

**APPENDIX C.1: HISTORIC RESOURCES
REPORT**

GPA Consulting,

400-432 S. San Vicente Boulevard, Phase I HRER,
January 20, 2023.

[This Page Intentionally Left Blank]

400-432 S. San Vicente Boulevard Phase I HRER



Prepared for:
400 S. San Vicente LLC
4343 MacArthur Blvd. #1085
Newport Beach, CA 92660

Prepared by:
GPA Consulting
617 S. Olive Street
Suite 910
Los Angeles, CA 90014





EXECUTIVE SUMMARY

This report presents the results of a Phase I historical resource evaluation for a proposed project (Project) in the Wilshire Community Plan Area (CPA) of the City of Los Angeles. The Project site is comprised of two parcels on the northeast side of the 400 block of S. San Vicente Boulevard with 400 S. San Vicente Boulevard to the north, located at Assessor Parcel Number (APN) 5511-044-038 and 432 S. San Vicente Boulevard, to the south, located at APN 5511-044-013. The subject property to be evaluated is associated with the address 432 S. San Vicente Boulevard and consists of a two-story commercial building.

The building located at 432 S. San Vicente Boulevard was constructed in 1961 and is therefore more than 45 years of age. The property is not currently designated under national, state, or local landmark or historic district programs. As such, GPA Consulting (GPA) was retained to complete the evaluation of 432 S. San Vicente Boulevard as part of the environmental review of a proposed project in compliance with the California Environmental Quality Act (CEQA). The building located at 400 S. San Vicente Boulevard was constructed in 1986 and is not included in this evaluation as it is less than 45 years of age.

After careful inspection, investigation, and evaluation, GPA concluded that the property located at 432 S. San Vicente Boulevard does not appear to be individually eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or designation as a Los Angeles Historic-Cultural Monument due to a lack of significance. GPA also concluded that the property does not appear to contribute to a potential historic district under the federal, state, or local designation programs. No further research or evaluation is recommended.



TABLE OF CONTENTS

1. Introduction.....	1
1.1 Purpose	1
1.2 Methodology	2
1.3 Qualifications of Preparers	3
2. Regulatory Framework.....	3
2.1 National Register of Historic Places.....	4
2.2 California Register of Historical Resources	5
2.3 Los Angeles Cultural Heritage Ordinance.....	7
3. Environmental Setting	8
3.1 Description and History of the Property	8
3.2 Historic Contexts.....	12
4. Evaluation of Eligibility	15
4.1 Criterion A/1/1.....	16
4.2 Criterion B/2/2	16
4.3 Criterion C/3/3.....	17
4.4 Criterion D/4.....	18
4.5 Integrity	18
4.6 Summary of Evaluation.....	18
5. Conclusions.....	18
6. Sources.....	19

Appendix A: SCCIC Records Search Result Letters

Appendix B: Résumés

Appendix C: Building Permit Records

Appendix D: 1987 City Directory Listing

Appendix E: DPR Form Set

1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze whether a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project site comprises two parcels, Assessor Parcel Numbers (APN) 5511-044-038 and 5511-044-013, located along the northeast side of the 400 block of S. San Vicente Boulevard in the City of Los Angeles (see **Figure 1**). The parcel containing 432 S. San Vicente Boulevard (subject property) is improved with a two-story commercial building, originally constructed in 1961 (see **Figure 2**). The building located at 400 S. San Vicente Boulevard was constructed in 1986 and is not included in this evaluation as it is less than 45 years of age.



Figure 1. Project Site. Base Image Source: Los Angeles County Assessor.

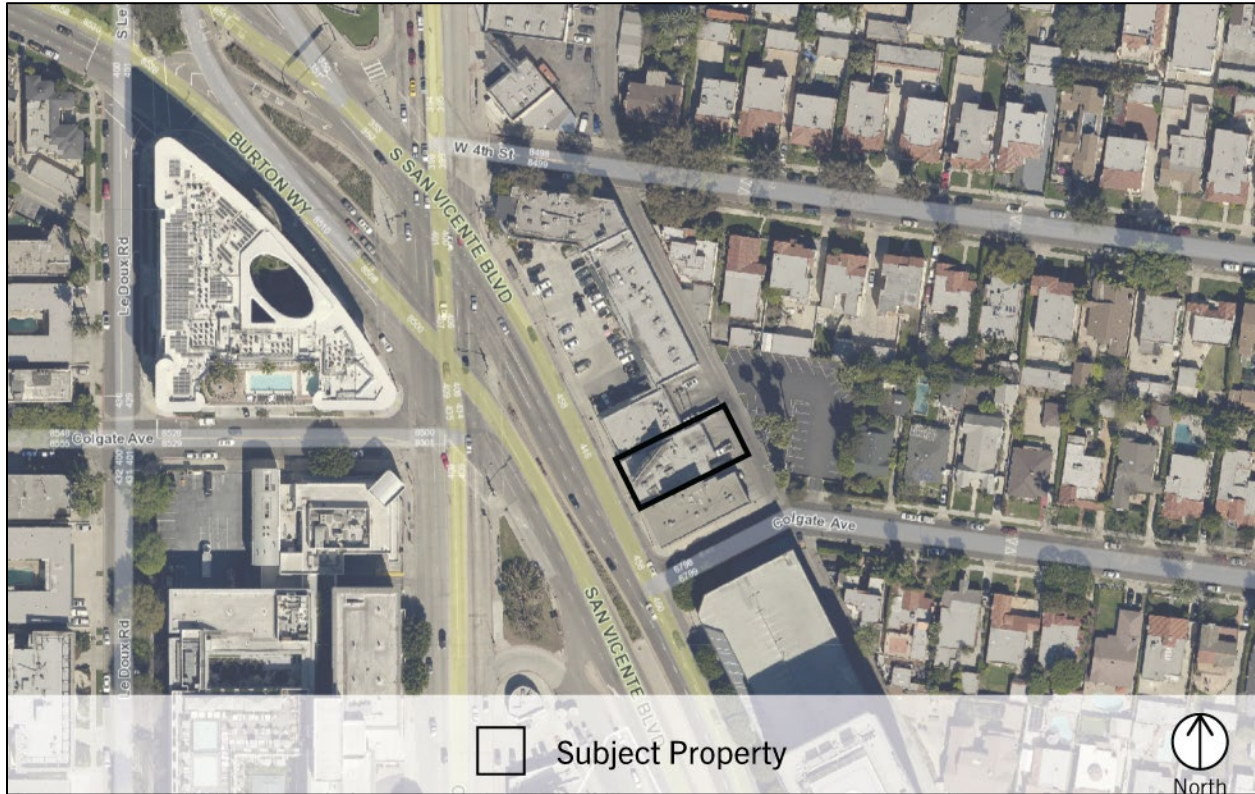


Figure 2: Subject Property. Base Image Source: Los Angeles County Assessor.

1.2 Methodology

In preparing this report, GPA Consulting (GPA) performed the following tasks:

1. Requested a records search from the South Central Coastal Information Center (SCCIC) to determine whether or not the Project site contains any properties that are currently listed under national, state, or local landmark or historic district programs and whether or not it contains properties that have been previously identified or evaluated as potential historical resources. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places (National Register), listed and determined eligible for listing in the California Register of Historical Resources (California Register), California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. The record search results for built environment resources requested by GPA (24084.10372) identified no previously evaluated built environment resources on the project site. The record search results requested by the client (24309.10442) identified no previously evaluated built environment resources on the project site and 52 built environment resources within a $\frac{1}{4}$ radius of the project site. The records search result letters from SCCIC are included as **Appendix A**.
2. Consulted the Built Environment Resources Directory (BERD) maintained by the State Office of Historic Preservation to determine whether the property is currently listed as a landmark or

part of a historic district under national or state programs and whether the property has been previously identified or evaluated as a historical resource. The BERD includes information on cultural and historical resources reviewed for eligibility to the National Register and the California Historical Landmarks (CHL) programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. It replaces the California Historic Resources Inventory System (CHRIS). While the BERD may not include all mapped data on historical or cultural resources filed with the South Central Coastal Information Center (SCCIC), it includes information on previously evaluated properties. The review of the BERD revealed the property has not been previously identified or evaluated as a historical resource.

3. Conducted an intensive field inspection of the property, during which GPA assessed the general condition and physical integrity of the buildings thereon. Digital photographs of the exterior of the building were taken during the field inspection.
4. Consulted the Los Angeles Historic Resources Inventory website and HistoricPlacesLA.org, included on the City of Los Angeles Office of Historic Resources website, to determine if the property comprising the project site was previously identified or evaluated.
5. Conducted research into the history of the property. Sources referenced included building permit records, city directories, historic aerial photographs, prior survey data, Sanborn Fire Insurance maps, local historical society databases, and various newspaper archives.
6. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the Los Angeles Citywide Historic Context Statement (LACHCS) to identify the appropriate CTPs under which to evaluate the property.
7. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the property as a potential historical resource.

1.3 Qualifications of Preparers

Amanda Duane, Senior Architectural Historian, GPA Consulting, and Emma Haggerty, Associate Architectural Historian, GPA Consulting, were responsible for the preparation of this report. They fulfill the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included in **Appendix B**.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register. The California Register is modeled after the National Register. Additionally, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of

evidence demonstrates that the property is not historically or culturally significant.¹ A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. The National Register, California Register, and City designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ Patrick Andrus and Rebecca Shrimpton, eds., (National Register Bulletin 15) *How to Apply the National Register Criteria for Evaluation* (US Department of the Interior, National Park Service, Cultural Resources: 1997), 7-8, accessed October 3, 2022, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.



ability of a property to convey its significance.”⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁶

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.⁷

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

⁵ Ibid., 44-45.

⁶ Public Resources Code §5024.1 (a).

⁷ Public Resources Code §5024.1 (d).

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous regarding the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁸

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all the following criteria:⁹

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [OHP] procedures and requirements;
3. The resource is evaluated and determined by the office [OHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Office of Historic Preservation (OHP) Survey Methodology

The evaluation instructions and classification system prescribed by the OHP in its Instructions for Recording Historical Resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.

⁸ Public Resources Code §4852.

⁹ Public Resources Code §5024.1.

6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

6Z Found ineligible for National Register, California Register, or local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance (Ordinance) in 1962 and amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

- The proposed HCM 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; or
- The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history;
- The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents; or represents a notable work of a master, designer, builder, or architect whose individual genius influenced his or her age.¹⁰

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

¹⁰ Los Angeles Administrative Code Section 22.171.7.

3. ENVIRONMENTAL SETTING

The subject property is located within the Wilshire Community Plan Area (CPA) two blocks southeast of Cedars-Sinai Medical Center, along the northeast side of the 400 block of S. San Vicente Boulevard between 4th Street and Colgate Avenue. The property is bound by surrounding buildings to the north and south. The immediate setting consists of primarily low- to high-rise commercial and residential buildings as well as religious institutions constructed in the 1960s through 1990s.

3.1 Description and History of the Property

Architectural Description

The subject property consists of a rectangular parcel fronting S. San Vicente Boulevard to the west and a rear alley to the east (see **Figure 2**). The parcel is improved with a two-story commercial building that is rectangular in plan and has a flat roof with shallow raised parapet. It is built to the property line on the north, south, and west elevations. The east elevation is set back from the property line to allow for ten parking spaces at the rear of the property.

The primary elevation faces S. San Vicente Boulevard and is clad in stucco on the second floor and horizontal wood siding on the recessed first floor. A decorative projecting edge surrounds the first and second floors, and a shallow planter runs along the base of the first floor. The entrance is at the south end of the first floor and comprises a pair of full-light, tinted glass doors with metal frames and a full-height sidelight. Six aluminum slider windows are located on the second floor under two cloth awnings (see **Figure 3**).

The east elevation is set back from the property line facing the rear alley. (see **Figure 4**). The entire elevation is clad in stucco and the northern end of the second story is cantilevered over parking spaces while the southern end includes a partially recessed entry. The cantilevered portion of the second story contains four aluminum sliding windows and is supported by an oversized horizontal beam and narrow vertical post. The horizontal beam also supports the second-floor landing of the staircase that leads from the parking lot to the recessed entrance. The open-riser metal staircase has a simple metal railing. The first floor is deeply recessed to create a parking area and contains no additional openings.

The north and south elevations are not visible as they abut the neighboring buildings.

A billboard is installed on the east end of the roof, angled toward southbound traffic along S. San Vicente Boulevard.



Figure 3: West elevation, view looking east. 2022. Source: GPA.



Figure 4: East elevation, view looking north. 2022. Source: GPA.

Construction History

432 S. San Vicente Boulevard was designed by architect Emery Kanak and engineer Tibor Gyimesi and completed in 1961.¹¹ According to the original building permit, the two-story commercial building was constructed with stucco cladding and composite roofing.

Few exterior alterations are documented in the building permit records for the property (see **Table 1**). They include the addition of a roof sign (billboard) in 1965, the addition of prefabricated steel stairs between 1977-1978, stucco repair in 2011, and the addition of a wall sign in 2014.¹²

Additional alterations that were observed but not documented in available permit records:

- Removal/replacement of lava rock veneer with stucco along first floor of the east elevation, c. 2014
- Addition of cloth awnings along second story of the east elevation, c. 2014
- Addition of horizontal wood cladding and sign along first floor of the east elevation, c. 2015

Table 1: Building Permit History				
Date	Permit (LA)	Work Completed	Architect (A)/ Engineer (E)/ Contractor (C)	Owner
1961/03/10	1961LA83076	New 2 story 45' x 85.5' size building with stucco cladding and composite roofing.	(A) Emery Kanarik, (E) Tibor Gyimesi	Bermax Construction Co.
1961/04/07	1961LA85364	Raise roof height two more feet under LA 83076/61. Revise framing	(A) Emery Kanarik, (E) Tibor Gyimesi	Bermax Construction Co.
1965/08/10	1965LA01543	Roof sign	(E) Cornelis A. Van Dam	Pacific Outdoor Advertising
1965/09/10	1965LA04389	Change in plans – change to uplift connection	(E) Cornelis A. Van Dam	Pacific Outdoor Advertising
1977/03/14	1977LA41313	Add prefab. stl stair #66 between 1 st and 2 nd floor	(A) Per Vagnglarborg	Jay Robinson
1978/05/01	1978LA62331	Add prefab. std. stair between 1 st and 2 nd floor	(A) Per Vagnglarborg	Jay Robinson
1993/02/04	1993WL05637	Add staircase (wood) and concrete ramp within the existing building (TI)	-	Joseph Shafayer [sic]
1993/08/25	1993WL09223	Tenant improvement – convert 19,000 of office to lab	-	John Shayefar

¹¹ Building Permit No. 1961LA83076, March 10, 1961.

¹² Building Permit No. 1965LA01543 and 1965LA04389, August 10, 1965, and September 10, 1965; Building Permit No. 11016-70000-23511, November 30, 2011; Building Permit No. 14048-10000-01894, July 28, 2014.

Table 1: Building Permit History				
Date	Permit (LA)	Work Completed	Architect (A)/ Engineer (E)/ Contractor (C)	Owner
1993/11/09	1993WL10757	Revise stairs to work under permit 93WL05637	-	Joseph Shafayer [sic]
2011/11/30	11016-70000-23511	Stucco repair on (e) medical office building	(C) Marcos Figueroa	San Vicente Holdings LLC
2014/07/28	14048-10000-01894	Wall sign permit – 5’ x 3’ 6”	Sung Lim	San Vicente Holdings LLC
2015/03/31	15016-30000-06450	Remove & replace drywall finishes of (e) walls and (e) ceiling. No exterior alterations	Architect – Lauri Matisse	San Vicente Holdings LLC

Ownership and Tenant History

The property was originally owned by the Bermax Construction Company in 1961, a builder-developer.¹³ By 1965, the property was owned by Pacific Outdoor Advertising.¹⁴ Ownership of the property changed to Jay Robinson by 1977.¹⁵ In 1987, ownership of the property was unknown but the businesses within the building included LCI Computer Corporation, Mark I Rozen Productions, Republic National Leasing Corp., and Rozen Clinic of Chiropractic.¹⁶ John Shayefar was the owner of the property from 1993-2006.¹⁷ The property has been owned by San Vicente Holdings, LLC since 2011.¹⁸

Based on a review of United States Federal Census records, city directories, and building permits, the property was an office building from 1961-2005; however, 432 S. San Vicente was not listed in available city directories between 1961 and 1987. In 2006, a tenant improvement permit indicates that the office space was converted to a medical lab. A full list of known owners and occupants is included in **Table 2**, below.

Table 1: Owner History			
Year	Owner	Occupant(s)/Use	Source
1961	Bermax Construction Co.	Office building	Building Permit
1965	Pacific Outdoor Advertising	Office building	Building Permit
1977-1978	Jay Robinson	Office building	Building Permit
1987	-	LCI Computer Corp.	LA City Directory
1987	-	Mark Rozen Productions	LA City Directory

¹³ Building Permit No. 1961LA83076, March 10, 1961; “Porter Ranch Project Announced by Group,” *Los Angeles Times*, March 21, 1965, M8.

¹⁴ Building Permit No. 1965LA01543, August 8, 1965.

¹⁵ Building Permit No. 1977LA41313, March 14, 1977.

¹⁶ LA City Directory, 1987.

¹⁷ Building Permit No. 1993WL05637, February 4, 1993.

¹⁸ Parcel Quest, 2022.

Table 1: Owner History

Year	Owner	Occupant(s)/Use	Source
1987	-	Republic National Leasing Corp	LA City Directory
1987	-	Rozen Clinic of Chiropractic	LA City Directory
1993	John Shayefar	Office building	Building Permit
2006	JohnShayefar	Medical lab	Building Permit
2011- Present	San Vicente Holdings, LLC	Medical lab	Building Permit

3.2 Historic Contexts

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. Because the property is located within the City of Los Angeles, the LACHCS was used as a framework for evaluating the buildings as potential historical resources. The LACHCS is organized into contexts, themes, and property types (CTP), and the most applicable CTPs were identified.

