

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 272  
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES  
CALIFORNIA



CULTURAL HERITAGE COMMISSION

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**CERTIFIED MAILING - RETURN RECEIPT REQUESTED**

Mailing Date: **JUN 28 2019**

Art Colony Property, LLC  
c/o Chris MacConnell, Fifteen Group  
47 NE 36<sup>th</sup> Street 2<sup>nd</sup> Floor  
Miami, FL 33137

Santa Fe Art Colony  
401 North Clifford Avenue  
Los Angeles, CA 90049

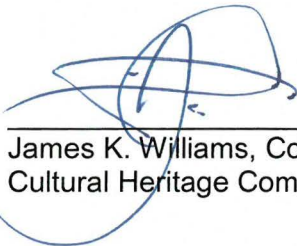
**C.B. VAN VORST CO. MANUFACTURING PLANT/ SANTA FE ART COLONY, 2345-2421  
SOUTH SANTA FE AVENUE; CD 14; CHC-2019-3798-HCM; ENV-2019-3799-CE**

Pursuant to Section 22.171.10(d)(2) of the Los Angeles Administrative Code (LAAC), on June 26, 2019, the Director of Planning determined that an application for the proposed designation of the above-referenced property as an Historic-Cultural Monument is complete.

You are hereby advised that pursuant to LAAC Section 22.171.12, no permit for demolition, substantial alteration or removal shall be issued; and the site, building or structure regardless of whether a permit exists, shall not be demolished, substantially altered or removed, pending final determination by the Cultural Heritage Commission and City Council on whether the proposed site, building, object or structure shall be designated as an Historic-Cultural Monument (Monument). The Commission will notify the Department of Building and Safety to not issue permits for the demolition, alteration or removal of the building or structure.

Pursuant to LAAC Section 22.171.10(e), the Commission will hold a public meeting on **July 18, 2019 at 10:00 a.m.** to determine whether to take the proposed designation under consideration. The hearing will take place in City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012. If the Commission determines that the proposed designation merits further review, a subcommittee of the Commission along with Department staff will inspect the site, building, or structure, including touring or reviewing photographic or videographic records. The Director or his designee will thereafter prepare a report and recommendation on the proposed designation. The Commission will then hold a second public hearing to determine whether the property conforms with the definition of a Monument as defined in LAAC Section 22.171.7. You will be notified of the date, time and place of all public hearings.

If you have questions, please contact Melissa Jones, Office of Historic Resources at (213) 847-3679 or via email at [melissa.jones@lacity.org](mailto:melissa.jones@lacity.org) or Lambert Giessinger, Architect, Office of Historic Resources at (213) 847-3648 or via email at [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org).



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James K. Williams, Commission Executive Assistant II  
Cultural Heritage Commission

Enclosures: Application, Cultural Heritage Ordinance

Shawn Kuk, Planning Director, Fourteenth Council District  
Ken Bernstein, Principal City Planner, Office of Historic Resources  
Lambert Giessinger, Architect, Office of Historic Resources  
Victor Cuevas, Assistant Deputy Superintendent, Department of Building and Safety  
Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau  
Betty Dong, GIS Chief, Department of City Planning  
Adrian Scott Fine, Los Angeles Conservancy, Applicant  
Katie Horack, Evanne St. Charles, Architectural Resources Group, Preparers



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

|                                                                                                                                 |                                           |                                           |                                          |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------|------------------------------------------|
| Proposed Monument Name: <b>See below.</b>                                                                                       |                                           | First Owner/Tenant                        |                                          |
| Other Associated Names: <b>C.B. Van Vorst Co. Manufacturing Plant/Santa Fe Art Colony</b>                                       |                                           |                                           |                                          |
| Street Address: <b>2401 S. Santa Fe Avenue</b>                                                                                  |                                           | Zip: <b>90058</b>                         | Council District: <b>14</b>              |
| Range of Addresses on Property: <b>2345-2421 S. Santa Fe Avenue</b>                                                             |                                           | Community Name: <b>Central City North</b> |                                          |
| Assessor Parcel Number: <b>5167008012</b>                                                                                       | Tract: <b>Huntington Industrial Tract</b> | Block: <b>A</b>                           | Lot: <b>PT</b>                           |
| Identification cont'd:                                                                                                          |                                           |                                           |                                          |
| Proposed Monument<br>Property Type:                                                                                             | <input checked="" type="radio"/> Building | <input type="radio"/> Structure           | <input type="radio"/> Object             |
|                                                                                                                                 |                                           | <input type="radio"/> Site/Open Space     | <input type="radio"/> Natural<br>Feature |
| Describe any additional resources located on the property to be included in the nomination, here: <b>The resource comprises</b> |                                           |                                           |                                          |
| <b>five industrial buildings located on a single parcel.</b>                                                                    |                                           |                                           |                                          |

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

|                                                    |                                                                          |                                                                                                      |
|----------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Year built: <b>1916-1953</b>                       | <input checked="" type="radio"/> Factual <input type="radio"/> Estimated | Threatened? <b>Private Development</b>                                                               |
| Architect/Designer: <b>John M. Cooper</b>          | Contractor: <b>Alta Planing Mill</b>                                     |                                                                                                      |
| Original Use: <b>Furniture manufacturing plant</b> | Present Use: <b>Artist in Residence</b>                                  |                                                                                                      |
| Is the Proposed Monument on its Original Site?     | <input checked="" type="radio"/> Yes                                     | <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7) |

## 3. STYLE & MATERIALS

| Architectural Style: <b>Vernacular - Industrial</b> |                                 | Stories: <b>1-2</b>                  | Plan Shape: <b>Rectangular</b> |
|-----------------------------------------------------|---------------------------------|--------------------------------------|--------------------------------|
| FEATURE                                             | PRIMARY                         | SECONDARY                            |                                |
| CONSTRUCTION                                        | Type: <b>Brick</b>              | Type: <b>Concrete poured/precast</b> |                                |
| CLADDING                                            | Material: <b>Brick</b>          | Material: <b>Select</b>              |                                |
| ROOF                                                | Type: <b>Flat</b>               | Type: <b>Gable</b>                   |                                |
|                                                     | Material: <b>Rolled asphalt</b> | Material: <b>Select</b>              |                                |
| WINDOWS                                             | Type: <b>Fixed</b>              | Type: <b>Awning</b>                  |                                |
|                                                     | Material: <b>Steel</b>          | Material: <b>Steel</b>               |                                |
| ENTRY                                               | Style: <b>Centered</b>          | Style: <b>Off-center</b>             |                                |
| DOOR                                                | Type: <b>Glass</b>              | Type: <b>Slab</b>                    |                                |



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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

|  |               |
|--|---------------|
|  | See attached. |
|  |               |
|  |               |
|  |               |
|  |               |
|  |               |
|  |               |
|  |               |
|  |               |

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

|                                                     |                                                                                                      |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                            | Listed in the National Register of Historic Places                                                   |
| <input type="checkbox"/>                            | Listed in the California Register of Historical Resources                                            |
| <input type="checkbox"/>                            | Formally determined eligible for the National and/or California Registers                            |
| <input type="checkbox"/>                            | Located in an Historic Preservation Overlay Zone (HPOZ)                                              |
| <input type="radio"/>                               | Contributing feature                                                                                 |
| <input type="radio"/>                               | Non-contributing feature                                                                             |
| <input checked="" type="checkbox"/>                 | Determined eligible for national, state, or local landmark status by an historic resources survey(s) |
| Survey Name(s): SurveyLA, Central City North CPA    |                                                                                                      |
| Other historical or cultural resource designations: |                                                                                                      |

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### ***Applicant***

|                                             |                              |                                  |           |
|---------------------------------------------|------------------------------|----------------------------------|-----------|
| Name: Adrian Scott Fine                     |                              | Company: Los Angeles Conservancy |           |
| Street Address: 523 W 6th Street, Suite 826 |                              | City: Los Angeles                | State: CA |
| Zip: 90014                                  | Phone Number: (213) 430-4203 | Email: afine@laconservancy.org   |           |

### ***Property Owner***

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

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

### ***Nomination Preparer/Applicant's Representative***

|                                             |                            |                                        |           |
|---------------------------------------------|----------------------------|----------------------------------------|-----------|
| Name: Katie Horak/Evanne St. Charles        |                            | Company: Architectural Resources Group |           |
| Street Address: 360 E 2nd Street, Suite 225 |                            | City: Los Angeles                      | State: CA |
| Zip: 90012                                  | Phone Number: 626-583-1401 | Email: k.horak@arg-la.com              |           |

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

|                                     |                                                                                                                                                                                                                                                                               |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.                                     |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.                                                                                                                            |

Katie E. Horak

5/22/19

Name:

Date:

Signature:

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

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

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)



## C.B. Van Vorst Furniture Manufacturing Company Plant/Santa Fe Art Colony

### Historic-Cultural Monument Nomination Continuation Sheet

#### A. PROPERTY DESCRIPTION

##### Site

The subject property comprises an approximately three-acre site located near the northwest corner of S. Santa Fe Avenue and E. 25<sup>th</sup> Street at the southeast edge of downtown Los Angeles, just north of the City of Vernon. It consists of five buildings – one two-story building and four one-story buildings – located on a single rectangular parcel with addresses 2345-2421 S. Santa Fe Avenue. The property is surrounded by small-scale industrial buildings constructed between the 1910s and the 1950s, with infill from the 1980s and 1990s directly to the north. Former Southern Pacific/Pacific Electric Railway lines are located to the west of the site. A narrow strip of concrete paving with a center metal grate extends east-west through the property and marks the location of a former spur line that connected to the Southern Pacific line. Landscaping, including small inset planters with trees and potted plants, is present within the open spaces between the buildings. In 1998, Santa Fe Avenue was elevated east of the property during the construction of the Alameda Corridor (freight rail expressway connecting to the ports of Los Angeles and Long Beach). The primary entrance is now reached via an unnamed street accessed from E. 23<sup>rd</sup> Street, which terminates in a cul-de-sac east of the property.

##### Buildings

###### 2401 S. Santa Fe Ave.

2401 S. Santa Fe Ave. is a two-story brick building with basement at the northeast corner of the site. Constructed in 1916 as the office and display room for the C.B. Van Vorst Furniture Manufacturing Company, the building is more articulated than the other buildings on site; however, its appearance is still largely industrial/vernacular. The building has a rectangular plan and sits on a poured board-formed concrete foundation. It is capped with a flat roof with rolled asphalt roofing and a stepped parapet. An original rectangular skylight sits at the center of the roof, and several smaller light wells have been added. The east and north façades, originally the primary and most visible façades, are characterized by large bays delineated by simple brick pilasters. These façades are clad with a more decorative, patterned, rough textured (“tapestry”) brick with geometric marble details; the south and west façades retain a lighter-colored, less ornate brick cladding. Windows are primarily large multi-light fixed steel sash with awning, hopper, or casement center sashes. The first story windows at the east façade and the first two bays of the north façade retain grouped fixed and double-hung wood windows and aluminum replacement windows. The original primary entrance is located at the center of the east façade and features a recessed pedimented doorway surrounded by fixed multi-light wood windows and aluminum replacements. The current main entrances are located at the south and west façades and consist of fully glazed metal doors reached via raised concrete pads with metal railings. A freight door opening with a replacement door is also located at the south façade and opens onto a narrow concrete loading dock. Large roll-up metal freight doors are located on the north façade.

The interior of the building comprises a series of 30 live-work lofts situated around a central light well. The lofts feature largely open floor plans, wide metal entrance doors, exposed wood roof systems, brick walls, and concrete flooring. The building also retains an original freight elevator and original sliding metal freight doors.

#### 2415 S. Santa Fe Ave.

2415 S. Santa Fe Ave. is a one-story rectangular building south of 2401 S. Santa Fe Ave. The former spur line, now marked by a concrete strip and metal drainage grate, runs between the two buildings. The building was constructed in 1916 for use as a furniture warehouse and is vernacular in appearance. It sits on a concrete foundation and is sheltered by a very low-pitched gable roof with a stepped parapet and rolled asphalt roofing. Several skylights have been added to the roof. The building's walls are primarily clad in brick; a darker brick at the east façade delineates fenestration openings, painted address numbers, and ghost signs. The brick at the north façade has been clad over with wood board-and-batten siding.<sup>1</sup> The west façade faces a small alley shared with 2421 S. Santa Fe Ave. Windows are primarily large multi-light fixed steel sash with smaller awning and hopper sashes. The original main entrance to the building was located on the east façade; it has been filled in with wood siding. The current main entrances are located at the north façade and include a center metal freight door and three single fully glazed metal doors, which lead to interior corridors.

The building's interior consists of 15 live-work spaces accessed via wide central corridors. The lofts retain largely open floor plans, wide metal entrance doors, visible wood roof systems, brick walls, and concrete flooring.

#### 2421 S. Santa Fe Ave.

2421 S. Santa Fe Ave. is a one-story rectangular brick building directly west of 2415 S. Santa Fe. The building was constructed in 1924 for furniture manufacturing and is vernacular in appearance. It is supported by a concrete foundation and is capped by a very low-pitched gable roof with a stepped parapet and rolled asphalt roofing. Several skylights have been added to the roof. Fenestration comprises large multi-light fixed steel windows with awning and hopper center sashes and metal doors (glazed and unglazed). Some original door openings have been partially or completely filled in with brick.

The building's interior consists of eight live-work spaces; six units are accessed via a wide interior corridor, and two units have separate exterior entrances. The lofts retain largely open floor plans, wide metal entrance doors, exposed wood roof systems, brick walls, and concrete flooring.

#### 2349 S. Santa Fe Ave.

2349 S. Santa Fe Ave. is a one-story rectangular building west of 2401 S. Santa Fe and north of 2421 S. Santa Fe. Constructed in 1916 for use as a planing mill, the building retains a vernacular aesthetic. It has a concrete foundation and is sheltered by a very low-pitched gable roof with a stepped parapet and rolled asphalt

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<sup>1</sup> Based on visual inspection, portions of the building's north and south brick exterior walls may have been replaced with wood stud walls. However, ARG was not able to confirm through building permits or other historical documentation.

roofing. Several skylights have been added to the roof, and the building's walls have been re-clad with vertical wood siding.<sup>2</sup> Fenestration includes unglazed metal doors and multi-light steel windows.

#### 2345 S. Santa Fe Ave.

2345 S. Santa Fe Ave. is located west of 2349 S. Santa Fe. Avenue, at the rear of the property. Constructed in 1953, the building was designed to be compatible with the industrial/vernacular aesthetic of the other buildings on the site. It is a one-story brick building with an irregular footprint. It sits on a concrete foundation and retains a very low-pitched gable roof with rolled asphalt roofing, a stepped parapet, and skylights. The west end of the building's south façade features a slightly curved wall surface, presumably in response to the historic spur line that was once present at this location. The east end of the façade is set further back, where a loading dock sits perpendicular to the façade. Fenestration includes several metal roll-up freight doors (raised above grade for easy loading/unloading) and multi-light steel windows with fixed and operable sashes.

With the exception of a small office space along the east end, the building retains an open interior floor plan. Its roof system is exposed and consists of wood purlins supported by large metal girders and narrow metal columns. Its walls are of brick and its floor is unpainted concrete.

### **Chronology and Alterations**

Based on its current appearance and available building permits, it appears that the subject property has experienced relatively minor alterations over time. Most alterations appear to have occurred when it was converted for use as the Santa Fe Art Colony in the 1980s.

1916: Permit pulled for the construction of a two-story brick furniture factory (2401 S. Santa Fe Ave.); owner listed as C.B. Van Vorst; architect listed as J.W. Cooper (LADBS Permit No. 2275).

Permit issued for the construction of a one-story mill building behind 2401 S. Santa Fe Ave. (2349 S. Santa Fe Ave.); owner listed as C.B. Van Vorst Co.; contractor listed as Alta Planing Mill (LADBS Permit No. 3267).

Permit pulled for the construction of a one-story storage building (2415 S. Santa Fe Ave.); owner listed as C.B. Van Vorst Co.; Alta Planing Mill was the contractor (LADBS Permit No. 3266).

1924: Permit pulled for the construction of a one-story brick storage and assembly shop (2421 S. Santa Fe Ave.); owner listed as C.B. Van Vorst Co.; architect/contractor listed as H.J. Brown (LADBS Permit No. 31952).

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<sup>2</sup> Based on visual inspection, portions of the building's brick exterior walls may have been replaced with wood stud walls. However, ARG was not able to confirm through building permits or other historical documentation.



- 1953: Permit issued for the construction of a warehouse building behind 2349 S. Santa Fe Ave. (2345 S. Santa Fe Ave.); owner listed as Van Vorst Properties Inc.; engineer/contractor listed as Webber & Co. (LADBS Permit No. LA58426).
- ca. 1954-1985: In the mid-1950s, Van Vorst began leasing the site to other manufacturing companies. Occupants included Central Furniture Co., Rest Well Furniture Manufacturing, Borin Manufacturing, California Moulding & Manufacturing, Young Spring-Wire, and Terry Tuck Inc.<sup>3</sup> By 1985, Michael O'Rourke was listed as the property's owner.<sup>4</sup>
- 1985: The City of Los Angeles's Community Redevelopment Agency (CRA) entered into an agreement with a for-profit development group led by Marvin Zeidler, proprietor of the Zeidler & Zeidler retail chain, and sculptor Leonard Skuro. The result of the partnership was the Santa Fe Art Colony, which acquired the property at this time.<sup>5</sup>
- 1987: Permits issued for the conversion of 2401 and 2415 S. Santa Fe Ave. into live-work units (30 units in 2401 and 15 units in 2415; LADBS Permit Nos. LA66736 and LA66737). During this time, the buildings also underwent earthquake upgrades, including the addition of stairwell/wall bracing and filling in some fenestration openings with brick/wood stud walls.
- 1988: Certificates of Occupancy were issued for 2401 and 2415 S. Santa Fe Ave. (LADBS Permit No. LA66737/87). Multiple permits were pulled for interior remodeling between January and June 1988.
- 2349 S. Santa Fe Ave. was converted into four live-work units.<sup>6</sup>
- 1989: Permits issued for the conversion of 2421 S. Santa Fe Ave. into eight artists' lofts (LADBS Permit No. 89HO00724).
- 1990: A Certificate of Occupancy was issued for 2421 S. Santa Fe Ave. (LADBS Permit No. 89HO-00724). With the finished conversion of 2421 S. Santa Fe Ave., the development of the Santa Fe Art Colony was complete.

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<sup>3</sup> Los Angeles City Directories, 1956, 1960, 1963, 1967, and 1973.

<sup>4</sup> O'Rourke was one of the signatories of the CRA Agreement for the Santa Fe Art Colony, a California general partnership. LADBS Permit No. LA25488.

<sup>5</sup> Community Redevelopment Agency of the City of Los Angeles, "Authorization to Execute a Loan Agreement with the Santa Fe Art Colony, a General Partnership for the Conversion and Rehabilitation of Four (4) Vacant Industrial Buildings, into Artists in Residence Spaces (A.I.R.) Located at 2401 South Santa Fe Avenue," Memorandum, CW 109.06, June 24, 1985; Scott Harris, "Space Effort Getting Aloft: Subsidies Will Provide Rooms for L.A. Artists."

<sup>6</sup> 2349 S. Santa Fe Ave. was originally intended to be a theater space, per the CRA Agreement between the City and the Santa Fe Art Colony general partnership. However, the partnership converted it into live-work units shortly after acquiring the property. The City discovered the unpermitted dwelling units in 2011 and mandated that the building be brought up to code. A Certificate of Occupancy was issued in September 2015. Sylvia Tidwell, personal communication with the author, May 2019.



- 1995: The loan agreement between the CRA and the Santa Fe Art Colony was amended to eliminate a provision requiring the owner to include a theater space (2349 S. Santa Fe Ave.) in the complex.<sup>7</sup>
- 2006: The CRA and the Santa Fe Art Colony selected noted local artist Bob Zoell to design a sculpture in satisfaction of the city's art policy for publicly subsidized residential developments. Composed of an artist palette elevated and supported by two metal columns, the sculpture marks the entrance to the complex.<sup>8</sup>
- 2018: On June 3, 2018, Art Colony Property LLC, a subsidiary of Fifteen Group, Miami, purchased the property.
- Dates unknown Some of the wood windows at the north/east façades of 2401 S. Santa Ave. replaced with aluminum.
- Some window/door replacements and infill on all buildings.
- Wood siding added to the north and south façades of 2415 S. Santa Fe Ave. and all façades of 2349 S. Santa Fe Ave.<sup>9</sup>

## B. STATEMENT OF SIGNIFICANCE

### Summary

The subject property meets Los Angeles Historic-Cultural Monument Criteria 1 and 3, as follows:<sup>10</sup>

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

Constructed between 1916 and 1953 by the C.B. Van Vorst Furniture Manufacturing Company, the subject property is significant for its association with the rise of manufacturing in Los Angeles during the early 20<sup>th</sup> century and continuing into the decades after World War II. During the early 1900s, the Chamber of Commerce, along with the Los Angeles Merchants and Manufacturers Association, made an earnest effort to

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<sup>7</sup> Community Redevelopment Agency of the City of Los Angeles, "Various Actions Related to: Authorization to Contract with Artists Bob Zoell for a Total Not-to-Exceed Amount of \$55,000 for Artwork Services at the Santa Fe Art Colony," Board Memorandum, CRA File No. 4960, August 3, 2006.

<sup>8</sup> Community Redevelopment Agency of the City of Los Angeles, Board Memorandum, CRA File No. 4960, August 3, 2006.

<sup>9</sup> Based on visual inspection, portions of the brick walls at 2415 and 2349 S. Santa Fe Ave. may have been replaced with wood stud walls. However, ARG was not able to confirm through building permits or other historical documentation. The wood siding was added prior to 1986, according to photographs included in Los Angeles Department of City Planning, ZA Case No. 86-0404, April 4, 1986.

<sup>10</sup> The property was identified in the Los Angeles Citywide Survey (SurveyLA) of the Central City North Community Plan Area (CPA). It was found eligible under the Criteria 1 and 3.

develop the city's economic base through the promotion of industrial growth in the region. The completion of the Port of Los Angeles in 1907 and the Panama Canal in 1914 further boosted Los Angeles's rise as one of the nation's leading industrial powerhouses. Between the 1910s and 1920s, furniture production had become one of the region's fastest growing industries. In 1916, the same year the Van Vorst plant opened on Santa Fe Avenue, the Industrial Commission of the Los Angeles Chamber of Commerce reported that there were 25 furniture manufacturers in the city, which employed over 1,000 workers and had a combined annual production value of \$2.5 million.

The subject property is also significant as the Santa Fe Art Colony, the city's first publicly subsidized artists' housing. This part of downtown Los Angeles experienced its first post-World War II revitalization wave in the mid-1970s when a community of artists began to relocate to the area in search of cheaper rent and large open spaces to create their work. By the mid-1980s, downtown's burgeoning artist community began to attract developers who believed these largely educated, white individuals were "good for business."<sup>11</sup> As developers moved in, buying up commercial real estate for conversion into housing, property values rose, and many artists living in the city center could no longer afford to do so. Recognizing the importance of artists to the revitalization of the city center, the City of Los Angeles's Community Redevelopment Agency (CRA) made a concerted effort in the 1980s to support the community through policies such as its Percent for Art initiative and Art in Public Places policy. As artists were being priced out of downtown in the mid-1980s, the CRA began to explore opportunities for the development of low-income live-work lofts just outside the city center. Opened in 1988, the Santa Fe Art Colony represents the successful collaboration of the for-profit general partnership, the Santa Fe Art Colony, and the CRA to create affordable housing for the city's artist community.

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

The property is an early, largely intact example of a daylight manufacturing plant. It retains the essential features of the property type, including oversized bays, industrial steel sash windows, and skylights. Characteristic of early small-scale industrial plants, the property comprises a collection of utilitarian buildings with one more-articulated two-story building, which housed offices and display rooms. The buildings' brick exteriors, loading docks with freight doors, and large, open interior spaces, as well as the property's spur track remnants that once connected the complex to the Southern Pacific Company's Pacific Electric Railway, further distinguish it as a rare, cohesive industrial complex south of downtown.

The subject property is also a notable work of noted local architect John Montgomery Cooper. Upon graduating from Yale, Cooper worked on the Panama Canal as an engineer before arriving in Los Angeles in 1910.<sup>12</sup> Throughout his career, Cooper served as the architect and often the general contractor for numerous Los Angeles buildings, including retail stores, offices, hotels, theaters, institutional buildings,

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<sup>11</sup> Rachel Kreisel, "Shock Troops of Redevelopment: Los Angeles's Art Community, 1980s," *Perspectives: A Journal of History Inquiry* 40 (Winter 2013): 145.

<sup>12</sup> "John M. Cooper, Noted Southland Architect, Dies," *Los Angeles Times*, May 29, 1950.

industrial factories and warehouses, and single-family residences. He designed dozens of industrial buildings in the city, most of which were constructed in the 1920s and 1930s. With its first phase of construction completed in 1916, the Van Vorst Company plant represents Cooper's earliest known industrial project in Los Angeles. Cooper designed the main two-story building (2401 Santa Fe Ave.) as well as the two one-story buildings directly south and west of the main building (2415 and 2349 Santa Fe Ave., respectively).

## Historical Background

### *Los Angeles's Industrial Development: Manufacturing for the Masses*

Prior to the turn of the 20<sup>th</sup> century, Los Angeles's industrial growth was rather slow, primarily consisting of agriculture and cottage industry. However, in the late 1880s, a rate war between the Santa Fe and Southern Pacific resulted in an influx of new residents and land speculation boom throughout the region. This increased development necessitated the establishment of new industries to provide building materials, consumer goods, and food to the growing community. During the early 1900s, the Chamber of Commerce, along with the Los Angeles Merchants and Manufacturers Association, made a sincere effort to develop the city's economic base through the promotion of industrial growth in the region. The city's industrial development was further bolstered by the formation of the Port of Los Angeles in 1907 and the opening of the Panama Canal in 1914, expediting the time it took Los Angeles exports to reach Eastern U.S. and European markets. Additionally, the Chamber of Commerce and *Los Angeles Times* heavily advertised the city as having an "open shop" policy – business elites hindered the formation of unions in an effort to lure manufacturers from other parts of the country with its non-unionized, cheap labor force.<sup>13</sup> Goodyear was the first reputable manufacturer to locate to the city in 1919. In subsequent decades, a number of other companies located production facilities in the city, part of which may have been due to cheap labor, but also because of its growing population, availability of raw materials, and access to international markets. By 1929, Los Angeles's manufacturing output ranked fifth in the nation. The city produced a variety of manufactured goods, including automobiles, rubber, tires, oil drilling and production tools, electronics, textiles, paper goods, and furniture.<sup>14</sup>

Between the 1910s and 1920s, furniture production had become one of the region's fastest growing industries. In 1916, the same year the C.B. Van Vorst Manufacturing Plant opened on Santa Fe Avenue, the Industrial Commission of the Los Angeles Chamber of Commerce reported that there were 25 furniture manufacturers in the city, which employed over 1,000 workers and had a combined annual production value of \$2.5 million. As observed by Arthur W. Kinney, chairman of the commission, "The furniture trade, manufacturing, wholesale and retail is apparently flourishing in Los Angeles at present as in no other locality."<sup>15</sup>

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<sup>13</sup> City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Industrial Development, 1850-1980," prepared by LSA Associates for the City of Los Angeles, Department of City Planning, Office of Historic Resources (2011, rev. 2018), 5-7.

<sup>14</sup> *Ibid*, 118.

<sup>15</sup> "Big Industry Found: Investigation by Commission Shows Furniture Manufacturing Huge in Volume and Value of Product: Thousand Employees Here," *Los Angeles Times*, October 8, 1916.

In the early 1920s, the Furniture Manufacturers' Association of Los Angeles embarked upon a major campaign to further expand the industry through advertisements encouraging homeowners to purchase locally made goods and exhibits featuring Los Angeles-made furniture.<sup>16</sup> By 1926, the furniture industry was the eighth largest industry in Southern California, with 43 factories manufacturing over \$30 million worth of product in that year. The Furniture Manufacturers' Association credited Southern California's "Cheap water, cheap fuel, the low cost of factory upkeep and ideal year-round working conditions..." for the exponential growth of the region's furniture industry.<sup>17</sup> As described by Charles A. Singer, secretary of the association:

There is every reason to believe...that with the hardwoods from Mexico, South America and the Orient entering the country through the port, with working conditions that tend toward maximum production by contented workers, making for lowered cost per item; with this city the Mecca for the highest artistic designing and craftsman's skill of the country because of the climatic lure, and with the population pouring in faster than houses can be built and furnished...Los Angeles will become the real center for artistic as well as for quantity production of furniture.<sup>18</sup>

Los Angeles's furniture industry continued to prosper in the post-World War II period. By 1948, the city had become the third largest furniture production center in the nation, producing \$200 million worth of furniture.<sup>19</sup> By the late 1950s, Los Angeles County's furniture manufacturers employed 18,000 workers and generated \$300 million in business.<sup>20</sup>

#### C.B. Van Vorst Furniture Manufacturing Company Plant

The C.B. Van Vorst Furniture Manufacturing Company Plant was constructed between 1916 and 1953 in an area historically known as the Vernon District. The plant was established just north of the Vernon city limits, and the property was bisected by a spur track connected to the Southern Pacific Company's Pacific Electric Railway, which extended north-south along the rear of the property.

The Van Vorst Furniture Manufacturing Company was founded circa 1896 by Charles Bowen Van Vorst and Frank Berman as the Van Vorst & Berman Company. Established in Los Angeles, the first known location of the furniture and mattress manufacturing company was at 224 E. 4<sup>th</sup> Street (no longer extant).<sup>21</sup> In 1902, the company relocated to a larger facility comprising a varnishing and upholstering factory, warehouses, an office, and lumber shed at 1333 E. 6<sup>th</sup> Street (no longer extant).<sup>22</sup> In 1915, the company's name was changed to the C.B. Van Vorst Company; Charles B. Van Vorst served as president.<sup>23</sup>

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<sup>16</sup> "Furniture Makers in More Room: Local Association Takes Larger Quarters; Secretary Expresses Optimism," *Los Angeles Times*, September 11, 1921.

