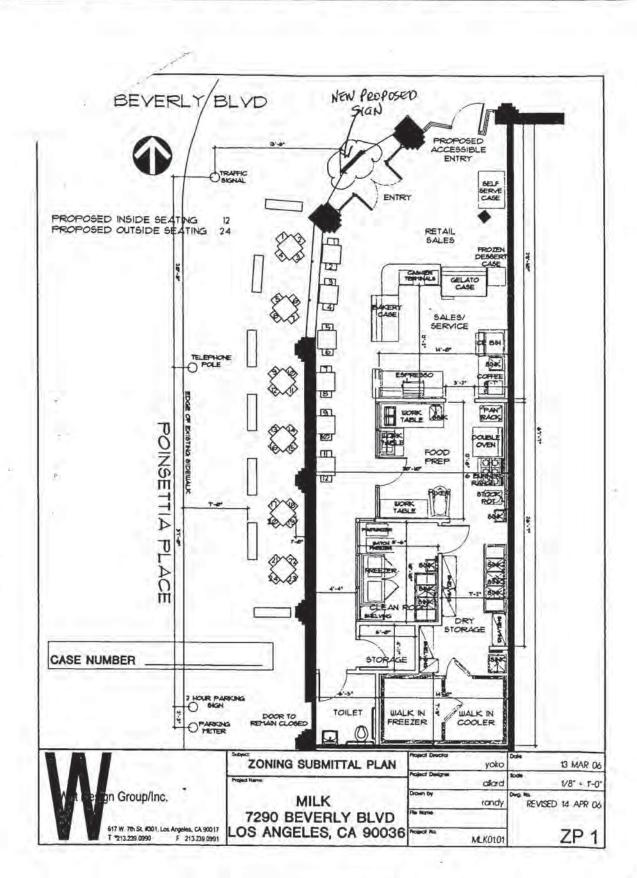
Plan Check

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

Initiating Office: METRO

Printed on: 11/01/06 15:26:44





CITY OF LOS ANGELES CALIFORNIA



ANTONIO R VILLARIAGOSA MAYOR

CERTIFICATE OF OCCUPANCY

OWNER

MAZUR, MAURICE AND SUSAN TRS MAZUR FAMILY TRUST

11926 BRIARVALE LN STUDIO CITY CA

91604

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

STATUS:

CofO Issued

DATE APPLIED

BY:

DANIEL WRAY

02/13/2007

SITE IDENTIFICATION

ADDRESS: 7290 W BEVERLY BLVD 90036

LEGAL DESCRIPTION

TRACT TR 7372 BLOCK

LOT(s) 46

ARB CO. MAP REF # PARCEL PIN

M B 107-81/83

138B181 451

APN 5512-020-037

This certifies that, so far as ascertained or made known to the undersigned; the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not. whether listed or not.

change of use from retail to restaurant | takeout on ground floor.2 COMMENT

USE PRIMARY

Restaurant

OTHER'

(-) None

PERMITS

06016-10000-06575 06016-10001-06575

STRUCTURAL INVENTORY

ITEM DESCRIPTION

Floor Area (ZC)

Type V-N Construction B Occ. Group

Parking Req'd for Bldg (Auto+Bicycle)

Provided Standard for Bldg

CHANGED

TOTAL

1350 Sqft

1350 Sqft 1350 Sqft

1350 Sqft 0 Stalls

0 Stalls

6 Stalls

DEPARTMENT OF BUILDING AND SAFETY

APPROVAL

CERTIFICATE NUMBER 34635

BRANCH OFFICE

COUNCIL DISTRICT

5

LA

BUREAU:

INSPECTN

DIVISION

BLDGINSP

STATUS:

CofO Issued

STATUS BY:

DANIEL WRAY

STATUS DATE

02/13/2007

APPROVED BY:

EXPIRATION DATE:

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

NAME
(O), Owner-Builder

SITE IDENTIFICATION-ALL
ADDRESS: 7290 W BEVERLY BLVD\90036

LEGAL DESCRIPTION - ALL
TRACT
BLOCK

TRACT
TR 7372

ARB CO. MAP REF # PARCEL PIN APN
M B 107-81/83 138B181 451 5512-020-037

DEPARTMENT OF BUILDING AND SAFETY



09042 - 90000 - 03227

Printed: 02/28/09 09:20 AM

Plumbing

1 or 2 Family Dwelling Express Permit No Plan Check City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 02/28/2009

Status Date: 02/28/2009

Last Status: Issued

1. PROPERTY OWNER

Mazur, Maurice And Susan Trs Mazur I 11926 Briarvale Ln

STUDIO CITY CA 91604

2. APPLICANT INFORMATION (Relationship: Net Applicant)

David Traina -

12457 Gladstone Ave

SYLMAR, CA 91342

(818) 837-3430

3. TENANT INFORMATION

4. CONTRACTOR.	ARCHITECT.	& ENGINEER NAME	Ĉ.

(C) Arndt & Traina Inc

12457 Gladstone Avenue H, Sylmar, CA 91342

CLASS LICENSE# C36 799399

PHONE # 8188373430

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)837-9910.

6. DESCRIPTION OF WORK

REPLACEMENT DISHWASHER 323-823-5433, GORMAN LOS ANGELES, 90036

7. COUNCIL DISTRICT: 5

8. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

~!

