

THE COMPLEX
6464-6480 W. Santa Monica Boulevard; 1048-1060 N. Wilcox Avenue
CHC-2023-3455-HCM
ENV-2023-3456-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
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3. [Categorical Exemption](#)
4. [Memorandum from Applicant, Dated July 21, 2023](#)
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7. [Historic-Cultural Monument Application](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2023-3455-HCM
ENV-2023-3456-CE

HEARING DATE: August 17, 2023
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference
(see agenda for login
information)

Location: 6464-6480 W. Santa Monica Boulevard;
1048-1060 N. Wilcox Avenue
Council District: 13 – Soto-Martinez
Community Plan Area: Hollywood
Land Use Designation: Limited Manufacturing
Zoning: MR1-1-SN
Area Planning Commission: Central
Neighborhood Council: Central Hollywood
Legal Description: Strong and Dickenson's South
Hollywood No. 1 Tract, Block K, Lots 4 and 5

EXPIRATION DATE: August 29, 2023

PROJECT: Historic-Cultural Monument Application for
THE COMPLEX

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Santa Monica Wilcox Holding Company LLC
8383 Wilshire Boulevard, Ste. 460
Beverly Hills, CA 90211

Alfred I. and Betty Spivak, Trustees
Spivak Family Trust
8425 W. Third Street, #201
Los Angeles, CA 90048

Alfred I. and Betty Spivak, Trustees, Spivak Family Trust
and H. and J. Spivak, Trustees, Spivak Trust
4751 Wilshire Boulevard, Ste. 203
Los Angeles, CA 90010

APPLICANTS: Matt Chait
The Complex Theatre and Studios
6476 W. Santa Monica Boulevard
Los Angeles, CA 90038

Lindsay Mulcahy
Los Angeles Conservancy
523 W. 6th Street #826
Los Angeles, CA 90014

RECOMMENDATION **That the Cultural Heritage Commission:**

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

FINDINGS

- The Complex “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an excellent example of streetcar-related commercial development in Hollywood. It also significantly contributed to the development of the theatre community in Los Angeles and played an important role in the establishment of Hollywood Theatre Row.

CRITERIA

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

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

SUMMARY

The Complex is a two-story brick commercial building located on the southeast corner of W. Santa Monica Boulevard and N. Wilcox Avenue in Hollywood. Designed in the Spanish Colonial Revival architectural style by architect John Robert Harris (1900-1964), it was constructed in 1928 for John R. Black as offices and store spaces along the Pacific Electric Railway Company Santa Monica Red Car line. Starting in the 1960s, the subject property was transformed into a performance art enclave with the conversion of the commercial storefronts into small theaters and studio spaces. Pre-eminent mime Richmond Shepard ran the building as the Richmond Shepard Theatre Studios from the late 1970s until 1990, when actor Matt Chait took over the master lease and re-named the building The Complex. Continuously in operation until 2022, The Complex played a significant role in the creation of Hollywood Theatre Row, one of the densest concentrations of small theatres in Los Angeles.

In 1903, the City of Hollywood was incorporated and in 1904, the first Pacific Railroad line ran down Hollywood Boulevard. In the following years, local Pacific Electric lines were built along Santa Monica Boulevard, Sunset Boulevard, Vermont Avenue, Western Avenue, Vine, and Highland Avenue to connect the Hollywood community to the growing Los Angeles metropolis. By 1908, local railway cars ran down Santa Monica Boulevard through the community known as Colegrove and past the future site of the subject property. In 1910, Hollywood and Colegrove consolidated with the City of Los Angeles. From 1900 through the early 1930s, streetcars were the main mode of transportation in Los Angeles and it had one of the most extensive streetcar networks of any city in the county.

From the early to late 1980s, small theatres began operating out of converted commercial or industrial buildings along Santa Monica Boulevard. The number of theatres grew and consolidated

throughout the 1980s, forming the foundation for the creation of Hollywood Theatre Row in 1992. At its height, Hollywood Theatre Row consisted of over 20 small theaters. In 2015, Los Angeles City Council, initiated by former Councilmember Mitch O'Farrell, formally designated the area along Santa Monica Boulevard between McCadden Ave and El Centro Place as Hollywood Theatre Row (Council File No. 15-0066). At the time, this area encompassed theaters such as The Complex; The Hudson (6539 Santa Monica Blvd); The Lex Theatre (6760 Lexington Ave); McCadden Place Theatre (1157 N. McCadden Pl); The Celebration (now at 1125 N. McCadden Pl); The Blank Theatre (formerly Second Stage at 6500 Santa Monica Blvd); The Broadwater (formerly the Lillian, located at 6320 Santa Monica Blvd); The Dragonfly, (6510 Santa Monica Blvd); The Lounge (6201 Santa Monica Blvd); and the Schkapf Theatre (6567 Santa Monica Blvd). Rising rents in the mid-2010s forced several theatres to leave the Row and The Complex is the latest collection of live performance venues to close.

Rectangular in plan, the subject property is of wood and steel-frame and brick construction with smooth stucco cladding on the street-facing elevations. It generally has a flat roof with a raised parapet; the northwest corner of the building has a pyramidal roof that rises above the roofline. There are several skylights. The north-facing, primary facade is asymmetrically composed and is divided into three, unequal parts on the second floor. On the ground floor there is an arcade of five round arch storefronts with multi-lite transoms and a shouldered arch storefront on the northwest corner that is distinguished by thick columns and whimsical plaster ornamentation surrounding the multi-lite transom window. The second-floor features divided-lite steel casement windows and two lancet arch windows with divided-lite steel transoms and casement windows, stepped pilasters, and vents with a floral motif on the northwest corner. The west-facing facade has two round arches and a shouldered arch on the first floor that have been infilled, and steel divided-lite casement windows and lancet arch openings with divided-lite steel casement and transom windows on the second floor. The first-floor interiors are composed of a lobby with a box office and concession area, four theater spaces, and backstage dressing rooms, bathrooms, and lockers. The second floor leads to a mezzanine containing offices, studios, and a theater. The doors have decorative molding and an original transom opening that has been infilled. There is a staircase with a wrought iron balcony and railing leading down to the exit on Wilcox Avenue.

John 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), the Silberberg Building (1931, HCM #1276) and the Micheltorena Street School (1935).

The subject property has experienced a number of alterations over the years that include: the addition and removal of partition walls to reconfigure several of the interior spaces on the first and second floors between 1945 and 1950; the construction of a two-story room and a mezzanine within the existing building in 1962; the replacement of the red-tile tower roof with asphalt shingles in 1994; and the installation of soundproofing, air conditioning, theater seating, carpeting, theater lighting, and marquees above each storefront on the north-facing facade; the infill of the archways on the west-facing facade; the infill of the transom window within one of the arches on the north-facing facade, and the reconfiguration and replacement of most of the storefronts within the arched openings on the north-facing facade.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of streetcar-related commercial development in Hollywood.

DISCUSSION

At the Cultural Heritage Commission hearing on June 15, 2023, Commissioner Kanner requested that the applicant provide additional information about other theatres on Hollywood Theatre Row. In response to this request, the applicant submitted a memo to staff on July 21, 2023 (see attached memorandum), which outlines historically significant theatres on Hollywood Theatre Row and better contextualizes the contributions of The Complex.

Staff finds that The Complex meets one of the Historic-Cultural Monument criteria.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an excellent example of streetcar-related commercial development in Hollywood. Similar to other parts of Los Angeles, the rail lines in Hollywood facilitated the development of densely populated commercial corridors, such as Santa Monica Boulevard. During the 1920s, when the subject property was constructed, the entertainment industry experienced its heyday and there was a major population boom. In tandem with the existence of the streetcar lines, these factors led to commercial and residential development in Hollywood at this time. As exemplified by the subject property, streetcar commercial development is most commonly characterized by two-story business blocks, with shops below and professional offices or apartments above, with single story storefronts placed directly on the sidewalk and no accommodation for automobiles. The pedestrian orientation of the subject property, its multiple storefronts set within arcades, and its location on a prominent corner are also all reflective of commercial development built in response to the streetcar line that ran along Santa Monica Boulevard. Today, the subject property stands as one of relatively few intact examples of streetcar-oriented commercial architecture that are extant in Hollywood.

In addition, the subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its significant contributions to the development of the theatre community in Los Angeles and its important role in the establishment of Hollywood Theatre Row. The Complex’s five small theatres and rehearsal spaces offered low-barrier opportunities for new and experimental artists and served as a springboard for artists to launch their careers. Serving as the Richmond Shepard Theatre throughout the 1970s and 1980s, the subject property contained three theatres and three rehearsal studios where Shepard taught classes, coached celebrities including Dick van Dyke and Lily Tomlin, and rented studio and theatre space to numerous actors and dancers. In 1989, Chazz Palminter’s “A Bronx Tale” opened at The Complex and the success of the play led to an off-Broadway run and a movie starring Robert De Niro. In 1993, the *Los Angeles Times* profiled comedian and playwright Pat Hazell, whose play “The Bunk Bed Brothers” opened at The Complex to glowing reviews and led to a movie deal. Actress Julia Sweeney also first performed at The Complex her one-woman show, *God Said, Ha!*, which worked its way up to Broadway. Further, at The Complex, new actors have overlapped with more well-known actors and performers, including Don Cheadle, Justine and Jason Bateman, Dr. Dre, Quentin Tarantino, and Axel Rose, who all rehearsed and performed at the subject property, allowing for collaboration and community building.

Additionally, The Complex served as the anchor for Hollywood Theatre Row for more than three decades. In the 1980s, Hollywood's economic decline led to cheap rent and plentiful commercial venues for artists. In this era, The Complex (then The Shepard Theatre) was joined along Santa Monica Boulevard by several other theatres, which over the next decade would draw in more theatre companies and lead to the area being branded as Hollywood Theatre Row. In 2006, The Complex won the Charlie Theatre Arts Award, a Hollywood Arts Council program that celebrates local businesses and individuals who revitalize and unite the Hollywood community through programming, architecture, public art, and other innovations. Receiving the Charlie Award in the Theatre Arts category, The Complex was formally recognized as the anchor of Hollywood's Santa Monica Boulevard Theatre District for over 25 years. Additionally, in 2015, the Los Angeles City Council voted to name the intersection in front of the subject property as "Hollywood Theater Row" in recognition of Hollywood Theatre Row's contributions to arts and culture in Hollywood and Los Angeles as a whole.

Despite interior and exterior alterations over the years, the subject property retains a sufficient level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and

protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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

Categorical Exemption ENV-2023-3456-CE was prepared on July 21, 2023.

BACKGROUND

On May 22, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On June 15, 2023, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On July 13, 2023, a subcommittee of the Commission consisting of Commissioners Milofsky and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.







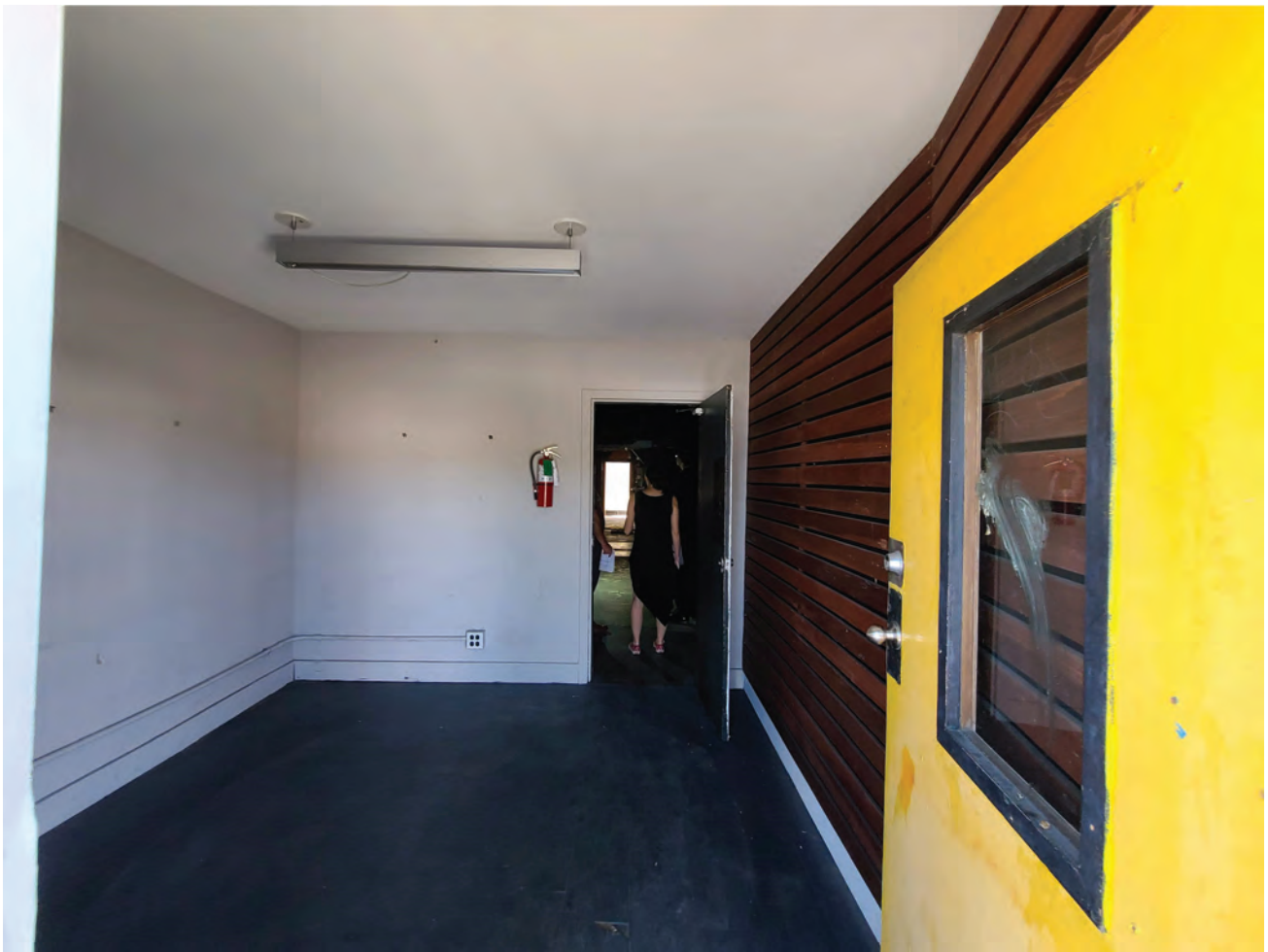










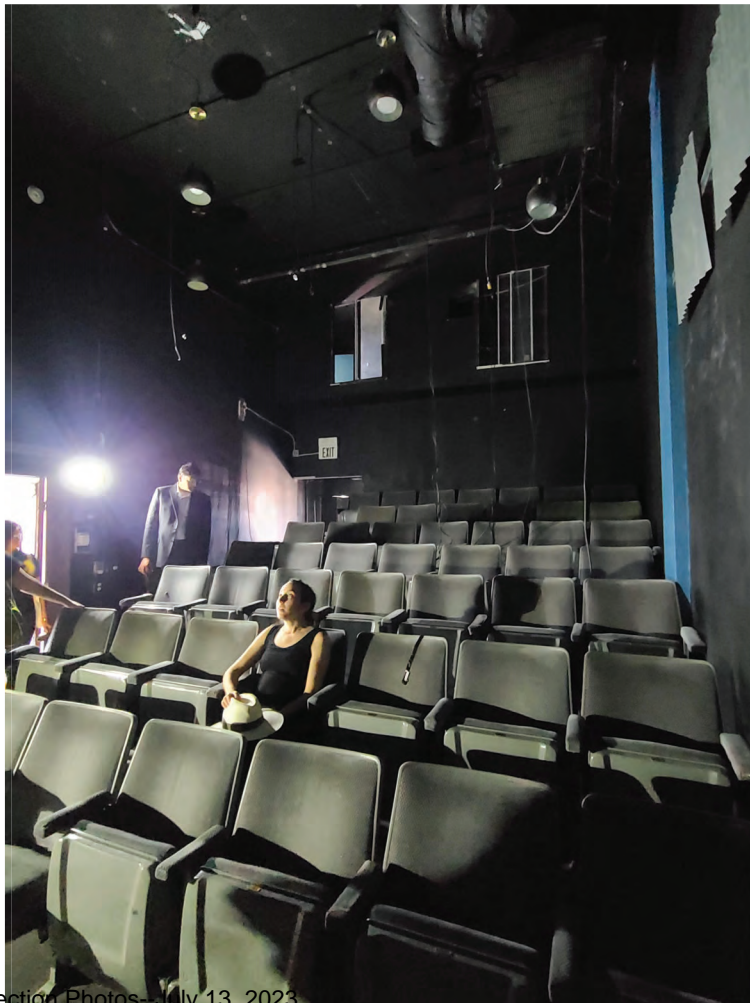
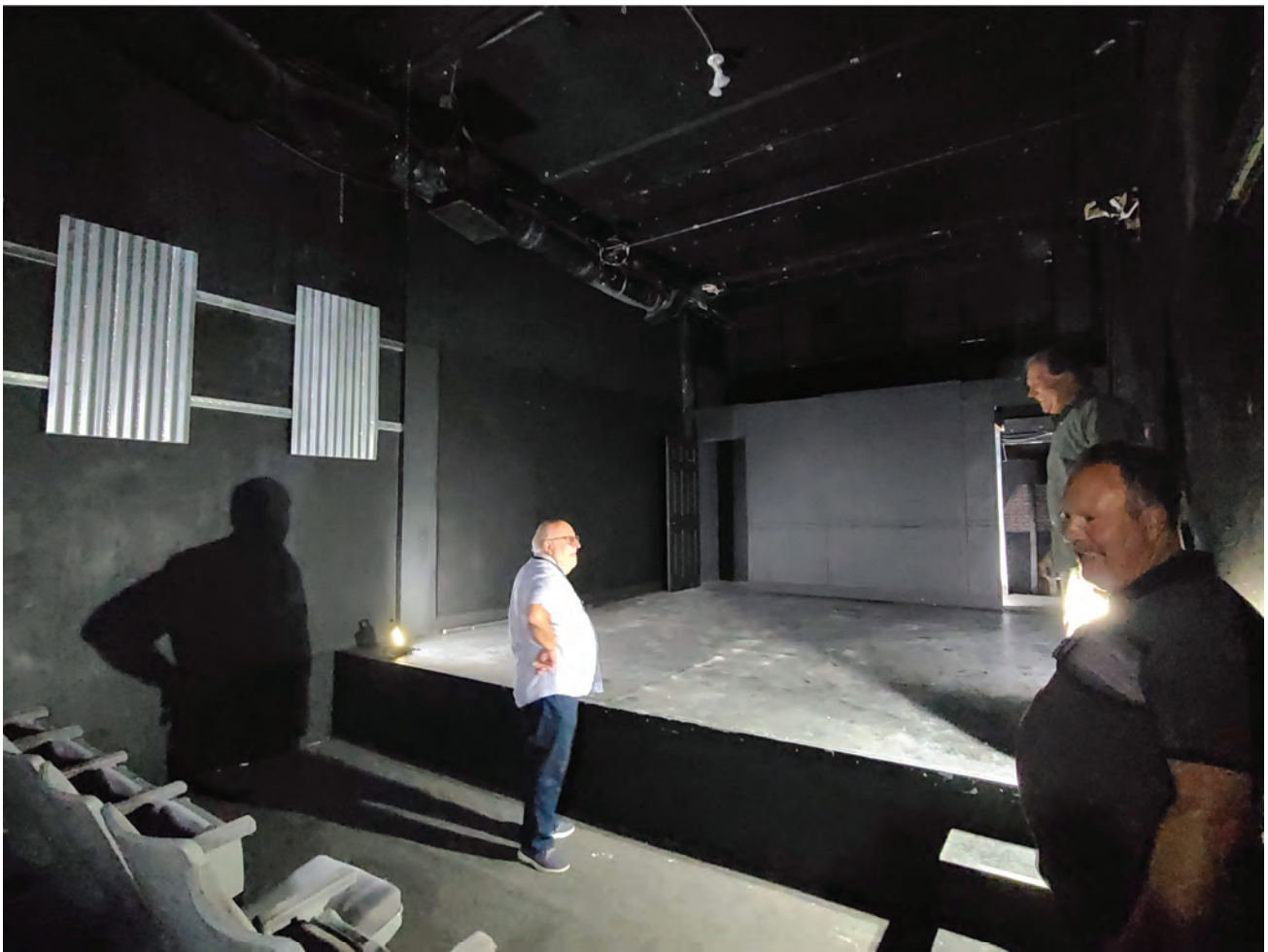






























































COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2023-3455-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-3456-CE

PROJECT TITLE

The Complex

COUNCIL DISTRICT

13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

6464-6480 W. Santa Monica Blvd.; 1048-1060 W. Wilcox Ave., Los Angeles, CA 90038

Map attached.

PROJECT DESCRIPTION:

Designation of The Complex as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019



523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

July 21, 2023

Submitted Electronically
Melissa Jones
Office of Historic Resources, Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

**RE: The Complex Historic-Cultural Monument Application;
CHC-2023-3455-HCM; ENV-2023-3456-CE**

This memo is an addendum to the Historic-Cultural Monument application for The Complex submitted on April 28, 2023. It provides the additional information requested by Commissioner Kanner at the June 15, 2023, Cultural Heritage Commission hearing.

This memo outlines historically significant theatres on Hollywood Theatre Row to better contextualize The Complex. It includes all known buildings that have operated as theatres on the Row for a period of five years or more between the 1980s and the present. Greater detail is provided for theatres which have operated on the Row for over 20 years. There are twelve buildings identified with Hollywood Theatre Row. They are roughly bound by Highland Avenue to the west, La Brea Avenue to the east, Lexington Avenue to the north, and Waring Avenue to the south.

The buildings with the longest history of theatre use include El Centro Theatre (804 N. El Centro) from 1946-2012; The Complex (6468-6480 W. Santa Monica Blvd.) from 1973-2020; The McCadden Place Theatre (1157 N. McCadden Place) from 1981-present; The Hudson Theatres (6535-6547 W. Santa Monica Blvd./ 1110 N. Hudson Ave.) from 1985-present; The Blank (6500 W. Santa Monica Blvd.) from 1985-present.

The largest groupings of theatres within a single building include The Complex with five separate theatres; The Broadwater (6320-6324 W. Santa Monica Blvd/ 1076-1078 Lillian Way) with four; The Hudson Theatres with three.

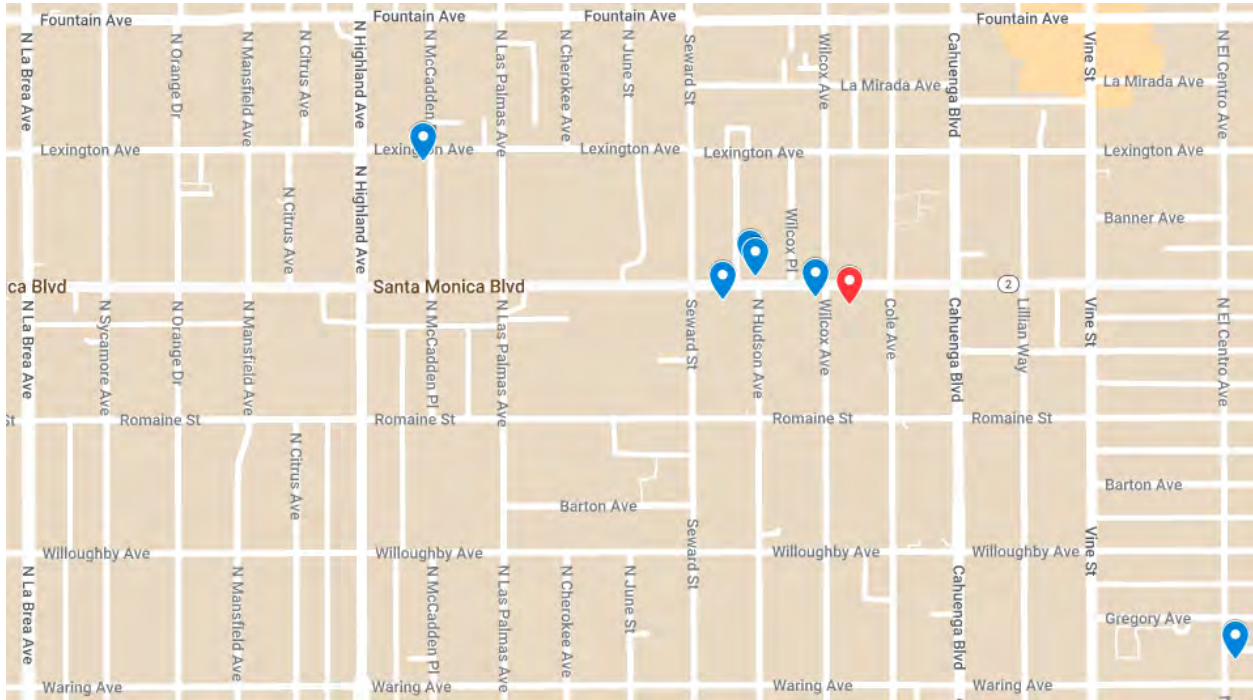
None of these buildings are designated. El Centro Theatre and The Complex are the only resources identified as eligible for designation by SurveyLA.

1980s: Origins of Hollywood Theatre Row:

From the early to late 1980s, small theatres began operating out of converted commercial or industrial buildings along Santa Monica Boulevard. These theatres included the Richmond Shepard (6468 W. Santa Monica Blvd., now part of The Complex); Fig Tree (6539 W. Santa Monica Blvd., now part of The Hudson



Theatres); Cassandra Gaylor (6543 Santa Monica Blvd., now part of The Hudson Theatres); The Attic (6562 W. Santa Monica Blvd.); Second Stage (6500 W. Santa Monica Blvd.); The McCadden Place Theatre (1157 N. McCadden Pl.); El Centro Theatre (804 N. El Centro). This grouping of theatres grew and consolidated throughout the 1980s, forming the foundation for the creation of Hollywood Theatre Row in 1992.

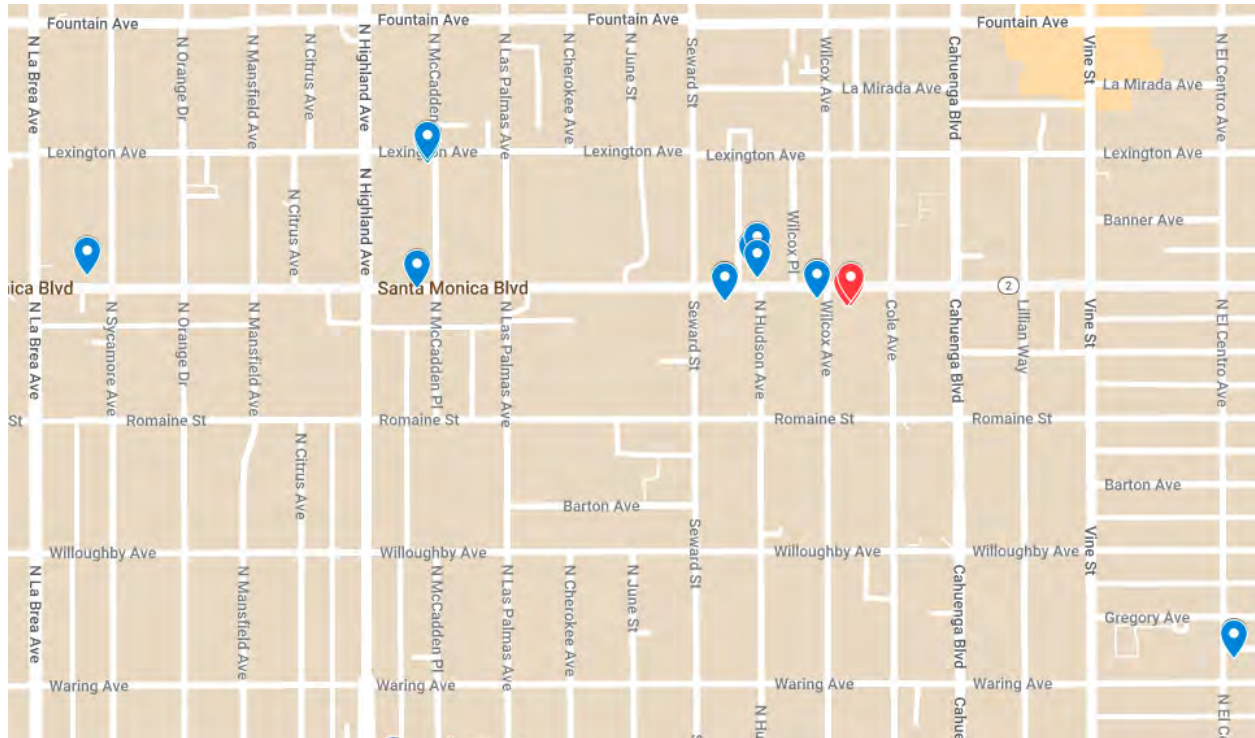


Theatre Venues in 1987. Source: GoogleMaps, Lindsay Mulcahy.

1990s: Formalization of Hollywood Theatre Row:

In the early 1990s, The Complex; Attic; Second Stage; The McCadden Place Theatre; El Centro were joined by Igloo/World (formerly Cassandra Gaylor, 6543 Santa Monica Blvd., now part of The Hudson Theatres); The Hudson (formerly Fig Tree, 6539 W. Santa Monica Blvd., now The Hudson Theatres); Fountainhead (1110 N. Hudson Ave., now part of The Hudson Theatres); The Lex (6760 Lexington Ave., in the same building as The McCadden Place Theatre at 1157 N. McCadden Pl); Studio C (6448 W. Santa Monica Blvd.). In 1992, these theatres officially organized together under the banner of Hollywood Theatre Row. They were joined by Celebration Theatre (7051 W. Santa Monica Blvd.) in 1993.



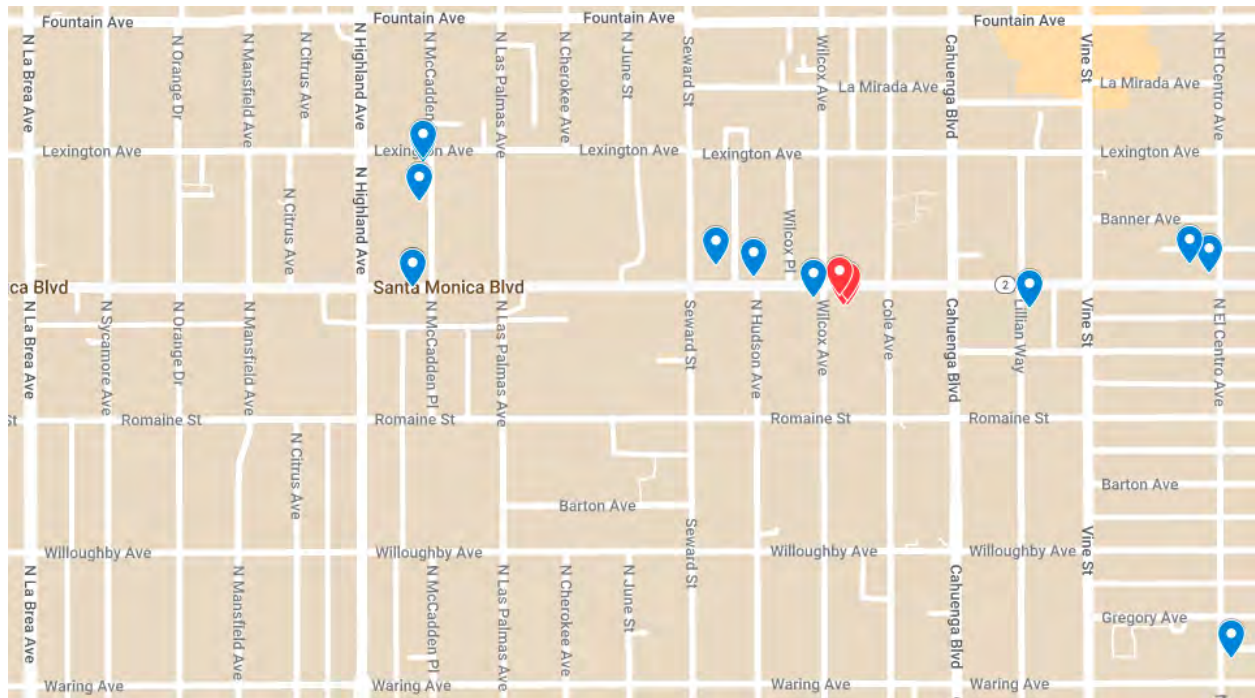


Theatre Venues in 1993 (The Complex in red). Source: GoogleMaps, Lindsay Mulcahy.

2000s: Growth of Hollywood Theatre Row

The late 1990s saw the arrival of other significant theatres such as Elephant Theatre Co. and Theatre Asylum (now part of the Broadwater Theatres at 6320-6324 W. Santa Monica Blvd/ 1076-1078 Lillian Way); The Village at Ed Gould Plaza (1119-1137 N. McCadden Place). The early 2000s saw the departure of The Attic, but the arrival of The Lounge Theatre and Open Fist Theatre Co. (6201-6209 W. Santa Monica Blvd.) and Artworks Theatre and Schkapf (6567 W. Santa Monica Blvd.). Rising rents in the mid 2010s forced several theatres, such as Celebration, Schkapf, Artworks Theatre, and Elephant Theatre Co. to leave the Row.





Theatre Venues in 2010 (The Complex in red). Source: GoogleMaps, Lindsay Mulcahy.

Significant Theatres:

Over time, several buildings along Hollywood Theatre Row have housed multiple theatre companies and operators, sometimes simultaneously. Therefore, the following section leads with the building address and total length of time served as a theatre, followed by the most recent theatre operator. The following paragraphs specify the tenures of different theatre companies and operators and offers relevant details on the physical building.

804 N. El Centro (El Centro Theatre): 1946-2012

The building was constructed in 1914 as a movie picture theatre.¹ The Ivy Theatre, on the eastern portion of the building, was one of Hollywood’s earliest silent movie theaters. The grocery store in the western portion was converted to The Circle Theater in 1946 and run by students from UCLA. The one-story building retains some plaster work and a marquee sign on the easterly side that conveys its history as a theatre, while the original entrance has been filled in with tile. The westerly side is a vernacular with no ornamentation except for a small marquee sign.

In 1979, the entire building was renamed El Centro Theatre. It operated with a 99-seat and 84-seat theatre (the Chaplin and Circle stages) until 2012. In the 1990s it was the home of Cast Theatre.²

¹ LADBS, “New Construction,” August 28, 1914, 1914LA17425.

² Los Angeles Theatres, “El Centro Theatre,” accessed July 17, 2023, <https://losangelestheatres.blogspot.com/2017/02/el-centro-theatre.html>.



SurveyLA determined it eligible for designation at the local, state, and national level as a significant site for the “development of performance art in Los Angeles.”³



804 N. El Centro Ave. Source: SurveyLA.

6468-6476 W. Santa Monica Blvd. (The Complex): 1973-2022

The building was constructed in 1924 in the Spanish Colonial Revival style and is an excellent example of streetcar-related development in Hollywood. It was identified by SurveyLA as eligible for listing at the local, state, and national level.

In 1973, Syntaxis Theatre was the first identified group to perform theatre at 6468 W. Santa Monica Blvd.⁴ In the following years different storefront and offices were used as acting, singing, and dancing studios, and by 1977, the Richmond Shepard Workshop and Theatres was established at 6468 W. Santa Monica.⁵ The Richmond Shepard quickly expanded to two more theatres at 6470 and 6472 W. Santa Monica Blvd.⁶ In 1990, the three-theatre and three-rehearsal room complex was sold to Matt Chait, who renamed the building The Complex and built out two more theatres and rehearsal spaces. The Complex is a theatre

³ Historic Resources Group, “Historic Resources Survey Report: Hollywood Individual Resources,” SurveyLA, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (Revised November 2015), 91.

⁴ 1973 Los Angeles Reverse City Directory, Los Angeles Public Library.

⁵ “Display Ad,” *Los Angeles Times*, August 7, 1977.

⁶ Don Shirley, “‘Cats’ Will Try and Land on its Feet Again,” *Los Angeles Times*, May 14, 1987.



venue rental, hosting companies such as Theatre 6570 (originally the Woodshop Theatre Co.), Blue Line, and Buffalo Nights in the 1990s, and Oh My Ribs in the mid 2000s through 2020.⁷



6468-6476 W. Santa Monica Blvd. Source: Lindsay Mulcahy/ L.A. Conservancy.

1157 N. McCadden Place/ 6760 Lexington Ave (The McCadden Place Theatre & The Lex): 1981-present

The building was constructed in 1922 on the southwest corner of McCadden Place and Lexington Avenue.⁸ It was used as a furniture warehouse before being converted into a theatre. It is a one-story vernacular building with a stucco facade and a marquee. The building is not designated, nor identified in SurveyLA.

The McCadden Place Theatre was opened in 1981 by New York actors Jay Donohue and Joy Rinaldi. The company received numerous awards for their productions through the 1980s.⁹

⁷ Koehler, "Street of Dreams"; Correspondence with Matt Chait, July 19, 2023.

⁸ LADBS, "New Construction," June 22, 1922, 1922LA21239.

⁹ McCadden Place Theatre, "McCadden Place Theatre History," accessed June 17, 2023, https://mccaddentheatre.com/mccadden_place_theatre_history/.



The Lex opened as a second theatre on the northern side of the building sometime before 1998.¹⁰ It hosted Celebration Theatre from 2015 through 2019.¹¹ In 2022, the Madnani Theater opened in the space.¹² Today, McCadden Place Theatre holds acting classes and rents out their 48-seat theatre space to companies including Theatre Asylum.¹³



1157 N. McCadden Pl./ 6760 Lexington Ave. Source: Google Streetview, captured July 17, 2023.

6500 W. Santa Monica Blvd. (The Blank Theatre): 1985- present

The vernacular, one-story building was constructed in 1924.¹⁴ Its stucco façade is windowless but distinguished by a marquee sign. The building is not designated, and it was not identified in SurveyLA.

¹⁰ “Theatre,” *Los Angeles Times*, August 2, 1998.

¹¹ Lyle Zimskind, “Best Theatre Companies in Los Angeles,” *LAist*, September 2, 2015, <https://laist.com/news/entertainment/12-best-theater-companies-in-los-angeles>; Zachary Bernstein, “L.A. is Actually a Theatre Town: A Guide to Indie Venues,” *Los Angeles*, May 19, 2019, <https://web.archive.org/web/20230208025909/https://losangeles.com/places/los-angeles-small-theater-guide/>.

¹² Madnani Theatre, “Home,” accessed July 17, 2023, <https://madnanitheater.org/>.

¹³ Theatre Asylum, “Home,” accessed July 17, 2023, <https://www.theatreasylum-la.com/>; McCadden Place Theatre, “McCadden Place Theatre History,” accessed July 17, 2023, https://mccaddentheatre.com/mccadden_place_theatre_history/.

¹⁴ LADBS, New Construction, February 25, 1924, 1924LA10675



By 1985, the building was in operation as Second Stage Theatre.¹⁵ In the early 1990s it housed the Actor's Gang theatre group, a significant performance group on the Row.¹⁶ In 1996, The Blank Theatre moved to 6500 W. Santa Monica Blvd., then called Blank Theatre Co. at Second Stage.¹⁷ The Bank is a non-profit arts organization and theatre company founded in Hollywood in 1990 by Daniel Henning. Since 1993, they have hosted a Young Playrights Festival and have been an integral part of the Row.¹⁸



6500 W. Santa Monica Blvd. Source: Google Streetview, captured July 17, 2023.

6562 W. Santa Monica Blvd. (The Attic): 1985- 2000

The building is a two-story vernacular industrial building which opened as a paint shop in 1942.¹⁹ It is not designated and it was not identified in SurveyLA.

¹⁵ “Calendar: Stage,” *Los Angeles Times*, November 17, 1985.

¹⁶ Koehler, “Street of Dreams.”

¹⁷ “Calendar: Stage,” *Los Angeles Times*, May 26, 1996.