<sup>17</sup> "Furniture Industry Reaches Huge Total: Local Manufacturers Will Have Output This Year of More Than Thirty Million," *Los Angeles Times*, August 5, 1923.

<sup>18</sup> "Furniture Makers in More Room."

<sup>19</sup> "City Becomes Nation's Third Furniture Center," *Los Angeles Times*, December 4, 1949.

<sup>20</sup> "State Furniture Industry at 350 Million Mark: Convention Told \$300,000,000 of Yearly Wholesale Total Is in County," *Los Angeles Times*, October 30, 1957.

<sup>21</sup> "Los Angeles Representative Firms: Wholesale, Retail, Financial and Professional," *Los Angeles Herald*, February 25, 1901.

<sup>22</sup> "New Buildings," *Los Angeles Times*, May 23, 1902, 7; Sanborn Fire Insurance Map, 1906.

<sup>23</sup> "Contract Let for Big Furniture Factory," *Los Angeles Times*, May 7, 1916.

By the mid-1910s, the company's growth, which paralleled the rise in industrial development in Los Angeles during the early 20<sup>th</sup> century, necessitated the construction of a larger, more modern manufacturing plant. In early 1916, the company purchased a three-acre site near the corner of Santa Fe Avenue and E. 25<sup>th</sup> Street, on the ground formerly occupied by the Vernon Arena (destroyed by fire in 1915). The site's new development comprised three buildings – a two-story office building, one-story planing mill, and one-story warehouse – with room for additional buildings, as needed. The company's investment in the new plant, including the latest in furniture manufacturing machinery, totaled \$250,000, reflecting its ambitions for continued expansion. A 1916 article in the *Los Angeles Times* describes the Van Vorst Company's contributions to the rise of the city as an industrial powerhouse as well as its ambitions for expansion through the construction of the new plant:

The impressive list of important new industries started in Los Angeles in 1916 will be increased at once by the addition of a modern furniture factory to be erected by the C. B. Van Vorst Company at the southwest corner of Santa Fe avenue and Cheney street.

The company has gradually been increasing its furniture manufacturing facilities for the past few years and will go in for the making of high-grade furniture products on an extensive scale after entering its new plant...The company will specialize on the better grades of hardwood furniture, using mahogany, Japanese and native oaks and other woods that up to recent times merely passed through Los Angeles in transit to eastern manufacturing centers. The manufacture of mattresses and springs will be continued as before. About 150 men will be employed at the start, an increase of a third over the number at present working with the company.<sup>24</sup>

As with much of the city's furniture industry, the Van Vorst Company continued to thrive in the 1920s. In 1924, the company constructed a new one-story brick building behind the warehouse building that fronted on Santa Fe. The building originally housed an assembly shop and storage. In 1953, the company constructed a fifth building at the rear of the property for warehouse purposes.<sup>25</sup> By the mid-1950s, Van Vorst had vacated the complex.<sup>26</sup> During the 1950s through the mid-1980s, the complex was occupied by myriad manufacturing companies, including Central Furniture Co., Rest Well Furniture Manufacturing, Borin Manufacturing, California Moulding & Manufacturing, Young Spring-Wire, and Terry Tuck Inc.<sup>27</sup> In 1985, the Santa Fe Art Colony, a California general partnership, bought the complex.<sup>28</sup>

### *Industrial Design and Engineering*

During the 19<sup>th</sup> century, factories and workshops were largely dependent on daylight as their source of illumination within the workspace, prompting manufacturers to devise new ways to maximize the amount of available light. Around the turn of the 20<sup>th</sup> century, industrial steel sash was invented. Due to its thin frames,

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<sup>24</sup> "Contract Let for Big Furniture Factory."

<sup>25</sup> LADBS Permit Nos. 31952 and LA58426.

<sup>26</sup> According to an attachment to the CRA Agreement between the City and the Santa Fe Art Colony, the Van Vorst family continued to own the property until 1985.

<sup>27</sup> Los Angeles City Directories, 1956, 1960, 1963, 1967, and 1973.

<sup>28</sup> Community Redevelopment Agency of the City of Los Angeles, Memorandum, CW 109.06, June 24, 1985.

steel sash, in combination with advances in structural framing, dramatically increased the amount of wall glazing possible and subsequently the amount of light entering a space. By 1910, steel sash, which was marketed as “daylight units,” had become the standard window type in industrial buildings.<sup>29</sup>

The subject property is an excellent example of a daylight manufacturing plant. It retains the essential features of the property type, including oversized bays, industrial steel sash windows, and skylights. Characteristic of early small-scale industrial plants, the property comprises a collection of utilitarian buildings with one more-articulated two-story building, which housed offices and display rooms. A 1916 *Los Angeles Times* article relays the initial plans for the complex:

The main building will be 108x188 feet in size and two stories high and will contain a manufacturing department, offices and showrooms. The structure will be handsomely faced with red and gold tapestry brick and will have art stone and marble trim. The office suite and showrooms will be finished in oak, as will also a reception-room adjoining.

The buildings through will be fitted with steel sashes and will receive a maximum of light and air. The group will be so arranged as to create a forecourt and this will be laid out in lawn and flower gardens, the whole being enclosed within an ornamental iron grill fence. Switching facilities will be provided by the installation of a double-track right of way.<sup>30</sup>

The buildings’ brick exteriors, loading docks with freight doors, and large, open interior spaces, as well as the property’s spur track remnants that once connected the complex to the Southern Pacific Company’s Pacific Electric Railway, further distinguish it as a rare, largely intact industrial development south of downtown.

Low-scale industrial building complexes dating to the early 20<sup>th</sup> century are a rare property type in Los Angeles, with only a handful known to survive. The majority are located within the Downtown Los Angeles Industrial Historic District identified by SurveyLA in the Arts District (Central City North Community Plan Area) in 2016; this district contains at least five smaller industrial complexes, including five connected brick buildings at 1309-1313 E. 6<sup>th</sup> Street (1923), four connected brick buildings at 500 S. Molino Street (1923), three connected brick buildings at 515-549 S. Molino Street (1920-1940), and three connected brick buildings at 210 S. Garey Street (1910-1945). None of these four complexes were recommended eligible on their own due to integrity issues, but they retained sufficient integrity to be district contributors. The fifth complex, 1575-1719 E. Industrial Street, is a street-facing block of five connected brick warehouse buildings dating to 1905-1929. It was found eligible as a stand-alone resource as well as a contributor to the district. Another notable resource of this type is the Columbia Mills complex (Talbert-Whitmore Company/Lacy Street Studios) at 2360 Lacy Street in the Northeast Los Angeles CPA; developed between 1908 and 1948 as a window shade manufacturing plant, this property contains multiple two-story buildings, some of which are attached, on a large parcel.

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<sup>29</sup> Betsy Hunter Bradley, *The Works: Industrial Architecture of the United States* (Oxford University Press, 1999), in City of Los Angeles, “SurveyLA Los Angeles Citywide Historic Context Statement, Context: Industrial Development, 1850-1980,” 197-198.

<sup>30</sup> “Contract Let for Big Furniture Factory.”

Neither the Industrial Street or Lacy Street properties reflect a configuration like that of the Van Vorst complex, which incorporated a landscaped forecourt and featured a unified design, including one-story factories and warehouses, as well as a two-story showroom building.

### *John Montgomery Cooper, Architect*

Born in 1883 in Dayton, Ohio, John Montgomery Cooper graduated from Yale University. Upon graduating, Cooper worked on the Panama Canal as an engineer before arriving in Los Angeles in 1910.<sup>31</sup> In 1913, he received his architectural license and opened a practice in Long Beach with architect Frank H. Webster. After his partnership with Webster dissolved in 1919, he established his own practice, John M. Cooper Company, Inc., an architectural and general contracting firm.<sup>32</sup> Throughout his career, Cooper served as the architect and often the general contractor for numerous buildings, including retail stores, office buildings, hotels, theaters, institutional buildings, industrial factories and warehouses, and single-family residences. He worked in a variety of architectural styles, ranging from Mediterranean Revival (Padre Hotel, City of Bakersfield Cultural Resource), to Art Deco (Roxie Theater, contributor to the National Register Broadway Theater and Commercial Historic District and Wilshire Theater, City of Santa Monica Historic Landmark) and Moderne (Pepperdine College's first campus, south Los Angeles).<sup>33</sup>

John M. Cooper designed dozens of industrial buildings in Los Angeles, most of which were constructed in the 1920s and 1930s in the wholesale manufacturing and garment district, southeast of downtown. He completed buildings for Emil Brown & Co. (1922), McComas Dry Good Company (1922), Western Auto Supply Company (1923), Grether & Grether Inc. (1923, Los Angeles HCM No. 1067), and Maxfield & Co. (1925, Los Angeles HCM No. 1092).<sup>34</sup> Cooper's industrial designs "emphasized efficient and flexible floor plans, rapid construction techniques, with decorative elements limited to the ground floors and primary elevations."<sup>35</sup>

The Van Vorst Company Manufacturing Plant's initial phase of construction (1916) represents John Cooper's earliest known industrial project in Los Angeles. Cooper designed the main two-story building (2401 Santa Fe Ave.) as well as the two one-story buildings directly south and west of the main building (2415 and 2349 Santa Fe Ave., respectively).

### *Los Angeles's Art Community and Downtown Redevelopment in the Postwar Period*

Downtown Los Angeles witnessed the emergence of a vibrant art community in the mid-1970s. In the decades following World War II, residents and businesses abandoned the city center for the single-family suburbs of the San Fernando Valley. Around the same time, the high cost of living in established artist communities such as Pasadena and Venice had begun to force young and emerging artists to look elsewhere for housing and work space. Cheap rent and spacious open floor plans made the vacant commercial buildings

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<sup>31</sup> "John M. Cooper, Noted Southland Architect, Dies."

<sup>32</sup> "John Montgomery Cooper (Architect)," *Pacific Coast Architecture Database*, accessed January 31, 2019, <http://pcad.lib.washington.edu/person/520/>.

<sup>33</sup> Chattel, Inc., "Grether & Grether Building," City of Los Angeles Historic-Cultural Monument Application, December 11, 2013.

<sup>34</sup> Chattel, Inc., "Maxfield Building," City of Los Angeles Historic-Cultural Monument Application, December 17, 2014.

<sup>35</sup> Chattel, Inc., "Grether & Grether Building."

and industrial warehouses in downtown ideal artist studios. Art galleries soon followed the artists, relocating their exhibit spaces to the city center. By the early 1980s, more than 20 art showplaces, including Cirrus, Riko Mizuno, Ovsey, Stella Polaris, Adrian Simard, Kirk De Gooyer, and Simon Lowinsky, had established venues downtown.<sup>36</sup>

The migration of artists to the city center did not go unrecognized. During the 1970s and '80s, articles published in the *Los Angeles Times*, the *Los Angeles Daily*, and other local newspapers heavily publicized the artists' repopulation of downtown and their revitalization of the historic core. In the eyes of city planners, the burgeoning artist community, largely comprising middle class, white individuals, "held real potential as an agent for renewal," and was "a critical 'component' in redevelopment."<sup>37</sup> Thus, the City of Los Angeles's Community Redevelopment Agency (CRA) sought to support their presence downtown.

In the early 1980s, two art organizations – Los Angeles Visual Arts (LAVA), a collaborative of gallery dealers and artists, and the artists' cooperative Los Angeles Contemporary Exhibitions (LACE) – appeared as "important voices in the discourse around public space and downtown renewal efforts."<sup>38</sup> With the support of City Council and the CRA, LACE sponsored two notable events. In 1984, the City permitted LACE, along with 200 artists, to transform the abandoned downtown Cotton Exchange building into a five-week-long mixed media art venue prior to the building's demolition. When artists hung a large banner outside the building illustrating police brutality and the police department threatened to shut the event down, the CRA intervened in support of LACE, stating the event would not be censored. The second LACE-sponsored and CRA-supported event occurred on a vacant lot owned by the Rapid Transit District. The lot became the site of a large-scale, multi-day performance piece of flame-shooting, fighting robots, a comment on war and civil violence.<sup>39</sup>

While the collaboration between LACE and the CRA/City Council was viewed as successful within the local art community, LAVA's downtown arts festival, also backed by the City, was more controversial. Art galleries that wished to participate in the festival's guided tours were required to pay a fee, and some artists felt "'exploited' and 'put on display' for the benefit of commercial galleries and large corporations."<sup>40</sup> The festival was perceived as elitist. Despite the support of the CRA and City Council, the festival only lasted four years.<sup>41</sup>

Since 1964, the CRA had overseen a policy compelling land developers who received CRA financial assistance to spend at least one percent of their construction costs on public art. However, the policy, known as the Percent for Art requirement, was largely administered on a case-by-case basis until the 1980s. By 1985, Percent for Art had been "responsible for the placement of nearly two dozen major works...in 15 projects in the downtown and Bunker Hill areas," as well as the construction of the Museum of Contemporary Art and

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<sup>36</sup> William Wilson, "Downtown – Is the Lease Up on a Dream?," *Los Angeles Times*, September 1, 1985.

<sup>37</sup> Kreisel, 128.

<sup>38</sup> Kreisel, 135.

<sup>39</sup> Kreisel, 135-136.

<sup>40</sup> Kreisel, 138.

<sup>41</sup> Kreisel, 138.

the Dance Gallery.<sup>42</sup> In 1985, the CRA established a new funding program, modifying the previous requirement so that 60% of the funds produced through Percent for Art would be allocated for permanent on-site works of art, and the remaining 40% would be deposited in a Cultural Trust Fund. The program also established an Art in Public Places policy, which would “provide for arts activities, and established a selection process for programs and artists.”<sup>43</sup> Initially limited to the Bunker Hill, Central Business District, and Little Tokyo redevelopment project areas, the Art in Public Places policy was expanded in 1993 to include redevelopment project areas throughout the city.<sup>44</sup>

The early 1990s marked a decline in investment in Los Angeles’s downtown art movement. Heightened social unrest (reaching its peak during the 1992 riots), coupled with a rise in homelessness and a nationwide economic recession, led to a significant reduction in downtown interests. As then described by Kim Abeles, a noted local visual artist, resident of the Santa Fe Art Colony (1988 to mid-1990s), and member of LACE’s board of directors, “People seem more and more reluctant to come downtown, as if it’s this whole other entity outside L.A. proper.”<sup>45</sup> Though a community of artists continued to live and work downtown, many galleries and art collectives moved westward to areas such as Hollywood and Santa Monica, or in some cases, closed altogether. With the shuttering of the Woman’s Building in 1992, the folding of the CRA-funded resident company at the Los Angeles Theatre Center, and the relocation of LACE to Hollywood in 1993, the downtown art scene had reached an impasse. It was not until the end of the decade that city investment in the local arts resumed in earnest.

### *Downtown Artist Live-Work Spaces*

Beginning in the 1970s, artists, including recent art graduates, transplants, and an older generation who had been priced out of other areas in the city, flocked to downtown in search of cheap rents and larger spaces to create their art. Proprietors eager to fill their underutilized real estate readily disregarded city zoning and building codes, renting thousands of square feet of warehouse and manufacturing space for \$0.02 to \$0.04 per square foot.<sup>46</sup> The earliest known downtown artist live-work spaces include 212 S. Los Angeles Street (1974; demolished), 607 E. 3<sup>rd</sup> Street (1975; demolished), the Victor Clothing Building at 240 S. Broadway (established 1976), 851 Central Avenue (1976; demolished), and 239 S. Los Angeles Street (ca. 1976; demolished).<sup>47</sup> The development of artist lofts continued through the 1980s, expanding into the industrial areas south and east of the city center. While only a handful of artists were living in downtown in 1975, by 1990, an estimated 1,800 artists lived and worked out of studios in and around downtown.<sup>48</sup> Most artists resided in an industrial area east of the historic core, officially designated the Arts District in the mid-1990s.<sup>49</sup>

<sup>42</sup> Cathleen Decker, “Municipal Collection: Art in L.A.: Trying to Catch Up,” *Los Angeles*, May 29, 1985, A1; City of Los Angeles, “The Nexus Report,” prepared by Morris McNeill, Inc. for The City of Los Angeles, Cultural Affairs Department (1991).

<sup>43</sup> Suzanne Muchnic, “Plan Unveiled for Artwork in Public Places,” *Los Angeles Times*, August 16, 1985.

<sup>44</sup> Community Redevelopment Agency of the City of Los Angeles, “Art Policy,” Los Angeles, 2005, 1.

<sup>45</sup> Robin Rauzi, “A New Space for LACE: Linchpin of Downtown Art Scene Moving to Hollywood,” *Los Angeles Times*, April 27, 1993.

<sup>46</sup> Kreisel, 129.

<sup>47</sup> GPA Consulting, Memorandum: 800 Traction Avenue Historic-Cultural Monument Application, Additional Research on 800 Traction Avenue, November 6, 2017, 5.

<sup>48</sup> Jon Peterson, “The Big Picture After a Decade of Decline Brought on by the Recession, the Downtown Artists Development Assn. Is Working to Revitalize the Once-Thriving Art Scene,” *Los Angeles Times*, June 12, 1994.

<sup>49</sup> Los Angeles Conservancy, “The Arts District: History and Architecture in Downtown L.A.,” Los Angeles, CA, no date.



As most of these makeshift artist lofts did not comply with existing zoning and building occupancy codes, artists were often at odds with the Building and Safety and Fire departments, who regularly patrolled downtown in search of illegal studios. The CRA and City Council, who recognized the value in having artists downtown as an agent for revitalization, worked to amend the existing code to accommodate the reuse of buildings for artist live-work spaces. Passed by City Council in 1981, the Artist-in-Residence (AIR) ordinance amended previous restrictions regarding living in industrial zones and defined “live-work” as one-third housing and two-thirds work space.<sup>50</sup> Following the signing of the ordinance, Councilman Joel Wachs addressed an enthusiastic crowd at the downtown Japanese American Cultural and Community Center: “Recognition is beginning to set in that the arts and artists are essential to what this city is all about. If Los Angeles is ever to achieve the potential greatness as a world center, the arts must be a large part of its development.”<sup>51</sup>

The 1981 Artist-in Residence (AIR) ordinance increased developer interest and investment in downtown properties for conversion into artist live-work spaces. The first converted live-work buildings known to receive Certificates of Occupancy following the passage of the ordinance include 923 E. 3<sup>rd</sup> Street (1984), 1800 E. Industrial Street (1984), the Santa Fe Avenue Lofts at 688 S. Santa Fe Avenue (1985), and the Traction Avenue Lofts at 811 Traction Avenue (1985).<sup>52</sup> By the mid-1980s, hundreds of artists had moved into these rehabilitated warehouses and commercial buildings. Art dealers soon followed, taking advantage of cheap rents and large spaces for use as galleries.<sup>53</sup>

Downtown’s burgeoning artist community began to attract developers, who saw these predominantly educated, white individuals as “good for business.”<sup>54</sup> As developers moved in to buy up commercial real estate for conversion into housing, property values rose, and many artists living in the city center could no longer afford the higher rents. By 1990, the cost per square foot for a studio or loft was approximately 30 times (\$0.60 to \$0.70) more than it was 15 years prior. In most instances, anyone who acquired an art retailer’s license, which cost an approximate \$20, could qualify for tenancy in these live-work spaces. Consequently, full-time artists and individuals in the fine arts were often priced out and replaced by those in the more lucrative creative fields (graphic design, commercial photography). By the late 1980s, many artists had relocated from downtown to areas such as Atwater Village, Glendale, East Los Angeles, Vernon, and the San Fernando Valley.<sup>55</sup> Recognizing the need for affordable housing options in order to sustain the downtown artist community, the CRA began to explore opportunities for the development of low-income live-work lofts. In 1986, the CRA financed the new LACE gallery on Industrial Street. In addition to the gallery space, the mixed-use development included a performance space, bookstore, and four artist lofts. During the construction of the LACE development, the CRA was considering another housing project comprising eight

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<sup>50</sup> Kreisel, 132.

<sup>51</sup> Maria La Ganga, “L.A. Artists Now Can Live in Lofts: New Law Seen Symbol of City’s Respect for the Arts,” *Los Angeles Times*, September 14, 1981.

<sup>52</sup> GPA Consulting, 7.

<sup>53</sup> Diane Seo, “On the Rebound: Artists Launch Campaign for Downtown Arts Revival,” *Los Angeles Times*, August 15, 1994.

<sup>54</sup> Kreisel, 145.

<sup>55</sup> Judy Pasternak, “Fleeing Rising Rents Lofts Ideals Keep Artists on the Move,” *Los Angeles Times*, July 11, 1989.

artist live-work units.<sup>56</sup> The CRA's first large-scale effort to provide affordable artist housing came later the same year when it entered into an agreement with a for-profit development group led by Marvin Zeidler, proprietor of the Zeidler & Zeidler retail chain, and sculptor Leonard Skuro. The result of the partnership was the Santa Fe Art Colony.<sup>57</sup> Initially comprising 53 live-work units, the low-income development was "the city's first publicly supported housing project for artists."<sup>58</sup> The Santa Fe Art Colony was lauded as a considerable success within the artist community.

Following the completion of the Santa Fe Art complex, the CRA's intentions to further the creation of affordable live-work spaces came to an abrupt halt. According to the CRA's director of rehabilitation, by 1989, "there [was] just no more money for artists' projects in the foreseeable future."<sup>59</sup> As indicated in the 1993 Downtown Los Angeles Strategic Plan, which called for "the reinforcement of arts and cultural uses and the development of new housing for artists," the support of artists' housing remained an objective of the CRA and the City.<sup>60</sup> However, with the economic recession in the early '90s followed by a decline in downtown reinvestment, significant efforts to further the development of affordable live-work housing were not made until the latter part of the decade.<sup>61</sup>

### *Development of the Santa Fe Art Colony*

The Santa Fe Art Colony was developed in response to the increased demand for affordable live-work spaces in the areas surrounding downtown during L.A.'s burgeoning art movement in the 1970s and '80s. By the mid-1980s, many of L.A.'s artists, who had played a significant role in downtown's renewal in the previous decade, could no longer afford to rent in the heart of downtown. The CRA recognized the importance of local artists and art organizations to the revitalization of the city center, and sought out methods to support their existence downtown.

On June 24, 1985, the CRA entered into a \$1.785 million loan agreement with the for-profit general partnership, led by Marvin Zeidler and Leonard Skuro, for the conversion of four of the Van Vorst property's vacant industrial buildings near the corner of S. Santa Fe Avenue and E. 25<sup>th</sup> Street into 53 Artist-in-Residence (AIR) units known as the Santa Fe Art Colony.<sup>62</sup> In 1987, the complex experienced damage due to the Whittier Earthquake, leading to an increase in the initial loan agreement to cover a portion of the repair costs.<sup>63</sup>

The Santa Fe Art Colony was unique amongst the other live-work studios that existed in and around downtown during this time. Unlike other downtown live-work spaces, where anyone willing to pay a nominal

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<sup>56</sup> Research did not indicate whether the eight-unit housing project was ever realized. Scott Harris, "Space Effort Getting Aloft: Subsidies Will Provide Rooms for L.A. Artists," *Los Angeles Times*, December 21, 1986.

<sup>57</sup> Harris, "Space Effort Getting Aloft: Subsidies Will Provide Rooms for L.A. Artists."

<sup>58</sup> Scott Harris, "L.A.'s Art Colony," *Los Angeles Times*, March 22, 1986.

<sup>59</sup> Pasternak, "Fleeing Rising Rents Lofts Ideals Keep Artists on the Move."

<sup>60</sup> City of Los Angeles, Downtown Strategic Plan Advisory Committee, "Downtown Strategic Plan: Los Angeles" (Los Angeles, CA: 1993), 6.

<sup>61</sup> Larry Gordon, "Downtown L.A. Looks to Lofts for Revival," *Los Angeles Times*, June 9, 1997.

<sup>62</sup> Community Redevelopment Agency of the City of Los Angeles, Memorandum, CW 109.06, June 24, 1985.

<sup>63</sup> Community Redevelopment Agency of the City of Los Angeles, Board Memorandum, CRA File No. 4960, August 3, 2006.

art retailer's license fee could be a tenant, prospective residents of the Santa Fe Art Colony were required to "prove to the developers that they [were] seriously committed to the fine arts."<sup>64</sup> Furthermore, under the CRA's financing agreement, prospective tenants were required to have a maximum \$18,000 annual income to qualify for the low-income units.<sup>65</sup> The complex stood "against a stark backdrop of other downtown artists and artists organizations being forced out by rising rents."<sup>66</sup> During a time when downtown lofts were commanding upwards of \$800 per month, in its initial phase, the colony provided units ranging between \$415 and \$623 a month.<sup>67</sup> By 1986, the developers already had a wait list of more than 50 prospective residents.<sup>68</sup>

The Santa Fe Art Colony opened in 1988. Historically an industrial complex built for the C.B. Van Vorst Furniture Manufacturing Company, the property comprised five buildings – a two-story building (2401 S. Santa Fe) and two one-story buildings constructed in 1916 (2349 and 2415 S. Santa Fe), a one-story building erected in 1924 (2421 S. Santa Fe), and a one-story building constructed in 1953 (2345 S. Santa Fe). Between 1986 and 1990, 2401, 2415, 2349, and 2421 S. Santa Fe were converted into approximately 56 live-work units. 2345 S. Santa Fe was retained as a warehouse/storage building.

Typical of downtown's converted live-work lofts, the Santa Fe complex units were largely left unimproved. A bathroom, water heater, and a stub-out for a kitchen sink were the only amenities that had been added to units prior to being rented. Artists installed kitchens, partitions, mezzanines, lighting, and storage according to their needs. Residential units were large and open with unfinished brick walls and concrete floors and exposed wood roof systems. The buildings were also equipped with oversized doorways, a freight elevator (in 2401 S. Santa Fe), and wide hallways to accommodate the transportation of large-scale artwork.

From its inception, artists living in the Santa Fe Art Colony have played an active role in the cultivation of Los Angeles's art scene. Colony artists created the oldest and longest-running art walk in L.A., the annual Open Studios event, run by residents since 1988. Programming includes studio walk-throughs; panel discussions; music, video, and performance pieces; and drawing workshops. Over the years, this event has attracted thousands of visitors, including other artists, arts professionals, collectors, critics, gallerists, schoolchildren, and the general public. In recent years, residents have participated in the guided L.A. Art Tours, "Maiden L.A.," a countywide program of events and studio walkthroughs, as well as privately organized studio tours.

In 2006, the CRA displayed its continued commitment to the prosperity of the Santa Fe Art Colony through its funding for artist Bob Zoell's public artwork on the site. The biomorphic form of the fiberglass and steel sculpture rises almost 35 feet above the entrance. It depicts a classic artist's palette in black silhouette, announcing the Santa Fe Art Colony's presence in the industrial landscape.<sup>69</sup>

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<sup>64</sup> Pasternak, "Fleeing Rising Rents Lofts Ideals Keep Artists on the Move."

<sup>65</sup> Paul Feldman, "Struggling Artists Find New Colony Downtown," *Los Angeles Times*, May 30, 1988.

<sup>66</sup> Don Snowden, "The Artists are Restless Culture Boom? L.A.'s Avant-Garde Hasn't Seen it Yet," *Los Angeles Times*, November 6, 1988.

<sup>67</sup> Feldman, "Struggling Artists Find New Colony Downtown."

<sup>68</sup> Harris, "Space Effort Getting Aloft: Subsidies Will Provide Rooms for L.A. Artists."

<sup>69</sup> Bob Zoell's artwork has been featured in *The New Yorker*, and he has authored and illustrated many children's books. His work has been included in exhibitions throughout the world, including the Fundació Joan Miró, Barcelona, and the Pompidou Center in Paris.

Throughout its existence, the colony has housed a number of noted artists, including Kim Abeles, Sam Durant, John Frame, Lisa Adams, and Tom LaDuke, among many others. Most of these artists, who are still active, began their career at the complex and are now exhibited in national and international markets.<sup>70</sup> The Santa Fe Art Colony “is the oldest live/work complex in the industrial section of downtown L.A.”<sup>71</sup> The complex is currently home to approximately 80 fine artists.

## Periods of Significance

The subject property is significant under multiple criteria and thus has multiple periods of significance.

For its association with the city’s rise as one of the nation’s major industrial centers between the 1890s and the 1950s, its period of significance begins in 1916, when the first phase of the Van Vorst Company’s plant was completed, and ends in 1953 when the last building (2345 S. Santa Fe Ave.) was built, prior to Van Vorst vacating the property.

For its association with the Santa Fe Art Colony, the city’s first publicly subsidized artists’ housing and a significant cultivator of Los Angeles’s local art community, the property’s period of significance begins in 1988 when the complex opened and ends in 1990 when the development of the art complex was completed and lofts were occupied. This end date also represents the beginning of the period (from 1990 until the end of the decade) during which the CRA was relatively inactive in its financial support of the art community.

For its significance as a rare, relatively intact industrial plant designed by noted local architect John M. Cooper, the property’s period of significance is 1916-1924, corresponding with the period during which the Van Vorst plant’s initial construction phase (2401, 2415, 2421, and 2349 S. Santa Fe) was completed.

## Character-Defining Features

### *Site*

- Industrial setting of light and heavy manufacturing buildings with the former Southern Pacific/Pacific Electric Railway line to the west of the property
- Complex of five small-scale industrial buildings grouped around a landscaped forecourt
- Narrow concrete strip with center metal grate marking the location of a former spur line that ran east-west through the property

### *Building Exteriors*

- Largely vernacular/utilitarian aesthetic

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His artwork is included in the permanent collection of the Museum of Contemporary Art, Los Angeles (<https://www.metro.net/about/art/artists/zoell/>).

<sup>70</sup> “SFAC Artists,” accessed April 18, 2019, <https://santafeartcolony.wordpress.com/about/>.

<sup>71</sup> Community Redevelopment Agency of the City of Los Angeles, Board Memorandum, CRA File No. 4960, August 3, 2006.