As an individual commercial building along a major traffic corridor within the Wilshire CPA, the most applicable contexts for evaluating the significance of the subject property under Criterion A/1/1 are the history of the Wilshire area and Neighborhood Commercial Development, 1880-1980 within the sub-theme of Arterial Commercial Development, 1880-1950 (see Table 3). Arterial Development, 1880-1950 is also the most relevant for evaluating the property under Criterion C/3/3. No specific context was identified for evaluating the property under Criterion B/2/2 as no individuals that may be considered significant in history were identified as having an association with the property.

Development History of the Beverly-Fairfax Neighborhood

The Beverly-Fairfax Neighborhood of the Wilshire CPA is identified as the area roughly bounded by La Brea Avenue to the east, Wilshire Boulevard to the south, the eastern boundary of the City of Beverly Hills to the West, and Melrose Avenue and the southern boundary of the City of West Hollywood to the north. The following summary of its development is excerpted from Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area* (City of Los Angeles Office of Historic Resources, 2015), 18-19:

... Much of the land that is now part of the Fairfax and Beverly Grove neighborhoods (most commonly referred to as Beverly-Fairfax) was originally part of the massive Rancho La Brea. Most of the Salt Lake Oil Field underlies these neighborhoods in the northwestern portion of the Wilshire CPA, and for many years this area was covered with oil derricks. The La Brea Tar Pits are and were the most visible surface manifestation of the vast below-ground resource. The Hancock family embarked on the first oil exploration in this area, and in 1900 rancher A.F. Gilmore began doing the same on the piece of the rancho he had acquired.

Gilmore owned a relatively small percentage of the rancho land, but he developed it thoroughly; like G. Allan Hancock in Hancock Park, by the 1910s Gilmore saw the value of subdividing and selling off the less productive portions of his land. It soon

became clear to Gilmore and his son E.B. Gilmore that housing and commercial development brought in more money than oil production. Between the Hancocks and the A.F. Gilmore Company, by the early 1930s most of the land in the Fairfax neighborhood, north of Wilshire Boulevard, had been subdivided and developed.

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

Like the single-family and multi-family developments in the Mid-Wilshire and Hancock Park neighborhoods [of the Wilshire CPA], the new neighborhoods of the Beverly-Fairfax area were developed and heavily marketed as discrete subdivisions. They included a high number of multi-family residences, including numerous two-story duplexes and fourplexes, in a variety of Period Revival styles. Most were constructed from the mid-1920s to the early 1930s, though later examples exist; a prominent, unusually intact, and somewhat late example of an apartment house district is Beverly Square, constructed in the 1930s and 1940s as an “ultra-modern” residential development. The Beverly-Fairfax developments were even more automobile-focused than the automobile suburbs further east in the Wilshire CPA, since they were past the outer limit of the Los Angeles Railway’s streetcar system.

Where much of west-central Los Angeles did not have a large Jewish American population until after World War II, the Beverly-Fairfax neighborhood had a significant Jewish American presence from its earliest development in the 1920s. For example, research on the residents of the Orange Grove Avenue-Gardner Street area, historically a Jewish enclave, found a diverse SurveyLA Wilshire Community Plan Area 19 Jewish community representative of the overall Beverly-Fairfax area at that time. This neighborhood, part of a subdivision developed by G. Allan Hancock, included recent immigrants from outside the U.S., people who had moved from the East Coast, and Angelenos who had moved to the area from other parts of the city (primarily Boyle Heights). It may be that this neighborhood and other known early Jewish residential enclaves in the Beverly-Fairfax area did not see exclusion of Jewish homeowners and renters based on restrictive housing covenants or realtor influence as seen in some other parts of Los Angeles. Permit and census research indicates that a substantial number of properties in these enclaves were built and owned by Jewish individuals, both living on site and renting to tenants. During the postwar period, the Jewish population of Beverly-Fairfax increased substantially, and continued to move westward into neighborhoods like Pico-Robertson. The Beverly-Fairfax neighborhood is still a popular residential area for Jewish families, including members of the

Orthodox community who were part of a major movement to the Wilshire CPA starting in the 1980s.

Residential subdivisions in the Fairfax neighborhood were serviced by commercial districts including those along 3rd Street, Beverly Boulevard and Fairfax Avenue. A particularly prominent Jewish business district emerged along North Fairfax Avenue (sometimes referred to as “Kosher Canyon”). Businesses catering to the area’s Jewish population began appearing on Fairfax starting in the 1930s, accelerating greatly after World War II. In the postwar years, community centers, neighborhood synagogues, kosher delis, restaurants, and Jewish bakeries were numerous on the street. Several long-time businesses, including Canter’s Delicatessen, Schwartz Bakery, and Diamond Bakery, are still in operation. Beverly Boulevard also saw a significant increase in the establishment of Jewish commercial and institutional properties during the postwar period, many of which continue to serve the community today.

Arterial Commercial Development, 1880-1950

The Arterial Commercial Development sub-theme addresses resources that are located along a commercial corridor that was not served by a streetcar line and mainly accessed by the automobile. The following summary statement of significance is excerpted from David Prosser, “Commercial Development, 1859-1980, Neighborhood Commercial Development, 1880-1980,” *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, August 2017), 35-37:

Neighborhood commercial resources are those which contained purveyors of goods and services that satisfied the everyday needs of nearby residents. Convenience of location was more important than range or quality of the goods or services offered. Resources associated with arterial commercial development are characterized by their relationship to modes transportation other than the streetcar, in particular the automobile.

Resources related to arterial commercial development may be significant in the areas of Commerce, Community Planning and Development, and/or Architecture. Commercially they illustrate how retailing and the provision of professional services was conducted within a neighborhood setting served by the automobile, but still based on the historic urban setting of the street. They also illustrate how community life was conducted within a commercial district that tried to accommodate the automobile, and thereby allowed for a degree of dispersal and lower density. Buildings reflect historic structural and stylistic elements characteristic of this building type, in particular the possibility of space set aside for parking. Buildings also reflect trends in commercial/store design and architectural styles from their period of construction. Some examples are also significant for their association with the earliest phases of commercial development in areas of the city; early examples are rare. Properties related to arterial commercial development include individual buildings and historic districts. . .

Property sub-types [within this sub-theme] include the single-story storefront block, consisting of one or more storefronts, and the multi-story mixed-use building, consisting of a storefront or storefronts on the ground floor and offices, meeting space, or residential units above. One-story buildings were often called storefront blocks while the multi-story mixed use buildings containing offices or meeting spaces were commonly known as commercial or business blocks. Those with residential units, particularly single bay entities, were early versions of today’s live/work buildings, with the upper floor often inhabited by the proprietor of the business below. Buildings may be individual resources or contributing elements of a historic district.

The following table (Table 3) lists the eligibility standards and integrity considerations for the evaluation of resources within the Arterial Commercial Development CTP.

Table 3: Arterial Commercial Development, 1880-1950	
Context: Commercial Development, 1859-1980	
Theme: Neighborhood Commercial Development, 1880-1980	
Sub-theme: Arterial Commercial Development, 1880-1950	
Property Type: Commercial	
Area of Significance: Commerce, Community Planning and Development, Architecture	
Criteria: A/C	
Period of Significance: 1880-1950	
Eligibility Standards	
<ul style="list-style-type: none"> Was constructed/developed during the period of significance Located on streets served by modes of transportation other than streetcars, in particular by automobiles 	
Character-Defining/Associative Features	
<ul style="list-style-type: none"> Retains most of the essential character defining features from the period of significance May also be significant under themes within the Architecture and Engineering context Sited along corridors of transit without streetcar lines Contains features that reflect trends in neighborhood commercial design Associated with activities typical of neighborhood economic and social life Examples may be set to the sidewalk or may have some accommodation for the automobile May accommodate one or multiple tenants Typically one to four stories in height May be located on a prominent corner Storefronts with large display windows; may have awnings or arcades 	
Integrity Considerations	
<ul style="list-style-type: none"> Should retain integrity of Location, Design, Materials, Feeling, and Association Window and storefront openings remain intact Applied decoration is mostly intact; some decoration may be missing Relationship to sidewalk is maintained Setting may have changed (surrounding buildings and land uses) Original use may have changed Storefront signage may have changed 	

4. EVALUATION OF ELIGIBILITY

Although 432 S. San Vicente Boulevard does not appear to be a historical resource, GPA took a conservative approach and evaluated the property using the criteria for listing in the National Register,

California Register, and for designation as an HCM within the contexts and themes identified in **Section 3.2**.

4.1 Criterion A/1/1

To be eligible under Criterion A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history.

The Neighborhood Commercial Development theme within the Commercial Development context examines patterns of commercial development from 1880-1980 that were geared toward nearby residents. The subtheme Arterial Commercial Development, 1880-1950 is the most relevant to the subject property, which is located along San Vicente Boulevard, a major automobile thoroughfare.

In the Beverly-Fairfax neighborhood, most commercial development occurred between the 1920s and 1940s along corridors such as 3rd Street, Fairfax Avenue, and Beverly Boulevard. Commercial districts like that along Fairfax Avenue emerged to serve the nearby Jewish community, while new types of commercial establishments such as motels and service stations represented the growing popularity of the automobile.¹⁹

The subject property is postwar infill along a previously established commercial corridor. It was constructed in 1961, some twenty years after most commercial development in the surrounding area had already occurred. During the postwar period, the most notable neighborhood commercial development was occurring in the suburbs, particularly in the San Fernando Valley, as shopping centers emerged with an emphasis on parking and convenience,²⁰ which is not reflected in the subject property. Therefore, 432 S. San Vicente Boulevard is not associated with significant trends in Neighborhood Commercial Development.

Research did not reveal any association with other events or trends; therefore, for all the reasons outlined above, 432 S. San Vicente Boulevard does not appear to be significant under Criterion A/1/1.

4.2 Criterion B/2/2

Criterion B/2 states that to be eligible, a property must be associated with the lives of persons significant in our past.

The property was first owned by the Bermax Construction Company and was later owned by Pacific Outdoor Advertising. Other individuals and companies identified as being associated with the property include Jay Robinson, John Shayefar, and San Vicente Holdings LLC. Research revealed little information about these individuals or companies, and no evidence to suggest that they would be considered significant personages. Therefore, 432 S. San Vicente Boulevard does not appear to be eligible for listing in the National Register under Criterion B.

Therefore, the property does not appear to be significant under Criterion B/2/2.

¹⁹ Architectural Resources Group, 19, 25, 43-48.

²⁰ Prosser, 19-38.

4.3 Criterion C/3/3

A property is eligible under Criterion C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

Although the building possesses features that are indicative of its 1961 construction, including the projecting surround and slightly recessed first floor with a landscaped planter, it is a typical example of the era that does not embody any particular architectural style and has been altered over time. However, as a commercial building, the subject property was evaluated as an example of its type under Neighborhood Commercial Development, 1880-1980 within the sub-context of Arterial Commercial Development, 1880-1950. The eligibility standards for this theme are included in **Table 3**.

Resources significant under this theme include one-story commercial buildings, strips, or storefront blocks as well as mixed-use commercial buildings, strips, or blocks. The subject building is an unremarkable infill commercial building constructed outside the period of significance for Arterial Commercial Development. There is no evidence to suggest that it is rare, unique, or otherwise significant or influential.

The building was designed by the architect Emery Kanarik with Tibor Gyimesi as the engineer but research revealed little information about these individuals or their careers other than that they built residential and commercial development for the Bermax Construction Company, the original owner of the subject building, in late 1950s through 1960s. The lack of additional information on the individuals indicates they would not be considered masters within their respective fields, and with its utilitarian design and typical features, the subject building is unlikely to be an important example within a body of work.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which is not the case for the subject building.

The last component of Criterion C/3/3, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. The surrounding buildings have various uses and differ widely in construction date, size, scale, and massing. Development is interspersed with large multi-lane roads, creating gaps along the streetwall, and when combined with the width, topography, and curved alignment of the streets at this location, there is no visual interrelationship between the buildings in the vicinity. As a result, the properties in the area are not visually, historically, or geographically unified, and do not constitute a potential historic district.

Therefore, for the reasons outlined above, the property does not appear to be significant under any aspect of Criterion C/3/3.

4.4 Criterion D/4

Criterion D/4 applies to the potential of the property to yield information important in prehistory or history. Criterion D generally applies to archaeological resources, but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, the property does not appear to be significant under this aspect of Criterion D/4.

4.5 Integrity

As the building does not appear to have significance under any of the national, state, or local criteria, the integrity of the property does not require examination.

4.6 Summary of Evaluation

The property at 432 S. San Vicente Boulevard does not appear to be eligible for listing as a historical resource in the National or California Registers, or as a Los Angeles HCM.

5. CONCLUSIONS

The property at 432 S. San Vicente Boulevard is not currently designated under national, state, or local landmark programs nor was it identified in SurveyLA. The property was evaluated as a potential historical resource in anticipation of a proposed Project on the site for the purposes of CEQA compliance.

GPA concludes that the property does not appear to be eligible for listing in the National or California Registers, or for designation as a Los Angeles HCM due to a lack of significance. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historical resource for the purposes of CEQA. As the proposed Project would have no impact on historical resources, no further study is recommended or required.

6. SOURCES

California Code of Regulations, California Office of Administrative Law, State of California Government.

California State Office of Historic Preservation, Department of Parks & Recreation. “Technical Assistance Bulletin #8: User’s Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory.” Accessed October 2022.
<http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

City and Street Address Directories. Los Angeles. Various Dates.

City of Los Angeles Department of Building and Safety. Building Permits. Various Dates.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15). Edited by Patrick Andrus and Rebecca Shrimpton. US Department of the Interior, National Park Service, Cultural Resources: 1997. Accessed October 3, 2022.
https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

Los Angeles Office of Historic Resources. *Los Angeles Citywide Historic Context Outline and Summary Tables*. January 16, 2014.

Los Angeles Times. Various dates.

Appendix A

SCCIC Records Search Results Letters

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

11/10/2022

Records Search File No.: 24084.10372

Amanda Duane
GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles CA 90014

Re: Records Search Results for the 400-432 S. San Vicente Boulevard Project - Ajera #1101

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Beverly Hills, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and no radius:

As indicated on the data request form, the locations of non-archaeological resources and reports are provided in the following format: custom GIS maps shape files hand drawn maps

Resources within project area: 0	None
Reports within project area: 0	None

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database (spreadsheet):** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database (spreadsheet):** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** enclosed not requested nothing listed
- OHP Built Environment Resources Directory (BERD) 2019:** available online; please go to https://ohp.parks.ca.gov/?page_id=30338
- Archaeo Determinations of Eligibility 2012:** enclosed not requested nothing listed
- Los Angeles Historic-Cultural Monuments** enclosed not requested nothing listed
- Historical Maps:** enclosed not requested nothing listed
- Ethnographic Information:** not available at SCCIC

Historical Literature: not available at SCCIC
GLO and/or Rancho Plat Maps: not available at SCCIC
Caltrans Bridge Survey: not available at SCCIC; please go to <http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
Shipwreck Inventory: not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) not available at SCCIC; please go to <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Michelle Galaz Cornforth
Assistant Coordinator

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) Invoice #24084.10372

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395

California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

11/29/2022

SCCIC File #: 24309.10442

Rachel Mills-Coyne
Parker Environmental Consultants
25350 Magic Mountain Pkwy, Suite 300
Valencia, CA 91355

Re: Records Search Results for the 400 San Vicente Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Hollywood and Beverly Hills, CA USGS 7.5' quadrangles. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius:52
Reports and Studies	Within project area: 0 Within project radius:19
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 4
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0

National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0
City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW - Santa Monica, CA (1902, 1921) 15' USGS historic maps indicate that in 1902 there were three improved roads and one building present. There was one stream running directly adjacent to the subject property and marshlands surrounding the radius. Historic place names in the area include Rodeo de Las Aguas and La Brea. In 1921, the Pacific Electric Railroad ran directly adjacent to the project area. Oil wells dotted the area, with one possibly falling within the project area. These were part of the Salt Lake Oil Fields. One additional building was located within the radius and the place names of Sherman and Beverly were located nearby. All other features mentioned above were still present.

RECOMMENDATIONS

**When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.*

The archaeological sensitivity of the project location is unknown because there are no previous studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Moving or extraction of potential cultural resources should not be attempted by anyone other than a qualified cultural resources consultant. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor. Finally, if the built-environment resources on the property are 45 years or older, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Michelle Galaz Cornforth
Assistant Coordinator

Enclosures:

(X) Invoice 24309.10442

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Appendix B

Résumés

EMMA HAGGERTY



Emma Haggerty is an Associate Architectural Historian at GPA and has been involved in the field of historic preservation since 2016. Emma graduated from the University of Vermont with a Master of Science in Historic Preservation. She has since worked in the public sector in both New Jersey and California on a variety of projects. Emma joined GPA in 2021 and her experience has included review of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA); design review for consistency with the Secretary of the Interior's Standards (SOIS); and municipal code compliance. Additionally, Emma has experience reviewing Mills Act Applications, preparing Mills Act Contracts, and performing site inspections for properties under and interested in the Mills Act.