¹⁸ Bernstein, “How the Coronavirus is Affecting Hollywood’s Theater Row in 4 Acts”; The Blank, “About,” accessed July 17, 2023, <https://www.theblank.com/about> ; Kathlee Foley, “Young Playwrights Unafraid to Tackle Some Age-Old Issues,” *Los Angeles Times*, September 17, 1999; Janice Arkatov, “Fill in the Blank: Who turned compensation for a mugging into an award-winning theater? Daniel Henning,” *Los Angeles Times*, June 18, 1995; Daryl Miller, “Making All the Right Moves,” *Los Angeles Times*, April 12, 1998.

¹⁹ LADBS, “New Construction,” March 9, 1942, 1942LA03396.



The Attic had begun operating by 1985 and was an active part of the creation of Hollywood Theatre Row.²⁰ The Attic left their Santa Monica Blvd. location in 2000.²¹



6562 W. Santa Monica Blvd. Source: Google Streetview, captured July 17, 2023.

6535-6547 W. Santa Monica Blvd./ 1110 N. Hudson Ave. (The Hudson Theatres):
1986-present

Multiple building permits list construction as between 1924 and 1947.²² The building appears related to streetcar commercial development in Hollywood as evidenced by its two-story symmetrical, rectangular massing, tripartite entrances and storefront windows on the ground floor, and original steel-framed casement windows on the second floor. It is a brick building with a stucco front-facing facade with minimalist detailing, modest ornamental detailing. In 1997, there was an alteration to add the third theatre venue to the south (rear) end of the building.²³ It is not designated nor identified as eligible by SurveyLA.

Beginning in the 1980s, several small theatres began operating in the different storefronts. The Fig Tree Theatre had opened at 6539 W. Santa Monica Blvd by 1985, and the Cassandra Gaylor was producing theatre at 6543 W. Santa Monica Blvd by 1987. The Cassandra Gaylor later reopened as the Igloo/World theatre.²⁴ Igloo/ World artistic co-directors Milton Justice and Dan Pilburn were integral in the effort to found Hollywood Theatre Row.²⁵ In 1992, Andy Fickman opened the Fountainhead Theatre at 1110 N. Hudson Ave.²⁶

²⁰ “Calendar: Stage,” *Los Angeles Times*, November 17, 1985.

²¹ Theatre in L.A., “Attic Theatre,” accessed July 17, 2023, <https://www.theatreinla.com/theatre/attic-theatre/115/>; “Politics Force L.A.’s Attic Theatre NoHo Repertory to Close its Doors,” *Playbill*, July 21, 2000.

²² Los Angeles Department of Buildings and Safety, “New Construction,” March 14, 1946, 1946 07185; LADBS, “New Construction,” November 5, 1951, 1951LA19766; LADBS, “Certificate of Occupancy,” July 30, 1952, 1951LA19766. No PDFs are attached to the permit numbers.

²³ LADBS, “Alteration/ Repair,” February 25, 1997, 97016-30000-04140.

²⁴ “Calendar: Stage,” *Los Angeles Times*, November 17, 1985; Ray Lloyd, “‘Caught in Middle’ at Callboard / ‘Godspell’ in Burbank / ‘Cut on Bias’ at Cassandra Gaylor Theater / ‘Surrender Dorothy’ at the Powerhouse,” *Los Angeles Times*, December 25, 1987.

²⁵ Robert Koehler, “Street of Dreams: 11 L.A. Theaters Organize District in Hollywood,” *Los Angeles Times*, April 11, 1992.

²⁶ *Ibid.*



In 1992, The Hudson Theatre first opened at the easterly portion of the building at 5633 W. Santa Monica Blvd.²⁷ By 1996, The Hudson had expanded to the entire building, becoming The Hudson Theatres.²⁸ It continues today as a three-stage venue with two 99-seat theatres and one 43-seat theatre supporting a wide range of theatre on the Row. From 2005-2020, The Hudson hosted the Comedy Central Stage, which was a breeding ground for new shows and comedy specials.²⁹



6535-6541 W. Santa Monica Blvd./ 1110 Hudson Ave. (The Hudson Theatres). Source: Google Streetview, captured July 17, 2023.

6436-6450 W. Santa Monica Blvd. (Studio C): 1992-2020

6436-6450 W. Santa Monica Blvd. is a two-story mixed-use building. The first-story was constructed as a garage sometime before 1928, and in 195, a second story loft was added and the ground floor was converted to commercial space.³⁰ It is not designated, and it was not identified in SurveyLA.

²⁷ Don Shirely, "'STREAMERS': BIGOTRY, VIOLENCE, WAR," *Los Angeles Times*, March 14, 1986; "Calendar: Stage," *Los Angeles Times*, May 26, 1996.

²⁸ "Calendar: Stage," *Los Angeles Times*.

²⁹ Zachary Bernstein, "How the Coronavirus is Affecting Hollywood's Theater Row in 4 Acts," *Los Angelino*, September 14, 2020, accessed December 2, 2022, <https://losangelino.com/coronavirus-los-angeles/theater-row/>.

³⁰ LADBS, "Alteration/ Repair," August 4, 1928, 1928LA21803; LADBS, "New Construction," October 3, 1951, 1951LA02635.



Studio C was a 36-seat venue that opened at 6448 W. Santa Monica Blvd. storefront sometime before 1992.³¹ It was operated by Matthew Quin with Theater Asylum until 2020.³²



6448 W. Santa Monica Blvd. Source: Google Streetview, captured July 17, 2023.

7051 W. Santa Monica Blvd. (Celebration Theatre) 1993-2013

The one-story brick building was constructed in 1953.³³ It is vernacular and industrial with no windows. The building is not designated, and was not identified in SurveyLA.

Celebration Theatre is a non-profit theatre company founded in 1982 in Silver Lake by Mattachine Society co-founder Charles “Chuck” Roland focusing on LGBTQ+ playwrights and plays. It relocated to 7051 W. Santa Monica Blvd. near La Brea Ave. in 1993. It was forced to leave in 2013 due to rising rents. Celebration Theatre then moved to The Lex in 2014 and 1125 N. McCadden Place, The Village at Ed Gould Plaza, in 2022.³⁴

³¹ Koehler, “Street of Dreams.”

³² Bernstein, “How the Coronavirus is Affecting Hollywood’s Theater Row in 4 Acts.”

³³ LADBS, “New Construction,” April 22, 1953, 1953LA60260.

³⁴ David Ng, “Elephant Theatre Co. in Hollywood bids farewell, for now at least,” *Los Angeles Times*, September 8, 2015.





7051 W. Santa Monica Blvd. Source: Google Streetview, captured July 17, 2023.

1119-1137 N. McCadden Place (The Village at Ed Gould Plaza): 1998-present

Construction on 1119-1137 N. McCadden Place began sometime before 1929, but the building did not receive a Certificate of Occupancy in 1952 when it was listed as a woodworking shop and residence. In 1983, it was converted from a furniture manufacturer to a sound studio and theatre.³⁵ The 1987 City Directory lists several sound and film companies at the site, but no theatre.³⁶ The building is not designated and it was not identified in SurveyLA.

In 1988, The LGBT Center’s satellite campus, The Village at Ed Gould Plaza, opened at the site to house the Center’s expanding services.³⁷ This included several cultural and community-based programs including the Renberg Theatre & Davidson/Valentini Theatre, a 200-seat and 50-seat theatre at 1125 N. McCadden Pl. Celebration Theatre company has been based at The Village since 2022.

³⁵ LABDS, “Alteration/ Repair,” December 14, 1929, 1929LA31928; LADBS, “Certificate of Occupancy,” February 26, 1952, 1951LA00478; LADBS, “Certificate of Occupancy,” August 17, 1983, 1980LA06379.

³⁶ In 1987, “Gomillion Sound Inc.” was located at 1137 McCadden and “Renegade Films Inc.” and “EBC Tales from the Hollywood Hills” were located 1119 McCadden. As no reference to theatre in newspapers or city directories was found, their tenure as a theatre is listed as 1998 when the building became The Village at Ed Gould Plaza. 1987 Los Angeles Reverse City Directory.

³⁷ Bettina Boxall, “Gay-Lesbian Center Has New Facility,” *Los Angeles Times*, June 14, 1998; “LGBT Center, Cultural Arts Stages: Renberg Theatre & Davidson/Valentini Theatre,” accessed July 18, 2023, https://culturalarts.lalgbtcenter.org/stages/?_gl=1*rydbof*_gcl_au*MTY2MTEwNDUwNC4xNjg4Njg0OTc0.





1125 N. McCadden Pl. Source: Google Streetview, captured July 17, 2023.

6320-6324 W. Santa Monica Blvd./ 1076-1078 Lillian Way (The Broadwater): 1998-present

This theatre complex on the southeast corner of Santa Monica Blvd. and Lillian Way stretches across two parcels. 6320 W. Santa Monica Blvd. was constructed in 1921 and is a brick building with a tripartite entrance and glass storefront windows, and brick detailing. 6324 W. Santa Monica Blvd./1076 Lillian Way is a one-story vernacular building with a stucco facade and no windows, built in 1920. Neither buildings are designated and or identified in SurveyLA.

In 1998, Elephant Theatre Co. moved into 1076 Lillian Way. The award-winning company began productions at the 96-seat Lillian Theatre. At a similar time, Theatre Asylum moved into the 81-seat theatre at 6320 W. Santa Monica Blvd.³⁸ In 2015, the building was sold, prompting Elephant Theatre Co. to close and Theatre Asylum to relocate.³⁹

The building was bought by actor Patrick Duffy and Caroline Duffy and soon after became the site of award-winning Sacred Fools Theatre Company. The building houses the 96-seat Lillian Theatre at 1076 Lillian Way, the 81-seat Second Stage theatre at 6320 W. Santa Monica Blvd., the 50-seat Black Box is at 6322 W. Santa Monica Blvd., and the 21-seat Studio theatre at 1078 Lillian Way.⁴⁰

³⁸ Theatre in LA, “Lillian Theatre,” accessed July 17, 2023, <https://www.theatreinla.com/theatre/lillian-theatre/20/>.

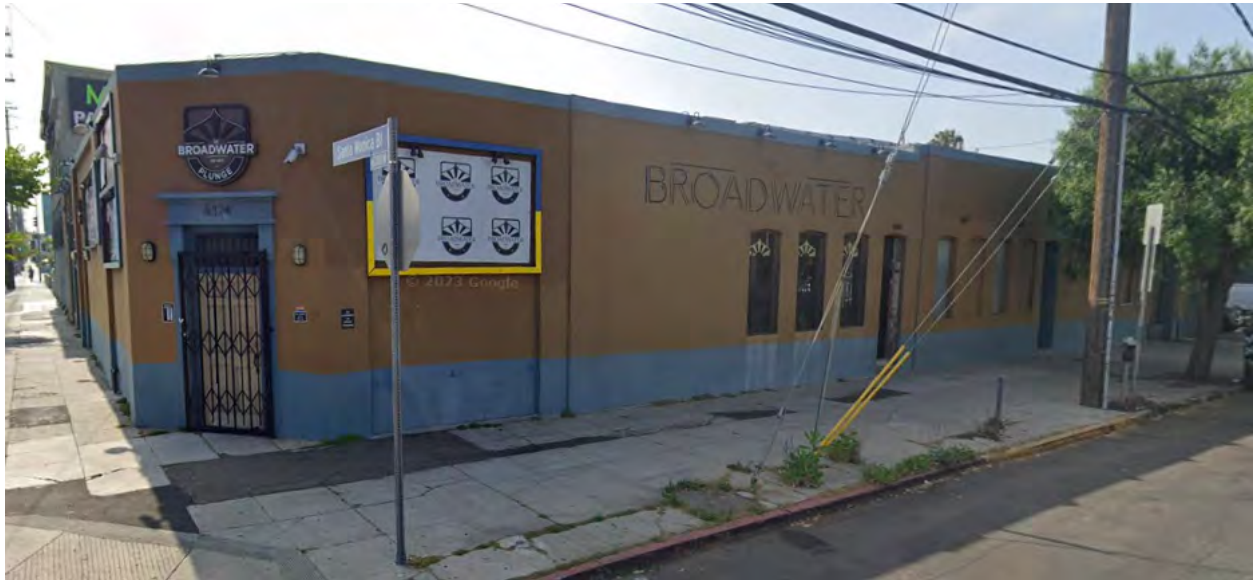
³⁹ Ng, “Elephant Theatre Co. in Hollywood bids farewell, for now at least.”

⁴⁰ The Broadwater, “About,” accessed July 17, 2023, <https://www.thebroadwaterla.com/about>.





6320-6324 W. Santa Monica Blvd. Source: Google Streetview, captured July 17, 2023.



6324 W. Santa Monica Blvd./ 1076-1078 Lillian Way. Source: Google Streetview, captured July 17, 2023.

6201-6209 W. Santa Monica Blvd. (The Lounge Theatre): 2000-2020

The two-story brick building was constructed in 1912. The brick, mixed-use building has been altered over time however still retains several characteristics of streetcar-related commercial development. It is not designated and it was not identified in SurveyLA.



The building has two small theatres that have been active since at least 2000 by Actor's Gang.⁴¹ From 2006-2014, 6209 W. Santa Monica Blvd. was home of Open Fist Theatre Company. Rising rents displaced the company from the Row.⁴²

The Lounge Theatre at 6201 W. Santa Monica Blvd. was a 50-seat theatre that was operated by Raquel Lehrman from approximately 2009 to 2020.⁴³



6201-6209 W. Santa Monica Blvd. Source: Google Streetview, captured July 17, 2023.

6567 W. Santa Monica Blvd. (Schkapf): 2008-2015

The vernacular commercial building was constructed in 1946.⁴⁴ It is not designated and it was not identified in SurveyLA.

⁴¹ Ibid.; "L.A.'s Naked Angels Stage Henley's *Signature* Oct. 7-29," *Playbill*, October 7, 2000, accessed July 17, 2023.

⁴² David Ng, "Hollywood's Theatre Row sees exits stage right, left as scene changes," *Los Angeles Times*, February 22, 2014.

⁴³ Ng, "Elephant Theatre Co. in Hollywood bids farewell, for now at least"; Hollywood Fringe Fest, "Welcome, Lounge Theatre!," published October 9, 2009, accessed July 17, 2023, <https://www.hollywoodfringe.org/learn/article/85>.

⁴⁴ LADBS, "New Construction," September 30, 1946, 1946LA26710.



Artworks Theatre was located at the site from approximately 2008 through 2013.⁴⁵ It then served as Schkapf from approximately 2013 to 2015.⁴⁶



6567 W. Santa Monica Blvd. Source: Google Streetview, captured July 17, 2023.

Conclusion:

These twelve buildings locate Hollywood Theatre Row's theatre history from the 1980s through the present. Multiple buildings have housed more than one theatre company or venue rental, sometimes simultaneously.

Buildings that were significant to the development of Hollywood Theatre Row and hosted theatre uses for at least thirty years include McCadden Place Theatre/ The Lex (1157 N. McCadden Place/ 6760 Lexington Ave), 1981-present; El Centro Theatre (804. N. El Centro) 1946-2012; The Hudson Theatres (6535-6547 W. Santa Monica Blvd.) 1986-present; The Complex (6468-6480 W. Santa Monica Blvd.) 1973-2020; The Blank (6500 W. Santa Monica Blvd.) 1985-present; Studio C (6448 W. Santa Monica Blvd.) 1992-2020.

Besides The Complex, the largest grouping of theatre uses within a single building has occurred in The Hudson Theatres (6535-6547 W. Santa Monica Blvd.) and The Broadwater (6320-6324 W. Santa Monica Blvd/ 1076-1078 Lillian Way). The Hudson has been the site of two theatres since the 1980s and three theatres since the late 1990s. The Broadwater has been an important hub of theatre on the Row since 1998.

⁴⁵ Correspondence with Matt Chait, July 19, 2023.

⁴⁶ Ng, "Elephant Theatre Co. in Hollywood bids farewell, for now at least."



The Bibliography for this memo can be found in Attachment A. Please do not hesitate to contact me at (213) 430-4203 or lmulcahy@laconservancy.org with any questions.

Sincerely,

Lindsay Mulcahy
L.A. Conservancy Neighborhood Outreach Coordinator



Appendix A: Bibliography

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Zimskind, Lyle. "Best Theatre Companies in Los Angeles." *LAist*, September 2, 2015.





523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

July 27, 2023

Submitted Electronically
Melissa Jones
Office of Historic Resources, Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: The Complex Historic-Cultural Monument Application; CHC-2023-3455-HCM; ENV-2023-3456-CE

This memo seeks to amend the Historic-Cultural Monument (HCM) application for The Complex submitted on April 28, 2023, by removing the building located at 1050 N. Wilcox Avenue from the nomination, as well as removing the interior features at 6468-6480 W. Santa Monica Boulevard from the scope of the nomination and list of character-defining features. This request will be presented to the Cultural Heritage Committee at the August 17th hearing.

The building located at 1050 N. Wilcox Avenue, at the rear of The Complex, was not intended to be included in the HCM application. The only reference to the building **is in the building description, where it states, “South of the building is a small alleyway that separates the subject property from an industrial building, (6464 Santa Monica Blvd/ 1050 Wilcox Ave), that is located on the same parcel.” However, it was not explicitly excluded from the application.** This memo seeks to correct that omission. 1050 N. Wilcox Ave is an industrial building constructed as a public garage and stores in 1928. It was commissioned by John R. Black and designed by J. Robert Harris.¹ While the building was constructed at the same time, by the same owner and architect as The Complex, it is not related to the historically significant events **The Complex is under consideration for. The building’s use as a garage excludes it from the significance as a streetcar-related commercial development, and the building does not have any history as a site of theatre.**

¹ Los Angeles Department of Building and Safety, “New Construction,” 7/14/1928, 1928LA19775.



In the original application, the theatre spaces, second floor double-vaulted hallway, office spaces, door openings with transoms, and skylights were called out as character-defining features. This memo seeks to clarify and exclude all interior spaces from the nomination. The rationale is that the building as a whole **better conveys The Complex's history than the interior spaces, which by the nature of its historical events,** have shifted over time. The theatre interiors have been adapted and their defining features – stages, lights, and seating – are not fixed, except for seating in the 6467 and 6478 W. Santa Monica Blvd. theatres. The upstairs features are original to the building, but are not particular defining or important, and less adept at telling the story of The Complex as a significant example of streetcar-related commercial development and a significant site in the rise of Hollywood Theatre Row.

Please do not hesitate to contact me at (213) 430-4203 or lmulcahy@laconservancy.org with any questions.

Sincerely,

Lindsay Mulcahy
L.A. Conservancy Neighborhood Outreach Coordinator

Cc: Bill Delvac, Armbruster Goldman & Delvac LLP



All Applications Must be Filled Out by Applicant

Bldg Form 1

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A"-"B"-"C"

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise 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, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

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

TAKE TO ROOM No. 6 REAR OF NORTH TAKE TO ANNEX 1st FLOOR

Lot No. 5 & 4 Block K
(Description of Property)

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO BROADWAY

ENGINEER PLEASE VERIFY

Dist. No. 31 M. B. Page 16 F. B. Page 308
6468-70-72-74-76-78-8480 Santa Monica
No. 1050-52-54-56-58 No Wilcox Street
(Location of Job)

2nd FLOOR) S.E. cor Wilcox & Santa Monica

(USE INK OR INDELIBLE PENCIL)

By [Signature] Deputy City Clerk
By [Signature] Deputy City Engineer

1. Purpose of Building Public Garage Stores No. of Rooms None No. of Families None
2. Owner's name John R. Block Phone
3. Owner's address 644 La Mirada St
4. Architect's name J. Robert Harris Phone Ho 2458
5. Contractor's name Phone
6. Contractor's address
7. TOTAL VALUATION OF BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 8,500.00
8. Any other building or permit for a building on lot at present? YES How used?
9. Size of proposed building 70'0" x 109'0" Size of lot 109'0" x 148'0" feet
10. Number of stories in height one Height to highest point 25'0"
11. Material of foundation Concrete Character of soil Gravel hard
12. Material of exterior walls Brick
13. Material of interior construction metal lath and plaster over studs
14. Material of floors 4" Concrete
15. Material of roof Compo. & 2" Concrete slab under tiles

What Zero is Property In?

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign Here) [Signature] (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>19775</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Exam. Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk
Stamp here when permit is issued <div style="border: 2px solid black; padding: 5px; display: inline-block;"> RECEIVED JUL 14 1928 BLDG. DEPT. </div>		

[Handwritten notes and signatures]

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.	<i>mm</i>
CONSTRUCTION	O. K.	<i>mm</i>
ZONING	O. K.	<i>mm</i>
SET-BACK LINE	O. K.	<i>mm</i>
ORD. 33761 (N. S.)	O. K.	<i>mm</i>
FIRE DISTRICT	O. K.	<i>mm</i>

REMARKS

Lathing and Plastering Ordinance
will be complied with
[Signature]
Chief or Authorized Agent

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2023-3455-HCM
ENV-2023-3456-CE**

HEARING DATE: June 15, 2023
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference
(see agenda for login
information)

Location: 6464-6480 W. Santa Monica Boulevard;
1048-1060 N. Wilcox Avenue
Council District: 13 – Soto-Martinez
Community Plan Area: Hollywood
Land Use Designation: Limited Manufacturing
Zoning: MR1-1-SN
Area Planning Commission: Central
Neighborhood Council: Central Hollywood
Legal Description: Strong and Dickenson's South
Hollywood No. 1 Tract, Block K,
Lots 4 and 5

EXPIRATION DATE: June 21, 2023

PROJECT: Historic-Cultural Monument Application for
THE COMPLEX

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Betty Spivak
703 N. Alta Drive
Beverly Hills, CA 90210

Santa Monica Wilcox Holding Company LLC
8383 Wilshire Boulevard, Ste. 460
Beverly Hills, CA 90211

Alfred I. and Betty Spivak, Trustees
Spivak Family Trust
8425 W. Third Street, #201
Los Angeles, CA 90048

Alfred I. and Betty Spivak, Trustees, Spivak Family Trust
and H. and J. Spivak, Trustees, Spivak Trust
4751 Wilshire Boulevard, Ste. 203
Los Angeles, CA 90010

APPLICANTS: Matt Chait
The Complex Theatre and Studios
6476 W. Santa Monica Boulevard,
Los Angeles, CA 90038

Lindsay Mulcahy
Los Angeles Conservancy
523 W. 6th Street #826
Los Angeles, CA 90014

SUMMARY

The Complex is a two-story brick commercial building located on the southeast corner of W. Santa Monica Boulevard and N. Wilcox Avenue in Hollywood. Designed in the Spanish Colonial Revival architectural style by architect John Robert Harris (1900-1964), it was constructed in 1928 for John R. Black as offices and store spaces along the Pacific Electric Railway Company Santa Monica Red Car line. Starting in the 1960s, the subject property was transformed into a performance art enclave with the conversion of the commercial storefronts into small theaters and studio spaces. Pre-eminent mime Richmond Shepard ran the building as the Richmond Shepard Theatre Studios from the late 1970s until 1990, when actor Matt Chait took over the master lease and re-named the building The Complex. The Complex, continuously in operation until 2022, played a significant role in the creation of Hollywood Theatre Row, one of the densest concentrations of small theatres in Los Angeles.

In 1903, the City of Hollywood was incorporated and in 1904, the first Pacific Railroad line ran down Hollywood Boulevard. In the following years, local Pacific Electric lines were built along Santa Monica Boulevard, Sunset Boulevard, Vermont Avenue, Western Avenue, Vine, and Highland Avenue to connect the Hollywood community to the growing Los Angeles metropolis. By 1908, local railway cars ran down Santa Monica Boulevard through the community known as Colegrove and past the future site of the subject property. In 1910, Hollywood and Colegrove consolidated with the City of Los Angeles. From 1900 through the early 1930s, streetcars were the main mode of transportation in Los Angeles and it had one of the most extensive streetcar networks of any city in the county. Similar to other parts of Los Angeles, the rail lines in Hollywood facilitated the development of densely populated commercial corridors, such as Santa Monica Boulevard. During the 1920s, when the subject property was constructed, the entertainment industry experienced its heyday and there was a major population boom. In tandem with the existence of the streetcar lines, these factors led to commercial and residential development in Hollywood at this time.

Hollywood Theatre Row was established in the early 1990s to create a theater district along Santa Monica Boulevard; at its height it consisted of over 20 small theaters. In 2015, Los Angeles City Council, spurred by former Councilmember Mitch O'Farrell, formally designated the area along Santa Monica Boulevard between McCadden Ave and El Centro Place as Hollywood Theatre Row. At the time, this area encompassed theaters such as The Complex; The Hudson (6539 Santa Monica Blvd); The Lex Theatre (6760 Lexington Ave); McCadden Place Theatre (1157 N. McCadden Pl); The Celebration (now at 1125 N. McCadden Pl); The Blank Theatre (formerly Second Stage at 6500 Santa Monica Blvd); The Broadwater (formerly the Lillian, located at 6320 Santa Monica Blvd); The Dragonfly, (6510 Santa Monica Blvd); The Lounge (6201 Santa Monica Blvd); and the Schkapf Theatre (6567 Santa Monica Blvd). With five theaters, the most under any roof along Hollywood Theatre Row, The Complex was the Row's anchor for more than three decades and a place for aspiring actors to launch their careers.

Rectangular in plan, the subject property is of wood and steel-frame and brick construction with smooth stucco cladding on the street-facing elevations. It generally has a flat roof with a raised parapet; the northwest corner of the building has a pyramidal roof that rises above the roofline. There are several skylights. The north-facing, primary facade is asymmetrically composed and is divided into three, unequal parts on the second floor. On the ground floor there is an arcade of five round arch storefronts with multi-lite transoms and a shouldered arch storefront on the northwest corner that is distinguished by thick columns and whimsical plaster ornamentation surrounding the multi-lite transom window. The second-floor features divided-lite steel casement windows and two lancet arch windows with divided-lite steel transoms and casement windows, stepped pilasters, and vents with a floral motif on the northwest corner. The west-facing facade

has two round arches and a shouldered arch on the first floor that have been infilled, and steel divided-lite casement windows and lancet arch openings with divided-lite steel casement and transom windows on the second floor. The first-floor interiors are composed of a lobby with a box office and concession area, four theater spaces, and backstage dressing rooms, bathrooms, and lockers. The second floor leads to a mezzanine containing offices, studios, and a theater. The doors have decorative molding and an original transom opening that has been infilled. There is a staircase with a wrought iron balcony and railing leading down to the exit on Wilcox Avenue.

John 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), the Silberberg Building (1931, HCM #1276) and the Micheltorena Street School (1935).

The subject property has experienced a number of alterations over the years that include: the addition and removal of partition walls to reconfigure several of the interior spaces on the first and second floors between 1945 and 1950; the construction of a two-story room and a mezzanine within the existing building in 1962; the replacement of the red-tile tower roof with asphalt shingles in 1994; and the installation of soundproofing, air conditioning, theater seating, carpeting, theater lighting, and marquees above each storefront on the north-facing facade; the infill of the archways on the west-facing facade; the infill of the transom window within one of the arches on the north-facing facade, and the reconfiguration and replacement of most of the storefronts within the arched openings on the north-facing facade.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of streetcar-related commercial development in Hollywood.

CRITERIA

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

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

FINDINGS

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

BACKGROUND

On May 22, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.



HISTORIC-CULTURAL MONUMENT 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	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



HISTORIC-CULTURAL MONUMENT 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.

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

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

II. 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.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Name: <u>Matthew J. Chait</u>	Date: <u>4/28/23</u>	Signature: <u><i>Matthew J. Chait</i></u>
Name: <u>Lindsay Mulcahy</u>	Date: <u>4/28/23</u>	Signature: <u><i>Lindsay Mulcahy</i></u>

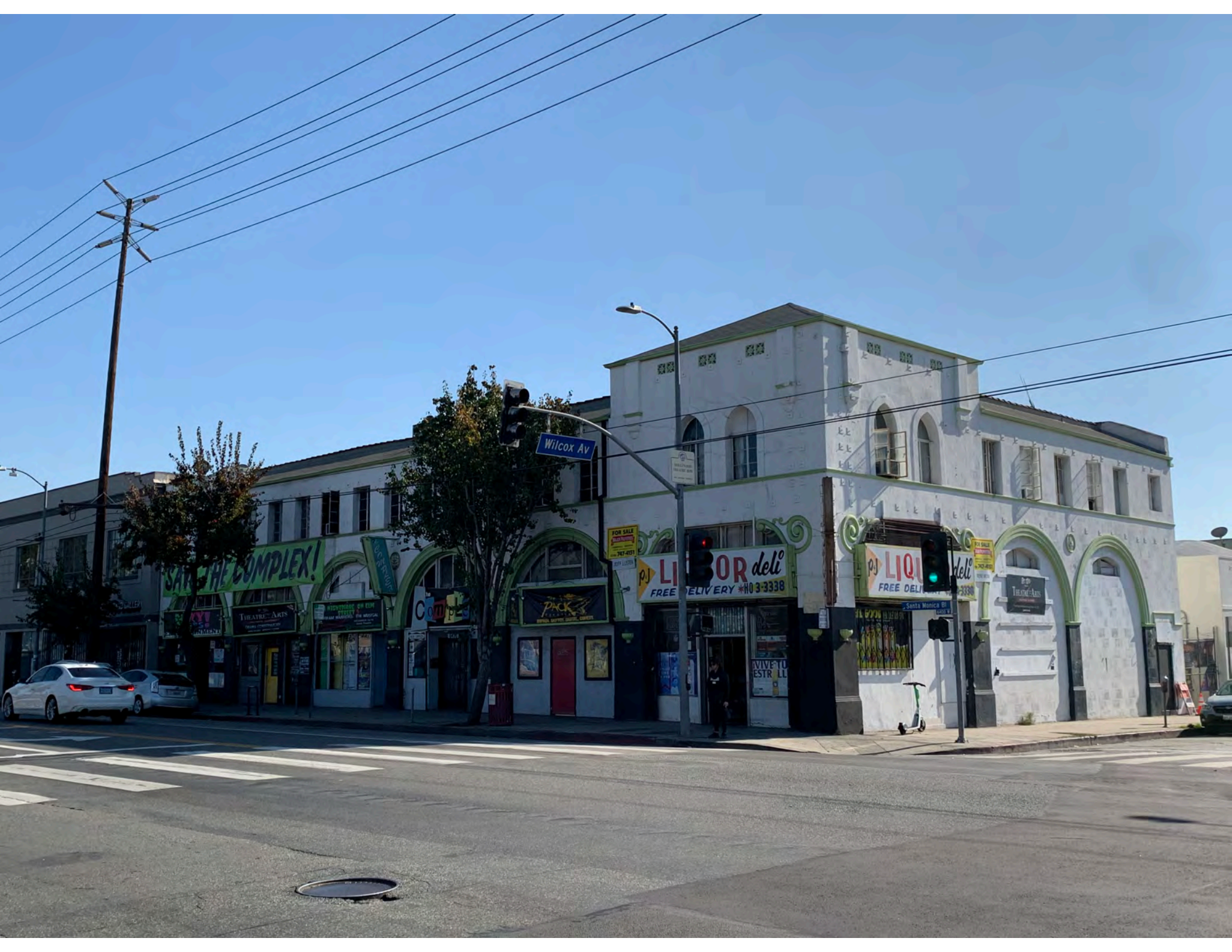
Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
 Department of City Planning
 221 N. Figueroa St., Ste. 1350
 Los Angeles, CA 90012
 Phone: 213-874-3679

Co-Applicant Contact Information

Name: Matt Chait
Company: Complex Theatres and Studios (Co-Applicant)
Street Address: 6476 Santa Monica Blvd
Zip: 90038
Phone Number: (323) 465-0383
City: Los Angeles
State: California
Email: wallchait@gmail.com

Name: Lindsay Mulcahy
Company: Los Angeles Conservancy (Co-Applicant)
Street Address: 523 West 6th Street #826
Zip: 90014
Phone Number: (213) 623-2489
City: Los Angeles
State: California
Email: lmulcahy@laconservancy.org



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7: WRITTEN STATEMENTS A & B

7A: PROPOSED MONUMENT DESCRIPTION

Building Description

The Complex is located at 6468-6480 West Santa Monica Boulevard in Hollywood. It is a two-story brick commercial building, designed in the Spanish Colonial Revival architectural style by architect J. Robert Harris. The building is in overall good condition and retains a high degree of integrity.

Site

The Complex is located on a larger corner lot at the southeast corner of Santa Monica Boulevard at Wilcox Avenue in Hollywood. The building extends to the sidewalk north to Santa Monica Boulevard, west to Wilcox Avenue, and abuts the property to the east. South of the building is a small alleyway that separates the subject property from an industrial building (6464 Santa Monica Blvd/ 1050 Wilcox Ave) that is located on the same parcel. There are two mature trees planted along the sidewalk on Santa Monica Boulevard. The scale and massing of The Complex is comparable to the buildings surrounding it on Santa Monica Boulevard, which are largely of one-to-two-story commercial buildings and warehouses interspersed with parking lots.

Building - Exterior

The Complex is a brick, two-story rectangular building. The roof is flat, except for a small tower on the northwest corner with a hipped, pyramidal roof clad in asphalt shingles. A small parapet extends across the easternmost part of the north side of the roof, equal to the height of the tower on the west. The north and west edges of the roof feature a parapet capped with red mission tiles. The building is brick and wood frame with a cement foundation. The north and west street-facing elevations are clad in white stucco.

The building's main facade, fronting Santa Monica Boulevard, is asymmetrically composed and divided into three, unequal parts. The northwest corner is dominant, distinguished by a small tower that rises above the roofline with stepped pilasters, and thick columns and whimsical plaster ornamentation framing the entrance. The building is five bays long; five arcades composed of rounded arches, defined with plaster molding, concrete columns and with multi-pane transoms, differentiate the entrances to six storefronts (6468, 6470, 6474, 6476, 6478, 6480 Santa Monica Boulevard). The second story features a line of square, steel-framed casement windows, also symmetrical except for the northwest corner where they have a pointed lancet-style arch. The northeast corner of the building is distinguished by a small parapet with stepped pilasters.

The main entrance is located at the center of the building at 6476 Santa Monica Boulevard. The non-historic double doors are recessed several feet from the sidewalk. The doors have glazed panels and an aluminum frame. The wall within the arcade has two non-historic punch-in windows with aluminum frames. The eastern window functions as the box office and has a small opening in the bottom of the

window frame. A metal retractable gate secures the entrance. Above the entrance, covering the lower half of the transom window is a 1993 sign that reads, "The Complex."

There are five other entrances along the Santa Monica Boulevard facade. 6480 Santa Monica Blvd, the westernmost entrance at the corner of Santa Monica Blvd and Wilcox Ave, has a non-historic, aluminum frame glass paneled door that is centered within the arcade and flush with the facade. It is surrounded by fixed-light glass panes on either side and directly above the door. Above the fixed light, the transom windows are framed by a bas relief of decorative plaster curls. A sign reading "P&J Liquor and Deli," that was installed in 1960 partially covers the transom windows. 6468 Santa Monica Blvd, the easternmost entrance, has a non-historic single door recessed within a tripartite window. This may have been the original composition of several other storefronts that have since been modified. The next arcade to the west has two single, non-historic panel doors addressed at 6470 and 6472 Santa Monica Blvd that are flush with the facade. 6474 Santa Monica Blvd has a recessed single door to the west side of the bricked-in arcade. 6478 Santa Monica Blvd has a non-historic single door, centered and flush with the wall.

The front facade has a variety of historic and non-historic windows. The windows framing the entrances within each arcade are a mix of large, fixed storefront windows and punch-in windows. All are replacement, aluminum frame windows. Above each of the six entrances, arched, fixed multi-light windows are divided into three equal parts with wood frames and mullions. Some have been covered over or replaced by signage. On the second floor is a row of identical steel-framed casement windows. The casement windows at the northwest corner are pointed lancet-style arches, rather than square. The pointed arch casement windows are also differentiated by a thick plaster molding.

There are sparse decorative elements on the main facade. Concrete columns feature small, classical plaster ornamentations and between each arch is a plaster bas relief of a rosette medallion. A stretch of simple molded string course runs along the building to differentiate the first and second story. Both the parapet on the northeast end of the building and the tower at the northwest corner feature stepped pilasters. Vents with a floral motif line the top of the tower's facade.

The secondary facade, facing west onto Wilcox Ave, is three bays long. Its three arcades repeat the pattern on the front facade. The two southern arcades are rounded, blind arches, defined with plaster molding and concrete posts, while the third at the northwestern corner has the same plaster ornamentation as the entrance at 6480 Santa Monica Blvd. The wall under each arcade is completely bricked in, except for small, arched windows divided in two lites at the top of each blind arch. The window glass appears to be missing and boards have been inserted into the opening. There are two non-historic single panel doors. The first and second floor are again divided with a simple molded string course. Across the second floor are steel-frame square casement windows, except for the northwest corner which features two pointed lancet-style arched casement windows with a simple molded plaster frame. This side of the northwest tower also features stepped pilasters.

The southern elevation faces into a narrow courtyard enclosed by the one-story industrial building also on the property. The brick façade is exposed. There are five entrances on the south facade facing the alley that align with the northern storefront entrances. These single paneled doors are recessed within exposed

wood frames and accessed via a small concrete stoop. There is a row of steel-framed casement windows on the first and second floors. The first-floor windows have been covered over with plywood.

Building- Interior

The first floor of the interior is composed of one lobby at 6476 Santa Monica Boulevard and four theater spaces. The easternmost theater at 6468 Santa Monica Blvd is accessed from Santa Monica Blvd. 6468 Santa Monica Blvd is divided into three parts. The northernmost is the box office and concession area; the center is the 49-seat theater with risers and a short stage; the rear is the backstage with a dressing room, bathroom, and back door to the alley. 6470 Santa Monica Blvd is a single room, the stage having been removed around 2018. There is a second story mezzanine that was added in the 1980s and a door to the alley.

The theaters at 6474 and 6478 Santa Monica Blvd, the Dorie and the Ruby, are accessed via the lobby at 6476 Santa Monica Blvd. Both theaters have 55-seats on risers and small platform stages with back dressing rooms and bathrooms. There are exits to the street on Santa Monica Blvd and the back alley, as well as into the lobby. The Ruby Theatre has a staircase in the dressing room that leads to the second floor. The lobby extends from the front to the back of the building. It is an open plan, with bathrooms and lockers at the south end and a staircase at the north end leading to the second floor.

The second story, accessed via 6476 Santa Monica Blvd, leads to a mezzanine, which looks north through the transom windows beneath the arcade, and two offices at the south end of the building. These rooms were added in 1962. The rest of the second floor is accessed via the ground floor entrance at 6472 Santa Monica Blvd, which leads up a staircase to a mezzanine and hallway with eight doors into offices, studios, and a theater. The doors have decorative molding and an original transom opening that has been filled with replacement wood panels. There are three skylights in the hallway and several in the studios.

Closest to the staircase is the Flight Theatre. The room is divided by a partition that acts as the box office and the theater with risers. South of the theater is a dressing room that was added to the exterior of the building without permits. The largest office, and the one with the most significant historic material remaining, is located at the northwest corner of the building. The office's entrance was a 1980s addition that leads into a waiting room and then through the original door opening, with the original molding and transom, into the two-room office. The northern wall is exposed brick with a brick arch framing the pointed, arched windows. There is a back staircase with a wrought iron balcony and railing leading down to the exit on Wilcox Ave.

Alterations

Over the years, partition walls have been added and removed to reconfigure several of the interior spaces. In 1963, two rooms were added by creating a mezzanine between the first floor and the high ceiling leading to the second floor of 6476 Santa Monica Blvd. Other interior changes include installing soundproofing, air conditioning, theatre seating, carpeting, theatre lighting, and upgrading electrical inputs. On the main facade, there appears to have been several unpermitted alterations to the storefronts. Most of the windows have been replaced, and it is likely that several of the storefronts were clad in new

material over time, such as the clapboard siding at 6470/6472 Santa Monica Blvd. Some of the fixed-light, wood-framed windows in the arcades have been removed for signs or bricked in completely. The original arcade windows at 6476 Santa Monica Blvd have been replaced with awning windows. The tower roof was originally red tile but was replaced with asphalt shingles in 1994. Several signs have been added over the course of the building's history. In 1960 a sign reading "P&J's Liquor and Deli" was added above the entrance to 6480 Santa Monica Blvd and a blade sign with the same name was erected on the northwest corner. Both were removed shortly after the building was documented for this nomination. Above the entrance to 6476 Santa Monica Blvd is a sign, constructed in 1993, that reads "The Complex" covering part of the semi-circle arcade windows. A small projecting sign installed on the facade above the arcade in the late 1970s also reads, "The Complex."