- Brick wall cladding, with more decorative cladding and marble/stone accents at 2401 and (to a lesser extent) 2415 S. Santa Fe
- Low-pitched and flat roofs with stepped parapets and skylights
- Large multi-light steel windows with primarily fixed, awning, and hopper sashes

### *Building Interiors*

- Wide central corridors leading to artists' lofts
- Large metal entrance doors to accommodate transportation of large art pieces to and from lofts
- Live-work spaces with large, open floor plans, exposed wood roof systems, brick walls, and concrete flooring

### **Integrity**

In addition to meeting multiple eligibility criteria, the subject property retains sufficient integrity to express its historic significance. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."<sup>72</sup> The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling, and association.

- **Location:** The complex remains on its original site and therefore retains integrity of location.
- **Design:** The buildings within the complex have undergone some alterations to their original design, including some window and door replacements and infill and the addition of wood cladding on two buildings. However, many of the property's character-defining features, including wide bays of industrial steel sash windows and brick exteriors at the buildings, as well as a landscaped forecourt and a concrete strip with center metal grate marking the location of a former spur line, still remain. The complex is still able to convey its historic significance as an early industrial complex designed by noted local architect John M. Cooper. Thus, it retains integrity of design.
- **Setting:** Though some buildings historically adjacent to the subject property have been demolished, and others were added as recently as the 1990s, its industrial setting, just east of railroad tracks and surrounded by small-scale manufacturing buildings, is still intact. Thus, it retains integrity of setting.
- **Materials:** Though all of the buildings have lost some materials (some original windows and doors), and other materials have been added (wood siding at two of the buildings), most original materials (brick cladding and steel windows) remain. Therefore, the complex retains integrity of materials.
- **Workmanship:** The subject property retains its physical features from the time period it was constructed, including its grouping of small-scale industrial buildings around a landscaped forecourt,

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<sup>72</sup> U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



and brick cladding and multi-light steel windows at building exteriors. Thus, the property retains integrity of workmanship from its historic period.

- Feeling: The property retains its essential character-defining features and appearance from its historic periods. It therefore retains integrity of feeling.
- Association: Though no longer occupied by the Van Vorst Company, the property largely appears as it did when the company vacated the complex in the 1950s. Furthermore, the complex continues to be occupied by the Santa Fe Art Colony. Thus, it retains integrity of association.

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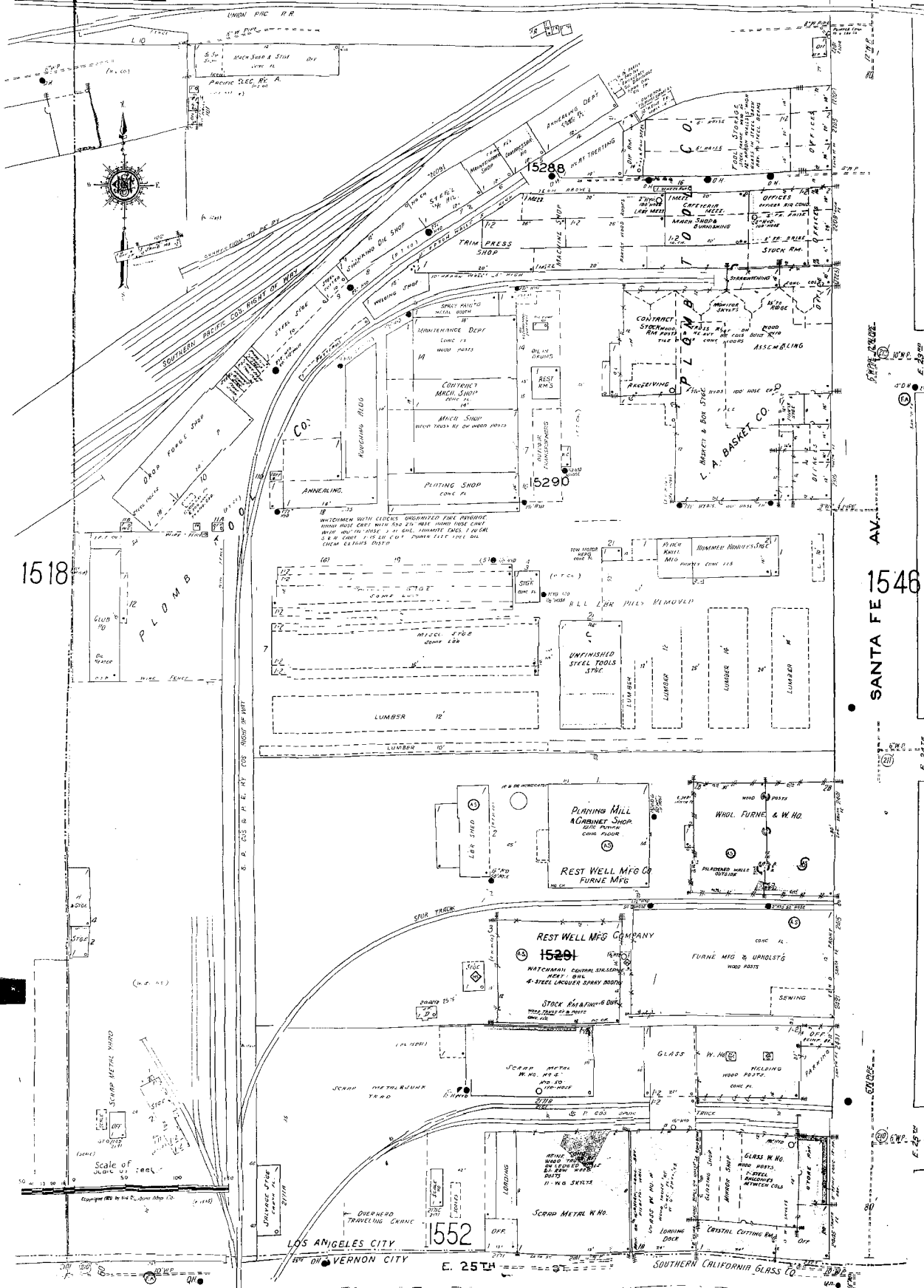


Architectural  
Resources Group

## **Exhibit 1. Sanborn Maps**



A. I. & S. C. R. R.

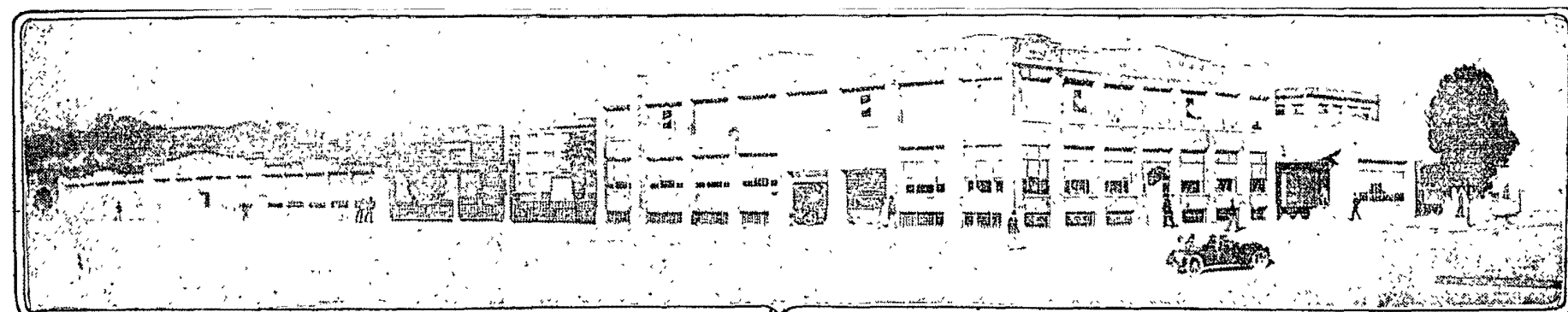




Architectural  
Resources Group

## **Exhibit 2. *Los Angeles Times* Articles**

## Quarter Million-Dollar Manufacturing Plant for Southeast Los Angeles.



Modern furniture factory for the C. B. Van Vorst Company of this city.

The buildings were planned by John M. Cooper with the Alta Planing Mill Company, which concern has the contract for the immediate construction of the main structure. The group will stand at the corner of Santa Fe avenue and Cheney street.

### Home Industry.

## CONTRACT LET FOR BIG FURNITURE FACTORY.

*Work to be Started at Once on Quarter-million-dollar Plant on Santa Fe Avenue — Manufacturer Calls it Mistake for Los Angeles to Pay Tribute to Grand Rapids.*

THE impressive list of important new industries started in Los Angeles in 1916 will be increased at once by the addition of a modern furniture factory to be erected by the C. B. Van Vorst Company at the southwest corner of Santa Fe avenue and Cheney street. The project has attracted more than ordinary interest in local manufacturing circles, owing to the strides that have been made in the furniture industry within a comparatively short time in this section. Another large furniture factory, started in January by the Peck & Hills Company, is now nearing completion.

The concern now known as the C. B. Van Vorst Company has been engaged in the manufacture of mattresses, springs and certain kinds of furniture in this city for the past twenty years, having done business until a year ago under the name of the Van Vorst-Berman Company. The firm began business in a small way at Fourth and Los Angeles streets in 1896, removing to its present location at No. 1333 East Sixth street five years later. The company's growth has been continuous, until today it finds larger quarters imperative.

The new site in Southeast Los Angeles was purchased about six months ago and comprises three acres, having a frontage of 250 feet on Santa Fe avenue by a depth of 700 feet. The ground was formerly occupied by the old Vernon arena, which was destroyed by fire about a year ago.

The company will build three buildings at this time, contemplating the construction of others in the future, as the need for them arises. Plans for the main structure have just been completed by John M. Cooper with the Alta Planing Mill Company, which concern has also been awarded the contract for its erection. Mr. Cooper is now finishing plans for the other two buildings, the construction of which will be started within a few weeks.

The main building will be 108x188 feet in size and two stories high and will contain a manufacturing department, offices and showrooms. The structure will be handsomely faced with red and gold tapestry brick and will have art stone and marble trim. The office suite and showrooms will be finished in oak, as will also a reception-room adjoining.

The second building to be started will house the heavier machinery used by the company and will be 250x108 feet in size and a single story high. The third will be 100x150 feet and of like height and will be used for storage purposes. Both structures will be of brick.

The buildings throughout will be fitted with steel sashes and will receive a maximum of light and air. The group will be so arranged as to create a forecourt and this will be laid out in lawn and flower gardens, the whole being enclosed within an ornamental iron grill fence. Switching facilities will be provided by the installation of a double-track right of way.

### HOME INDUSTRY.

The company has gradually been increasing its furniture manufacturing facilities for the past few years and will go in for the making of high-grade furniture products on an extensive scale after entering its new plant. Valuable special machinery has been ordered by the company from the East and will be here within the next few months.

The company will specialize on

the better grades of hardwood furniture, using mahogany, Japanese and native oaks and other woods that up to recent times merely passed through Los Angeles in transit to eastern manufacturing centers. The manufacture of mattresses and springs will be continued as before. About 150 men will be employed at the start, an increase of a third over the number at present working with the company.

The officers of the company are C. B. Van Vorst, president; N. E. Fulkerson, vice-president, and John Beach, general manager. "Our total approximate investment in site, buildings and equipment will be \$250,000," said Mr. Van Vorst yesterday. "We feel that the time is ripe for developing the furniture industry in this section and are going into the thing on a big scale. We shall have our own lumber yard and dry kilns and shall be able to handle large quantities of hardwoods at all times."

"Until very recent years Los Angeles was merely a port of entry for hardwoods going to the great furniture centers of the East. Millions of feet of mahogany, oak and other woods from lands contiguous to the Pacific have entered our harbor, have been loaded onto cars and sent on across the Rockies to Grand Rapids and other places, there being manufactured into furniture that has later been shipped back here for Southern California to buy. The time has come to manufacture that hardwood into furniture right here. I regard the furniture industry as one of the most promising now being developed in Los Angeles."

# L.A.'s Art Colony

By SCOTT HARRIS.  
Times Staff Writer

LOS ANGELES—Victoria Wendell and her 12-year-old son, Adam, found Marilyn Monroe on the Hollywood Freeway, only she wasn't named Marilyn then, and probably not Norma Jean either. "She was starving," Victoria said. "Half-dead and starving." Now, 1½ years later, Marilyn shares a litter box with Chuck Berry and Margot Kidder, and peacefully coexists with Murphy, the German shepherd. Home for Victoria, Adam, their pets and three cost-cutting human roommates is 3,500 square feet of downtown Los Angeles, in a building that in a former life was the Canadian Consulate. Now it is just another run-down hulk on Main Street, a few blocks south of the Union Rescue Mission, next door to a porno house. And here, two flights up from Skid Row, art has found a home, too.

Consider the old, bashed-in television in a corner of the studio-abode of Vickie Wendell, *avant-garde* photographer. Inside its shattered screen is a photograph of a nude woman folded upon herself on a carpeted floor, like a collapsed numeral 2, a television upon her back. On that TV screen (within the photo, within the bashed-in TV) is again the image of the nude and TV, and so on.

Vickie Wendell's ambition is "to be an L.A. artist, to exemplify L.A." But she is now a virtual unknown, and in that way typifies most of the citizens of the little artistic community downtown.

If an appreciation for the *avant-garde* is helpful in understanding the works of a Vickie Wendell—another of her projects is a video band called "Debutantes in Heat"—it is mandatory in assessing the artistic colony of downtown Los Angeles as a whole.

Mostly, the art produced here is from the School of But-Is-It?—a matter of perspective, of maybe not your cup of tea, or maybe so. The community is defined not by ethnicity or economic class, but by a way of looking at the world and a way of living.

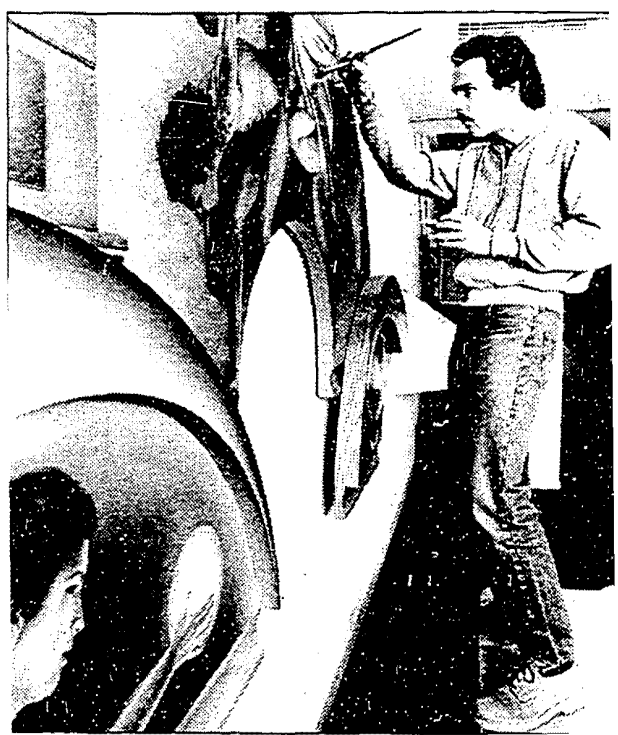
An open mind is especially appropriate now, when this amorphous, nameless settlement finds itself in a new spasm of evolution.

"Things are changing so much, so fast," says Joy Silverman, director of the nonprofit Los Angeles Contemporary Exhibitions (LACE), which recently opened new quarters on Industrial Street, deep in the wholesale produce district. "It will be interesting to see what happens."

This scruffy community is in danger of transforming into something bigger and trendier, some say. The questions are: Can the so-called "true artists" survive the onslaught of the arty? Will success spoil this fragile colony?

Geographically, the arts settlement, like Los Angeles itself, is spread out. The colony is centered in the warehouses-cum-lofts east of Little Tokyo, with outposts scattered from Lincoln Heights down through Greater Skid Row and the wholesale and industrial districts. City records show 91 buildings, mostly downtown, that house artists' lofts, most of which do not

*A touch of the Left Bank, a dab of Greenwich Village and the time-borrowed pulse of the Beat Generation may come close to defining it, or maybe not. After all, we are talking about an art community that mostly adheres to the School of But-Is-It?*



IRIS SCHNEIDER  
/ Los Angeles Times

Artist Randall Lavender, above, works in his loft on 8th Street in Los Angeles.

At right, John Frame takes a break in his downtown studio.

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See full page image or  
microfilm.

meet city codes. City inspectors suspect that many of the lofts have gone undetected. A smattering of cafes, bars, galleries and playhouses serves as social coordinates. The population numbers from a few hundred to perhaps 2,000.

Spiritually, the colony thinks of itself as someplace nearer Paris' Left Bank, or the Beat Generation's stomping grounds of the 1950s, such as New York's Greenwich Village, San Francisco's North Beach or Los Angeles' own Venice. A recent promo from LACE imagines what Vincent van Gogh would be writing to his brother if both were alive today: "Dear Theo . . . Paris in the 1890s and Los Angeles in the 1980s have a lot in common. . . ."

A more common comparison is to New York's SoHo, the once-desolate warehouse district that artists homesteaded in the 1960s and 1970s, now "gentrified" into a land

of pricey lofts and trendy boutiques. Victims of their own success, many artists were priced out of the neighborhood, supplanted by "urban professionals." Some of the artists moved on to the dingy East Village, where the cycle started anew.

Something similar is now happening in Los Angeles. A 1982 city ordinance that legalized and established standards for artist live-work studios in manufacturing zones has triggered a real estate rush by speculators and developers, who now dominate the loft conversion business.

Where artists 10 years ago could find raw space for 5 to 10 cents a square foot, converted lofts now go for 60 cents to \$1 a square foot. Laundry rooms and secured parking are often available. One building has a racquetball court. Rents in small lofts start at about \$650 a month and escalate rapidly,

according to size, location and completeness.

Increasingly, the proverbial starving artists are being replaced by their more capitalistic brethren—architects, designers, movie people, commercial photographers and illustrators. A few lawyers, accountants and other professionals have moved in; more are expected.

The ordinance, it turns out, has not reserved the turf for artists. "There's no way to enforce it. Who am I to say who an artist is?" explains Nick Delliquadri, a city engineer who supervises enforcement of the code. Inspectors ask that loft residents have a business certificate identifying them as an artist—but anyone willing to pay the \$20.16 fee can get one.

The dynamics of change go beyond real estate development, and the signals of change are confusing.

The L.A. Weekly recently ballyhooed "The Theater of the Future" taking place at the Los Angeles Theatre Center, an ambitious four-theater complex that opened last year on Spring Street. In the same week, "The New LACE" took the cover of the Reader; its opening Feb. 21 attracted more than 1,500 patrons and artists.

Meanwhile, work is progressing on the \$1.2-billion California Plaza on Bunker Hill, a grandiose complex that will house the Museum of Contemporary Art (MOCA) and also serve as home for the Joffrey Ballet and Bella Lewitsky Dance Company. MOCA will continue to operate an annex in its present quarters, known as the Temporary Contemporary. Such "high culture" institutions, adding to the Music Center, promise more patrons downtown.

As for low culture, a number of dance clubs, legal and otherwise, have sprouted, quickening the

Please see ART, Page 10

# ART: L.A.'s Art Colony Feeling Spasms of Evolution

Continued from Page 6

pulse of night life. The new, 40-lane Little Tokyo Bowl is trying to organize an artists' bowling league.

On the other hand, several galleries that opened downtown in recent years have gone out of business or moved to the Westside, forced out by rising rents and the reluctance of patrons to venture downtown. The community's principal boutique, "Big Bang," now located on industrial turf, is planning to move to the MacArthur Park area in search of more foot traffic.

Perspective is all: Many artists, especially visual artists who have lived downtown for several years, bemoan the corruption of their community; others, especially theater people and relative newcomers, think it has just reached puberty.

"A lot of real L.A. style is evolving. Right now, it's boiling up like a volcano," Vickie Wendell declares. "It's exciting. I'm an evolving artist in the midst of this change."

"It's a shame," counters Doug Ward, a painter, poet and community activist who is facing eviction April 1, the building to be converted into work studios. He is standing in the Rose Street loft he renovated with his own hands, amid artwork by himself and friends. Sunlight filters through windows shaded with translucent clouds of silver paint put there by earlier industrial tenants—"found art," Ward says.

"I mean, I love the way the light is. . . . It's just a shame. You create something beautiful, and people get twisted around, and you have to leave."

It is No Talent Night at Al's Bar—a little window on this downtown art world. Tucked on a side street east of Little Tokyo in a building adorned with a star-spangled airplane, Al's has long been a social mecca of this bohemian enclave. During the dark ages of punk, it is said, a person on Al's stage burned himself with a cigarette in the name of art.

It's tamer now. Folk singers are followed by bizarre performance artists. A middle-aged woman clutches a stuffed animal on stage and recites anti-nuke verse. When a tipsy blues singer discovers he can't play the guitar, a volunteer steps up and plays for him. A woman named George is a regular; her song "Johnny Has Herpes" has the crowd singing along. Occasionally, some undeniable talent sneaks through.

Many artists are groping. "People find out they aren't very good musicians or good actors, so they say, 'I'm a performance artist,'" says artist Marc Kreisel, the owner of Al's Bar. Mediocre musicians and actors, he adds, may turn out to be fine performance artists.

"If there's anything that characterizes L.A., it's a freer attitude in terms of experimentation," said Steve Durland, editor of High Performance, a downtown-based chronicle of performance art. It's a little more personal, more spiritual, less formal. . . . a little crazier."

Along with more traditional forms, downtown artists offer a wide array of performance art, "guerrilla" art, graffiti art. High-tech tools—computers, video equipment, synthesizers—are commonplace.

Kreisel was one of the so-called "Young Turks," young artists who declared downtown as their domain in the



IRIS SCHNEIDER / Los Angeles Times

Artist Victoria Wendell strolls downtown Los Angeles streets with son Adam near her studio-living quarters.

mid-1970s. Earlier, artists had been priced out of Venice, and a smaller enclave in Pasadena was uprooted by redevelopment.

"All space is mine to conquer," Kreisel wrote in one artwork from that period. Then again, in a work titled "The Ten Commandments," he wrote, "Consider art a guest in L.A."

Bravado and diffidence are still evident. And what some interpret as experimentation, others see as self-indulgence. Everybody's a critic.

"Most people down here are playing at it, rather than getting serious," says John Frame, a critically acclaimed wood sculptor who lives weekdays in an 8th Street

studio and weekends with his family in the San Bernardino Mountains. "There is a notion that whatever you do artistically is OK."

"Sometimes I feel that every loser and dropout who wants a dodge calls himself an artist. . . . But at the same time, [the artistic community] has a small percentage of the best, most interesting people within the culture."

Here, you can meet someone such as Drew Lesso, a computer music composer who plays you a work that instantly evokes the feel of a long stretch of highway—and then tells you it is called "I-40 West." Lesso is not a commercial success, though producers of "Miami

Vice," he says, are listening to his work.

Or Clyde Casey, a blithe street performer who bicycles around town on Sundays with two kindred souls, making music with drums, harmonica, bells and kazoo. Casey, who has a beret perched atop his head and a cockatoo named "Que Sera" on his shoulder, bills himself as "The Avant Guardian" because of his nighttime job as a security man for a complex of three small theaters—the Wallenboyd, the Boyd Street Theater and the Theatre of N.O.T.E. "These are avant-garde theaters," he reasons, "so I must be an avant-guardian."

Or Randall Lavender, working away in his loft. An "emerging artist" who has

had some critical kudos, Lavender mixes oils and pigment in a manner that replicates the blend used by Titian and Rubens. He calls his style "neoconservative;" the voluptuous human forms seem to float against a blue sky. He is not a believer in letting art "happen." "I believe in making happen what I want to happen," Lavender says.

And there is Chuck Skull, a tattooed, shaven-headed tough guy who skates on Roller Derby's "Hollywood Hawks," carries a knife, collects comic books and has a vast portfolio of "Atari Artist" computer graphics. "It took a while for the community to accept me as an artist," Skull says.

The way that Marilyn Monroe's forepaws were scraped, Vickie Wendell figures she had been discarded there on the freeway, maybe tossed from a moving car or thrown off an overpass. After she was nursed back to health, Marilyn was still skittish, afraid of strangers.

How the Wendells got here is a more complicated story.

Married twice and divorced twice by age 21, Vickie Wendell at 33 is a refugee from suburbia. She "did the single-mother thing" in Pasadena for several years. "Somehow I thought if I baked enough cookies it would all work out right." But she never fit in. When Wendell tried to make her voice heard at the PTA meetings, she was told she should have filled out a speaker's card in advance.

After Vickie studied photography at Pasadena City College, the Wendells moved to their present home.

Vickie Wendell fits in better here. Her bleached hair looks like synthetic fiber ripped from a cushion. A plastic shrimp, a child's plaything, serves as an earring. She laughs through a gap-toothed grin when she is asked why she lives downtown. "I like hearing winos sing."

The rent is \$1,350 a month—3,500 square feet is a large space—but the roommates are a big help. Wendell makes her living doing commercial photo jobs and working in phone sales with the Los Angeles Theatre Center.

The Wendells have never had any serious trouble in this rough neighborhood, they say. Hookers are protective of Adam. "One of 'em would give me

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Cynthia Toronto takes the stage at Al's Bar, a downtown artists' hangout. Chuck Skull, at right, a computer artist, ponders his next keystroke.



# ART: L.A.'s Struggling Colony

Continued from Page 10

change," Adam recalled, "but she went out of business."

Living downtown is fine, Adam says, even though friends his age are hard to find. He attends school in the San Fernando Valley, commuting 70 minutes each way on the RTD. Sometimes he takes the bus to the Westside to trade baseball cards.

Vickie Wendell looks upon all of downtown as a subject for her camera. Her social life also revolves around her art. For more than two years, she has been "involved with" John Canaday, a self-taught video artist and musician. With Concetta Halstead, a 23-year-old student at the Art Center College of Design in Pasadena, they formed "Debutantes in Heat" as a personal laboratory in video, music, words and drama.

"It's so experimental, we learn from it. It helps us in other things we do," said Halstead, who lives with her parents in San Marino. She is the only authentic deb in the group, having "come out" at 18.

Canaday, who lives above Al's Bar, is a lean, intense man committed to artistic spontaneity. "I'm more or less accepting what I get," he says. "A lot of times I'll mess up a riff and I'll leave it, because it shows humanity."

In one project, Canaday is recording and amplifying the noises made by wind-up toys. "I'm into toy sounds . . . I know it's a lot of stuff that's never been done before."

On one recent day, Canaday and Wendell screened several "Debutante" videos. Imagine MTV on a shoestring budget. In a piece called "Research Nurse," Vickie is featured as a mental patient in a straitjacket (actually, a white coat worn backwards) and Halstead plays the title role, smiling wickedly.

Wendell's vocals are a dreary monotone:

*They shaved my head  
Who can I tell  
They said I'm crazy now*

The lyrics weren't created so much as documented: The video cuts to a haggard woman on the street rambling through a horrific tale about being terrorized with electrodes by "the research nurse."

The group waffles on their desire to go public. Still, they have already attracted the attention of one critic.

"Yuk," Adam says, shaking his head. "They don't sing good."

□

"Look at this!" Doug Ward says, anger in his voice. "This is what they're trying to do!"

He is holding a flyer advertising the Binford Building, a loft conversion on Traction Avenue, one block from Al's Bar. The jazzy facade, with three different textures, suggests an urban progression. The street, usually desolate, is portrayed in the flyer as busy, carrying a Lincoln Continental, an Italian sports car and an antique jalopy. A man in a suit and tie walks on the sidewalk, carrying a briefcase.

All of which makes Doug Ward think, well, there goes the neighborhood.

Michael Kamin, the owner of the Mika Co., is the developer of the Binford Building. A specialist in downtown commercial real estate, Kamin saw opportunity in the ordinance that legalized lofts in industrial zones.

Kamin, who for many years has collected works from young artists, started renting raw space to artists in 1976 in a building on Broadway. He accepted art as partial rent, just as Parisian landlords had done in the 19th Century, he points out.

After the new law took effect, Kamin developed one artists' project on Spring Street, then did the 34-unit Binford Building.

"We wanted to make the building a statement and an art piece—something that says this is an exciting place to live, something to keep the focus on this street," he says.

With its striking facade, security system and handsome lobby, the building "has got some sex," Kamin says. He talks about hiring a graffiti artist from East Los Angeles to dress up the eastern wall, "because it faces East L.A."

But all those additions added to the cost of the project. Unexpected building requirements from the city added more costs. Kamin said that he had hoped monthly rents in the Binford Building would start between \$500 and \$600. Instead, they range from \$850 to \$1,600. The units are moving slowly, Kamin acknowledges.

Doug Ward, for one, rejects such bourgeois splendor. Ward has been working in a nonprofit partnership hoping to develop public housing for artists, but his efforts have thus far met with disappointment.

But the city's first publicly supported housing project for artists—a 52-unit loft conversion dubbed "The Artists Colony" at 24th Street and Santa Fe Avenue—is expected to provide an option for displaced artists. Work is to begin by June 1, after a few details are ironed out in the \$1.2-million loan agreement between the Community Redevelopment

Agency and a for-profit development group backed by arts patron Marvin Zeidler, president of Zeidler & Zeidler clothiers.

Zeidler says a committee will wrestle with the tricky question of deciding who is and who isn't an artist. "I'm sure we'll not make everyone happy," he said.

Ward foresees other artists migrating south and east in search of cheaper spaces, one step ahead of the city inspectors.

"It's not going to die. People are going to pop up in the weirdest places. . . ."

□

True, true. Many artists and observers have always scoffed at

the notion of downtown Los Angeles as a Greenwich Village West or a North Beach South. The theory is that the languor of the beach and the schlock of Hollywood militate against meaningful art.

"A myth," said Joy Silverman of LACE. Los Angeles "artists don't get the support from the patrons, the collectors and press—that's where the problem lies."

And so, Silverman said, many of Los Angeles' best and brightest migrate to New York in hopes of making it big—and only then get discovered by Los Angeles collectors. David Salle, Eric Fischl, Ericka Beckman and Barbara Bloom are among the high-profile artists to have moved from Los Angeles to

New York over the past decade.