Educational Background:

- Master of Science, University of Vermont, 2018
- B.A., Planning and Public Policy, Rutgers University, 2016

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2021-Present
- City of San Diego, Historical Resources Senior Planner & Mills Act Coordinator, 2018-2021
- New Jersey Historic Preservation Office, Program Associate, 2018
- National Trust for Historic Preservation – Lyndhurst Mansion, Historic Preservation Intern, 2017

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- National Preservation Institute, Section 106: An Introduction

Selected Projects:

- 1102 Pacific Coast Highway, City of Huntington Beach, CEQA Historical Resource Technical Report, January 2021.
- Chula Vista Center, City of Chula Vista, CEQA Historical Resource Evaluation Report, December 2021 – January 2022
- 2501 Curtis Avenue, Redondo Beach, CEQA Historical Resource Evaluation Report, November 2021 – January 2022
- 631 Colorado Avenue, City of Santa Monica, Local Landmark Assessment, November 2021 – December 2021.
- CEQA Significance Report Evaluation, Planner, City of San Diego, July 2018- November 2021
- Mills Act Application Review, Mills Act Coordinator, City of San Diego, February 2020-November 2021
- Mills Act Inspection and Contract Recordation, Mills Act Coordinator, City of San Diego, February 2020-November 2021
- Mills Act Research and Contract Preparation, Mills Act Coordinator, City of San Diego, February 2020-November 2021
- Preliminary Design Assistance for Historic District Design Guideline Compliance, Senior Planner, City of San Diego, December 2020- November 2021
- Prepared and presented formal presentations for over 50 different properties at Historical Resources Board Meetings and City Council, City of San Diego, July 2018-November 2021
- Quieter Homes Program – Section 106 Compliance Review, Planner, City of San Diego, January 2019-January 2020

AMANDA DUANE



Amanda Duane is a Senior Architectural Historian at GPA. She has been involved in the field of historic preservation since 2011. Amanda graduated from Savannah College of Art and Design with a Bachelor of Fine Art degree in Historic Preservation. She has since worked in local government and private historic preservation consulting in California. Amanda joined GPA in 2012 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic American Buildings Survey/Historic American Engineering Record recordation; large-scale historic resources surveys; Federal Rehabilitation Tax Credit and Mills Act applications; National Register Place nominations; local landmark applications; historic context statements; and evaluations of eligibility for a wide variety of projects and property types throughout California. She is experienced in expertly guiding property owners through the process of securing local and federal historic tax credits and working with local governments to develop design guidelines for administering local design reviews. Amanda is also highly skilled in graphic design as well as interpretation and exhibition design.

Educational Background:

- B.F.A, Historic Preservation, Savannah College of Art and Design, 2011

Professional Experience:

- GPA Consulting, Senior Architectural Historian, 2012-Present
- Architectural Resources Group, Intern, 2012
- City of Los Angeles, Office of Historic Resources, Intern, 2011-2012

Qualifications:

- Meets the Secretary of the Interior's Professional Qualification Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- National Preservation Institute, Section 106: An Introduction

Professional Activities:

- California Preservation Foundation Conference Programs Committee, 2017

Selected Projects:

- 1527 17th Street, Secretary of the Interior's Standards Compliance Memo, City of Santa Monica, 2018-21
- Nikkei Hall, Santa Monica, CEQA Historical Resources Technical Report, 2020
- Municipal Ferry Building, San Pedro, Secretary of the Interior's Standards Compliance Memo, 2019
- Bank of Italy Building, Los Angeles, Federal Tax Credit Application and National Register Nomination, 2015-2019
- 3443 Sepulveda Boulevard, Los Angeles, CEQA Historical Resources Technical Report, 2018
- 867 10th Street, Los Angeles, CEQA Historical Resources Technical Report, 2018
- Bradbury Building, Los Angeles, Tenant Improvement Guidelines, 2016-2017
- Bartlett Building, Los Angeles, Historic-Cultural Monument Application and Mills Act Application, 2015
- Villa Carlotta, Los Angeles, Character-Defining Features Analysis and CEQA Historical Resource Technical Report, 2015
- Commonwealth Nursery Griffith Park, Los Angeles, Character-Defining Features Analysis and CEQA Historical Resource Technical Report, 2014
- Hillcrest Motors Building, Los Angeles, Character-Defining Features Analysis and CEQA Historical Resource Technical Report, 2013

Appendix C

Building Permit Records

**APPLICATION TO CONSTRUCT NEW BUILDING
AND TO DETERMINE OF OCCUPANCY**

1. LEGAL 13	BLK. 37	TRACT 7555	APPROVED <i>[Signature]</i>	ZONE C-2-1	
2. JOB ADDRESS 432 San Vicente Blvd.				FIRE DIST. 2-170	
3. BETWEEN CROSS STREETS Fourth Street AND Colgate Avenue				INSIDE KEY	
4. PURPOSE OF BUILDING Office building				COR. LOT	
5. OWNER Bermax Construction Co.		PHONE WE 9-1148		REV. COR.	
6. OWNER'S ADDRESS 733 N. La Brea Avenue, Los Angeles		P.O. ZONE 36		LOT SIZE 75' x 110'	
7. CERT. ARCH. Emery Kanarik		STATE LICENSE PHONE 0-1138 OL 3-2665		REAR ALLEY	
8. LIC. ENGR. Tibor Gyimesi		STATE LICENSE PHONE 12190 DU 7-7802		SIDE ALLEY 20'	
9. CONTRACTOR OWNER		STATE LICENSE PHONE 170544-		BLDG. LINE	
10. CONTRACTOR'S ADDRESS 733 N. La Brea Ave		P.O. ZONE L.A. 36		AFFIDAVITS	
11. SIZE OF NEW BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE 45' x 85.5' 2 25' none				BLDG. AREA 3325 SQ FT	
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE				ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING COMPO
				SPRINKLERS REQ'D. SPECIFIED NONE	

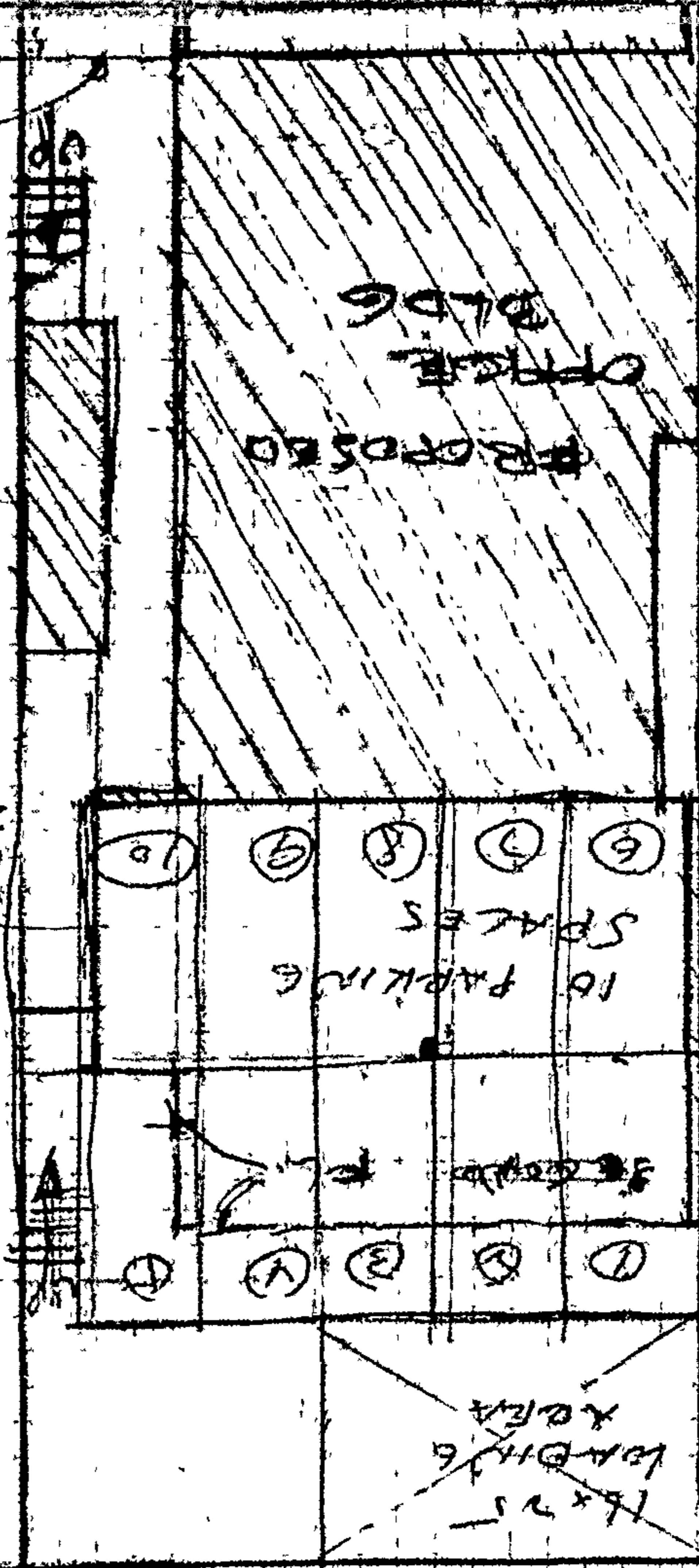
1. 432 San Vicente Blvd.		DISTRICT OFFICE L-A.
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$50,000.00		DWELL. UNITS
C. OF O. ISSUED	VALUATION APPROVED <i>[Signature]</i>	PARKING SPACES 10 REQD
<p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance:</p> <p align="center"><i>[Signature]</i> SIGNED</p> <p>This Form When Properly Validated is a Permit to Do the Work Described. To new driveways to be built</p>	APPLICATION CHECKED <i>[Signature]</i>	GUEST ROOMS 0
	PLANS CHECKED <i>[Signature]</i>	FILE WITH
	CORRECTIONS VERIFIED <i>[Signature]</i>	CONT. INSP.
	PLANS APPROVED <i>[Signature]</i>	LIC FAB FOR STEEL STAIRCASE
	APPLICATION APPROVED <i>[Signature]</i>	INSPECTOR

TYPE V	GROUP G-1	MAX. OCC. 55	P.C. 278	S.P.C.	B.P. 157	O.I.F.	O.S.	C/O
------------------	---------------------	------------------------	--------------------	--------	--------------------	--------	------	-----

VALIDATION LA 83076	CASHIER'S USE ONLY JAN-31-61	07286	B - 2 CK	78.50
	MAR-10-61	17292	B - 1 CK	157.00
Q 8/5 FLOOD				

FOUNDATION CLEARANCE
 APPROVED & DEEMED
 Approved With Condition No. 1
 By **YENICE**
BUREAU OF ENGINEERING

ATTENDANT PARKING PERMIT
 FILED
 L.A. COUNTY REC
 Doc # 3926
 3/19



85.5'

1" = 20'-0"
 N

ON LOT UNITS OR PARTS THEREOF, THE FOLLOWING LOT NO.

Lot 12
 Block 7
 12
 7
 12
 7

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.

Form with 15 numbered sections containing details such as LEGAL DESCR., BUILDING ADDRESS, OWNER'S NAME, CONTRACTOR, and VALUATION. Includes handwritten entries like '432 S. San Vicente Blvd.' and 'Owner'.

SEWER (Available) (Not Available)

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Handwritten values include 'I', 'G-1', 'N/C', '400', '200'.

CASHIER'S USE ONLY section with handwritten entries: LA 85364, APR-7-61, 24913, ML-1CK, 200, P.C. No. 91054, GRADING, CRIT. SOIL, CONS.

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

1944

3 No 45

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

B&S 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 12	BLK. 37	TRACT 7555	CENSUS TRACT		
2. PRESENT USE OF BUILDING () Bus, etc.				NEW USE OF BUILDING (19) Same				DIST. MAP 5472	
3. JOB ADDRESS 432 San Vicente				4. BETWEEN CROSS STREETS Colgate				ZONE C-2-1	
5. OWNER'S NAME Pacific Outdoor Advertising				6. OWNER'S ADDRESS 1740 Narva St.				FIRE DIST. 2-170	
7. ARCHITECT OR DESIGNER				8. ENGINEER Cornelis A. Van Dam				COR. LOT INSIDE	
9. CONTRACTOR Owner				10. SIZE OF EXISTING BLDG. 45' x 85'				REV. COR. 20	
11. MATERIAL OF CONSTRUCTION				12. JOB ADDRESS 432 San Vicente				AFFIDAVITS PK9 2321	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3380.00				14. NEW WORK: (Describe) 1- 15'4 1/2" x 46' -Roof Sign.				DISTRICT OFFICE L.A.	
NEW USE OF BUILDING SAME + ROOF SIGN				SIZE OF ADDITION				STORIES 1	
TYPE				GROUP				HEIGHT	
BLDG. AREA				SPRINKLERS REQ'D SPECIFIED				VALUATION APPROVED	
DWELL. UNITS				GUEST ROOMS				SPACES REQ'D PROVIDED	
P.C. No.				CONT. INSP.				APPLICATION APPROVED	
P.C.				S.P.C.				G.P.I.	
B.P.				I.F.				O.S.	
C/O				TYPIST				INSPECTOR	

**NO
RENT**

AND **La Brea**

L.C.

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

PHONE

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.)

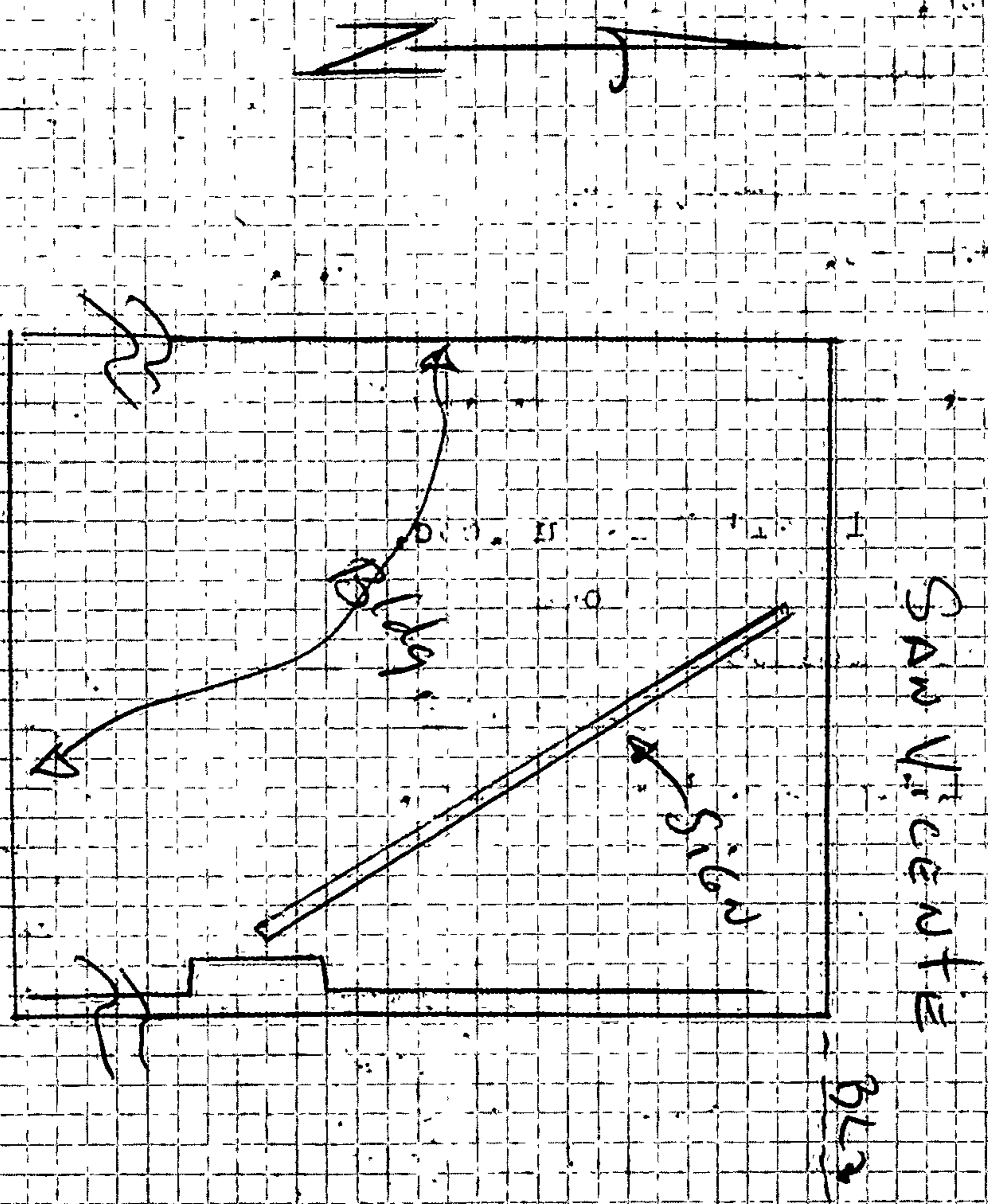
Signed **Pacific Outdoor Advertising**

Bureau of Engineering		ADDRESS APPROVED	M. Seymour	Date	7-22
Conservation		SEWERS AVAILABLE			
Plumbing		NOT AVAILABLE			
Planning		DRIVEWAY APPROVED			
Fire		HIGHWAY DEDICATION REQUIRED			
Traffic		COMPLETED			
		FLOOD CLEARANCE APPROVED			
		APPROVED FOR ISSUE			
		FILE #			
		PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED			
		APPROVED UNDER			
		CASE #			
		APPROVED (TITLE 19)			
		(L.A.M.C.-S700)			
		APPROVED FOR			

