

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2007-5213-HCM**

**HEARING DATE:** November 15, 2007  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 300-302 S. Wetherly Drive  
Council District: 5  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Mid City West  
Legal Description: MB 85-15/17 of TR 7615

**PROJECT:** Historic-Cultural Monument Application for the  
LEWIS APARTMENTS

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

**APPLICANT:** Robert W. Hazelton  
100 South Doheny Drive, Unit 712  
Los Angeles, CA 90048

**OWNER:** Watt Genton Associates (Project Nicholson)  
2716 Ocean Park Blvd., Suite 3040  
Santa Monica, CA 90405

MCLV Properties, LLC  
2235 Faraday Ave #0  
Carlsbad, CA 92008

Stanley Aptaker Trust  
PO Box 10546  
Beverly Hills, CA 90213

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

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

S. GAIL GOLDBERG, AICP  
Director of Planning  
**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, Manager  
Office of Historic Resources

Prepared by:  
**[SIGNED ORIGINAL IN FILE]**

Edgar Garcia, Preservation Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachments:      October 30, 2007 Historic-Cultural Monument Application  
ZIMAS Report

## **SUMMARY**

Built in 1929, this two-story multi-family residential building exhibits character-defining features of Spanish Colonial Revival style. It has a slightly hipped roof with red clay tile, multi-paned fixed and casement windows, and a smooth stucco surface. The entrance is a slightly inset Moorish-style arched doorway and decorative wood door. Two quatrefoil windows are located on the second-story portion of the façade. A slightly projecting bay features Plateresque-style terra-cotta work and quoins with a single stained-glass window. There is a detached garage with clay tile roof.

The proposed Lewis Apartments historic monument was designed by architect Milton J. Black. Black is recognized for designing residential buildings in the Spanish Colonial Revival and Streamline Moderne Styles in Los Angeles during the 1920-30s. Black designed two Historic-Cultural Monuments, also multi-family Spanish Colonial Revival style buildings: 654 Burnside Apartments (1933; Historic-Cultural Monument #426) and the El Cadiz Apartments (1937; Historic-Cultural Monument #775). Black also designed the landmark "Tail o' the Pup" programmatic building in 1938.

The subject building was designed for an Ana Lewis in 1929.

Alterations include the addition of a canvas awning.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **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.

# Robert W. Hazelton

---

October 30, 2007

**Edgar Garcia  
Preservation Planner  
Office of Historic Resources  
City of Los Angeles, Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012**

cc. Lambert Giessinger

**Re: Historic-Cultural Monument Application  
300 – 302 South Wetherly Drive**

Dear Edgar,

Enclosed please find the Historic-Cultural Monument Application for 300 - 302 South Wetherly Drive, a Spanish Colonial Revival two-story apartment building designed by Milton Black (architect of record) and built by the Community Mortgage Company (contractor of record) in 1929.

As the enclosed photograph will demonstrate, this building is worthy of being considered by the Office of Historic Resources as a Historic-Cultural Monument prior to its pending demolition (See Case Number: ENV-2007-1620-EIR).

Also enclosed with this application are copies of all building permits associated with the property from the Los Angeles Department of Building & Safety that confirm Milton Black as the architect of record.

With your permission, I respectfully ask the OHR to accept the attached HCM Application and allow this property to be presented to the Commissioners as early in 2008 as possible in order to preserve a contributing structure to the history of Los Angeles.

Sincerely,



Robert W. Hazelton, President  
100 South Doheny Condominium Association

CITY OF LOS ANGELES

**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

THE 300 - 302 S. Wetherly Drive Apartment Building IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

Spanish Colonial Revival (1915 - 1940) ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION  
OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND / OR

**HISTORICAL SIGNIFICANCE**

THE 300 - 302 S. Wetherly Apartment Building WAS BUILT IN 1929  
NAME OF PROPOSED MONUMENT YEAR BUILT

300 - 302 S. Wetherly Apartment Building WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE See attached development importance description.

## DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE 300 - 302 S. Wetherly Drive Aparment Building IS A two -STORY.  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Spanish Colonial Revival square PLAN multi-family apartment  
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco exterior, decorative frieze, decorative doors FINISH AND original wood TRIM.  
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S off-set gable ROOF IS clay tile wood frame  
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

combination of casement & double-hung WINDOWS ARE PART OF THE DESIGN.  
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A recessed center located  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

original 5-panel original decorative wood DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE very detailed ornate cast stone frieze with recessed window at the center,  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

recessed front door with "tower-like" surround & ornate style, corresponding recessed stained glass  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

window above, asymmetry, cornices, friezes, decorative asymmetrical 2nd story stained glass window  
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A detached garage with clay tile roof.  
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE \*Information not available by owner policy not allowing entry.  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

\*Information not available by owner policy not allowing entry.