Jean Milant, proprietor of the Cirrus Gallery on Alameda, recalls that an Australian art dealer recently toured Los Angeles. "He was very excited by the amount of activity, and the quality of activity—the uniqueness, the honesty and integrity," Milant said. "Yet he felt there was a sort of self-deprecation."

If art is a spiritual pursuit, some suggest that the success of an artistic community may be essentially a matter of faith.

Michael Luchessi and Suzanne Averitt are keepers of the faith. The two sweethearts are newcomers downtown, having moved from the Midwest via Hollywood. They make money in phone sales at the theater center, and devote their mental energies to staging theater on the cheap. Michael is the writer.

Suzanne the director, friends are the actors.

Luchessi, 30, and Averitt, 28, last year adapted the obscure Beat Generation novel "Go" for Sunday afternoon productions at Al's Bar.

They never sought permission from author John Clellan Holmes to adapt the material. Later, they located Holmes in New York and sent him an audio tape of the performance.

"He was jazzed by it," Luchessi says. Adaptations had been tried before, "but he said that ours came much closer to capturing what it was really all about."

The success of "Go" helped Averitt earn a humble \$500 grant from the Otis Art Institute. "It's exciting," Averitt says. "It's just like the '50s with Kerouac and Ginsberg. We can tell that somebody is really going to make it, but you never know who."



JOSE GALVEZ / Los Angeles Times

Artist Leonard Skuro, left, and businessman Marvin Zeidler outside factory that will be turned into housing for artists.

# Space Effort Getting Aloft

## Subsidies Will Provide Rooms for L.A. Artists

By SCOTT HARRIS, *Times Staff Writer*

**A**rtists don't talk about space the way normal people do. It's seldom, "Hey, there's a space over there, next to the Buick."

Space is the great obsession of the artist. It is outer and inner, physical and psychic, the void that gives way to inspiration and creation.

And the best space is cheap.

All of which explains why sculptor Leonard Skuro would walk through a barren three-story brick building at 2401 Santa Fe Ave., deep in the grit and clatter of industrial downtown Los Angeles, and say, "This is a beautiful *space*."

This property, where terry cloth was once tailored into the "Robes of California," is unique at the least. Construction will commence next month to transform the three buildings on this 3½-acre site into 44 units of loft housing. While loft conversion projects downtown have become common, this plan represents the city's first major attempt to provide subsidized housing for artists.

The Santa Fe Art Colony, as the project is known, promises to be a significant outpost for the tenacious art community scattered in the crannies of downtown Los Angeles. For the individual artists—the lucky few who get in—the project promises affordable rent, a stimulating working environment and permanence.

"Artists call me and say they hear we're going to have some lofts available," said Skuro, who is a part of a development group led by arts patron Marvin Zeidler and the Community Redevelopment Agency. "When they ask me how much, it's so nice to say four hundred. They say, 'Four hundred a month? You're kidding!'"

At a time when 1,000-square-foot lofts are being routinely leased for \$800 per month and more, the art colony will provide 13 such lofts for roughly \$404 per month, 26 lofts for \$605 and five more spacious units for \$750. Tenants should be able to move in the spring. Another eight units are to be added within five years.

Coming on the heels of the recent opening of the Museum of Contemporary Art on Bunker Hill and the expansion of the Los Angeles County Museum of Art, the colony is sure to be cited by some as further evidence of Los Angeles' maturity as a center for the arts. New York has had subsidized artist housing for many years.

Yet the \$3-million project comes at a time when the downtown art community is struggling, a potential victim of its own success. Its founders were able to get vacant industrial space—illegally—for a nickel a square foot 15 years ago. In 1980 the city sanctioned loft living with its artist-in-residence ordinance, but the new code forced upgrades that jacked up rents and forced many artists to find more illegal roosts.

Professional developers are now at the forefront of the loft conversion business. As the "serious" artists who aren't financially successful get displaced, commercial artists move in, and so do the young urban professionals enamored of the idea of loft living.

The Santa Fe Art Colony is reserved expressly for "serious" artists. Already, more than 50 names are on the waiting list, although the only advertisement has been by word of mouth.

A review panel will face an interesting task. First it must determine whether an applicant is truly a serious artist, whatever *that* is. The artist must also need the physical space to do his work (poets need not apply). Applicants must also qualify under income guidelines established by the CRA, which has the right to review tax statements in its screening process.

Zeidler, the proprietor of the Zeidler &

**Please see ARTISTS, Page 6**

# ARTISTS: A Space Effort Creates New Colony in L.A.

**Continued from Page 1**

Zeidler chain of men's stores, says the panel will not judge whether an applicant is a good artist or a bad artist—just whether he or she is an artist or a non-artist.

Drawing these distinctions is a fretful matter.

"I know it's going to be difficult to determine who is an artist . . . but it's someone who is making a serious attempt at doing art for a living," Zeidler says. "If you're doing clowns, that may not be my bag, but I'm not going to pass judgment on that kind of work."

"I think the clown issue is a real problem," said Skuro, who hopes that the painters of clowns and waves crashing on the beach aren't interested in the garret life.

Skuro cited a friend, a talented person who spends 90% of her time working at commercial art, but another 10% striving for something more meaningful. He shook his head. How do you judge her against one who strives for something meaningful 100% of the time, especially if he never achieves it?

"We're going to make some enemies," he said. Skuro is sympathetic. His started as a potter. Now represented by the Ovsey Gallery, he says he has supported himself for three years exclusively through the sales of his work.

"I know what it feels like to be on the other side," he said. "I feel lucky to be on this side."

Zeidler and Skuro did not begin with the idea of subsidized housing. They first teamed up on a five-unit loft project a few years ago a few blocks from the Santa Fe, where Skuro has his studio.

When the Santa Fe property became available, their group bought the building—and only then, when they learned how much renovation would cost, realized that it was financially unfeasible.

The redevelopment agency entered with a \$1.2-million loan at 6% interest, with the strings attached to assure housing for low-income artists. Zeidler expects some modest profits, 10% of which under the CRA agreement must be donated for art in public places.

"It seemed like a good idea from the beginning," said Bill Jones, the agency's rehabilitation director. On another industrial block nearby, the CRA had earlier financed the Los Angeles Contemporary Exhibits (LACE) gallery, which includes four lofts along with a performance space and bookstore. Another project of eight units for artists is also being considered.

## **Hopes for the Future**

Beyond that, it does not appear that the agency could fund other artist housing projects for several years. "There's just no buck," Jones said. Such "big-ticket items" as a new Convention Center and expansion of the Central Library, he said, have absorbed much of the budget.

As for Zeidler and Skuro, their fondest vision for the Santa Fe Art Colony is of a vibrant collection of artists who draw inspiration from each other and maybe even become a movement. It is possible, they say, that some truly important art and artists will arise from this space.

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## Struggling Artists Find New Colony Downtown

May 30, 1988 | PAUL FELDMAN | Times Staff Writer

For a decade, sculptor Kim Abeles suffered for her art, living one step ahead of the city building inspector in bootleg lofts above the gritty streets of downtown Los Angeles.

These days, Abeles, 35, still struggles with aesthetics. But no longer does she worry about the roof over her head.

Abeles and her painter husband, Russell Moore, share one of 45 units in Los Angeles' first large-scale, city-subsidized housing for low-income artists, the Santa Fe Art Colony. Opened last December, the \$3-million security-gated complex, housed on the one-time site of a terry cloth robe tailoring plant, is located amid warehouses and garment factories on the southeast perimeter of downtown.

"This is a nice change--to live in a space where I don't have to hide all my clothes and do all my dishes in the shower," said Abeles, who is two months pregnant. "This is a step up, and it's very secure."

Funded in part by a \$1.2-million Community Redevelopment Agency loan, the Colony, at 2401 Santa Fe Ave., has quickly filled to capacity with eager young painters and sculptors whose material successes have yet to match their artistic visions.

Spaces ranging from 1,000 to 1,200 square feet in the main three-story brick building rent for \$415 to \$623 a month. That's roughly 50% to 65% of the market rate for legal loft space downtown, where struggling artists are being increasingly squeezed out by lawyers, designers and other monied professionals.

Under the CRA's financing arrangement, prospective tenants are required to have a maximum \$18,000 yearly income to qualify for the cheaper units. They also had to convince the Colony's developers that they are "serious" fine artists, who would use their units as work space as well as living quarters.

Consequently, none of the subsidized spaces have been rented to graphic or commercial artists or to people involved in photography, film or television production, according to general manager Leonard Skuro, himself a sculptor.

Also rejected was a man whose art form is floral arrangement.

"He was very serious about it and he did these huge things and you know he felt that he was an artist," Skuro said. "I did not quibble with him that he's an artist. My position was simply that we feel that he is in a commercially based art and his potential for making income is much greater than (for studio artists) where we targeted our support."

Although some might argue that the Colony's definition of "serious art" is arbitrary, Skuro said it is based on a principal aim of the development group, headed by arts patron Marvin Zeidler--to give fledgling artists an opportunity to pursue their creative impulses in a hassle-free environment.

"If one or two people out of the whole place become really good or make really good work, that's all it is about," Skuro said. "I mean what else can you expect?"

And if they reap financial rewards, they won't be evicted for exceeding the income limits. "People aren't penalized for getting successful," Skuro explained.

"They can just stay, and in a way, they'll act as a role model for the other people in the studios trying to scrape by."

"So far, we feel it's been wonderful," said Bill Jones, the CRA's rehabilitation director. "The development partners seem to be benevolent to the artsy, folksy people . . . and (Zeidler) was (always) up-front. He said he wanted to make a little money but provide some spaces for low-income artists because they were getting chased out of places that were getting more trendy."

Unfortunately, Jones added, the CRA, which has helped finance one other mixed-use art gallery, performance space and four-loft conversion project, has no funds for more art-related loans.

The Colony's initial batch of tenants include a slew of abstract painters. There are also a handful like Abeles, who uses such functional items as toilet-tank parts, potato mashers and Rolodexes in her mixed-media, anti-establishment works, and Rudy Mercado, 25, who fashions historic battle-scene dioramas out of modeling clay.

Over the years, Abeles, a part-time college teacher, has shown her sculptures in galleries from Malibu to SoHo. Mercado has participated in exhibits in Barnsdall Park, downtown Los Angeles and Northridge.

Despite the Colony's infancy, 14 of its tenants were among 75 downtown artists who participated this month in the annual open studio tour sponsored by the vanguard Los Angeles Contemporary Exhibitions.

"Some said you're not going to get things done because of the social life, but people here are really serious about what they do," painter Janet Jenkins said. "It's not party animals."

Indeed, when tenants are not painting or sculpting, many are busy fixing up their units.

As with most loft conversions, the only improvements the developer provided were full bathrooms. Ironically, in a building full of artists, the common hallways are still unpainted because of a \$300,000 construction overrun, Skuro said. That has led to some tenants filling the second-floor corridor with their works and inspired one graffiti artist to scrawl, "Paint me 'fore I die--Plato."

Some tenants have already transformed their spaces into charming abodes with the feel of pricey apartments. Abeles, meanwhile, has traded artworks to a plumber in exchange for a rudimentary washer, dryer and kitchen sink. Still others, like roommates Tom Cobb and Mary Buck, live a Bohemian life style, cooking on a propane stove, taping their canvasses to the walls and boasting a floor with enough paint drippings to look like a Jackson Pollock original.

The latter couple's table also stands out--as a sort of still life of rustic loft living. Among the items haphazardly scattered about one recent afternoon were a package of rice cakes, a bottle of soy sauce, several tubes of acrylic paint, a tape measure and a paint brush.

About 70% of the Colony's residents hold part-time or full-time jobs to help supplement their meager art earnings, Skuro said.

For example, abstract painter Heidi Von Kann doubles as a part-time special-events manager for Union Bank. David Hines, who paints outdoor scenes, is a senior storekeeper at UCLA Medical Center. And painter/sculptor Mary Allan serves as a field service representative for the Long Beach Gas Department.

"I like it here (at the Colony) a lot," Allan said. "It's sort of an island within the industrial area. I like having other people who are like me around and not having that many other people around."

Within blocks of the Colony are storage yards containing dozens of big-rig trucks owned by regional supermarket chains. But the project is so isolated that the nearest actual supermarket is two miles south in Huntington Park.

Tenants say that as time goes on, they hope to foster a supportive salon-type environment of creative interchange at the Colony.

"Like in the 1920s when Gertrude Stein was alive--I'd love to see something like that occur," Abeles said. "At this point, it is not yet a big forum for art dialogue. . . . That would have to slowly evolve."

# THE ARTISTS ARE RESTLESS Culture Boom? L.A.'s Avant-Garde Hasn't Seen It Yet

Snowden, Don . Los Angeles Times (pre-1997 Fulltext) ; Los Angeles, Calif. [Los Angeles, Calif]06 Nov 1988: 4.

[ProQuest document link](#)

## ABSTRACT (ABSTRACT)

PHOTO: COLOR, (Cover) [Rachel Rosenthal]-Performance Artist; PHOTO: COLOR, (Cover) [Terry Wolverton]-Writer; PHOTO: COLOR, (Cover) Art Jarvinen-Musician/Composer; PHOTO: [Richard Amromin], COMPOSER, PRESIDENT INDEPENDENT COMPOSERS ASSN., ADMINISTRATIVE /TREASURER FILMFORUM. "What (the city) gave last year generously be called despicable and insulting both to the artists and the public."; PHOTO: RACHEL ROSENTHAL, PERFORMANCE ARTIST. "If Los Angeles presenting organizations got ahold of real money, extraordinary work would be put out because talent is here, but it's just not respected."; PHOTO: TERRY WOLVERTON, WRITER/EXECUTIVE DIRECTOR OF THE WOMAN'S BUILDING. "Artists are the only group of workers that are not only expected to work for free, they're expected to pay for the privilege of doing their work . . ."; PHOTO: ART JARVINEN, MUSICIAN/COMPOSER. "To make L.A. a vital and meaningful cultural center, you have to do everything to stimulate new art and give artists who are alive a chance to survive."; PHOTO: [Steven Durland], EDITOR, HIGH PERFORMANCE MAGAZINE. "Substantial chunks of the (art) system are missing here."; PHOTO: [Al Nodal], GENERAL MANAGR OF L.A. CITY DEPARTMENT OF CULTURAL AFFAIRS. " . . . The funding hasn't caught up with the need."; PHOTO: [Vinny Golia], MUSICIAN/COMPOSER. "In New York, you've got the good, the bad, the ugly, the beautiful and here everyone tries to be the beautiful."; PHOTO: JOHN MALPEDE, THEATER TROUPE FOUNDER. "L.A. can't decide whether it wants to sever the white people's island from the mainland and put up moats or try to enjoy the vitality of the cultural diversity . . ."; PHOTO: [David Ocker], MUSICIAN/COMPOSER. "Heaven forbid that you should make any money producing a small concert in Los Angeles. I've done it once out of probably a hundred concerts."; PHOTO: VINZULA KARA, VISUAL ARTIST/COMPOSER. "I don't think about whether I want to (be on the cutting edge) or not. Some people just think a certain way that puts them on the cutting edge . . ." / [Gary Friedman] / Los Angeles Times; TABLE: ARTS SPENDING BY U.S. CITIES

## FULL TEXT

SEE CORRECTION APPENDED

Rachel Rosenthal thought she had found a home in Los Angeles when she settled here more than 30 years ago. Over time, she became an internationally renowned performance artist-of sufficient stature to be one of three locally based artists selected for the Los Angeles Festival last year. With media reports regularly trumpeting the arrival of Los Angeles as a world-class art center, Rosenthal figured to be sitting pretty, sifting through offers to present fresh pieces in her hometown.

So why is she "seriously considering" leaving town?

"I'm in a weird position because the places where performance artists work here are just not capable of paying my fee," said Rosenthal in her West Los Angeles storefront studio. "Over the years, my fee has risen just like painters' prices, and I'm not that flexible simply because I'm 61. I can't put out the kind of energy, work and time that I used to, when I was younger, for peanuts.

"I'm working to get to the big places that can afford me-the Doolittle Theater, the Taper or the Wadsworth-and I don't want to play clubs or small theaters."

Rosenthal's experience isn't unique among the Los Angeles avant-garde working in a more exploratory, non-

mainstream vein. Looking beyond the high-profile facades of the Music Center, the major museums, theaters and the thriving gallery scene, the picture for these artists in the Los Angeles area isn't as rosy as it has often been depicted in the last few years by arts journals and other accounts:

Stephen Prina's 1982 multimedia "Aristotle, Plato and Socrates" finally was exhibited at the Museum of Contemporary Art this year . . . after years of being presented in European and American museums.

John Carter and Vinny Golia are regulars on the East Coast and European tour circuits featuring exploratory jazz artists. But Golia's last Los Angeles date was a year ago, and Carter's favored group, an octet, has worked here only once in the last two years.

Artist Erika Suderburg's video piece, "Displayed Termination: The Interval Between Deaths," was recently featured at the "LACE Annuale" exhibit at Los Angeles Contemporary Exhibitions (LACE). But the high expenses involved in producing video art means Suderburg will have to divert time from her art to hold down three part-time teaching positions this fall.

"The hype (about the L.A. art scene) has convinced or intrigued a lot of people into thinking that L.A. is already a world-class art center," said Steven Durland, editor of High Performance magazine, a nationally distributed journal published in Los Angeles that is geared toward the "new arts audience."

"When you get inside it, artists who are familiar with the way a complete art system can and should work become frustrated because substantial chunks of that system are missing here."

All this doesn't mean that the Los Angeles art community resembles the classic construction of a Hollywood set—all front and no substance. Rather, to Durland and many artists interviewed by Calendar, it's more like a construction site where some parts are completed and others tenuously supported by makeshift, patchwork scaffolding.

The artists are indeed restless about this kind of situation—where public encouragement and support, as well as affordable facilities are not available. But they're not gloomy.

The magic word that popped up in almost every artist's consideration of Los Angeles as a world-class art center: potential.

"There is the feeling that something interesting is going to happen here," said Tim Miller, a performance artist with a growing national reputation. "There's a desire for this cultural moment to happen."

"The problem is that there's not any infrastructure or vision—at least there wasn't until Al Nodal was appointed to head the (Los Angeles City) Cultural Affairs Department—to be implementing that, but all of this is teetering on the edge. In typical L.A. fashion, five years from now it could be the best city to work in and live up to its promo."

The first concerted attempt to construct a more systematic municipal support structure comes Nov. 22 when the Los Angeles City Council is scheduled to vote on a proposed Los Angeles Endowment for the Arts program that could generate \$20 million to \$25 million annually. As outlined in the report of the Los Angeles Task Force on the Arts appointed by Mayor Tom Bradley, the Endowment would be funded by a 1% assessment on city capital improvement funds, 1% on private development projects over \$500,000 (excluding single-family homes) and an 8% slice of the city's hotel bed tax.

A 1% tax on development has been used to generate funds for arts in several American cities, including San Francisco and Santa Monica.

The level of municipal and state support of artists here is much less than in many other American cities (see accompanying chart). According to a Los Angeles Department of Cultural Affairs spokeswoman, the department dispensed \$761,000 in grants during the 1987-88 fiscal year out of its total budget of \$4.4 million. In the current 1988-89 fiscal year, that figure rose to \$1.345 million. The population of Los Angeles is 4 1/2 times greater than that of San Francisco, but the latter dispensed \$6.1 million in 1987-88 and \$6.8 million for 1988-89.

"The public sector things (financing and leadership) that have been missing in the past are starting to happen now," said Al Nodal, who on Monday will become the general manager of the Department of Cultural Affairs. "Only in the last five years has culture really demonstrated to a broad section of Los Angeles what it can do for the city." The Mayor's Task Force report, which lays out the design for the proposed Los Angeles Endowment, embodies

many of the concerns and possible solutions voiced by artists interviewed for this article. The report was instigated by City Councilman Joel Wachs, a long-time advocate of a more active municipal role in supporting the arts.

"You don't have too many people against the arts, but they've always thought of the arts as nice but not top priority," Wachs said. But he said, "Quality-of-life issues are really high on the political agenda all of a sudden. . . . What kind of Los Angeles do we want?"

The Task Force report projects that the annual Endowment fund would be distributed by a 19-member board of trustees drawn from the private sector, public sector and the artistic community. That board will be advised by an "Arts Congress" and peer review panels.

Some artists characterized the upcoming council vote as a make-or-break indicator of the seriousness of Los Angeles' support.

"Cultural leadership is central to everyone's vision of L.A. in the future," said Aaron Paley, who organized the Fringe Festival adjunct of local, experimental work to the Los Angeles Festival. "If the Task Force is passed as written, it would bring L.A. up to par with the major cultural centers of the country in terms of support."

The creation of Los Angeles Endowment would put to rest the near-unanimous response of artists when asked if Los Angeles can claim status as a world-class art center: "Put your money where your mouth is."

Many interviewed felt that the current funding support is skewed much too heavily toward the established, mainstream institutions. Their restlessness is fueled by a conviction that the Los Angeles art world suffers from an "edifice complex" that leads to expensive buildings, imported art "stars" and Hollywood blockbuster festivals, but ignores the smaller-scale needs of the city's working artists and grass-roots artists organizations.

Beyond their excitement over the city's vital cultural mix and the need for more municipal and state funding, there was no consensus among the artists on what should be done to encourage home-grown arts.

Each discipline has its own problem area:

For the dance community, it is the absence of affordable rehearsal space.

For film and video artists, the world's movie and TV capital ironically is one of the few major U.S. cities without an alternative, co-op film and video center offering low-cost technical assistance.

Fueled by the gallery boom and the opening of the Museum of Contemporary Art and new buildings at the County Museum of Art, the visual arts are considered the healthiest in the city. But the commercial slant of galleries often works against their selection of visual artists who explore the offbeat.

Those working in the performing arts-music, dance, performance art, and, to a lesser extent, theater-decried the tendency of local presenters to ignore contemporary, exploratory work. As art journalist Linda Frye Burnham and several others said in interviews, the emphasis here has almost exclusively fallen on older pieces that are safe, familiar and officially sanctioned as "culture."

"Why has UCLA brought in such awesome dance groups but just left music completely in the 19th Century?" asked Titus Levi, co-founder of the California Outside Music Assn. "They had the Kronos Quartet but that's it and their jazz series is a joke as far as new music."

There was concern expressed that the large festivals (the Olympic Arts Festival and the Los Angeles Festival) were one-shot extravaganzas that were of no help in developing on-going audiences for the work of local experimental artists.

Los Angeles' experimental artists have been actively engaged in small-scale presentations in "cutting-edge" galleries or performance spaces for years. But between that level and the Music Center, Museum of Contemporary Art and the County Museum of Art, there is a void in the middle. Where are the mid-size venues for performing artists and in mid-size arts organizations that can nurture emerging artists, those interviewed asked.

The absence of that middle strata poses a "Catch-22" dilemma for many Los Angeles artists. Like Rosenthal, they're too big for the performance spaces available to them but not big enough for the crown jewels (or they may be doing work they know isn't appropriate for the latter). That state of affairs can foster restlessness as artists face the unappetizing options of staying here and spinning their wheels or following the time-honored tradition of

leaving town.

"At my level of career as a creative artist, I don't see that much help from the community in terms of promoting a career from California class to national or world class," said composer-clarinetist David Ocker.

"I have discussions (within my peer group of musicians) about certain art museums-a large, new one downtown being a particular example-which we have concluded is pure and simple not interested in us. There has been hardly any support for local composers from the Los Angeles Philharmonic in spite of their oft-announced good intentions."

One person who bailed out nearly two years ago is performance artist Lin Hixson.

"I had an opportunity in Chicago to work with three men who were willing to commit to a company idea," Hixson said by phone before a New York City performance. "In L.A., (such an arrangement) would be difficult because the film industry overshadows the theater and performance community; if a film or a commercial comes along, your troupe is gone."

Unlike their European counterparts, who, with government support, can make a full-time job of producing art, artists here feel they're battling ingrained American views that art is a non-essential frill.

"One question that people who make cultural policy need to ask is: Do you want people from your community of artists making art in their spare time?" said Terry Wolverton, the executive director of the Woman's Building. "The art we nurture in this city takes on a part-time, catch-as-catch-can quality."

Another frustration: A good deal of the work done by small L.A. arts groups and individuals has eventually gained prominence-but artists here see little support trickling down from the mainstream arts organizations or the entertainment industry.

Advocates of nonprofit arts organizations contend they showcase experimental, sometimes controversial work and/or artists that museums are unwilling to take a risk on in their early, formative years. Howard Spector, who recently resigned as head of L.A. Center For Photographic Studies, characterized it as "a trickle-up theory in terms of the (artistic) activity."

That trickle-up effect extends to the performing arts world. Whoopi Goldberg performed at LACE in 1980, and her last Los Angeles appearance before her transformation into a Hollywood star was at downtown's Wallenboyd Theatre in 1984-with bed sheets and blankets hung on the wall for a backdrop. Pee-wee Herman came out of the off-beat, improvisational comedy group The Groundlings, where he performed for minimal pay before hitting the big screen and the tube.

But drawing on the talent pool apparently is the mainstream entertainment industry's chief, if only, contact with the local alternative art world.

Said composer Richard Amromin, who doubles as president of the Independent Composers Assn. and administrative director and treasurer for Filmforum, a nonprofit organization that has presented the work of independent, experimental film makers for the past 14 years:

"In the past, there have been approaches made seeking financial support and the (movie) industry basically told Film Forum that, 'You're not doing anything with film. You don't even count.'"

Is Los Angeles inhospitable?

Not to the Big Boys-\$13.8 million of the total county spending of \$14.9 million goes to two major institutions, the Music Center and the Los Angeles County Museum of Art. But it's a different story when it comes to the city's little guys.

"In other cities, a small, young organization usually finds its first institutional support in a municipal grant," said Mark Anderson, the director of ARTS Inc., a consulting firm that advises nonprofit arts organizations in Los Angeles County. "There's a hump here that a lot of organizations never get over."

One consequence of limited municipal support is the small number of nonprofit organizations of any substantial size. Beyond Baroque in Venice, the Woman's Building and LACE downtown are the major ones presenting exploratory artists. The Department of Cultural Affairs produces occasional shows at its Barnsdall Park facility.

"In Toronto, a city of 2 million, they have about 10 alternative galleries, all specializing in something different," said

photographer George Legrady. "Los Angeles, a city of 8 million, now has one that tries to cover everything: LACE." The development of "presenting locations" that consistently feature experimental work was high on the list of many artists. Several mentioned that the closing of the Lhasa Club in Hollywood and the House in Santa Monica (for reasons other than lack of patrons) in the past two years seriously cut into the number of better-known performing spaces.

Choreographer Sara Elgart had been producing her own concerts locally for 10 years, usually at the House. "I could pack in over 100 people a night, sell out up to three nights in a row, break even-just about-and be very happy," she said. "Tell me where you can do that now?"

The situation isn't any brighter for adventurous musicians in either the jazz or classical realm.

"There aren't good venues here for groups playing serious, high-caliber chamber music that need to work in a smaller hall because they're not going to draw thousands of people," said percussionist Art Jarvinen of the California E.A.R. Unit ensemble.

"It's frustrating, especially when you go out of town and play some place where you've got fantastic sound equipment, great acoustics and the hall is just the right size. Suddenly, the group has never sounded better and you think, 'Jeez, I wish we could take this back to L.A. with us.'"

Starting a performing place from scratch may be nearly impossible for a Los Angeles artist faced with building and fire code regulations that may require prohibitively expensive alterations and parking requirements.

"Real estate," said Terry Wolverton, "is going to be the backbreaking issue for most arts organizations in the next 10 years."

Escalating real estate prices in Los Angeles was one reason that Moins Rastgar decided to open his System M alternative arts outlet in Long Beach two years ago.

"It takes a period of time to make the community aware any sort of cultural outlet is here, and high rent could be a factor in the place surviving," said Rastgar. "In Los Angeles, the rent of all the spaces I'd been looking around at was two or three times the amount I'm paying here in Long Beach."

The downtown Los Angeles development boom has apparently wiped out the once-promising prospects of a flourishing underground art community there. The Community Redevelopment Agency-supported Santa Fe Avenue artist loft colony that opened earlier this year stands against a stark backdrop of other downtown artists and artists organizations being forced out by rising rents.

Said Lawrence Gipe, a young, more traditional painter who shares a downtown loft with two other artists: "If rents continue to keep coming up here, the city either's going to have to start subsidizing artists or we'll all be out in Fullerton."

A case study: The Wallenboyd building, not far from the Midnight Mission on Skid Row, was an early focal point of downtown activity with the Stella Polaris Gallery, the Wallenboyd Theater and the Brantner Design Center.

"At its heyday in late '83 and '84, on any given Friday or Saturday night there was a lot happening in the building," said designer Cheryl Brantner, who presented jazz and classical concerts there.

But that scene disappeared when the building changed owners in 1985.

"My rent was approximately tripled, and I think 50%-75% of the building moved out at the time of the change of ownership," Brantner said.

The result: Brantner shifted her design company to the Westside and phased out her involvement in concert production. The Stella Polaris Gallery moved to Beverly Hills and later folded. Now the Wallenboyd Theater, which became a recognized center for experimental theater and performance art pieces, is scheduled to shut its doors this month.

"When we came downtown (to the Wallenboyd), the city and the Cultural Affairs Department were saying we'll help you along-and nothing's happened for five years," said Alex Wright of the Pipeline group which presented work there. "It's like hitting our head against the wall-the city touted us as one of the success stories (of downtown revitalization) yet gave us no support."

If the artists are restless, they're also on the move. The nexus of experimental art work in Los Angeles appears to

be moving inexorably toward the city's Westside and Santa Monica.

"La Brea has now turned out to be the East Side of where art venues are," said artist Stephen Prina. "What's between La Brea and LACE? Not too much any more."

The shift reflects both where much of the audience for exploratory art lies and a concerted effort on the part of Westside municipalities. West Hollywood has embarked on an aggressive marketing campaign to bill itself as "The Creative City."