Character-Defining Features:

Exterior:

- Flat roof with red mission tile parapet cap
- Tower on northwest corner (hipped pyramid roof)
- Arcades with concrete posts and plaster molding arches
- Tripartite and recessed storefront entrances
- Glass storefront windows
- Square and pointed lancet-style arched steel-framed casement windows
- Ornamental molding and plasterwork
- Stepped pilasters
- Vents with floral motif
- "The Complex" projecting sign

Interior:

- Ground floor theatre spaces
- Second floor double-vaulted hallway and office spaces
- Second floor door openings with transoms
- Skylights

Alteration History:

7/14/1928 Construction of 6468-6480 Santa Monica Blvd.

8/16/1928 Addition of one reinforced concrete beam.

5/27/1931 Install ventilation on back (south) wall.

12/12/1945 Install two plaster partition walls on the second story.

9/3/1946 Install portable partitions to make three office spaces at 6470 Santa Monica Blvd.

1/12/1950 Remove three existing partitions and increase length of other existing partitions.

11/21/1955 Alteration/repair- no permit attached.

2/26/1957 Update heating, electrical, and install partitions.

3/27/1957 Alteration "parapet corr. Along Wilcox, Santa Monica, and exit area."

4/24/1957 Addition of neon wall sign for California Air College.

9/27/1960 Addition of metal and plastic neon sign for P&J Liquors.
11/15/1960 Change of occupancy for 6480 Santa Monica.
7/9/1962 Addition of two-story room and mezzanine at 6476 Santa Monica Blvd.
4/6/1970 Addition of double-faced sign.
4/27/1970 Addition of double-faced projecting sign.
7/29/1981 Repair second story and mezzanine at 6480 Santa Monica Blvd.
4/21/1982 Replace termite damaged part and alter existing soundproofing.
9/16/1982 Alteration to address roof/wall/floor anchors.
9/12/1985 Plumbing - no permit attached.
4/13/1987 Alteration to comply w Div. III, phase II alt. I.
9/22/1987 Alteration detail changes for Div. III.
3/10/1988 Alteration detail change for Div. III.
1/4/1990 Alteration to comply Div. III.
7/20/1994 Repair unreinforced masonry cracks, replace roof (tile) with Class B and add shear anchors on tower roof.
6/11/2004 Reroof with built-up roofing.

7B: STATEMENT OF SIGNIFICANCE

Summary

SurveyLA identified The Complex at 6468-6480 West Santa Monica Boulevard as an excellent example of streetcar-related commercial development in Hollywood eligible for designation at the local, state, and national level.¹ The Complex is located on the southwest corner of Santa Monica Boulevard and Wilcox Avenue along the historic Pacific Electric Railway Company Santa Monica line, convenient to connections at Vine Street and Highland Avenue. This mixed-use building served workers in the nearby film service industry and other streetcar users by offering commercial services on the first floor and offices and residences for shop owners on the second floor. It is a rare remaining example of this typology; it is the only extant streetcar commercial development on Santa Monica Boulevard between La Brea Avenue and Wilton Avenue, and one of three on Santa Monica Boulevard between La Brea and Vermont Avenues.

Over the last 50 years, The Complex has gained additional significance for its contributions to Los Angeles' theatre history and the establishment of Hollywood Theatre Row. Performance artists began to convert the commercial storefronts into small theaters and studio spaces in the 1970s. Pre-eminent mime Richmond Shepard ran the building as the Richmond Shepard Theatre Studios from the late 1970s-1990 when actor Matt Chait took over the master lease and re-named the building The Complex. The Complex played a significant role in spurring the creation of Hollywood Theatre Row, one of the densest concentrations of small theatres in Los Angeles since 1992. The Complex's five small theatres and five rehearsal spaces offered low-barrier opportunities for new and experimental artists, a springboard for artists to launch their careers, and a place of deep connection and community within its walls and along Theatre Row. The Complex's longevity and role in anchoring one of Los Angeles' largest concentrations of small theatres has contributed significantly to the development of the theatre community in Los Angeles.

The Complex at 6468-6480 W Santa Monica Boulevard is eligible for designation under Criterion 1, *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*, as an excellent example of streetcar commercial development. The Complex's period of significance in connection to streetcar commercial development is 1928-1934: the year of building construction through the end of the Street-Car Commercial Development Context Statement's period of significance. It is also eligible under Criterion 1 for its significance as longstanding collection of community theatres that gave rise to, and anchored, Hollywood Theatre Row. The period of significance for this era is 1978-2022, the building's tenure as a theatre complex.

¹ Historic Resources Group, "Historic Resources Survey Report: Hollywood Individual Resources," SurveyLA, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (Revised November 2015), 276.

Street-Car Commercial Development in Hollywood, 1880-1934

The first major infrastructure to connect pre-consolidation Hollywood to Los Angeles was a freight rail line constructed in 1887-1888. The line transported goods from the agricultural fields of Hollywood and the neighboring community of Colegrove to downtown Los Angeles.² In 1903, the City of Hollywood was incorporated and in 1904, the first Pacific Railroad line ran down Hollywood Boulevard.³ In the following years, local Pacific Electric lines were built along Santa Monica Boulevard, Sunset Boulevard, Vermont Avenue, Western Avenue, Vine, and Highland Avenue to connect the Hollywood community to the growing Los Angeles metropolis.

The first decade of the twentieth century saw Hollywood's rural agricultural community irrevocably altered by a population boom and the rise of speculative development, both of which were influenced by the growing network of streetcars. From 1900 through the early 1930s, streetcars were main mode of transportation in Los Angeles. They facilitated the development of densely populated commercial corridors and auxiliary residential streetcar suburbs. The outsized growth within the City of Hollywood convinced leaders to incorporate into the City of Los Angeles in 1910.

By 1908, local railway cars ran down Santa Monica Boulevard past the site of the future Complex. The Complex is located within the Strong and Dickinson Hollywood High School Tract which was subdivided in 1905. Like many new tracts in the greater Hollywood area, it was located strategically along several local railway lines, including the Santa Monica Boulevard line. The Santa Monica Boulevard route began downtown and ran northwest along Sunset Boulevard where it connected to Santa Monica Boulevard at Sunset Junction. From there, the line continued west on Santa Monica Boulevard through Hollywood and Beverly Hills to the City of Santa Monica. In 1911, this route is labeled as the Colegrove Line. Maps and primary source materials from later decades consistently refer to it as the Santa Monica Boulevard line (Figure 1).⁴

² At the turn of the twentieth century Colegrove was a distinct community just east and south of Hollywood. It was generally bound by Seward St to the east, Melrose Ave to the south, Gower St to the west, and Lexington Ave to the north. Santa Monica Blvd and Wilcox, the site of the future Complex, was located within the Colegrove district. By the time The Complex was built, the area was considered part of the Hollywood community. "Security Map and Street Railway Guide of the City of Los Angeles," Security Savings Bank (Los Angeles, CA, 1908), Map Collection of the Los Angeles Public Library; Architectural Resources Group; GPA Consulting; Historic Resources Group, "Historic Resources Survey Report: Hollywood Redevelopment Plan Area," SurveyLA, Prepared for Community Redevelopment Agency/ Los Angeles, a Designated Local Authority (January 2020), 14.

³ Hollywood's boundaries at the time were generally Sunset Boulevard to the south, Whitley Avenue to the west, Franklin Avenue and Hollywood Boulevard to the north, and Gower Street to the east. Historic Resources Group, "Entertainment Industry Support Services Historic Context Statement," prepared for Hollywood Heritage (October 2017), 11.

⁴ H.N. Noordwall, "Route Map Los Angeles Railway electric car and bus routes," Los Angeles Railway, 1935, Huntington Digital Library; Herman Schultheis, "Boarding Pacific Electric Car in Hollywood," Los Angeles Photographers Collection, 1935, Los Angeles Public Library; ARG; GPA Consulting; HRG, "Historic Resources Survey Report: Hollywood Redevelopment Plan Area," 24.

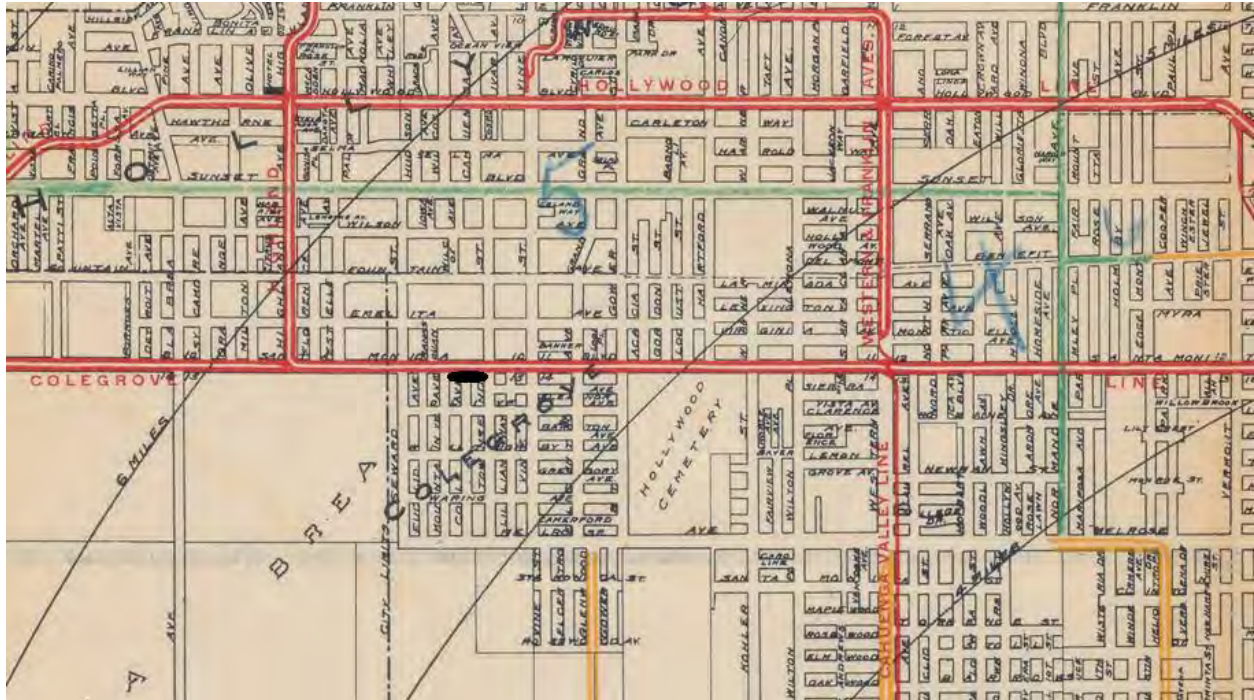


Figure 1: Black oval locates future site of The Complex on the Pacific Electric Red Car line. Whitlock, Laura L. “Official Transportation and city map of Los Angeles, California, and suburbs.” Los Angeles Railway. 1911. The Huntington Digital Library.

The 1920s were the “heyday” of Hollywood during which the entertainment industry, and commercial and residential development blossomed. The Complex was built in 1928 in the final decades of this boom, shortly before the Great Depression stalled development. The building was commissioned by John R. Black as offices and store spaces along the Santa Monica Red Car line.⁵ The Complex was located conveniently to two major transit points along Santa Monica; it was two blocks away from the connection to the Vine Street line and half a mile away from the Pacific Electric Railroad Depot at 6830 W Santa Monica Boulevard, at the intersection with Highland Avenue (extant).⁶

During The Complex’s operation within the period of significance for Street-Car Commercial Development in Hollywood (1928-1934), a barber shop, restaurant, and drug store were located on the first floor of The Complex. On the second level, accessible from ground floor exterior entrances, were offices occupied by several real estate companies and labor unions, and residential units occupied by shop owners.⁷

Streetcar-era commercial developments like The Complex are defined by their relationship to the streetcar line and pedestrian orientation. The Complex contains several key characteristics of the typology. It is a

⁵ Los Angeles Department of Building and Safety (LADBS), “Alteration Permit,” August 16, 1928.
⁶ The Pacific Electric Railroad Depot is located at 6830 W Santa Monica Boulevard. Laura L. Whitlock, “Official Transportation and city map of Los Angeles, California, and suburbs,” 1911, Los Angeles Railway, publisher, The Huntington Digital Library; Historic Resources Group, “Historic Resources Survey Report: Hollywood Individual Resources,” SurveyLA, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (Revised November 2015), 278.
⁷ 1928-1934 Los Angeles City Directory, accessed December 1, 2022.

two-story brick building, flush with the sidewalk, that lacks automobile parking. It contains large display windows and tripartite entrances to attract foot traffic into the five ground-level stores.⁸

By 1934, automobiles surpassed streetcar as the preferred form of transportation in Los Angeles, thus ending the period of significance for Street-Car Commercial Development.⁹ According to SurveyLA, examples of streetcar commercial development are increasingly rare today. The typology is didactic; these buildings illustrates basic, temporal patterns that help us understand how people moved through the city, where they lived, and how they sustained themselves.¹⁰ Built in 1928, The Complex is a late example of this typology in the years before automobiles reshaped L.A.'s landscape.¹¹

SurveyLA identified twenty-one extant examples of streetcar commercial development within the entire Hollywood Community Plan Area that are eligible for designation at the local and state level (status codes 3S; 3CS; 5S3).¹² The Complex is the only that remains on Santa Monica Boulevard between La Brea Avenue and Wilton Avenue (spanning one and a half miles), and one of three on Santa Monica Boulevard in all of Hollywood.¹³

The Complex Theatre and Hollywood Theatre Row

The 1960s marked the beginning of The Complex's transformation into a performance art enclave. Over the next few decades, ten of The Complex's commercial and office spaces were converted into five 42-55-seat theatres and five rehearsal studios. This clustering of artistic spaces proved instrumental in the creation of Hollywood Theatre Row, the largest collection of small theatre venues in Los Angeles.

The first known artist to take up residency at The Complex was Alicia Hammond, who opened an acting studio in the mid 1960s at 6472 Santa Monica Boulevard.¹⁴ In 1973, the experimental Synthaxis Theater Company became the first theatre to open its doors at The Complex at 6468 Santa Monica Boulevard.¹⁵ The next tenant at 6468 Santa Monica Boulevard was Richmond Shepard, one of America's foremost mimes, who was also an author, director, and theatre operator.¹⁶ According to Shepard's colleague and

⁸ Daniel Prosser, "Los Angeles Citywide Historic Context Statement; Context: Commercial Development/Neighborhood Commercial Development," SurveyLA, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (August 2017), 28.

⁹ Ibid., 27.

¹⁰ Prosser, "Los Angeles Citywide Historic Context Statement; Context: Commercial Development/Neighborhood Commercial Development," 27.

¹¹ Historic Resources Group, "Historic Resources Survey Report: Hollywood Community Plan Area," SurveyLA, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (Revised November 2015), 6-27.

¹² This includes seven within the Community Redevelopment Area that are eligible for designation at the state and local level. ARG; GPA Consulting, HRG, "Historic Resources Survey Report: Hollywood Redevelopment Project Area," 2020 Appendix A- Individual Resources.

¹³ The other two extant examples of streetcar commercial development on Santa Monica Blvd between La Brea and Vermont Ave are at 5622 W Santa Monica Blvd and 1109 N Vermont Ave. Historic Resources Group, "Historic Resources Survey Report: Hollywood Individual Resources," SurveyLA, 272, 317.

¹⁴ Matt Chait, conversation with Lindsay Mulcahy, December 7, 2022; "Alicia Hammond Drama School," Education Department, accessed December 20, 2022, <http://www.educationdepartment.org/info/393533>.

¹⁵ 1973 Los Angeles Reverse City Directory.

¹⁶ Chris Willman, "Richmond Shepard, Celebrated as the 'World's Oldest Mime,' Dies at 90," *Variety*, July 8, 2019.

fellow playwright, Willard Manus, Shepard's "vision turned an industrial building on Santa Monica Boulevard into a unique, bustling hub of live theatre."¹⁷

The Richmond Shepard Theatre Studios was described as a "tiny, cramped, dingy, yet constantly productive" space active through the 1970s and 1980s with plays that consistently received press in the L.A. Times and other news outlets.¹⁸ By the early 1980s, Shepard had built out three theatres and three rehearsal studios within The Complex. There he taught classes, coached celebrities including Dick van Dyke and Lily Tomlin, and rented studio and theatre space to numerous actors and dancers.¹⁹ According to Nyla Arslanian, President Emeritus of the Hollywood Arts Council, the Shepard Theatre was a "mainstay for live theatre in Hollywood."²⁰

In the 1980s, Hollywood's economic decline led to cheap rent and plentiful commercial venues for artists. In this era, The Complex (then The Shepard Theatre) was joined along Santa Monica Boulevard by theatres including The Attic (6562 W. Santa Monica Blvd), Fig Tree (1110 N. Hudson Ave), Cassandra Gaylor (1089 N. Oxford Ave), Second Stage (6500 W. Santa Monica Blvd), and The McCadden Place (1157 N. McCadden Place).²¹ These companies would, in the next decade, draw more theatres towards their burgeoning "village of little theatre" and join forces to brand the area as Hollywood Theatre Row.²² In 1982, actor Matt Chait performed a show at The Shepard Theatre and shortly after moved his classes over to one of the studio spaces. In 1990, Chait took over the master lease from Shepard and renamed the building The Complex. Chait built out two additional theatre spaces and two studios, updated seating, electrical inputs, sound proofing, installed air conditioning, and legalized the five theatres, five rehearsal studios, and three offices which had been constructed without permits.²³ These improvements marked what journalist Robert Koehler called the "first phase...at creating a real theatre district" on Santa Monica Boulevard.²⁴

In the early 1990s, The Complex, The Attic, Second Stage, and The McCadden Place were joined by a host of new theatres along or nearby Santa Monica Boulevard: The Celebration (7051 Santa Monica Blvd), The Igloo/World Theatre (6543 Santa Monica Blvd), The Lex (6760 Lexington Ave), The Fountainhead (1110 N. Hudson Ave), The Lillian (three theatres located at 6320 Santa Monica Blvd), and The Hudson (three theatres located at 6539 Santa Monica Blvd).²⁵ In 1992, they banded together to create an entity that would draw theatergoers to not just one, but all the theatres along Santa Monica Boulevard

¹⁷ Willard Manus, correspondence to Mrs. Spivak, July 14, 2022.

¹⁸ Quoted in Robert Koehler, "Street of Dreams: 11 L.A. Theaters Organize District in Hollywood," *Los Angeles Times*, April 11, 1992.

¹⁹ Chris Willman, "Richmond Shepard, Celebrated as the 'World's Oldest Mime,' Dies at 90," *Variety*, July 8, 2019.

²⁰ Nyla Arslanian, correspondence to Mrs. Spivak, August 9, 2022.

²¹ 1987 Los Angeles City Directory; Koehler, "Street of Dreams"; Don Shirely, "2 Lamebrains on the Loose at Gaylor," *Los Angeles Times*, September 19, 1986; "History," McCadden Theatre, accessed March 23, 2023, https://mccaddentheatre.com/mccadden_place_theatre_history/.

²² Koehler, "Street of Dreams."

²³ LADBS, Alteration Permit, April 8, 2001; Chait, conversation with Mulcahy, December 7, 2022.

²⁴ Koehler, "Street of Dreams."

²⁵ Chait, conversation with Mulcahy, March 23, 2023; Koehler, "Street of Dreams."

largely clustered between Seward Ave and Lillian Way.²⁶ The nine theatres, with twenty stages in total, including five within The Complex, proudly introduced themselves to Los Angeles as Hollywood Theatre Row (Figure 2).²⁷

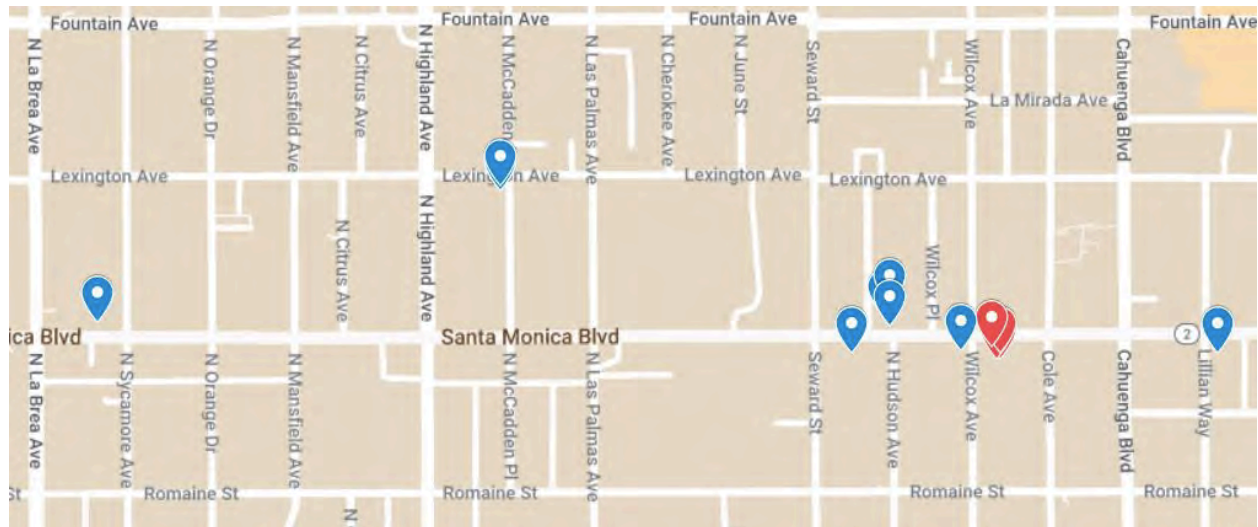


Figure 2: Hollywood Theatre Row in 1992 (The Complex Theatres in red). Map created by Lindsay Mulcahy.

This dense and organized collection of small theatres stands apart from most theatres in Los Angeles. In a 1993 *L.A. Times* article, Robert Koehler described the L.A. theatre scene as “wildly spread-out,” with few clusters including Vermont Avenue in Los Feliz with two theatres (Friends and Artists and the Skylight), and Hollywood Boulevard with five theatres (Pantages, Henry Fonda, Doolittle, West Coast Ensemble, Theatre/ Theater). However, the large established theatres in Hollywood, as well as the Broadway Commercial and Entertainment District, hold between 900 and 2,700 audience members, which differ significantly from the 99-seat venues of The Complex and Hollywood Theatre Row. The only comparable collection of small theatres in Los Angeles is in North Hollywood. Theatres in the NoHo Arts District along Lankershim Boulevard emerged in the early 1990s, about a decade after those on Santa Monica Boulevard.²⁸

The creation of Hollywood Theatre Row was supported by larger projects to revitalize Hollywood. In 1986, a Community Redevelopment Area (CRA) redevelopment zone was formed to spur economic development, revitalize the entertainment industry, and preserve historically significant structures in Central Hollywood. The CRA and the Metro Red Line brought new investment into the area while the Hollywood Arts Council, formed in 1978, advocated for funds and created marketing strategies to support established and emerging arts organizations.²⁹ While The Complex and Hollywood Theatre Row were

²⁶ The Celebration, located at Santa Monica near La Brea in the 1990s, was half a mile from the “Row,” but later moved closer to the other theatres at 1125 N McCadden Pl. “Ad,” *Los Angeles Times*, December 19, 1999; Chait, conversation with Mulcahy, March 23, 2023.

²⁷ The Hudson Theatre and the Lillian Theatre contained three stages each. Chait, conversation with Mulcahy, March 23, 2022; Koehler, “Street of Dreams.”

²⁸ Richard Kahlenberg, “The Stage Is Set: If Lankershim Boulevard doesn't look like a theater district, just wait,” *Los Angeles Times*, June 20, 1993.

²⁹ “History,” Hollywood Arts Council, accessed March 23, 2023, <https://www.hollywoodartscouncil.org/history>.

located south of the CRA redevelopment zone boundaries, they coordinated their efforts with organizations within the formal boundaries.³⁰ Chait and other Hollywood Theatre Row stakeholders met regularly with the larger theatres on Hollywood Boulevard, worked with the Media Business Improvement District to install wayfinder banners on Santa Monica Boulevard, and hired security guards to monitor the Row in the evenings.³¹ The group first gained support from Councilmember Michael Woo and later Councilmembers Tom LaBonge and Mitch O’Farrell.³²

Hollywood Theatre Row continued to gain momentum through the mid-2000s, and at its peak was home to over twenty theatres.³³ In 2015, Los Angeles City Council, spurred by Councilmember Mitch O’Farrell formally designated the area along Santa Monica Boulevard between McCadden Ave and El Centro Place as Hollywood Theatre Row. The Hollywood Theatre Row sign is located at the intersection of Santa Monica Boulevard and Wilcox Ave, just outside The Complex.³⁴ At the time, this clustering included The Complex, The Hudson, The Lex, The McCadden Place, The Celebration (now at 1125 N. McCadden Pl), as well as The Blank Theatre (formerly Second Stage at 6500 Santa Monica Blvd), The Broadwater (formerly the Lillian, located at 6320 Santa Monica Blvd), The Dragonfly, (6510 Santa Monica Blvd), The Lounge (6201 Santa Monica Blvd), and Schkapf Theatre (6567 Santa Monica Blvd) (Figure 3).³⁵

³⁰ The Hollywood Redevelopment Project Area was roughly bound by La Brea Ave to the west, Franklin Ave and Hollywood Blvd to the north, Serrano Ave to the west, and Santa Monica Blvd and Franklin Ave to the south (the southern boundary moves north from Santa Monica Blvd to Franklin Ave at Lodi Pl). ARG; GPA Consulting; HRG, “Historic Resources Survey Report: Hollywood Redevelopment Plan Area,” Appendix E, Maps.

³¹ Community Redevelopment Agency, “Hollywood Redevelopment Project,” accessed March 23, 2023, <http://www.crala.org/internet-site/Projects/Hollywood/about.cfm>; Don Shirley, “Hollywood Theatres Not Railing Against Metro Rail,” *Los Angeles Times*, August 8, 1993.

³² Matt Chait, conversation with Lindsay Mulcahy, December 7, 2022; Koehler, “Street of Dreams.”

³³ Ibid.

³⁴ Los Angeles City Council, Council File No. 15-0066, “Re: Naming the Intersection at Santa Monica Boulevard and Wilcox Avenue as Hollywood Theatre Row,” adopted February 18, 2015.

³⁵ David Ng and Tracy Brown, “Hollywood Theatre Row,” *Los Angeles Times*, February 22, 2014.

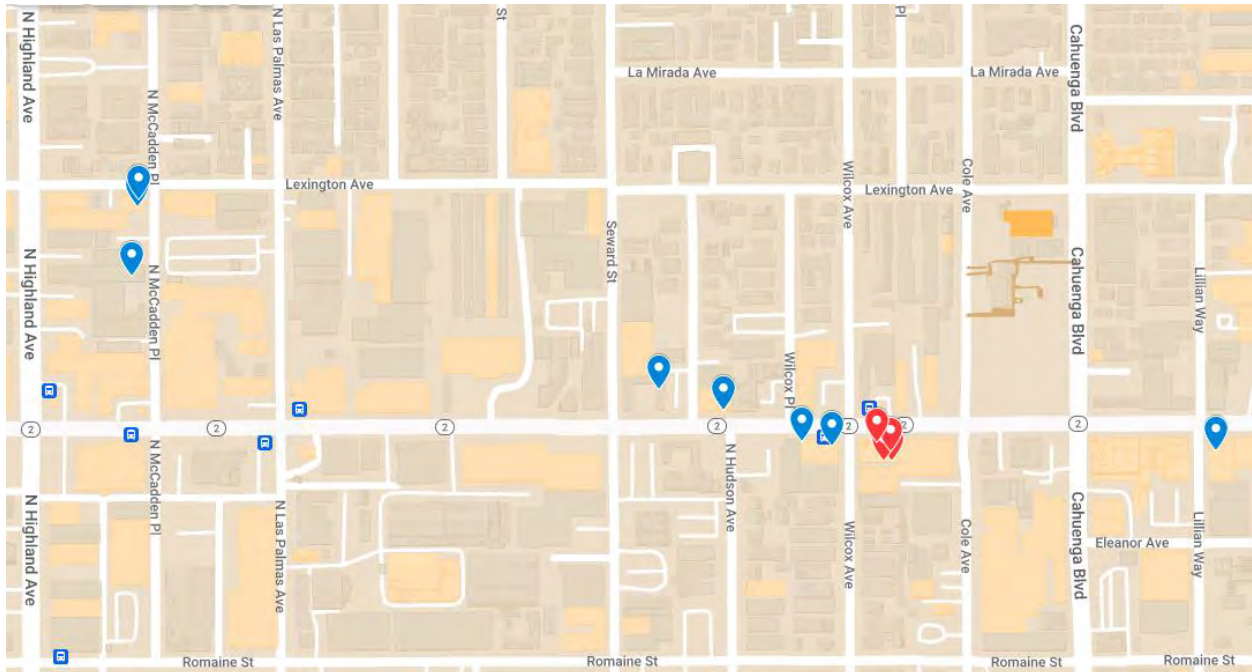


Figure 3: Hollywood Theatre Row in 2015 (The Complex Theatres in red). Map created by Lindsay Mulcahy.

The success of The Complex and Hollywood Theatre Row is in part due to the generative impact of the theatre community. “Unlike stores that compete for business,” writer Zachary Bernstein articulated, “Hollywood’s theatre venues function more like an ecosystem, a forest of trees bound by conjoint roots.”³⁶ Since 2010, Theatre Row, and particularly The Complex, has been the major site of the Hollywood Fringe Festival, a month-long celebration of small theatre that offers a low-barrier way for performance artists to try new material and build community. Between 2010 and 2022, the Fringe Festival performances on Theatre Row returned \$3.9 million to Hollywood’s economy.³⁷ According to Councilmember Mitch O’Farrell, by 2015 Hollywood Theatre Row had hosted approximately 336,000 audience members, generating approximately \$2 million through ticket sales.³⁸

With five theatres, the most under any roof along Hollywood Theatre Row, The Complex has been the Row’s anchor for more than three decades. According to playwright Ernest Kearney, “The Complex has served as a cornerstone to both the LA theatre community and ‘Theatre Row’... Since its founding in the 1970s by Richmond Shepard.”³⁹ In 2022, the Fringe Festival cited The Complex as “one of our festival’s most prominent players.”⁴⁰ In 2006, The Complex won the Charlie Theatre Arts Award, presented by then-City Council President Eric Garcetti. The award names The Complex as “The anchor of Hollywood’s Santa Monica Boulevard Theatre District for over 25 years.”⁴¹ In 2022, Councilmember

³⁶ Bernstein, “How the Coronavirus is Affecting Hollywood’s Theater Row in 4 Acts.”

³⁷ Hollywood Fringe Festival, correspondence to Mrs. Spivak, August 2022.

³⁸ Luis Rivas, “Curtain Rises on Hollywood Theatre Row Designation,” *Beverly Press*, June 4, 2015, accessed December 2, 2022, <https://beverlypress.com/2015/06/curtain-rises-on-hollywood-theatre-row-designation/>.

³⁹ Ernest Kearney, correspondence to Mrs. Spivak, August 15, 2022.

⁴⁰ Hollywood Fringe Festival, correspondence to Mrs. Spivak, August 2022.

⁴¹ “City of Los Angeles Congratulations: The Complex,” presented by Eric Garcetti, February 10, 2006.

O’Farrell described The Complex as a vital cultural resource and “a conduit for thousands of local and international theatre artists, writers, directors, and creators who consider this place their artistic home.”⁴²

The congregation of inexpensive places to hone their craft, workshop, and perform opened doors for new artists and those with limited resources. In 1994, the *L.A. Times* featured Oscar Reconco’s “Elegia Para un Travetsi” (Elegy for a Transvestite) a play that “shed light on...struggles” of gay Latino immigrants that was staged at The Complex. *Elegia Para un Travetsi* also served as a fundraiser for Cara A Cara Latino AIDS Project of the Hollywood Sunset Free Clinic.⁴³

The Complex was also a place for aspiring actors to launch their careers. According to Earnest Kearney, in 1980, The Complex was “ground zero” for Jean-Jacques Annaud’s *Quest For Fire*. Shepard coached the actors in their physical technique as they sought to emulate early humans. The Academy Award winning film that resulted launched the careers for actors Everett McGill, Rae Dawn Chong and Ron Perlman.⁴⁴ In 1989, Chazz Palminter’s “A Bronx Tale” opened at The Complex. The success of the play lead to an off-Broadway run and a movie starring Robert De Niro.⁴⁵ In 1993, the *Los Angeles Times* profiled comedian and playwright Pat Hazell, whose play “The Bunk Bed Brothers” opened at The Complex to “glowing reviews” and gave way for a studio deal with Columbia Records to turn it into a movie.⁴⁶ Actor Julia Sweeney first performed her one-woman show, *God Said, Ha!*, at The Complex which worked its way up to Broadway.⁴⁷ At the 2015 dedication ceremony for Hollywood Theatre Row, actor French Steward described small theatre as “a farm” where “we grow things and they become very valuable. They become TV shows. They become films.”⁴⁸

The number of theatre and studio spaces within The Complex has created a miniature theatre district in its own right. The different disciplines that rent space and perform at The Complex – from comedians, improv, to stage actors – have created a fertile ground for artists’ collaboration, cross-pollination, and community building. New actors have overlapped with more well-known actors and performers, including Don Cheadle, Justine and Jason Bateman, Dr. Dre, Quentin Tarantino, and Axel Rose, who rehearsed and performed at The Complex.⁴⁹ Comedy writer Eric Money Penny began his career at The Complex in 2005 when it was the site of the comedy group, The Upright Citizens Brigade. He returned to The Complex years later to teach classes. In a 2022 article by the *LAist* Money Penny stated, “I know thousands of local artists who have met future friends and professional collaborators while performing, rehearsing, training, or just hanging out there in some capacity. I’m one of those folks myself.”⁵⁰

⁴² Councilmember Mitch O’Farrell, correspondence to Mrs. Spivak, August 29, 2022.

⁴³ Diane Seo, “Gay Immigrants Face Hurdles in Struggle to Belong,” *Los Angeles Times*, April 3, 1994; Bea Maxwell, “Save the Date: Today,” *Los Angeles Times*, January 6, 1994.

⁴⁴ Kearney, correspondence to Mrs. Spivak, August 15, 2022.

⁴⁵ Ibid.

⁴⁶ Denis McLellan, “Spinning Yarns Into Gold: Pat Hazell Takes Swat at the Simple Things by Finding What’s Amusing in the Everyday,” *Los Angeles Times*, March 4, 1993.

⁴⁷ Matt Chait, conversation with Lindsay Mulcahy, December 7, 2022.

⁴⁸ Luis Rivas, “Curtain Rises on Hollywood Theatre Row Designation,” *Beverly Press*, June 4, 2015, accessed December 2, 2022, <https://beverlypress.com/2015/06/curtain-rises-on-hollywood-theatre-row-designation/>.

⁴⁹ Matt Chait, conversation with Lindsay Mulcahy, March 27, 2023.

⁵⁰ Mike Roe, “Historic Hollywood Complex Theaters Could Close As Owners Plan to Sell,” *LAist*, September 1, 2022.

By 2014, the economic decline that had once enabled Hollywood theatre operators to run on shoestring budgets had reversed. A *L.A. Times* article published in 2014 questioned the future of Theatre Row, “the city’s densest plot of live theaters,” in the face of rising real estate prices. That year, rents at the longstanding Celebration Theatre and the Open Fist Theatre Company had doubled, forcing the venues out of Hollywood.⁵¹ The coronavirus pandemic caused several more theatres to permanently close their doors.⁵²

In the fall of 2022, The Complex’s building owner put the property on the market and refused to renew The Complex lease. The outpouring of support that ensued, including a rally and over 200 letters sent to the owner (several included as attachments), demonstrates the significance of The Complex to Hollywood Theatre Row and the larger community theatre. The Complex closed on December 31, 2022. The McCadden Place, Celebration, Hudson, Lex, and Broadwater Theatres continue along Hollywood Theatre Row.

Industrial Entertainment Support Services

Following The Complex’s initial wave of streetcar-oriented commercial tenants, the building became predominantly office space for Hollywood’s growing entertainment labor unions. Beginning in 1930, the International Association of Stage and Theatre Employees (IATSE) Local 37 Studio Technicians, as well as Scenic Artists Local No. 235, Operative Plasterers and Cement Finishers International Association Local No. 755, and the International Brotherhood of Electrical Workers Local No. 40 set up shop at 6472 Santa Monica. Throughout the 1930s, seven other entertainment unions found their way to the suite of offices at The Complex. This included the Motion Picture Painters Local 644, Utilities Employees Local 724, Studio Mechanics Alliance, Motion Picture Costumers Union, Carpenters Union Local 25, Transportation Drivers Local 399, and Studio Drivers.⁵³ The 1940s saw another wave of unions take up headquarters at the building: the Studio Grips Local 80, Studio Laborers Local 727, Property Craftsman Local 44, and the Set Electrical Local 728.

The convergence of fifteen labor union chapters at The Complex between 1930 and 1960 can be understood by locating The Complex within the Entertainment Industry Support Services Planning District, generally bounded by Lexington Avenue on the north, Lillian Way on the east, Willoughby Avenue on the south, and Formosa Avenue on the west. The District contains the largest grouping of industrial buildings that makes visible the scale of labor and equipment that underpinned Hollywood’s world-renown entertainment industry. From the 1920s through 1960s, these building were production sites for motion picture, radio, and television. Many of the workers in these buildings were represented by the unions based at The Complex.⁵⁴

⁵¹ David Ng, “Hollywood’s Theatre Row sees exits stage right, left as scene changes,” *Los Angeles Times*, February 22, 2014.

⁵² Zachary Bernstein, “How the Coronavirus is Affecting Hollywood’s Theater Row in 4 Acts,” *Los Angelino*, September 14, 2020, accessed December 2, 2022, <https://losangeleno.com/coronavirus-los-angeles/theater-row/>.

⁵³ 1930-1940 Los Angeles City Directories.

⁵⁴ Historic Resources Group, “Entertainment Industry Support Services Historic Context Statement,” prepared for Hollywood Heritage (October 2017), 4-7.

Prior to the rise of motion picture studios in the 1910s, industrial development in Hollywood was limited to agricultural development. As early as 1914, the influential Hollywood developer C. E. Toberman became concerned about industry detracting from the growing commercial corridor along Hollywood Boulevard. He advocated for motion picture studios to be sent south of Santa Monica Boulevard between Seward and La Brea. In 1919 the City of Los Angeles codified the area south of Santa Monica, and eleven other areas, as industrial zones. The boundaries of these zones were drawn around existing motion picture studios.⁵⁵

Sanborn maps from 1919 show that the Support Services Area immediately surrounding The Complex—roughly bound by Lillian way to the east, Seward Street to the west, Willoughby Avenue to the south, and Lexington Avenue to the north – was dominated by Metro Motion Picture Studios, one of the five major Hollywood studios and their industrial facilities.⁵⁶

The growth of the film industry and development of new technology solidified Hollywood’s industrial zones as the primary concentration of motion picture support services by the late 1920s. The area continued to develop throughout the 1930s radio, television in the 1940s and 1950s, and sound recording in the 1960s. Even as motion picture studios relocated during these decades, the Support Services zone continued to be useful for new enterprises that benefited from Hollywood’s historic entertainment connection and supply of industrial facilities.⁵⁷ 1951 Sanborn maps of the area surrounding The Complex are dense with entertainment support services facilities, including prop stages, camera rooms, film cutting rooms, film packing, industrial supplies, studio proof shop, and photo supply associate with Radio Broadcasting Station K.M.T.R. and Technicolor Motion Picture Corp, as well as unnamed corporations.⁵⁸

The Complex was not identified in the Support Services Context Statement. However, it augments the significance of the zone by illuminating the location of the labor unions that supported workers employed in studios and support service facilities. The fifteen union locals that held offices at The Complex validates the conjecture from SurveyLA that “proximity to the studios was likely an important factor in the sites selected for union headquarters, as the ability to quickly and efficiently organize members was key to demonstrating their membership’s power.”⁵⁹ Los Angeles workers formed their first chapter of the International Alliance of Theatrical Stage Employees (IATSE) in 1916 and soon became the presiding union for Hollywood’s workforce despite L.A.’s historically weak labor movement.⁶⁰

⁵⁵ Historic Resources Group, “Entertainment Industry Support Services Historic Context Statement,” 12-14.