IMPORTANT LANDSCAPING INCLUDES \*Significant landscaping no longer on site.  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT 300 - 302 S. Wetherly Drive Apartment Building
2. STREET ADDRESS 300 - 302 S. Wetherly Drive Apartment Building  
CITY Los Angeles ZIP CODE 90048 COUNCIL DISTRICT 5
3. ASSESSOR'S PARCEL NO. 4335014001
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 7615  
BLOCK None LOT(S) 80 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 300 - 302 S. Wetherly Drive  
Los Angeles, CA 90048
6. PRESENT OWNER Watt Genton Associates "Project Nicholson"  
STREET ADDRESS 2716 Ocean Park Boulevard, Suite # 3040  
CITY Santa Monica STATE CA ZIP CODE 90405 PHONE (310) 314-2430  
OWNER IS: PRIVATE n/a PUBLIC n/a
7. PRESENT USE Vacant pending demolition ORIGINAL USE Residential Multi-family Apartment

**DESCRIPTION**

8. ARCHITECTURAL STYLE Spanish Colonial Revival (1915 - 1940)  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)

The site is in good condition. The exterior is in tact with no other modifications other than a canvas awing over the front balcony. The decorative frieze, two stain glass windows, original five-panel wood front door, original recessed wood window frames and original wood patio doors, as well as decorative "tower-like" facade at front door entry are in great condition.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT 300 - 302 S. Wetherly Dr. Apartment Building

10. CONSTRUCTION DATE: FACTUAL 1929 ESTIMATED \_\_\_\_\_

11. ARCHITECT, DESIGNER, OR ENGINEER Data available pending building permit search.

12. CONTRACTOR OR OTHER BUILDER Data available pending building permit search.

13. DATES OF ENCLOSED PHOTOGRAPHS October 13, 2007  
(8X10 BLACK AND WHITE GLOSSY)

14. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

15. ALTERATIONS.  
Canvas awing over front patio porch.

16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT  
☐ ZONING ☐ OTHER \_\_\_\_\_

17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

**SIGNIFICANCE**

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

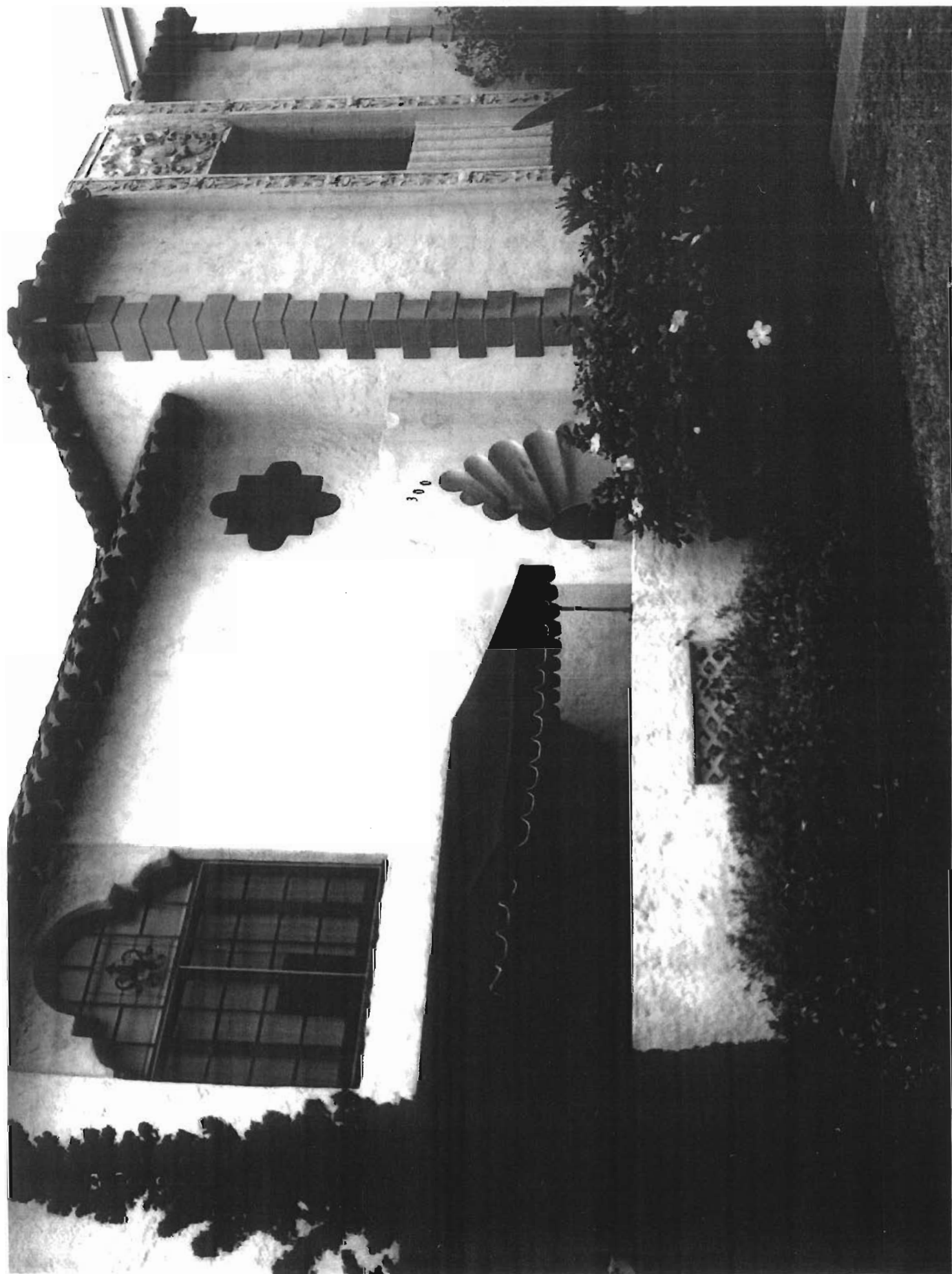
Data available pending building permit search.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)  
Data available pending building permit search.