Permit Sys. Development Surcharge

Permit Issuing Fee

Signature: _____ Date:

For Inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. LA County, call (213) 482-0000 or request Inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/0 #: 94203227

0 N Poinsettia Pl 042-90000-03227

<u>NOTICE</u>: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

Permit Fee: 43.40

INSPECTION TOTAL Plumbing 43.40
Permit Total 43.40
Permit Fee Subtotal Plumbing 40.00
Permit One Stop Surcharge 1.00

2.40

0.00

Payment Date: 02/28/09 Receipt No: IN0501155814

Amount: \$43.40

INSTALL ORIGINAL FIXTURES Original Dish Washers (1) 16.00	
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 continuo	ıs
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 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 1'	951).
11. LICENSED CONTRACTOR'S DECLARATION	
I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Coc 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 relate	e, 1
to my ability to take prime contracts or subcontracts involving specialty trades.	
License Class: C36 Lic. No.: 799399 Contractor: ARNDT&TRAINA INC	
12. 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 wor which this permit is issued.	ζ for
(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. workers' compensation insurance carrier and policy number are:	Лу
Carrier: STATE FUND Policy Number: 55000048901	_
(_) 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.	
13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING	
Is. 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 availa	ole 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 leading for the labor Code. Information is weight at Health Services for LA County at (800) 524-5232 at the State of Colifornia at (800) 507-5232 at weight at Health Services for LA County at (800) 524-5232 at the State of Colifornia at (800) 507-5232 at weight at Health Services for LA County at (800) 524-5232 at the State of Colifornia at (800) 507-5232 at weight at Health Services for LA County at (800) 524-5232 at the State of Colifornia at (800) 507-5232	
section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childle	zau.
14. CONSTRUCTION LENDING AGENCY DECLARATION I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).	
Thereby armini under penalty of perjury that there is a construction fending agency for the performance of the work for which this perfint is issued (sec. 3077, Civil Code).	
Lender's name (if any): Lender's address:	
15. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree 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 i	
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 fail	
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 property nor the soil upon which such work is performed.	osed
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	
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: DAVID TRAINA Sign: Internet ePermit System Declaration Date: 02/28/2009 X Contractor Authorized	Agent



Exhibit 4. Newspaper Articles

by New Concern Offices Opened

The La Brea Mortgage Company, a Abe newly formed organization planning to do a general mortgage, real estate and insurance business, announces the opening of offices here at 133 vice-president; Julius Sil-Officers of the company are: vice-president, Herman Silberberg, president; Irving J. berberg, secretary and treasurer North La Brea avenue. berberg, terman,



REAL ESTATE - INDUSTRY - DEVELOPMENT



SUNDAY MORNING, MAY 6, 1928.

HOMES LOOM IN

April Total Here

Report Increases

2021 New Families

18.71 New Familians

In fact that 78.8 per cent of

\$3.712.040 Involved in Loss

ries construction for April

18.07 Journal of the Construction for April

18.07 Journal of the Construction for April

18.07 Journal of the Construction for

18.07 Journal of Construction for

18.07 June 18.07

Gains in May :



HOMES LOOM IN BUILDING TRADE City Building Many Structures Under Way Mark Boulevard Activity BEVERLY LINK



TO BE OPENED

Artery to Ocean

Bids Called for by Order of

Given Attention



FACT AND COMMENT O PEN-ROUSE at The Time a Demonstration Home is furnishing an impressive object lesses in picture-que lecution artistic arrivalent lecution artistic arrivate and sound construction.