AUG-6-65	41556 E	• 1543	X - 2 CK	10.14
AUG-6-65	41557 E	• 1543	X - 1 CK	15.60

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

PKG 2321 front of flat roof slabs



3

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

B&S 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.				CENSUS TRACT
1. LEGAL DESCR.	LOT 12	BLK. 37	TRACT 7555	DIST. MAP 5472
2. PRESENT USE OF BUILDING (19 Bus., Etc.)		NEW USE OF BUILDING (19) Same		ZONE C 2-1
3. JOB ADDRESS 432 San Vicente				FIRE DIST. II 170
4. BETWEEN CROSS STREETS Colgate AND La Cienega				INSIDE COR. LOT KEY REV. COR.
5. OWNER'S NAME Pacific Outdoor Adv.		PHONE		LOT SIZE 45x110
6. OWNER'S ADDRESS 1740 Narva St.		P.O. BOX	ZIP	
7. ARCHITECT OR DESIGNER		STATE LICENSE NO. PHONE		REAR ALLEY XX20 SIDE ALLEY
8. ENGINEER Cornelis A. Van Dam		STATE LICENSE NO. PHONE CE 14955		BLDG. LINE /
9. CONTRACTOR Owner		STATE LICENSE NO. PHONE		AFFIDAVITS Pkg. 2321
10. SIZE OF EXISTING BLDG. 45x85	STORIES 1	HEIGHT 21'6	NO. OF EXISTING BUILDINGS ON LOT AND USE 1- Bus, etc.	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
12. JOB ADDRESS 432 San Vicente				DISTRICT OFFICE LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 101 ⁰⁰				GRADING /
14. NEW WORK: (Describe) Change in Plans - CHANGE TO LIFT CONNECTION				CRIT. SOIL /
NEW USE OF BUILDING SAME		SIZE OF ADDITION	STORIES	HEIGHT FLOOD yes
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS. /
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY EConnor
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	FILE WITH LA 1543/65
P.C. No.	CONT. INSP.		APPLICATION APPROVED	INSPECTOR
P.C. 130	S.P.C.	G.P.I.	B.P. 200	I.F. 1
			O.S.	C/O
				TYPIST tn

SEP-17-65	49956 E	• 4389	Z - 2 CS	1.30
SEP-17-65	49957 E	• 4389	Z - 1 CS	2.00

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 [Signature]
(Owner or Agent)

	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

25-112 #381 E 1-5-53
25-112 #382 E 1-5-53

ST
IT

No CHANGE IN
PLOT PLANT

3

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

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S 8-3-76 DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	DIST. MAP
	12	37	7555	5472
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE
(13) office	(13) same			C2-1-0
3. JOB ADDRESS	432 South San Vicente Blvd.			FIRE DIST.
4. BETWEEN CROSS STREETS	AND			LOT (TYPE)
4th st	Coldgate Ave			int
5. OWNER'S NAME	PHONE			LOT SIZE
Mr. Jay Robinson	655 9850			45x110
6. OWNER'S ADDRESS	CITY	ZIP	AFFIDAVITS	
same	LA	90048	Park 2321	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
				20' rear
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
Per Vagnlarborg	02970	274 2893		
9. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
not selected				
10. BRANCH LENDER	ADDRESS	CITY		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 44 LENGTH 86	2	28		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	SEISMIC STUDY ZONE
	stucco	comp	wd	
13. JOB ADDRESS	432 South San Vicente Blvd.			DIST. OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 800			LA
15. NEW WORK: (Describe)	Add prefab. stl stair #66 between 1st and 2nd fl			CRIT. SOIL
				GRADING
				HIGHWAY DED.
				yes
				FLOOD
				yes
				CONS.
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT
office				
TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED	
V	G-1	TOTAL	APPROVED	
DWELL. UNITS	MAX OCC.		APPLICATION APPROVED	
	n/c		INSPECTION ACTIVITY	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	COMB	SEX
	nc/	STD. COMP.	MAJ. S.	CONS
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.		INSPECTOR	
P.C. 9.69	S.P.C.	BF. 40	T.I.	P.M.
			I.F. 11	G.P.I.
			C/O	O.S.
P.C. No.	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.			TYPIST
				mj

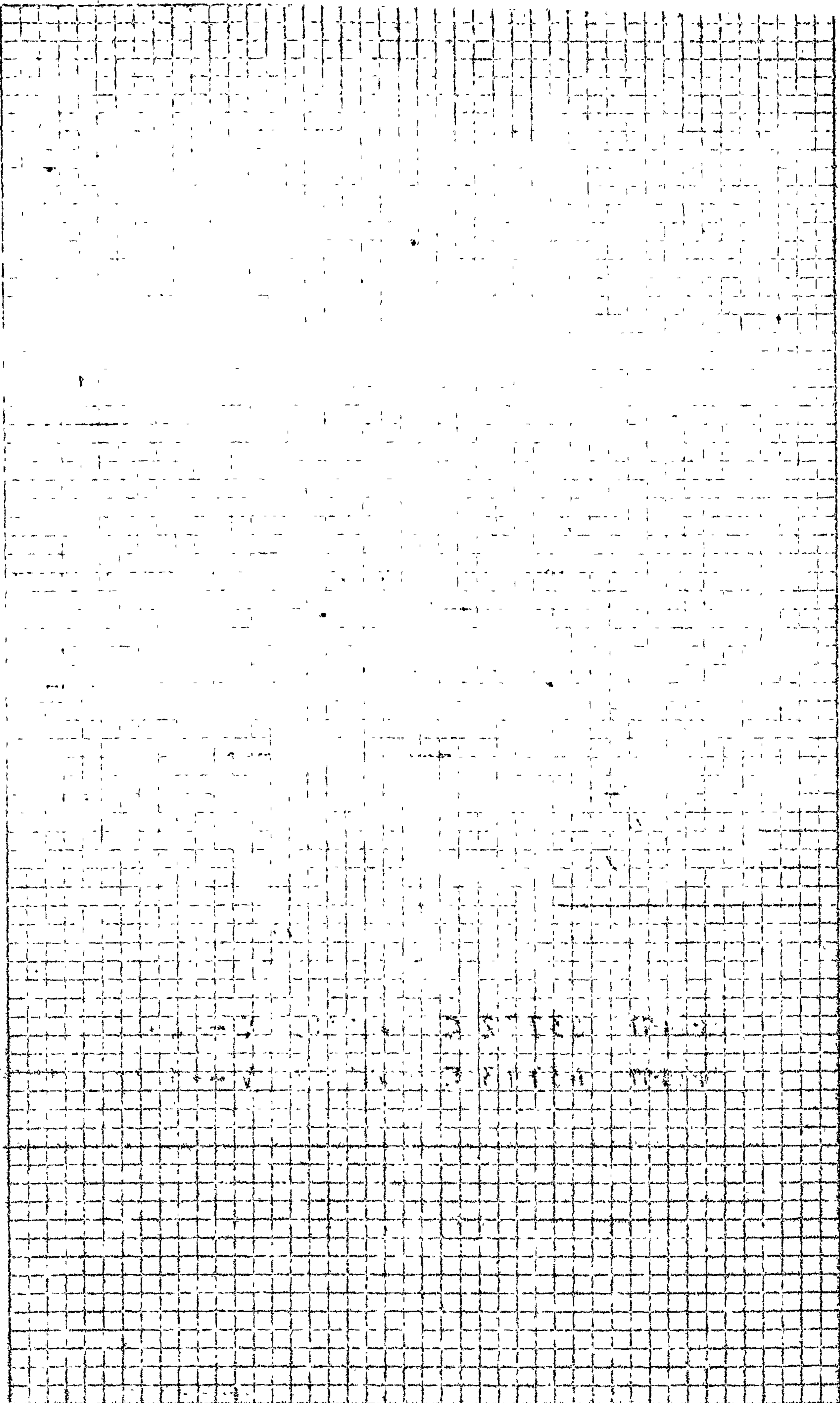
CA 201 P. USE ONLY	MAR-14-77	63772 E	•41313	V - 6 CK	9.69
	MAR-14-77	63773 E	•41313	V - 1 CK	11.40

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to 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>[Signature]</i>	(Owner or Agent having Property Owner's Consent)	Signature/Date	stray 2-18-77
Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
	SEWERS	SEWERS AVAILABLE	stray 2-18-77
		NOT AVAILABLE	
	NO SEWER/PLUMBING REQ'D.	SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C. 5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		



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

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

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3 (R7 77) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 12	BLK 37	TRACT 7555	DIST. MAP 5472
2. PRESENT USE OF BUILDING (13) office	NEW USE OF BUILDING () same			CENSUS TRACT 2148.00
3. JOB ADDRESS 432 S. San Vicente Blvd.				ZONE C2-1
4. BETWEEN CROSS STREETS 4th St.	AND Coldgate Ave.			FIRE DIST. two
5. OWNER'S NAME Mr. Jay Robinson	PHONE 655-9850			LOT (TYPE) int
6. OWNER'S ADDRESS same	CITY LA 90048	ZIP		LOT SIZE 45x110
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY 20' "R"
8. ARCHITECT OR DESIGNER Per Vagnlarborg	BUS. LIC. NO. C2970	ACTIVE STATE LIC. NO. 274 2893	PHONE	BLDG. LINE /
9. CONTRACTOR not selected	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS Park 2321
10. BRANCH LENDER	ADDRESS	CITY		
11. SIZE OF EXISTING BLDG. WIDTH 44 LENGTH 85	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - COMM. OFFICES	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS WD	ROOF COMP	FLOOR CONC.	SEISMIC STUDY ZONE /
13. JOB ADDRESS 432 S. San Vicente Blvd.				DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$	800		CRIT. SOIL /
15. NEW WORK: (Describe) add prefab. std. stair 41				GRADING /
between 1st & 2nd flr.				HIGHWAY DED. yes
NEW USE OF BUILDING SAME		SIZE OF ADDITION N/C		FLOOD yes
TYPE II	GROUP OCC. N/C	BLDG. AREA N/C	PLANS CHECKED	
DWELL. UNITS 0	MAX OCC. N/C	TOTAL	PLANS APPROVED <i>[Signature]</i>	
GUEST ROOMS 0	PARKING REQ'D N/C	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED <i>[Signature]</i>	
SPRINKLERS REQ'D SPECIFIED —	CONT. INSP. REQUIRED FAB.		INSPECTION ACTIVITY COMB <input checked="" type="checkbox"/> GEN <input checked="" type="checkbox"/> MAJ. S. <input type="checkbox"/> CONS <input type="checkbox"/>	
P.C. 94	S.P.C. /	B.P. 1140	T.I. /	P.M. /
I.F. /	G.P.I. /	C/O /	O.S. /	
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE EMPTY <i>DAR</i>			TYPIST dmb

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY	MAY-1 -78	86372 E	•62331	V — 6 CK	9.69
	MAY-1 -78	86373 E	•62331	V — 1 CK	11.40

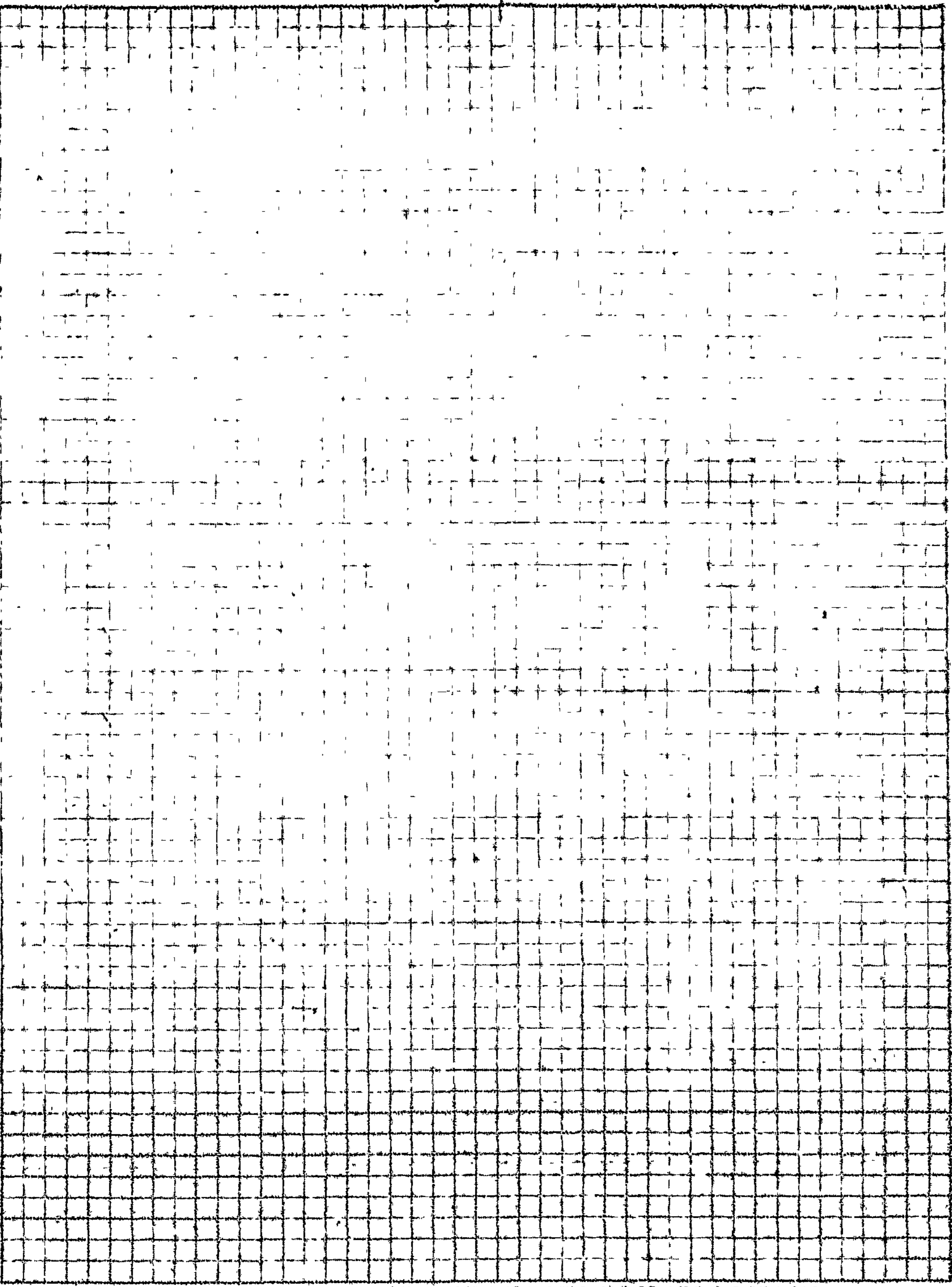
LIMIT OF PERMIT

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

Signed *[Signature]*
(Owner or Agent having Property Owner's Consent)
ALSO, sign statement on reverse side, if applicable.

Signature/Date
see LA41313/77

Bureau of Engineering	ADDRESS APPROVED	
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED COMPLETED
	FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC NOT APPLICABLE	
	SFC DUE	
Conservation	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 #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS



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

1. The owner of the property shall be responsible for the accuracy of the information provided on this form. The information shall be true and correct to the best of the owner's knowledge and belief.

2. This form shall be filed with the local health department.

John J. [Signature]

And [Signature]

5/1/78

3. The local health department shall have the right to inspect the property and to require the owner to provide access to the property for such inspection. The local health department shall also have the right to require the owner to provide information regarding the property and its use.

WORKERS COMPENSATION CERTIFICATION

LEGAL DESCRIPTION

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY 394003004

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT 12 BLOCK 37 TRACT 7555 CITY CLERK REF. NO. DIST. MAP 138B173 CENSUS TRACT 5472
2. PRESENT USE OF BUILDING (B) OFFICE NEW USE OF BUILDING () SAME ZONE C2-1-0
3. JOB ADDRESS 432 SOUTH SAN VICENTE BL SUITE/UNIT NO. FIRE DIST. II COUN. DIST. 5
4. BETWEEN CROSS STREETS 4TH AND COLDGATE AVE LOT TYPE INT
5. OWNER'S NAME () TENANT () BUILDING JOSEPH SHAFAYER PHONE (213)930-1662 LOT SIZE IRR
6. OWNER'S ADDRESS 4816 STINTON AVE ENCINO 91346 CITY ZIP
7. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ALLEY 20' (R)
8. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP DOCUMENTS/EASEMENTS ZI1171
10. CONTRACTOR OWNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE NOT REQUIRED ZI1370 PARLUN 2321
11. SIZE OF EXISTING BLDG. WIDTH 44 LENGTH 86 STORIES 2 HEIGHT 28 NO. OF EXISTING BUILDINGS ON LOT AND USE 1) OFFICE ZI1568
12. FRAMING MATERIAL OF EXISTING BLDG. STUCCO EXT. WALLS STUCCO ROOF COMP FLOOR WOOD SUITE/UNIT NO.
13. JOB ADDRESS 432 S. SAN VICENTE BL
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 2,000.00
15. NEW WORK (Describe) ADD STAIR CASE (WOOD) & CONCRETE RAMP

NEW USE OF BUILDING WITHIN THE EXISTING BLDG (T1) SAME SIZE OF ADDITION N/A STORIES 2 HEIGHT 28 BUILDING ZONING NO
TYPE V- GROUP OCC. B-2 MAX. OCC. N/A PLANS CHECKED McCombs
DWELL UNITS N/A BUILDING AREA N/A ZONING AREA N/A APPLICATION APPROVED
GUEST ROOMS 1A PARKING REQ'D N/A PARKING PROVIDED S C HC. INSPECTION ACTIVITY
CS GEN. MAJ.S. EQ.
SYS 27 SSYS
B & S 08-B-3 (R.7/90)

PC 4014 G.P.I. + NP CONT. INSP.
S.P.C. P.M.
B.P. 4725 E.I. .50
I.F. F.H.
S.D. O.S.S. 76
ISS. OFF. S.O.S.S.
PC. NO. C/O ENERGY DAS YES
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.
NEW AFFIDAVITS
PLAN CHECK EXTENDED TO PER
ADMINISTRATIVE APPROVAL DATED BY
D.A.D. PLANS CHECKED
HOUSING MITIGATION FEE, ORDINANCE
ASBESTOS NOTIFICATION
Signature: Robert J. H... Date: 2/4/93

CASHIER'S USE ONLY
02/04/93 01:40:25PM WLO1 T-0916 C 11
BLDG-PLAN-CHEC 40.16
BLDG PERMIT CO 47.25
INVOICE # 0002820 88
EI COMMERCIAL 0.50
ONE STOP 1.76
SYS DEV FEE 5.27
TOTAL 94.94
CHECK 94.94
93WL 05637