20. DATE FORM PREPARED October 15, 2007 PREPARER'S NAME Robert W. Hazelton

ORGANIZATION 100 S. Doheny Condo HOA STREET ADDRESS 100 S. Doheny Drive # 712

CITY Los Angeles STATE CA ZIP CODE 90048 PHONE (310) 273-4947





November 2, 2007

To: Edgar Garcia

From: Robert Hazelton

Regarding: 300 S. Wetherly Drive / Architect Milton J. Black Research

3 Pages total including this cover page.

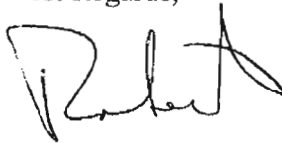
---

Dear Edgar,

Attached please find information on the works of Milton J. Black, architect.

Please contact me with any questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read 'Robert Hazelton', with a stylized flourish at the end.

Robert Hazelton  
310-901-0857 mobile

**MILTON J. BLACK, Architect**

April 23, 1905 ~ June 30, 1970

*"One of Los Angeles' masters of style, Milton J. Black the architect was a major figure in the Mediterranean and Hispanic revival of the 1920's."*

- Robert Winter & David Gebhard

"Architectural Guidebook to Los Angeles"

Famous for his Spanish Colonial Revival buildings, Black built the structure at **300 S. Wetherly Drive** in 1929. It is a beautiful example of one of Los Angeles' most iconic architectural styles, complete with stained glass windows, archways and a red tile roof. The vast majority of Black's work was undertaken in the Hollywood-West Hollywood area during the 1920's and the 1930's.

Other Spanish Colonial Revival buildings designed by Black have already been voted in as Historic-Cultural Monuments by the Los Angeles City Planning Committee. The building at **654 Burnside (built 1933) was made a Los Angeles Cultural Monument # 426 on March 31, 1989.**

**The El Cadiz Apartments** (1721-1731 Sycamore Avenue) have been heralded as the *"last major Spanish Revival Court constructed in Los Angeles"* ("Courtyard Housing: A Typological Analysis" by Stefanos Polyzoides, Roger Sherwood, James Tice. 1992). It holds all the trappings of this beautiful style, from the open courtyard to the decorative balconies and arched windows.

**The El Cadiz was made a Los Angeles Cultural Monument # 775 on April 27, 2004.** However it has served a very modern 'Hollywood' style purpose as the home for Jennifer Garner's character on the hit television show "Alias."

Black was also one of Los Angeles' most prolific designers of the Streamline Moderne style during its period of popularity. He showed a great ability to change styles due to space and client desires. A wonderful example of this Streamline Moderne style of the 1930's as can be seen in his **Maurentania Apartments. Built in 1934 at 520-522 N. Rossmore Avenue** for Jack Haley, the 'Tin Man' from the "Wizard of Oz," **the Maurentania** was named for the British Luxury Liner famous for breaking the transatlantic speed record in 1909.

In 1960 the building held an extremely famous resident. **John Kennedy** rented the penthouse apartment during the Democratic Convention. It is said upon his nomination he made his first call from here to the Kennedy compound in Hyannis Port, MA.

Black's most important Streamline Moderne designs may be found in a group of approximately 10 apartment buildings constructed near Kings Road and 1<sup>st</sup> street designed between 1935 and 1936. The apartments are regarded as the

finest grouping of Streamline Moderne residential buildings in Los Angeles.

**The 1936 Gleason Residence** is Black's only known design in the Valley. **The S.B. Gleason Residence** is located at the northeast corner of Chandler Boulevard and Bellingham Avenue constructed in the Streamline Moderne style. **The Gleason Residence** appears eligible for listing in the National Register under Criterion (C) and the California Register under Criterion 3 for the quality of its Streamline Moderne design. FTA will be submitting this finding of National Register eligibility to the SHPO for concurrence.