DEAL SETS

\$260,000 Transaction as New Building Presaged

DEAL SETS RECORD IN TWO AREAS LEAD FINANCING NEW MARK IN BUILDING

SAN DIEGO Central Business and Hollywood Districts First in Tabulation for Week

d in	*********	**********	******	Huntington Park to Date	from Harper avenue to Debeny Drive, which have been a harrier to
in as	A No. of	Value of Value of		1928 Beats Any Period in	through traffic on Beverly Boule-
ed	4	Trust dorde Martgages \$330.118.52 \$128.648.10	hel Beren, a	Its History	With the completion of the pra-
	* No. 3—Wilshire	\$330,118.52 \$128,648.10 \$23,328.83 231,060.44	42 63 2	HE HIMOTY	posed paving of the eastern sec-
4.00	* No. 14-San Perpandit 171	429.547.35 60.440.00	24 16 1		tion of Beverly Boulevard through
lastret	No. 15-Westgute - Sawfells 150	T60.802.56 267.619.94 T84.752.56 32.000.09	47 48 5	HUNTINGTON PARK, May 5 -	truffic will be able to reach the
prions.	* No.19-Highland Park 98	184,752.56 12,000.09 100,804.62 18,145.17	18 17 S	(Exclusive) - The month of April in	western section at Beverly Stills by way of Palm Drive or Hillcreat
shoe-	* No. 5-West Washington In	228.640.73 129.025 (R)	86 40 ×	building operations in this city,	Drive.
fifte-	No. 9-Earle Rock 68	19834533 40.549.00 90.38550 21.331.64	40 40 5 17 21 5	bringing to a close the find four	The 18th inst. has been desig-
Whit-	L. No. 12-Len Appelles Hurber 57	200 A12 23 1 500 00	10 21 3	months of the present year, show	maied as the final day for pro-
prop-	* No. 11.—Boyle Beights 48 * No. 13.—Venice, Playa del	130,016.68 61,097.66	35 77 3	that a record has been made to	to San Vincote Soulevard paving.
e on it	Hey Bey	00,000.00 7,501.00	12 11 5	valuations as compared with the	The opening of this last bar-
at the		145,613.43 21,172.44	21 24 3	first four months of any year eince	rier to tirrough traffir probably late
e.		201.275.07 229,700.00	17 12	the sity was incorporated move than	this summer will help to relieve congestion of parallel arteries, of-
he dri	* Company of the comp	,156,750.Bit 22,000.No	3 6 5	twenty-one years ago,	fering a new route for westbound
e-stary	**********	***********	********	The intal valuations for the	mnimieta.
a beyt	In volume of financing operation	one during the week f	non April 25	month of April reaches \$218,860 as	WIDENING PLANNED
Dellar	to the 4th inst., the central business	district and Hollywood	district were	compared with \$185.835 in April of	Plane for widening of Beverly
it ave-	the leaders, according to the week	rik extinuae entana o	realty and	last year. Valuations for the first	Boulevard from Westwood to the
mperty	financing operations made by the Se The survey which is based on \$	tandard Mortgage Corp	seration.	four months of the present year	ocean, a distance of tweive miles, are also under sur. The increasing
ent for	flaures as published in the Las	record into 1670 door	ruled as com-	have reached a total of \$1,020,419, During the first four menting of	amount of traffic on this stretch
Dollar	Angeles Daily Recorder, shows that	preceding, a strop of 13	in for the en-	last year, the total valuations	and the rapid development of West-
or mp-	And the Administration of the Control of the Contro	tire city. Financing op	erations were	reached \$516,070; for 1926, 9409,000;	wood Hills district has made the
W. BALL		correspondingly lighter	WHILE A TO-	1925, 6462.RRS; 1004, 8928.LDG; 1925, 8853,FTD; 1923, 8467.RBT; 1921, \$469,-	present forty-foot roadway inad-
-		tal of 1217 mertgages deeds filed as compar	and trust	\$86, and 1820, \$310,840.	(Continued no Page 2, Column 1)
1000	of \$1,110,130, an increase over the	during the week end	mer April 27	For the month of April, there	
100	week previous of \$904,500. The Hot-	These instruments dur	ing last week	were much new homes for which	
100	lywood district, although showing a loss as compared with the previous	reached a total valuati 270 m spainet \$6,600 M	on of \$6,500.	building permitts were bound, the	
製 (A)	week, was second highest in vel-	previous week, a drog	m of made non	total valuations for new sendences, being more than \$160,000. New store-	
18 B	has of maneing operations, that	In both cases the law	as small; but	building valuations went up to \$45 -	
2 10	area showing a total during the	indicates the downwar	of trend to:	000 for the month.	AN ASSURE
20 15	week of \$1,003,002, a drop of \$465,-	the summer months at able that decreased re	ad It is prois-	CHAIDICAME	THE TROUGHT
(A) (B)	Terri charge processors	thrity will be in eviden	on Iron nec	SYNDICATE	TOD
S 12	ALTERNATION THEORY SERVICE	mail: Sentember, whee	the transl		FOR
10		will again start upwa	rd. accordina	HERE GETS	1 OIL
羅 (7)		to officials of the Sia	network Meers-		
26 D	westward from Vermont avenue,	In number of deeds :	recorded only	HUGE OPTION	
B 13	there was a decrease of approxi-	three districts out of	the entire		We offer for sale a spi
B 0	mately 50 per cent to brancing operations. Mortgages and trust	fillers into which the	e city is di-	WW T	
8 D		lance, these three be	drug Une Ban	McManus and Associates	ness corner in busy reta
6 (0)	recorded against Wilshire district	Permando district, now	the fiftings of	Obtain Option on Large	
6 (5)	properties last week as against	deeds were 43 lens th	an the week		
3 (1)	A sharp from was also shown in the	preceding, the Westgar	te and Haw-	Parcel at Victoria	LEASED FOR
B (5)	notificant section in value of deads	steeds, and the Los Ar	gwies Hartier	-	LEASED FUR
- PI	and mortgages, the ices in that dis-	district, with a drop o	f thirty-two.	VANCOUVER, May 5, (Exclusive)	
15	trict totaling \$272,600.51	In the remaining dis	irleta Insses	Emphasizing the northward drive	
B 13	Sight gains in financing opera-	ranged from one to the Wilshire District re	mainly, with	of California capital comes an	to one of the largest rea
(A)	nando Valler district, Earle Rock	ebanged from the was	k: previous.	agreement between a Los America	
11	district. Boyle Heights district. the	In victime of financia	onerations	syndicate and the city of Victoria.	United States at an exce
10		the Central Business the Hollywood District	DRIVEN WING	B. C., which may lead to a \$1000.	
国国	Westlake Park district. During the period from March 29 to the #01:	leaders.	e sec. Tos	800 land transfer. The symblesis	The same of the same
E 196	become those wenter in so min arm		-	braded by Cleorge McManus, Das	BUILDING COST
16	7909 property transfers within the	Six Realty		taken a pinety-day rooms on 2017	
16	city limits, with trust deeds to the	Dia riculty		parcels of land in Victoria, the supi-	LOT APPRAISED

58N DEROO, Tally 3. Instrument, new record for front-foot prices as unade here tacky with the ansumement that Giffs of the section of the sec

ANNOUNCED

Huntington Park to Date Its History

Classes Set

POINTS AND POINTERS-

HOLLYWOOD

Hook-up Via Beverly Hills APARTMENT SITE THEATEST BUT IN STRAINES SHITGHT ASPECT FOR AFACTRENTS, DRAIDS, UNTURN ON CHANGES BUILDAYARD. 1247 OR. STRAINES BUILDAYARD. PRILL SERM OF FEE FRANCE TOOT ONE I. M. SUDREYS.

ALEXANDRIA AVENUE

Steel For Coas Beet Estate Char

Charles G. Andrews G. TIA-88 PACIFIC STITL AL SCHLEDING

Outstanding Values

SAFETY BUY ON PROFIT

THOROUGHFARES

R. A. ROWAN & CO. TRIME 011.

WATCH WEST TENTH STREET

VALUES ON THIS STREET

W. M. GARLAND & CO.

STREET ST NIVES.