Santa Monica has also positioned itself as an "art-friendly" city through zoning law changes which facilitated a surge of new art galleries, public art programs and a commitment to regularly feature the work of local, exploratory artists at the new Santa Monica Museum of Art.

One project still being developed will house the offices of High Performance magazine, a local outlet for the "Electronic Cafe" two-way video concept introduced by artists Kit Galloway and Sherrie Rabinowitz during the 1984 Olympic Arts Festival, and a home for a performance art project headed by Linda Frye Burnham and Tim Miller.

Said Miller: "The building is in Santa Monica proper, which concerns me a little bit because Los Angeles is the city in Southern California. But pie in the sky is not going to be worth waiting around for if we have a nice building."

That westward push by Los Angeles' restless artists may put an extra urgency to the City Council's vote on the Los Angeles Task Force on the Arts report. Token support or complete inaction may spur the exodus of local artists away from the city proper.

The larger question: Will Los Angeles be satisfied to remain an art-consuming center rather than a city which offers serious support to the home-grown artists who may one day be recognized as innovators?

"To make L.A. a vital and meaningful cultural center, you have to do everything to stimulate new art and give artists who are alive a chance to survive," said Art Jarvinen.

"Vienna, for example, is a cultural center because at one time it really supported living, active, breathing artists who were creating all that stuff we're trying to preserve now. We're artists in L.A. trying to create something as good as that and, if L.A. will support it, I think it will pay off."

ARTS SPENDING BY U.S. CITIES Tax money spent in support of the arts

|           |
|-----------|
| Total Per |
|-----------|

(in millions) Capita

|                             |
|-----------------------------|
| Pittsburgh \$6.6 \$17.03    |
| San Francisco \$9.5 \$12.68 |
| New York \$62 \$8.87        |
| Miami \$2.4 \$6.41          |
| Atlanta \$2.5 \$5.92        |
| Washington \$3.7 \$5.91     |
| Dallas \$5.9 \$5.90         |
| Baltimore \$4.2 \$5.57      |

|                           |
|---------------------------|
| San Diego * \$5.12 \$4.88 |
| St. Louis \$2 \$4.69      |
| Seattle \$1.5 \$4         |
| Columbus \$1.9 \$3.24     |
| Los Angeles * \$4 \$1.53  |
| Chicago \$4.1 \$1.36      |
| Denver \$.559 \$1.10      |
| New Orleans \$.250 .50    |

\* Combined city and county funds Source: Opinion Research Associates, Madison, Wis., and various city agencies.

Compiled by Elizabeth Hayes and John Burman

\*\*\*\* START OF CORRECTION \*\*\*\*\* CORRECTION: FOR THE RECORD

SECTION:Calendar DATE:11/13/88 TYPE:Correction EDITION:Home DAY:Sunday PAGE:107 PART: DESK:Calendar  
Carol Bernson, not Gary Friedman, was the photographer who took the Rachel Rosenthal photo on last Sunday's  
cover (see above). \*\*\*\* END OF CORRECTION \*\*\*\*\*

### Illustration

PHOTO: COLOR, (Cover) Rachel Rosenthal-Performance Artist; PHOTO: COLOR, (Cover) Terry Wolverton-Writer;  
PHOTO: COLOR, (Cover) Art Jarvinen-Musician/Composer; PHOTO: RICHARD AMROMIN, COMPOSER, PRESIDENT  
INDEPENDENT COMPOSERS ASSN., ADMINISTRATIVE /TREASURER FILMFORUM. "What (the city) gave last year  
generously be called despicable and insulting both to the artists and the public."; PHOTO: RACHEL ROSENTHAL,  
PERFORMANCE ARTIST. "If Los Angeles presenting organizations got ahold of real money, extraordinary work  
would be put out because talent is here, but it's just not respected."; PHOTO: TERRY WOLVERTON,  
WRITER/EXECUTIVE DIRECTOR OF THE WOMAN'S BUILDING. "Artists are the only group of workers that are not  
only expected to work for free, they're expected to pay for the privilege of doing their work . . ."; PHOTO: ART  
JARVINEN, MUSICIAN/COMPOSER. "To make L.A. a vital and meaningful cultural center, you have to do everything  
to stimulate new art and give artists who are alive a chance to survive."; PHOTO: STEVEN DURLAND, EDITOR, HIGH  
PERFORMANCE MAGAZINE. "Substantial chunks of the (art) system are missing here."; PHOTO: AL NODAL,  
GENERAL MANAGR OF L.A. CITY DEPARTMENT OF CULTURAL AFFAIRS. " . . . The funding hasn't caught up with  
the need."; PHOTO: VINNY GOLIA, MUSICIAN/COMPOSER. "In New York, you've got the good, the bad, the ugly, the  
beautiful and here everyone tries to be the beautiful."; PHOTO: JOHN MALPEDE, THEATER TROUPE FOUNDER.  
"L.A. can't decide whether it wants to sever the white people's island from the mainland and put up moats or try to  
enjoy the vitality of the cultural diversity . . ."; PHOTO: DAVID OCKER, MUSICIAN/COMPOSER. "Heaven forbid that  
you should make any money producing a small concert in Los Angeles. I've done it once out of probably a hundred  
concerts."; PHOTO: VINZULA KARA, VISUAL ARTIST/COMPOSER. "I don't think about whether I want to (be on the  
cutting edge) or not. Some people just think a certain way that puts them on the cutting edge . . ." / GARY  
FRIEDMAN / Los Angeles Times; TABLE: ARTS SPENDING BY U.S. CITIES

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# Fleeing Rising Rents Lofty Ideals Keep Artists on the Move

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## ABSTRACT (ABSTRACT)

Then painter John Millei phoned to say he had walked down the alley and noticed [Laurence Dreiband]'s name on the back door. "I didn't know you were here, too," Millei said. Soon after, Dreiband spotted conceptualist Tim Ebner and painter Judie Bamber in a restaurant up the street. "I didn't know you were here, too," Dreiband said. These days, the search is taking full-time artists to some decidedly unhip locations. [Atwater] is just one. In the last three or four years, warehouses have been converted into studios in Glendale, Vernon and East Los Angeles. Sculptures take form on the decks of Highland Park and in the industrial district of Elysian Valley near the Los Angeles River and Dodger Stadium. Other artists have traveled even further, to Sepulveda and Tujunga in the San Fernando Valley. Once such commodities were found in Venice, but rents skyrocketed when the yuppies moved in. Redevelopment uprooted a cluster of Pasadena artists. Then in the 1970s artists flocked downtown, but over the last five years prices for the old brick lofts have risen from a level that painters and sculptors can afford to the sphere of fashion designers and architects.

## FULL TEXT

Atwater Village is not exactly a bohemian neighborhood. Certainly Laurence Dreiband didn't think so when he leased an old movie theater on the main drag and converted it to a studio three years ago. He expected to work on his galactic-theme paintings in isolation from the city's artistic circles.

This appeared to be a logical deduction. Atwater is a sleepy section of Los Angeles just south of the Glendale border, where an old-fashioned striped pole revolves outside the barbershop and the locals stop by the Dutch bakery for coffee and Eikelblaadjies as they have for decades. The side streets are lined with modest bungalows, miniature lawns in front, clotheslines and bird baths in the back.

Then painter John Millei phoned to say he had walked down the alley and noticed Dreiband's name on the back door. "I didn't know you were here, too," Millei said. Soon after, Dreiband spotted conceptualist Tim Ebner and painter Judie Bamber in a restaurant up the street. "I didn't know you were here, too," Dreiband said.

'Village of the Damned'

At least a dozen artists of local repute have moved into the area, braving their friends' jokes about "Atwater: Village of the Damned" and jibes about the need for "No Parking" signs on their lawns.

That a fledgling art colony of sorts could surface in Atwater, of all places, is an indication of an occupational hazard. Sometimes it seems as though the artist's endless quest is not so much for universal truth as it is for cheap space and light.

These days, the search is taking full-time artists to some decidedly unhip locations. Atwater is just one. In the last three or four years, warehouses have been converted into studios in Glendale, Vernon and East Los Angeles. Sculptures take form on the decks of Highland Park and in the industrial district of Elysian Valley near the Los Angeles River and Dodger Stadium. Other artists have traveled even further, to Sepulveda and Tujunga in the San Fernando Valley.

Displaced by Yuppies

Once such commodities were found in Venice, but rents skyrocketed when the yuppies moved in. Redevelopment uprooted a cluster of Pasadena artists. Then in the 1970s artists flocked downtown, but over the last five years prices for the old brick lofts have risen from a level that painters and sculptors can afford to the sphere of fashion designers and architects.

The latest round of migrations has some artists worrying that they are too far from Westside art dealers and collectors and too dispersed from each other. But their main fear is the same one they always have had: They scrutinize the streets of their new communities for signs of nascent trendiness, signaling another rise in costs, another exodus.

"It's an age-old problem," said Adolfo V. Nodal, general manager of the city's Cultural Affairs Department. "The arts community moves into an area that's kind of downtrodden. They fix it. They've got a lot of energy and activity. And then they get priced out."

The lack of affordable housing and studio space, Nodal said, was one of two issues raised at every one of about 25 meetings held throughout the city to discuss how to spend the new Los Angeles endowment for the arts, which is expected to generate millions of dollars each year. The other was health insurance.

Los Angeles has had an artists-in-residence ordinance since 1981 allowing development of live-in studios under a building code less stringent than that for apartments. But because those are technically commercial spaces, there is no rent-control provision. And anyone who spends \$20.16 for an art retailer's license can qualify as a tenant. Consequently building owners can find high-income residents to pay \$1,000 a month or more for spaces that commanded \$75 or so 10 years ago.

"They aren't putting real artists in their buildings," said Joy Silverman, executive director of downtown's Los Angeles Contemporary Exhibitions. "They're commercial photographers who have Porsches and Jaguars." More than one downtown warehouse resident, she said with disdain, "is just a lawyer who lives in a loft."

City records show 105 artists-in-residence buildings, mostly downtown, with five to 10 lofts in each. Owners and managers of several of them estimated that about half their tenants work in the fine arts.

In recent years, the Community Redevelopment Agency has spent \$100,000 on a mixed-use project that includes four lofts and \$1.2 million on a subsidized 45-unit building where prospective residents must prove to the developers that they are seriously committed to the fine arts.

The agency would also like to see studios in vacant upper floors along Broadway and Spring Street. But there is just no more money for artists' projects in the foreseeable future, "nothing in the hopper," said Bill Jones, the agency's director of rehabilitation.

"It's a shame," said Lee Ramer, arts deputy to Councilman Joel Wachs. "It's almost like we're letting our artists down."

Michael John Pittas, a former National Endowment for the Arts official living in Los Angeles, agrees. Letting artists scatter about the city inhibits their art, he believes.

"I think there is a certain synergy, a certain chemistry, that comes about by virtue of the presence of many art forms in a concentrated area," said Pittas, who also served as New York City's director of comprehensive planning. "That's how some of the most productive and creative work goes on."

The artists have more prosaic concerns.

"Especially when you're just starting out, art dealers don't know you, they're forming a judgment," said painter Linda Burnham. "When they hear you're out in Glendale or somewhere, they wonder what they're going to get out of it if they go all the way out there to take a look. It's away from the rounds."

She was so horrified when she realized that her converted warehouse is in the 818 area code that she made special arrangements for a 213 telephone.

Although city arts officials want to interrupt the cycle that keeps artists moving on, they are not sure how to do it. Their counterparts elsewhere are similarly stymied.

In Chicago, for instance, space costs about six times as much in River North, northwest of the Loop, as it did before artists colonized the neighborhood about 10 years ago, said Nick Rebkin, deputy commissioner of the city's

cultural affairs department. Galleries are now concentrated there, but studios have been replaced by expensive boutiques.

The next stops were Bucktown, an industrial area to the north, and Pilsen, a traditionally Slovak section on the Near South Side that also has a large Latino population. "Bucktown began to be trendy about three years ago and Pilsen is starting to get a little trendy now," Rebkin said.

In New York, prospective residents in the SoHo and NoHo warehouse districts theoretically must prove to a six-member peer panel that they are actively pursuing careers in the fine arts. The city has certified 6,000 artists. But somehow at least 2,000 non-artists got in.

Jim Kelly, director of real estate services for New York City's Cultural Affairs Department, attributes the rise in prices there to such illegal-and mostly affluent-residents. Even if the city does eventually find and evict non-artists, SoHo's prices "have gone up beyond the point where artists can afford to go there," Kelly said.

So artists are leaving Manhattan for Long Island City, Brooklyn, the Bronx and New Jersey. If gentrification follows, they are likely to have to leave again.

"From the city's point of view, arts activity leads to the enhancement of the community and it's not a bad thing to have that happening all over," Kelly said.

Some critics also say artists do not deserve to be favored over other low-income people.

Jon Peterson, a painter who owns three downtown Los Angeles loft buildings, puts it this way: "Most of the artists I know have college degrees and can support themselves if they want to, but they choose to be artists. They have the ability to earn money. I think there are probably people who are a lot more needy, as a group."

It was illegal to live in downtown's warehouses when Peterson arrived in 1976. Only a few dozen struggling artists were there, literally camping out inside cavernous brick shells. Like the others, Peterson improved his space himself. He paid a monthly fee of three cents per square foot for his 2,500-square-foot space.

Authorized, renovated lofts now fetch as much as 60 and 70 cents per square foot. The main reason that owners and managers give for such steep increases is the high bills they have been forced to pay to shore up the turn-of-the-century brick buildings against earthquakes. Others needed to repair damage from the 1987 Whittier earthquake.

Still others are turning away from the loft business altogether, further restricting artists' options. After Sue Iwasaki pondered the cost of replacing walls that fell during the quake, "it was demolition time," she said. Her four-story building is now a pile of bricks and lumber, destined to become a parking lot near the corner of 2nd and Los Angeles streets. Eight of the 10 departing tenants had to leave the downtown area.

Likewise, Maggie Salenger, who manages five artists' buildings downtown, is planning to lease for industrial use a 100,000-square-foot building she recently bought. "We can get 55 and 60 cents for ground floor space," she said.

"We'd get only 5 cents more for artists' space and spend hundreds of thousands for improvements."

Some artists, determined to tough it out downtown, have taken roommates. But they worry about the future. "I am sharing and it's a lot," said Peter Zecher, who lives on Traction Street. "Can I afford it after three years or two years? I don't know."

Alexis Moore, who creates multimedia installations, and painter Peter Wirth were Zecher's neighbors until January. When the rent for their 3,200-square-foot loft went from \$900 to more than \$1,500, they bailed out. They live now in a 1,000-square-foot house in Highland Park. "My work is getting smaller," Moore said.

In Atwater, Judie Bamber paints in the 300-square-foot garage of the house she has shared with Tim Ebner since October.

Under incandescent lights and long fluorescent strips, she hangs her finished canvases: minutely detailed depictions of such objects as a marble on a field of brown (called "If You Don't Know, I'm Not Going to Tell You") or a cervical cap against a green backdrop (titled "Closeness Is Easier When You're Far Away").

When the two moved in together-Ebner from Hollywood and Bamber from Silver Lake-the downtown area was briefly considered and quickly rejected. For the cost of a loft, they could find a place in Atwater that would provide the ultimate protection: they decided not to rent, but to buy.

## Crime Rate Lower

Bypassing downtown has its advantages, they said. The crime rate, for one, seems much lower.

And Atwater has its own quirky charms: the footbridge over the Los Angeles River, the row of riverside drain caps painted to resemble cats' faces and with a mouse at the end, the block of houses with Egyptian-style windows and medieval-castle turrets.

Many of the neighbors are only dimly aware of the arts activity in their midst.

"I haven't heard any complaints," said Ed Waite, a 34-year resident who heads the Atwater Village Homeowners Assn. Indeed, some of the merchants are ecstatic.

"Something would happen to change this area, anyway," said Leona Gardner of Arabesque Photography. "But artists do a little to shade the direction of change. When they move in, they fix a place up. We'll like the design quality, the type of places they frequent."

It is getting harder already for newcomers to gain a foothold. Atwater is being discovered. The area is a hot topic at openings and exhibitions. A sign that hangs near the local driving school announces: "Studios. High-ceiling work space for lease."

"This is how downtown started," Ebner said, "with a couple of dozen people."

Eight months ago, a chic Italian restaurant opened, complete with designer pizzas and ponytailed waiters. A few months earlier, the massive brick Sonntag's Plumbing building had come on the market. "A lot of artists looked at that building," said Linda Burnham, who sent friends over to check it out. "But the price was just too high."

A graphic design firm moved in instead.

## Illustration

PHOTO: Laurence Dreiband discovered that his studio was part of Atwater's fledgling art colony. / ROBERT GABRIEL / Los Angeles Times

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### **Exhibit 3. Building Permits**

**Exhibit 3a. 2401 S. Santa Fe Ave. Building Permits**

**Exhibit 3b. 2415 S. Santa Fe Ave. Building Permits**

**Exhibit 3c. 2349 S. Santa Fe Ave. Building Permits**

**Exhibit 3d. 2421 S. Santa Fe Ave. Building Permits**

**Exhibit 3e. 2345 S. Santa Fe Ave. Building Permits**

**Building Permits**

**2401 S. Santa Fe Ave.**

**All applications must be filled out by applicant**

**PLANS AND SPECIFICATIONS**  
and other data must also be filed

WARD

**BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS**

**Application for the Erection of Building**

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

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entailing into the exercise of the permit:

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

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

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

TAKE TO  
ROOM No. 6  
FIRST  
FLOOR

ASSESSOR  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 34  
THIRD  
FLOOR

ENGINEER  
PLEASE  
VERIFY

Lot No. 11 Block 7  
(Description of Property) Hunting Industrial Tract Bk 7 P. 60  
SW corner of Santa Fe & Chanery Sts.

District No. 5 M. B. Page 18 F. B. Page 264

No. 2701 Santa Fe Ave.  
(Location of Job)

Street

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Factory No. of Rooms 4 No. of families 1
- Owner's name C. B. Van Vort Phone 12575
- Owner's address Western Ave. bet. 6th Ave & Wilshire 615 So. Western
- Architect's name J. M. Cooper Phone 12575
- Contractor's name Wat. Co. Phone 12575
- Contractor's address 12575
- ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 35,000.00
- Any other buildings on the lot? no How used? ---
- Size of proposed building 128 x 128 Height to highest point 38 feet
- Number of stories in height 2 Character of ground Compact Sandy Gravel
- Material of foundation Concrete Size footings 24" x 24" Size wall 24" Depth below ground 10"
- Material of chimneys none Number of inlets to flues --- Interior size of flues ---
- Answer following: Material of Exterior Walls Brick Material of Interior Construction Semi Mill  
Lumber
- Material of Floors wood Material of Roof wood-tar & Gravel
- Are there any other buildings within 30 feet of the proposed structure? no

14. State Name of Plumbing Fitter, to be employed to install and test the plumbing system.

15. State if there is any cesspool to be constructed on this lot.

(No cesspools allowed where there is a street sewer)

16. Plumbing and gas fitting contractor's name.

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

(Sign here)

(Owner or Authorized Agent) J. M. Cooper Archt.

FOR DEPARTMENT USE ONLY

PERMIT NO.

2275

Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)

J. M. Cooper 7/5  
Plan Examiner.

Application checked and found O. K.

(Use Rubber Stamp)

APR 13 1916 A. K.  
Clerk

Stamp here when permit is issued  
APR 13 1916  
ISSUED

# REMARKS

95  
76



|                                                                                                                                                         |     |                                               |                           |                                                               |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------|---------------------------|---------------------------------------------------------------|--------------------|
| 3 APPLICATION FOR INSPECTION                                                                                                                            |     | CITY OF LOS ANGELES DEPT OF BUILDING & SAFETY |                           | TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY |                    |
| INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.                                                                                             |     |                                               |                           |                                                               |                    |
| 1. LEGAL DESCR.                                                                                                                                         | LOT | BLOCK                                         | TRACT                     | COUNCIL DISTRICT NO                                           | DIST MAP           |
|                                                                                                                                                         |     | frac.                                         | Huntington Industrial Tr. | 9                                                             | 117-217            |
| 2. PRESENT USE OF BUILDING                                                                                                                              |     | NEW USE OF BUILDING                           |                           | ZONE                                                          |                    |
| (12) Manufacturing                                                                                                                                      |     | ( ) Same                                      |                           | M3-2                                                          |                    |
| 3. JOB ADDRESS                                                                                                                                          |     |                                               |                           |                                                               | FIRE DIST          |
| 2401 S. Sant Fe Ave.                                                                                                                                    |     |                                               |                           |                                                               | two                |
| 4. BETWEEN CROSS STREETS                                                                                                                                |     |                                               |                           |                                                               | LOT TYPE           |
| E. Washington Bl. E. 25th St.                                                                                                                           |     |                                               |                           |                                                               | int.               |
| 5. OWNER'S NAME                                                                                                                                         |     |                                               |                           |                                                               | LOT SIZE           |
| Harry P. Carten - c/o Richard Van Vorst                                                                                                                 |     |                                               |                           |                                                               | incomplete         |
| 6. OWNER'S ADDRESS                                                                                                                                      |     |                                               |                           |                                                               | legal              |
| 35 W Chandler Pl. San Marino 91108                                                                                                                      |     |                                               |                           |                                                               | ALLEY              |
| 7. ENGINEER                                                                                                                                             |     |                                               |                           |                                                               | BLDG. LINE         |
| Paul H. Winter                                                                                                                                          |     |                                               |                           |                                                               | AFFIDAVITS         |
| 8. ARCHITECT OR DESIGNER                                                                                                                                |     |                                               |                           |                                                               | CCPD               |
| 1021 E. Walnut, Pasadena CA 91106                                                                                                                       |     |                                               |                           |                                                               | ZI 418             |
| 9. ARCHITECT OR ENGINEER'S ADDRESS                                                                                                                      |     |                                               |                           |                                                               | See Map            |
| 10. CONTRACTOR                                                                                                                                          |     |                                               |                           |                                                               | UM                 |
| SR. M INC to be selected                                                                                                                                |     |                                               |                           |                                                               | DISTRICT OFFICE    |
| 11. SIZE OF EXISTING BLDG.                                                                                                                              |     |                                               |                           |                                                               | L.A.               |
| WIDTH 108 LENGTH 133                                                                                                                                    |     |                                               |                           |                                                               | SEISMIC STUDY ZONE |
| STORIES 2 HEIGHT 34                                                                                                                                     |     |                                               |                           |                                                               |                    |
| NO OF EXISTING BUILDINGS ON LOT AND USE                                                                                                                 |     |                                               |                           |                                                               |                    |
| 12. CONST. MATERIAL                                                                                                                                     |     |                                               |                           |                                                               |                    |
| OF EXISTING BLDG. → UM                                                                                                                                  |     |                                               |                           |                                                               |                    |
| 13. JOB ADDRESS                                                                                                                                         |     |                                               |                           |                                                               |                    |
| 2401 S. Santa Fe Ave.                                                                                                                                   |     |                                               |                           |                                                               |                    |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING                                                              |     |                                               |                           |                                                               |                    |
| \$ 9,000-PC \$1000-BP                                                                                                                                   |     |                                               |                           |                                                               |                    |
| 15. NEW WORK (Describe)                                                                                                                                 |     |                                               |                           |                                                               |                    |
| Stairwell bracing & correct detail                                                                                                                      |     |                                               |                           |                                                               |                    |
| ON PERMIT 49600/82                                                                                                                                      |     |                                               |                           |                                                               |                    |
| NEW USE OF BUILDING                                                                                                                                     |     |                                               |                           |                                                               |                    |
| (12) MANUF.                                                                                                                                             |     |                                               |                           |                                                               |                    |
| SIZE OF ADDITION                                                                                                                                        |     |                                               |                           |                                                               |                    |
| STORIES                                                                                                                                                 |     |                                               |                           |                                                               |                    |
| HEIGHT                                                                                                                                                  |     |                                               |                           |                                                               |                    |
| ZONED BY                                                                                                                                                |     |                                               |                           |                                                               |                    |
| TYPE                                                                                                                                                    |     |                                               |                           |                                                               |                    |
| GROUP                                                                                                                                                   |     |                                               |                           |                                                               |                    |
| FLOOR AREA                                                                                                                                              |     |                                               |                           |                                                               |                    |
| PLANS CHECKED                                                                                                                                           |     |                                               |                           |                                                               |                    |
| DWELL UNITS                                                                                                                                             |     |                                               |                           |                                                               |                    |
| MAX OCC.                                                                                                                                                |     |                                               |                           |                                                               |                    |
| TOTAL                                                                                                                                                   |     |                                               |                           |                                                               |                    |
| APPLICATION APPROVED                                                                                                                                    |     |                                               |                           |                                                               |                    |
| GUEST ROOMS                                                                                                                                             |     |                                               |                           |                                                               |                    |
| PARKING REQ'D                                                                                                                                           |     |                                               |                           |                                                               |                    |
| PARKING PROVIDED                                                                                                                                        |     |                                               |                           |                                                               |                    |
| INSPECTION ACTIVITY                                                                                                                                     |     |                                               |                           |                                                               |                    |
| COMB GEN. MAJ. S. CONS.                                                                                                                                 |     |                                               |                           |                                                               |                    |
| PC                                                                                                                                                      |     |                                               |                           |                                                               |                    |
| GPJ                                                                                                                                                     |     |                                               |                           |                                                               |                    |
| CONT INSP                                                                                                                                               |     |                                               |                           |                                                               |                    |
| SPC                                                                                                                                                     |     |                                               |                           |                                                               |                    |
| PM                                                                                                                                                      |     |                                               |                           |                                                               |                    |
| BP                                                                                                                                                      |     |                                               |                           |                                                               |                    |
| EI                                                                                                                                                      |     |                                               |                           |                                                               |                    |
| 13.00                                                                                                                                                   |     |                                               |                           |                                                               |                    |
| 0.50                                                                                                                                                    |     |                                               |                           |                                                               |                    |
| IF                                                                                                                                                      |     |                                               |                           |                                                               |                    |
| OSS                                                                                                                                                     |     |                                               |                           |                                                               |                    |
| 1.31                                                                                                                                                    |     |                                               |                           |                                                               |                    |
| O/S                                                                                                                                                     |     |                                               |                           |                                                               |                    |
| SOSS                                                                                                                                                    |     |                                               |                           |                                                               |                    |
| DIST OFFICE                                                                                                                                             |     |                                               |                           |                                                               |                    |
| C/O                                                                                                                                                     |     |                                               |                           |                                                               |                    |
| SPRINKLERS REQ'D SPEC.                                                                                                                                  |     |                                               |                           |                                                               |                    |
| PC NO                                                                                                                                                   |     |                                               |                           |                                                               |                    |
| A 7457                                                                                                                                                  |     |                                               |                           |                                                               |                    |
| ENERGY                                                                                                                                                  |     |                                               |                           |                                                               |                    |
| PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED |     |                                               |                           |                                                               |                    |

## DECLARATIONS AND CERTIFICATIONS

## LICENSED CONTRACTORS DECLARATION

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

Date 8-21-83 Lic. Class B Lic. Number 15515 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. 380C, Lab. C.).

Policy No. 854080051 Insurance Company ZENITH (1-1-84)

☐ Certified copy is hereby furnished.