Black is perhaps most popularly known these days for his 'Hot Dog' shaped structure, **The Tail o' The Pup. This building was designed in 1938 and built in 1947. It was made a Historical Landmark in 1987.** Of course, it has also served as the backdrop for many Hollywood feature films and television shows. The structure itself is on the move again; it's very state of being seemingly more important than its whereabouts.

Black's other important designs include the:

- Bronson House (1927)
- Del Rio, Dolores House #1 (1928)
- 127 South Kings Road (1936)
- The Cernitz House at 601 Amalfi (1938)
- Khurts, George, Jr. House
- Leimert Park, Leimert Boulevard (1937)
- Westwood-Ambassador Apartments (1947)
- 462 South Cochrane Avenue Apartment Building (1938)

# All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Reg. Form 1

BUILDING DIVISION

2

## DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Frame Buildings CLASS "D"

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. 245  
(2ND FLOOR)  
CITY CLERK  
PLEASE  
VERIFY

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

Lot No. 80 Block 4  
Tract 7615 (Description of Property)  
District No. 54 M. B. Page 85 F. B. Page 15-16-17  
No. 300 So Wetherly Dr. Street 300  
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Apt. No. of Rooms 24 No. of Families 8
- Owner's name Anna Lewis Phone 745964
- Owner's address 152 So Wetherly Dr.
- Architect's name Community Development Co. Phone 745964
- Contractor's name Community Development Co. Phone 745964
- Contractor's address 208 W 5th St
- VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing Equip-ment and Appliances in Completed Building.} \$19500
- Is there any existing building or permit for a building on lot? no How Used?
- Size of proposed building 48 x 72 Height to highest point 24 feet
- Number of Stories in height 2 Character of ground Grade
- Material of foundation concrete Size of footings 16" Size of wall 5" Depth below ground 12"
- Material of chimneys no Number of Inlets to flue 11" Interior size of flues 11"
- Material of exterior walls Frame and Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 2 x 12 Specify material of roof Comp.
- Will all provisions of State Housing Act be Complied with? Comp. yes
- What Zone is Property in? B

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)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>500</u>	Plans and Specifications checked and found to conform to Ord. Rules, State Laws, etc. <u>11/7/29</u> Plan Examiner	Application checked and found O. K. <u>11/7/29</u> Clerk	Stamp here when permit is issued JAN 7 1929
--------------------------	--	--	--

PLANS

C. F. L. L. L.

40 75

**FOR DEPARTMENT USE ONLY**

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

**REMARKS**

17. Will all Lathing and Plastering Comply with Ordinance?

*Yes.*

*Accepted 12-15-51*



<b>SEWER FACILITIES</b> <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO _____ SEWER CERTIFICATE NO _____		<b>PLUMBING WORKSHEET NO.</b> APPROVED UNDER CASE NO _____ LANDSCAPE/RESCAPE _____	
CURB RAMP	DRIVEWAY	SEWER FACILITIES CHARGE	SITE PLAN REVIEW
FLOOD	INDUSTRIAL WASTE	<input type="checkbox"/> NOT APPLICABLE	FIRE DEPT
HIGHWAY DEDICATION		<input type="checkbox"/> DUE	<input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700)
<input type="checkbox"/> REQUIRED		<input type="checkbox"/> PAID	<input type="checkbox"/> HYDRANT UNIT
<input type="checkbox"/> COMPLETED		GRADING DIVISION	<input type="checkbox"/> OTHER _____
EXCAVATION ADJACENT TO PUBLIC WAY		<input type="checkbox"/> HILLSIDE NOTICE MAILED	DEPT. OF TRANSPORTATION
CONSTR. TAX RECEIPT NO _____	DWELLING UNITS _____	<input type="checkbox"/> HILLSIDE NOTICE POSTED	<input type="checkbox"/> DRIVEWAY LOCATION
HOUSING AUTHORITY _____		<input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK	<input type="checkbox"/> ORD. NO _____
CULTURAL AFFAIRS _____		CRA APPROVED RE-DEV. PROJECT	CAL OSHA _____
		CEQA _____	AQMD-AB3205
COMPLETE FOR RELOCATION PERMITS ONLY			DEPT. WATER & POWER _____
OLD ADDRESS _____		<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.	CASH/SURETY BOND NO _____
			MILES MOVED _____

## 1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

### GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☐ Building ☐ Electrical ☐ Plumbing ☐ HVAC

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

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

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

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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

Sign \_\_\_\_\_ Date 7-14-75

### ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

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

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

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

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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

Sign \_\_\_\_\_ Date \_\_\_\_\_

### PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

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

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

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

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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

Sign \_\_\_\_\_ Date \_\_\_\_\_

### HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

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

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

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

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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

Sign \_\_\_\_\_ Date \_\_\_\_\_

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

## 2 CONSTRUCTION LENDING AGENCY

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

Lender's name \_\_\_\_\_ Lender's Address \_\_\_\_\_

### ASBESTOS REMOVAL

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

☐ I declare that a notification letter has been sent to the AQMD or EPA.