Pater tast.

AN ASSURED INCOME FOR LIFE

We offer for sale a splendidly improved busi-ess corner in busy retail section.

LEASED FOR 99 YEARS

to one of the largest realty corporations in the United States at an excellent rental.

BUILDING COST . LOT APPRAISED AT .. 112,250 TOTAL VALUE \$244,250

We can deliver this property for \$157,500, on very easy terms.

Information at our office only

W. I. HOLLINGSWORTH & CO.

Exclusive Representatives

Hallingsworth Building TRinity 9651 6th and Hill Sta.

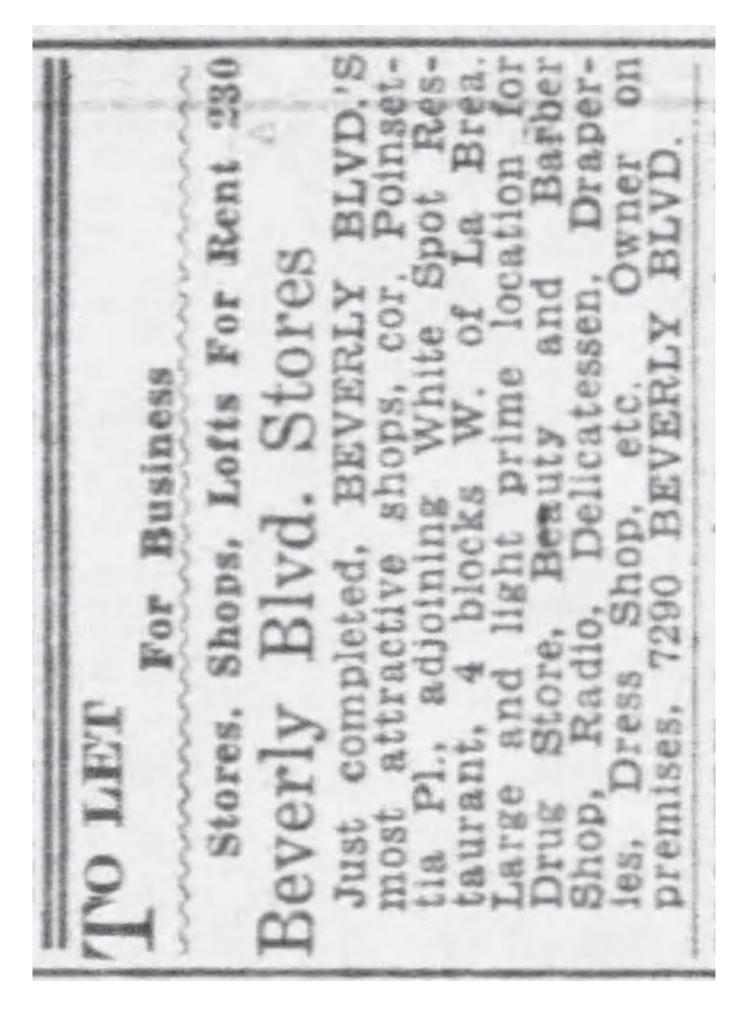


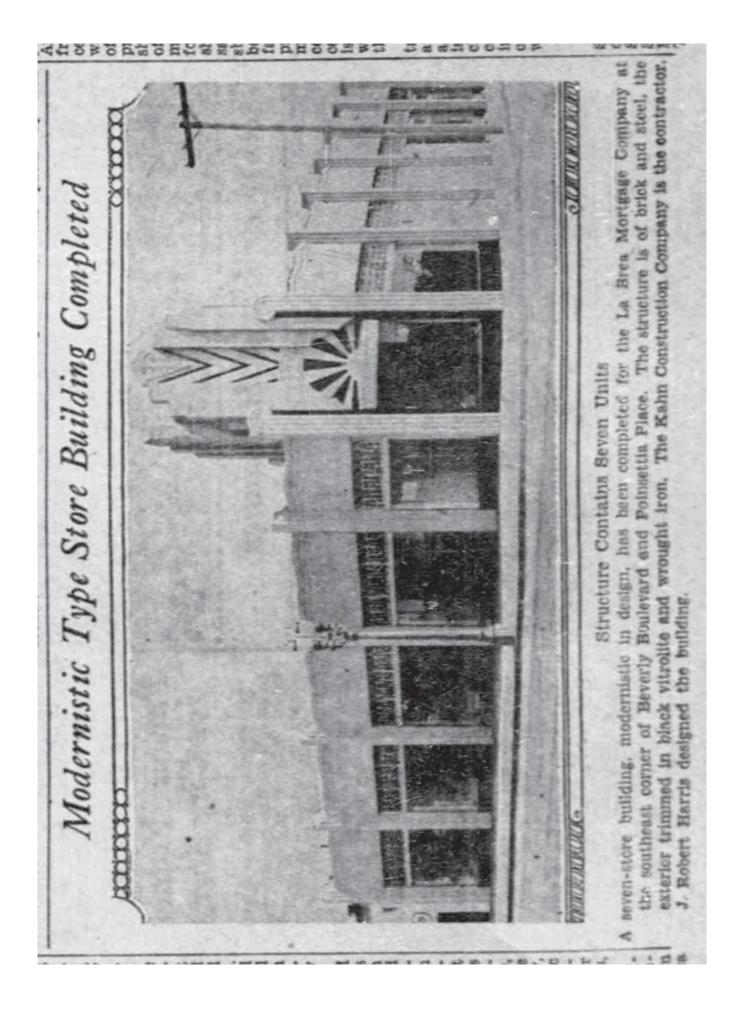
LOS FELIZ RESIDENCE AT A BARGAIN

onvince you that we have something Unusual in offer. The Property will be eating Southly, May 5th, from Moon until & subsch.