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 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 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. 3007, 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: Robert J. H... Owner Position Date: 2/4/93

3940300410

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 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) (L.A.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			

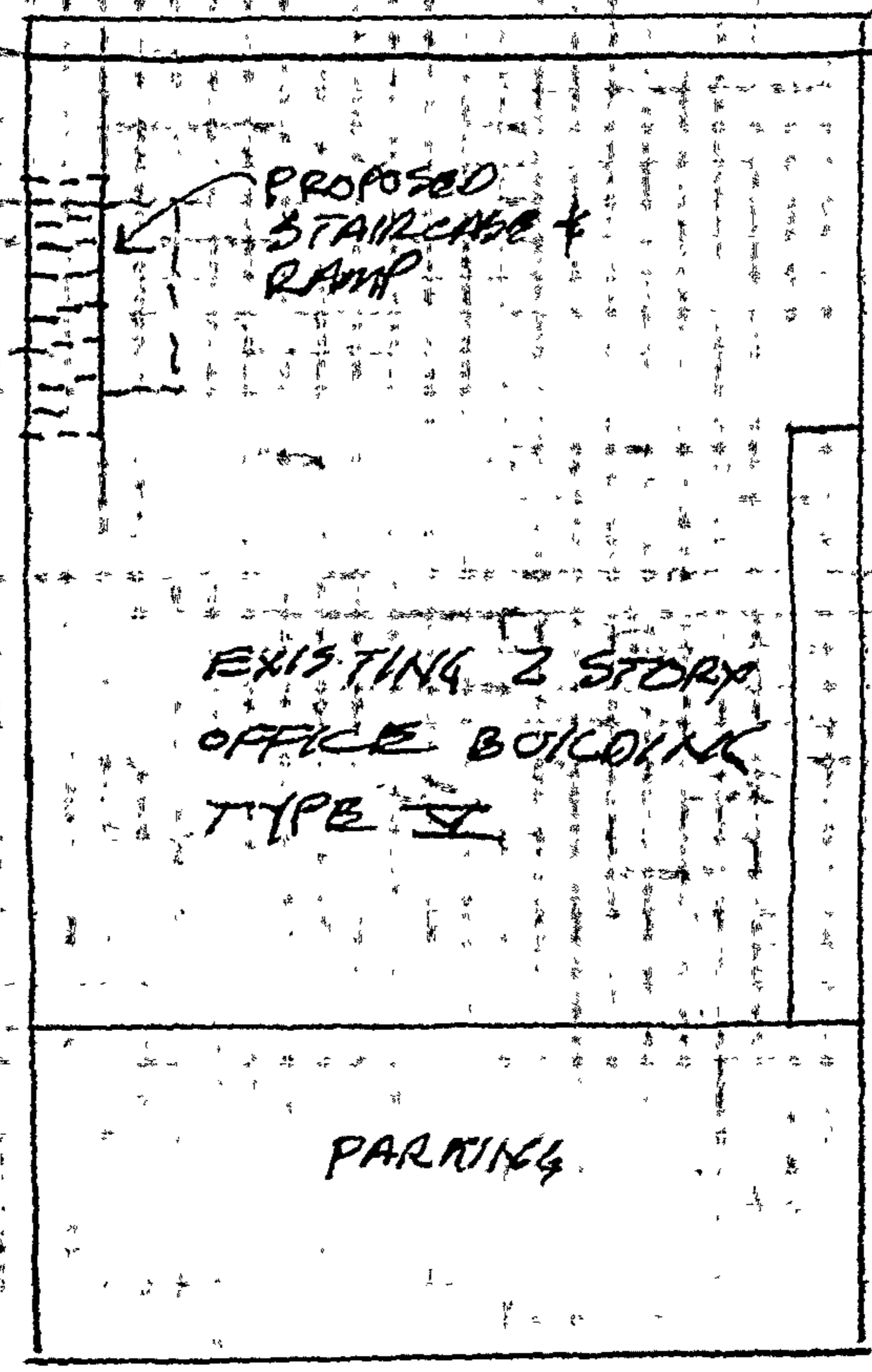
Handwritten signature/initials and numbers: 344423

LEGAL DESCRIPTION
 WITH RETAIN SPIRAL STAIRS w/ NEW STAIRS
 Z1 1171 PROJECT LOCATION N/A TO Z1
 Z1-1370 INT Z1 N/A
 Z1-1568 DEMOLISHED
 FEEDS: INT 7 DEMOLISHED NO CHANGE TO GRAD

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

SEE HANDSHIP ATTACHED TO PLANS - INSTALLATION OF RAMP PROVIDES HANDSHIP COMPLIANCE.

SAN VICENTE BL



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

20' ALLEY

FOR INSPECTION 1500399429

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 12	BLOCK 37	TRACT 7555	CITY CLERK REF. NO.	DIST. MAP 138B173
2. PRESENT USE OF BUILDING (13) OFFICE	NEW USE OF BUILDING OFFICE MEDICAL LAB			CENSUS TRACT 2148	ZONE C2-1-VL-0
3. JOB ADDRESS 432 S. SAN VICENTE BL	SUITE/UNIT NO.			FIRE DIST. II	COUN. DIST. 05
4. BETWEEN CROSS STREETS 4TH ST AND SAN VICENTE	LOT TYPE INT			LOT SIZE 45' X 110'	
5. OWNER'S NAME () TENANT () BUILDING	PHONE 930-1662			20' REAR	
6. OWNER'S ADDRESS 3183 DONA MEMA PLAGE	CITY STUDIO CITY 90048			BLDG. LINE	
7. ENGINEER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE			DOCUMENTS/EASEMENTS	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE			P 2321	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP			ZI 1370	
10. CONTRACTOR	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE			ZI 1440	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 OFFICE		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS 432 S. SAN VICENTE BL	SUITE/UNIT NO.			DIST. OFF. LE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 30,000				P.C. REQ'D	
15. NEW WORK (Describe) MED. LAB WORK (CONVERT 1900' OF OFFICE TO LAB)				GRADING SEISMIC	

NEW USE OF BUILDING OFFICE/MEDICAL	SIZE OF ADDITION NONE	STORIES	HEIGHT	FILE WITH 8-25-93
TYPE NC	GROUP OCC. B2	MAX. OCC. NC	BUILDING PLANS CHECKED HARPOOTONIAN	ZONED BY ALAN PESHEK 8/93
DWELL UNITS /	BUILDING AREA NC	ZONING AREA NC	APPLICATION APPROVED 8/25/93	TYPYST
GUEST ROOMS /	PARKING REQ'D NC	PARKING PROVIDED S NC C LP HQ.	INSPECTION ACTIVITY	INSPECTOR
PG. 202.40	G.P.I. + NP	CONT. INSP.	CS	GEN. MAJ.S. EQ.
S.P.C.	P.M.		SYS 32.03	SSYS

BB 205.19	E.I. 6.30	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.
I.F.	F.H.	
S.D. N/A	O.S.S. 10.68	
IRS. OFF. WLS	S.O.S.S.	
P.C. NO. Counter	C/O	

CASHIER'S USE ONLY

8/25/93 03:38:45PM WLO1 T-6066 C 11
 BLDG PLAN CHC 242.40
 BLDG PERMIT CO 285.19
 INVOICE # 0085481 BB.
 EI COMMERCIAL 6.30
 ONE STOP 10.68
 SYS DEV FEE 32.03
 TOTAL 576.60
 CHECK 576.60

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.

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER _____

ADMINISTRATIVE APPROVAL DATED _____ BY _____

D.A.D. PLANS CHECKED SOAN HARTONIAN

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: [Signature] Date: 8-25-93

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 8/25/93 Owner's Signature: [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 _____

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 8/25/93 Applicant's Signature: [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 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. 91.0302 LAMC)

Signed 8/25/93 [Signature] Position _____ Date _____

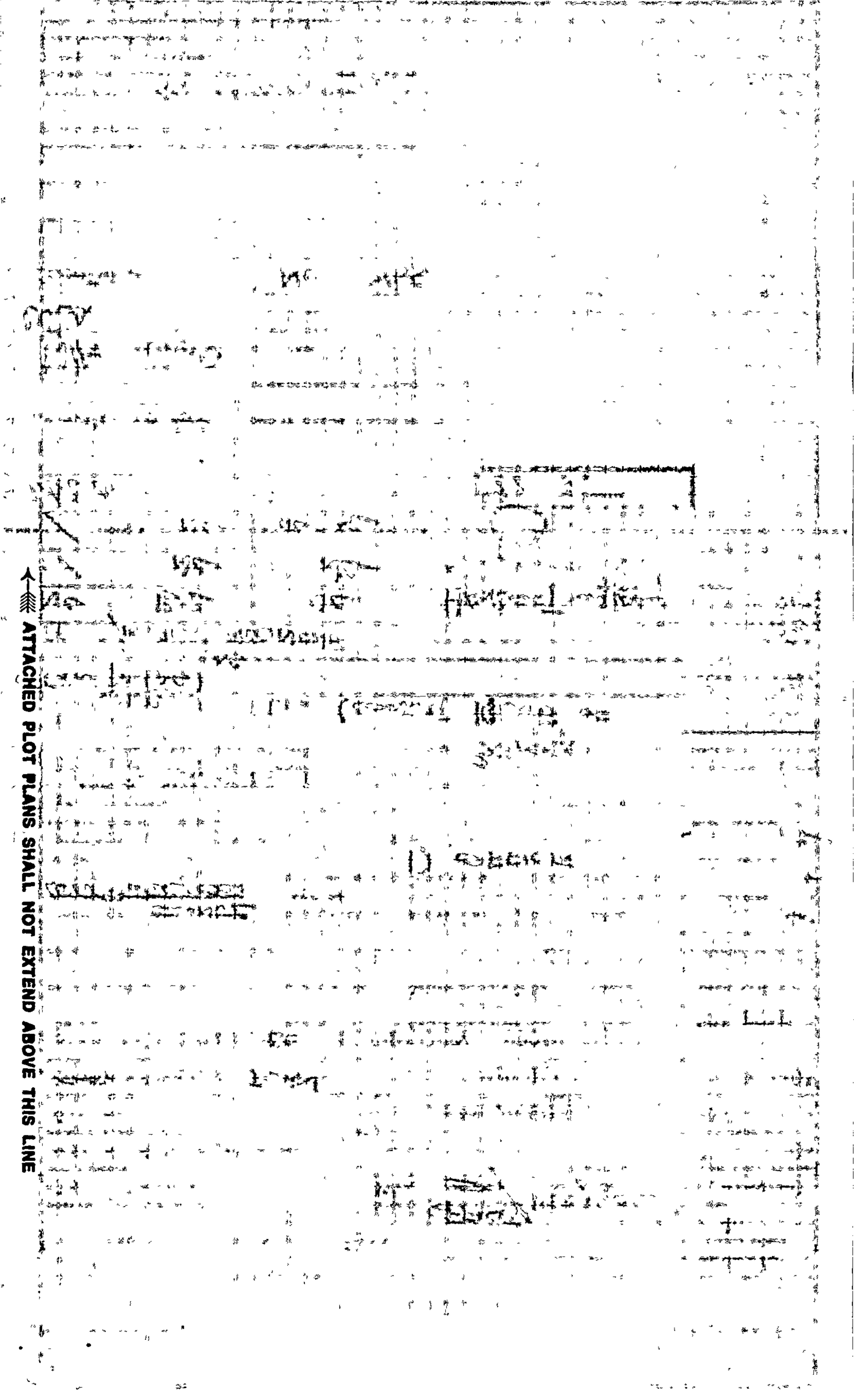
(Owner or agent having property owner's consent)

41500399430

Bureau of Engineering		ADDRESS APPROVED		<i>[Signature]</i> 8/19/93
Public Works Improvement		DRIVEWAY		
Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT		HIGHWAY DEDICATION	REQUIRED	
SEWERS 5472-5		COMPLETED		
RES. NO. 7004-H-62		FLOOD CLEARANCE		
CERT. NO.		#		
SFC NOT APPLICABLE		SEWERS AVAILABLE		8/24/93
Grading PRIVATE SEWAGE SYSTEM APPROVED		NOT AVAILABLE		8/19/93
Comm. Safety APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		SFC PAID		8/24/93
CEQA		SFC DUE		8/19/93
Fire APPROVED (TITLE 19) (L.A.M.C.-S700)				
APPROVED - HYDRANT UNIT, ROOM 920 CHE				3. Aug 8-17-93
CRA APPROVED PER REDEV. PROJECT				
Transportation APPROVED FOR DRIVEWAY LOCATION				
APPROVED FOR ORD. #165,470 (Z.I. 1440) Exempt.				Emmanuel Felix 8/17/93
Planning * WORK SHEET # U/S 93-0931V				P. Tholl 8-18-93
APPROVED UNDER CASE #				
LANDSCAPE / XERISCAPE				
SIGHT PLAN REVIEW				
* Z.I. 1440 - exempt.				
Housing HOUSING AUTHORITY AFFIDAVIT NO.				
Construction Tax RECEIPT NO. DWELLING UNITS				
Cultural Affairs				
Rent Stabilization Division				

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.

1. LEGAL DESCR.	LOT 12	BLOCK 37	TRACT 7555	CITY CLERK REF. NO.	DIST. MAP 138B173 CENSUS TRACT 5472
2. PRESENT USE OF BUILDING (13) OFFICE	NEW USE OF BUILDING () SAME			ZONE C2-1-0	
3. JOB ADDRESS 432 S SAN VICENTE BL	SUITE/UNIT NO.			FIRE DIST. II	COUN. DIST. 5
4. BETWEEN CROSS STREETS 4TH AND COLGATE AV	LOT TYPE INT			LOT SIZE IRR	
5. OWNER'S NAME () TENANT () BUILDING JOSEPH SHAFAYER	PHONE 213-9301662			ALLEY 20'R	
6. OWNER'S ADDRESS 4816 STINTON AV	CITY ENCTNO, CA ZIP 91346			BLDG. LINE	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	DOCUMENTS/ EASEMENTS ZI111715 ZI137012 PARLUN2321 FLOOD F ZI1568 12	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	DIST. OFF. LA P.C. REQ'D NOB	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			ZIP	GRADING SEISMIC
10. CONTRACTOR OWNER	BUS. LIC. NO. NR	ACTIVE STATE LIC. NO.	PHONE	HWY. DED. YES FLOOD F	
11. SIZE OF EXISTING BLDG. WIDTH 4 LENGTH 86	STORIES 2	HEIGHT 28	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 OFFICE	FILE WITH 93WL05637	
12. FRAMING MATERIAL OF EXISTING BLDG. STUCCO	EXT. WALLS	ROOF COMP	FLOOR WD	ZONED BY ATM	
13. JOB ADDRESS 432 S SAN VICENTE BL	SUITE/UNIT NO.			INSPECTOR mf	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 201	NEW WORK (Describe) REVISE STAIRS TO WORK UNDER PERMIT			INSPECTION ACTIVITY CS GEN MAJ.S EQ.	
15. NEW WORK (Describe) 93WL05637	NEW USE OF BUILDING TYPE 5 AM'S			GUEST ROOMS N/A	
SIZE OF ADDITION N/A		STORIES	HEIGHT	BUILDING ZONING B-2	
G.P.I. + NP		CONT. INSP.	CASHIER'S USE ONLY		
P.M.		SYS 27 SSYS			B & S 08-B-3 (R.7/90)
E.I. .50		1/09/93 02:38:10PM WL03 T-8874 C 10			
F.H.		BLDG PLAN CHEC 40.16			
O.S.S. 1.76		BLDG PERMIT CO 47.25			
S.O.S.S		INVOICE # 0026736 BB			
ENERGY		EI COMMERCIAL 0.50			
YAS		SYS DEV FEE 5.27			
		ONE STOP SURCH 1.76			
		TOTAL 94.94			
		CHECK 94.94			

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: [Signature] Date: 11/9/93

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 _____ Owner's Signature [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 _____

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 [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 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 [Signature] (Owner or agent having property owner's consent) Position [Signature] Date 11/9/93

4 2 7 2 0 5 7 0 1 9 3

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	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 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) (L.A.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			