⁵⁶ Sanborn Fire Insurance Company, “Los Angeles, California,” Volume 9, 1919, Sheet 943-944.

⁵⁷ Historic Resources Group, “Entertainment Industry Support Services Historic Context Statement,” 43-57.

⁵⁸ Sanborn Fire Insurance Company, “Los Angeles, California,” Volume 9, 1951, Sheet 943-944.

⁵⁹ Historic Resources Group, “Entertainment Industry/Industrial Properties Associated with the Entertainment Industry, 1908-1980,” 11.

⁶⁰ Historically an “open shop” city, L.A.’s labor movement in the early twentieth century developed more slowly than many other large industrial cities. “Open shop” meant that workers had the option to join the union, rather than it being a requirement (“closed shop”). The growth of unions in L.A. was stymied by leaders like Harrison Gray Otis of the Los Angeles Times, who used the paper to spread propaganda and promote business interests. The Los Angeles Police Department was frequently wielded to crack down on strikes and civil unrest. Becky Nicolaides, “Los Angeles Citywide Historic Context Statement; Context: Industrial Development/Labor History, 1870-1980,” SurveyLA, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (October 2017), 2; Gerald Horne, *Class Struggle in Hollywood, 1930-1950: Moguls, Mobsters, Stars, Reds, and Trade Unionists* (Austin: University of Texas Press, 2001), 94-97; Historic Resources Group, “Los Angeles Citywide Historic Context Statement; Context: Entertainment Industry/Industrial Properties Associated with the

Commercial Spanish Colonial Revival Style, 1912-1942

Spanish Colonial Revival was one of the most influential architectural styles to shape Southern California. The Panama California Exposition of 1915 brought a variety of Spanish styles to Southern California, which architects soon incorporated into a range of new developments. In the early 1920s, the Spanish Colonial Revival style surpassed Mission Revival style in popularity and it continued to proliferate through the 1930s. The style was codified in books like *Architectural Details: Spain and the Mediterranean*, published in 1926 by Richard Requa.⁶¹ Key characteristics of the style include asymmetrical facades composed of picturesquely assembled masses, white or light-colored stuccoed walls, low-sloped red tile roofs, and wrought iron details. While the Spanish Colonial Revival architectural style was most commonly employed in single-family or smaller multi-family residential developments, there are several examples of the style being successfully applied to commercial buildings.⁶² Built two years later in 1928, The Complex embodies many key characteristics of the style.

The Complex is a two-story brick and wood construction with a flat roof. The main (north) facade, clad in white stucco, spans half the block of Santa Monica Boulevard between Wilcox Ave and Cole Ave. The building is asymmetrically composed and divided into three, unequal parts. The northwest corner is dominant, distinguished by a small tower with a pyramidal roof that rises above the roofline. The center third, which makes up the bulk of the building, is composed of five arcades that define the storefronts along Santa Monica Boulevard. The northeastern end of the building features a small parapet that is the same height as the northwestern tower. The roof in between the east and west corners has a low sloped roof trim. The levels in the roofline and the arcade windows give the building, although half a block long, the feeling of an assemblage of smaller buildings.

Architect J. Robert Harris used arcades, with concrete posts, plaster molding arches, and large transom windows, to create variety on the street-level while maintaining a sense of continuity. Concrete columns feature small, classical plaster ornamentations and between each arch is a plaster bas relief rosette medallion. The second story, separated from the floor by a stretch of simple molded string course, has a series of identical square steel-frame casement windows except for the northwest corner where they have a pointed lancet-style arch.

The northwestern end of the building, at the corner of Santa Monica Boulevard and Wilcox Avenue has strong vertical elements that contrast the horizontality of the rest of the building. The ground floor entrance is distinguished from the other entrances by thick columns and whimsical plaster ornamentation, rather than an arcade. The second story features lancet-pointed arch windows, stepped pilasters, and vents with a floral motif. Originally, the tower roof was clad in red tile, typical of the Spanish Colonial Revival

Entertainment Industry, 1908-1980,” SurveyLA, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (Revised December 2019), 10.

⁶¹ Daniel Prosser, “Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering/Mediterranean and Indigenous Revival Architecture, 1893-1948,” SurveyLA, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (November 2018), 12-13.

⁶² *Ibid.*, 22.

style. The northeastern and northwestern ends of the building mirror each other in their height and stepped pilasters.

John Robert Harris

John Robert Harris (1900-1964) was a prolific architect responsible for over 400 public and private projects across Los Angeles County. Born in Texas, Harris moved to Los Angeles in 1924 with experience as an engineer and architect. He established his own practice in 1925, and in 1928 he relocated his offices from to 6601 Hollywood Boulevard, the Spanish Colonial Revival Baine Studio Building. This location may have shaped his Spanish Colonial Revival design for The Complex, which he completed the same year. This was likely one of his first commercial projects in Los Angeles. Harris demonstrated a strong commitment to shaping Hollywood. In 1930, he served as the chair of the Hollywood Boulevard Development Association. At this time, he resided just a few blocks north of Santa Monica Boulevard at 5756 Lexington Avenue.⁶³

In 1931, Harris designed a one-story Art Deco commercial building at 7290 Beverly Boulevard. The Silverberg Building was designated as Historic-Cultural Monument 1276 for its architectural significance on March 3, 2023.⁶⁴ Harris' most notable building was his 1935 Mediterranean Revival Post Office in Van Nuys. SurveyLA identified the building, located at 14530 Sylvan Street, as eligible for local, state, and national listing for its architecture and as a pre-World War II institutional building in Van Nuys.⁶⁵

Harris drew from Period Revival and eclectic styles for his residential, commercial, and institutional buildings. During World War II, Harris served as a Captain in the Army Corps of Engineers. When he returned, he turned his architecture practice to the San Fernando Valley where he helped found Architects of San Fernando Valley and served as its first president. He designed mostly single-family residences for the rest of his career. According to Architectural Resources Group (ARG), "Harris' body of work was representative of the changing architectural traditions of Southern California during much of the twentieth century." His work in the late 1920s and early 1930s "showcased a high level of expertise across various styles and materials." ARG contends that Harris, while not a master architect, was "a prolific and notable local architect."⁶⁶

⁶³ Architectural Resources Group, "Historic-Cultural Monument Application for Silberberg Building," submitted 10 January 2022, accessed December 2, 2022, https://planning.lacity.org/plndoc/Staff_Reports/2022/09-15-2022/Item_07_CHC_2022_5941_HCM_Silberberg_Building_UC.pdf, 15.

⁶⁴ City of Los Angeles, "SILBERBERG BUILDING; 7274 – 7290 WEST BEVERLY BOULEVARD; 180 – 182 NORTH POINSETTIA PLACE; CHC-2022-5941-HCM; ENV-2022-5942-CE; CD-5," Council Action Final, March 3, 2023, accessed April 27, 2023, https://clkrep.lacity.org/onlinedocs/2022/22-1510_caf_3-3-23.pdf.

⁶⁵ Architectural Resources Group, "Historic-Cultural Monument Application for Silberberg Building," 16.

⁶⁶ Architectural Resources Group, "Historic-Cultural Monument Application for Silberberg Building," 17.

Ownership History

The Complex was developed by John R. Black in 1928.⁶⁷ By 1945, the building was owned by Mack and Woods Ltd.⁶⁸ It was purchased by Morris Spivak sometime before 1957 and owned by the Spivak family until 2022.⁶⁹

Conclusion

The Complex at 6468-6480 W Santa Monica Boulevard is eligible for designation under Criterion 1, *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*, as an excellent example of streetcar commercial development (period of significance 1928-1934) and as longstanding collection of community theatres that gave rise to, and anchored, Hollywood Theatre Row (period of significance 1978-2022).

Designed by local architect J. Robert Harris in 1928, The Complex is a rare and intact example of streetcar-related commercial development in Hollywood. SurveyLA identified the building as eligible for designation at the local, state, and national level. It is one of only three remaining examples along the Santa Monica Boulevard Pacific Electric line in Hollywood.

According to the local actors, writers, community leaders, and politicians cited in this application, The Complex has made unique, substantial, and lasting contributions to Los Angeles' theatre community. It has continuously operated as a theatre since the 1970s, and by the late 1980s contained small theatres and five rehearsal studios. The congregation of affordable and accessible performance spaces within The Complex was pivotal to establishing Hollywood Theatre Row, the densest concentration of small theatres in Los Angeles. The Complex served as a hub for artistic development in Hollywood for 50 years. Its legacy continues in the careers, memories, and connections that extend throughout Los Angeles' theatre community.

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⁶⁷ LADBS, "Alteration Permit," August 16, 1928.

⁶⁸ LADBS, "Alteration Permit," December 12, 1945.

⁶⁹ LADBS, "Alteration Permit," February 26, 1957.

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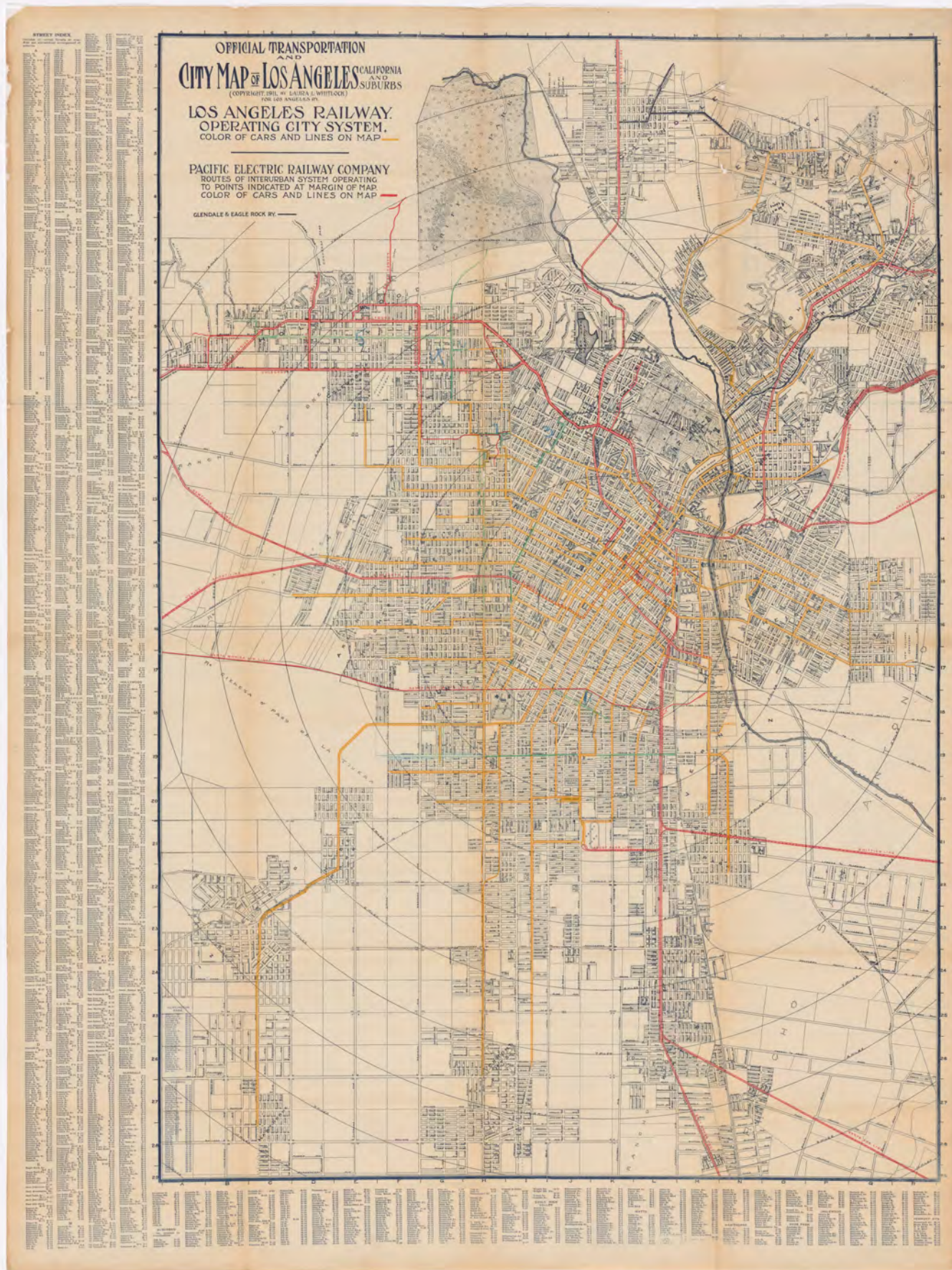
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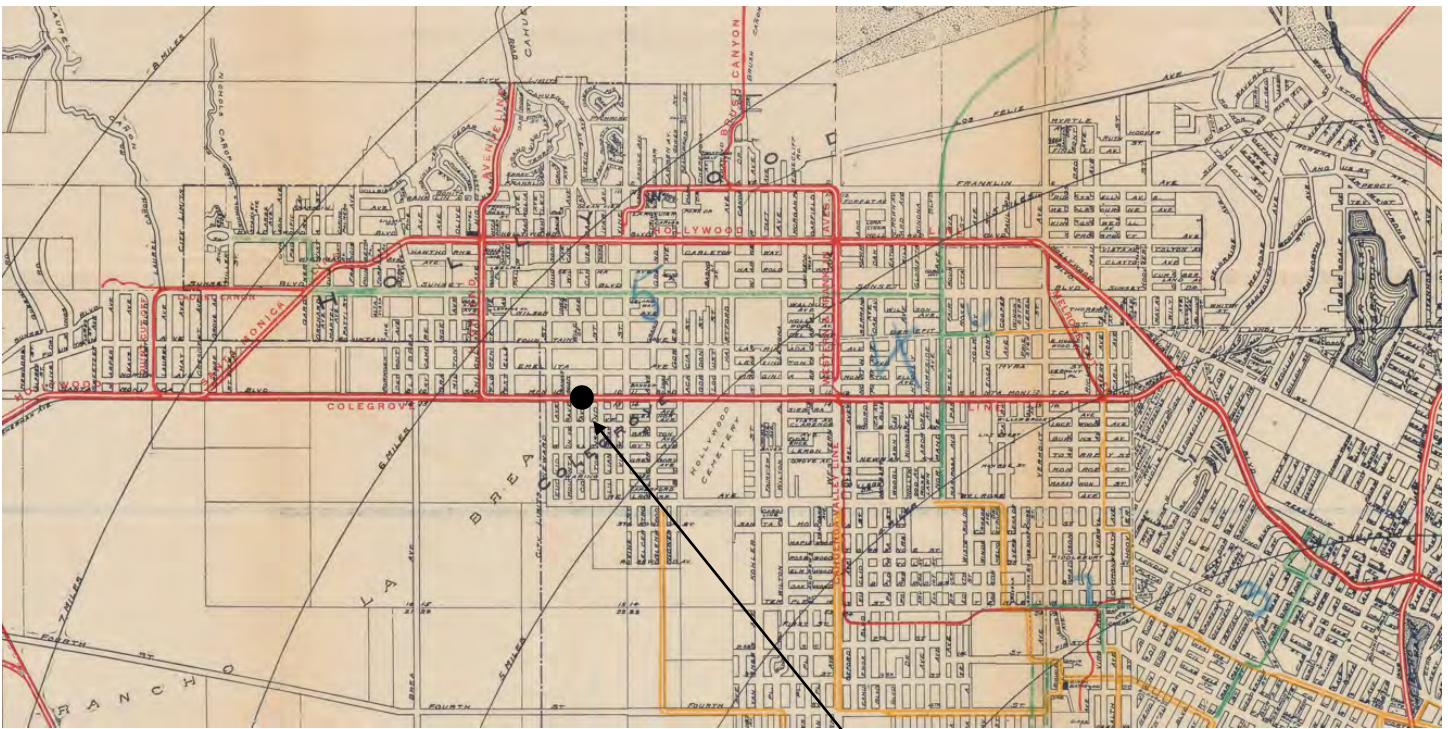
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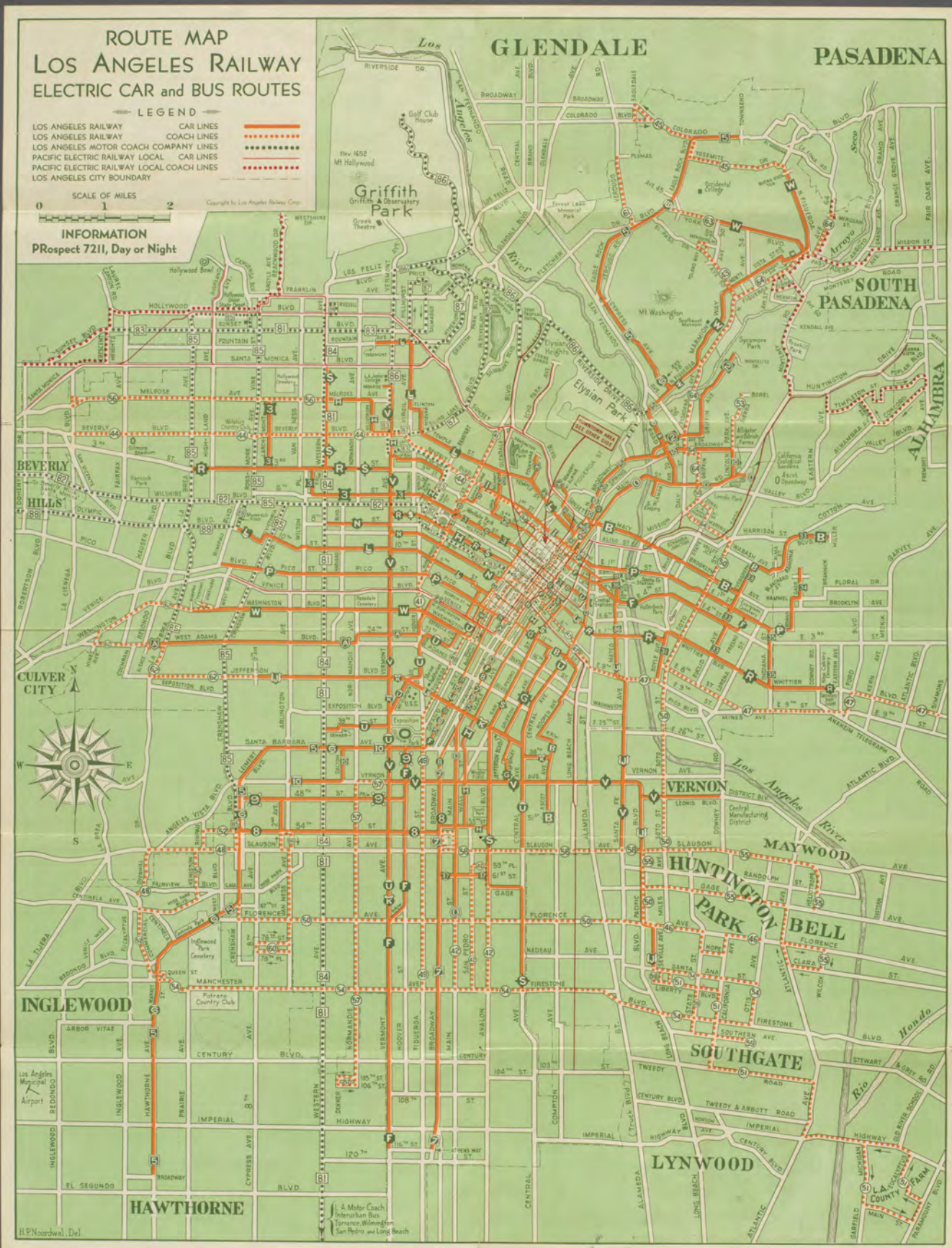
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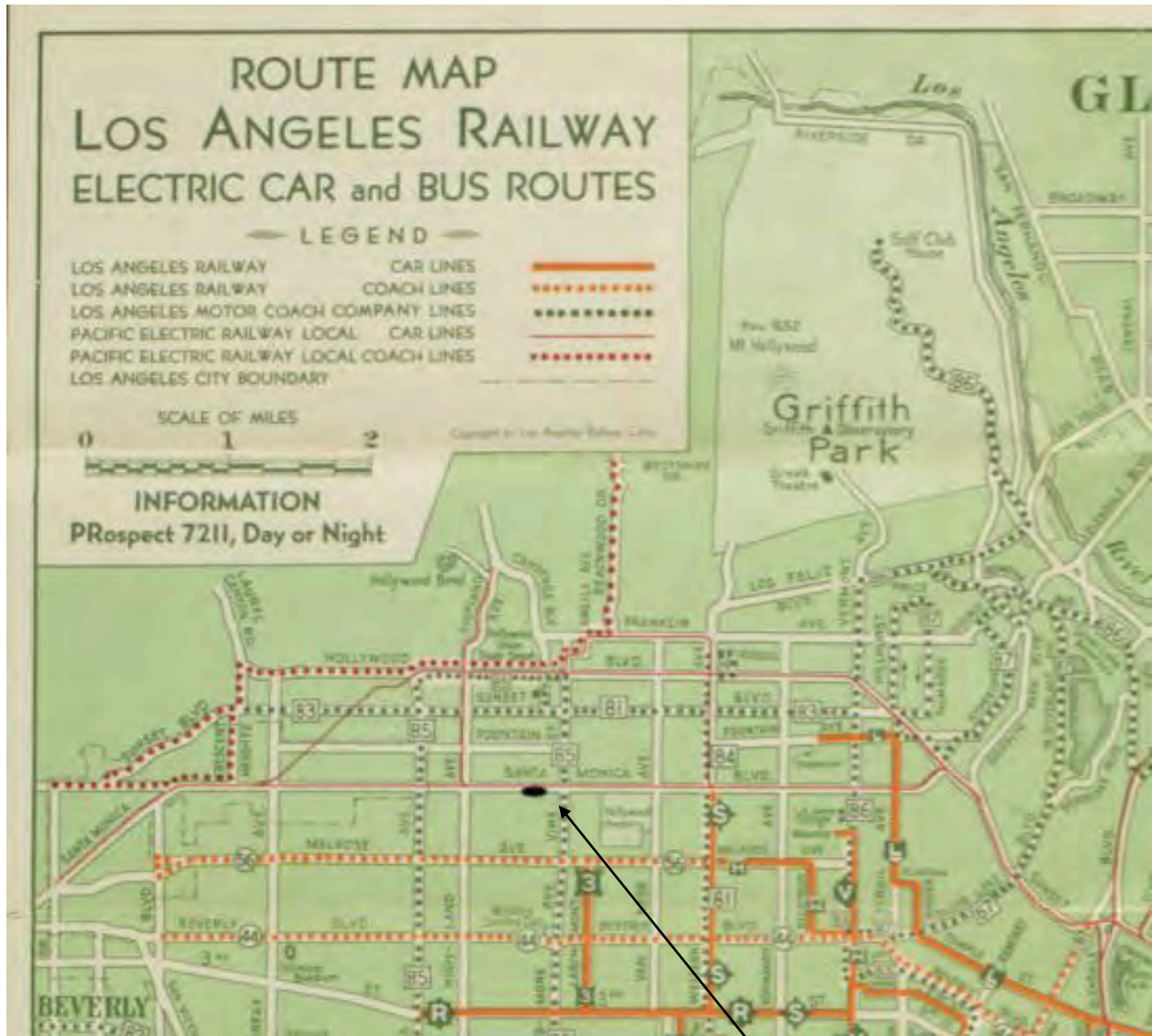
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The Complex future site

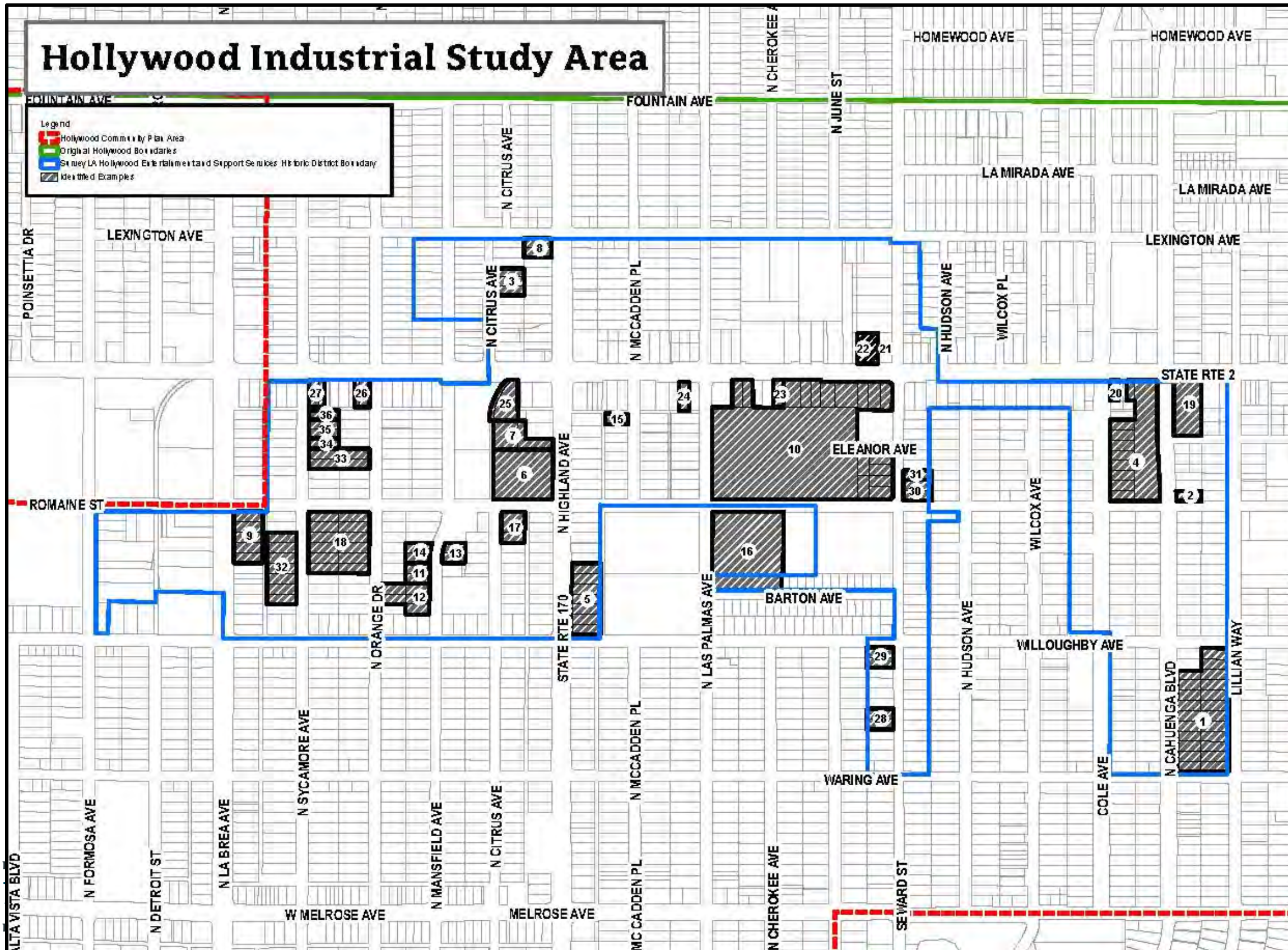


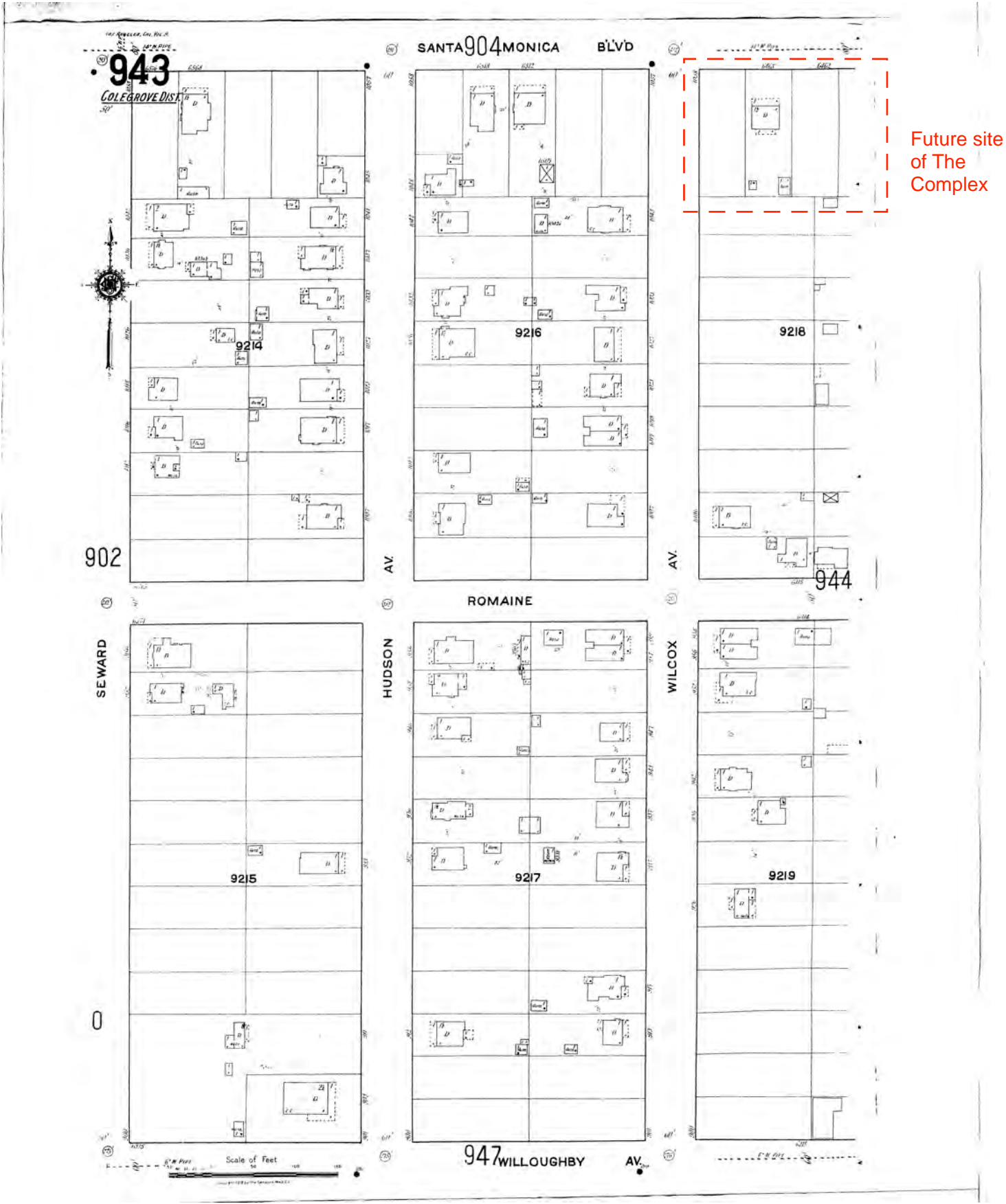
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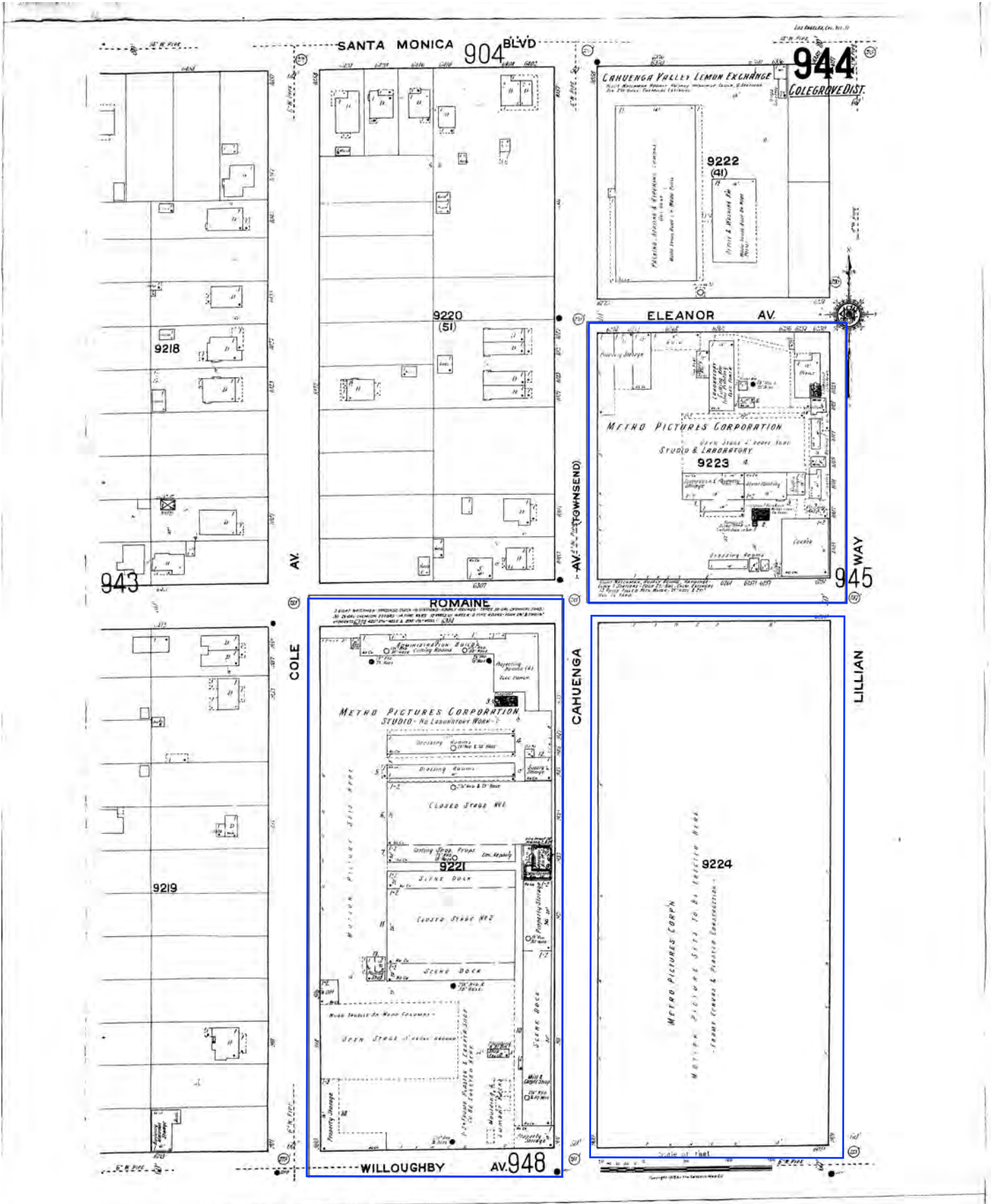
The Complex

APPENDIX D – MAP OF KNOWN EXAMPLES IN THE INDUSTRIAL ZONE

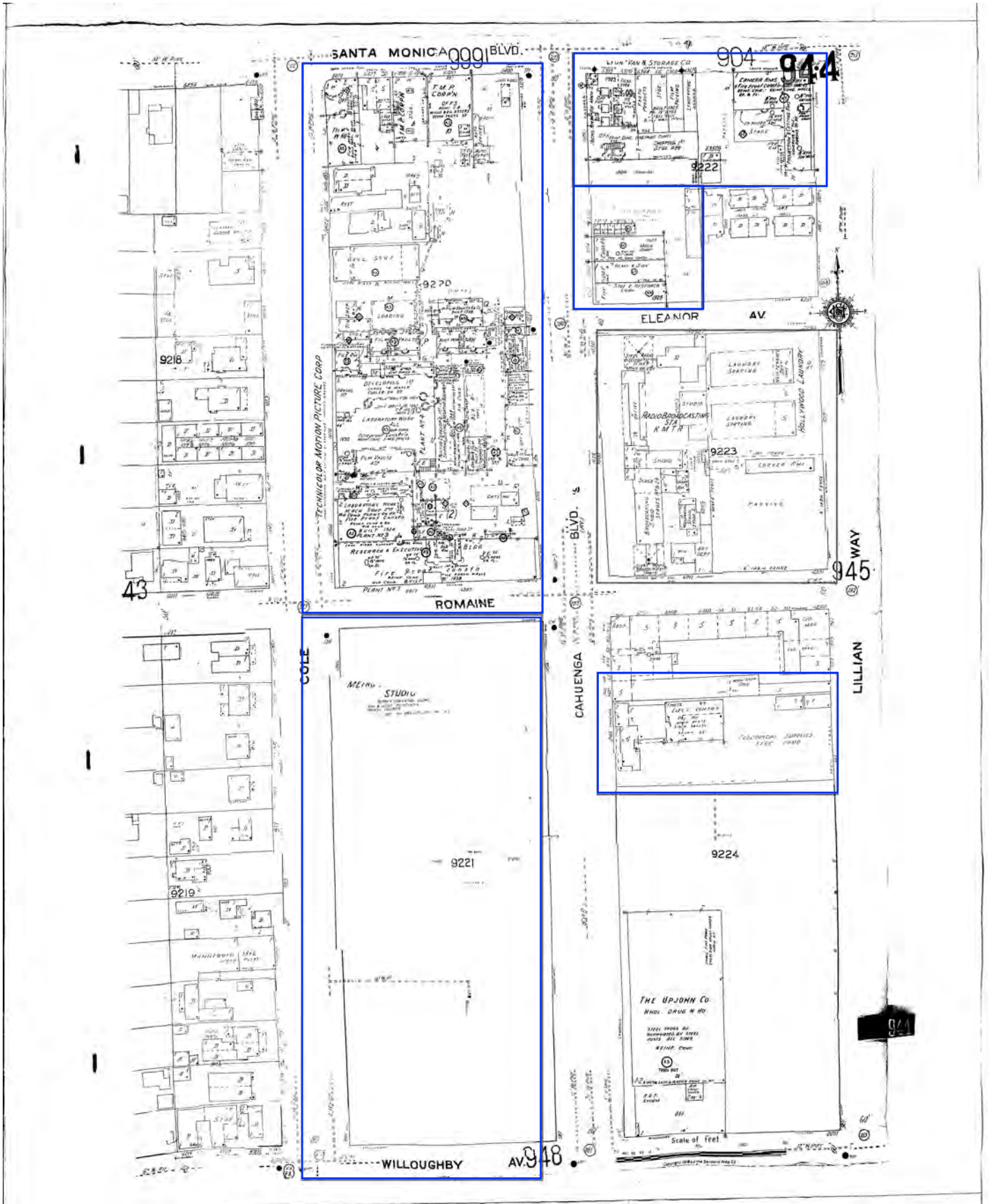





Future site
of The
Complex









The Richmond Shepard Mime Theatre
 4th Annual Appearance at Mark Taper Forum
 "America's Foremost Mime"
 with a company of ten mimes and orchestra

in C. Santelli's
THE FAMILY OF HARLEQUIN

Being the history of Harlequin
 Comedia d'ell'Arte
 Moliere
 The Funambules
 Punch & Judy
 Silent Films
Mondays, Mar. 19 & 26, 1973 at 8:30

Admission \$5.00, 3.50. Students \$2.50
 at Music Center and all agencies
 Mail orders to 135 North Grand Ave.
 Los Angeles CA 90012 with stamped envelope
FOR INFORMATION CALL 628-7211

MUSIC CENTER
 MARK
 TAPER
 FORUM

Ad, Los Angeles Times, March 18, 1973



**Richmond Shepard
 MIME Theatre**

plus

Improvized Comedy by The L.A. Cabaret

Fri. & Sat. nites - 8:30 - Thru Aug. 27
 6468 Santa Monica Bl., Hollywood (W. of Vine)
 462-9033 (save this ad)

Ad, Los Angeles Times, August 7, 1977

By DENNIS McLELLAN
TIMES STAFF WRITER

As a comic with a penchant for talking about everyday things, Pat Hazell can find creative fodder in a trip to the grocery store or killing flies.