Sign \_\_\_\_\_ Date 7-14-75

### OWNER-BUILDER DECLARATION

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

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

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

Print \_\_\_\_\_ Sign \_\_\_\_\_ Date \_\_\_\_\_ ☐ OWNER ☐ AUTHORIZED AGENT

### FINAL DECLARATION

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

Print \_\_\_\_\_ Sign \_\_\_\_\_ Date 7-14-75 ☐ OWNER ☐ AUTHORIZED AGENT ☐ CONTRACTOR





Bldg-Demolition Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE</b>	Issued On: 08/26/1998 Last Status: Permit Finaled Status Date: 12/11/1998
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7615		80		M B 85-15/17	138B169 551	4335 - 014 - 001

<b>3. PARCEL INFORMATION</b>	
Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Census Tract - 2149.00 District Map - 138B169	Easement - 5' PUE,R Energy Zone - 9 Lot Size - 54.35X120 Lot Type - Corner Thomas Brothers Map Grid - 632
ZONE(S): R4-1, Q, O /	

**4. DOCUMENTS**

ZI - 1195

**5. CHECKLIST ITEMS****6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

Aptaker, Stanley Tr Stanley Aptaker Trust 0 P O Box 10546

BEVERLY HILLS CA 90213

Tenant:

Applicant: (Relationship: Owner-Bldr)

- Owner-Builder

(310) 201-5944

**7. EXISTING USE**

(07) Garage - Private

**PROPOSED USE**

(23) Demolition

**8. DESCRIPTION OF WORK**

demo car-damaged garage (18'3"x16'2"). sewer cap is not req'd. (DPI is waived by Inspector L. Galstian &amp; Plan check supervisor M. Men dizabel; new garage is under application 98010-30000-02620).

**9. # Bldgs on Site & Use: 3:APT+GAR+GAR****10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Helen Zhou

DAS PC By:

OK for Cashier: Helen Zhou

Coord. OK:

Signature:

Date:

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

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

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

**For Cashier's Use Only**

W/O #: 81900949

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: \$500	PC Valuation:
FINAL TOTAL Bldg-Demolition	99.89
Permit Fee Subtotal Bldg-Demolition	65.00
Plan Check Subtotal Bldg-Demolitic	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	1.71
Sys. Surcharge	5.13
Planning Surcharge	2.55
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

**12. ATTACHMENTS**

Plot Plan

Payment Date: 08/26/98

Receipt No: WL03-3808

Amount: \$99.89

Method: Check

**1998WL54050**

\* P 9 8 0 1 9 3 0 0 0 0 0 9 4 9 F N \*



300 S Wetherly Dr 1-8

Permit Application #: 98019 - 30000 - 00949

Bldg---Demolition

City of Los Angeles - Department of Building and Safety

Plan Check #

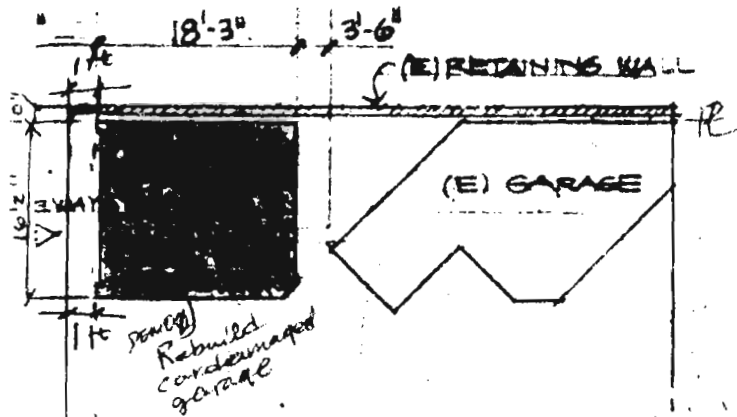
Apartment

Initiating Office: WEST LA

Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 08/26/98 15:19:14



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

STREET

SIDE WALK

EXISTING TWO  
STORY APARTMENT  
BLDG.