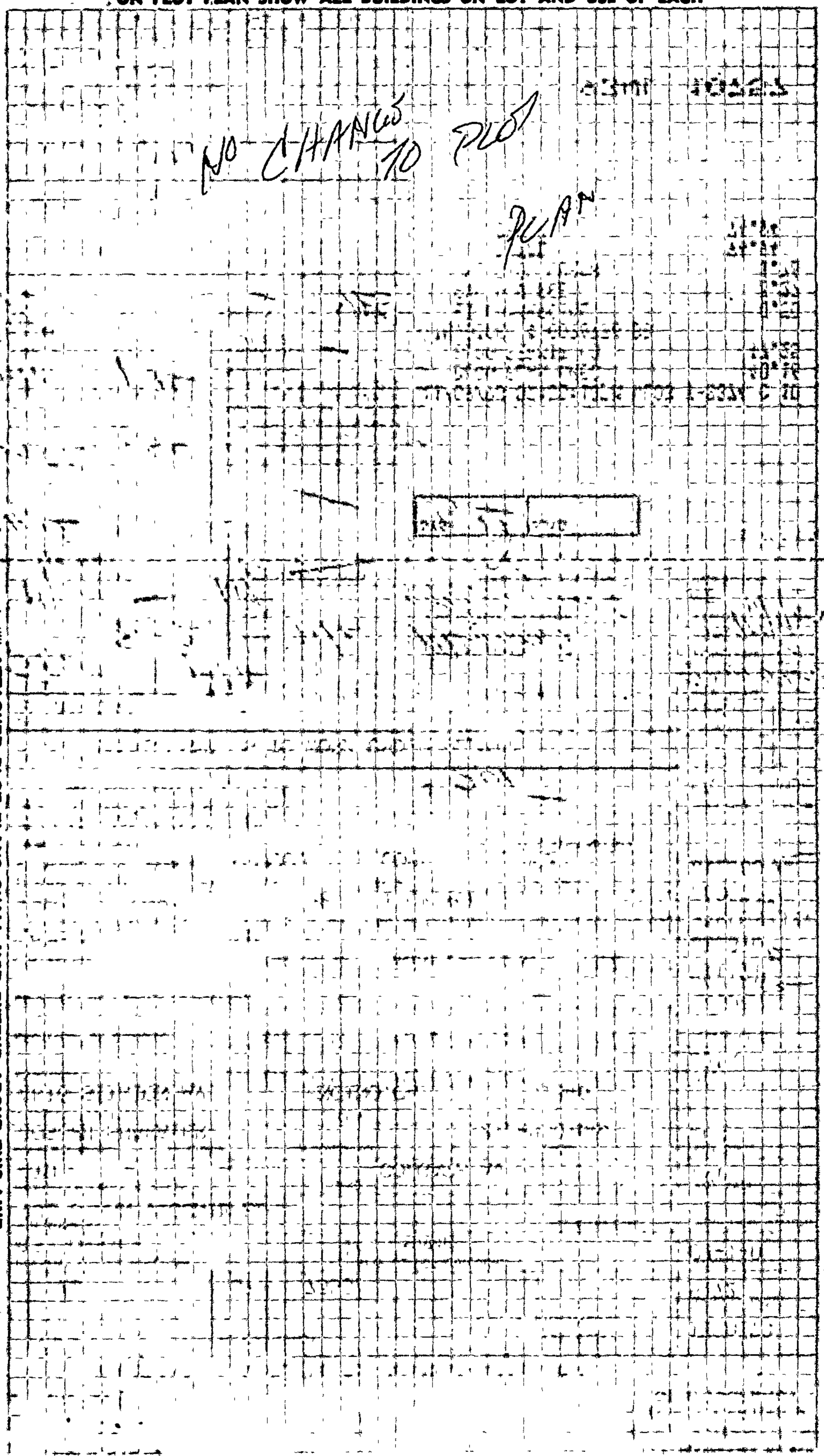
Approved 11/9/93

LEGAL DESCRIPTION

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

NO CHANGES TO PLOT

PURAN



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



Bldg-Alter/Repair
 Commercial
 Express Permit
 No Plan Check

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

Last Status: Ready to Issue
 Status Date: 11/30/2011

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7555	37	12		M B 88-79/84 (SHTS 4-9)	138B173 1162	5511 - 044 - 013

3. PARCEL INFORMATION
 Area Planning Commission - Central
 LADBS Branch Office - LA
 Council District - 5
 Certified Neighborhood Council - Mid City West
 Community Plan Area - Wilshire
 Census Tract - 2148.00
 District Map - 138B173
 Energy Zone - 9
 Fire District - 2
 Earthquake-Induced Liquefaction Area - Yes
 Methane Hazard Site - Methane Zone
 Near Source Zone Distance - 2.6
 Thomas Brothers Map Grid - 632-J1

ZONES(S): C2-1VL-O

4. DOCUMENTS
 PKLY - PKG-2321
 CPC - CPC-1987-399-HD
 CPC - CPC-30517

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): San Vicente Holdings Llc 626 Wilshire Blvd 320 LOS ANGELES CA 90017
 Tenant:
 Applicant: (Relationship: Contractor) Marcos Figueroa - (213) 819-5776

7. EXISTING USE
 (13) Medical Office

PROPOSED USE

8. DESCRIPTION OF WORK
 Stucco Repair on (E) Medical Office Building.

2. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: *[Signature]* DAS PC By: *[Signature]*
 OK for Cashier: *[Signature]* Coord. OK: *[Signature]*
 Signature: *[Signature]* Date: 11/30/11

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

For Cashier's Use Only W/O #: 11623511

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$1,300	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	119.18
Permit Fee Subtotal Bldg-Alter/Re	65.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	1.85
Sys. Surcharge	5.55
Planning Surcharge	5.52
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	2.76
State Green Building Surcharge	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT COMM 625.00
 EX COMMERCIAL 60.50
 ONE STOP SURCH 31.00
 SYSTEMS DEVT FEE 35.50
 CITY PLANNING SURCH 35.50
 MISCELLANEOUS 610.00
 PLANNING GEN PLAN MAINT 32.76
 STATE GREEN BUILDING SUR 61.00
 BUILDING PLAN CHECK 327.00

P110167000023511FN

Total Due: \$119.18
 Credit Card: \$119.18
 174261

2011SL60342

12. ATTACHMENTS



* P 1 1 0 1 6 7 0 0 0 0 2 3 5 1 1 F N *

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) Figueroa Contractor'S	2660 Cimarron Street,	Los Angeles, CA 90018	B	950160

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **950160** Contractor: **FIGUEROA CONTRACTOR'S**

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: MARCOS FIGUEROA Sign: [Signature] Date: 11/30/11 Contractor Authorized Agent

432 S San Vicente Blvd



Permit #: B14LA10214
Plan Check #: B14LA10214
Event Code:

14048 - 10000 - 01894

Printed: 07/28/14 02:54 PM

Sign Onsite Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS	Issued on: 07/28/2014 Last Status: Issued Status Date: 07/28/2014
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7555	37	12		M B 88-79/84 (SHTS 4-9)	138B173 1162	5511 - 044 - 013

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - Mid City West Community Plan Area - Wilshire	Census Tract - 2148.00 District Map - 138B173 Energy Zone - 9 Fire District - 2 Earthquake-Induced Liquefaction Area - Yes	Methane Hazard Site - Methane Zone Near Source Zone Distance - 2.6 Thomas Brothers Map Grid - 632-J1
--	--	--

ZONES(S): C2-1VL-O

4. DOCUMENTS

PKLY - PKG-2321 ORD - ORD-133909 CPC - CPC-1987-399-HD CPC - CPC-2(220)	CPC - CPC-30517
--	-----------------

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
SAN VICENTE HOLDINGS LLC
640 ENDRINO PL, BEVERLY HILLS CA 90210 --

Tenant:

Applicant: (Relationship: Other)
SUNG LIM -
3818 BEVERLY BOULEVARD, LOS ANGELES, CA 90004 -- (213) 427-1160

For Cashier's Use Only W/O #: 44801894

7. EXISTING USE	PROPOSED USE (19) Wall Sign
------------------------	---------------------------------------

8. DESCRIPTION OF WORK

ONE ONSITE ILLUMINATED CABINET WALL SIGN FOR COMPASSION UNION. (5' X 3'-6")

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Teodoro Diaz Rodriguez DAS PC By:
OK for Cashier: Teodoro Diaz Rodriguez Coord. OK:

Signature: _____ Date: 07/28/2014

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$900 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

LA 0034 101043828 7/28/2014 2:53:50 PM	
BUILDING PERMIT COMM	\$130.00
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$0.50
ONE STOP SURCH	\$3.87
SYSTEMS DEVT FEE	\$11.61
CITY PLANNING SURCH	\$9.42
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$7.85
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$27.00
ELECTRICAL PERMIT-COMM	\$36.00

Sub Total: \$237.25

Permit #: 140481000001894
Building Card #: 2014LA35274
Receipt #: 0101326183



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

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14048 - 10000 - 01894

(P) # 382901: # of Faces: +1 Faces / 1 Faces
(P) # 382901: Height from Grade: +6 Feet / 6 Feet
(P) # 382901: Illuminated Sign
(P) # 382901: Sign Area: +17.5 Sqft / 17.5 Sqft
(P) # 382901: Sign Length: +5 Feet / 5 Feet
(P) # 382901: Sign Width: +3.5 Feet / 3.5 Feet
(P) # 382901: Street Frontage: 46 Feet

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) ART KOR SIGN	3818 BEVERLY BLVD #B,	C45	653806	LOS ANGELES, CA 90004

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C45 License No.: 653806 Contractor: ART KOR SIGN

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: SUNG LIM

Sign: 

Date: 07/28/2014

Contractor Authorized Agent

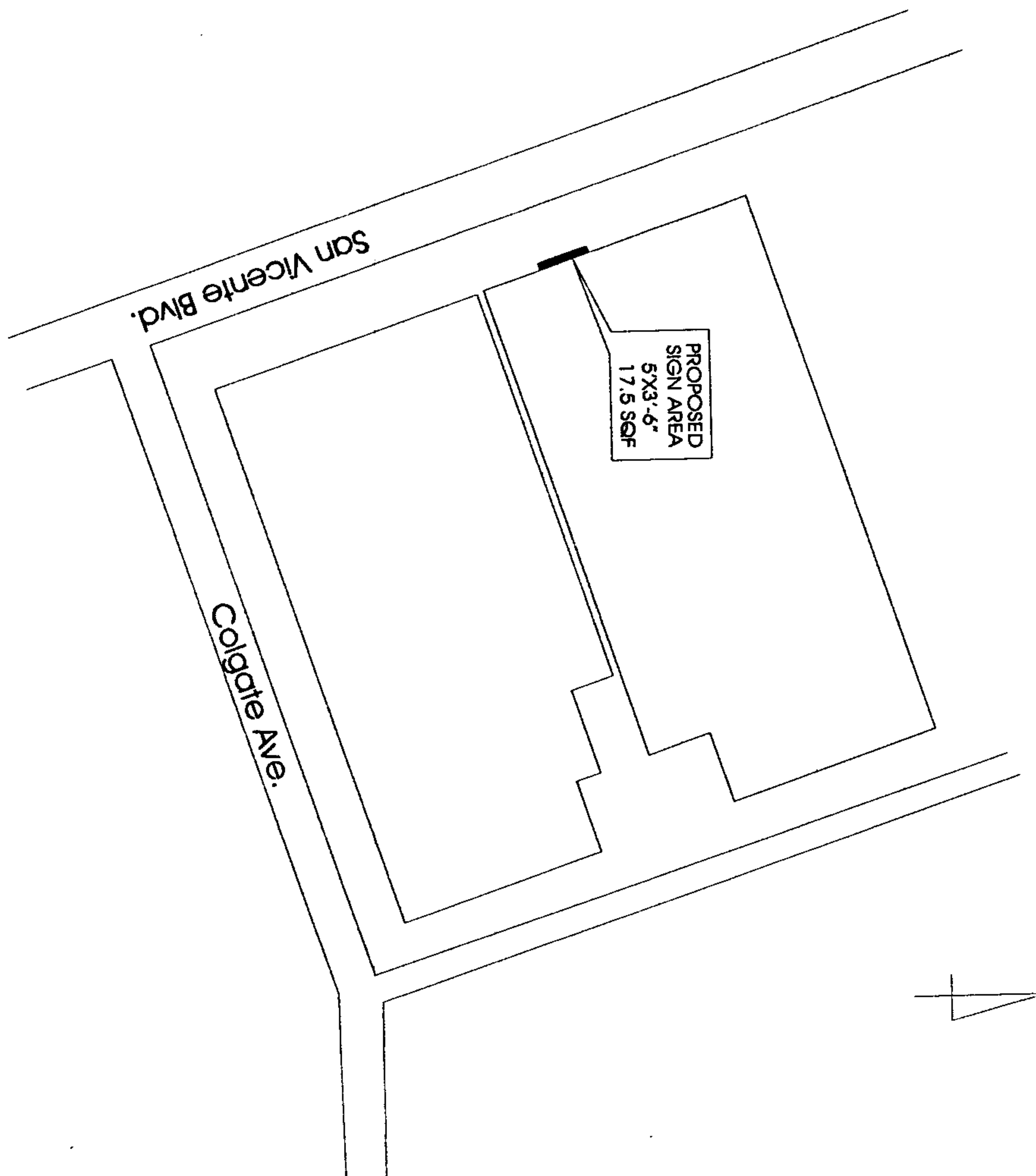
Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA10214
Initiating Office: METRO
Printed on: 07/28/14 14:49:52

PLOT PLAN ATTACHMENT

DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER



432 S San Vicente Blvd 100



Permit #: B15WL01674
Plan Check #: B15WL01674
Event Code:

15016 - 30000 - 06450

Printed: 03/31/15 12:30 PM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 03/31/2015 Last Status: Issued Status Date: 03/31/2015
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID# (PIN#)	2. ASSESSOR PARCEL#
TR 7555	37	12		M B 88-79/84 (SHTS 4-9)	138B173 1162	5511 - 044 - 013

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - Mid City West Community Plan Area - Wilshire	Census Tract - 2148.00 District Map - 138B173 Energy Zone - 9 Fire District - 2 Earthquake-Induced Liquefaction Area - Yes	Methane Hazard Site - Methane Zone Near Source Zone Distance - 2.6 Thomas Brothers Map Grid - 632-J1
---	--	--

ZONES(S): C2-1VL-O

4. DOCUMENTS PKLY - PKG-2321 ORD - ORD-133909 CPC - CPC-1987-399-HD CPC - CPC-20220	CPC - CPC-30517
---	-----------------

5. CHECKLIST ITEMS Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Interior Non-struct. Remo Std. Work Descr - Patch Plaster/Drywall	Std. Work Descr - Seismic Gas Shut Off Valve
---	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): SAN VICENTE HOLDINGS LLC 640 ENDRINO PL, BEVERLY HILLS CA 90210 -- Tenant: Applicant: (Relationship: Architect) LAURI MATISSE - 4572 VIA MANNA STE#207, MARINA DEL RET, CA 90292 -- (310) 756-9372
--

For Cashier's Use Only W/O #: 51606450

7. EXISTING USE (13) Office	PROPOSED USE
--------------------------------	--------------

8. DESCRIPTION OF WORK remove & replace (E) drywall finishes of (E) walls and (E) ceiling no exterior alterations replace two (E) water closets to meet ADA compliance "COMPLY WITH DEPARTMENT ORDER effective date 03/23/2015. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE"

9. # Bldgs on Site & Usg:

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Rodolfo Arias OK for Cashier: Chiu Tam Signature:	DAS PC By: Coord. OK: Date: 03/31/2015
--	--

11. PROJECT VALUATION Permit Valuation: \$150,000 Sewer Cap ID:	Final Fee Period PC Valuation: Total Bond(s) Due:
---	---

12. ATTACHMENTS D.A. Hardship Exemption Plot Plan	
---	--

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

WL 0031 302028763 3/31/2015 12:30:47 PM	
BUILDING PERMIT COMM	\$1,035.00
BUILDING PLAN CHECK	\$701.16
EI COMMERCIAL	\$42.00
INVESTIGATION - CE	\$2,070.00
ONE STOP SURCH	\$76.96
SYSTEMS DEVT FEE	\$230.89
CITY PLANNING SURCH	\$104.17
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$86.81
CA BLDG STD COMMISSION SURCHARGE	\$6.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$4,362.99

Permit #: 150163000006450
Building Card #: 2015WL63841
Receipt #: 0302044097



* P 1 5 0 1 6 3 0 0 0 0 6 4 5 0 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in" numeric value / total resulting numeric value")

15016 - 30000 - 06450

14. APPLICATION COMMENTS:

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

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(A) MATISSE, LAURI ANNE

3392 WADE ST.,

MAR VISTA, CA 90066

C21364

(C) LEXINGTON HOMES

45303 VISTA VERDE,

TEMECULA, CA 92592

B

874954

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 874954 Contractor: LEXINGTON HOMES

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: TONY HAZBOUNSign: Date: 03/31/2015 Contractor Authorized Agent

Summary of Accessibility Upgrades for Commercial Projects

(For existing buildings where the adjusted construction cost is less than or equal to \$147,863.00 (rev. 1/2015) Sec. 11B-202.4 Exception 8)

Project Address: 432 S. San Vicente	Application No. 15016-30000-06450
Project Description/Location:	Permit Valuation: \$15,000
Type: <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Structural Repair <input type="checkbox"/> Addition	*Adjusted Cost of Proposed Construction:

PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION

Accessible Features	Does existing feature meet accessibility standards of Chapter 11B of the current CBC?	Will this feature be replaced or altered to meet Chapter 11B of the current CBC?	If so, how much will be spent to make this feature accessible?
1. Accessible entrance	YES		
2. Accessible route to the altered area	YES		
3. Accessible restroom for each sex or a unisex restroom	NEEDS NEW ACCESSIBLE TOILETS	YES	\$3000
4. Accessible telephones			
5. Accessible drinking fountains			
6. Other (Any of the below)			
A. Accessible parking spaces			
B. Signs			
C. Alarms			
D. Other:			
Cost of All Features Provided (A)	Summary of costs of Accessible Features Nos. 1-6 provided above.		
Adjusted cost of Proposed Construction (B)	Construction cost for all proposed work on this permit application except Accessible Features Nos 1-6 provided above		
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Adjusted cost of Proposed Construction.		

Description of Access Features Provided:

(E) NON ACCESSIBLE TOILETS WILL BE REPLACED W/ (N) ACCESSIBLE TOILETS. PER ADA CODE

Applicant Certification

I certify that the above information is true and correct to the best of my knowledge and belief.