ROBERT MARSH & CO., Inc.

TRinity 1131 200 Marsh-Strong Bldg. TRinity 1131





EXCHANGES OF REALTY ANNOUNCED

Company Reports Many Deals and Removal to New Offices

The real estate department of the La Brea Mortgage Company, 133 s North La Brea avenue, reports sales and exchanges during the present month of various properties valued \$199,500.

A fifteen-room duplex at 750 North Harper avenue owned by O. Kalish was exchanged for a tenroom residence in Oakland belonging to Mrs. Margaret Gibson. The amount involved approximately \$40,000. A five-room bungalow at 6711 Lexington avenue, Hollywood, was sold to Mr. Kiethly for a small cash consideration and two lots, involving about \$9500. Several lots in Museum Heights district were exchanged for a twenty-room flat building on North Stanley avenue. The aggregate value of these prouerties is about \$25,000. A twelveunit apartment building at 215 North Curson avenue was included in an exchange for a forty-acre citrus grove on Van Nuys Boulevard owned by Mr. Fife. The apartment building was owned by Mr. Gilles-This transaction involved about \$125,000.

Representing the La Brea Mortgage Company in the above deals were Charles H. Tointon and Morgan Lloyd, while Edgar Selecman of Los Angeles and David Haney of Beverly Hills represented some of the sellers where exchanges were consummated.

On the 1st inst., the La Brea Mortgage Company moved to 7278 Beverly Boulevard, in their recently completed building. Members of this company have just completed the organization of the Hancock Park Realty Company and this new organization will be located at the above address. The newly formed company will handle all future real estate transactions.



Exhibit 5. Existing Conditions Photos, ARG, 2021





Property overview showing north and west façades, view southeast (ARG, 2021).



Primary (north) façade, view south (ARG, 2021).





Northwest corner façade, view east (ARG, 2021).



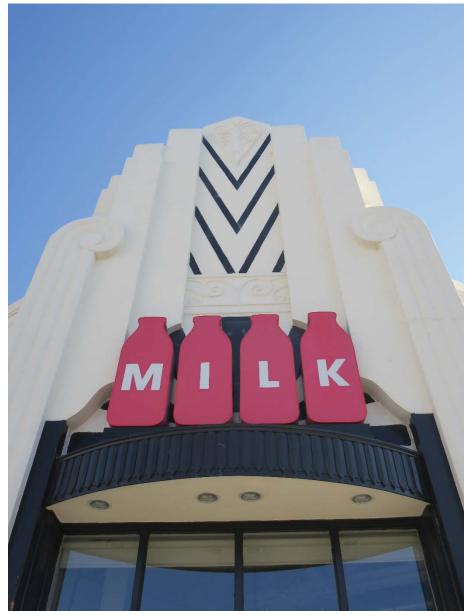


West façade, view east (ARG, 2021).



West façade, view northeast (ARG, 2021).





Detail: corner tower, view southeast (ARG, 2021).





North façade, view west (ARG, 2021).





Detail: recessed retail entry with angled display windows (ARG, 2021).





Detail: terrazzo entryway (ARG, 2021).



Detail: zig zag parapet and wrought iron grille (ARG, 2021).



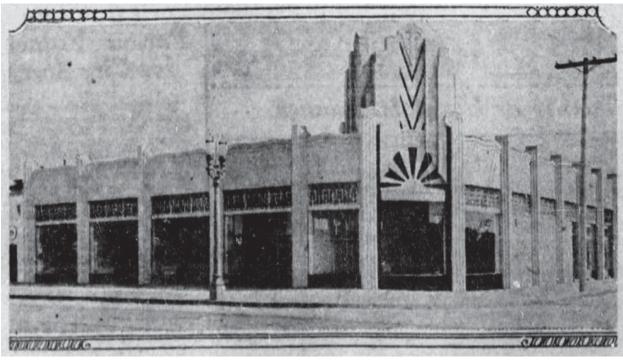


South façade, view northwest (ARG, 2021).



Exhibit 6. Historical Photos





"Modernistic Type Store Building," Los Angeles Times, May 3, 1931.



John Margolies Roadside American Photograph Archive, Library of Congress, 1976.





John Margolies Roadside American Photograph Archive, Library of Congress, 1976.