Hazell, who is headlining at the Irvine Improv through Sunday, is an imaginative comedian whose act includes observations on everything from how we "wrestle with the last piece of ice in a plastic cup" to the fly swatter, "the one thing that separates men and women because women do not like the fly swatter. Fly-swatting is a male-dominated sport."

Speaking by phone from his home in Studio City last week, Hazell described his act as escapism.

"It's like having the funny boy next door come over," he said, adding that, unlike some stand-up comics, he doesn't intimidate an audience. "They're not put off or afraid of me. It's like having lunch with somebody who cracks you up or something, and they allow me a lot of freedom to change subjects or do whatever I want."

The boyish-looking Hazell's forte, however, is conjuring up childhood memories. In one signature piece on those "little green army men," he strikes the classic poses of the plastic warriors and invites the audience to identify them.

"Bayonet guy! ... Infantry guy!—you don't recognize him right away because normally his gun's bent around the corner."

Hazell developed his easygoing way and confidence in front of an audience as a teen-ager growing up in Omaha, where he started doing sleight-of-hand magic and juggling at children's parties.

"As soon as there was an opportunity I took those routines on stage and sort of changed them into comedy routines," said Hazell, whose first outing as a stand-up comic came when he was a senior in high school. He began "going to these bars where I wasn't supposed to be, opening for bands and things like that."

Hazell, who has been doing stand-up for a decade, has been known for much of his career as a comedian/magician. But, he said, during the past four or five years



Pat Hazell is making much out of a little in his shows at Irvine Improv.

SPINNING YARNS INTO GOLD

**Pat Hazell Takes Swat at the Simple Things
by Finding What's Amusing in the Everyday**

he has been gradually eliminating most of the magic in his act.

He said he was inspired to change directions by his peers.

Foremost was Jerry Seinfeld, for whom he opened several years ago. Hazell's delivery is reminiscent of

Seinfeld's, and Hazell occasionally contributed material to the comedian's act. He also worked as a writer on the first four episodes of the hit "Seinfeld" TV series, for which he currently does the studio audience warm-up.

"He'd always say, 'You really don't need all that stuff, all those toys or whatever,'" said Hazell, who discovered that his animated style worked with or without the magic and the props.

Although he's a fan of variety acts, Hazell said, "I found the trick overshadows the personality of the performer, or is more memorable. I found it didn't allow for a lot of growth because then you become like a pop singer: If you weren't playing your hit tunes, then people weren't really interested."

Hazell said his current act includes "some looking back at childhood," a subject he and co-writer Matt Goldman turned into a play, "The Bunk Bed Brothers," in which Hazell co-starred as one of two brothers returning home for a family reunion and reliving the events of their youth in their old bedroom.

The play, which had an eight-week run at the Complex Theater in Los Angeles in 1991, received glowing reviews and was bought by Columbia Pictures. (Hazell and Goldman are currently writing the screenplay.)

But Hazell said his act is not all looking back; there's also current-day material on his girlfriend and taking her to dinner and such.

"It's more observational things, not unlike Seinfeld-esque in regards to things like the pepper guy at the restaurant who comes out with the big pepper mill and does the show for you," he said. "I think they're everyday occurrences. What I try to stay away from is the overloaded areas comics have been into: airlines, 7-Eleven and talking cars."

What he prefers, he said, are "the more unusual" areas that no one else is talking about.

Such as tape measures.

"You don't have to be measuring anything to be thoroughly amused. Put a human being in an empty room with a tape measure and they'll play a game for two hours where they extend it one foot at a time in midair: try to get it across the room before it bends. 'Ah! I don't believe it. I was an inch away from the drape. I'm trying it again.'"

Dennis McLellan is a Times staff writer who regularly writes about comedy for OC Live!

■ COMEDY LISTINGS, Page 30

MORE COMEDY

IN NEWPORT BEACH: CRAIG SHOEMAKER

A boyish charm infuses Shoemaker's act, which includes music and impressions. He headlines Saturday night at the Laff Stop, 2122 S.E. Bristol St., Newport Beach. Sharing the bill is Janine Gardner. (714) 852-8762.

IN FULLERTON: JIMMIE WALKER

At the peak of his popularity in the '70s when he was playing the "Dyn-o-mite!" J.J. on TV's "Good Times," Time magazine named Walker "Comedian of the Decade." Walker headlines through Sunday at Bruce Baum's Comedy Crib, 126 W. Orangethorpe Ave. (714) 870-4400.

IN BREA: VIC HENLEY

Henley is a topical comic, who also finds a constant source of material on family doings back home in Oxford, Ala., "the redneck capital of the world." He headlines through Sunday at the Improv, 945 E. Birch St. (714) 529-7878.

Street of Dreams

11 L.A. Theaters Organize District in Hollywood

By ROBERT KOEHLER
SPECIAL TO THE TIMES

At first glance, the two-block stretch of Santa Monica Boulevard between Cole and Hudson avenues in Hollywood doesn't exactly look like an area where the Next Big Thing might happen.

Like block after endless block to the east and west, this is an area of aging structures, fast-food joints, off-the-boulevard film industry plants and ominously dark window fronts. Until recently, it was a nighttime haven for male prostitutes (their business has declined somewhat, according to police, but it hasn't yet folded). When night comes, the dim, yellowish street lights cast an eerie glow over the place.

"When I tell people where I am," says Milton Justice, "they sometimes say, 'Ooooh, um, is my car still gonna be there when I get back?'"

Justice is one of several people who appear determined to turn this little patch of Santa Monica Boulevard around. As co-artistic director of the Igloo/World Theatre, Justice, with partner Dan Piburn, has helped establish Los Angeles' first organized theater district—dubbed Theatre Row Hollywood.

The association of 11 theaters is not only, as some of the members term it, a demonstration that there's strength in numbers in an urban setting sometimes hostile to small underfunded theaters. "It's also a way," says Andy Fickman, managing director of the Fountainhead Theatre, "of answering the question, 'How do you get L.A. back to the theater?'"

The group's initial answer: Transform a low-rent but high-crime area into a place where both

Please see ROW, F4

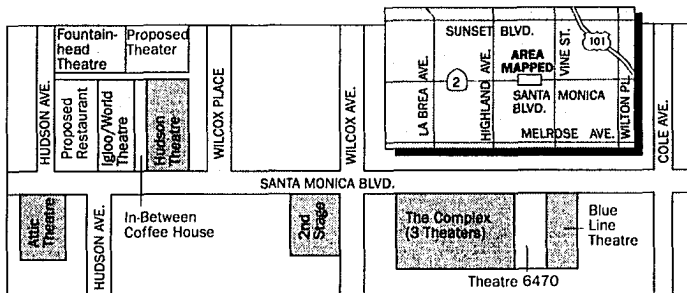
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JEFFSHARE / For The Times

During intermission, patrons spill out of theaters that have pooled resources to form a new district on Santa Monica Boulevard, known as Theatre Row Hollywood, below.

Theatre Row Hollywood

A group of small theaters along Santa Monica Boulevard has formed the only organized theater district in Los Angeles. Called Theatre Row Hollywood, the 11-theater group has pooled resources and is trying to create an identifiable center.



GEORGE CAREY Los Angeles Times

ROW

Continued from F1

theatergoers and neighbors feel safe by forming the kind of theater district recalling those in New York, Chicago and London.

And for some in Theatre Row Hollywood, realizing this would be a kind of homecoming. Both Piburn as well as John Evans and several of his colleagues with Theatre 6470 come from Chicago's experimental theater scene where, as Piburn says, "there was a community of theaters and artists who shared with each other, put on shows on off-nights for neighboring theaters. We're doing that here."

Ex-New Yorker Gary Blumsack (partner in the Hudson Theatre with Elizabeth Reilly and Todd Debrencini) remarks: "When I step onto the street here and look around, I feel like I'm back in New York, with its mix of danger and theaters." Then he quickly adds: "Only we're now quelling the danger."

For people who know L.A.'s wildly spread-out small theater scene extending from Hidden Hills to Long Beach, the concentration of stages in this section of unglamorous Hollywood has amounted to an unofficial theater row over the last 10 years.

(The only similar areas are the Vermont Avenue blocks in the Los Feliz area—with only two theaters, Friends and Artists and the Sky-light—and the Hollywood Boulevard area encompassing such theaters as the Pantages, Henry Fonda, Doolittle, West Coast Ensemble and Theatre/Theater. This latter group, however, is fighting for "survival," as Actors' Equity director George Ives puts it, from the Metro Rail Red Line planned to run down Hollywood Boulevard. Its multiyear construction, claim Ives and other theater operators, might effectively shut down most of the theaters.)

Meanwhile, the tiny, cramped, dingy yet constantly productive Richmond Shepard Studio Theatre, Fig Tree Theatre, Cassandra Gaylor Theatre, 2nd Stage and Attic Theatre constituted a little Hollywood village of little theater.

The "villagers" knew it, and futilely tried several times to form some kind of organization. Matt Chait, who took over the Shepard theaters two years ago and renamed them the Complex, recalls: "We met about 1½ years ago, and we couldn't even decide on a name."

According to James Carey, a six-year veteran at the Attic, it was a sign of the times: "In the '80s, what you heard from most theaters in L.A. was, 'This is mine and you can't have any of it.'"

In recent months, however, an entirely new dynamic has hit the boulevard: New landlords and young companies have taken over some of the old spaces and filled the vacuum left by previous at-

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microfilm.

JEFF SHARE / For The Times

The In-Between cafe handles a rush of patronage during intermission at the Hudson Theatre next door.

tempts at creating a real theater district.

The first phase began with Chait's improvements at the Complex, from installing air conditioning to refurbishing the seating. At the same time, companies like Theatre 6470 and Blue Line took up residency at the Complex.

Then, in August of last year, architect-developer Kayvan Setareh purchased the decaying building one block west of the Complex at the northeast corner of Santa Monica and Hudson. There, the Gaylor and Fig Tree theaters, as well as the Lhasa Club, had come and gone, a coffeehouse called Lizards was on its last leg, and only the Igloo was active. (The upstairs tenants, such as photographers Herb Ritts and Doug Cloutier, were doing much better.)

Setareh stripped away years of spaint and plaster layers to make the original building reappear and created a facade closer to the post-modern look along La Brea than the five-and-dime style plaguing much of the local neighborhood. The landlord encouraged artists as tenants, and within the past two months, the Hudson Theatre (completely revamping the Fig Tree space from the floor up), the Fountainhead Theatre and the sleek In-Between coffeehouse (so-called since it's nestled between the Igloo/World and the Hudson) have opened to bustling business.

Building improvements are continuing: The shoe box-shaped Igloo/World will soon be undergoing a major redesign for its upcoming production, "Mass Murder." The Fountainhead's Flickman and the Hudson's Blumsack, Reilly and Debrencini are discussing a joint operation of the building's largest and remaining vacant space for yet another producing venue.

Across the street at 2nd Stage, artistic director Paul Fagen has arranged for a 10-month residency for the Actors' Gang—marking the first time the acclaimed ensemble has been able to forge a season of productions. The Gang, though only renters at the theater, has joined Theatre Row Hollywood.

All these new kids on the block, says Chait, "created a new chemistry in the area." The common concern of all the theater operators was security for patrons, and it was this concern that triggered their first meeting together. Not only did they come up with a tentative name (the Santa Monica Small Theatre Assn., soon changed to Theatre Row Hollywood), but they have since continued to meet weekly to form short-term and long-term goals.

Already, the association has pooled its limited resources to pay for a rotating three-member security team that patrols the main thoroughfare and side streets during nighttime business hours.

Also, valet parking is now offered at both the Complex and the Santa Monica/Hudson building. Eventually, district plans include improved street lighting, expanded and secure parking for patrons, street banners and a common ticket booth for all district theaters.

To accomplish this grand scheme, the theaters—though almost entirely privately financed—realized that they needed some help from the City of Los Angeles.

It began in early January, when a letter from the new association arrived in Councilman Michael Woo's office. On the same day, a letter from Taylor Lumia, owner of Orso restaurant, also arrived at the office. The association wondered how Woo, whose district included the area, could help with security and other matters. Lumia, the son of Joe Allen, whose restaurants in

London, New York, Toronto and Paris are closely associated with the theater, was notifying Woo that he was applying for a liquor license for his new restaurant—to be located in Setareh's Santa Monica/Hudson building.

"The presence of [Lumia] showed me," says Woo, "that the theater district was encouraging other kinds of businesses to come into the area. Without the wholesale side represented by restaurants and other kinds of supporting businesses, there won't be the retail side represented by theater. I think it's crucial to promote this kind of community, since it's an incubator of the talent that's at the heart of Hollywood."

Lumia, who has not decided on a name for the restaurant, promises such Joe Allen traditions as opening-night flowers to casts and crews—if he succeeds in obtaining the liquor license.

Please see ROW, F5

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microfilm.

JEFF SHARE / For The Times

Eric Mosley is part of security force hired by Theatre Row Hollywood.

ROW

Continued from F4

It is not the only obstacle in the way of the fledgling district.

Because this patch of Santa Monica Boulevard lies just outside the Community Redevelopment Agency-funded and operated Hollywood Redevelopment Project Area, no CRA monies can be used to support such Theatre Row Hollywood projects as banners or a ticket booth, according to redevelopment project manager Cooke Sunoo.

"It's an unfortunate quirk of circumstances that this is outside our area," says Sunoo, while adding that there are plans for advertising campaigns to support all of the theaters in the Hollywood area.

Residents along Hudson Avenue, still bitter over noise and other nuisances caused by late-night revelers at the Lhasa Club, have raised concerns about the new changes on the boulevard. "They're beginning to warm up to us, though," says the Igloo/World's Piburn.

Artists in the district, like the Hudson's T. Baker Rowell and Kristin Coppola, remain optimistic, citing the support from Woo's office, which has acted as a liaison for the group with city agencies. Said Rowell: "We've been told, very clearly, that we have Woo's attention right now and to get things together so he doesn't turn his attention to something else."

California State Assembly

Certificate
Of
Recognition

PRESENTED TO:

THEATRE ROW

On behalf of the California State Assembly, I wish you well, as the Theatre Row Banner Program is unveiled for Theatre Row on Santa Monica Boulevard, in the heart of The Hollywood Media District Business Improvement District. Best wishes in raising the visibility of these invaluable arts institutions in our community.

Paul Koretz

PAUL KORETZ

February 12, 2004

MEMBER OF THE ASSEMBLY
CALIFORNIA STATE LEGISLATURE





Congratulations

The Complex

UPON RECEIVING THE CHARLIE THEATRE ARTS AWARD

THE ANCHOR OF HOLLYWOOD'S SANTA MONICA BOULEVARD
THEATRE DISTRICT FOR OVER 25 YEARS.

FEBRUARY 10, 2006

PRESENTED BY



A handwritten signature in black ink, which appears to read "Eric Garcetti", is written over a horizontal line.

ERIC GARCETTI
President, L.A. City Council

Mayor's Time Stamp
OFFICE OF THE CITY CLERK
RECEIVED
2005 FEB 20 PM 12: 54
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK
2015 FEB 20 PM 12: 40
CITY CLERK
BY _____
IDENTITY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 15-0066

COUNCIL DISTRICT 13

COUNCIL APPROVAL DATE February 18, 2015

RE: NAMING THE INTERSECTION OF SANTA MONICA BOULEVARD AND WILCOX AVENUE AS
HOLLYWOOD THEATRE ROW

LAST DAY FOR MAYOR TO ACT MAR 02 2015
(10 Day Charter requirement as per Charter Section 341)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

APPROVED

✓

*DISAPPROVED

*Transmit objections in writing
pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL 2/26/15

E.G.
MAYOR

CITY CLERK
2015 FEB 26 PM 3: 57
BY _____
IDENTITY

PUBLIC WORKS AND GANG REDUCTION COMMITTEE REPORT relative to naming the intersection of Santa Monica Boulevard and Wilcox Avenue as Hollywood Theatre Row.

Recommendations for Council action, pursuant to Motion (O'Farrell - LaBonge), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DESIGNATE the intersection of Santa Monica Boulevard and Wilcox Avenue as Hollywood Theatre Row.
2. INSTRUCT the Los Angeles Department of Transportation to erect permanent ceremonial sign(s) to this effect at this location.
3. TRANSFER/APPROPRIATE \$750 from the Council District 13 portion of the Street Furniture Revenue Fund No. 43D/50 to the Transportation Fund No. 100-94, as follows: \$400 to Account No. 001090 (Salaries - Overtime), and \$350 to Account No. 003350 (Paint and Sign Maint. and Repairs) for the above work.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

SUMMARY

At a regular meeting held on February 4, 2015, the Public Works and Gang Reduction Committee considered a Motion (O'Farrell - LaBonge) relative to naming the intersection of Santa Monica Boulevard and Wilcox Avenue as Hollywood Theatre Row. An opportunity for public comment was held. After a brief discussion, the Committee moved to approve the recommendations contained in the Motion as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PUBLIC WORKS AND GANG REDUCTION COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
BUSCAINO:	YES
PRICE:	YES
CEDILLO:	YES
ME	

ADOPTED

FEB 18 2015

LOS ANGELES CITY COUNCIL

-NOT OFFICIAL UNTIL COUNCIL ACTS-

'Disinherit the Wind' spellbinding

Rating: * * * * *

"Disinherit the Wind" Is one of the most compelling, riveting, spell binding shows to hit the stage in a very long time. A college professor Bertram Cates [masterfully portrayed by Matt Chait] takes a position not totally in compliance with the academic norm and is vilified. Eventually the matter winds its way into a court room and the scene is set for an overpowering melodrama of intellectual battle. The amazing detail with which the issues unfold on stage and before the court creates an experience that is truly unforgettable. Much of the credit goes to Matt Chait who not only wrote the play 'Disinherit the Wind' but who also brought the lead character Bertram Cates to life on stage along with another stellar performance from Circus-Szalewski as the more than a little arrogant Professor Hawkins.

The pivotal issue is the extent to which any level of spirituality plays a significant role in the character and advancement of man versus a belief solely in the Darwinian Theory of evolution and natural selection. This is somewhat rather weighty material and presented by a lesser cast could be a theatrical disaster. However the entire team presenting the world premiere of 'Disinherit the Wind' currently at the Ruby Theatre at the Complex in Hollywood, California is so unbelievably skilled that what appears to the audience in something a bit over two hours of utter intellectual and even emotional enchantment. This is not just another play, this is something deeply extraordinary. 'Disinherit the Wind' is something utterly unique as it thoroughly captures the minds of everyone who watches as the story unfolds.

'Disinherit the Wind' is one the most worthy and poignant plays to have ever been staged. It deserves ten stars but I am confined to maximum of but five. But don't just take my word for it, get over to The Ruby Theatre at the Complex, 6476 Santa Monica Boulevard, Los Angeles, California 90038 now and see for yourself what great theatre really is. It runs now through November 29th with shows Fridays and Saturday evenings at 8:00 PM and Sunday afternoon shows at 3:00 PM. Tickets are only \$25 [just \$15 for students and seniors] and reservations may be made by calling 323-960-4420.



MITCH O'FARRELL
Councilmember
13th District

August 29, 2022

Spivak Family

RE: Hollywood Theatre Row and The Complex

Dear Spivak Family,

On behalf of the City of Los Angeles, I am writing to express my strong support for saving *The Complex*. The Complex has been a conduit for thousands of local and international theatre artists, writers, directors, and creators who consider this place their artistic home. The Complex is a welcoming space for a diverse population, representing the city and beyond, who work side by side on projects that are vitally important to them and to our local culture.

The Complex is home to the annual Hollywood Fringe Festival – a community-driven event celebrating freedom of expression and collaboration with hundreds of productions by local, national, and international arts companies and independent performers. The Complex also houses Theatre of Arts, a full-time, two-year, degree granting conservatory, now almost a century old, as well as the "Pack' Comedy Club, which hosts five comedy nights a week, and the Christ Embassy Church, which meets three times per week.

The Complex continues to be an active part of Hollywood's Theatre Row and our broader arts community in Los Angeles and I hope this will continue for many years to come. Thank you for your consideration.

Sincerely,

MITCH O'FARRELL
Councilmember, 13th District

Discover
HOLLYWOOD
MAGAZINE

August 9, 2022

Mrs. Spivak
c/o The Complex

Dear Mrs. Spivak,

Since 1979, when the Hollywood Arts Council began promoting the arts of Hollywood, a group of theatres on Santa Monica Boulevard has been a mainstay for live theatre in Hollywood. At that time it was the Richmond Shepard Complex. It was that concentration of theatres contributed significantly to the Theatre Row designation.

For the Hollywood Arts Council and Discover Hollywood Magazine, it was The Complex which for decades brought vibrancy through countless productions and classes that gave legitimacy to the title. Sadly, we've seen other theatre companies forced to leave Hollywood or close entirely due to raising rents or demolition. It is not an exaggeration to say that ALL those theatres—Actors Gang, Open Fist, Elephant and others — wanted to remain in Hollywood.

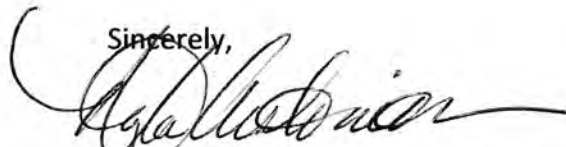
I understand that you have been a very good landlord for The Complex. Times change, we grow older and priorities often change with the times. Family pressures, the lure of rising property values is strong.

Of course, I'm not privy to all the circumstances of the pending lease termination.

As president of the Hollywood Arts Council for 35 years (now president emeritus) and long time editor of Discover Hollywood Magazine, I humbly make this request.

If it is at all possible, I urge you to find a solution that is both workable for you and your family and the Complex as a cornerstone for live theatre in Hollywood. It's in the small spaces, in the classes where the REAL Hollywood is made, and where dreams come true.

Sincerely,



Myla C. Arslanian
Editor

cc: Councilmember Mitch O'Farrell

5419 HOLLYWOOD BOULEVARD • SUITE C-717 • HOLLYWOOD, CALIFORNIA 90027 • (323)465-0533

W W W . D I S C O V E R H O L L Y W O O D . C O M

Dear Mrs. Spivak,

We are writing on behalf of the 60,000 artists, hundreds of local businesses, and 100,000+ theatre audience members that make up the Hollywood Fringe Festival community.

We are one of the largest uncurated performing arts festivals in the United States. As a nonprofit, we have returned over \$3.9 million to the local Hollywood economy since we began our business in 2010. We started small with just a few artists and venues who said yes to the potential that our festival could have on our city, economy, and industry. One of those venues that helped make this possible was The Complex. They saw the impact that our festival could have and have been a crucial support ever since. Their influence extends far beyond our 12-year history, but we can speak personally to their vitality within our community over the last decade.

Over the last 12 years, 492 Fringe productions with 2,277 performances have performed at The Complex. Countless artists have made an artistic home on the stages of The Complex, and we can't imagine a Fringe season without them. Our sustainability and growth depend on the venues on Theatre Row, and The Complex is one of our festival's most prominent players.

The Complex and its team have given a great deal to our community over the years. They opened their lobby to our Festival box office in 2021. Fringe artists will be back year after year, guaranteeing tens of thousands of dollars in rental income. We know that many Fringers have memories, successes, and personal growth within the walls of this beautiful theatre.

To lose The Complex would be a significant personal loss, but to lose the building as a theatre space would irrevocably change our ability to provide enough stages for any artist with a vision and limit our economic impact in our city. The venues on theatre row are the beating heart of our festival and necessary to its survival.

The Complex has been an active part of Hollywood's Theatre Row and our local artist economy for 50 years, and we want it to continue for another 50 more. All Hollywood Fringe venues are a vital part of Fringe; without these artistic homes, our festival can't host as many shows, share as many stories, and create space for any artist with a vision.

We ask that you consider the many people, businesses, and livelihoods affected by your decision and allow this building to remain a theatre for years to come.

With respect and hope,
The Hollywood Fringe Festival





Matt Chait <complextheatresandstudios@gmail.com>

USE THIS EMAIL> THERE WAS A TYPO IN THE FIRST ONE

MavisManus <mavmanus@aol.com>

Thu, Jul 14, 2022 at 9:07 PM

Reply-To: MavisManus <mavmanus@aol.com>

To: "complextheatresandstudios@gmail.com" <complextheatresandstudios@gmail.com>

Dear Mrs Spivak,

I am a Los Angeles-based theatre reviewer and playwright. My theatre reviews can be found on Total Theatre.com and Lively Arts.com. At least 30 plays of mine have been produced in L.A. since 1982. My latest, THE FUNNY MAN—S.J. PERELMAN, is presently running at a theatre in N. Hollywood.

My connection with The Complex is a long and personal one. I went to college with Richmond Shepard, whose vision turned an industrial building on Santa Monica Blvd. into a unique, bustling hub of live theatre (back in the late 1970s).

Richmond later produced and directed a play of mine at The Complex, "Diamonds." A few years later, another play of mine, "Bridge," also had a successful run at the same venue.

I have also reviewed many plays at The Complex over the years. Each time I arrived there my spirits were raised by the ambiance of Theatre Row and by the feeling that I was part of a creative community that was strongly contributing to the cultural life of the city.

It is for all of those reasons that I'm writing to urge you to reconsider your decision to re-develop The Complex. Losing the building would be a devastating loss to the theatrical community and to Los Angeles itself. Please find a way to balance your commercial needs with the benefits of overseeing a thriving, idealistic family of theatre-lovers.

Respectfully,
Willard Manus



Matt Chait <complextheatresandstudios@gmail.com>

The Fate of The Complex

1 message

Ernest Kearney <ernthemick@yahoo.com>
To: complextheatresandstudios@gmail.com

Mon, Aug 15, 2022 at 11:07 PM

Dear Mrs. Spivak & The Powers That Be:

Please excuse this seemingly flippant salutation, but as I am writing this appeal to both the owner of the structure that houses the Complex Theatre and the city I thought I would address it to both and hope for the best.

The first issue I wish to address is the vital role that the Complex has played in the development of the Los Angeles theatrical community as a whole and to the evolution of "Theatre Row" specifically, which can be described as the "jugular" to that community.

Essentially, The Complex has served as a cornerstone to both the LA theatre community and "Theatre Row" and has done so even before either existed.

That is how long The Complex has been around, and that is how vital its existence has been.

Frankly, it has always perplexed me why the City of Los Angeles has not realized the value of supporting its theatre enterprises.

Now it has been a while since I last checked the datum, but I am sure it has not shifted much. Support for the LA theatre community, whether from national, municipal or corporate sources, has always registered in the single digits percentage wise.

This is not the case in any other municipality in the entire country and that support reveals itself in the bottom line when it comes to civic finances.

The Guthrie Theatre alone in Minneapolis, Minnesota brings in \$30 million in revenue.

Broadway, the "Great White Way" brings in \$2.2 billion annually to New York, when tourism is taken into account that figure jumps up to \$11.9 billion. Add somewhere to that figure \$500 million in taxes to NYC.

The Edinburgh Festival Fringe brings in nearly \$300 million dollars to Scotland annually.

Not that the LA theatre community has reached that type of contribution to this city, but the potential is assuredly there, and a review of the Hollywood Fringe's growth in the few years it has been in existence gives validation to that potential.

But The Complex is vital to the possibilities of that potential, and while the removal of The Complex's dynamics would likely wound the community at large, its loss conceivably could be fatal to the Fringe, as well as Santa Monica Boulevard's "Theatre Row."

Since its founding in the 1970's by Richmond Shepard, considered by some America's premier mime until his death in 2019, The Complex has proven to be the anchor to the arts in lower Hollywood. It was the firm foundation to the growth and development of Theatre Row, as it is now to the Hollywood Fringe.

Now while LA seems to ignore its legitimate theatre, it does have concerns for the film industry, and here The Complex has certainly played a part.

In 1980, The Complex was ground zero for casting In Jean-Jacques Annaud's Quest For Fire. Set in the Paleolithic age, the film told the story of early humans' struggle to master the power of fire.

Annaud wanted actors who could meet the challenges and demands of portraying early hominids, as developed by anthropologist Desmond Morris, so he approached Shepard as someone who would know actors possessing strong physical technique. For two weeks The Complex was besieged by primitive men and women – with headshots and resumes.

The Academy Award winning film that resulted would begin the careers of actors Everett McGill, Rae Dawn Chong and Ron Perlman.

In 1989 A Bronx Tale opened at The Complex, Chazz Palminteri's autobiographical one man show about coming of age on the tough streets of his childhood. The show was a hit, moving to off-Broadway and eventually being filmed with Robert De Niro in 1993.

I don't know how to resolve this issue. The owner has every right to sell his property if he wishes. But I did want to express to the parties involved and the city what a loss it would be if The Complex were suddenly purged from the position of prominence it has occupied with such consequence for the past decades; a loss for the theatre community, the Hollywood Fringe and to the city of LA itself.

Thank you,

Ernest Kearney



Western end of north (main) facade, facing southeast, 2022. Photo by Lindsay Mulcahy/L.A. Conservancy.



North (main) facade, facing southeast, 2022. Photo by Lindsay Mulcahy/L.A. Conservancy.



Eastern end of north (main) facade, facing southwest, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



Western end of north (main) facade, facing south, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



West facade, facing east, 2022. Photo by Lindsay Mulcahy/L.A. Conservancy.



West facade, facing northeast, 2022. Photo by Lindsay Mulcahy/L.A. Conservancy.



South facade, facing northwest, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



South facade, facing north, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



Second story casement window, facing north, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



6476 Santa Monica second story transom window, facing north, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



6468 Santa Monica theater, facing south, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



6468 Santa Monica theater seating, facing northwest, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



6472 Santa Monica staircase down to Santa Monica, facing north, 2022. Photo by Lindsay Mulcahy/L.A. Conservancy.



6472 Santa Monica hallway, facing west, 2022. Photo by Lindsay Mulcahy/L.A. Conservancy.



Northwest corner office, facing north, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



Northwest corner office, facing south, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



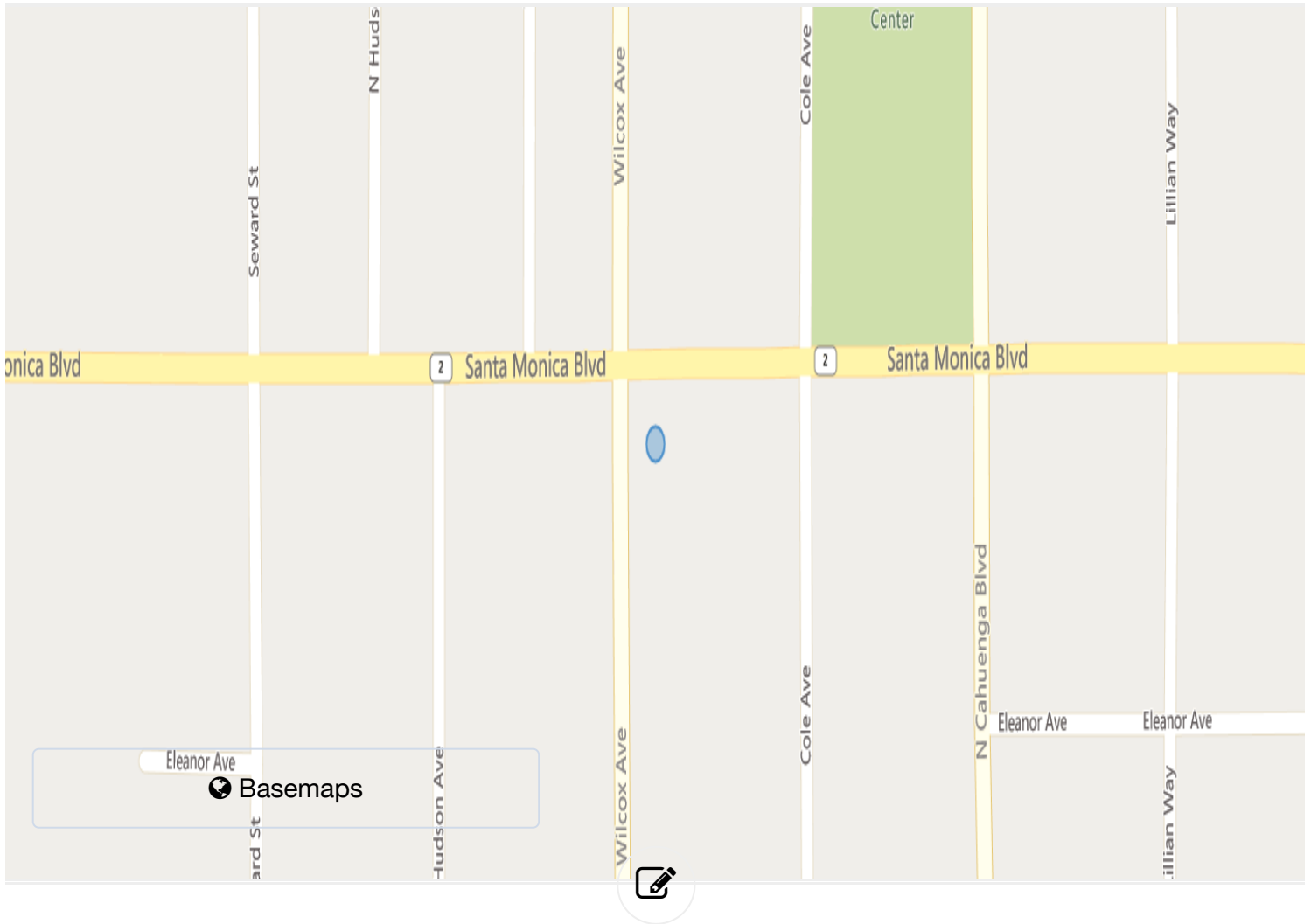
Rehersal space in 6472 Santa Monica,, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.



Second floor skylight, 2022.
Photo by Lindsay Mulcahy/L.A. Conservancy.

Complex Theatres Historic Resource

 Resource Report  Map



Resource Report

(overview)

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Complex Theatres Historic Resource

 Resource Report  Map

Resource Report

(overview)

Historic Resource Summary

Names


Complex Theatres (Primary)

Important Dates

1928-01-01 (Built Date)

Images



 Complex Theatres Historic Resource Resource Report  Map

Resource Types

Building

Architect

Builder

Owner

Location Information

Addresses


6480 W SANTA MONICA BLVD Primary
6470 W SANTA MONICA BLVD Alternative
6472 W SANTA MONICA BLVD Alternative
6474 W SANTA MONICA BLVD Alternative
1060 N WILCOX AVE Alternative
1050 N WILCOX AVE Alternative
1048 N WILCOX AVE Alternative
6464 W SANTA MONICA BLVD Alternative
6468 W SANTA MONICA BLVD Alternative
6478 W SANTA MONICA BLVD Alternative
6476 W SANTA MONICA BLVD Alternative

Location Description

No descriptions recorded

Administrative Areas

Los Angeles City Council District 13 (Council District)
Hollywood Community Plan Area (Community Plan Area)
CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL (Neighborhood Council)

 **Complex Theatres** Historic Resource Resource Report  Map

Resource Description

Classification

Type: Commercial-Retail, Retail Store Use: Historic Style: Spanish Colonial Revival

Type: California OHP Resource Attribute - HP06. 1-3 story commercial building

Features

No components recorded

Narrative Description

No description available

Alterations

Storefront altered or replaced



Resource Significance

(evaluation)

Evaluation Details

Date Evaluated

2011-03-24

Context/Theme



 Complex Theatres Historic Resource[Resource Report](#) [Map](#)

EVALUATION DETAILS

Date Evaluated

2011-03-24

Context/Theme

Commercial Development, 1850-1980

Streetcar Commercial Development, 1873-1934

Commercial

Mixed-use Commercial Strip

Eligibility Standards

- Demonstrates an important example of a mixed-use commercial building oriented to streetcar or interurban service
- Is located along or within two city blocks of a historic streetcar route
- Accommodated multiple tenants
- Was constructed during the period of significance
- Two to four stories in height
- Demonstrates a lack of designed automobile accommodation

Integrity Aspects

Feeling

Workmanship

Design

Association

Materials



Complex Theatres Historic Resource

 Resource Report  Map

Two to four acres in height

- Demonstrates a lack of designed automobile accommodation

Integrity Aspects

- Feeling
- Workmanship
- Design
- Association
- Materials
- Retains sufficient integrity to convey significance
- Location
- Setting

California Historic Resources Status Codes (explanation of codes)

- 3CS
- 5S3
- 3S

Significance Statement

Excellent example of streetcar-related commercial development in Hollywood.

Periods of Significance

From: 1928-01-01



Complex Theatres Historic Resource

 Resource Report  Map



Related Resources

(evaluation)

Related Historic Resources

None

Related Historic Districts

None

Related Activities

SurveyLA - Hollywood Survey (/reports/3ba9422f-322e-4b11-8e89-831bb87d0866) (was assessed in / assessed)

Related Historic Events

None

Related People/Organizations

Historic Resources Group (/reports/78b650f8-3024-460a-917d-6d28404abc5c) (Surveying Firm, was surveyed by / surveyed)



All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise 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, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

Lot <u>5</u> Block <u>K</u>	Lot _____ Block _____
Tract <u>George Dickerson</u>	Tract _____
<u>So Hollywood Tract</u>	_____
Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
From No. <u>On the Southeast corner of 6480 Santa Monica Blvd & Wilcox Ave.</u>	Street _____
To No. _____	Street _____

O. K. City Engineer
 O. K. City Clerk
 By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Store and Offices -
2. What purpose will Building be used for hereafter? same.
3. Owner's name John P. Black. Phone Ho 9020
4. Owner's address as above -
5. Architect's name V. Robert Harris Phone Ho 2458
6. Contractor's name None. Phone _____
7. Contractor's address _____
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.} \$ 75.00
9. Class of present Building C. No. of rooms at present _____
10. Number of stories in height Two - Size present Building 64'-0" x 108'-9"
11. State how many buildings are on this lot two -
12. State purpose buildings on lot are used for Public Garage -
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? C.

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Adding one reinforced concrete beam

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>22971</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued <u>AUG 16 1928</u>
----------------------------	--	--	--

FOR PLANS SEE

[Handwritten signatures and notes]

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Mag. Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise 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, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Form with columns: REMOVED FROM, REMOVED TO. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., Street. Includes instructions: TAKE TO Room No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY; TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY.

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Business
2. What purpose will Building be used for hereafter? Business
3. Owner's name Industrial Properties Inc. Phone 289089
4. Owner's address 4405 So Boulevard, Rm 203
5. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
6. Contractor's name Noah McEnath STATE LICENSE NO 4349 Phone DL 8426
7. Contractor's address 740 1/2 Waterloo St
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 50
9. Class of present Building Brick C No. of Rooms at present
10. Number of stories in height 2 Size present Building X
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Public assembly Room
13. What Zone is Property in? C

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Installing Steel Win 38x36 Ventilation Brick Wall East Side

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) Noah McEnath (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Table with 4 columns: PERMIT NO. 10989; Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.; Application checked and found O.K. 5-27-31 20; Stamp here when permit is issued MAY 27 1931.

Handwritten signature at the bottom of the page.