Signature:		Date: 3/27/15	Company: Matisse Studios
Name: (print)	Lauri Matisse	Address:	4572 Via Marina #207
Title:	ARCHITECT	City, State Zip:	Marina Del Rey CA 90292
Agent for:	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Contractor	Phone No.:	310756-9372

For Building Official Use Only

Approved by:	Title: S.E.A.	Date: 3/31/2015
--------------	----------------------	------------------------

*If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15WL01674
Initiating Office: WEST LA
Printed on: 03/31/15 11:42:45

PLOT PLAN ATTACHMENT

LEGAL DESCRIPTION:

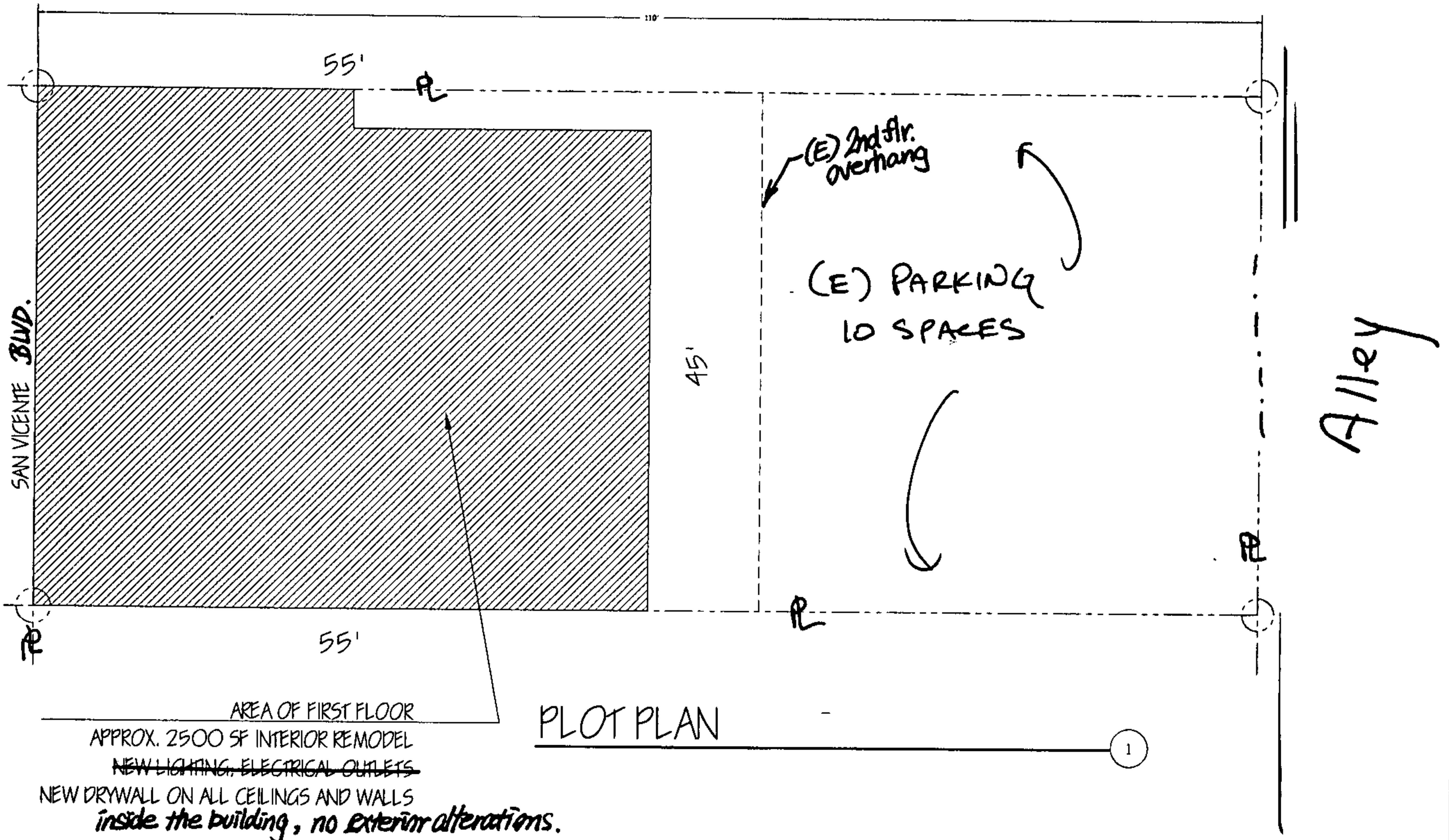
BLK 37; LOT 12
TRACT NO. 7355
M.B. 88-79-84
APN# 5511-044-013

OWNER:
JOHN Shaefer
San Vicente Holding LLC
432 S. San Vicente Blvd.
LA, CA. 90048

REMODEL (E) FIRST FLR
TWO STORY BUILDING
OCCUPANCY B - MEDICAL LAB
TYPE IB

2220510251101

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



Appendix D

1987 City Directory Listing

LOS ANGELES

SECTION A
SAN VICENTE - SANBORN

SAN VICENTE BL N
90069

949 Graham Michael A 659-1207
949 Cunningham Rory 659-5488
-7 Rahm Darlos 657-2650
-7 German Alexander 657-5124
950 Vazquez Jose Luis 652-4591
954
-3 Parto Mebrad 659-8299
-5 Anjom Malnah 659-4609
-6 Myers T 659-8480
-7 Picardi Daniel 657-0818
-8 Haghighi-Garandi Mehdi 659-4483
955 Vost John 659-7774
960 Levine Fred 652-7479
960
-3 Bradford Robt C III 657-7852
-4 Tursi Mark 652-4646
-5 Lyons Steven S 655-0770
-10 Gavrylo Gleen 659-4100
-14 Glasser Fredrick 652-6231
968 Karp David 652-6121
970 Post Dick 659-9571
974 Martin K 657-7434
1000
-3 Ordoakian Monireh 659-7985
-8 Roger Jos H 652-9745
1011 SPRING CLARA STUDIO 656-7525
1013
-4 Koozit Douglas 659-1658
1020 BELLE ART GALLERIES 659-6209
1020 BELLE ART GALLERIES 659-7723
1020 BELLE ART GALLERIES 659-7723
1020 FLOWERS BY NURSE 654-3544
1020 BEL AGE RESTAURANT 854-2427
1020 ROLDAN ALBA ALON 652-7110
1020 ASHLEY GALLERIES 271-7777
1025 SUNNY CORNER INC 656-7134
1030
-1 Lilienst N H 659-4293
-2 Sones Gretchen 659-3680
1027
-2 Conte J 652-4903
-5 Umof Albert 652-4909
1027
-2 Sones Gretchen 659-3680
-2 Conte J 652-4903
-5 Umof Albert 652-4909
120 BEL CADDALE JEWELRY 659-8667
127 WEST HOLLYWOOD PET HOSPITAL 652-0489
142 IRVINE RANCH MARKET BAKERY 659-3763
142 BAKER'S MILL HOLLAND INC 654-5966
142 IRVINE RANCH FARMERS MARKET 657-1931

202 Cohanin Phillippe 271-4153
207 Weisz A 272-7217
-302 Salkin S 272-7217
304 Appel Claire 274-5797
-402 Diamante Nina 271-4548
501 Anorahman Bedros 271-4548
-502 Préklyts Diane 278-2836
-504 Blawitz Norman 278-2836
-505 Hecklerth Guy 278-2836
-601 Solaiman Ester 278-2836
-607 Solomon Selig Zed 271-5484
-608 Sarofsky J 278-1383
-701 Serepsh-Pour Farhad 278-0692
-704 Albert Spartaco 274-5708
-705 Melamed Pnmas 274-0298
-708 Brower Harry 274-6484
-801 Parteyri Farshid 278-0750
-802 Shlechter Phillip 278-0750
804 Marcony Bili 278-0227
-808 Politi John 278-0744
-901 Shapiro Ariel 278-0744
-902 Levit W 271-1834
-903 Hakimian John 278-0750
-904 Winowm Chas 278-0750
-907 Schir Lyme 274-8099
-908 Melamed G 271-9134
-909 UDASH CORP 276-2129
-1002 Katz N L 278-0692
-1007 Safarid Freidon 278-0692
-1008 Matlock Khosrow 276-8884
353 CATHOLIC CHURCHES 276-4634
400 U S SUBMARINE 657-6289
400 SHIMP BOAT CAFE THE 659-2233
400 AUNTIE A'S CHILDREN GALLERIA 659-7444
402 CENTER THIRD MATTRESS STORE 657-4340
406 SUN DAYS TANNING 654-3342
412 3 HOUR DISCOUNT PHOTO 652-9059
416 COPMUNK COMPUTERS & ACCESSORIES 652-3414
418 T G I YOGURT 659-8008
420 BLASTY NAIL 652-7008
422 WEST NEW YORK HAIR DESIGN 652-9528
422 LA FIESTA TACOS AL CARRON 652-6354

432 REPUBLIC NATIONAL LEASING CORP 652-5577
432 ROZEN CLINIC CHIROPRACTIC 652-3950
432 LA COMPUTER CORP 652-7126
432 MARK ROZER PRODUCTIONS 854-4914
434 HUNZLER SYNDROME MD 857-7395
434 FRISCH DAVID M MD 659-6716
434 SHAW ROBERT H MD A PROFESSIONAL CORPORATION 278-2686
434 SILVERMAN STUART L 278-5083
434 ROBES NORMAN S MD INC 278-3031
470 TRAVELWAYS 652-7734
470
103 MAWING SHEILA CASTING 852-1046
104 DENNIS-KARG-DEMIS & CO 651-1700
-201 TRAVELWAYS 652-3933
204 SCHWARTZ PHILIP DESIGNS 652-6423
204 ARTISTS & WRITERS WORKSHOP INC 852-1303
-204C B & B MARKETING 652-0060

SAN VICENTE BL S
(CONT'D) 90048

476 CANARD DE BOMBAY OF LONDON 852-0095
478 Johnson Louis 652-3349
478
-2 VanBuren H D 936-4989
-3 Brown Gaylynn 939-4581
4876
480 REMBA M D & ASSOCIATES 653-2020
484 LEWIS-ROBERTSON INC 653-3355
490 KAYE RONNIE 653-9456
490 LIDDI LILI 653-1380
-4 JUSMAN STEPHAN S 655-0129
-4 SIBUS CARL H PHD 852-7182
-6 NATURAL-Y SURGICAL SPECIALTIES 653-5635
-8 MARKS ROBT B DESIGNS 651-1330
496 CANELLA 658-1188
496 LIPON SAMUEL 935-4584
498 SYSTEMS & GRAPHICS CO 653-2061
498 CRISPI AND CRISPI 653-7010
506 SAFRON MARSHAL STUDIOS 653-1234
506 Hays Peter L 653-7429
506 MILLER JOHN PHOTOGRAPHY 655-0408
512 COHEN VY ASSOCIATES 653-2774
512 GARDAN CO INC 658-5700
512 H A INTERNAT 658-6341
514 HEBE INC SERVICES 658-6291
512
-1 LANDSON ACCOUNTING 651-1838
-1 STEIN RUSSELL 653-6341
-2 HERSCHE ASSOCIATES INC 658-6341
520 WEINROT J J SON 652-5988
544 FOOT-WIP INC 653-1960
544 RI OYER 653-1960
544 KENWICK LABORATORIES 653-1960
544 KENWICK LABORATORIES 653-1960
546 KUKIATKA-ROBBINS DENTAL LAB 655-0781
546 KINISAR 651-0545
546 WESTERN LIBRARY LGSW FOUNDATION 653-2045
554 MARY ANN LINGMAN MS 651-3630
554 PROFESSIONAL GROUP INC 653-1217
554 MARY ANN LINGMAN MS 651-3630
554 MANHATTAN PROFESSIONAL GROUP 653-1260
554 WASEDA INSTITUTE 655-2242
554 PINE PAMELA-WPCS 655-2016
554 MAXIMUM ENTERPRISE 654-5044
554 WASEDA DENTAL TECHNOLOGY 655-8148

554 BERKOWITZ STEVEN PHD 651-4520
562 MILLER MYOLA 653-6084
-203 CRUBER HEINI 653-1211
562 THE SUNDAY BOOKS 653-8880
562 M R ENTERPRISES 653-8885
562 ROGELL DAVID MD 653-8887
562 THE SUNDAY BOOKS 653-8880
566 SHELTON MARGERY LGSW 651-3551
566 FREDMAN GARY MD 653-4622
566 LASATER LINDA 653-3167
566 WILSON LINDA PHD 651-1485
566 LEVY LEONARD 653-1100
566 MAYOL ARIELLE T 653-6189
566 HANMEN CONSTANCE PHD 659-6779
566 LEVY LEONARD 653-1100
566 JOHNSON MARTHA PHD 852-1451
566 DIAMOND MICHAEL J PHD 852-1725
566 WILSON P WAREHAM M D 274-9600

566 BRAFF REAR G PHD 651-1711
600 WINIFRED PAUL 651-5211
600 DAVID HARRIS MD 653-3286
600 LARRY-D'ARTON 652-0776
600 MARGIE-LUIZA HAMILTON 652-0776
-6 PASIUT ADELE RUTH DDS 655-6616
-6 DENHIER J DREW 651-1472
-10 Winowm Chas 278-0750
640 CANON FILM GROUP 658-2100
650 LIFE SPINNING INC 655-6951
SUN VICENTE BL W 90019
4729
-2 George John 938-2940
-3 Villavencio Rafael 937-8831
-7 Chatman Floyd 936-4657
-8 Mesnigh Bessl 931-7806
5363
-14 Mercado Ramon 937-6328
-18 Montenegro Bert 937-9647
-21 Williams Jas 936-4036
4757
-1 Merino Joel 938-6959
-4 Lopez Christine 936-5109
-5 Cervantes Fernando 935-7021
-7 Alvarez Cristina A 931-5943
-8 Thomas Harvey L A 931-0014
4761
-12 Cardenas Carlos 931-3428
-1 Smith Paul R 936-3956
-2 Washington Bruce 936-9141
-3 Kani Able F 933-4853
-4 Rhaboun D 939-3432
-5 Jones Florence 937-7309
-7 Serrero Joyce 936-4127
4777
-3 Butts Gregory 937-9150
-240 Stevens Ernest 937-0755
-245 Vajrovil Behrooz 936-6348
-248 Poole David 931-7122
-249 Flyn K B 939-7044
-256 Holmes Scott 935-2926
-259 Englin Joe 935-2903
-260 Davis Frank 934-7776
5369
-264 Brags J E 938-7992
-270 Garvin Eugene 939-5423
-273 Barber George 933-8686
-273 Wright Kerry 939-0155
-280 Johnson John 938-6937
5374 Miller Debert 935-0856
54064 Williams Henry C 936-8832
5410 Lipscomb Olin K 935-7917
5415
-1 Bryant M 938-4076
-7 Patches Kelly W 935-3629

SAN VICENTE BL W
(CONT'D) 90019

4855
-2 Park Patsy L 933-6216
4855
-3 VanBuren H D 936-4989
-3 Brown Gaylynn 939-4581
4876
-3 Sims D L 935-5365
4901 McClellan Magic 934-8064
-11 Wilson S 932-1714
4915 Hewitt Chas 935-8689
5000
-1 Miller Isaak A 932-0272
5002
-5 Wilmore Nathaniel S 931-5948
-6 Goertzen Jan 935-2194
5011 COMPUTERIZE W 934-8911
5013 GONZALEZ DOMESTIC AGENCY 937-0321
5015 EXPRESS FINANCIAL 936-7337
5017 J PLUMBING CO 936-1622
5019 LIBERTY NATIONAL SALES 934-2803
5021 GIBRALTAR MORTGAGE CO 933-7789
5021
-4 PAPPAS HARRY G 931-9067
5111 Matthews Alpha O 931-9177
5115 Bryan Dale M 936-8878
5161 Nocturnal R K 934-4904
5245 Moore John 931-4853
525 Parker Kevin 937-3177
5253 Brazier E 934-9436
5302 Daniels W D 934-9725
5303 Daniels W D 934-9725
5315 TYPE WEST INC 931-1701
5320
-1 Martin George 857-1506
-1 PULLAK JARVIS H DBS 939-1104
-12 White Larry 937-2807
-13 Williams Bob 937-0167
-19 Young William Malinda 937-4468
-21 Levy Larry 931-4479
-22 Barlowe Leina 939-2979
-49 Ferrillo Robt 939-4149
-120 West Valerie 937-3323
-144 Parker Charles A 936-5182
-194 Brown Leon 936-5133
5325
-3 Thomas Steven 931-1991
-35 Reinsel Robt G 936-1856
-36 Hill Paul 936-2386
5325
-49 Simmons Richard P 934-2065
-51 Johnson Ronald J 939-3702
-66 Sabinio Jos 939-3762
5351
-70 Rooney Gloria 936-2335
-71 Voss Jerry D 938-6998
-72 Pierce Ross 936-2386
-83 Greene J V 933-6650
-84 Kelly Susan 936-0635
-86 Pierce Ross 936-2386
-87 Stanton Irene 857-1540
-88 Heddon Donald L 939-4428
-99 Dunstee M C 936-7166
-100 BROOKSIDE COUNTRY CLUB 931-3232
-100 Colucci Christopher 935-1890
-101 Newbauer Dale 938-0366
-125 Patterson J R 933-3529
-126 Anderson M D 939-0356
-130 Davies Jose 932-1827
-133 Duke Jas R 934-7866
5361
-135 Hall Matthew 939-6036
-138 Robinson Tom 938-0366
-140 Capahian Rose L 931-5599
-145 Berfin Steven 936-6641
-154 Dowd J 934-0272
-156 Evely Chas 933-3676
-157 Gray T 936-7169
-158 Dickens R 857-0445
-160 Thompson Melissa 935-3542
-163 Mackenzie J D 938-6733
-164 Duff Dan 938-7342
-165 Hines Steve 937-2589
-172 Kransy Peter 857-5841
5363 Flm R 936-9544
5363 Thurman Roland A 939-5360
-181 Keenan Grace M 937-7004
-188 Roger John R 933-6371
-190 Jackson Gail 933-3392
-200 Johnson Jay 938-8551
5365
-205 Rosen Victor 937-2585
-206 Swan Edith 933-2933
-207 Haymond Adrian & Marcelle 930-1577
-208 Mitchell Dawn 936-7561
-212 McCandless E 932-0690
-211 Grant Whit 934-3376
-212 Mitchell Robin 934-1068
-215 Scott Ronald 937-8139
5367
-221 Masters Joseph 936-4199
-223 Saunders-Green Rainelle 933-4227
-225 Park Wu Sun 936-3667
-240 Stevens Ernest 937-0755
-245 Vajrovil Behrooz 936-6348
-248 Poole David 931-7122
-249 Flyn K B 939-7044
-256 Holmes Scott 935-2926
-259 Englin Joe 935-2903
-260 Davis Frank 934-7776
5369
-264 Brags J E 938-7992
-270 Garvin Eugene 939-5423
-273 Barber George 933-8686
-273 Wright Kerry 939-0155
-280 Johnson John 938-6937
5374 Miller Debert 935-0856
54064 Williams Henry C 936-8832
5410 Lipscomb Olin K 935-7917
5415
-1 Bryant M 938-4076
-7 Patches Kelly W 935-3629