SIDE WALK

PARKWAY STREET

300 S Wetherly Dr

STANLEY BRADNER

8/26/98



Bldg-New Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 10/14/1998 Last Status: Permit Finaled Status Date: 03/29/1999
--	--	---

<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ARB</b>	<b>COUNTY MAP REF #</b>	<b>PARCEL ID # (PIN #)</b>	<b>2. ASSESSOR PARCEL #</b>
TR 7615		80		M B 85-15/17	138B169 551	4335 - 014 - 001

<b>3. PARCEL INFORMATION</b>	
Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Census Tract - 2149.00 District Map - 138B169	Easement - 5' PUE,R Energy Zone - 9 Lot Size - 54.35X120 Lot Type - Corner Thomas Brothers Map Grid - 632
ZONE(S): R4-1, Q, O /	

**4. DOCUMENTS**

Z1 - 1195

**5. CHECKLIST ITEMS**

Special Inspect - Epoxy Bolts

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

Owner(s):

Aptaker, Stanley Tr Stanley Aptaker Trust 0 P O Box 10546

BEVERLY HILLS CA 90213

Tenant:

Applicant: (Relationship: Owner-Bldr)

Stanley Aptaker - Owner-Builder

(310) 201-5944

**7. EXISTING USE****PROPOSED USE**

(07) Garage - Private

**8. DESCRIPTION OF WORK**

rebuild car-damaged garage (18'3"x16'2"). demolition permit under permit #98019-30000-00949.

**9. # Bldgs on Site & Use:** 3:APT+GAR+GAR**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Helen Zhou

DAS PC By:

OK for Cashier: Minh Ong

Coord. OK:

Signature:

Date:

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

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

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

**For Cashier's Use Only****W/O #: 81002620**

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
<b>Permit Valuation:</b> \$6,000	<b>PC Valuation:</b>
FINAL TOTAL Bldg-New	341.51
Permit Fee Subtotal Bldg-New	159.25
Energy Surcharge	
Handicapped Access	
Plan Check Subtotal Bldg-New	143.33
Plan Maintenance	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.60
O.S. Surcharge	6.06
Sys. Surcharge	18.19
Planning Surcharge	9.08
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b>
Plot Plan

Payment Date: 10/14/98

Receipt No: WL03-4373

Amount: \$341.51

Method: Check

**1998WL55153**

\* P 9 8 0 1 0 3 0 0 0 0 2 6 2 0 F N \*

300 S Wetherly Dr 1-8

Permit Application #: 98010 - 30000 - 02620

Bldg---New

City of Los Angeles - Department of Building and Safety

Plan Check #:

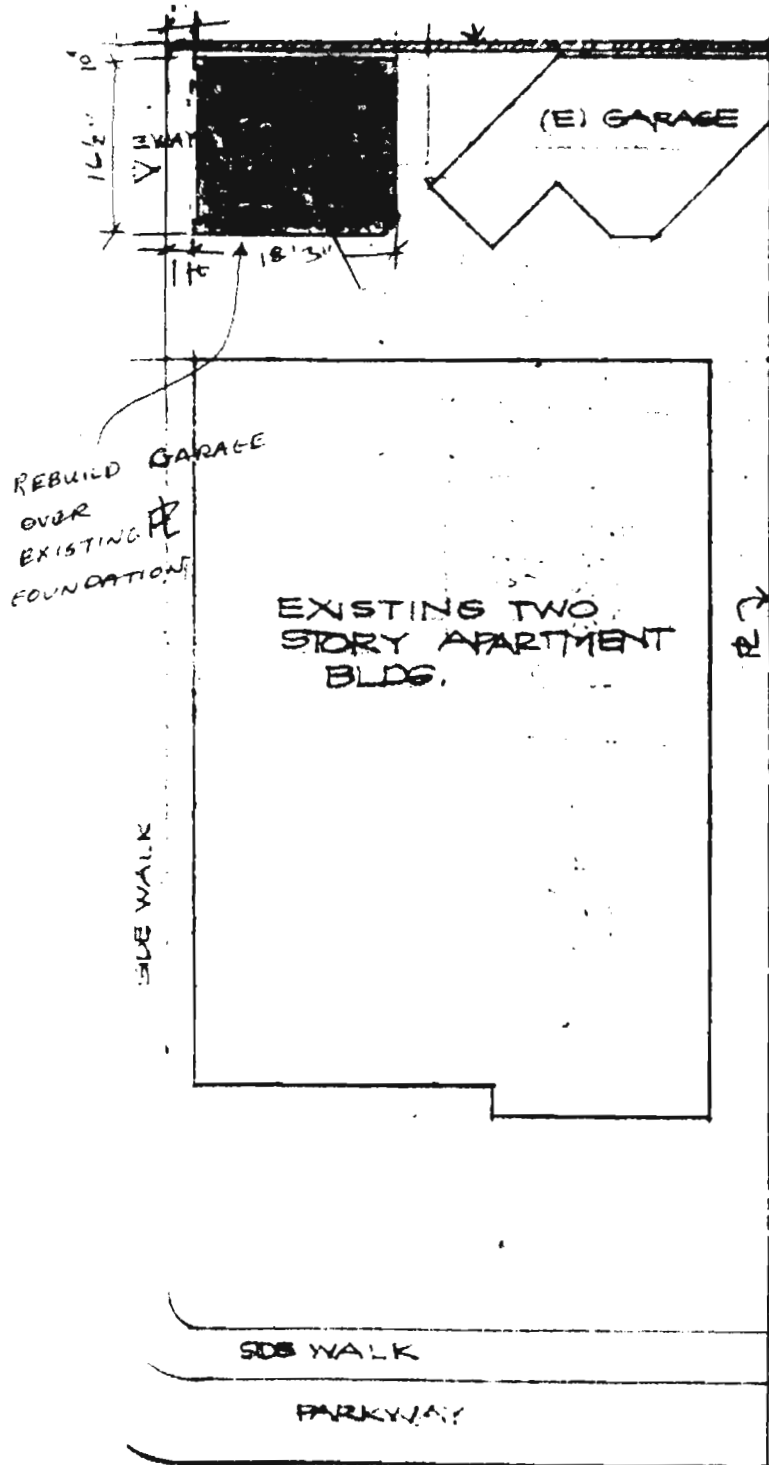
Apartment

Initiating Office: WEST LA

Over the Counter Permit

# PLOT PLAN ATTACHMENT

Printed on: 08/26/98 17:01:54



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



# City of Los Angeles Department of City Planning

10/31/2007

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

300 S WETHERLY DR  
302 S WETHERLY DR

### ZIP CODES

90048

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2007-1998-ZC-HD-BL-SPR  
CPC-1988-342-ZC  
ORD-167711  
VTT-68577  
ENV-2007-1620-EIR

### Address/Legal Information

PIN Number:	138B169 551
Area (Calculated):	6,469.3 (sq ft)
Thomas Brothers Grid:	PAGE 632 - GRID H1
Assessor Parcel Number:	4335014001
Tract:	TR 7615
Map Reference:	M B 85-15/17
Block:	None
Lot:	80
Arb (Lot Cut Reference):	None
Map Sheet:	138B169

### Jurisdictional Information

Community Plan Area:	Wilshire
Area Planning Commission:	Central
Neighborhood Council:	Mid City West
Council District:	CD 5 - Jack Weiss
Census Tract #:	2149.00
LADBS District Office:	Los Angeles Metro

### Planning and Zoning Information

Special Notes:	None
Zoning:	[Q]R4-1-O
Zoning Information (ZI):	ZI-1195
General Plan Land Use:	High Medium Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Wilshire
Specific Plan Area:	None
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

### Assessor Information

Assessor Parcel Number:	4335014001
Parcel Area (Approximate):	6,490.4 (sq ft)
Use Code:	0500 - 5 or more units (4 stories or less)
Building Class:	D6
Assessed Land Val.:	\$2,965,140
Assessed Improvement Val.:	\$676,260
Year Built:	1929
Last Owner Change:	06/07/06
Last Sale Amount:	\$3,500,035
Number of Units:	8
Number of Bedrooms:	8

Number of Bathrooms:	8
Building Square Footage:	6,697.0 (sq ft)
Tax Rate Area:	398
Deed Reference No.:	227248

**Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.75991 (km)
Landslide:	No
Liquefaction:	Yes

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

**Public Safety**

Police Information:	
Bureau:	West
Division / Station:	Wilshire
Report District:	701
Fire Information:	
District / Fire Station:	58
Battalion:	18
Division:	2
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-2007-1998-ZC-HD-BL-SPR

**Required Action(s):** SPR-SITE PLAN REVIEW  
BL-BUILDING LINE  
HD-HEIGHT DISTRICT  
ZC-ZONE CHANGE

**Project Description(s):** A ZONE CHANGE/HEIGHT DISTRICT CHANGE FROM [Q]R4-1 TO [Q]R4-2, A BUILDING LINE REMOVAL, AND A SITE PLAN REVIEW.

**Case Number:** CPC-1988-342-ZC

**Required Action(s):** ZC-ZONE CHANGE

**Project Description(s):** PLAN AMENDMENT WITHIN THE WILSHIRE DISTRICT PLAN FROM "HIGH MEDIUM" TO "MEDIUM DENSITY RESIDENTIAL" AND A CHANGE OF ZONE (DOWNZONING) FROM R4-1-0 AND R4-1VL TO R3-1-0 AND R3-1VL.