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

Date 8-21-83 Applicant's Signature

Applicant's Mailing Address 55 W SIERRA MADRE BL. SIERRA MADRE CA 91024

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date Applicant's Signature

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

## CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

I realize that this permit is 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 Contractor 8-21-83  
(Owner or agent having property owner's consent) Position Date

03110500226

W/C

3

FOR  
INSPECTION

1, 5 2 0 0 1-0 0.1

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

|                                                                                            |                     |                            |                                          |                              |
|--------------------------------------------------------------------------------------------|---------------------|----------------------------|------------------------------------------|------------------------------|
| 1. LEGAL DESCR.                                                                            | LOT                 | TRACT                      | COUNCIL DISTRICT NO.                     | DIST. MAP                    |
|                                                                                            |                     | Huntington Industrial      | 9                                        | 117-217<br>CENSUS TRACT 2065 |
| 2. PRESENT USE OF BUILDING                                                                 | NEW USE OF BUILDING | ZONE                       |                                          |                              |
| ( ) Warehouse                                                                              | Artist in Residence | M3-2                       |                                          |                              |
| 3. JOB ADDRESS                                                                             | FIRE DIST.          |                            |                                          |                              |
| 2401 S. Santa Fe Ave.                                                                      | 11                  |                            |                                          |                              |
| 4. BETWEEN CROSS STREETS                                                                   | AND                 | LOT TYPE                   |                                          |                              |
| Washington Blvd.                                                                           | 25th St.            |                            |                                          |                              |
| 5. OWNER'S NAME                                                                            | PHONE               | LOT SIZE                   |                                          |                              |
| Santa Fe Art Colony                                                                        | (213) 392-4066      | Inc Leg.                   |                                          |                              |
| 6. OWNER'S ADDRESS                                                                         | CITY                | ZIP                        |                                          |                              |
| 214 Ashland Ave.                                                                           | SH. Ca              | 80905                      |                                          |                              |
| 7. ENGINEER                                                                                | BUS. LIC. NO.       | ACTIVE STATE LIC. NO.      | PHONE                                    | ALLEY                        |
|                                                                                            |                     |                            |                                          |                              |
| 8. ARCHITECT OR DESIGNER                                                                   | BUS. LIC. NO.       | ACTIVE STATE LIC. NO.      | PHONE                                    | BLDG. LINE                   |
| Zeidler/ Frishberg                                                                         |                     |                            | 392-4066                                 |                              |
| 9. ARCHITECT OR ENGINEER'S ADDRESS                                                         | CITY                | SM                         | CA                                       | ZIP                          |
| 214 Ashland Ave.                                                                           |                     |                            |                                          | 90405                        |
| 10. CONTRACTOR                                                                             | BUS. LIC. NO.       | ACTIVE STATE LIC. NO.      | PHONE                                    | AFFIDAVITS                   |
| TO BE SELECTED                                                                             |                     |                            |                                          | CCPD                         |
| 11. SIZE OF EXISTING BLDG.                                                                 | STORIES             | HEIGHT                     | NO. OF EXISTING BUILDINGS ON LOT AND USE |                              |
| WIDTH                                                                                      | LENGTH              |                            | Warehouse                                |                              |
| 12. CONST. MATERIAL OF EXISTING BLDG.                                                      | WALLS               | ROOF                       | FLOOR                                    | P.C. REQ'D                   |
|                                                                                            | Masonry             | Wood                       | Wood                                     |                              |
| 13. JOB ADDRESS                                                                            | STREET GUIDE        |                            |                                          | DISTRICT OFFICE              |
| 2401 S. SANTA FE AVE.                                                                      |                     |                            |                                          | LA                           |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | TOTAL               |                            |                                          | SEISMIC STUDY ZONE           |
| 480,000                                                                                    | 680,000             |                            |                                          |                              |
| 15. NEW WORK (Describe)                                                                    | GRADING             |                            |                                          | FLOOD                        |
| Interior Remodeling for Aze.                                                               |                     |                            |                                          |                              |
| 30 NON CONDITIONED UNITS.                                                                  | HWY. REQ.           |                            |                                          | CONS                         |
|                                                                                            | yes                 |                            |                                          | yes                          |
| NEW USE OF BUILDING                                                                        | SIZE OF ADDITION    | STORIES                    | HEIGHT                                   | ZONED BY                     |
| AIR                                                                                        | NONE                |                            |                                          | 3/10/86                      |
| TYPE                                                                                       | GROUP OCC.          | FLOOR AREA                 | PLANS CHECKED                            | FILE WITH                    |
| III                                                                                        | R1/B2               |                            | M                                        |                              |
| DWELL UNITS                                                                                | MAX OCC.            | TOTAL                      | PLAN CHECKED                             | TYPIST                       |
| 30                                                                                         |                     |                            | 30                                       | DAR                          |
| GUEST ROOMS                                                                                | PARKING REQ'D       | PARKING PROVIDED           | INSPECTION ACTIVITY                      |                              |
|                                                                                            | 30                  | 30 COMP.                   | INSPECTOR                                |                              |
| GPI                                                                                        | CONT INSP           | COMB GEN. MAJS. CONS. E.D. |                                          |                              |
| 1,626.90                                                                                   |                     | K2588 1 06/01/87 2542.69   |                                          |                              |
| S.P.C.                                                                                     | P.M.                | B & SB-3 (R 5.85)          |                                          |                              |
| 1,587.80                                                                                   |                     |                            |                                          |                              |
| B.P.                                                                                       | E.I.                | 32.54 OSS                  |                                          |                              |
| 1,404.00                                                                                   | 33.60               | 1,659.44                   |                                          |                              |
| IF                                                                                         | F.H.                | 33.60 E.I.                 |                                          |                              |
|                                                                                            | 1,056.00            | 1056.00 FIRE               |                                          |                              |
| S.D. N/A                                                                                   | O.S.S.              | 49.09 OSS                  |                                          |                              |
| DIST. OFFICE                                                                               | S.O.S.              | 66736 DDQ1                 |                                          |                              |
| UP                                                                                         | 49.09               | 66736 DDQ1                 |                                          |                              |
| P.C. NO.                                                                                   | C/O                 | K2588 1 06/01/87 2542.69   |                                          |                              |
| C 2844                                                                                     | NO                  |                            |                                          |                              |

DECLARATIONS AND  
LICENSED CONTRACTOR

16. I hereby affirm that I am licensed under the provisions of the Business and Professions Code, and my license is in full force & effect.

Date \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_

## OWNER-BUILDER

17. I hereby affirm that I am exempt from the Contractor's License Provisions 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 pledged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
I am exempt with wages as their sole compensation, will do the work, and the structure Code. The Contractor's License Law does not apply to my employees.

CAT. NO. NN00630  
TO 1946 CA (9-84)

(Partnership)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

SS.

On November 24, 1986

said State, personally appeared MARVIN ZEIDLER

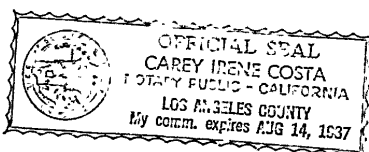
before me, the undersigned, a Notary Public in and for

proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature

Carey Irene Costa  
CAREY IRENE COSTA



(This area for official notarial seal)

I realize that this permit is an application for inspection, that it does not authorize the contractor to perform any work that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the contractor 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 Spec. 91.0202 LAMC)

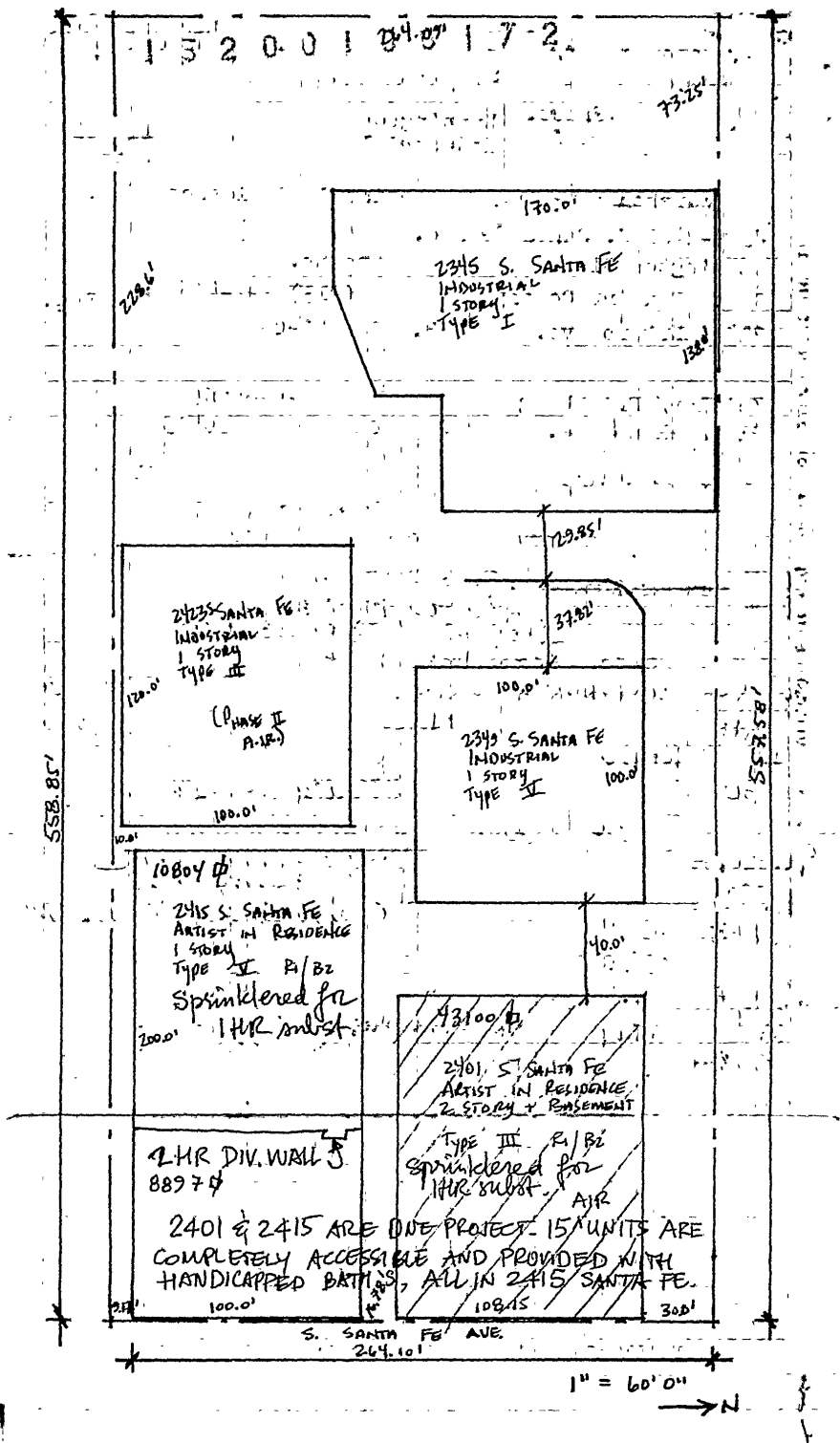
Signed

(Owner or agent having property owner's consent)

Position

Date

Mr 24/1986



24-86-0000 (22) - 11/26/86

11-25-86 EXISTING DRIVEWAY PARKING

BUTCHER 11/22/86

11-25-86 11-25-86 11-25-86 11-25-86 11-25-86 11-25-86 11-25-86 11-25-86 11-25-86 11-25-86

No new driveways to be built  
Interior remodeling only  
No Addition

132 00100173

**DESCRIPTION:**

**PARCEL 1:**

THAT PORTION OF BLOCK "A" OF THE HUNTINGTON INDUSTRIAL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK "A", DISTANT SOUTH 0 DEGREES 45 MINUTES 30 SECONDS EAST 745.81 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE SOUTHERN CALIFORNIA BOX COMPANY BY DEED RECORDED IN BOOK 4613, PAGE 38 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF THE LAND SO CONVEYED TO SAID SOUTHERN CALIFORNIA BOX COMPANY AND ITS PROLONGATION SOUTH 89 DEGREES 44 MINUTES WEST 557.58 FEET; THENCE SOUTH 0 DEGREES 29 MINUTES EAST 30 FEET, BEING A POINT IN THE WEST LINE OF THE LAND CONVEYED TO VAN VORST & BERMAN COMPANY BY DEED RECORDED IN BOOK 5741, PAGE 107 OF DEEDS, RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 0 DEGREES 29 MINUTES EAST ALONG SAID WEST LINE 234.09 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE ALONG THE SOUTHERLY LINE OF THE LAND CONVEYED BY SAID LAST MENTIONED DEED, NORTH 89 DEGREES 44 MINUTES EAST 558.85 FEET TO THE EAST LINE OF SAID BLOCK "A"; THENCE NORTH 0 DEGREES 45 MINUTES 30 SECONDS WEST 764.10 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL, STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO DRILL, MINE AND EXTRACT THEREFROM, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED NOVEMBER 29, 1984 AS INSTRUMENT NO. 84-1406405.

**PARCEL 2:**

AN EASEMENT FOR A SINGLE SPUR TRACK OVER THAT PORTION OF SAID BLOCK "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND SO CONVEYED TO SAID VAN VORST AND BERMAN COMPANY; THENCE ALONG THE SOUTHERLY LINE OF THE LAND SO CONVEYED, NORTH 89 DEGREES 44 MINUTES EAST 41 FEET TO A POINT IN A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 230 FEET THE RADIAL LINE AT SAID POINT BEARS SOUTH 57 DEGREES 57 MINUTES EAST; THENCE SOUTHERLY ALONG SAID CURVE 97.80 FEET; THENCE TANGENT TO SAID CURVE SOUTH 7 DEGREES 41 MINUTES WEST 53.20 FEET TO A POINT IN THE EASTERLY LINE OF THE 30 FOOT STRIP OF LAND CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY DEED RECORDED IN BOOK 5033, PAGE 225 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID EAST LINE NORTH 0 DEGREES 29 MINUTES WEST 144.50 FEET TO THE POINT OF BEGINNING.

|                                                                                                                                                                                                                                                                    |               |                                                                                                                                                                                                                                                                  |                              |                                                               |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------|--------------------|
| 3 APPLICATION FOR INSPECTION                                                                                                                                                                                                                                       |               | CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY                                                                                                                                                                                                                 |                              | TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY |                    |
| INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                  |                              |                                                               |                    |
| 1. LEGAL DESCR.                                                                                                                                                                                                                                                    | LOT           | BLOCK                                                                                                                                                                                                                                                            | TRACT                        | COUNCIL DISTRICT NO.                                          | DIST. MAP          |
|                                                                                                                                                                                                                                                                    | -             | Ptn of A                                                                                                                                                                                                                                                         | Huntington Ind. Tr.          | 9                                                             | 117-217            |
| 2. PRESENT USE OF BUILDING                                                                                                                                                                                                                                         |               | NEW USE OF BUILDING                                                                                                                                                                                                                                              |                              | ZONE                                                          |                    |
| ( ) Artists in Residence                                                                                                                                                                                                                                           |               | ( ) Same                                                                                                                                                                                                                                                         |                              | M3-2                                                          |                    |
| 3. JOB ADDRESS                                                                                                                                                                                                                                                     |               |                                                                                                                                                                                                                                                                  |                              |                                                               | FIRE DIST.         |
| 2401 S. Sta. Fe Ave. (#B03)                                                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                  |                              |                                                               | II                 |
| 4. BETWEEN CROSS STREETS                                                                                                                                                                                                                                           |               |                                                                                                                                                                                                                                                                  |                              |                                                               | LOT TYPE           |
| Washington AND 25th St.                                                                                                                                                                                                                                            |               |                                                                                                                                                                                                                                                                  |                              |                                                               | TNT                |
| 5. OWNER'S NAME                                                                                                                                                                                                                                                    |               |                                                                                                                                                                                                                                                                  |                              |                                                               | LOT SIZE           |
| Jean Hoenninger                                                                                                                                                                                                                                                    |               |                                                                                                                                                                                                                                                                  |                              |                                                               | No Legal           |
| 6. OWNER'S ADDRESS                                                                                                                                                                                                                                                 |               | CITY                                                                                                                                                                                                                                                             | ZIP                          |                                                               |                    |
| 2401 S. Sta. Fe Ave.                                                                                                                                                                                                                                               |               | LA #B03                                                                                                                                                                                                                                                          | 90058                        |                                                               |                    |
| 7. ENGINEER                                                                                                                                                                                                                                                        |               | BUS. LIC. NO.                                                                                                                                                                                                                                                    | ACTIVE STATE LIC. NO.        | PHONE                                                         | ALLEY              |
| Dejban                                                                                                                                                                                                                                                             |               |                                                                                                                                                                                                                                                                  | SE2521                       |                                                               | -                  |
| 8. ARCHITECT OR DESIGNER                                                                                                                                                                                                                                           |               | BUS. LIC. NO.                                                                                                                                                                                                                                                    | ACTIVE STATE LIC. NO.        | PHONE                                                         | BLOG. LINE         |
| Leo Frishberg                                                                                                                                                                                                                                                      |               |                                                                                                                                                                                                                                                                  |                              | 391-7425                                                      | -                  |
| 9. ARCHITECT OR ENGINEER'S ADDRESS                                                                                                                                                                                                                                 |               | CITY                                                                                                                                                                                                                                                             | ZIP                          | AFFIDAVITS                                                    |                    |
| 2221 Glencoe Ave.,                                                                                                                                                                                                                                                 |               | Venice                                                                                                                                                                                                                                                           | 90291                        | See map                                                       |                    |
| 10. CONTRACTOR                                                                                                                                                                                                                                                     |               | BUS. LIC. NO.                                                                                                                                                                                                                                                    | ACTIVE STATE LIC. NO.        | PHONE                                                         | ZI 1231/CPD        |
| To be selected                                                                                                                                                                                                                                                     |               |                                                                                                                                                                                                                                                                  |                              |                                                               | ZA86-0404          |
| 11. SIZE OF EXISTING, BLDG.                                                                                                                                                                                                                                        |               | STORIES                                                                                                                                                                                                                                                          | HEIGHT                       | NO. OF EXISTING BUILDINGS ON LOT AND USE                      |                    |
| WIDTH 100 LENGTH 138                                                                                                                                                                                                                                               |               | 2+B                                                                                                                                                                                                                                                              | 30                           | 5 - Air & Comm                                                |                    |
| 12. CONST. MATERIAL OF EXISTING BLDG.                                                                                                                                                                                                                              |               | EXT. WALLS                                                                                                                                                                                                                                                       | ROOF                         | FLOOR                                                         | P.O. REQ'D         |
| Masonry                                                                                                                                                                                                                                                            |               | Wood                                                                                                                                                                                                                                                             | Conc/Wood                    |                                                               | -                  |
| 13. JOB ADDRESS                                                                                                                                                                                                                                                    |               |                                                                                                                                                                                                                                                                  |                              |                                                               | DISTRICT OFFICE    |
| 2401 S. Sta. Fe Ave. (#B03)                                                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                  |                              |                                                               | LA                 |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING                                                                                                                                                                         |               |                                                                                                                                                                                                                                                                  |                              |                                                               | SEISMIC STUDY ZONE |
| \$ 1,500.00                                                                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                  |                              |                                                               | -                  |
| 15. NEW WORK (Describe)                                                                                                                                                                                                                                            |               |                                                                                                                                                                                                                                                                  |                              |                                                               | GRADING            |
| Interior remodel - <del>toft</del> addition                                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                  |                              |                                                               | FLOOD              |
| 96 SF                                                                                                                                                                                                                                                              |               |                                                                                                                                                                                                                                                                  |                              |                                                               | -                  |
| NEW USE OF BUILDING                                                                                                                                                                                                                                                |               | SIZE OF ADDITION                                                                                                                                                                                                                                                 | STORIES                      | HEIGHT                                                        | ZONED BY           |
| Artists in Residence                                                                                                                                                                                                                                               |               | MEZ. 5'x6'                                                                                                                                                                                                                                                       | 1                            | N/C                                                           | Kendig             |
| TYPE                                                                                                                                                                                                                                                               | GROUP         | FLOOR AREA                                                                                                                                                                                                                                                       | PLANS CHECKED                |                                                               | FILE WITH          |
| N                                                                                                                                                                                                                                                                  | R1/M1         | 96                                                                                                                                                                                                                                                               | C                            |                                                               |                    |
| DWELL UNITS                                                                                                                                                                                                                                                        | MAX OCC.      | TOTAL                                                                                                                                                                                                                                                            | APPLICATION APPROVED         |                                                               | TYPIST             |
| N/C                                                                                                                                                                                                                                                                | N/C           |                                                                                                                                                                                                                                                                  | C                            |                                                               | hla                |
| GUEST ROOMS                                                                                                                                                                                                                                                        | PARKING REQ'D | PARKING PROVIDED                                                                                                                                                                                                                                                 | INSPECTION ACTIVITY          |                                                               | INSPECTOR          |
| N/C                                                                                                                                                                                                                                                                | N/C           | STD. COMP.                                                                                                                                                                                                                                                       | COMB GEN. MAJ. VICE EQ       |                                                               | Padilla            |
| PC                                                                                                                                                                                                                                                                 | G.P.I.        | CONT. INSP.                                                                                                                                                                                                                                                      | B & B-3 (R.2/87)             |                                                               |                    |
| 21.51                                                                                                                                                                                                                                                              | -             |                                                                                                                                                                                                                                                                  | C 21.51 B-PC                 |                                                               |                    |
| S.P.C.                                                                                                                                                                                                                                                             | P.M.          |                                                                                                                                                                                                                                                                  | C 1.00 OSS                   |                                                               |                    |
| B.P.                                                                                                                                                                                                                                                               | E.I.          | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC. | C 7876 2 12/11/87 22.51 CHTD |                                                               |                    |
| 23.00                                                                                                                                                                                                                                                              | 0.50          |                                                                                                                                                                                                                                                                  |                              |                                                               |                    |
| I.F.                                                                                                                                                                                                                                                               | F.H.          |                                                                                                                                                                                                                                                                  |                              |                                                               |                    |
| S.D.                                                                                                                                                                                                                                                               | O.S.S.        |                                                                                                                                                                                                                                                                  |                              |                                                               |                    |
| N/A                                                                                                                                                                                                                                                                | 1.00          |                                                                                                                                                                                                                                                                  |                              |                                                               |                    |
| DIST. OFFICE                                                                                                                                                                                                                                                       | S.O.S.S.      | SPRINKLERS REQ'D SPEC.                                                                                                                                                                                                                                           |                              |                                                               |                    |
| LA                                                                                                                                                                                                                                                                 |               | THRU-OUT                                                                                                                                                                                                                                                         |                              |                                                               |                    |
| P.C. NO.                                                                                                                                                                                                                                                           | C/O           | ENERGY                                                                                                                                                                                                                                                           |                              |                                                               |                    |
| D4051                                                                                                                                                                                                                                                              |               | No HAS No                                                                                                                                                                                                                                                        |                              |                                                               |                    |
| 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. |               |                                                                                                                                                                                                                                                                  |                              |                                                               |                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 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).): |                                             |
| <input type="checkbox"/> 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.).                                                                                                 |                                             |
| <input checked="" type="checkbox"/> 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.).                                                                                                                                                                                                                                                                                                                                                          |                                             |
| <input type="checkbox"/> I am exempt under Sec. B. & P. C. for this reason.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                             |
| Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Owner's Signature (Signature)               |
| 1-25-88                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |
| 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                           |
| <input type="checkbox"/> Certified copy is hereby furnished.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                             |
| <input type="checkbox"/> 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                       |
| 1-25-88                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Position                                    |
| Jean Hoenninger                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |
| (Owner or agent having property owner's consent)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                             |
| 1-25-88                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Date                                        |

|                       |  |                                                                                                                   |  |                    |  |                   |  |
|-----------------------|--|-------------------------------------------------------------------------------------------------------------------|--|--------------------|--|-------------------|--|
| Bureau of Engineering |  | 17700                                                                                                             |  | ADDRESS APPROVED 2 |  | Cordukes 11-30-87 |  |
|                       |  | DRIVEWAY                                                                                                          |  |                    |  |                   |  |
|                       |  | HIGHWAY                                                                                                           |  | REQUIRED           |  |                   |  |
|                       |  | DEDICATION                                                                                                        |  | COMPLETED          |  |                   |  |
|                       |  | FLOOD CLEARANCE                                                                                                   |  |                    |  |                   |  |
| SEWERS                |  |                                                                                                                   |  | SEWERS AVAILABLE   |  |                   |  |
|                       |  |                                                                                                                   |  | NOT AVAILABLE      |  |                   |  |
|                       |  |                                                                                                                   |  | SFC PAID           |  |                   |  |
|                       |  | SFC NOT APPLICABLE                                                                                                |  | SFC DUE            |  |                   |  |
| Grading               |  | PRIVATE SEWAGE SYSTEM APPROVED                                                                                    |  |                    |  |                   |  |
| 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.-9700)                                                                               |  |                    |  |                   |  |
| Housing               |  | HOUSING AUTHORITY APPROVAL                                                                                        |  |                    |  |                   |  |
| Planning              |  | APPROVED UNDER CASE # 2A 86-0404 (C12)                                                                            |  |                    |  |                   |  |
| Traffic               |  | APPROVED FOR                                                                                                      |  | CL FOR MEZZANINE   |  |                   |  |
| Construction Tax      |  | RECEIPT NO.                                                                                                       |  | DWELLING UNITS     |  |                   |  |

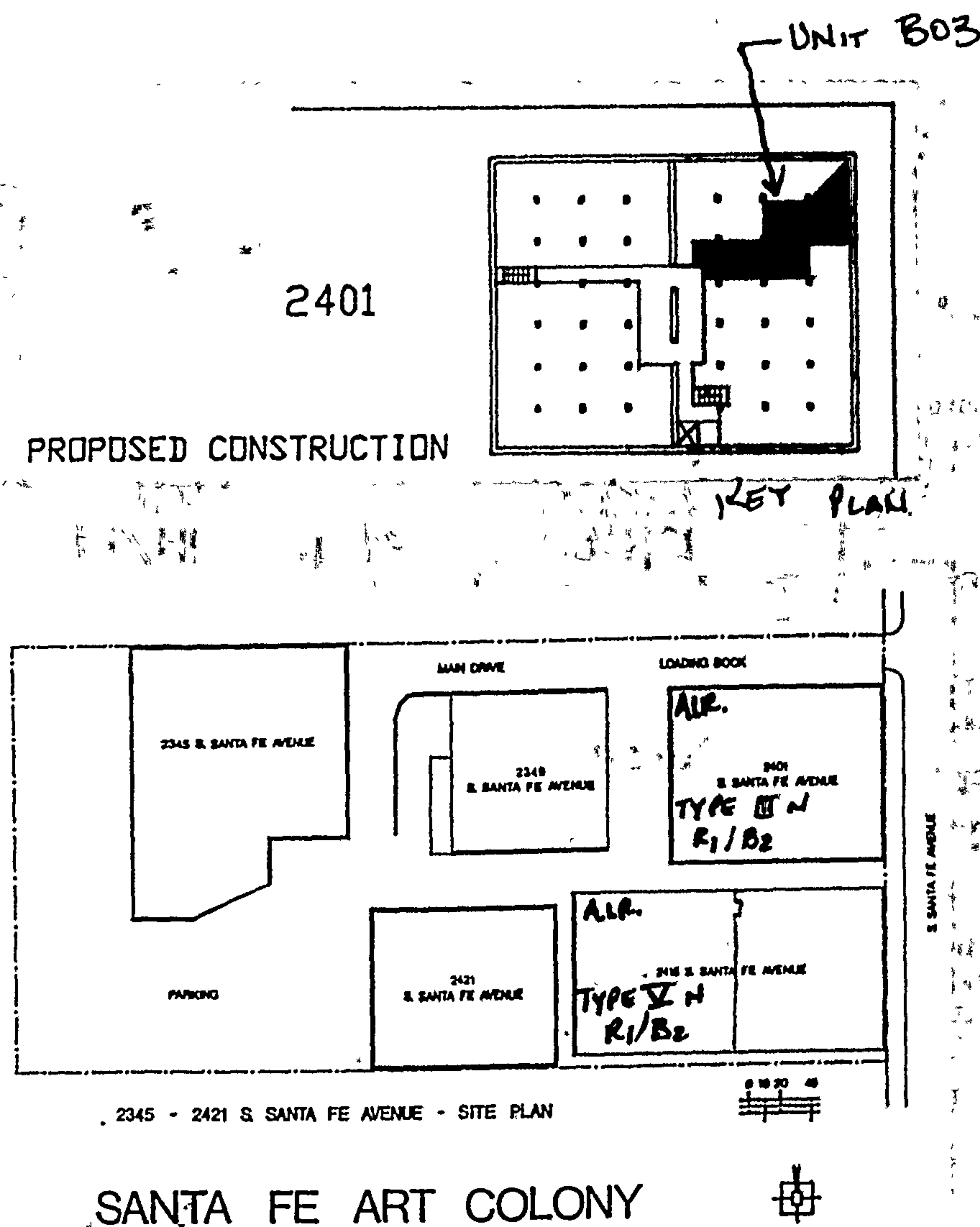
LEGAL DESCRIPTION  
 - NEW MEZZANINE NOT STRUCTURALLY ATTACHED TO EXISTING MASONRY WALLS  
 - BLDG OWNER: SANTA FE ART COLONY  
 2415 S. SANTA FE AV, LA, CA 90058

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

213-391-7425

- EARTHQUAKE COMPLIANCE COMPLETED 1-20-88 FOR MEZZANINE ADDITION ONLY PER A. PEREZ
- No NEW CONDITIONED SPACE H.B.