5415 (Cont'd)
-4 Hugo H 931-7588
-5 Nichols Carter 937-6060
-5 London Max & Ida 939-4581
5431
-1 McClellan M E 933-1547
-1 Brown Jeffrey E 939-3537
-7 Moore Marilyn 934-6785
-11 Savage M 934-2550
-16 McKinley Michael 935-5044
5441
-10 Leo Armando 931-1656
-10 Leo Armando 933-3510
-11 Makonnen Samif 938-8862
-2 Pritchett Ronald 934-4339
-3 Boyer Jack 934-7476
-10 PROFESSIONALS MANAGEMENT 936-9624
-11 Serepsh Tony 857-0841
-10 Moore Ethel 935-0967
-705 Kim Sang Jaun 936-7115
-706 Fein Mary 935-0019
-708 Bae Ujag 939-3666
-710 Kim Kwang H 935-0286
5468 Landgriff John Anthony 939-2746
5515 FRESH CATCH 937-6794
5517 TRIPLE E CHECK CASHING SERVICE 939-3501
5517 TIFANY'S VIDEO MANIA 939-3739
5519 SERRIOS CLEANERS 939-0859
5520 RING'S MKT 931-2236
5600 F-ELEVEN FOOD STORES 936-0339
5603 BLANG HANG 939-9004
5603 W W WHEEL SERVICE & SPEED LAB 939-9004
5605 M W WHEEL SERVICE & SPEED LAB 933-2126
5607 RICHARDS LINDBER 937-8177
5608 CHOR CLEANERS 933-8457
5610 BASKIN-ROBBINS 31 ICE 931-7231
5611 LEW GIM LAUNDRY & DRY CLEANING 938-9402
561136 SAN VICENTE HAIR AFFAIR 932-8551
561136 SAN VICENTE HAIR AFFAIR 938-2773
5615 YOUNG PRINCESS 938-2979
5616 PALMER TEE SHIRT 938-2979
5616 PALMER TEE SHIRT 938-2979
-1 WILSON ED K MD INC 935-1231
-1 KIM TWIST 936-4553
-10 D & T TAX SERVICES 938-2979
-17 GRANDSHOPS 934-6000
-18 TARBULE 939-8571
-3648 Guzman Ulpiano T 939-7008
-365036 Stevenson James 937-4474
-3652 Dor Andrew 937-3714
-3653 Leslie Howard 857-1478
566234 Young Princess 938-2979
566234 FUSON WM T 933-0775
-A Nicholas Elyse 938-2709
3670
-1 De Laine Kim 936-5833
5671
-11 Hiron Borden B 933-5070
-8 Mook A W 939-5446
5701
-10 Montano Juanita 934-7124
-4 Tostud Merlin 934-7572
-8 Scott Geo 931-7070
-8 Chu H C 931-7407
5719 BRUCE WILLIAM DESIGNS 938-4877
5714 Dieckrich D 933-6941
5716 G Conrad Dan 936-1912
5723 Washington Cordelia 931-0514
5725 VOLUNTEERS OF AMERICA 933-6415
-2 Stephens Geo 936-6059
-3 Brown George 934-7866
-8 Shorter Shirley B 934-6594
5762
-11 Harrison Michael 935-1397
-15 Young Robert 934-2972
5763
5764 ANGELUS BEAT ART & ANTIQUES 936-9090
5765 WESTSIDE JEWELRY CENTER APARTMENTS SOCIAL 939-6385
5772 GARDMORE CO INC 934-2574
5801 Kelley Geo E 935-4427
5810 Tappier Eddie 934-8063
5810 Muller F J 932-1862
-2 Butler P J 932-1862
5824 Holsman Maurice J 931-4728
5858 HOSKINS REALTY COMPANY 939-4283
5864
-7 Mc Guire B R 933-4059
5877 WESTSIDE JEWELRY CENTER APARTMENTS SOCIAL 939-6385
5877 WESTSIDE JEWELRY CENTER APARTMENTS SOCIAL 939-6385

5877 (Cont'd)
-410 Katz P 938-1542
-430 Fremont Louise L 933-3758
-501 Sunderland Rita 935-2960
-503 London Max & Ida 939-4581
-505 Jun Ba Y 936-7639
-506 Janovic Bertha 932-6386
-507 Friedman R T 931-5001
-509 Limer Albert 932-1111
-514 Friedman R T 936-5702
-601 Kim Young Sook 939-0227
-602 Kang Yung Yeop 939-4059
-604 Bernard Betty 936-5702
-605 Kraus Sher 934-5385
-606 Goldberg Philip 936-5790
-607 Park Chung 930-0260
-610 Silvers Sarah 933-2644
-613 Rosenwein R 934-7310
-614 Zeitlin David 931-8667
-701 Stein Max S 931-8338
-702 Kim Sang Jaun 936-7115
-706 Fein Mary 935-0019
-708 Bae Ujag 939-3666
-710 Kim Kwang H 935-0286
-711 Engelman Bernard H 935-0286
-712 Yi H Gong 936-0971
-713 Kam Kwang H 935-0286
-714 Choi Hong 936-8840
-802 Kim Yung 938-3492
-802 Jan Young 938-3492
-804 Han Jaeg Soon 931-2236
-811 Bellows Andrew 933-0094
-812 Wagner Rose 937-1737
-813 Wagner Rose 937-1737
5880 GUM HEALTH & HEALING CENTER 933-8457
-100 KHALSA MHAATMA SINGH 857-1277
-101 KIS COMPUTER SYSTEMS 930-2414
9906 Diax Drew 936-2656
990686 Provenzano Theo 938-9402
99149 Bell Gavan 937-9492
99208 Patricia Elaine Elaine 934-5836
992024 Knight Beverly 934-5783
99208 Kim Beverly 934-5836
99225 SUMMIT PLACE 932-5347
99248 RICE BESSIE O 939-2308
-2 Washington Kenneth W 939-8979
9958
-3 Cornie Rose 938-2606
-2 Bran Brucy 939-3686
-3 BROOKS MARIE PATRICIA 934-0673
851
-1 Vera Roberto 664-9774
851
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-9774
861
-102 Athinan Ekachi 662-5328
-103 Paras Epanastasio 662-9922
-200 Franco Rafael 660-6446
-202 Felker Tom 660-6446
-203 Kall Beverly 934-5783
-208 Kim Beverly 934-5836
-220 Abramo Ines 667-1120
-222 Abramo Sandra 667-2172
-223 Calderon J 669-7454
-303 Dicker Ance J 660-1310
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-303 Rodriguez Mirna 661-4927
-323 Ascencio Rosa 667-1633
861
-1 Vera Roberto 664-97

Appendix E

DPR Form Set

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) 432 S. San Vicente Boulevard

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Beverly Hills Date 2022 T 1S ; R 14W Unsectioned portion of Rancho La Brea ; S.B. B.M

c. Address 432 S. San Vicente Boulevard City Los Angeles Zip 90048

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE _____ mN

e. Other Locational Data: APN 5511-044-013

***P3a. Description:**

The commercial building located at 432 S. San Vicente Boulevard was constructed in 1961 on a rectangular parcel fronting S. San Vicente Boulevard to the west and a rear alley to the east. The parcel is improved with a two-story commercial building that is rectangular in plan and has a flat roof with shallow raised parapet. It is built to the property line on the north, south, and west elevations. The east elevation is set back from the property line to allow for ten parking spaces at the rear of the property.

The primary elevation faces S. San Vicente Boulevard and is clad in stucco on the second floor and horizontal wood siding on the recessed first floor. A decorative projecting edge surrounds the first and second floors, and a shallow planter runs along the base of the first floor. The entrance is at the south end of the first floor and comprises a pair of full-light, tinted glass doors with metal frames and a full-height sidelight. Six aluminum slider windows are located on the second floor under two cloth awnings.

The east elevation is set back from the property line facing the rear alley. The entire elevation is clad in stucco and the northern end of the second story is cantilevered over parking spaces while the southern end includes a partially recessed entry. The cantilevered portion of the second story contains four aluminum sliding windows and is supported by an oversized horizontal beam and narrow vertical post (cont'd Page 3).

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object Site

P5b. Description of Photo: (view, date, accession #) View looking northwest

***P6. Date Constructed/Age and**

Source: Historic Prehistoric

Both

1961 LA County Tax Assessor

***P7. Owner and Address:**

San Vicente Holdings LLC

640 Endrino Place

Beverly Hills, CA 90210

***P8. Recorded by:**

Emma Haggerty, GPA

617 S. Olive Street, Suite 910

Los Angeles, CA 90014

***P9. Date** 10/26/2022

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "400-432 S. San Vicente Boulevard Phase I HRER," January 2023.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photograph Record

Other _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 5

*Resource Name or #: (Assigned by recorder) 432 S. San Vicente Boulevard

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1961; Roof sign installed 1965; interior tenant improvements 1977, 1978, 1993, and 2015; Stucco repair 2011; Wall sign 2014; modification of lava rock cladding, installation of wood siding, and cloth awnings c. 2014-2015.

*B7. Moved? No Yes Unknown Date _____ Original Location _____

*B8. Related Features:
None.

B9a. Architect: Emery Kanak b. Builder: Bermax Construction Co. (Owner)

*B10. Significance: Theme Arterial Commercial Development, 1880-1950 Area Local
Period of Significance 1880-1950 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was evaluated for listing in the National Register of Historic Places, the California Register of Historic Places, and designation as a Historic-Cultural Monument (HCM) within the City of Los Angeles.

Criterion A/1/1

To be eligible for listing in the National Register under Criterion A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history.

The Neighborhood Commercial Development theme within the Commercial Development context examines patterns of commercial development from 1880-1980 that were geared toward nearby residents. The subtheme Arterial Commercial Development, 1880-1950 is the most relevant to the subject property, which is located along San Vicente Boulevard, a major automobile thoroughfare.

B11. Additional Resource Attributes: (List attributes and codes) Choose an item. Choose an item.

*B12. References:

See continuation sheet for full bibliography.

B13. Remarks:
None

*B14. Evaluator: Emma Haggerty, GPA Consulting
*Date of Evaluation 1/20/2023

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 432 S. San Vicente Boulevard
*Recorded By: Emma Haggerty *Date: 1/20/2023

P3a. Description (cont.)

The horizontal beam also supports the second-floor landing of the staircase that leads from the parking lot to the recessed entrance. The open-riser metal staircase has a simple metal railing. The first floor is deeply recessed to create a parking area and contains no additional openings.

The north and south elevations are not visible as they abut the neighboring buildings. A billboard is installed on the east end of the roof, angled toward southbound traffic along S. San Vicente Boulevard.

Construction History

The building was constructed in 1961. The original building permit identified Emery Kanak as the architect and Tibor Gyimesi as the engineer. According to the original building permit, the two-story commercial building was constructed with stucco cladding and composite roofing.

Few exterior alterations are documented in the building permit records for the property. They include the addition of a roof sign (billboard) in 1965, the addition of prefabricated steel stairs between 1977-1978, stucco repair in 2011, and the addition of a wall sign in 2014.

Additional alterations that were observed but not documented in available permit records: Removal/replacement of lava rock veneer with stucco along first floor of the east elevation, c. 2014, addition of cloth awnings along second story of the east elevation, c. 2014, and addition of horizontal wood cladding and sign along first floor of the east elevation, c. 2015.

Ownership and Tenant History

The property was originally owned by the Bermax Construction Company in 1961, a builder-developer. By 1965, the property was owned by Pacific Outdoor Advertising. Ownership of the property changed to Jay Robinson by 1977. In 1987, ownership of the property was unknown but the businesses within the building included LCI Computer Corporation and Rozen Clinic of Chiropractic. John Shayefar was the owner of the property from 1993-2006. The property has been owned by San Vicente Holdings, LLC since 2011.

Based on a review of United States Federal Census records, city directories, and building permits, the property was an office building from 1961-2005; however, 432 S. San Vicente was not listed in available city directories between 1961 and 1987. In 2006, a tenant improvement permit indicates that the office space was converted to a medical lab.

B10. Significance (cont.)

In the Beverly-Fairfax neighborhood, most commercial development occurred between the 1920s and 1940s along corridors such as 3rd Street, Fairfax Avenue, and Beverly Boulevard. Commercial districts like that along Fairfax Avenue emerged to serve the nearby Jewish community, while new types of commercial establishments such as motels and service stations represented the growing popularity of the automobile.

The subject property is postwar infill along a previously established commercial corridor. It was constructed in 1961, some twenty years after most commercial development in the surrounding area had already occurred. During the postwar period, the most notable neighborhood commercial development was occurring in the suburbs, particularly in the San Fernando Valley, as shopping centers emerged with an emphasis on parking and convenience, which is not reflected in the subject property. Therefore, 432 S. San Vicente Boulevard is not associated with significant trends in Neighborhood Commercial Development.

Research did not reveal any association with other events or trends; therefore, for all the reasons outlined above, 432 S. San Vicente Boulevard does not appear to be significant under Criterion A/1/1.

Criterion B/2/2

Criterion B/2 states that to be eligible, a property must be associated with the lives of persons significant in our past.

The property was first owned by the Bermax Construction Company and was later owned by Pacific Outdoor Advertising. Other individuals and companies identified as being associated with the property include Jay Robinson, Joseph Shayefar, and San Vicente Holdings LLC. Research revealed little information about these individuals or companies, and no evidence to suggest that they would be considered significant personages. Therefore, 432 S. San Vicente Boulevard does not appear to be eligible for listing in the National Register under Criterion B.

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 432 S. San Vicente Boulevard
*Recorded By: Emma Haggerty *Date: 1/20/2023

Criterion C/3/3

A property is eligible under Criterion C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

Although the building possesses features that are indicative of its 1961 construction, including the projecting surround and slightly recessed first floor with a landscaped planter, it is a typical example of the era that does not embody any particular architectural style and has been altered over time.

However, as a commercial building, the subject property was evaluated as an example of its type under Neighborhood Commercial Development, 1880-1980 within the sub-context of Arterial Commercial Development, 1880-1950.

Resources significant under this theme include one-story commercial buildings, strips, or storefront blocks as well as mixed-use commercial buildings, strips, or blocks. The subject building is an unremarkable infill commercial building constructed outside the period of significance for Arterial Commercial Development. There is no evidence to suggest that it is rare, unique, or otherwise significant or influential.

The building was designed by the architect Emery Kanarik with Tibor Gyimesi as the engineer but research revealed little information about these individuals or their careers other than that they built residential and commercial development for the Bermax Construction Company, the original owner of the subject building, in late 1950s through 1960s. The lack of additional information on the individuals indicates they would not be considered masters within their respective fields, and with its utilitarian design and typical features, the subject building is unlikely to be an important example within a body of work.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which is not the case for the subject building.

The last component of Criterion C/3/3, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. The surrounding buildings have various uses and differ widely in construction date, size, scale, and massing. Development is interspersed with large multi-lane roads, creating gaps along the street wall, and when combined with the width, topography, and curved alignment of the streets at this location, there is no visual interrelationship between the buildings in the vicinity. As a result, the properties in the area are not visually, historically, or geographically unified, and do not constitute a potential historic district.

Therefore, for the reasons outlined above, the property does not appear to be significant under any aspect of Criterion C/3/3.

Criterion D/4

Criterion D/4 applies to the potential of the property to yield information important in prehistory or history. Criterion D generally applies to archaeological resources, but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, the property does not appear to be significant under this aspect of Criterion D/4.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the property at 432 S. San Vicente Boulevard does not appear to be significant under any of the National Register criteria, it has no period of significance. Nevertheless, it was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While some factors of integrity are more important than others depending on the property, a majority of the seven recognized factors should be retained.

The property has not been moved so it retains integrity of location. The surrounding setting has changed substantially, with construction ranging from the 1920s through the 1980s from one to five or more stories in height. Therefore, the property does not retain integrity of setting.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or #: (Assigned by recorder) _____
*Recorded By: Emma Haggerty *Date: 1/20/2023

The property has been altered including the addition of wood siding and cloth awnings to the primary elevation and no longer retains integrity of design. Since it no longer retains original features, the property no longer retains integrity of materials and workmanship. As such, the property no longer retains integrity of feeling as its original style no longer remains evident. The building was not found to be significant under Criteria A or B, so there is no relevant association to evaluate.

Conclusion

The property at 432 S. San Vicente Boulevard does not retain integrity and it does not appear to be significant under any of the National Register criteria. It does not appear to be eligible for listing in the National Register.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing on the California Register for the same reasons outlined above.

Los Angeles Historic-Cultural Monument

The City of Los Angeles criteria for eligibility are modeled on those of the National and California Registers. Though the language is not exactly the same, the intent of the eligibility criteria is the same. Therefore, the property appears to be ineligible for listing as a Los Angeles Historic-Cultural Monument for the same reasons outlined above.

B12. References

California Code of Regulations, California Office of Administrative Law, State of California Government.

California State Office of Historic Preservation, Department of Parks & Recreation. "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory." Accessed October 2022. <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

City and Street Address Directories. Los Angeles. Various Dates.

City of Los Angeles Department of Building and Safety. Building Permits. Various Dates.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15). Edited by Patrick Andrus and Rebecca Shrimpton. US Department of the Interior, National Park Service, Cultural Resources: 1997. Accessed October 3, 2022. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

Los Angeles Office of Historic Resources. Los Angeles Citywide Historic Context Outline and Summary Tables. January 16, 2014.

Los Angeles Times. Various dates.