Exhibit 7. Los Angeles City Directory Research



YEAR	ADDRESS	OWNERS/OCCUPANTS
	180 N. Poinsettia Pl	Mrs. Therese Lautaret, clothes cleaner
4000	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Samuel Avedon, malt bottlers' supplier
1932	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Mrs. Mazie Workman, beauty shop
	180 N. Poinsettia Pl	Julius Zimmerman, vending machines
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Samuel and Elise Avedon, malt bottlers' supplier
1022	7278 W. Beverly Blvd	Hancock Park Realty Co., Herman Silberberg
1933	·	(president); La Brea Mortgage Co., Abe Silberberg
		(president)
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Mazie Workman, beauty shop
	180 N. Poinsettia Pl	William L. Addington, chemical manufacturer
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Samuel and Elise Avedon, beverages and bottler's
		supplier
1934	7278 W. Beverly Blvd	Earl W. Holbrook, real estate; Ray E. Pemberton, real
		estate; William O. Redding, insurance; Abraham
		Silberberg, real estate
	7286 W. Beverly Blvd	Mrs. Blanche Hirshfeld, women's clothes
	7290 W. Beverly Blvd	Mrs. Mazie Workman, beauty shop
	180 N. Poinsettia Pl	Fairfax Chemical Co, William Louis Addington,
		"Manufacturers of Shaving Preparations and
		Cosmetics, Under Your Private Label or Our Own"
	182 N. Poinsettia Pl	A. Lindley Carter, shoe repair
	7274 W. Beverly Blvd	King Virgil R & Co, Virgil R. King, "Draperies Made to
1935		Order, Estimates Cheerfully Given by Competent
1933		Decorators"
	7278 W. Beverly Blvd	Louis A. Drake, real estate; Raymond E. Pemberton,
		real estate; William O. Redding, insurance; Abraham
		Silberberg, real estate;
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Mrs. Helen Rosenwald, beauty shop
	180 N. Poinsettia Pl	William L. Addington, toilet preparations
	182 N. Poinsettia Pl	William T. and Emma J. McKenna, clothes cleaner
1936	7274 W. Beverly Blvd	King Virgil R & Co, Virgil R. King, draperies; Frances E.
		Peck, lamp shades
1550	7278 W. Beverly Blvd	Albert H. Bader, tailor
	7286 W. Beverly Blvd	Daniel Feder, investment securities; Abraham
		Silberberg, real estate; W.O. Redding, general
	7290 W. Beverly Blvd	Mrs. Helen Rosenwald, beauty shop
1937	180 N. Poinsettia Pl	William L. Addington, cosmetics
1937	182 N. Poinsettia Pl	Ben Rose, clothes cleaners



	7274 W. Beverly Blvd	Virgil R. King, draperies	
	7278 W. Beverly Blvd	Albert H. Bader, tailor	
	7286 W. Beverly Blvd	Raymond E. Pemberton, real estate; Abraham	
	7286 W. Beverly Bivu	Silberberg, real estate; William O. Redding, insurance	
	7290 W. Beverly Blvd	Agent Mrs Helen Pessenweld heavity shan	
	'	Mrs. Helen Rosenwald, beauty shop	
	180 N. Poinsettia Pl	William L. Addington, cosmetic manufacturer	
	182 N. Poinsettia Pl	Patio Cleaners, Michael Green and Benjamin Rose	
	7274 W. Beverly Blvd	Virgil R. and Elsie J. King, draperies	
1938	7278 W. Beverly Blvd	E.A. Baeder[sic], tailor	
	7286 W. Beverly Blvd	William O. Redding, insurance and ticket agency;	
		Abraham Silberberg, real estate	
	7290 W. Beverly Blvd	Dermico Products Co, H.R. Marshall (president), A.M.	
		Forbes (vice president), beauty shop	
	180 N. Poinsettia Pl	n/a	
	182 N. Poinsettia Pl	n/a	
	7274 W. Beverly Blvd	Virgil R. and Elsie J. King, draperies	
1939	7278 W. Beverly Blvd	Isadore Farkas, grocer	
	7286 W. Beverly Blvd	William O. Redding, insurance agent; Abraham	
		Silberberg, real estate; Hancock Park Realty Co.	
	7290 W. Beverly Blvd	Verne K. Jackson, florist	
	180 N. Poinsettia Pl	n/a	
	182 N. Poinsettia Pl	Pacific Sound Equipment Co., William Maas, R.G.	
		Metzner	
1040	7274 W. Beverly Blvd	n/a	
1940	7278 W. Beverly Blvd	n/a	
	7286 W. Beverly Blvd	Arthur L. Lewis, real estate; William O. Redding,	
		insurance; Abraham Silberberg, real estate	
	7290 W. Beverly Blvd	n/a	
	180 N. Poinsettia Pl	n/a	
	182 N. Poinsettia Pl	n/a	
	7274 W. Beverly Blvd	n/a	
	7278 W. Beverly Blvd	Wilshire La Brea Station 21 (mail station)	
1941	7286 W. Beverly Blvd	Arthur L. Lewis, real estate; William O. Redding,	
	,	insurance agent; Abraham Silberberg, real estate	
	7290 W. Beverly Blvd	Lex B. Benjamin, radios; Vincent & Vale, F.D. Vincent	
	, 230 2010, 2.10.	and John Vale, florists	
	180 N. Poinsettia Pl	n/a	
1942	182 N. Poinsettia Pl	n/a	
	7274 W. Beverly Blvd	Sydney A. Lewis, neon clocks	
	7278 W. Beverly Blvd	Lex B. Benjamin, radios; Wilshire La Brea Station 21	
	, 2, 0 vv. Deverty biva	(mail station)	
	7286 W. Beverly Blvd	Arthur L. Lewis, real estate; William O. Redding,	
	7200 VV. DEVELLY DIVU	insurance; Abraham Silberberg, real estate	
	7290 W. Beverly Blvd	Vincent & Vale, S.E. Medeiros and Mrs. W.F. Vale,	
	7230 W. Develly blvd	florists	
		11011372	



1953	7290 W. Beverly Blvd	Superior Medical & Surgical Supplies & Equipment
	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R., importer
1056	7274 W. Beverly Blvd	Mattox Labs, cosmetics
1956	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	n/a
	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R., importer
1000	7274 W. Beverly Blvd	International Photocopy Company
1960	7278 W. Beverly Blvd	United Wholesale Plumbing Supply Co.
	7286 W. Beverly Blvd	Frazier Florals
	7290 W. Beverly Blvd	n/a
	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
	7274 W. Beverly Blvd	Rena de Mexico
1961	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	n/a
	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
1063	7274 W. Beverly Blvd	Rena de Mexico
1962	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	n/a
	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
1963	7274 W. Beverly Blvd	Rena de Mexico
1903	7278 W. Beverly Blvd	Brotzen D. Plumbing Cont.
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Garland Electronics Stereo Studio
	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
	182 N. Poinsettia Pl	Goodman R
1964	7274 W. Beverly Blvd	Rena de Mexico
1904	7278 W. Beverly Blvd	Brotzen D. Plumbing Cont.
	7286 W. Beverly Blvd	Roth Draperies
	7290 W. Beverly Blvd	n/a
	180 N. Poinsettia Pl	Erlich's Steel Rule Die Shop
1965	182 N. Poinsettia Pl	Goodman R
	7274 W. Beverly Blvd	Rena de Mexico
	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	Roth Draperies
	7290 W. Beverly Blvd	n/a
	180 N. Poinsettia Pl	n/a
1967	182 N. Poinsettia Pl	Goodman R.
	7274 W. Beverly Blvd	Rena de Mexico