3

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE _____

REMOVED FROM		REMOVED TO	
Lot <i>Strong & Dickerson</i>	Lot _____		
<i>South Hollywood #1 lot 44</i>			
Tract <i>Block "K"</i>	Tract _____		
Present location of building } <i>6472 Santa Monica Blvd</i>	Home Number and Street		
New location of building } _____	Home Number and Street		
Between what cross streets } <i>Corner Wilcox & Santa Monica</i>	Home Number and Street		

Approved by
City Engineer _____
Deputy _____

USE INK OR INDELIBLE PENCIL

- Use of existing building *Stores & Offices* Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy *24 yrs*
- Use of building AFTER alteration or moving *Same* Families _____ Rooms _____
- Owner (Print Name) *Mack & Woods Limited* Phone _____
- Owner's Address *4413 So. Broadway P. O. L.A. 38*
- Certificated Architect _____ State License No. _____ Phone _____
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor *Scott Construction Corp* State License No. _____ Phone _____
- Contractor's Address *636 So. Burnside Ave LA-36*
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) \$ *370.00*
- State how many buildings NOW } *One* on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building *75 x 100* Number of stories high *2* Height to highest point *35'*
- Material Exterior Walls *Plaster* Exterior framework *Wood*
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:
*Adding two partition walls - Plaster on both sides - No structural changes
All work done on second floor of building*

Fill in Application on other Side and Sign Statement (Over)

FOR DEPARTMENT USE ONLY					
PERMIT No. <i>20380A</i>	Inside Lot	Key Lot	Lot Size	_____ Ft. rear alley	_____ Ft. side alley
	Corner Lot	Corner Lot Keyed			
PLANS <i>[Signature]</i>	Plans and Specifications checked		_____	_____	Inspector
	Corrections verified		_____	_____	
	Plans, Specifications and Application rechecked and approved		Application checked and approved		Inspector
	For Plans fee	Paid with	Continued Inspection	Specialty Required	
				Valuation Included Yes- No	

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 4
Tract Strong & Dickinson Hollywood #1
Location of Building 6470 SANTA MONICA BL
(House Number and Street)
Between what cross streets WILSON & CULVER

Approved by
City Engineer
[Signature]
Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building OFFICE (General Office) Families _____ Rooms 2
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 4 yrs
3. Use of building AFTER alteration or moving OFFICE Families _____ Rooms _____
4. Owner MACK & WAID LTD Phone MU 5521
(Print Name)
5. Owner's Address 437 S. Hill St P. O. P. O.
6. Certificated Architect _____ State License No. _____ Phone _____
7. Licensed Engineer _____ State License No. _____ Phone _____
8. Contractor E. J. BREWER State License No. 65667 Phone RE 6196
9. Contractor's Address 1624 W 23rd St
10. VALUATION OF PROPOSED WORK \$ 400
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)
11. State how many buildings NOW } 1 - STORE
on lot and give use of each. } (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 17 x 60 Number of stories high 2 Height to highest point 30'
13. Material Exterior Walls STUCCO Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:
Install portable partitions to make 3 Offices 1st floor

NEW CONSTRUCTION

15. Size of Addition x _____ Size of Lot x _____ Number of Stories when complete _____
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists x _____
17. Size of Studs x _____ Material of Floor _____ Size of Rafters x _____ Type of Roofing _____

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

Sign here [Signature]
By (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING Receipt No. <u>1806</u> Valuation \$ <u>400</u> Fee Paid \$ <u>1</u>		(2) REINFORCED CONCRETE Bbls. _____ Cement _____ Tons of Reinforcing Steel _____		(3) The building referred to in this Application will be more than 100 ft. from _____ Street Sign here _____ Owner or Authorized Agent	
TYPE <u>III</u>	GROUP <u>5</u>	Maximum No. Occupants _____	Inside Lot _____ Corner Lot _____	Key Lot _____	Lot Size <u>54.6 x 148</u>
PERMIT No. <u>23237</u>	Plans and Specifications checked _____	Zone <u>C-3</u>	Fire District <u>80'</u>	District Map No. <u>4669</u>	Fee <u>3</u>
PLANS	Correction Verified _____	Bldg. Line _____	Street Widening _____	Stamp here when Permit is Issued <u>SEP 3 1946</u>	Inspector _____
	Plans, Specifications and Application rechecked and approved _____	Application checked and approved _____	Continuous Inspection _____	SPRINKLER Specified-Required Valuation Included Yes- No	

SANTA MONICA BLVD

EXIST
OLD

812

1414

1811

09

811

13°

48° 13°

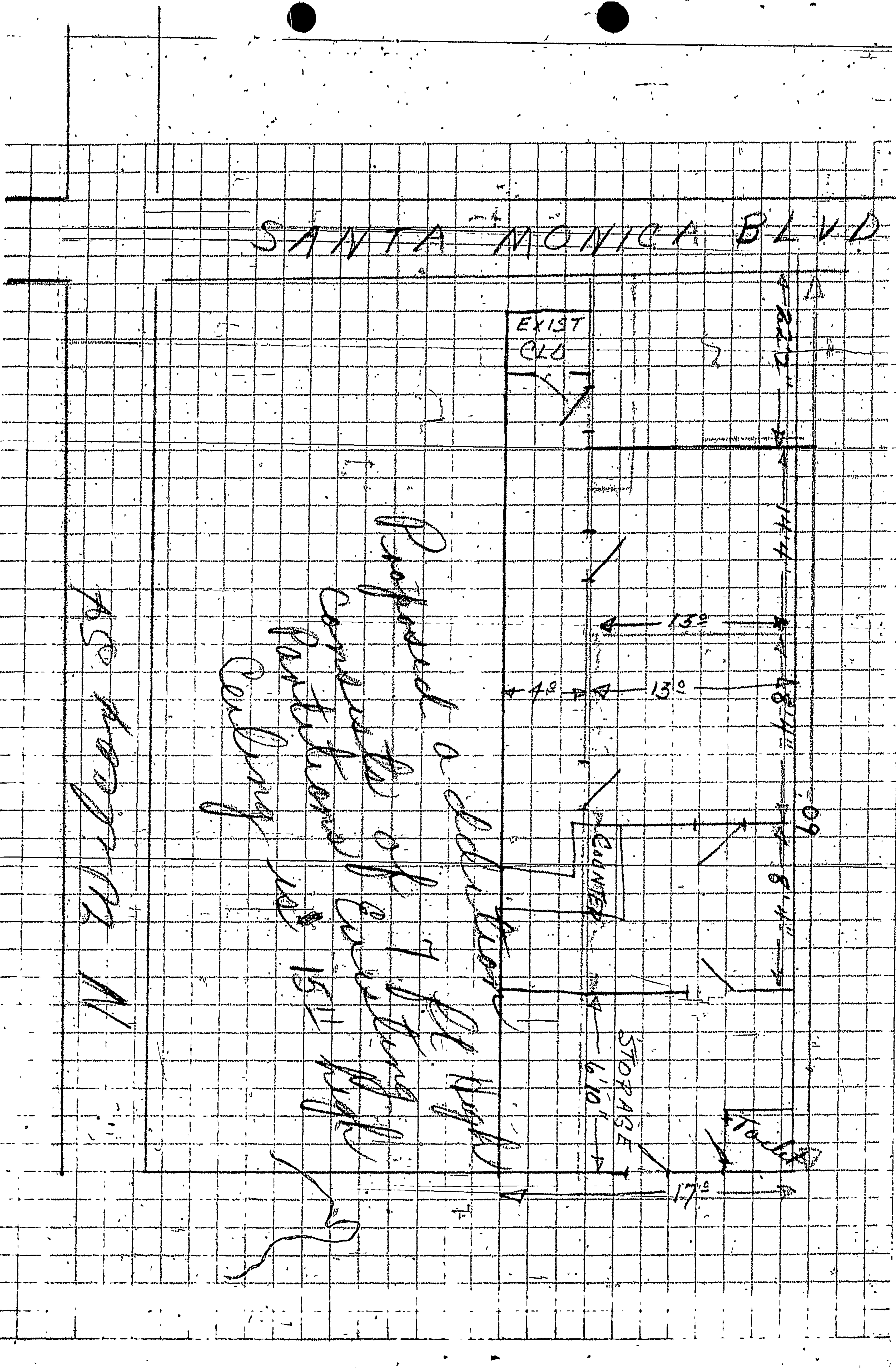
COUNTER

STOPPAGE
6'10"

17°

Proposed a double turn
around the old building
partially on 15th block
and along 15th block

750 1/2 way N



3

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

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 5 Block K
Tract Tracy & Dickerson South Hollywood No. 1
Location of Building 6474 Santa Monica Blvd
Between what cross streets Wilcox & Cole
Approved by City Engineer [Signature] Deputy

1. Present use of building OFFICE & WAREHOUSE Families _____ Rooms _____
2. State how long building has been used for present occupancy 10 YRS.
3. Use of building AFTER alteration or moving SAME Families _____ Rooms _____
4. Owner WILLIAM D. VARNER Phone _____
5. Owner's Address 6474 Santa Monica Blvd L.A. Calif.
6. Certificated Architect JACK H. McDONALD State License No. C-517 Phone TR. 7347
7. Licensed Engineer _____ State License No. _____ Phone _____
8. Contractor BUTTRESS & McCLELLAN State License No. 9320 Phone _____
9. Contractor's Address 1017 E. 82 St. L.A.

VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein. 300.00

11. State how many buildings NOW on lot and give use of each. OFFICE & WAREHOUSE
12. Size of existing building x Number of stories high 1 Height to highest point 16'
13. Material Exterior Walls MASONRY Exterior framework STEEL
14. Describe briefly all proposed construction and work: 2000 Beaming REMOVE 2 EXISTING DRY PARTITIONS INCREASE TWO PARTITIONS FROM 4' TO 9' & INSTALL ACUSTICAL CEILING. Also over ceiling not to be used for storage purposes

NEW CONSTRUCTION
15. Size of Addition x Size of lot x Number of stories when complete
16. Footing: Width _____ Depth in Ground _____ Width of Wall 5' Size of Floor Joists x
17. Size of Studs _____ Material of Floor _____ Size of Rafters _____ Type of Roofing _____

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

Sign here BUTTRESS & McCLELLAN (Contractor or Authorized Agent) By [Signature]

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY
PLAN CHECKING
CHANGE OF OCCUPANCY
FEE S
Bldg. Per 2.50
Area of Bldg. Sq. Ft.
Date
Receipt No.
Valuation \$ 300
Fee Paid \$ 1.10
Total 2.50
TYPE GROUP Maximum No. Occupants
REINFORCED CONCRETE
PERMIT No. LA 1000
PLANS
APPROVED AND APPROVED
JAN 18 1950

SANTA MONICA BLVD

32'-6"

11'-0"

11'-0"

11'-0"

8' HIGH PARTITIONS

OFFICE

DRY WALL

NOTE: ALL PARTITIONS

OFFICE

REMOVE PARTITION

8' HIGH PARTITION

TO 4'-0" (EXISTING)

HEIGHT FROM 8'-0"

OFFICE

8' HIGH PARTITIONS

OFFICE

WAREHOUSE AREA

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 4 & 5	BLK. K	TRACT Strong & Dickerson So. Hollywood No. 1	DIST. MAP 4669
2. BUILDING ADDRESS 6468 (80 Santa Monica Blvd.		APPROVED RB	ZONE M-1
3. BETWEEN CROSS STREETS Wilcox AND Cole		FIRE DIST. II 60/80	
4. PRESENT USE OF BUILDING Stores & offices	NEW USE OF BUILDING same & Electronics		INSIDE Kshop
5. OWNER Morris Spivak	PHONE TE06378		COR. LOT REV. COR. X
6. OWNER'S ADDRESS 6717 Leland Way	P.O. Hollywood	ZONE 28	LOT SIZE 109 x 14
7. CERT. ARCH. Kenneth N Lind	STATE LICENSE AIA 257	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG LINE
9. CONTRACTOR Miller Slade Const. Co.	STATE LICENSE 146462	PHONE OL 31644	AFFIDAVITS
10. CONTRACTOR'S ADDRESS 8354 W 2 3rd St.		P.O. L. A.	ZONE 48
11. SIZE OF EXISTING BLDG. 60 x 109	STORIES 2	HEIGHT 30'	NO OF EXISTING BUILDINGS ON LOT AND USE 2 stores, office, factory N.C.
12. MATERIAL EXT WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> SPRINKLERS <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONG. <input type="checkbox"/> OTHER <input type="checkbox"/> ROOFING <input checked="" type="checkbox"/> REQ'D. SPECIFIED X	DISTRICT OFFICE L. A.		

VALIDATION 1.A64785	CASHIER'S USE ONLY	
TYPE III-A	GROUP G-1	MAX. OCC N.C.
INSPECTOR	P.C. \$15.00	S.P.C.
	B.P. 20.00	I.F.
	O.S.	C/O
	EB-26-57 10720	C - 2 CK 15.00
	EB-26-57 10721	C - 1 CK 20.10

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 5700.00	DWELL. UNITS
14. SIZE OF ADDITION None (all Interior)	STORIES HEIGHT	VALUATION APPROVED Raymond
15. NEW WORK: EXT. WALLS Heating, plg, elect., painting	ROOFING partitions, non structural	APPLICATION CHECKED Oshizawa
		PLANS CHECKED Raymond
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED 11
SIGNED Miller Slade Const. Co. Gilbert Miller Pres.		PLANS APPROVED N. Smith
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED J. H.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 4 & 5	BLK. K	TRACT Strong & Dickensons Tr	DIST. MAP
2. BUILDING ADDRESS 6468-80 Santa Monica Blvd.		APPROVED	ZONE
3. BETWEEN CROSS STREETS Wilcox		AND	FIRE DIST.
4. PRESENT USE OF BUILDING Stores	NEW USE OF BUILDING same		INSIDE KEY
5. OWNER Mr. Morris Skivak	PHONE		COR. LOT REV. COR. LOT. SIZE
6. OWNER'S ADDRESS 9724 Kirkside Ave., L. A. 35	P.O.	ZONE	
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR E. W. McCoy	STATE LICENSE	PHONE	
10. CONTRACTOR'S ADDRESS 2909 So. Main	P.O.	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA
12. MATERIAL EXT. WALLS:	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO	<input type="checkbox"/> METAL <input checked="" type="checkbox"/> BRICK	<input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE
			ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONC.
			<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER
			ROOFING comp
			SPRINKLERS REQ'D. SPECIFIED

3 6468-80 Santa Monica

DISTRICT OFFICE

VALIDATION TA67231	AR-2757	16962	CASHIER'S USE ONLY B - 2 CK	2.00
TYPE IIIA	GROUP G-1	MAX. OCC. No Change	AR-2757	16963
			B - 1 CK	6.00
C. OF O. ISSUED				
INSPECTOR	P.C. 2.00	S.P.C.	B.P. 6.00	I.F. O.S. C/O

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1000.00	DWELL. UNITS
14. SIZE OF ADDITION STORIES HEIGHT	VALUATION APPROVED <i>Takaluis</i>
15. NEW WORK: EXT. WALLS ROOFING Parapet corr. along Wilcox, Santa Monica and exit area	APPLICATION CHECKED <i>Takaluis</i>
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. SIGNED This Form When Properly Validated is a Permit to Do the Work Described.	PLANS CHECKED <i>Takaluis</i>
	CORRECTIONS VERIFIED <i>Schuster</i>
	BEANS APPROVED <i>Schuster</i>
	APPLICATION APPROVED <i>Schuster</i>
	PARKING SPACES GUEST ROOMS FILE WITH CONT. INSP.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT	DIST. MAP
4 x 5	K	Street Dickinsons South Hollywood	4669
2. BUILDING ADDRESS	APPROVED	ZONE	
6472 Santa Monica Blvd.	AAJ	M-1	
3. BETWEEN CROSS STREETS	AND	FIRE DIST.	
Cole	Wilcox	II	
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING	KEY	
School	School	(INSIDE)	
5. OWNER	PHONE	COR LOT	
California Air College		(REV. COR)	
6. OWNER'S ADDRESS	P.O.	ZONE	LOT SIZE
6472 Santa Monica Blvd.			57.5 x 177.79
7. CERT ARCH	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY
			X
9. CONTRACTOR	STATE LICENSE	PHONE	SIDE ALLEY
Sign Maintenance, Inc.	158414	We. 37121	X
10. CONTRACTOR'S ADDRESS	P.O.	ZONE	BLDG LINE
7262 Melrose Ave.	L.A. 46		X
11. SIZE OF EXISTING BLDG	STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE
45' x 120'	1	25'	
12. MATERIAL	WOOD	METAL	CONC. BLOCK
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE
			ROOF CONST
			<input type="checkbox"/> WOOD
			<input type="checkbox"/> CONC.
			<input type="checkbox"/> STEEL
			<input type="checkbox"/> OTHER
			ROOFING
			SPRINKLERS REQ'D. SPECIFIED
3	6472 Santa Monica Blvd.		DISTRICT OFFICE
			L.A.

VALIDATION	CASHIER'S USE ONLY
LAB8715	
TYPE	MAX. OCC
WALL SIGN	
APR-24-57	23214
	C - 1 CK
	3.50
C. OF O. ISSUED	
INSPECTOR	
P.C. / NONE	S.P.C.
450.00	
	B.P. 1350
	I.F.
	O.S.
	C/O

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	DWELL UNITS
\$ 200000	
14. SIZE OF ADDITION	STORIES
	HEIGHT
	VALUATION APPROVED
15. NEW WORK: EXT WALLS	ROOFING
2' x 45' - 90 sq. ft.	
Metal Neon Sign Wall	APPLICATION CHECKED
	PLANS CHECKED
	FILE WITH

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

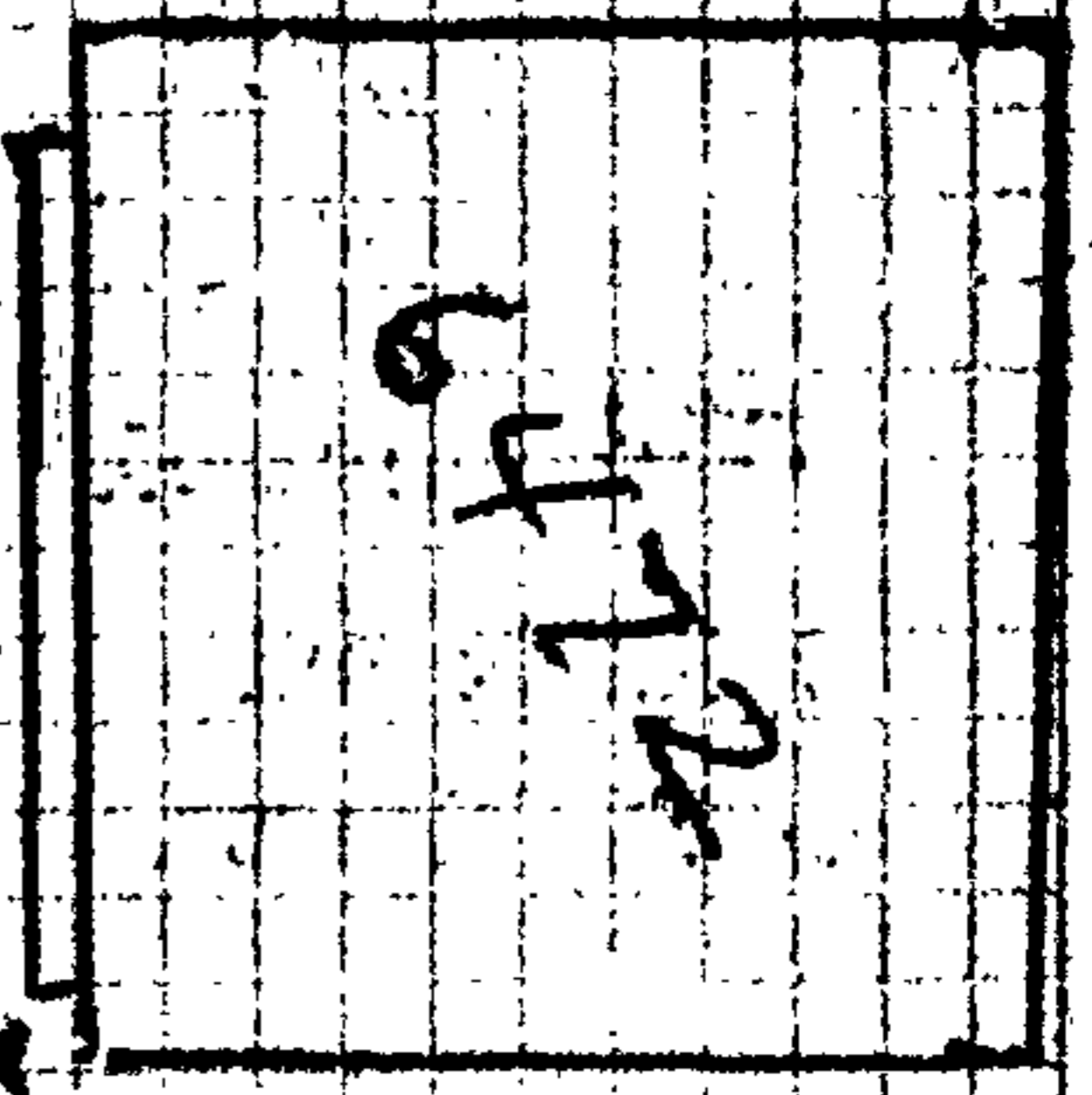
SIGNED: Helen Avery Agent

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

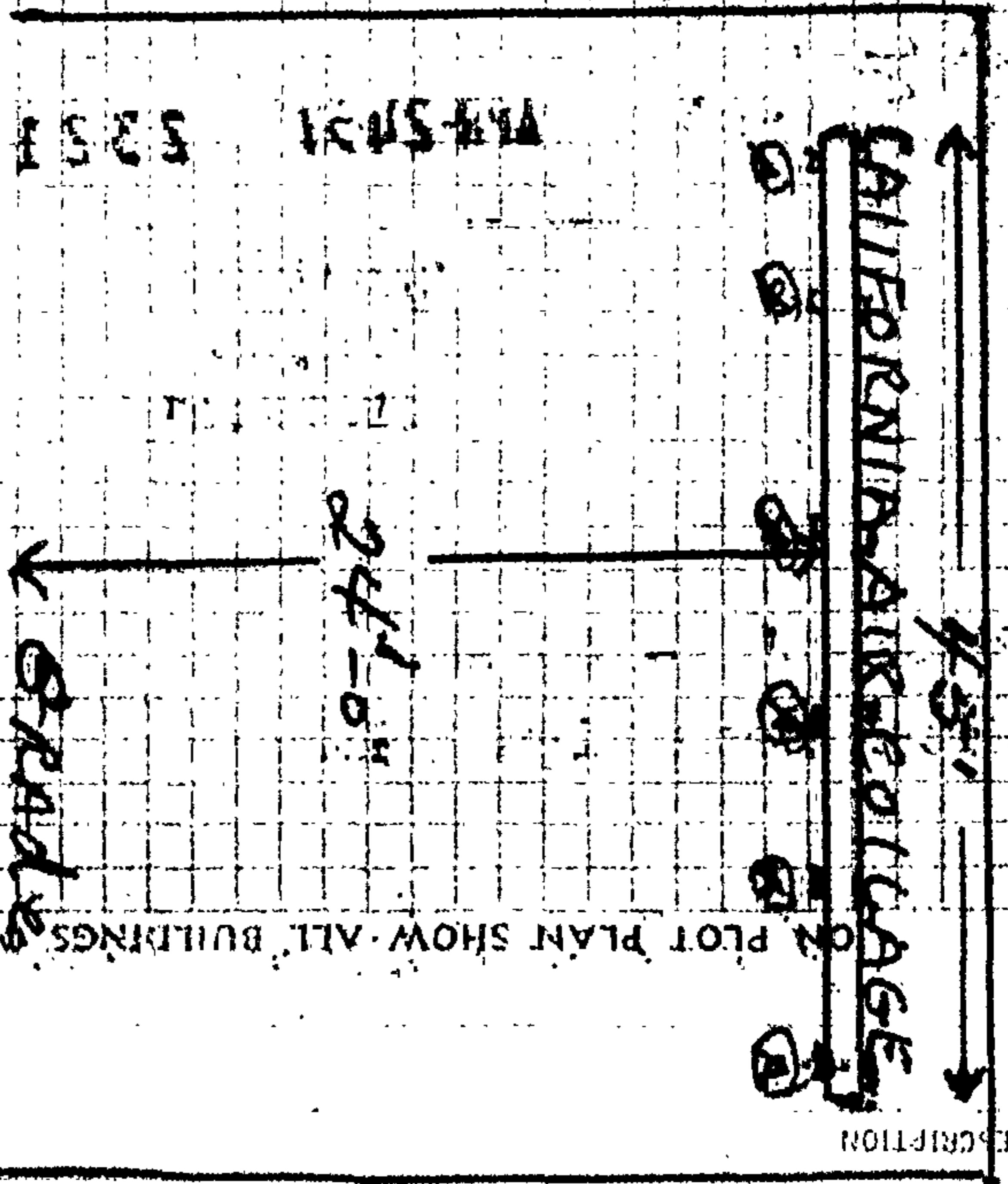
APPROVED: J.M. Lewis

MATERIALS ACCOMMODATION

LEGAL DESCRIPTION



SIGN
12" PIPING
SANTA MONICA BLVD.



13' x 24' - 0"

SPREADER



METAL UP FROM
PROFS MIN 2EA.

①

= 24" x 22" x 1/4" x 1200 W/

1/2" x 4" rods 5 @ 3" shields (star
(Rampin))
INTS Reinforced concrete with
Pre. Rod. 6" TOP & 6"
Bottom of SIGN FACEWAY.

SIGN NOT TO BE WITHIN 5' OF FREEWAY OR
VISIBLE FROM STATE.

ON PLOT PLAN SHOW ALL BUILDINGS IN 10' AREAS OF EACH

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT 5, BLK. K, TRACT STRONG & DICKINSON'S S. HOLLYWOOD #1, DIST. MAP 4669, 2. BUILDING ADDRESS 6480 Santa Monica Blvd., APPROVED RJA, ZONE M-1-2, 3. BETWEEN CROSS STREETS Wilcox Ave. AND Cole Ave., FIRE DIST. II, 4. PRESENT USE OF BUILDING Store, NEW USE OF BUILDING Same, INSIDE, 5. OWNER P & J Liquors, PHONE, KEY COR. LOT, 6. OWNER'S ADDRESS Same, P.O., ZONE, REV. COR., LOT SIZE 54.5 x 148, 7. CERT. ARCH., STATE LICENSE, PHONE, 8. LIC. ENGR., STATE LICENSE, PHONE, REAR ALLEY, SIDE ALLEY X, 9. CONTRACTOR Dunbar Neon Maintenance, STATE LICENSE 99252, PHONE Ho. 22211, BLDG. LINE, 10. CONTRACTOR'S ADDRESS 6625 Santa Monica Blvd Hollywood, P.O., ZONE, AFFIDAVITS, 11. SIZE OF EXISTING BLDG. 35' x 35', STORIES 1, HEIGHT 23', NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Store, X

SEWER (Available) (Not Available)

3 6480 Santa Monica Blvd., DISTRICT OFFICE L.A., 12. MATERIAL WOOD, METAL, CONC. BLOCK, ROOF WOOD, STEEL, SPRINKLERS REQ'D. SPECIFIED, EXT. WALLS: STUCCO, BRICK, CONCRETE, CONST. CONC., OTHER, 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 700.00, BLDG. AREA, 14. SIZE OF WORK CONCRETE, STORIES, HEIGHT, VALUATION APPROVED, DWELL. UNITS, 1-18" x 7" Proj. & 2-4" x 16" Wall Kending, 15. NEW WORK: (Describe) EXT. WALLS, ROOFING, SIGNS, APPLICATION CHECKED, SPACES PARKING, PLANS CHECKED, GUEST ROOMS, CORRECTIONS VERIFIED, FILE WITH, PLANS APPROVED, CONT. INSP., APPLICATION APPROVED Kending, INSPECTOR

CRITICAL SOIL

TYPE: Wall sign, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P. 50, I.F., O.S., C/O

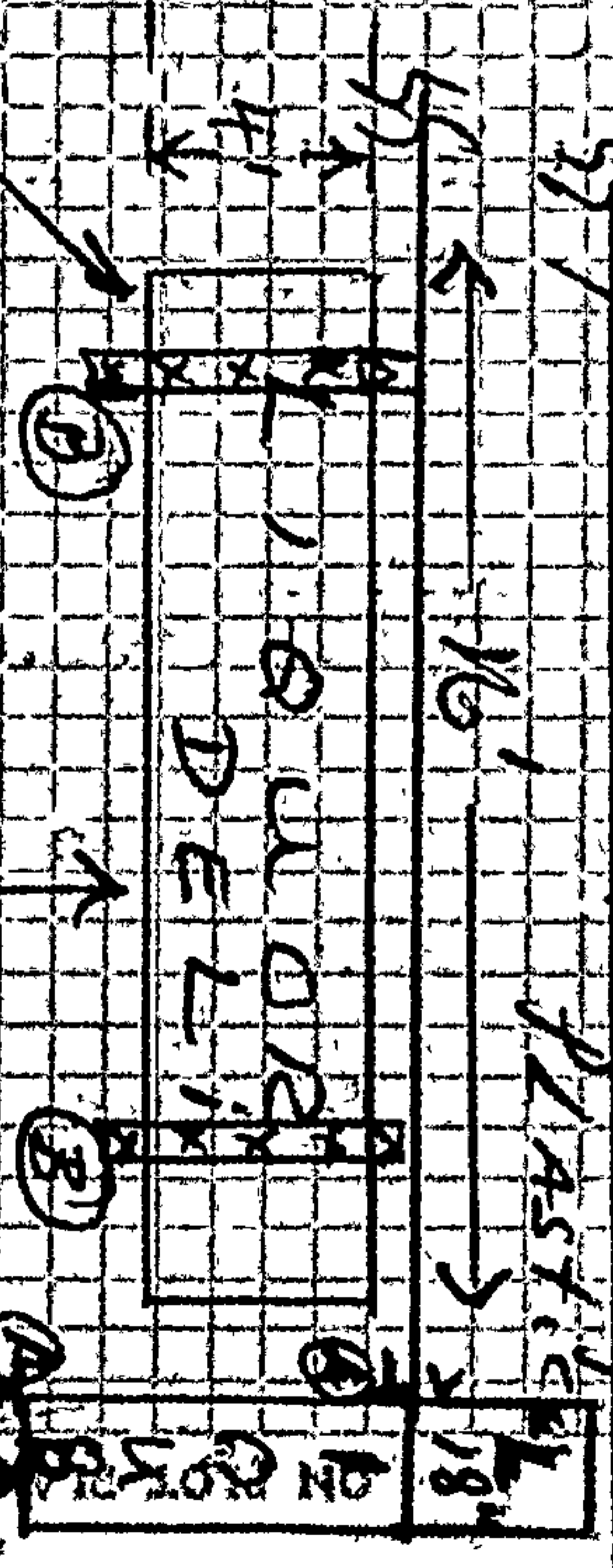
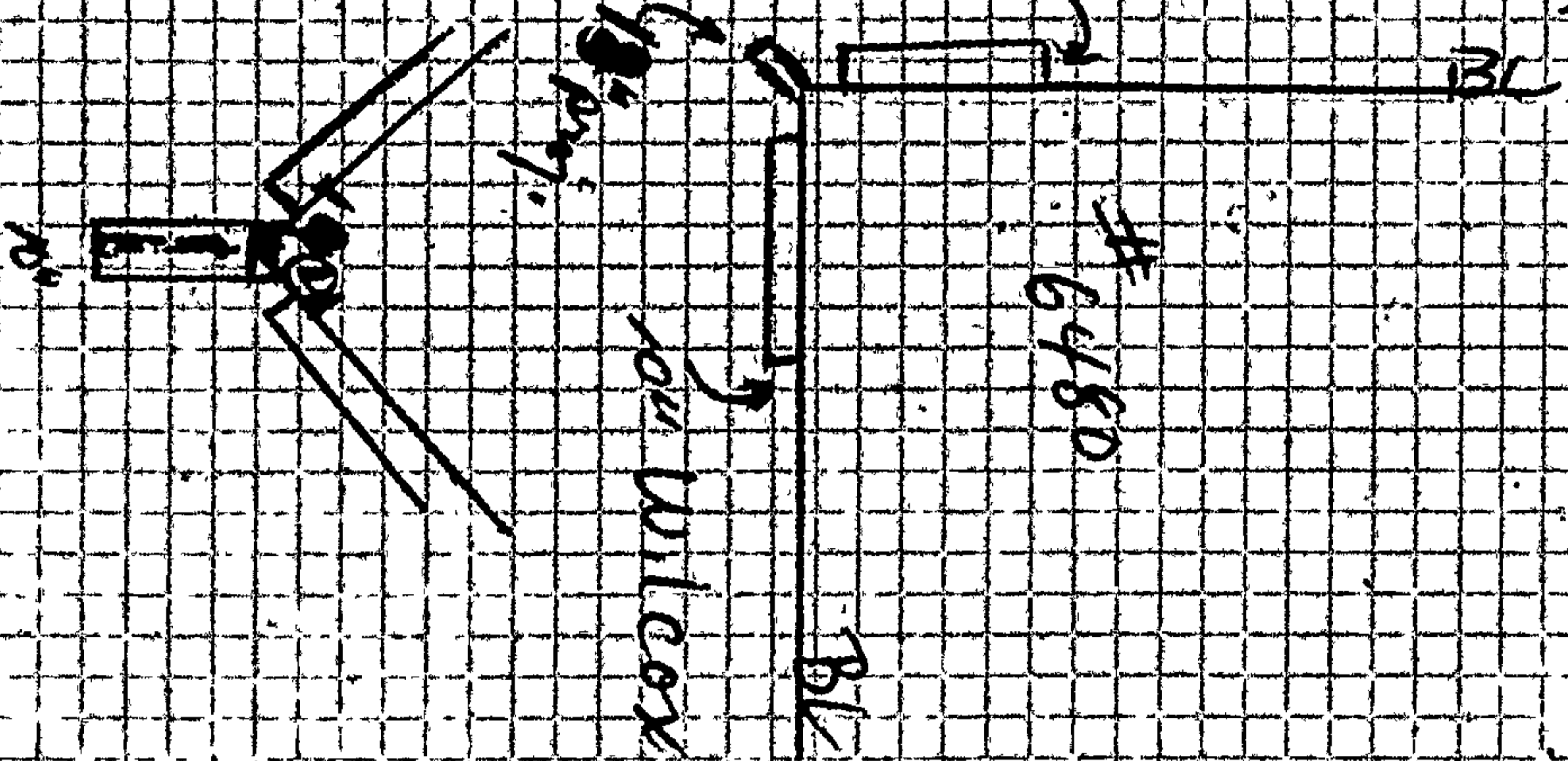
CASHIER'S USE ONLY LA 7-1255 SEP-27-60 62694 B-1CS 4.50 P.C. No. GRADING CRIT. SOIL CONS.

5/21/21 METAL'S APPROVED TYPE PLASTIC

SANTA MONICA
CALIF.

Dist Plan

6480



2 SIGMA
ALIKE

GRADE

① = 2" x 2" x 1/4" L BRONZE / 1/2"

4" Lags & Shields (STAR
TAMP)

INTO REINFORCED WALL

② = SAME AS ① = W / 6-1/2" x 8"

4" Lags & Shields INTO WALL
PRE. BOARD

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

260

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	4	K	TRONG & DICKINSON'S	MHB
2. BUILDING ADDRESS	6468-80 SANTA MONICA BLVD.			DIST. MAP
3. BETWEEN CROSS STREETS	SANTA MONICA COLE AVE AND WILCOX AVE			4669
4. PRESENT USE OF BUILDING	STORES			ZONE
NEW USE OF BUILDING	LIQUOR & DELICATESSEN			M-1-2
5. OWNER'S NAME	M. SPIVAK			FIRE DIST.
OWNER'S ADDRESS	9724 KIRKSIDE ROAD L.A.			II 80'
6. CERT. ARCH.	None			INSIDE
7. LIC. ENGR.	None			KEY
8. CONTRACTOR	owner			COR. LOT
9. CONTRACTOR'S ADDRESS				REV. COR.
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
100 x 58	2	18	2 COMMERCIAL	
3 6468-80 Santa Monica Blvd.				DISTRICT-OFFICE
				LA.
12. MATERIAL	WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/>			ROOF
EXT. WALLS	STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/>			WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/>
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				VALUATION APPROVED
\$ 200.00				APPLICATION CHECKED
14. SIZE OF ADDITION				PLANS CHECKED
19 x 60				CORRECTIONS VERIFIED
15. NEW WORK: (Describe)				PLANS APPROVED
CHANGE OF OCCUPANCY Comply with FILE NUMBER X 31383 Bldg Regs.				APPLICATION APPROVED
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				INSPECTOR
Signed: <i>Jules Bolten</i>				SKOMSVOLD
This Form When Properly Validated is a Permit to Do the Work Described				CONS. BUREAU
				CONT. INSP.
				COMMERCIAL

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

NOV-15-60 73751 NL - 1 CS 2.00

LA 74808

P.C. No. OCT-13-60 GRADING 66462 CRIT. SOIL 3 B 18 - CK CONS. 25.00

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR. LOT 5 BLK. K TRACT Strong & Dickinson Subd. of Hollywood NO. 1 ADDRESS APPROVED MHB
2. BUILDING ADDRESS 6474 & 6476 Santa Monica Blvd. DIST. MAP 4669
3. BETWEEN CROSS STREETS Wilcox Ave. AND Cole Ave. ZONE M-2-2
4. PRESENT USE OF BUILDING Light Industrial NEW USE OF BUILDING Same FIRE DIST. II/60/80
5. OWNER'S NAME D. Calicchio PHONE HO. 22941 INSIDE KEY
6. OWNER'S ADDRESS Same as above P.O. ZONE COR. LOT REV. COR. XX LOT SIZE
7. CERT. ARCH. STATE LICENSE PHONE BLDG. LINE
8. LIC. ENGR. J. J. Christie 11523 341-5190 STATE LICENSE PHONE
9. CONTRACTOR STATE LICENSE PHONE REAR ALLEY SIDE ALLEY
10. CONTRACTOR'S ADDRESS P.O. ZONE BLDG. LINE
11. SIZE OF EXISTING BLDG. STORIES 2 HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA
93+x28+ 2

3 6474 & 6476 Santa Monica Blvd. DISTRICT OFFICE LA

12. MATERIAL [] WOOD [] METAL [] CONC. BLOCK ROOF [X] WOOD [] STEEL ROOFING [] SPRINKLERS REQ'D. SPECIFIED
EXT. WALLS: [] STUCCO [] BRICK [] CONCRETE CONST. [] CONC. [] OTHER

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1800 VALUATION APPROVED AFFIDAVITS

14. SIZE OF ADDITION NONE STORIES 2 HEIGHT 16 APPLICATION CHECKED Miller

15. NEW WORK: EXT. WALLS ROOFING PLANS CHECKED DWELL. UNITS

Addition of 2 story rm. & mezz within exist. 32x62 store.

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

Signed John J. Christie INSPECTOR

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

TYPE III-A GROUP G-1 MAX. OCC. 3 P.C. No. 14815 G.P.I. 920 I.F. O.S. C/O

CHIEF'S USE ONLY JUN-22-62 457200 B-2 CK 3.20 JUL--9-62 47760 B-2 CK 1.60 GRADING X CRIT. SOIL X CONS. X

SEWER (Available) (Not Available)

CRITICAL SOIL

(See Sec 91.0202 L.M.C.)
work is performed in the property or soil upon which the
condition is the property or soil upon which the
warranty of any work described in the performance
department, officer or employee thereof make any
Neither the City of Los Angeles, nor any board,
be provided as authority or permit, nor shall it
authorization of the work is specified herein. This
the issuance of which is not an approval or an
application for inspection.