CHANGE OF ZONE TO LIMIT THE LAND SO DESIGNATED TO THE R-3 DENSITY FOR PROPERTIES GENERALLY BOUNDED BY OAKHURST DR., BURTON WAY-COLGATE AVE., SAN VICENTE BLVD., 3RD ST., ROBERTSON BLVD., AND BEVERLY BLVD. LYING WITHIN THE WILSHIRE DISTRICT PLAN

**Case Number:** VTT-68577

**Required Action(s):** Data Not Available

**Project Description(s):** VESTING TENTATIVE TRACT MAP FOR 145 RESIDENTIAL CONDOMINIUM ON 1.8 ACRES OF LAND WITHIN THE [Q]R4-1 ZONE

**Case Number:** ENV-2007-1620-EIR

**Required Action(s):** EIR-ENVIRONMENTAL IMPACT REPORT

**Project Description(s):** AN ENVIRONMENTAL ASSESSMENT FORM FOR 140 CONDOMINIUMS.

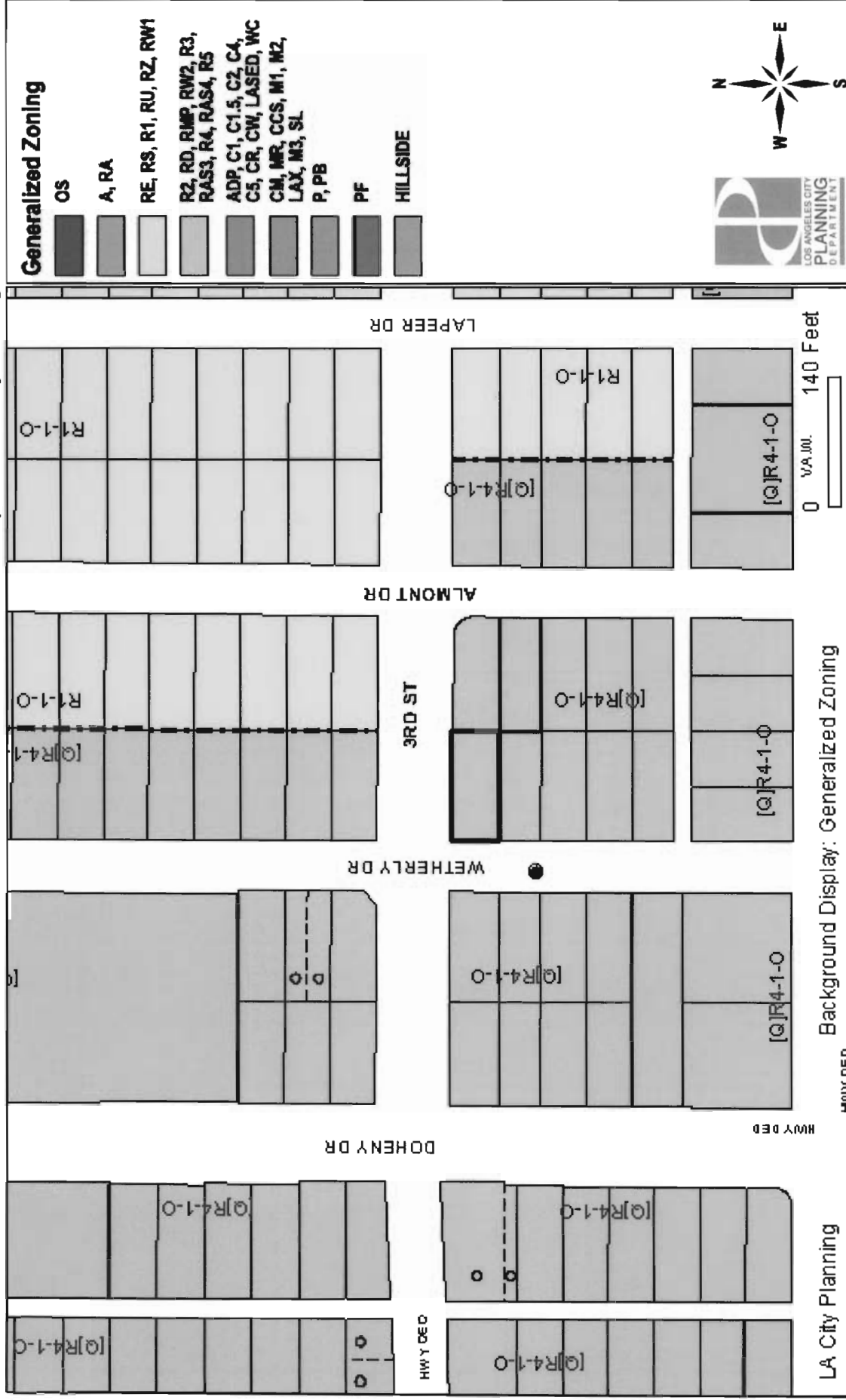
## DATA NOT AVAILABLE

ORD-167711

# ZIMAS INTRANET

10/31/2007

City of Los Angeles  
Department of City Planning



Address: 300 S WETHERLY DR

APN: 4335014001

PIN #: 138B169 551

Tract: TR 7615

Block: None

Lot: 80

Arb: None

Background Display: Generalized Zoning

Zoning: [Q]R4-1-O

General Plan: High Medium Residential