	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies
	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Goodman R.
1968	7274 W. Beverly Blvd	Rena de Mexico
1908	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies
	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Goodman R.
1969	7274 W. Beverly Blvd	Rena de Mexico
1969	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies
	180 N. Poinsettia Pl	n/a
	182 N. Poinsettia Pl	Goodman R.
1973	7274 W. Beverly Blvd	n/a
1975	7278 W. Beverly Blvd	n/a
	7286 W. Beverly Blvd	n/a
	7290 W. Beverly Blvd	Roth Draperies-Interiors
1987	180 N. Poinsettia Pl	Ronald Holmes
	182 N. Poinsettia Pl	n/a
	7274 W. Beverly Blvd	Beverly Park Pharmacy
	7278 W. Beverly Blvd	Anco Colbert Ltd
	7286 W. Beverly Blvd	LA Signs & Graphics
	7290 W. Beverly Blvd	Roth Draperies-Interiors



Exhibit 8. Parcel Profile Report



City of Los Angeles Department of City Planning

8/17/2022 PARCEL PROFILE REPORT

PROPERTY AD	DRESSES
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7274 W BEVERLY BLVD 182 N POINSETTIA PL 180 N POINSETTIA PL 7286 W BEVERLY BLVD 7290 W BEVERLY BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2011-2302-ZV-PA ENV-2022-5942-CE CHC-2022-5941-HCM

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-1983-30619
ORD-183497
ORD-158432
ZA-2011-2302-ZV
ZA-2006-2024-ZV
ZA-19XX-7722
ZA-19XX-7570
ENV-2018-3732-EIR

ENV-2011-2303-CE ENV-2006-2025-CE ND-89-847-HPOZ

ND-83-17-HD

ENV-2015-1786-CE

Address/Legal Information

 PIN Number
 138B181 451

 Lot/Parcel Area (Calculated)
 5,914.4 (sq ft)

Thomas Brothers Grid PAGE 633 - GRID D1

Assessor Parcel No. (APN) 5512020037
Tract TR 7372

Map Reference M B 107-81/83

 Block
 None

 Lot
 46

 Arb (Lot Cut Reference)
 None

 Map Sheet
 138B181

Jurisdictional Information

Community Plan Area Wilshire
Area Planning Commission Central

Neighborhood Council Mid City West
Council District CD 5 - Paul Koretz

Census Tract # 2140.00

LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning C2-1VL

Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and

Parking Relief - LAMC 16.02.1

ZI-2452 Transit Priority Area in the City of Los Angeles

General Plan Land Use Neighborhood Office Commercial

General Plan Note(s) Yes Hillside Area (Zoning Code) No Specific Plan Area None Subarea None Special Land Use / Zoning None Historic Preservation Review No Historic Preservation Overlay Zone None Other Historic Designations None Other Historic Survey Information None Mills Act Contract None None

CDO: Community Design Overlay

CPIO: Community Plan Imp. Overlay

Subarea

None

CUGU: Clean Up-Green Up

HCR: Hillside Construction Regulation

NO

NSO: Neighborhood Stabilization Overlay

POD: Pedestrian Oriented Districts

None

RBP: Restaurant Beverage Program Eligible General (RBPA)

Area

RFA: Residential Floor Area District None RIO: River Implementation Overlay 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.

SN: Sign District No Streetscape No Adaptive Reuse Incentive Area None

Affordable Housing Linkage Fee

Residential Market Area Medium-High

Non-Residential Market Area High Transit Oriented Communities (TOC) Tier 1 RPA: Redevelopment Project Area None Central City Parking No **Downtown Parking** No **Building Line** None 500 Ft School Zone No 500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5512020037

Ownership (Assessor)

MAZUR, MAURICE AND SUSAN TRS MAZUR FAMILY TRUST Owner1

Address 11926 BRIARVALE LN

STUDIO CITY CA 91604

Ownership (Bureau of Engineering, Land

Records)

MAZUR, MAURICE D. & SUSAN (TRS) OF THE M & S MAZUR Owner

FAMILY TRUST, DTD. 07-13-*4.

11926 BRIARVALE LN Address

STUDIO CITY CA 91604

APN Area (Co. Public Works)* 0.205 (ac)

Use Code 1100 - Commercial - Store - One Story

Assessed Land Val. \$206,214 Assessed Improvement Val. \$71,608 Last Owner Change 11/12/2004

Last Sale Amount \$0 Tax Rate Area 67

Deed Ref No. (City Clerk) 960169-70

Building 1

1931 Year Built **Building Class** D55B Number of Units 0 Number of Bedrooms 0 Number of Bathrooms

Building Square Footage 10,314.0 (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 Rent Stabilization Ordinance (RSO) No [APN: 5512020037]

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 No

Flood Zone Outside Flood Zone

Watercourse No Hazardous Waste / Border Zone Properties No

Methane Hazard Site Methane Zone

High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A- No

13372)

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 3.01151544
Nearest Fault (Name) Hollywood Fault