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



OF OCCUPANCY  
 AND FOR REPAIRS  
 REPAIRS DEMONSTRATION  
 TO ADDITIONAL

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

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

|                                                                                                                                                                                                                                                                         |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------|--|---------------------------------------|--|------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. LOT<br>LEGAL DESCR. <b>PT OF A</b>                                                                                                                                                                                                                                   |  | BLOCK<br><b>A</b> |  | TRACT<br><b>HUNTINGTON INDUSTRIAL</b> |  | CITY CLERK<br>REF. NO.<br><b>MP 6-10</b> |  | DIST. MAP<br><b>117B217</b>                                                                                                                                                                                                                                                          |  |
| 2. PRESENT USE OF BUILDING<br><b>(23) A.I.R.</b>                                                                                                                                                                                                                        |  |                   |  |                                       |  | NEW USE OF BUILDING<br><b>(23) SAME</b>  |  | CENSUS TRACT<br><b>2060</b>                                                                                                                                                                                                                                                          |  |
| 3. JOB ADDRESS<br><b>2401 S. SANTA FE AVE.</b>                                                                                                                                                                                                                          |  |                   |  |                                       |  | SUITE/UNIT NO.                           |  | ZONE<br><b>M3-1</b>                                                                                                                                                                                                                                                                  |  |
| 4. BETWEEN CROSS STREETS<br><b>25TH ST.</b>                                                                                                                                                                                                                             |  |                   |  |                                       |  | AND<br><b>WASHINGTON</b>                 |  | FIRE DIST. COUN. DIST.<br><b>-- 9</b>                                                                                                                                                                                                                                                |  |
| 5. OWNER'S NAME ( ) TENANT ( ) BUILDING<br><b>SANTA FE ART COLONY</b>                                                                                                                                                                                                   |  |                   |  |                                       |  | PHONE<br><b>587-5902</b>                 |  | LOT TYPE<br><b>INT.</b>                                                                                                                                                                                                                                                              |  |
| 6. OWNER'S ADDRESS<br><b>2349 SANTA FE #B</b>                                                                                                                                                                                                                           |  |                   |  |                                       |  | CITY<br><b>L.A.</b>                      |  | LOT SIZE<br><b>INC. DEEM</b>                                                                                                                                                                                                                                                         |  |
| 7. ENGINEER<br><b>MEHRDAD GIVECHI</b>                                                                                                                                                                                                                                   |  |                   |  |                                       |  | BUS. LIC. NO.<br><b>NONE</b>             |  | ZIP<br><b>90058</b>                                                                                                                                                                                                                                                                  |  |
| 8. ARCHITECT OR DESIGNER<br><b>--</b>                                                                                                                                                                                                                                   |  |                   |  |                                       |  | ACTIVE STATE LIC. NO.<br><b>C045725</b>  |  | PHONE<br><b>213-581-8900</b>                                                                                                                                                                                                                                                         |  |
| 9. ARCHITECT OR ENGINEER'S ADDRESS<br><b>5300 S. SANTA FE</b>                                                                                                                                                                                                           |  |                   |  |                                       |  | CITY<br><b>VERNON</b>                    |  | ALLEY<br><b>--</b>                                                                                                                                                                                                                                                                   |  |
| 10. CONTRACTOR<br><b>DECOMA Industries</b>                                                                                                                                                                                                                              |  |                   |  |                                       |  | BUS. LIC. NO.<br><b>530809-78</b>        |  | DOCUMENTS/EASEMENTS<br><b>ZI 1231</b>                                                                                                                                                                                                                                                |  |
| 11. SIZE OF EXISTING BLDG.<br>WIDTH <b>108</b> LENGTH <b>138</b>                                                                                                                                                                                                        |  |                   |  |                                       |  | STORIES<br><b>2</b>                      |  | HEIGHT<br><b>35</b>                                                                                                                                                                                                                                                                  |  |
| 12. FRAMING MATERIAL<br>OF EXISTING BLDG. <b>---</b>                                                                                                                                                                                                                    |  |                   |  |                                       |  | EXT. WALLS<br><b>URM</b>                 |  | NO. OF EXISTING BUILDINGS ON LOT AND USE<br><b>3</b>                                                                                                                                                                                                                                 |  |
| 13. JOB ADDRESS<br><b>2401 S. SANTA FE AVE.</b>                                                                                                                                                                                                                         |  |                   |  |                                       |  | SUITE/UNIT NO.                           |  | FLOOR<br><b>WOOD</b>                                                                                                                                                                                                                                                                 |  |
| 14. VALUATION TO INCLUDE ALL FIXED<br>EQUIPMENT REQUIRED TO OPERATE<br>AND USE PROPOSED BUILDING                                                                                                                                                                        |  |                   |  |                                       |  | \$ <b>2,000.00</b>                       |  | FLOOD<br><b>WOOD</b>                                                                                                                                                                                                                                                                 |  |
| 15. NEW WORK<br>(Describe) <b>EQ DAMAGE REPAIR: URM CRACK REPAIR AT</b>                                                                                                                                                                                                 |  |                   |  |                                       |  | DIST. OFF.<br><b>L.A.</b>                |  | P.C. REQ'D<br><b>NO</b>                                                                                                                                                                                                                                                              |  |
| <b>WEST ELEVATION NO FEE PER ORD. 169813</b>                                                                                                                                                                                                                            |  |                   |  |                                       |  | GRADING<br><b>--</b>                     |  | SEISMIC<br><b>--</b>                                                                                                                                                                                                                                                                 |  |
| NEW USE OF BUILDING<br><b>SAME</b>                                                                                                                                                                                                                                      |  |                   |  |                                       |  | SIZE OF ADDITION                         |  | STORIES                                                                                                                                                                                                                                                                              |  |
| TYPE<br><b>NC</b>                                                                                                                                                                                                                                                       |  |                   |  |                                       |  | GROUP<br>OCC. <b>R1</b>                  |  | MAX<br>OCC. <b>C</b>                                                                                                                                                                                                                                                                 |  |
| DWELL<br>UNITS <b>NC</b>                                                                                                                                                                                                                                                |  |                   |  |                                       |  | BUILDING<br>AREA                         |  | ZONING<br>AREA <b>C</b>                                                                                                                                                                                                                                                              |  |
| GUEST<br>ROOMS                                                                                                                                                                                                                                                          |  |                   |  |                                       |  | PARKING<br>REQ'D                         |  | PARKING PROVIDED<br><b>S C HC</b>                                                                                                                                                                                                                                                    |  |
| P.C.<br><b>35.70</b>                                                                                                                                                                                                                                                    |  |                   |  |                                       |  | G.P.I. + NP<br><b>--</b>                 |  | CONT.<br>INSP.                                                                                                                                                                                                                                                                       |  |
| S.P.C.<br><b>--</b>                                                                                                                                                                                                                                                     |  |                   |  |                                       |  | P.M.<br><b>10.00</b>                     |  | Claims for refund of fees paid on<br>permits must be filed 1. Within one<br>year from date of payment of fee,<br>or 2. Within one year from date of<br>expiration of extension for building<br>or grading permits granted by the<br>Dept. of B. & S. SECTIONS 22.12<br>& 22.13 LAMC. |  |
| B.P.<br><b>42.00</b>                                                                                                                                                                                                                                                    |  |                   |  |                                       |  | E.I.<br><b>.50</b>                       |  | SPRINKLERS<br>REQ'D SPEC.                                                                                                                                                                                                                                                            |  |
| I.F.<br><b>--</b>                                                                                                                                                                                                                                                       |  |                   |  |                                       |  | F.H.<br><b>--</b>                        |  | ENERGY<br><b>NO</b>                                                                                                                                                                                                                                                                  |  |
| S.D.<br><b>---</b>                                                                                                                                                                                                                                                      |  |                   |  |                                       |  | O.S.S.<br><b>YES</b>                     |  | DAS<br><b>NO</b>                                                                                                                                                                                                                                                                     |  |
| ISS. OFF.<br><b>HO</b>                                                                                                                                                                                                                                                  |  |                   |  |                                       |  | S.O.S.S.<br><b>YES</b>                   |  |                                                                                                                                                                                                                                                                                      |  |
| P.C. NO.<br><b>G2724</b>                                                                                                                                                                                                                                                |  |                   |  |                                       |  | C/O                                      |  |                                                                                                                                                                                                                                                                                      |  |
| Unless a shorter period of time has been established by an official action, plan check<br>approval expires one year after the fee is paid and this permit expires two years after<br>the fee is paid or 180 days after the fee is paid if construction is not commenced |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| NEW AFFIDAVITS <b>None</b>                                                                                                                                                                                                                                              |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| PLAN CHECK EXTENDED TO <b>1/1</b> PER                                                                                                                                                                                                                                   |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| ADMINISTRATIVE APPROVAL DATED <b>1/1</b>                                                                                                                                                                                                                                |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| BY <b>MEHRDAD GIVECHI</b>                                                                                                                                                                                                                                               |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| D.A.D. PLANS CHECKED <b>1/1</b>                                                                                                                                                                                                                                         |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| HOUSING MITIGATION FEE ORDINANCE<br><input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> EXEMPT                                                                                                                                                        |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| ASBESTOS NOTIFICATION<br>Check Box <input type="checkbox"/> Notification letter sent to AOMD or EPA.<br><input checked="" type="checkbox"/> I declare that notification of asbestos removal is not<br>applicable to addressed project                                   |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| Signature <b>MEHRDAD GIVECHI</b> Date <b>6/22/94</b>                                                                                                                                                                                                                    |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |
| OWNER OR OWNER'S AGENT                                                                                                                                                                                                                                                  |  |                   |  |                                       |  |                                          |  |                                                                                                                                                                                                                                                                                      |  |

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date 6/22/94 Lic. Class B Lic. Number 375508 Contractor Mehmet G. G. G. G. G.  
(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, on a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. PWC-180610-00 Insurance Company Golden Eagle

☐ Certified copy is hereby furnished.

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

Date 1/22/94 Applicant's Signature Richard Smith

Applicant's Mailing Address 5300 S. Santa Fe Verona, CA 90058

# 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**

**10. 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)

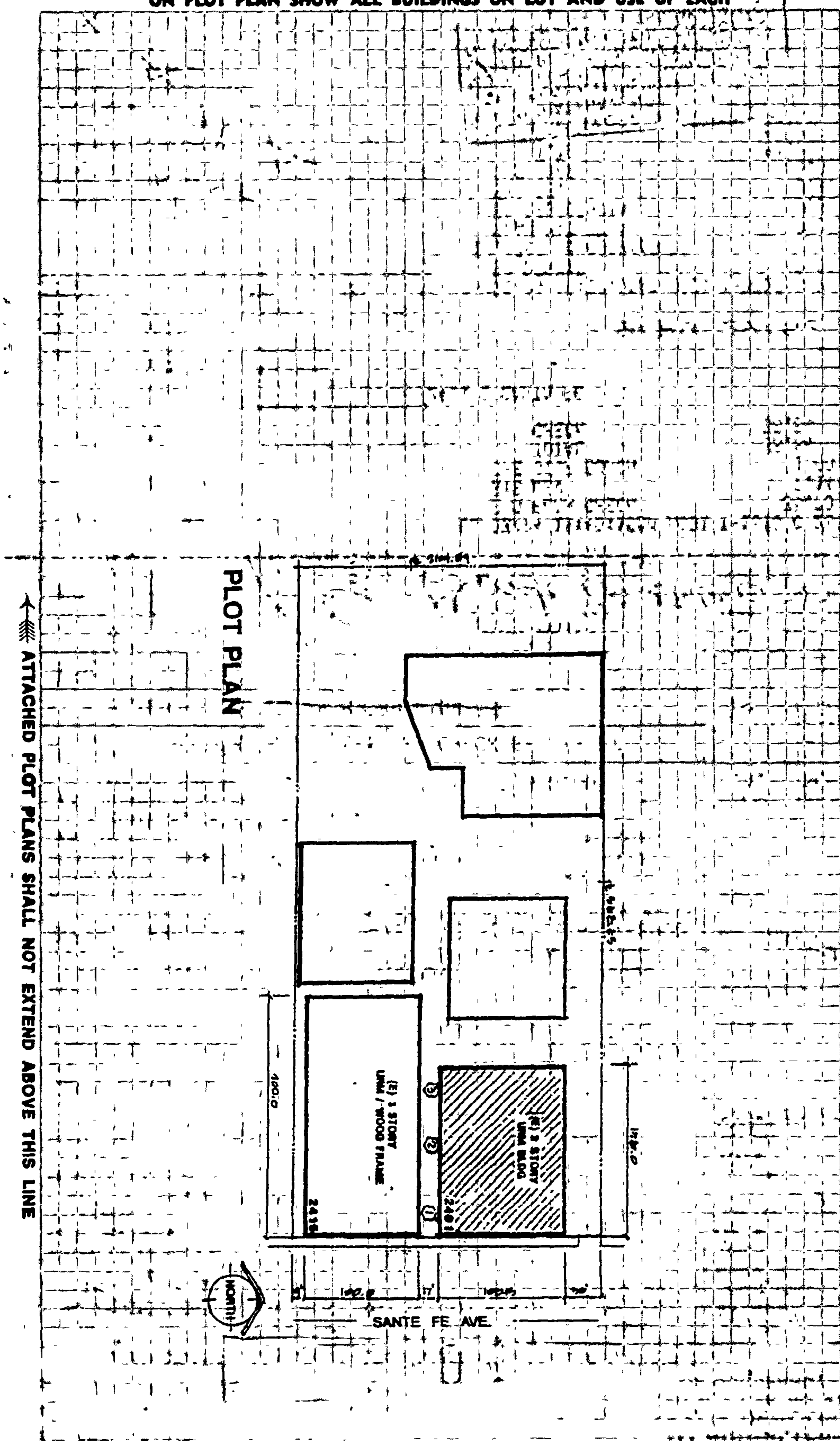
Signed Mehrad Ghisbi CONTRACTOR 6/22/94  
(Owner or agent having property owner's consent) Position Date

4 5 2 0 0 6 7 7 0 0 4

|                                     |                                                                      |                                                                                                                   |                  |  |
|-------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------|--|
| Bureau of Engineering               |                                                                      | ADDRESS APPROVED                                                                                                  |                  |  |
|                                     |                                                                      | DRIVEWAY                                                                                                          |                  |  |
|                                     |                                                                      | HIGHWAY                                                                                                           | REQUIRED         |  |
|                                     |                                                                      | DEDICATION                                                                                                        | COMPLETED        |  |
|                                     |                                                                      | FLOOD CLEARANCE                                                                                                   |                  |  |
| Public Works Improvement            | Required<br>YES <input type="checkbox"/> NO <input type="checkbox"/> | PERMIT                                                                                                            | #                |  |
| SEWERS<br><br>RES. NO.<br>CERT. NO. |                                                                      |                                                                                                                   | SEWERS AVAILABLE |  |
|                                     |                                                                      |                                                                                                                   | NOT AVAILABLE    |  |
|                                     |                                                                      |                                                                                                                   | SFC PAID         |  |
|                                     |                                                                      |                                                                                                                   | SFC DUE          |  |
|                                     |                                                                      | SFC NOT APPLICABLE                                                                                                |                  |  |
| 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         |                                                                      |                                                                                                                   |                  |  |

LEGAL DESCRIPTION

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



**Building Permits**

**2415 S. Santa Fe Ave.**

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

WARD 6

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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

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

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

Lot No. A Portion of Lot A Block Huntington Industrial Tract  
(Description of Property)

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

District No. 2 M. B. Page 18 F. B. Page 262

No. 2401 Santa Fe Ave  
(Location of Job)

Street

O. K. City Engineer  
O. K. City Assessor  
By [Signature] Deputy

USE INK OR INDELIBLE PENCIL

PERMIT NO. 3266 DATE May 27 1916

1. Purpose of Building Storage - Bldg. No. of Rooms 3 No. of Families 1
2. Owner's name E. R. Van Vleet Co. Phone
3. Owner's address 1333 East 6th
4. Architect's name Alta Planning Mill Phone
5. Contractor's name Alta Planning Mill Phone 10595
6. Contractor's address 830 Mc Cleary Street
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 6500
8. Any other buildings on the lot? yes How used? in construction
9. Size of proposed building 120 x 20 Height to highest point 22 feet
10. Number of stories in height 1 Character of ground sand & gravel
11. Material of foundation concrete Size footings piers Size wall none Depth below ground 2'-6"
12. Material of chimneys none Number of inlets to flues none Interior size of flues - x -
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 6 x 12 INTERIOR studs 1 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs none Ceiling joists none Roof rafters 1 x 6 FIRST FLOOR JOISTS none Second floor joists - x - Third floor joists - x - Specify material of roof tar & gravel
14. State number of Plumbing fixtures to be installed  Number of gas outlets
15. State if there is a sewer or cesspool to be constructed on this lot (No cesspools allowed where there is a street sewer.)

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



(Sign here)

Alta Planning Mill Co. by [Signature]

(Owner or authorized agent.)

FOR DEPARTMENT USE ONLY

|                           |                                                                                                                                         |                                                                                      |                                                            |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------|
| PERMIT NO.<br><u>3266</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)<br><u>[Signature]</u><br>Plan Examiner. | Application checked and found O. K. (Use Rubber Stamp)<br>MAY 27 1916 R.B.<br>Clerk. | Stamp here when permit is issued.<br>MAY 27 1916<br>ISSUED |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------|

[Signature]

Thomas

# REMARKS

Blank lined area for remarks.

3

## APPLICATION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-  
REPAIR-DEMOLISH  
AND FOR CERTIFICATE  
OF OCCUPANCYFOR 1 3 2 Earthquake Division  
INSPECTION 460-10178

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

|                                                                                                                                                         |                                   |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------|------------------------------------------|----------------------|--------------------|---------------------|------------------|--------------------|--------|--------------------|------|
| 1. LOT                                                                                                                                                  | BLOCK                             | TRACT                 | Huntington Industrial                    | COUNCIL DISTRICT NO. | 9                  | DIST. MAP           | 117-217          |                    |        |                    |      |
| LEGAL DESCR.                                                                                                                                            |                                   |                       |                                          |                      |                    | CENSUS TRACT        | 2065             |                    |        |                    |      |
| 2. PRESENT USE OF BUILDING                                                                                                                              | (22) warehouse                    |                       | NEW USE OF BUILDING                      |                      | CHANGE OCC. A.I.R. |                     | ZONE             | M3-2               |        |                    |      |
| 3. JOB ADDRESS                                                                                                                                          | 2415 Santa Fe Avenue              |                       |                                          |                      |                    |                     | FIRE DIST.       | two                |        |                    |      |
| 4. BETWEEN CROSS STREETS                                                                                                                                | AND                               |                       | 25th Street                              |                      | Washington Blvd.   |                     | LOT TYPE         | Int                |        |                    |      |
| 5. OWNER'S NAME                                                                                                                                         | Santa Fe                          |                       | Art Colony                               |                      | PHONE              |                     | LOT SIZE         |                    |        |                    |      |
| 6. OWNER'S ADDRESS                                                                                                                                      | CITY                              |                       | ZIP                                      |                      |                    |                     | Inc legal        |                    |        |                    |      |
| 2221 Glencoe Ave. Venice                                                                                                                                |                                   |                       |                                          | 90291                |                    |                     |                  |                    |        |                    |      |
| 7. ENGINEER                                                                                                                                             | BUS. LIC. NO.                     | ACTIVE STATE LIC. NO. | PHONE                                    |                      |                    |                     |                  | ALLEY              |        |                    |      |
| E.D. Birnbaum                                                                                                                                           | 5628                              | 663-9218              |                                          |                      |                    |                     |                  |                    |        |                    |      |
| 8. ARCHITECT OR DESIGNER                                                                                                                                | BUS. LIC. NO.                     | ACTIVE STATE LIC. NO. | PHONE                                    |                      |                    |                     |                  | BLDG. LINE         |        |                    |      |
| Zeidler-Frishberg                                                                                                                                       |                                   | 392-4066              |                                          |                      |                    |                     |                  |                    |        |                    |      |
| 9. ARCHITECT OR ENGINEER'S ADDRESS                                                                                                                      | CITY                              |                       | ZIP                                      |                      |                    |                     |                  | AFFIDAVITS         |        |                    |      |
| 1626 Silverlake L.A.                                                                                                                                    |                                   |                       |                                          | 90026                |                    |                     |                  | ZI 1231            |        |                    |      |
| 10. CONTRACTOR                                                                                                                                          | BUS. LIC. NO.                     | ACTIVE STATE LIC. NO. | PHONE                                    |                      |                    |                     |                  | Prior 6-1-4        |        |                    |      |
| to be selected                                                                                                                                          |                                   |                       |                                          |                      |                    |                     |                  | See map 6          |        |                    |      |
| 11. SIZE OF EXISTING BLDG.                                                                                                                              | STORIES                           | HEIGHT                | NO. OF EXISTING BUILDINGS ON LOT AND USE |                      |                    |                     |                  | P.C. REQ'D         |        |                    |      |
| WIDTH 100 LENGTH 200                                                                                                                                    | 1                                 | 12                    |                                          |                      |                    |                     |                  |                    |        |                    |      |
| 12. CONST. MATERIAL                                                                                                                                     | EXT. WALLS                        | ROOF                  | FLOOR                                    |                      |                    |                     |                  | NO (e)             |        |                    |      |
| OF EXISTING BLDG. →                                                                                                                                     | wd./mas.                          | wd./comp.             | conc.                                    |                      |                    |                     |                  |                    |        |                    |      |
| 13. JOB ADDRESS                                                                                                                                         | STREET GUIDE                      |                       |                                          |                      |                    |                     |                  | DISTRICT OFFICE    |        |                    |      |
| 2415 Santa Fe Avenue                                                                                                                                    |                                   |                       |                                          |                      |                    |                     |                  | LA                 |        |                    |      |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING                                                              | \$ 10000                          |                       |                                          |                      |                    |                     |                  | SEISMIC STUDY ZONE |        |                    |      |
|                                                                                                                                                         |                                   | \$ 5,000.00           |                                          |                      |                    |                     |                  |                    |        |                    |      |
| 15. NEW WORK (Describe)                                                                                                                                 | EARTHQUAKE WORK ON WEST-END WALL. |                       |                                          |                      |                    |                     | GRADING          | FLOOD              |        |                    |      |
| FULL COMPLIANCE ANCHORS ONLY                                                                                                                            |                                   |                       |                                          |                      |                    | CLASS III MED. RISK | HWY. DED.        | CONS.              |        |                    |      |
| NEW USE OF BUILDING                                                                                                                                     |                                   |                       |                                          |                      |                    | warehouse A.I.R.    | SIZE OF ADDITION | STORIES            | HEIGHT | ZONED BY           | J.R. |
| TYPE                                                                                                                                                    | GROUP                             | FLOOR AREA            | PLANS CHECKED                            |                      |                    |                     |                  |                    |        | FILE WITH          |      |
| V                                                                                                                                                       | B-2                               |                       | S. Frank                                 |                      |                    |                     |                  |                    |        |                    |      |
| DWELL UNITS                                                                                                                                             | MAX OCC.                          | TOTAL                 | APPLICATION APPROVED                     |                      |                    |                     |                  |                    |        | TYPIST             |      |
|                                                                                                                                                         | 60                                |                       | S. Frank                                 |                      |                    |                     |                  |                    |        |                    |      |
| GUEST ROOMS                                                                                                                                             | PARKING REQ'D                     | PARKING PROVIDED      | INSPECTION ACTIVITY                      |                      |                    |                     |                  |                    |        | INSPECTOR          |      |
|                                                                                                                                                         |                                   |                       | COMB GEN. MAJ.S. CONS. EQ.               |                      |                    |                     |                  |                    |        | EQ                 |      |
| P.C.                                                                                                                                                    | G.P.I.                            | CONT INSP             |                                          |                      |                    |                     |                  |                    |        | B & S B-3 (R 5.85) |      |
| 37.40                                                                                                                                                   |                                   |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| S.P.C.                                                                                                                                                  | P.M.                              |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| 25.50                                                                                                                                                   |                                   |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| B.P.                                                                                                                                                    | E.I.                              |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| 74.00                                                                                                                                                   |                                   |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| IF                                                                                                                                                      | F.H.                              |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
|                                                                                                                                                         |                                   |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| G/S                                                                                                                                                     | O.S.S.                            |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| NA                                                                                                                                                      | 1.00                              |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| DIST. OFFICE                                                                                                                                            | S.O.S.S.                          |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| LA                                                                                                                                                      | 1.87                              |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| P.C. NO.                                                                                                                                                | E/O                               | ENERGY                |                                          |                      |                    |                     |                  |                    |        |                    |      |
| C 2997                                                                                                                                                  |                                   |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |
| PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED |                                   |                       |                                          |                      |                    |                     |                  |                    |        |                    |      |

## DECLARATIONS AND CERTIFICATIONS

## LICENSED CONTRACTORS DECLARATION

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

Date 5-29-87 Contractor (Signature)

17. I hereby affirm that Professions Code: Any prior to its issuance, &amp; provisions of the Con' fessions Code) or the any applicant for a pr

I, as owner of it is not intended or of to an owner of prop provided that such it one year of completion, the owner of sale.)

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Date 5-29-87

Owner's Signature

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Policy No. Insurance Company

Certified copy is hereby furnished.

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

Date 5-29-87

Applicant's Signature

Applicant's Mailing Address

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Lender's Name

Lender's Address

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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

Date

5-29-87

# GENERAL ACKNOWLEDGMENT

State of CALIFORNIA } ss.  
 County of LOS ANGELES

On this the 29 day of MAY 1987, before me,  
MAS GOTO  
 the undersigned Notary Public, personally appeared

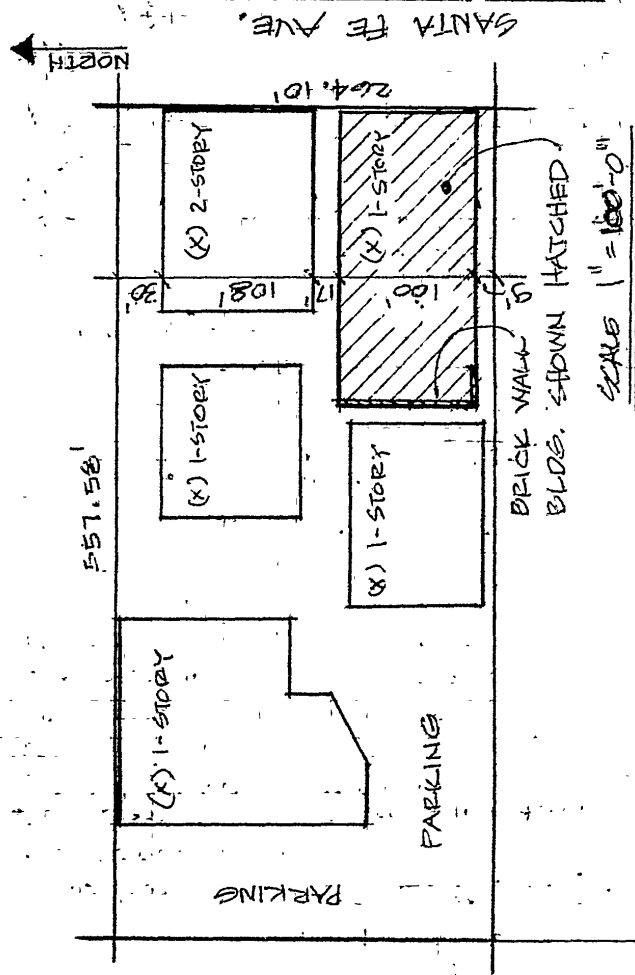


☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence  
 to be the person(s) whose name(s) HAS subscribed to the  
 within instrument, and acknowledged that HE executed it.  
 WITNESS my hand and official seal.

Notary's Signature Mas Goto  
MAS GOTO

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

7110 122



6 7 1 0 0 1 0 0 1 7 9

Address of Building 2415 So. Santa Fe Avenue



**CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY**

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

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 5/2/88 Permit No. and Year LA66737/87

Entire one story warehouse change of occupancy to 15  
Artist in Residence spaces.

CUZ 86-0404 2 9 1 0 0 2 0 0 2 3 4

15 Required parking spaces provided.

Owner Marvin Zeidler  
Owner's Address 401 No. Clifford  
Los Angeles, CA 90049

J. CARNEY/flp

3

APPLICATION  
FOR  
INSPECTION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1 7 0 0 1 5 3 4 0 7

TO ADD-ALTER  
REPAIR-DEMOL  
AND FOR CERTIFIC  
OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

|                                                                                                           |     |                    |                     |                                                                                                                                                                                                                                                                  |                                                   |
|-----------------------------------------------------------------------------------------------------------|-----|--------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 1. LEGAL DESCR.                                                                                           | LOT | BLOCK              | TRACK               | COUNCIL DISTRICT NO.                                                                                                                                                                                                                                             | DIST. MAP                                         |
|                                                                                                           | -   | Ptn of A           | Huntington Ind. Tr. | 9                                                                                                                                                                                                                                                                | 117-217                                           |
| 2. PRESENT USE OF BUILDING<br>( ) Artists in Residence                                                    |     |                    |                     |                                                                                                                                                                                                                                                                  | NEW USE OF BUILDING<br>( ) Same                   |
| 3. JOB ADDRESS<br>2415 S. Sta. Fe Ave. (#11)                                                              |     |                    |                     |                                                                                                                                                                                                                                                                  | ZONE<br>M3-2                                      |
| 4. BETWEEN CROSS STREETS<br>Washington AND 25th St.                                                       |     |                    |                     |                                                                                                                                                                                                                                                                  | FIRE DIST.<br>II                                  |
| 5. OWNER'S NAME<br>Phil Lubin                                                                             |     |                    |                     |                                                                                                                                                                                                                                                                  | LOT TYPE<br>Int                                   |
| 6. OWNER'S ADDRESS<br>2415 S. Sta. Fe Ave., LA 90058                                                      |     |                    |                     |                                                                                                                                                                                                                                                                  | LOT SIZE<br>1/2 AC. Legal                         |
| 7. ENGINEER<br>Deiban                                                                                     |     |                    |                     |                                                                                                                                                                                                                                                                  | ALLEY<br>-                                        |
| 8. ARCHITECT OR DESIGNER<br>Leo Frishberg                                                                 |     |                    |                     |                                                                                                                                                                                                                                                                  | BLDG. LINE<br>-                                   |
| 9. ARCHITECT OR ENGINEER'S ADDRESS<br>2221 Glencoe Ave., Venice 90291                                     |     |                    |                     |                                                                                                                                                                                                                                                                  | AFFIDAVITS<br>See map<br>ZI1231/0C<br>ZA86-0404   |
| 10. CONTRACTOR<br>To be selected                                                                          |     |                    |                     |                                                                                                                                                                                                                                                                  | P.C. RECD                                         |
| 11. SIZE OF EXISTING BLDG.<br>WIDTH 100 LENGTH 200                                                        |     | STORIES<br>1       | HEIGHT<br>17        | NO. OF EXISTING BUILDINGS ON LOT AND USE<br>5 - Air & Comm                                                                                                                                                                                                       |                                                   |
| 12. CONST. MATERIAL<br>OF EXISTING BLDG. ->                                                               |     | EXT. WALLS<br>Wood | ROOF<br>Wood        | FLOOR<br>Conc/Wood                                                                                                                                                                                                                                               |                                                   |
| 13. JOB ADDRESS<br>2415 S. Sta. Fe Ave. (#11)                                                             |     |                    |                     |                                                                                                                                                                                                                                                                  | DISTRICT OFFICE<br>LA                             |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING<br>\$ 1,500.00 |     |                    |                     |                                                                                                                                                                                                                                                                  | SEISMIC STUDY ZONE<br>-                           |
| 15. NEW WORK<br>(Describe) Interior remodel - left addition<br>172 SF STE #11                             |     |                    |                     |                                                                                                                                                                                                                                                                  | GRADING<br>- FLOOD<br>- HWY. DEC.<br>- CONG.<br>- |
| NEW USE OF BUILDING<br>Artists in Residence                                                               |     |                    | SIZE OF ADDITION    | STORIES<br>1                                                                                                                                                                                                                                                     | HEIGHT<br>17                                      |
| TYPE<br>N                                                                                                 |     |                    | GROUP<br>N/C        | FLOOR AREA<br>173                                                                                                                                                                                                                                                | PLANS CHECKED<br>C                                |
| DWELL UNITS<br>N/C                                                                                        |     |                    | MAX OCC.<br>N/C     | TOTAL                                                                                                                                                                                                                                                            | APPLICATION<br>C                                  |
| GUEST ROOMS<br>N/C                                                                                        |     |                    | PARKING REQD<br>N/C | PARKING PROVIDED<br>STD. COMP.                                                                                                                                                                                                                                   | INSPECTION ACTIVITY<br>C                          |
| P.C.<br>21.51                                                                                             |     |                    | B.P.L.<br>P.M.      | CONT. INSP.                                                                                                                                                                                                                                                      | FILE WITH<br>hla                                  |
| S.P.C.<br>23.00                                                                                           |     |                    | E.I.<br>0.50        | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22-12 & 22-13 LAMC. | TYPYST<br>hla                                     |
| I.E.<br>N/A                                                                                               |     |                    | FR<br>1.00          | SPRINKLERS<br>YES-1                                                                                                                                                                                                                                              | INSPECTOR<br>Padilla                              |
| DIST. OFFICE<br>LA                                                                                        |     |                    | S.E.S.S.<br>CG      | ENERGY<br>No                                                                                                                                                                                                                                                     | INSPECTOR<br>Padilla                              |
| P.C. NO.<br>D4051                                                                                         |     |                    | CG                  | ENERGY<br>No                                                                                                                                                                                                                                                     | INSPECTOR<br>Padilla                              |

## DECLARATIONS AND CERTIFICATIONS

## LICENSED CONTRACTORS DECLARATION

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

Date \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

## OWNER-BUILDER DECLARATION

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

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

I, as owner of the property, am exclusively contracting with licensed contractor(s) 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. &amp; P. C. for this reason: \_\_\_\_\_

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or 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. &amp; Safety.