ON LOT PLAN FOR U.T.D. SECTION FOR AND LIST OF EACH

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

1. LEGAL DESCR.	LOT	BLK	TRACT	CENSUS TRACT
	5	K	Strong & Dickenson	1918
2. TYPE OF SIGN OR NEW WORK				DIST. MAP
192 Double Faced Sign Projecting Sign				4669
3. JOB ADDRESS				ZONE
6474 Santa Monica Blvd.				M1F2
4. BETWEEN CROSS STREETS				FIRE DIST.
Cade AND Wilcox				Two
5. OWNER'S NAME			PHONE	LOT (TYPE)
Hollywood Bookbinding				Rev Cor
6. OWNER'S ADDRESS		P.O. BOX	ZIP	LOT SIZE
6474 Santa Monica Blvd.				54.5 X 148.33
7. ARCHITECT OR ENGINEER		STATE LICENSE NO.		PHONE
8. CONTRACTOR		STATE LICENSE NO.		PHONE
National Neon Products		223399		656-6501
9. LENDER		BRANCH		ADDRESS
10. SIZE OF SIGN		HEIGHT ABOVE GRADE		TOTAL COPY AREA
2 1/2 x 8		10 20 FT. ROOF FT.		40
11. ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/>				
NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input checked="" type="checkbox"/> FLASHING <input type="checkbox"/> OTHER.....				
12. MATERIAL OF CONSTRUCTION		SUPPORTING FRAME		FRAME OF SURFACE
		metal		metal
				SURFACE OF SIGN
				plastic

13. JOB ADDRESS				DISTRICT OFFICE
6474 Santa Monica Blvd.				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.				GRADING
\$ 500.00				
15. SIZE OF EXISTING BUILDING		TYPE	STORIES	EXT. WALLS
				F & S
				ROOF CONST.
				HIGHWAY DED.
				Yes

16. TYPE OF SIGN OR NEW WORK				CONS.	
Double Faced Sign					
FREEWAY CLEARANCE		NOT REQUIRED <input type="checkbox"/>		INSPECTION ACTIVITY	
REQUIRED <input type="checkbox"/>				COMB. GEN. MA.S. CONS.	
FREEWAY CLEARANCE		FLASHING LIGHTS		FREEWAY CHECKED	
		Yes <input type="checkbox"/> No <input type="checkbox"/>		PLANS CHECKED	
MOVING PARTS		ANIMATIONS		PLANS APPROVED	
Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>		DATE	
OTHER		SIGN REQUIRES:		4-6-70	
		TRAFFIC APPROVAL <input type="checkbox"/>		INSPECTOR	
		BOARD APPROVAL <input type="checkbox"/>		I	
P.C. No.		CONT. INSP.		APPLICATION APPROVED	
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.
250			385		
					C/O
					TYPIST

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

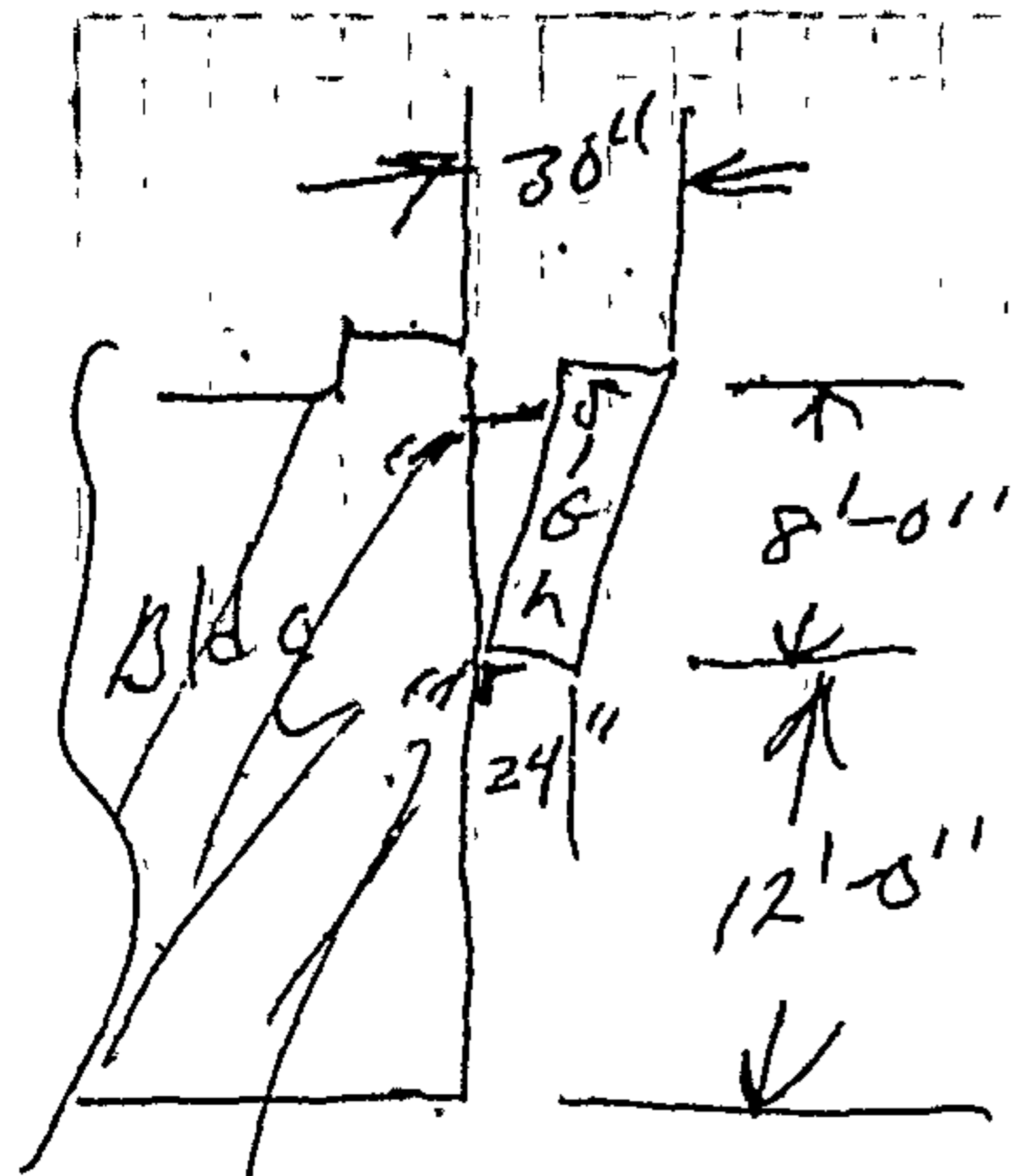
CASHIER'S USE ONLY	APR--6-70	17444	5	• 6482	X — 6 CK	2.50
	APR--6-70	17445	5	• 6482	X — 1 CK	3.85

STATEMENT OF RESPONSIBILITY

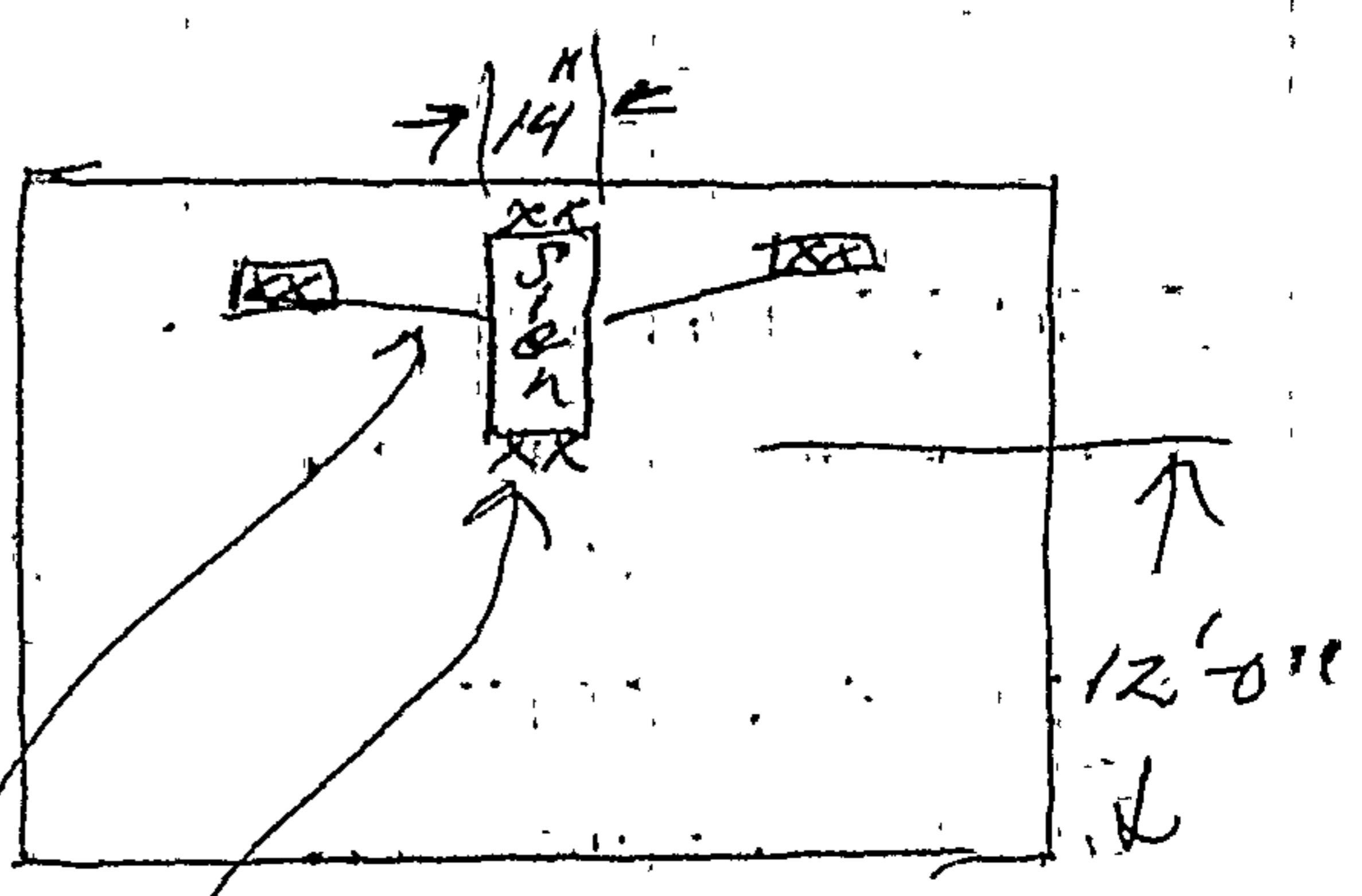
I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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

Signed	<i>Joseph P. Lander</i>	Name		Date	4/6/70
Bureau of Engineering	ADDRESS APPROVED				
	HIGHWAY DEDICATION REQUIRED				
	COMPLETED				
Municipal Arts Commissioners	APPROVED FOR ISSUE				
Board of Building Safety Commissioners	APPROVED FOR ISSUE				
Traffic	APPROVED FOR ISSUE				
Planning	APPROVED UNDER CASE #				
Conservation	APPROVED FOR ISSUE				
	FILE #				

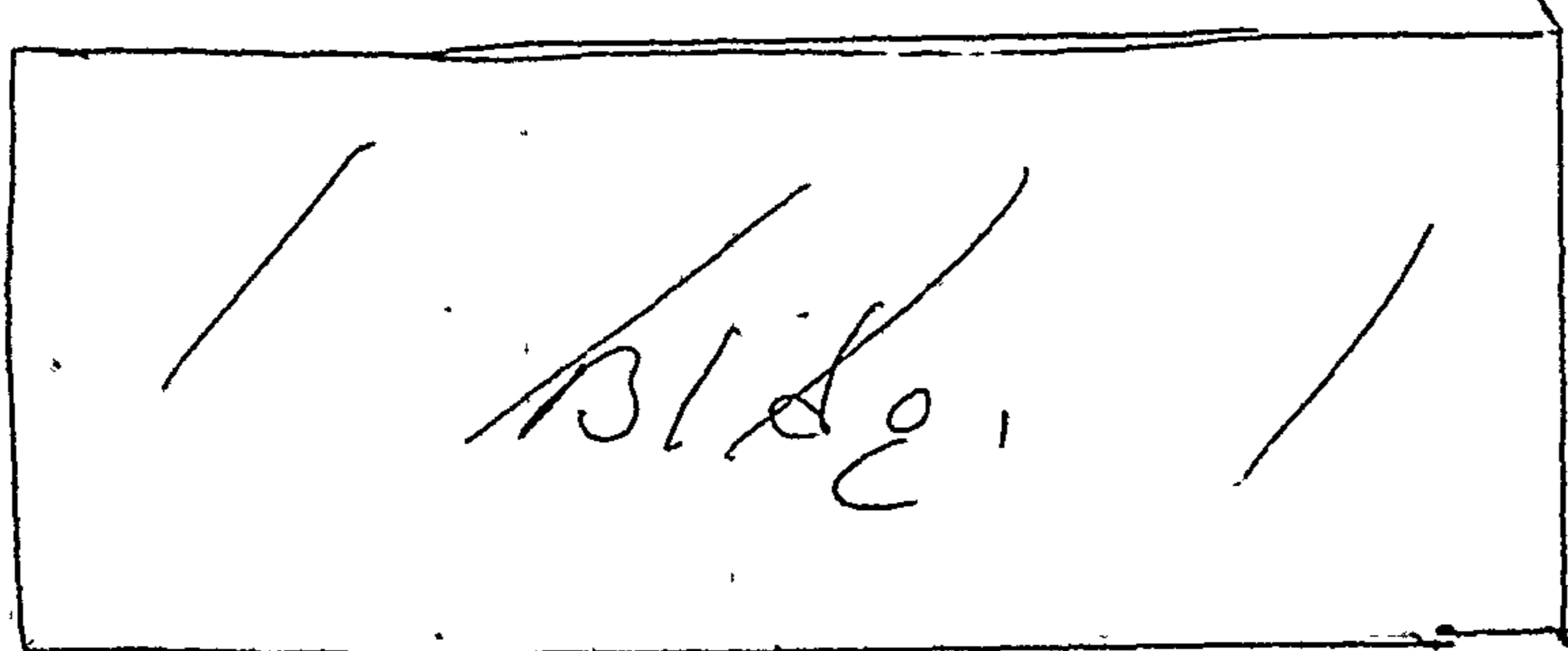


TYP 1/2" X 4" Lags
into studs. (4)



TYP (2) ea 1/2" X 4" Lags
into studs.
MAX. PROJECTION
30" AT 14'-0"

1/4" 7-strand gal. cable



← sign

... this sign
location. ... Santa Monica Blvd.
revealed and the sign required to be altered or removed
should field inspection reveal freeway visibility.

Signed _____
Owner or Authorized Agent

STATE OF CALIFORNIA
OUTDOOR ADVERTISING ACT
1967

A permit from the Department of Public Works of the State of California will be required prior to the erection of any sign within 650 feet of the edge of the right-of-way of and visible from a primary or interstate highway unless the sign is used exclusively

- a) To advertise the sale or lease of the property upon which the advertising display is placed, or
- b) To identify the name of the owner or recipient of the premises or to identify the premises, or
- c) To identify the name of the person or organization which is the subject of the advertising display.

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

1.	LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT	
		5	K	50 - Hollywood	1918	
2.	TYPE OF SIGN OR NEW WORK				DIST. MAP	
	19 Projection Sign				4669	
3.	JOB ADDRESS				ZONE	
	6474 Santa Monica Blvd.				M1-2E	
4.	BETWEEN CROSS STREETS				FIRE DIST.	
	Wilcox AND Cole				TL	
5.	OWNER'S NAME		PHONE		LOT (TYPE)	
	Hollywood Bookbinding				CORNER	
6.	OWNER'S ADDRESS		P.O. BOX	ZIP	LOT SIZE	
	6474 Santa Monica Blvd.				54.5 x 148.33	
7.	ARCHITECT OR ENGINEER		STATE LICENSE NO.	PHONE		
8.	CONTRACTOR		STATE LICENSE NO.	PHONE	ALLEY	
	National Neon Products		223399	656-6501	None	
9.	LENDER	BRANCH	ADDRESS		BLDG. LINE	
10.	SIZE OF SIGN	HEIGHT ABOVE GRADE	ROOF	TOTAL COPY AREA	AFFIDAVITS	
	20"x6"	2 1/2 FT.	2 FT.	16		
11.	ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/>					
	NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input checked="" type="checkbox"/> FLASHING <input type="checkbox"/> OTHER.....					
12.	MATERIAL OF CONSTRUCTION	SUPPORTING FRAME	FRAME OF SURFACE	SURFACE OF SIGN		
		Metal	metal	plastic		
13.	JOB ADDRESS				DISTRICT OFFICE	
	6474 Santa Monica Blvd.				L.A.	
14.	VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.				GRADING	
15.	SIZE OF EXISTING BUILDING	TYPE	STORIES	EXT. WALLS	ROOF CONST.	
				F & S		
16.	TYPE OF SIGN OR NEW WORK				HIGHWAY DED.	
	Double Faced Projecting Sign				YES	
	FREEWAY CLEARANCE	NOT REQUIRED <input type="checkbox"/>	INSPECTION ACTIVITY		ZONED BY	
		REQUIRED <input type="checkbox"/>	COMB.	GEN.	MAJ.S.	CONS.
						Crisp
	FREEWAY CLEARANCE	FLASHING LIGHTS		FREEWAY CHECKED		FILED WITH
		Yes <input type="checkbox"/>	No <input type="checkbox"/>			
	MOVING PARTS	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PLANS CHECKED		FREEWAY CLEARED
	ANIMATIONS	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PLANS APPROVED		Stamp Signed
	OTHER	SIGN REQUIRES:		APPLICATION APPROVED		DATE
		TRAFFIC APPROVAL <input type="checkbox"/>	BOARD APPROVAL <input type="checkbox"/>			4-27-70
P.C. No.	CONT. INSP.					INSPECTOR
						I
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
214			330			

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

CASHIER'S USE ONLY	APR-27-70	217215	• 7720	X — 6 CK	2.14
	APR-27-70	217225	• 7720	X — 1 CK	3.30

STATEMENT OF RESPONSIBILITY

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

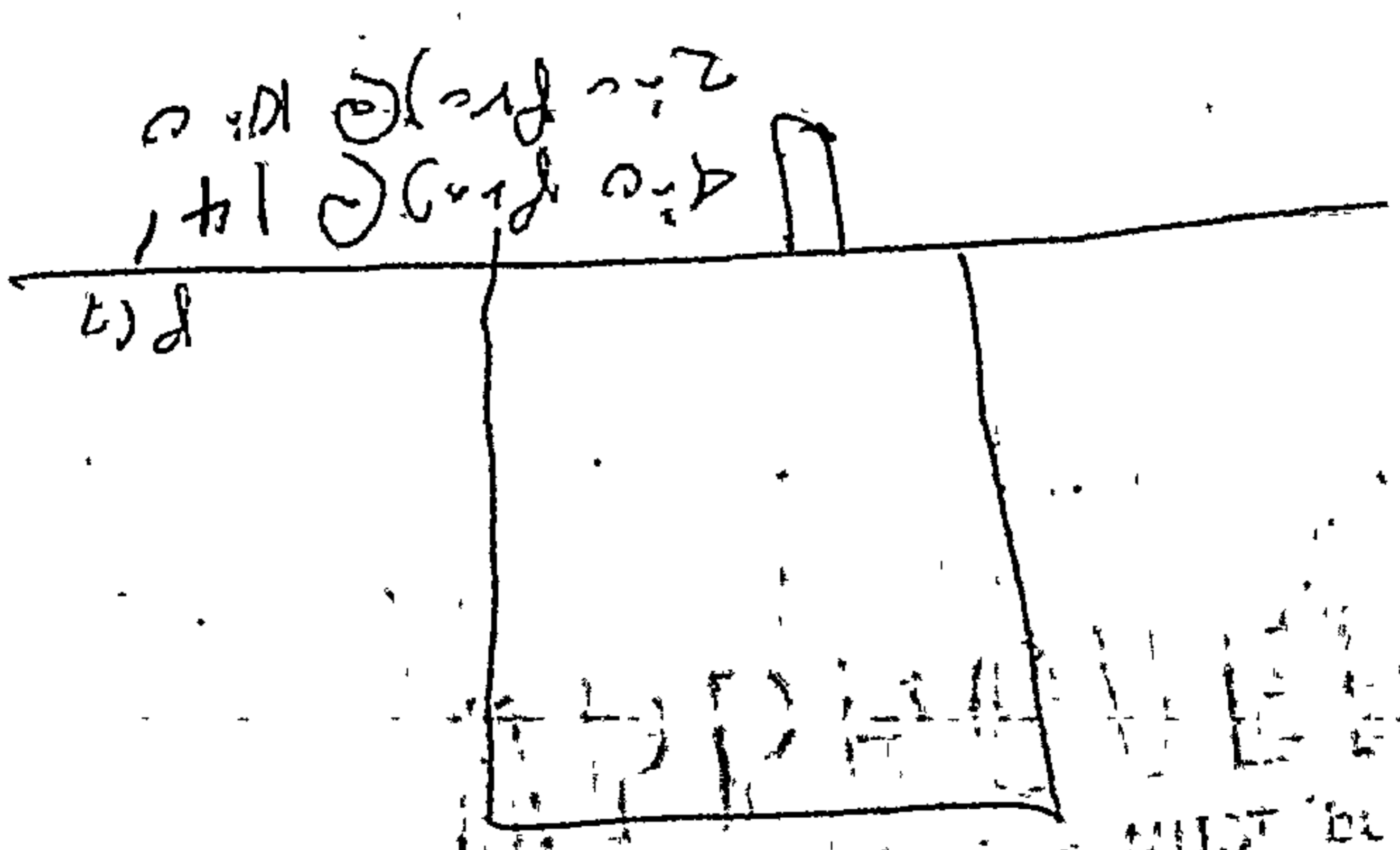
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither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

Signed _____ (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	4/16/70
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
Municipal Arts Commissioners	APPROVED FOR ISSUE	
Board of Building Safety Commissioners	APPROVED FOR ISSUE	
	FILE #	
Traffic	APPROVED FOR ISSUE	
Planning	APPROVED UNDER	
	CASE #	
Conservation	APPROVED FOR ISSUE	
	FILE #	

I certify that no...
from the main front...
adopted freeway...
location. I...
revoked and the...
should field... freeway visibility.

Signed

Owner or Authorized Agent



...of plans and specifications... MUST be...
construction. It is only...
therefrom, without...
This approval...
held to...
vision of any...
This approval...
HEATING or REFRIGERATION...
obtained from the respective divisions.

BUILDING ENGINEERING AND INSPECTION BUREAU
DEPT OF BLDG. & SAFETY
CITY OF LOS ANGELES

PUBLIC RECORD

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 (R 12.80)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5	BLOCK K	TRACT Strong Dickinson's So. Hollywood #1	COUNCIL DISTRICT NO. 13	DIST. MAP 4669 CENSUS TRACT 1918
2. PRESENT USE OF BUILDING	Offices (12) Lt. Ind./Stores		NEW USE OF BUILDING	Same	
3. JOB ADDRESS	6480 Santa Monica Bl.				FIRE DIST TWO
4. BETWEEN CROSS STREETS	AND		WILCOX AV. Cole Av.		LOT TYPE R.C.
5. OWNER'S NAME	Herb Spivak		PHONE 651-2100	LOT SIZE	
6. OWNER'S ADDRESS	8150 Beverly Bl.		CITY LA	ZIP 90048	54.5X148.33
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS		
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	Excel Const. B-1 314998 984-0476	
11. SIZE OF EXISTING BLDG.	STORIES 109	HEIGHT 22	NO. OF EXISTING BUILDINGS ON LOT AND USE 3-Commercial		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	Wood Wood/conc.	
13. JOB ADDRESS	6480 Santa Monica Bl.			STREET GUIDE	DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	2,500.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Comply with order dated Feb 11, 1981			GRADING	FLOOD
struct. repair of 2nd floor/mezz.				HWY. DED.	CONS.
NEW USE OF BUILDING (12) Lt. Ind./ stores				SIZE OF ADDITION	STORIES HEIGHT
				none	none
TYPE III-A	GROUP OCC. G-1	BLDG. AREA nc	PLANS CHECKED	INSPECTION APPROVED	
DWELL UNITS —	MAX OCC. nc	TOTAL	INSPECTION ACTIVITY		INSPECTOR
GUEST ROOMS —	PARKING REQ'D nc	PARKING PROVIDED STD. COMP.	COMB	GEN.	MAJ. S.
SPRINKLERS REQ'D SPEC. no		CONT. INSP. no	CASHIER'S USE ONLY		
18.70 P.M.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		C 18.70 C-PC		
22.00 O.S.			C 22.00 BP-C		
G.P.I. C/O			28179 0051		
DIST. OFFICE LA	ENERGY NONE			A8585 3 07/29/81	40.70 CHTD
P.C. NO. Z-3983					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 7-28-81 Lic. Class B-1 Lic. Number 314998 Contractor Excel Const. by Jim Hunt

OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Sec. _____, B. & P. C. for this reason _____

Date NA Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. WP 20035305 Company Fremont Insurance

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 7-28-81 Applicant Excel Const. by Jim Hunt

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

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

Lender's Name NA Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Excel Const. by Jim Hunt Superintendent 7-28-81
(Owner or agent having property owner's consent) Position Date

X

AL

LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

Mezz and 2nd Floor added under
permit L.A. 14845/1962

INSTRUCTIONS; 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5	BLOCK K	TRACT Strong and Dickin son's South Holly wood No. 1	COUNCIL DISTRICT NO. 4	DIST. MAP 4669	CENSUS TRACT 1918
2. PRESENT USE OF BUILDING	Acting Studio			NEW USE OF BUILDING	() Same	
3. JOB ADDRESS	6474, 76, 78 Santa Monica Blvd. LA 90038				FIRE DIST. TWO	ZONE M1-2
4. BETWEEN CROSS STREETS	Wilcox AND Cole			LOT TYPE Rev. Cor		
5. OWNER'S NAME	Richmond Shepard (lessee)			PHONE 506-4340	LOT SIZE IRR	
6. OWNER'S ADDRESS	6468 Santa Monica Blvd. LA 90038			CITY ZIP		
7. ENGINEER	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			ZIP	AFFIDAVITS	
10. CONTRACTOR	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	PHONE	
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS Masonry		ROOF	FLOOR Wood	STREET GUIDE	
13. JOB ADDRESS	6474, 76, 78 Santa Monica Blvd.					DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1200					SEISMIC STUDY ZONE
15. NEW WORK (Describe)	replace termite-damaged part, and add extra part, for sound proofing (all existing)					GRADING FLOOD
NEW USE OF BUILDING	Same		SIZE OF ADDITION NC	STORIES NC	HEIGHT NCCalabresca	HWY. DED. CONS. Yes-2
TYPE NC	GROUP OCC. NC	BLDG. AREA NC	PLANS CHECKED		FILE WITH	
DWELL UNITS NC	MAX OCC. NC	TOTAL	APPLICATION APPROVED		TYPIST Rg	
GUEST ROOMS NC	PARKING REQ'D NC	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		INSPECTOR	
SPRINKLERS REQ'D SPEC.	P.C.	P.M.	CONT. INSP.		CASHIER'S USE ONLY	
S.P.C.	I.F.	O.S.	G.P.I. C/O		14.20 BR-R 47900 0001 04898 2 04/21/82 14.20 CATD	
B.P. 14.20	DIST. OFFICE		ENERGY:		PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.	

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Sec. _____, B. & P. C. for this reason. Date 4/21/82 Owner's Signature Richard Shepard

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____

Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws California.

Date 4/21/82 Applicant Richard Shepard

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Richard Shepard (Owner or agent having property owner's consent) Position Date 4-21-82

CHECK FOR INSPECTION - TO ADD-ALTER-REPAIR-DEMOLISH
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
4 & 5	K	Strong and Dickinson's South Hollywood No. 1	4	4669 CENSUS TRACT 1918.00
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE
(16) Commercial offices	same			M1-2
3. JOB ADDRESS	FIRE DIST.			
6468-80 Santa Monica Blvd.	two			
4. BETWEEN CROSS STREETS	AND			LOT TYPE
Cole Ave.	Wilcox Ave.			cor rev
5. OWNER'S NAME	PHONE			LOT SIZE
Alfred Spivak	651-2100			108.10 x
6. OWNER'S ADDRESS	CITY			ZIP
8425 W. 3rd St.	Los Angeles			90048
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	LANDY. 52
Peter Elnik		19211		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
SBI/Forum Assoc				
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			ZIP
5969 Washington Bl.	Culver City			90230
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS
S.B.I. CONSTRUCTION		355514	5590605	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 64 LENGTH 109	2	32	1-commercial	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	UM	Wood	Wood	
13. JOB ADDRESS	STREET GUIDE			DISTRICT OFFICE
6468-80 Santa Monica Bl.				L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				SEISMIC STUDY ZONE
	\$ 35,000			
15. NEW WORK (Describe)	DIV. 68, ALT. II			GRADING
Roof/Wall/Floor Anchors Only	class II			FLOOD
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	Hwy. Ded. Cons.
(16) Stores & Offices	None	-	-	yes
TYPE III A	GROUP OCC. G-1	BLDG. AREA NC	PLANS CHECKED	ZONED BY Telles
		TOTAL	APPLICATION APPROVED	FILE WITH
DWELL UNITS -	MAX OCC. NC		INSPECTION ACTIVITY	TYPIST
GUEST ROOMS -	PARKING REQ'D NC	PARKING PROVIDED STD. COMP.	COMB GEN. MAJ. S. CONS.	INSPECTOR
SPRINKLERS REQ'D SPEC. NC	CONT. INSP. Torque Test Anch, C Lic Fab. welds		166.32 EQPC E7634 2 07/21/82	166.32 CHTD
P.C. 165.32	P.M. 500			
S.P.C. -	I.F. -	Claims for refund of fees paid on permits must be filed: 1. Within 90 days from date of payment of fee; or 2. Within one year from date of expiration of extension of building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		
B.P. 194.50	O.S. -		6.00 PL/M 194.50 EQBP 49971 00a1	
G.P.T. -	C/ -		K3927 2 09/16/82	199.50 CHTD
DIST. OFFICE L.A.	ENR -	None		
P.C. NO. A-2381				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 3/84 Lic. Class B Lic. Number 355514 Contractor S.B.I. (Signature)

OWNER-BUILDER DECLARATION

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

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. 192-716827-1 Company DODD CO.
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 9-16-82 Applicant S.B.I.
Applicant's Mailing Address 5969 WASHINGTON BLVD CULVER CITY

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date NA Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name NA Lender's Address _____

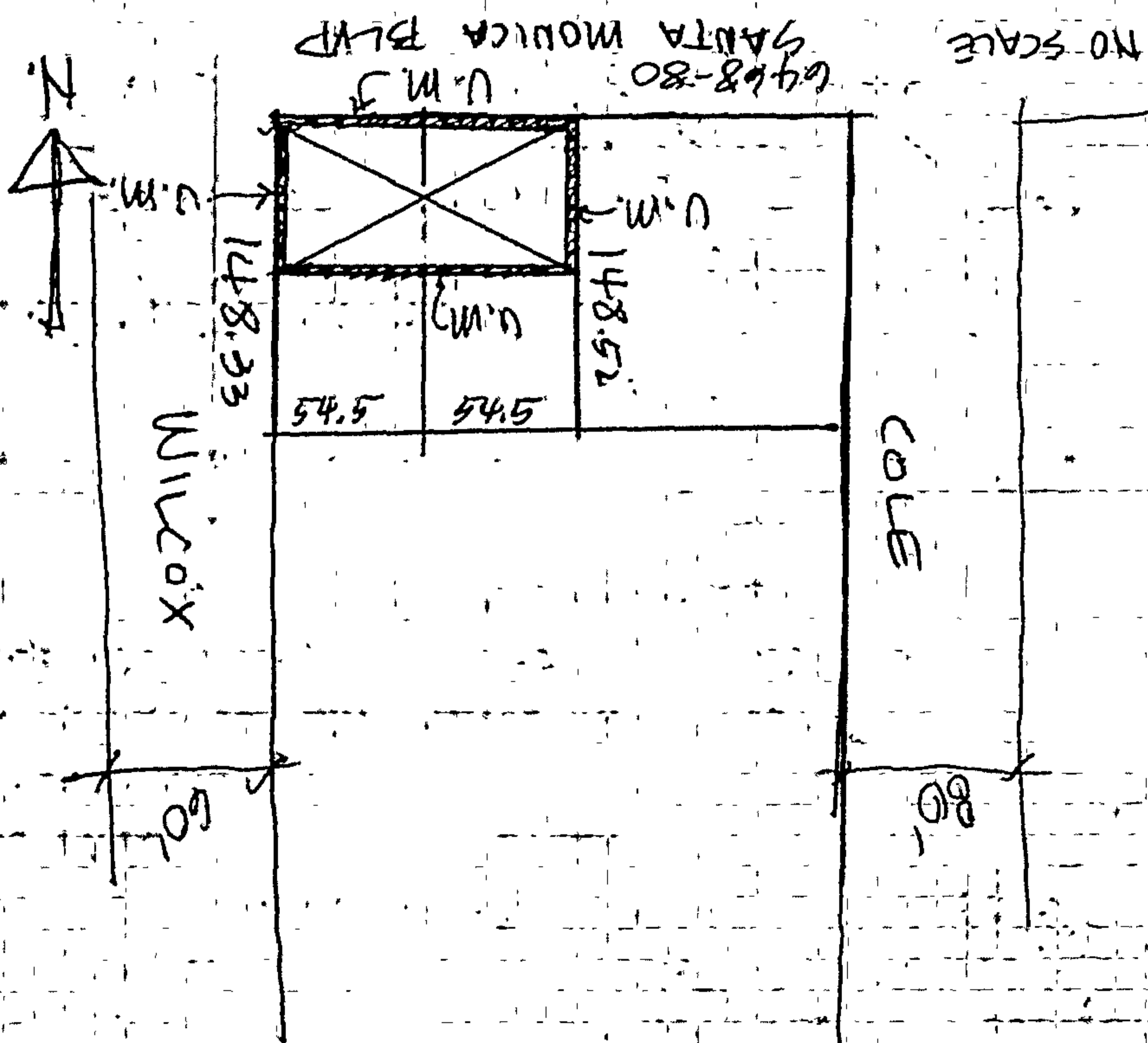
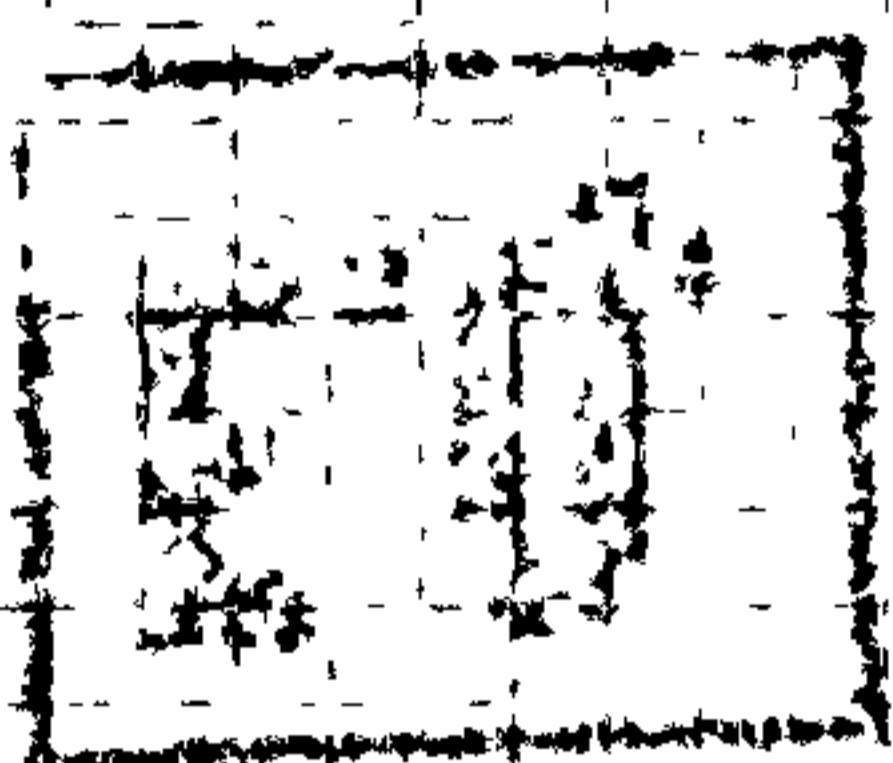
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed S.B.I. gen. contr. 9-16-82
(Owner or agent having property owner's consent) Position Date

00300300096

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



APPROXIMATE DIMENSIONS. ALL NOT TO SCALE. SEE PLAN FOR DIMENSIONS.

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

1 4 7E 5783 3 0 0 1 0

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with 15 numbered sections: 1. LEGAL DESCR, 2. PRESENT USE OF BUILDING, 3. JOB ADDRESS, 4. BETWEEN CROSS STREETS, 5. OWNER'S NAME, 6. OWNER'S ADDRESS, 7. ENGINEER, 8. ARCHITECT OR DESIGNER, 9. ARCHITECT OR ENGINEER'S ADDRESS, 10. CONTRACTOR, 11. SIZE OF EXISTING BLDG., 12. CONST. MATERIAL, 13. JOB ADDRESS, 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT, 15. NEW WORK (Describe).

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, on a certified copy thereof (Sec. 3800, Lab. C.).

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

CONSTRUCTION LENDING AGENCY

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

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

Handwritten signatures and dates at the bottom of the page, including 'owner' and '2/25/87'.

Table with columns for fees: PC, SPC, BP, SD, O/S, DIST. OFFICE, PC NO. Includes handwritten amounts and a vertical note 'CASHIER'S USE ONLY'.

343.00 EMBR 4.90 E.P. 7.00 FL/W 157.00 FINE 10.19 OSS 1890 92929 5 04/15/87 4196 79*610

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }
On February 25, 1987, before me, the und
said State, personally appeared ALFRED SPIVAK

known to me to be the person whose name IS

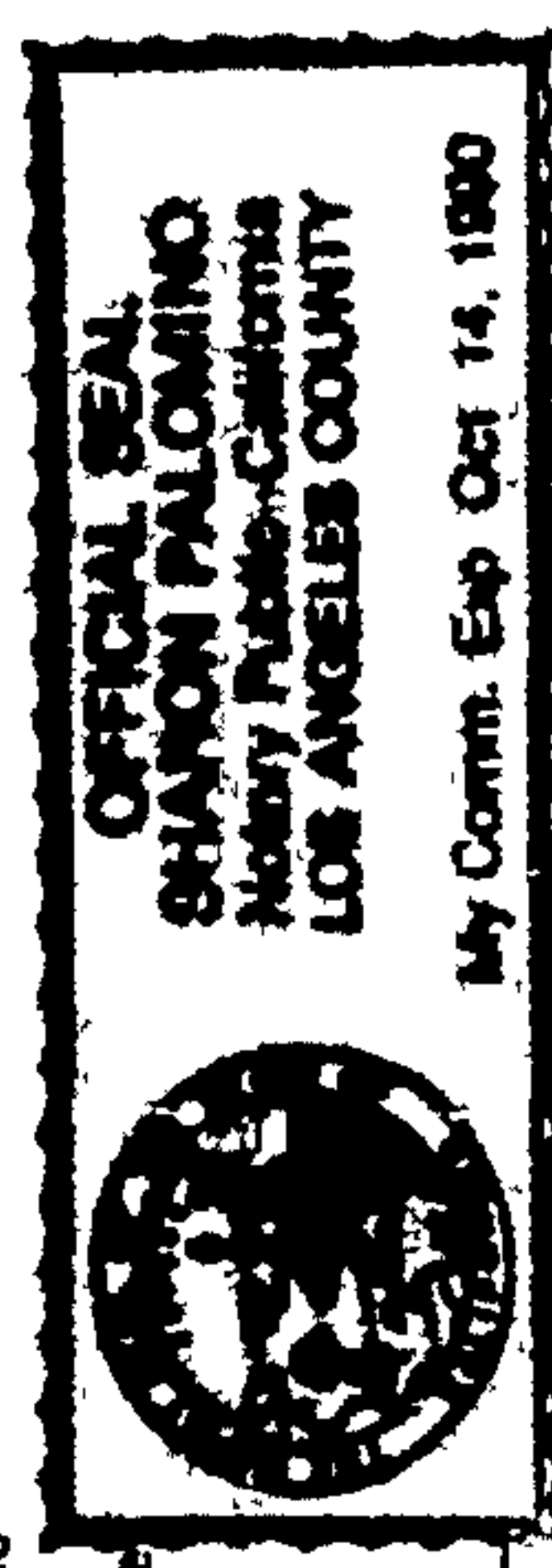
subscribed to the within instrument and acknowledged to me that HE executed the same

WITNESS my hand and official seal.