Region Transverse Ranges and Los Angeles Basin

Fault Type

Slip Rate (mm/year) 1.00000000

Slip Geometry Left Lateral - Reverse - Oblique

 Slip Type
 Poorly Constrained

 Down Dip Width (km)
 14.0000000

 Rupture Top
 0.00000000

 Rupture Bottom
 13.00000000

 Dip Angle (degrees)
 70.0000000

 Maximum Magnitude
 6.40000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
Hubzone Not Qualified

Jobs and Economic Development Incentive

Zone (JEDI)

Opportunity Zone No
Promise Zone None
State Enterprise Zone None

Housing

Direct all Inquiries to Los Angeles Housing Department

None

Telephone (866) 557-7368

Website https://housing.lacity.org
Rent Stabilization Ordinance (RSO) No [APN: 5512020037]

Ellis Act Property No
AB 1482: Tenant Protection Act No

Public Safety

Police Information

Bureau West
Division / Station Wilshire
Reporting District 726

Fire Information

Bureau South
Battallion 18
District / Fire Station 61
Red Flag Restricted Parking No

CASE SUMMARIES

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

Case Number: CPC-2018-3731-GPA-ZC-HD-CDO

Required Action(s): GPA-GENERAL PLAN AMENDMENT

ZC-ZONE CHANGE HD-HEIGHT DISTRICT

CDO-COMMUNITY DESIGN OVERLAY DISTRICT

Project Descriptions(s): GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS

Case Number: CPC-1983-30619
Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ZA-2011-2302-ZV
Required Action(s): ZV-ZONE VARIANCE

Project Descriptions(s): ZONE VARIANCE - THE REQUEST IS FOR A ZONE VARIANCE FOR REDUCED PARKING. THE REQUEST IS FOR THE

ALLOWANCE OF 6 SPACES ON SITE, IN LIEU OF 13 SPACES REQUIRED.

Case Number: ZA-2006-2024-ZV
Required Action(s): ZV-ZONE VARIANCE

Project Descriptions(s): A ZONE VARIANCE FOR REDUCED PARKING TO 5-SPACES IN LIEU OF THE REQUIRED 13 SPACES FOR A CAFE/BAKERY.

Case Number: ZA-19XX-7722
Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ZA-19XX-7570
Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ENV-2018-3732-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS

Case Number: ENV-2015-1786-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): ZONE VARIANCE - THE REQUEST IS FOR A ZONE VARIANCE FOR REDUCED PARKING. THE REQUEST IS FOR THE

ALLOWANCE OF 6 SPACES ON SITE, IN LIEU OF 13 SPACES REQUIRED.

Case Number: ENV-2011-2303-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): ZONE VARIANCE - THE REQUEST IS FOR A ZONE VARIANCE FOR REDUCED PARKING. THE REQUEST IS FOR THE

ALLOWANCE OF 6 SPACES ON SITE, IN LIEU OF 13 SPACES REQUIRED.

Case Number: ENV-2006-2025-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): A ZONE VARIANCE FOR REDUCED PARKING TO 5-SPACES IN LIEU OF THE REQUIRED 13 SPACES FOR A CAFE/BAKERY.

Case Number: ND-89-847-HPOZ

Required Action(s): HPOZ-HISTORIC PRESERVATION OVERLAY ZONE

Project Descriptions(s): Data Not Available

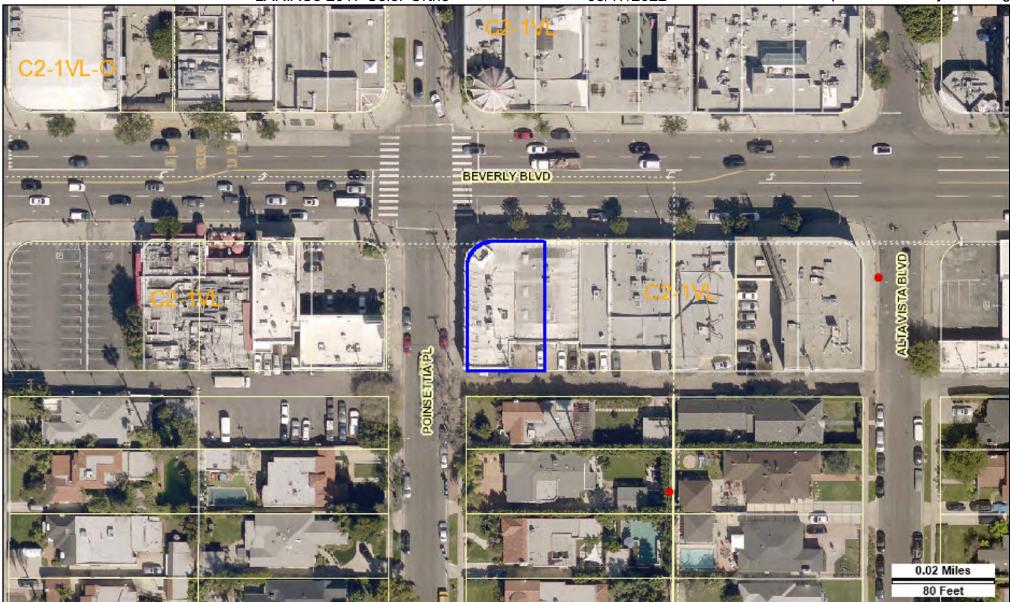
Case Number: ND-83-17-HD

Required Action(s): HD-HEIGHT DISTRICT

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-183497 ORD-158432



Address: 7290 W BEVERLY BLVD

APN: 5512020037 PIN #: 138B181 451 Tract: TR 7372 Block: None

Lot: 46 Arb: None Zoning: C2-1VL