Signature *Sharon Palomino*

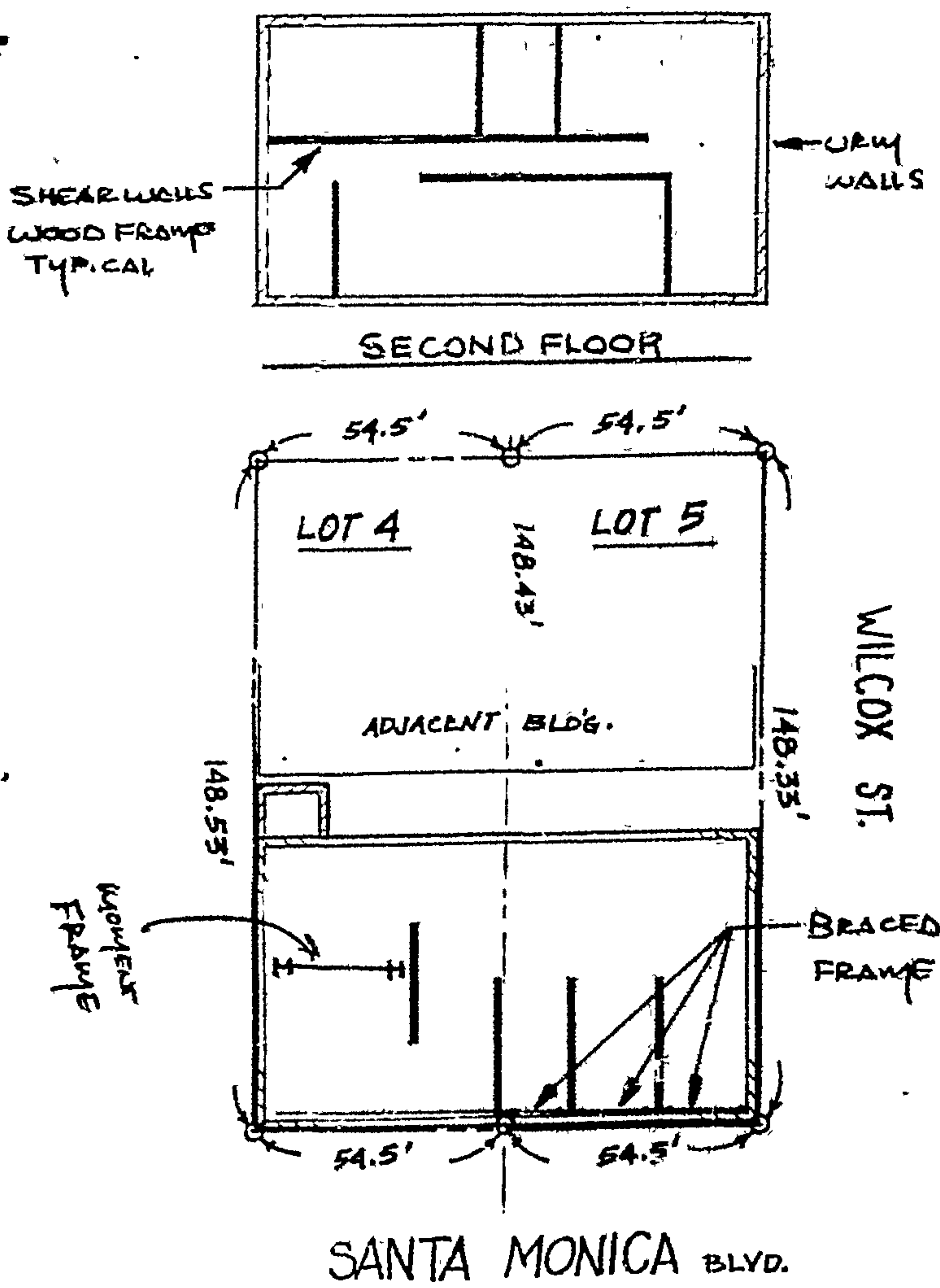
SHARON PALOMINO

Name (Typed or Printed)



(This area for official notarial seal)

Form 3001 - (Individual) First American Title Company



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT 4,5 BLOCK K TRACT Strong & Dick-inson's South Hollywood No. 1 COUNCIL DISTRICT NO. 5 DIST. MAP 4669 CENSUS TRACT 1918 ZONE M1-2 FIRE DIST. Two LOT TYPE Rev. cor LOT SIZE irr Lot tie reqd ALLEY -- BLDG. LINE -- AFFIDAVITS --

3

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ BP=201- PC=7500- 15. NEW WORK (Describe) Detail Changes for 87LA 62625

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Date 9-16-87 Lic Class B-1 Lic Number 329574 Contractor [Signature]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certificate of coverage (Sec. 3800, Lab. C.). Policy No. 785730-86 Insurance Company STATE COMPENSATION INSURANCE FUND

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California. Date [Signature]

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name [Address]

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

Signed [Signature] (Owner or agent having property owner's consent) Position President Date 9-16-87

CASHIER'S USE ONLY

Table with columns for fees: EQPC, EQBP, PLZH, E.I., OSS, etc. Total amount 785730.00.

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 4 & 5	BLOCK K	TRACT Strong & Dickinson's South Hollywood No. 1	COUNCIL DISTRICT NO 5	DIST. MAP 4689	CENSUS TRACT 1919
2. PRESENT USE OF BUILDING	Theatre/offices		NEW USE OF BUILDING same		ZONE M1-2	
3. JOB ADDRESS	6468-80 Santa Monica bl.					FIRE DIST. TWO
4. BETWEEN CROSS STREETS	Wilcox Ave.		AND Cole Ave.		LOT TYPE rev. 1st cor	
5. OWNER'S NAME	Alfred Spivak		PHONE 662-1184		LOT SIZE Irr	
6. OWNER'S ADDRESS	8425 W. 3rd St.		CITY LA ZIP 90046		Lot tie Req'd	
7. ENGINEER	David Weber		BUS LIC. NO. C30987		PHONE 662-1184	
8. ARCHITECT OR DESIGNER						
9. ARCHITECT OR ENGINEER'S ADDRESS	3838 Oakwood Ave.		CITY LA ZIP 90004		ALLEY -	
10. CONTRACTOR	DAVID COLON		BUS LIC. NO. 329574		ACTIVE STATE LIC. NO. 857/0100	
11. SIZE OF EXISTING BLDG.	WIDTH 63'	LENGTH 109'	STORIES 2	HEIGHT 31.5'	NO. OF EXISTING BUILDINGS ON LOT AND USE one - theatre/office	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS URM		ROOF compo		FLOOR Wood	
13. JOB ADDRESS	6468-80 Santa Monica Bl.				STREET GUIDE -	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					PC = 201 BP = 201	
15. NEW WORK (Describe)	Detail Change for Full Comp permit #87LAC2625				GRADING - FLOOD -	
NEW USE OF BUILDING	No change		SIZE OF ADDITION None		STORIES 2 HEIGHT 31.5	
TYPE III N	GROUP OCC. A2-1/B1	FLOOR AREA 14000	PLANS CHECKED Colon Kumabe		FILE WITH 87LAC2625	
DWELL UNITS -	MAX OCC. n/c	TOTAL	APPLICATION APPROVED Colon Kumabe		DISTRICT OFFICE LA	
GUEST ROOMS -	PARKING REQ'D n/c	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		INSPECTOR	
P.C. 17.00	GPI -	CONT INSP -	COMB GEN. MAJS. CONS. EQ.		INSPECTOR	
SPC -	PM 6.00		CASHIER'S USE ONLY		INSPECTOR	
B.P. 20.00	E.I. 50	Claims for refund of fees paid on permits must be filed. 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	C 17.00 EWPC		B & S B-3 (R, 2/87)	
IF -	FH -		C 20.00 EQBP			
SD -	QSS 1.00		C 6.00 PC7M			
DIST OFFICE LA	SOSS -	SPRINKLERS REQ'D SPEC No	C .50 E1-C			
P.C. NO. 17496	C/D -	ENERGY No	C 1.00 OYS			
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced			C 917.00 UDBI		44.50 CATD	
			H4312 0103/10/88			

DECLARATIONS AND CERTIFICATIONS

16. LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 2-29-88 Lic. Class B-1 Lic. Number 329574 Contractor David Colon (Signature)

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

18. WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 060089687 Insurance Company STATE FUND exp 7/1/88
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety
 Date 2-29-88 Applicant's Signature David Colon

19. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

20. CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name N/A Lender's Address N/A

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed David Colon (Owner or agent having property owner's consent) Position Contractor Date 2/10/88

3

APPLICATION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

FOR 2 5 0 Earthquake Safety Division 5 9 INSPECTION

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 4,5	BLOCK	TRACT Strong & Dickinson's south Hollywood NO. 1	COUNTY REF. NO. MP8-84	DIST. MAP 4689
2. PRESENT USE OF BUILDING (16)(13) Retail Offices	NEW USE OF BUILDING (16)(13) same			ZONE M1-2	
3. JOB ADDRESS 6468-80 Santa Monica Blvd.	FIRE DIST. TWO			COUN. DIST. 5	
4. BETWEEN CROSS STREETS Wilcox Ave.	AND Cove Ave			LOT TYPE Corner	
5. OWNER'S NAME Alfred Spivak	PHONE 662-1184			LOT SIZE	
6. OWNER'S ADDRESS 8425 W. 3rd St	CITY LA	ZIP 90046		109 X 148.52 148.33	
7. ENGINEER David Weber	BUS. LIC. NO.	ACTIVE STATE LIC. NO. C30987	PHONE 662-1184	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS 3838 Oakwood Ave	CITY LA	ZIP 90004		AFFIDAVITS	
10. CONTRACTOR David Conlon	BUS LIC. NO. 329574	ACTIVE STATE LIC. NO.	PHONE		
11. SIZE OF EXISTING BLDG. WIDTH 73 LENGTH 109	STORIES 2	HEIGHT 31.5	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-retail-offices		
12. FRAMING MATERIAL OF EXISTING BLDG. →	EXT. WALLS URM	ROOF Wood	FLOOR Wood		
13. JOB ADDRESS 6468-80 Santa Monica Blvd.	STREET GUIDE				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 30,000.00			DIST. OFF. LA	P.C. REQ'D
15. NEW WORK (Describe) to complete work-Div. 88 F/W 87LA62625	GRADING			SEISMIC	
NEW USE OF BUILDING			SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED Daniel Alvidrez		FILE WITH 87LA62625
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		ZONED BY D. Alvidrez
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		TYPIST am
PC. 152.15	G.P.I. + NP	CONT INSP	CS	GEN	MAJ.S. EQ.
S.P.C.	P.M. 6.00	Claims for refund of fees paid on permits must be filed: 1 Within one year from date of payment of fee, or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	CASHIER'S USE ONLY		
B.P. 179.00	E.I. 4.50		C	452.16 EOPC	
I.F.	F.H.		C	175.00 E22P	
S.D.	O.S.S. 6.83		C	6.00 PL/M	
ISS. OFF. HO	S.O.S.S.	SPRINKLERS REQ'D SPEC.	C	4.60 B1=C	
PC. NO. CC	C/O	ENERGY	C	6.83 OSS	
DAS					
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.					
348.48					
HO-3840 1-490					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 1-4-89 Lic. Class B1 Lic. Number 329574 Contractor CONLON CONST. (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure...

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees...

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

I am exempt under Sec. B. & P. C. for this reason

Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1078889 Insurance Company STATE FUND

Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date 1-4-89 Applicant's Signature

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date Applicant's Signature

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

I realize that this permit is not a warranty or assurance, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91022 LAMC)

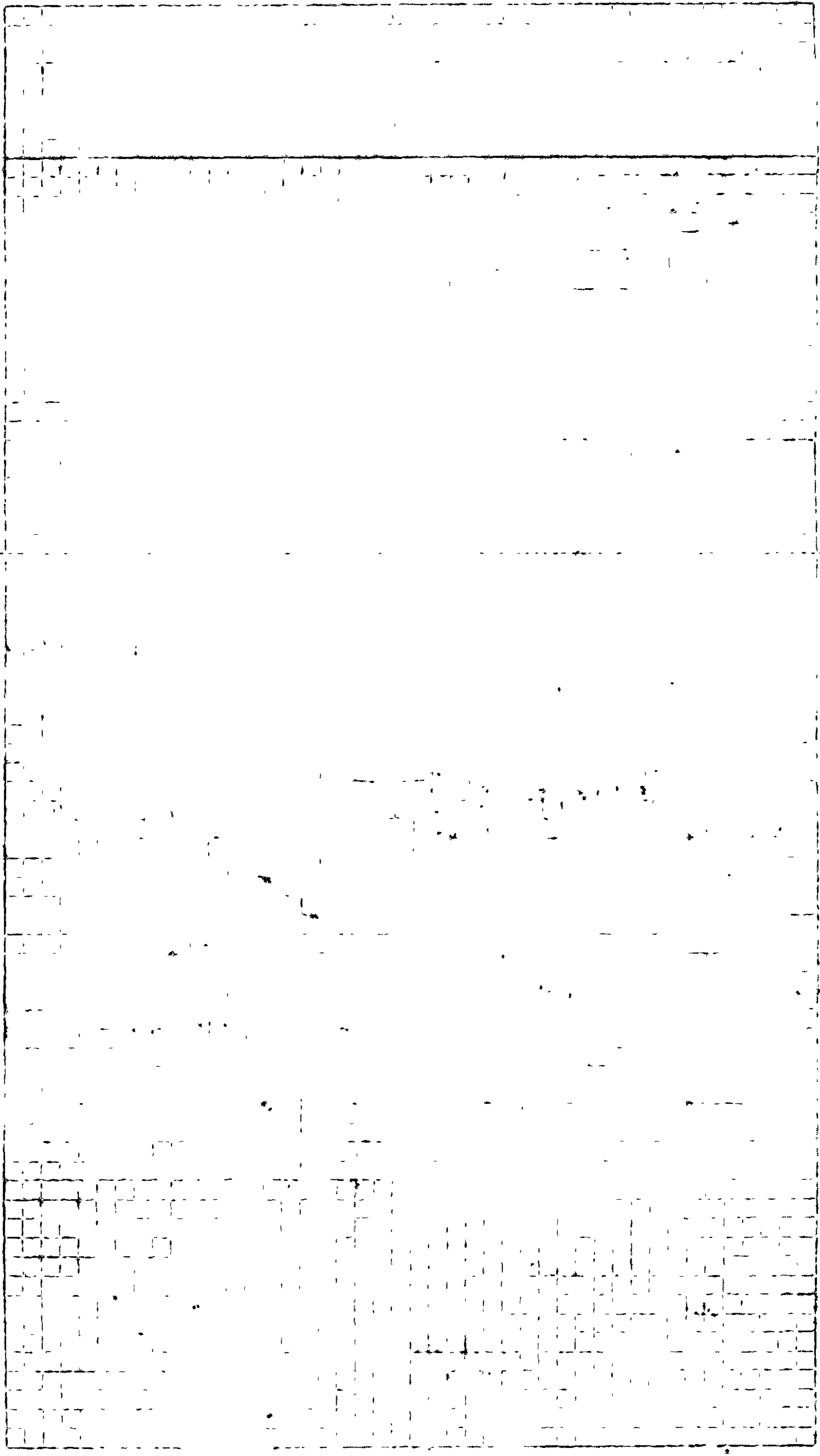
Signed (Owner or agent having property owner's consent) Position Date 1-4-89

2 6 3 0 0 5 0 0 4 6 0

Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
SEWERS RES. NO. CERT. NO.	FLOOD CLEARANCE		
		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. *OBS# 97914*

1. LEGAL DESCR.	LOT 4,5	BLOCK K	TRACT Strong & Dickinson	CITY CLERK REF. NO. MP 8-81	DIST. MAP 144B185
2. PRESENT USE OF BUILDING	16 Retail	NEW USE OF BUILDING	same	PHONE	ZONE MR1-1
3. JOB ADDRESS	6468-80 Santa Monica Bl	SUITE/UNIT NO.		PHONE 213 651 2100	FIRE DIST. 2
4. BETWEEN CROSS STREETS	Wilcox St	AND	Cole Av		COUN. DIST. 4
5. OWNER'S NAME	Alfred Spival	TENANT () BUILDING (X)			LOT TYPE rev corner
6. OWNER'S ADDRESS	W 3rd St	CITY L.A.	ZIP 90048		LOT SIZE irreg
7. ENGINEER	Steven Provenghi	BUS. LIC. NO. 71082-57	ACTIVE STATE LIC. NO. C30791	PHONE 213 662 1184	ALLEY ---
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE ---
9. ARCHITECT OR ENGINEER'S ADDRESS	3838 Oakwood Av	CITY L.A.	ZIP 90004		DOCUMENTS/EASEMENTS
10. CONTRACTOR	David J Kimes	BUS. LIC. NO. 30507	ACTIVE STATE LIC. NO. 85	PHONE 227035/462 8242	
11. SIZE OF EXISTING BLDG.	WIDTH 64 LENGTH 109	STORIES 2	HEIGHT 31'6"	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 retail	
12. FRAMING MATERIAL OF EXISTING BLDG.	URM	EXT. WALLS	ROOF wd	FLOOR conc	
13. JOB ADDRESS	6468-80 Santa Monica Bl	SUITE/UNIT NO.			

3 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ **25,000.00**

15. NEW WORK (Describe) **OTC C10927/EQ repair/URM cracks/repair/ remove/replace roof TILES/replace with class B add plywood shear walls ANCHORS @ TOWER ROOF.**

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH
same				
TYPE NC	GROUP OCC. NC	MAX. OCC.	PLANS CHECKED	ZONING
DWELL UNITS	BUILDING AREA	ZONING AREA	Frack Rojas	APPLICATION APPROVED
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC.	INSPECTION ACTIVITY	INSPECTOR
RC. 124.10	G.P.I. + NP	CONT. INSP.	CS	GEN.
S.P.C. 66.93	P.M. 10.00	ADVERTISE TEST	NO FEE	NO FEE
B.P. 224.75	E.I. 5.25	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	NO FEE	NO FEE
I.F.	F.H.		NO FEE	NO FEE
S.D.	O.S.S.		NO FEE	NO FEE
ISS. OFF. HO	S.O.S.S. YES	SPRINKLERS REQ'D SPEC. NO	NO FEE	NO FEE
P.C. NO. G2743	C/O	ENERGY DAS	NO FEE	NO FEE

CASHIER USE ONLY

06/09/94 11:47:15AM H001 T-2256 C 26
E Q PLAN CHECK 124.10
SYS DEV 7.45
ONE STOP 2.48
NO FEE 0.00

9440 30252

07/20/94 04:03:35PM H001 T-7031 C 26
E Q PLAN CHECK 66.93
EQ PERMIT 224.75
INVOICE # 0099660 BB
PLAN MAINTENAN 10.00
EI COMMERCIAL 5.25
SYS DEV 18.42
AFFIDAVIT 6.14
NOTICE PLAN SURG 9.05
MENTAL HEALTH PAYMENT FOR DEPT OF BLDG & S. CITY PERMITS OR INSPECTION COST IN CONNECTION WITH NORTHRIDGE EARTHQUAKE DAMAGE 5.00
0.00

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER _____

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED _____

HOUSING MITIGATION FEE ORDINANCE
 REQUIRED EXEMPT

ASBESTOS NOTIFICATION
Check Box: Notification letter sent to AQMD or EPA.
 I declare that notification of asbestos removal is not applicable to addressed project.

Signature: *David J Kimes* Date: *7/20/94*

UNDER AUTHORITY OF THE CITY OF LOS ANGELES I HEREBY AFFIRM THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

David J Kimes
OWNER OR OWNER'S AGENT

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: *7/20/94* Lic. Class: *SI* Lic. Number: *227035* Contractor: *David J Kimes* (Signature)

OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Sec. _____, B. & P. C. for this reason: _____

Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date: _____ Applicant's Signature: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: *7/20/94* Applicant's Signature: *David J Kimes*

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

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

Lender's Name: _____ Lender's Address: _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

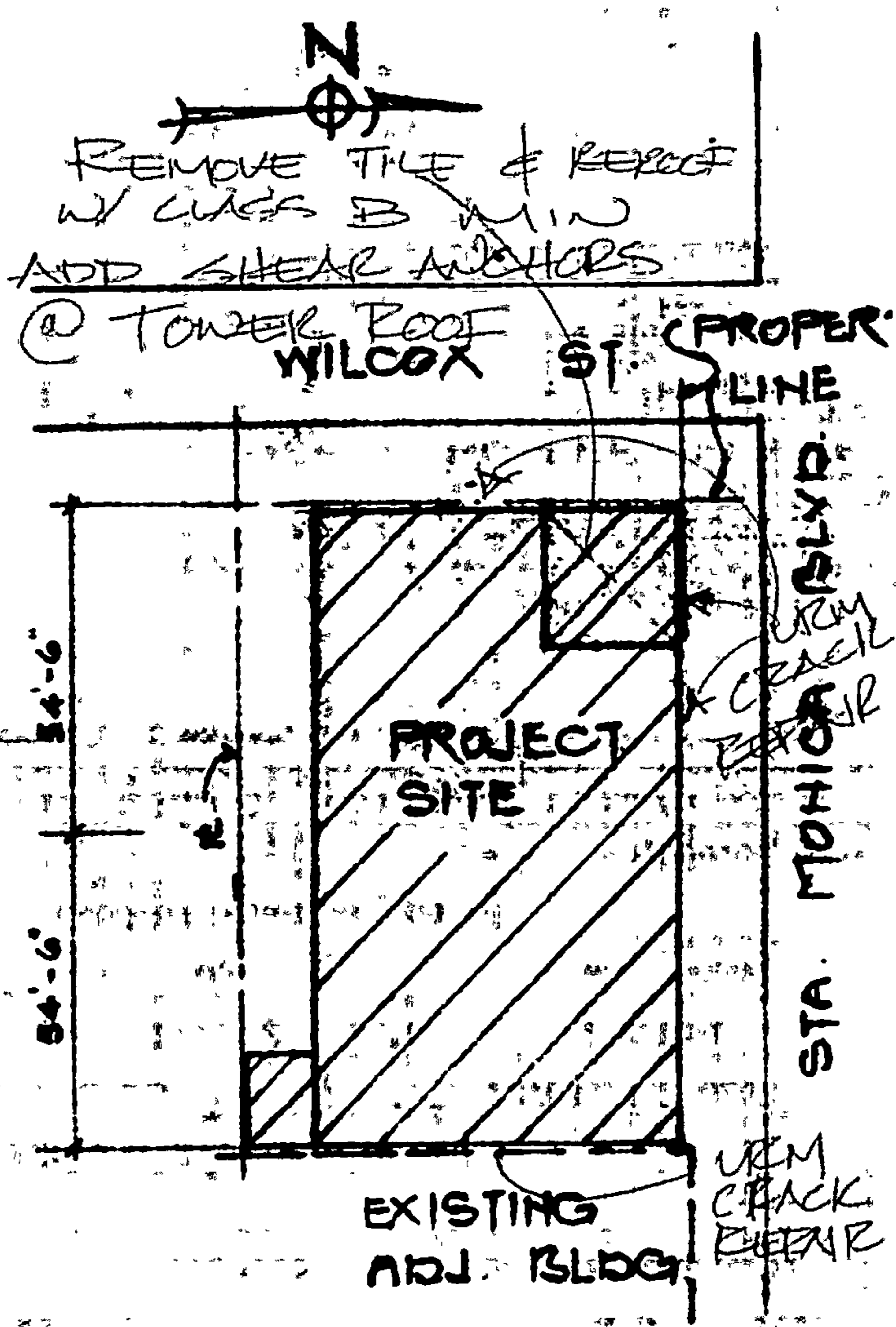
Signed: *David J Kimes* (Owner or agent having property owner's consent) Position: *Cont.* Date: *7/20/94*

4 6 9 0 0 3 7 0 3 0 9

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY DEDICATION	REQUIRED COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT #	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
		SFC DUE	
Grading		PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
CEQA			
Fire		APPROVED (TITLE 19) (LA M.C.-S700)	
		APPROVED - HYDRANT UNIT, ROOM 920 CHE	
CRA		APPROVED PER REDEV. PROJECT	
Transportation		APPROVED FOR DRIVEWAY LOCATION	
		APPROVED FOR ORD. #	
Planning		WORK SHEET #	
		APPROVED UNDER CASE #	
		LANDSCAPE / XERISCAPE	
		SIGHT PLAN REVIEW	
Housing		HOUSING AUTHORITY AFFIDAVIT NO.	
Construction Tax		RECEIPT NO.	DWELLING UNITS
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION
 HOLD FINAL INSPECTION UNTIL SHEAR TEST REPORT IS SUBMITTED TO AND APPROVED BY PLAN CHECK

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

PLOT PLAN

1" = 90'-0"

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. OBS# 97914

1. LEGAL DESCR.	LOT 4,5	BLOCK K	TRACT Strong & Dickinson	CITY CLERK REF. NO. MP B-81	DIST. MAP 144B185
2. PRESENT USE OF BUILDING	16 Retail		NEW USE OF BUILDING	same	
3. JOB ADDRESS	6468-80 Santa Monica Bl		SUITE/UNIT NO.		
4. BETWEEN CROSS STREETS	Wilcox St		AND	Cole Av	
5. OWNER'S NAME	Alfred Spival		PHONE	213 651 2100	
6. OWNER'S ADDRESS	W 3rd St		CITY	L.A. 90048	
7. ENGINEER	Steven Provenghi/71082-57/C30791		BUS. LIC. NO.	71082-57	
8. ARCHITECT OR DESIGNER			BUS. LIC. NO.		
9. ARCHITECT OR ENGINEER'S ADDRESS	3838 Oakwood Av		CITY	L.A. 90004	
10. CONTRACTOR	David J Kimes		BUS. LIC. NO.	30507-85	
11. SIZE OF EXISTING BLDG.	WIDTH 64	LENGTH 109	STORIES 2	HEIGHT 31'6"	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 retail
12. FRAMING MATERIAL OF EXISTING BLDG.	URM		ROOF	wd	
13. JOB ADDRESS	6468-80 Santa Monica Bl		SUITE/UNIT NO.		

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 25,000.00

15. NEW WORK (Describe) OTC C10927/EQ repair/URM cracks/repair/remove/replace roof TILES/replace with class B add plywood shear walls ANCHORS @ TOWER ROOF.

TYPE NC	GROUP OCC. NC	MAX. OCC.	PLANS CHECKED	ZONING	FILE WITH
DWELL UNITS	BUILDING AREA	ZONING AREA	INSPECTION ACTIVITY	CS	GEN.
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	CS	GEN.
RC. 124.10	G.P.I. + NP	CONT. INSP.	NO FEE	NO FEE	NO FEE
S.P.C. 66.93	P.M.	ADVERTISE FES	06/09/94 11:47:15AM H001 T-2256 C 26	E Q PLAN CHECK	124.10
B.P. 224.75	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	NO FEE	NO FEE	NO FEE
I.F.	F.H.		NO FEE	NO FEE	NO FEE
S.D.	O.S.S.		NO FEE	NO FEE	NO FEE
ISS. OFF. HO	S.O.S.S. YES	SPRINKLERS REQ'D SPEC. NO	NO FEE	NO FEE	NO FEE
P.C. NO. G2743	C/O	ENERGY	NO FEE	NO FEE	NO FEE

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER _____

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED _____

HOUSING MITIGATION FEE ORDINANCE

REQUIRED EXEMPT

ASBESTOS NOTIFICATION

Check Box: Notification letter sent to AQMD or EPA. I declare that notification of asbestos removal is not applicable to addressed project.

Signature: _____ Date: 7/20/94

CASHIER USE ONLY

6468-80 SANTA MONICA 9440 30252

INVOICE # 0099660 BB

FLAN MAINTENAN 10.00

EI COMMERCIAL 5.25

SYS DEV 18.42

UNDER THE AUTHORITY OF THE CITY OF LOS ANGELES, I HEREBY AFFIRM THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN SUBMITTED TO THE DEPT. OF BUILDING AND SAFETY PERMITS OR INSPECTION COST IN CONNECTION WITH NORTHRIDGE EARTHQUAKE DAMAGE.

OWNER OR OWNER'S AGENT: _____

DECLARATIONS AND CERTIFICATIONS

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Date: 7/20/94 Lic. Class: 51 Lic. Number: 227035 Contractor: _____ (Signature)

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Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date: _____ Applicant's Signature: _____

Applicant's Mailing Address: _____

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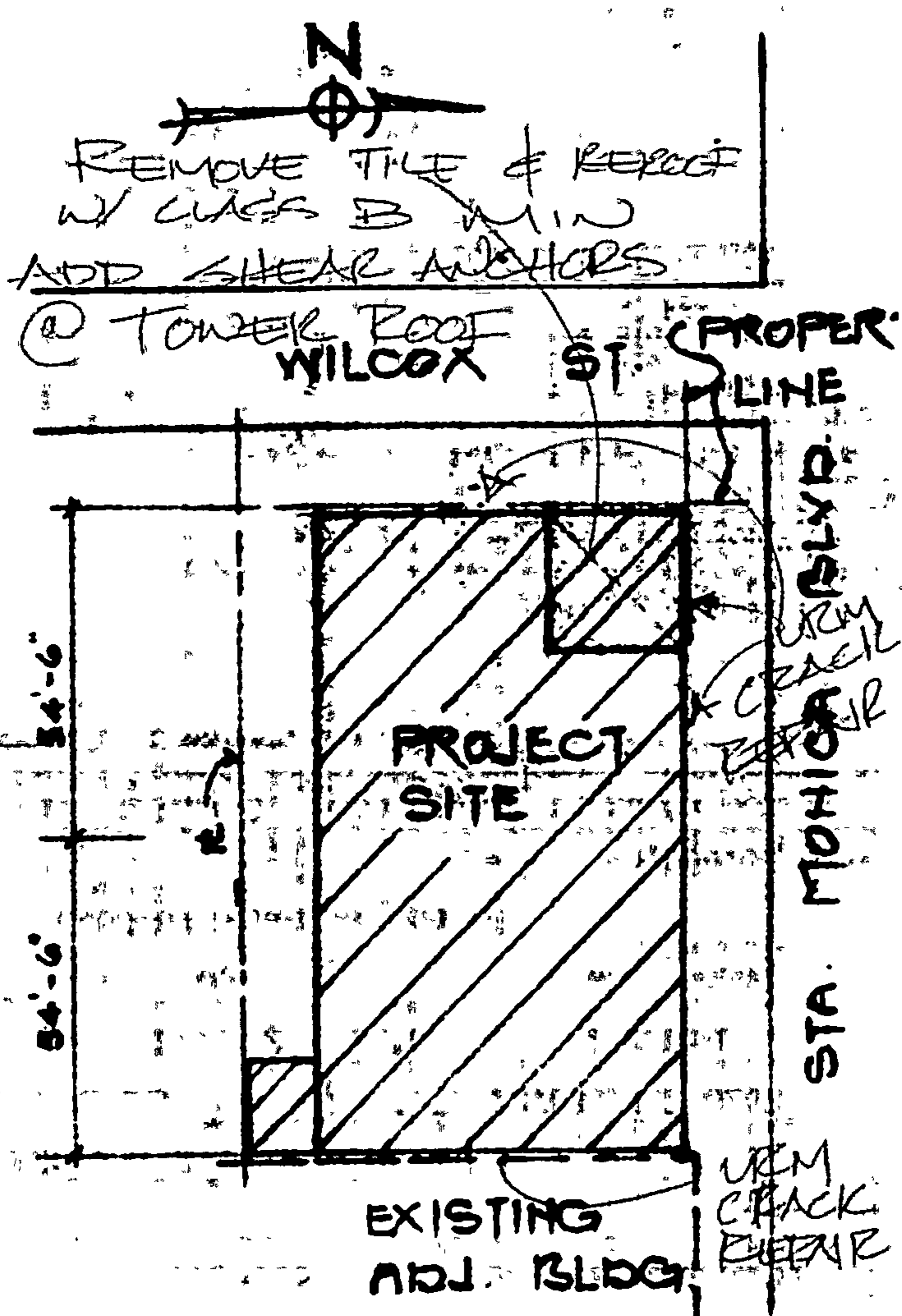
Signed: _____ (Owner or agent having property owner's consent) Position: _____ Date: 7/20/94

4 6 9 0 0 3 7 0 3 0 9

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
Public Works Improvement		Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT #
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
		SFC NOT APPLICABLE	
		SFC DUE	
Grading		PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
CEQA			
Fire		APPROVED (TITLE 19) (LA M.C.-S700)	
		APPROVED - HYDRANT UNIT, ROOM 920 CHE	
CRA		APPROVED PER REDEV. PROJECT	
Transportation		APPROVED FOR DRIVEWAY LOCATION	
		APPROVED FOR ORD. #	
Planning		WORK SHEET #	
		APPROVED UNDER CASE #	
		LANDSCAPE / XERISCAPE	
		SIGHT PLAN REVIEW	
Housing		HOUSING AUTHORITY AFFIDAVIT NO.	
Construction Tax		RECEIPT NO.	DWELLING UNITS
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION
 HOLD FINAL INSPECTION UNTIL SHEAR TEST REPORT IS SUBMITTED TO AND APPROVED BY PLAN CHECK

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

PLOT PLAN

1" = 90'-0"



City of Los Angeles Department of City Planning

5/22/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6474 W SANTA MONICA BLVD
6480 W SANTA MONICA BLVD
1060 N WILCOX AVE
1050 N WILCOX AVE
1048 N WILCOX AVE
6478 W SANTA MONICA BLVD
6476 W SANTA MONICA BLVD

ZIP CODES

90038

RECENT ACTIVITY

ENV-2023-3456-CE
CHC-2023-3455-HCM

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2007-5866-SN
CPC-2005-6082
CPC-2002-4173
CPC-1997-43-CPU
CPC-1984-1-HD
CPC-18473-B
ORD-182960
ORD-182173-SA40:1B
ORD-176172
ORD-161687
ORD-161116-SA19
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR
ENV-2003-1377-MND
ENV-2002-4174

Address/Legal Information

PIN Number	144B185 746
Lot/Parcel Area (Calculated)	8,047.2 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E6 PAGE 593 - GRID F6
Assessor Parcel No. (APN)	5533014002
Tract	STRONG AND DICKENSON'S SOUTH HOLLYWOOD NO. 1
Map Reference	M B 8-84
Block	K
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	144B185

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1918.10
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	MR1-1-SN
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2331 Sign District: Hollywood Signare (Media District) ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2433 Revised Hollywood Community Plan Injunction ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Limited Manufacturing
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
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization 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.

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Hollywood Signage (Media District)
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Hollywood Recreation Center

Assessor Information

Assessor Parcel No. (APN)	5533014002
Ownership (Assessor)	
Owner1	SPIVAK,ALFRED I AND BETTY TRS SPIVAK FAMILY TRUST AND
Owner2	SPAIVAK, H AND J TRS SPIVAK TR
Address	4751 WILSHIRE BLVD STE 203 LOS ANGELES CA 90010
Ownership (Bureau of Engineering, Land Records)	
Owner	SANTA MONICA WILCOX HOLDING COMPANY LLC
Address	8383 WILSHIRE BLVD STE 460 BEVERLY HILLS CA 90211
Owner	SPIVAK, ALFRED I. & BETTY (TRS) SPIVAK FAM TR UDT 7-24-90 ET AL
Address	8425 W. THIRD STREET #201 LOS ANGELES CA 90048
APN Area (Co. Public Works)*	0.370 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$651,397
Assessed Improvement Val.	\$442,713
Last Owner Change	06/16/1992
Last Sale Amount	\$534,550
Tax Rate Area	67
Deed Ref No. (City Clerk)	3-811
	1451031
	1362634
	1331021
	1094739-40
	0186425
Building 1	
Year Built	1928
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	21,883.0 (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: 5533014002]

Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
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	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.82675784
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
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	HOLLYWOOD MEDIA DISTRICT
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5533014002]
Ellis Act Property	No

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

AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	656

Fire Information

Bureau	West
Battalion	5
District / Fire Station	27
Red Flag Restricted Parking	No

CASE SUMMARIES

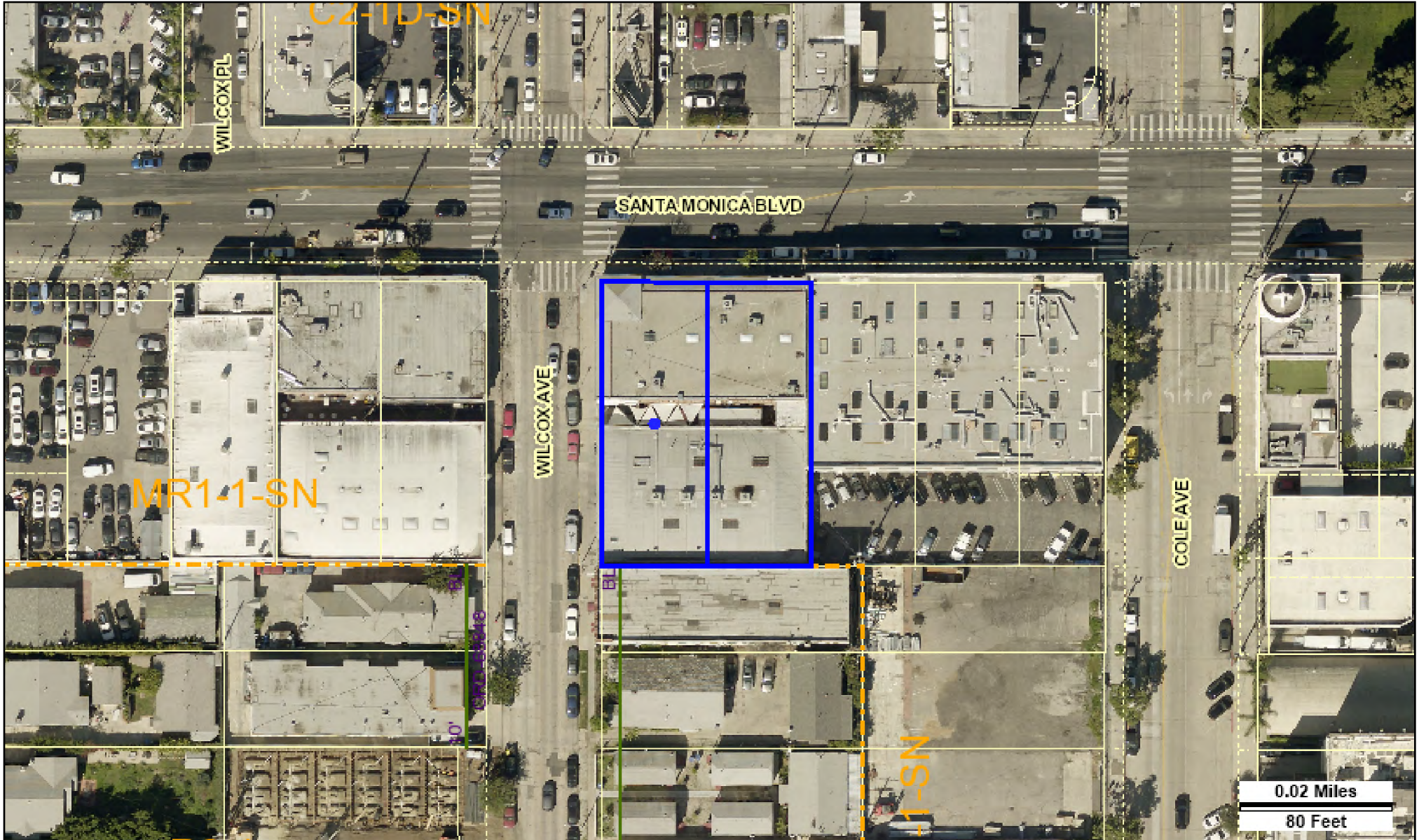
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2007-5866-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-2002-4173
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	ENV-2003-1377-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area
Case Number:	ENV-2002-4174
Required Action(s):	Data Not Available
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40:1B
ORD-176172
ORD-161687
ORD-161116-SA19

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Address: 6478 W SANTA MONICA BLVD

Tract: STRONG AND DICKENSON'S
SOUTH HOLLYWOOD NO. 1

Zoning: MR1-1-SN

APN: 5533014002

Block: K

General Plan: Limited Manufacturing

PIN #: 144B185 746

Lot: 5

Arb: None