Applicant's Signature \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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 void.

## CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2097, Civ. C.).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city ordinance and state laws relating to building construction, and hereby authorize representatives of this city to upon the above-referenced property for inspection purposes.

I declare that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and 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. (Sec. 91.0202 LAMC)

Applicant's Signature \_\_\_\_\_ Position \_\_\_\_\_ Date \_\_\_\_\_

(Owner or agent having property owner's consent)

|                       |                                                                                                                   |                                                                     |           |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------|
| Bureau of Engineering |                                                                                                                   | ADDRESS APPROVED <input checked="" type="checkbox"/> Cordukes 11-30 |           |
|                       |                                                                                                                   | DRIVEWAY                                                            |           |
|                       |                                                                                                                   | HIGHWAY                                                             | REQUIRED  |
|                       |                                                                                                                   | DEDICATION                                                          | COMPLETED |
|                       |                                                                                                                   | FLOOD CLEARANCE                                                     |           |
| SEWERS                |                                                                                                                   | SEWERS AVAILABLE                                                    |           |
|                       |                                                                                                                   | NOT AVAILABLE                                                       |           |
|                       |                                                                                                                   | SFC PAID                                                            |           |
|                       |                                                                                                                   | SFC DUE                                                             |           |
|                       |                                                                                                                   | SFC NOT APPLICABLE                                                  |           |
| Grading               | PRIVATE SEWAGE SYSTEM APPROVED                                                                                    |                                                                     |           |
| 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 #2A 86-0404(CU) <i>1/20/88</i>                                                                |                                                                     |           |
| Traffic               | APPROVED FOR <i>OK FOR HEZZANINE ONLY YC</i>                                                                      |                                                                     |           |
| Construction Tax      | RECEIPT NO.                                                                                                       | DWELLING UNITS                                                      |           |

LEGAL DESCRIPTION

NEW HEZZANINE NOT STRUCTURALLY CONNECTED TO EXISTING MASONRY WALLS.  
SEE STA 66737 FOR CHANGE OF USE

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

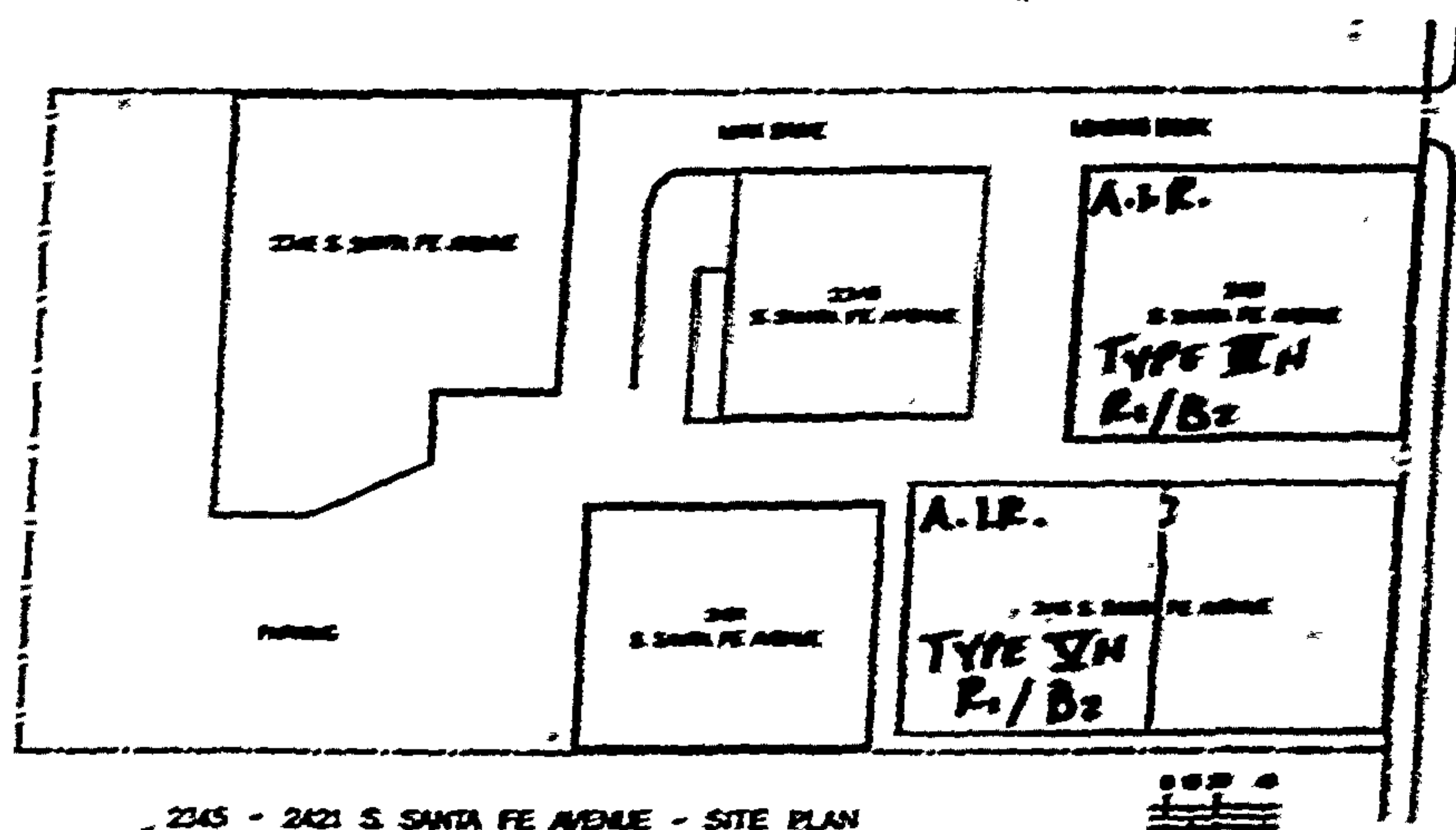
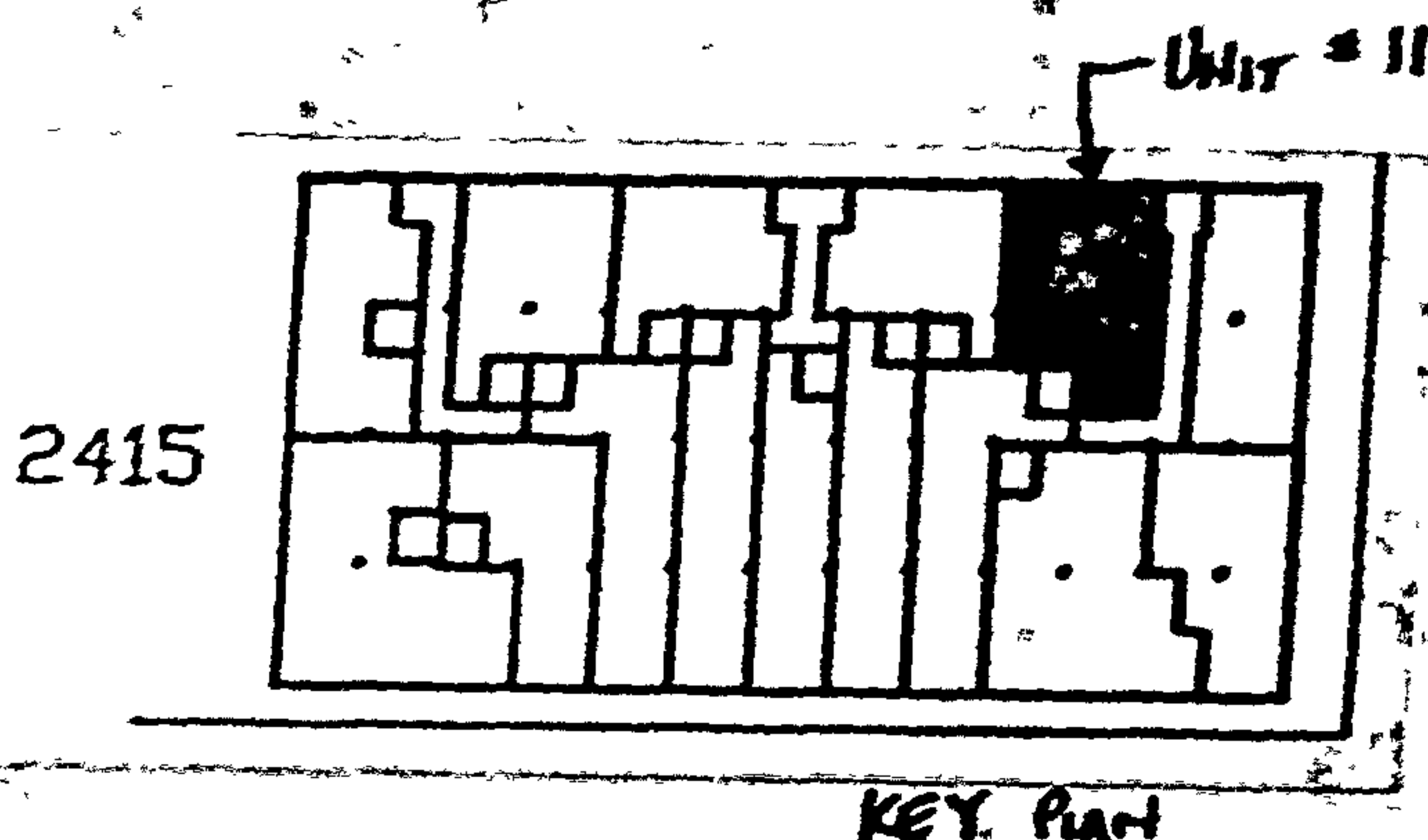
*PLR OWNER*

*SANTA FE ART COLONY  
2415 S SANTA FE AV  
LA CA 90058*

*213 391 7425*

- EARTHQUAKE COMPLIANCE COMPLETED  
*PER A. PEREZ 1-20-88*

- SCHOOL DISTRICT FEE - N/A NO NEW  
CONDITIONED SPACE, H.B.



SANTA FE ART COLONY



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

CE CERTIFIED  
FOR CONSTRUCTION  
BY MECHANICAL  
10 VDD-VIER

3

APPLICATION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

FOR 17700133132

INSPECTION

TO ADD-ALTER  
REPAIR-DEMOL  
AND FOR CERTIFIC  
OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

|                                                                                            |                                          |                       |                                             |                             |                            |
|--------------------------------------------------------------------------------------------|------------------------------------------|-----------------------|---------------------------------------------|-----------------------------|----------------------------|
| 1. LEGAL DESCR.                                                                            | LOT                                      | BLOCK                 | TRACT                                       | COUNCIL DISTRICT NO.        | DIST. MAP                  |
|                                                                                            |                                          | Pt. of A              | Huntington Industrial Tr. Residence MP 6-10 |                             | 117-2<br>CENSUS TRACT 2065 |
| 2. PRESENT USE OF BUILDING                                                                 | NEW USE OF BUILDING                      |                       |                                             |                             | ZONE                       |
| ( ) Artists in Residence                                                                   | Same                                     |                       |                                             |                             | M3-2                       |
| 3. JOB ADDRESS                                                                             | 2415 S. Santa Fe Ave. #10                |                       |                                             |                             | FIRE DIST. 2               |
| 4. BETWEEN CROSS STREETS                                                                   | AND                                      |                       |                                             |                             | LOT TYPE                   |
| Washington                                                                                 | 25th ST.                                 |                       |                                             |                             | Int.                       |
| 5. OWNER'S NAME                                                                            | Janet Jenkins                            |                       |                                             |                             | LOT SIZE                   |
| 6. OWNER'S ADDRESS                                                                         | 2415 Santa Fe Ave. #10 L.A. 90058        |                       |                                             |                             | No leg                     |
| 7. ENGINEER                                                                                | BUS. LIC. NO.                            | ACTIVE STATE LIC. NO. | PHONE                                       | ALLEY                       |                            |
| Dejban                                                                                     | SE2521                                   |                       |                                             | --                          |                            |
| 8. ARCHITECT OR DESIGNER                                                                   | BUS. LIC. NO.                            | ACTIVE STATE LIC. NO. | PHONE                                       | BLDG. LINE                  |                            |
| Leo Frishberg                                                                              |                                          |                       | 391-7425                                    | --                          |                            |
| 9. ARCHITECT OR ENGINEER'S ADDRESS                                                         | CITY ZIP                                 |                       |                                             |                             | AFFIDAVITS                 |
| 2221 Glencoe Ave.                                                                          | Venice 90291                             |                       |                                             |                             | ZI 123                     |
| 10. CONTRACTOR                                                                             | BUS. LIC. NO.                            | ACTIVE STATE LIC. NO. | PHONE                                       | See map<br>ZA86-040<br>CCPD |                            |
| NS                                                                                         |                                          |                       |                                             |                             | P.C. REQD                  |
| 11. SIZE OF EXISTING BLDG.                                                                 | STORIES                                  | HEIGHT                | NO. OF EXISTING BUILDINGS ON LOT AND USE    |                             |                            |
| WIDTH 10 LENGTH 200                                                                        | 1                                        | 17                    | 5                                           |                             |                            |
| 12. CONST. MATERIAL OF EXISTING BLDG.                                                      | EXT. WALLS                               | ROOF                  | FLOOR                                       |                             |                            |
| Wood BRICK                                                                                 | Wood                                     | Wood                  | CONC.                                       |                             |                            |
| 13. JOB ADDRESS                                                                            | STREET CORNER                            |                       |                                             |                             | DISTRICT OFFICE            |
| 2415 S. Santa Fe Ave. #10                                                                  |                                          |                       |                                             |                             | LA                         |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | \$ 8,000                                 |                       |                                             |                             | SEISMIC STUDY ZONE         |
| 15. NEW WORK (Describe)                                                                    | Loft addition interior remodel 300 sq ft |                       |                                             |                             | GRADING FLOOR              |
| NO HEATING. NO COOLING                                                                     |                                          |                       |                                             |                             | HWY. DEC. CONS.            |
| NEW USE OF BUILDING                                                                        |                                          |                       |                                             |                             | ZONED BY                   |
| Artists in Residence                                                                       |                                          |                       |                                             |                             | FILE WITH                  |
| TYPE                                                                                       | GROUP OCC.                               | FLOOR AREA            | PLANS CHECKED                               | TYPEST                      |                            |
| V                                                                                          | N/C                                      | + 300 sq ft           | REYES                                       | Y, I                        |                            |
| DWELL UNITS                                                                                | MAX OCC.                                 | TOTAL                 | INSPECTION ACTIVITY                         |                             |                            |
| 0                                                                                          | N/C                                      | N/C                   | CONV. GEN. MALE. CONS. EQ.                  |                             |                            |
| GUEST ROOMS                                                                                | PARKING REQD                             | PARKING PROVIDED      | INSPECTOR                                   |                             |                            |
| 0                                                                                          | N/C                                      | STD. COMP.            | Y, I                                        |                             |                            |
| PC                                                                                         | GPI                                      | CONT. RESP.           | CASHIER'S USE ONLY                          |                             |                            |
| 24.31                                                                                      | PM                                       |                       | 24.31 B-PC                                  |                             |                            |
| 28.39                                                                                      |                                          |                       | 50 E.I.                                     |                             |                            |
| 62.00                                                                                      | EL                                       | 56                    | 1.00 OSS                                    |                             |                            |
| IF                                                                                         | FM                                       |                       | 857.14 1/12/10/87 25.31 CHTD                |                             |                            |
| SD                                                                                         | BSA                                      | 1.50                  | 28.39 C-PC                                  |                             |                            |
| N.A.                                                                                       | 1.30                                     | YES                   | 62.00                                       |                             |                            |
| DIST. OFFICE                                                                               | 1.30                                     | YES                   | 06 E.I.                                     |                             |                            |
| LA                                                                                         | 1.30                                     | YES                   | 1.30 OSS                                    |                             |                            |
| 9088                                                                                       | CO                                       | NONE                  | 869.17 1/01/22/88 51.75 CHTD                |                             |                            |

## DECLARATIONS AND CERTIFICATIONS

## LICENSED CONTRACTORS DECLARATION

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

Date \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

## OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Sec. \_\_\_\_\_ B. & P. C. for this reason \_\_\_\_\_  
Owner's Signature \_\_\_\_\_

## WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or 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. &amp; Safety.

Applicant's Signature \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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 void.

## CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinance and state laws relating to building construction, and hereby authorize representatives of this city to 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, 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. (Sec. 91002, Lab. C.)

Owner or agent having property owner's consent \_\_\_\_\_ Position \_\_\_\_\_ Date 1-22-88

Bureau of  
Engineering

1-1-7-0-0

ADDRESS APPROVED - A. J. Cordukes 11-3

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

SEWERS

C117-217C

☒ SEWERS AVAILABLE

☐ NOT AVAILABLE

☐ SFC PAID

☒ SFC NOT APPLICABLE

☐ SFC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Conservation

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-3700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE # 7A 86-0404 (CUD) *W. Ward 1/24/88*

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

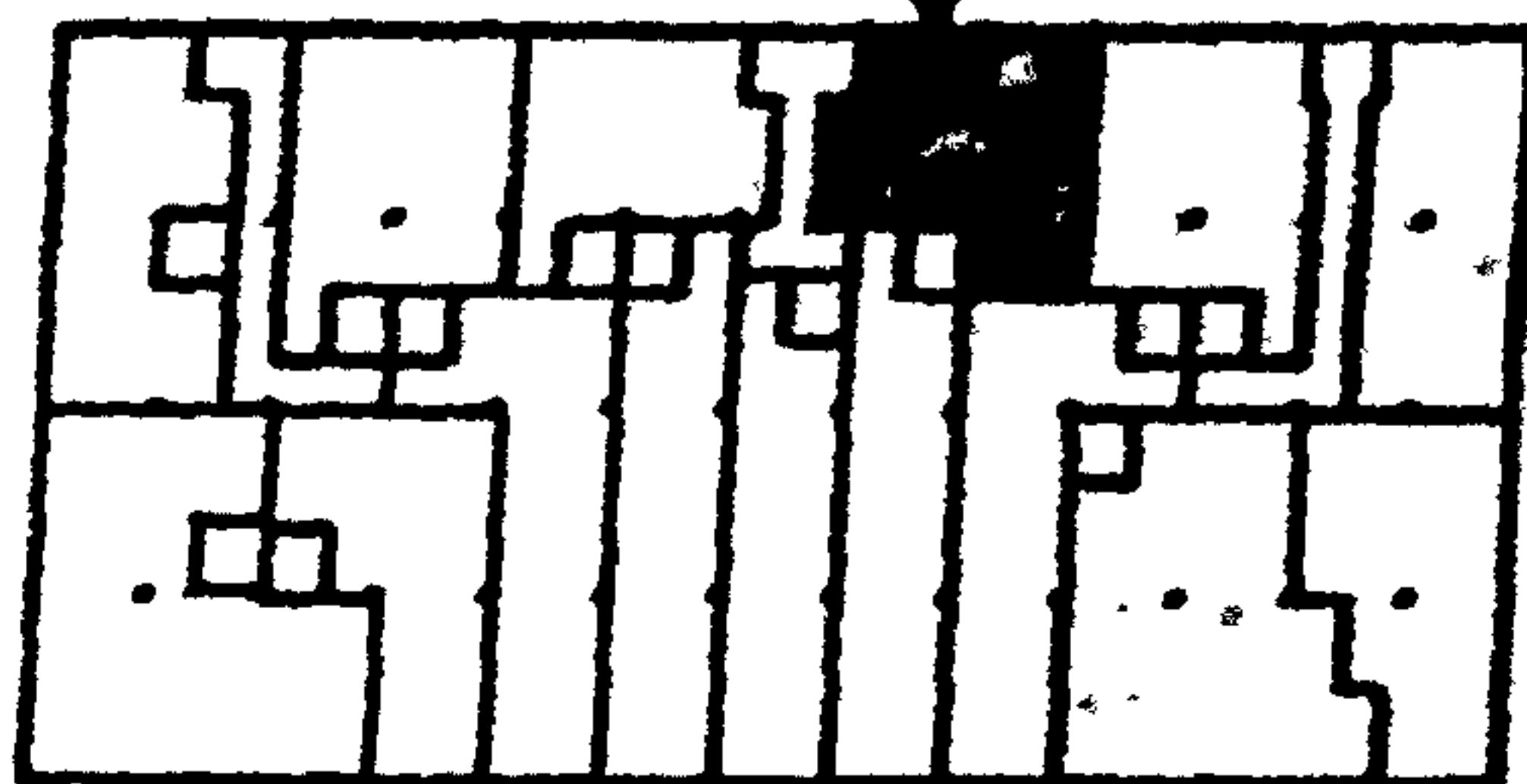
DWELLING UNITS

LEGAL DESCRIPTION

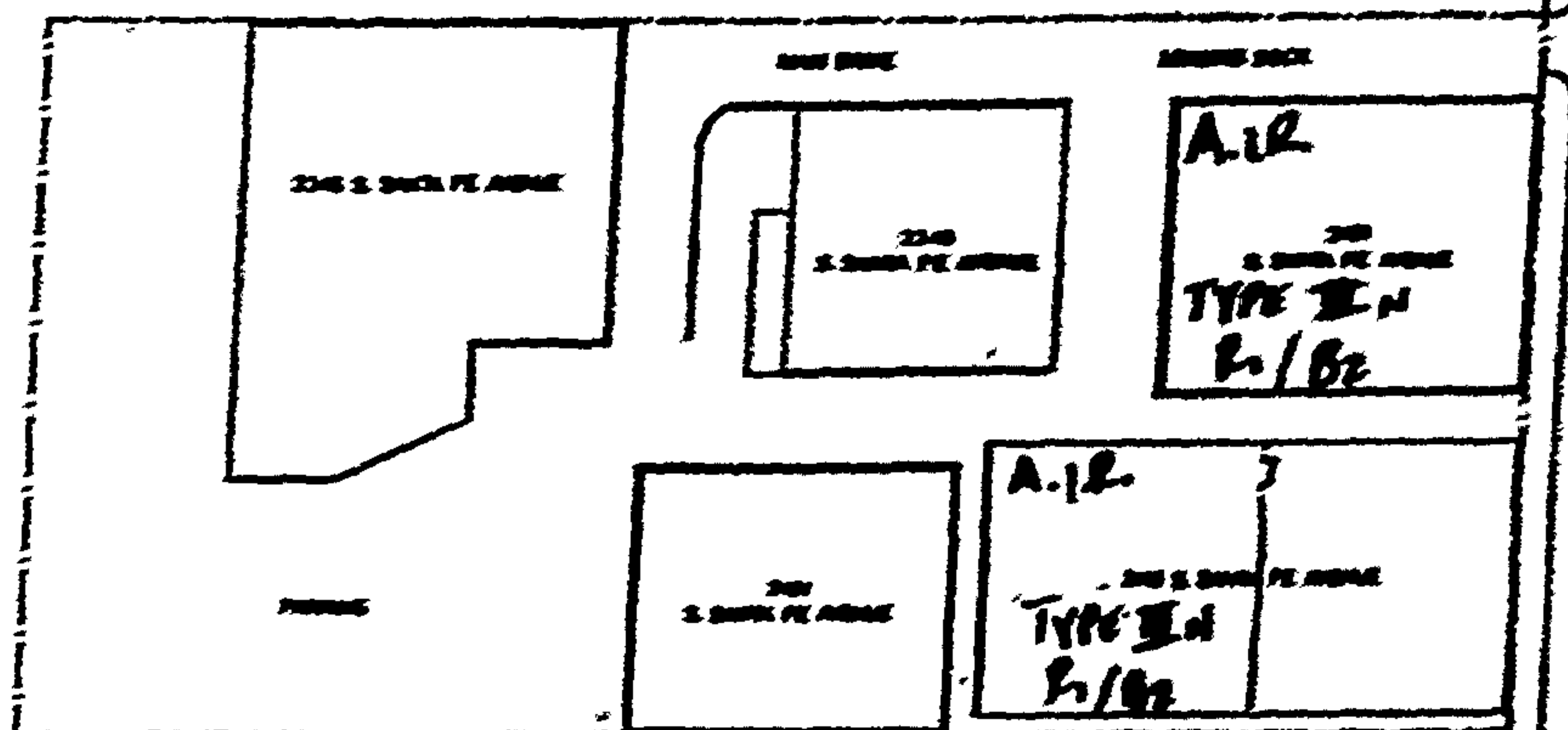
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

2415

UNIT #10



KEY PLAN



2245 - 2241 S. SANTA FE AVENUE - SITE PLAN

SANTA FE ART COLONY



RECEIVED - 10-11-88

3

APPLICATION  
FOR  
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

4 0 0 3 0 0 2 1

TO ADD-ALTER  
REPAIR-DEMOL  
AND FOR CERTIFIC  
OF OCCUPANCY

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

|                                                                                            |                                               |                                   |                                          |                                        |                                     |
|--------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------|------------------------------------------|----------------------------------------|-------------------------------------|
| 1. LEGAL DESCR.                                                                            | EST. Bldg A                                   | BLOCK -                           | TRACT Huntington Industrial Tr.          | COUNCIL DISTRICT NO. 9                 | DIST. MAP 117-217 CENSUS TRACT 2065 |
| 2. PRESENT USE OF BUILDING                                                                 | Artist in Residence                           |                                   | NEW USE OF BUILDING Same                 |                                        | ZONE M3-2                           |
| 3. JOB ADDRESS                                                                             | 2415 S. Santa Fe Ave. #14                     |                                   |                                          |                                        | FIRE DIST. II                       |
| 4. BETWEEN CROSS STREETS                                                                   | 24th ST. / 25th ST.                           |                                   | AND (Map 6-10A)                          |                                        | LOT TYPE COT                        |
| 5. OWNER'S NAME                                                                            | Keith Perske                                  |                                   |                                          |                                        | LOT SIZE Inc. 10                    |
| 6. OWNER'S ADDRESS                                                                         | 2415 S. Santa Fe Ave. #14                     |                                   |                                          |                                        | ALLEY --                            |
| 7. ENGINEER                                                                                | BUS. LIC. NO. 2521                            | ACTIVE STATE LIC. NO. 818145-3551 | PHONE 90058                              |                                        |                                     |
| 8. ARCHITECT OR DESIGNER                                                                   | BUS. LIC. NO. C15990                          | ACTIVE STATE LIC. NO. 391-7425    | PHONE 391-7425                           |                                        |                                     |
| 9. ARCHITECT OR ENGINEER'S ADDRESS                                                         | 2221 Glencoe Ave. Venice 90291                |                                   |                                          |                                        | BLDG. LINE --                       |
| 10. CONTRACTOR                                                                             | BUS. LIC. NO.                                 | ACTIVE STATE LIC. NO.             | PHONE                                    | AFFIDAVITS ZI 1231 CCPD 100PE Rai road |                                     |
| 11. SIZE OF EXISTING BLDG.                                                                 | STORIES 1                                     | HEIGHT 17                         | NO. OF EXISTING BUILDINGS ON LOT AND USE |                                        | P.C. NEED yes                       |
| 12. CONST. MATERIAL OF EXISTING BLDG.                                                      | EXT. WALLS Wood                               | ROOF Wood                         | FLOOR Conc.                              | DISTRICT OFFICE LA                     |                                     |
| 13. JOB ADDRESS                                                                            | 2415 S. Santa Fe Ave. #14                     |                                   |                                          |                                        | SEISMIC STUDY ZONE --               |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | \$ 2,000.                                     |                                   |                                          |                                        |                                     |
| 15. NEW WORK (Describe)                                                                    | Addition of 1st. Tenant Improv. (Mezz. level) |                                   |                                          |                                        | GRADING yes                         |

|                     |                   |                    |                      |           |                      |
|---------------------|-------------------|--------------------|----------------------|-----------|----------------------|
| NEW USE OF BUILDING | Artist in Res.    | SIZE OF ADDITION   | STORIES              | HEIGHT    | ZONED BY M. I. 11/80 |
| TYPE V              | GROUP OCC. B2/R1  | FLOOR AREA 1209 SF | PLANS CHECKED        | FILE WITH |                      |
| DWELL UNITS         | MAX OCC. N/C      | TOTAL              | APPLICATION APPROVED | INSPECTOR |                      |
| GUEST ROOMS         | PARKING REQ'D N/C | PARKING PROVIDED   | INSPECTION ACTIVITY  | INSPECTOR |                      |

|                 |           |                                                                                                                                                                                                                                                                  |
|-----------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PC 22.10        | EPL       | CONT. INSP.                                                                                                                                                                                                                                                      |
| SPE             | FM        |                                                                                                                                                                                                                                                                  |
| EF 26.00        | EL 6.50   | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC. |
| LF              | FM        |                                                                                                                                                                                                                                                                  |
| SD NA           | DSS 1.00  | SPRINKLERS REQ'D SPEC.                                                                                                                                                                                                                                           |
| DIST. OFFICE LA | SOSS 1.00 | ENERGY                                                                                                                                                                                                                                                           |
| P.C. NO. 66677  | CO        |                                                                                                                                                                                                                                                                  |

C 22.10 B-PC  
C 1.01 CSS  
J5767 4 04/18/80 23.10 CHIO

C 26.03 B-CI  
C 1.03 EI-R  
C 1.03 CSS  
810 DD21  
C7225 2 06/13/80 27.50 CHIO

## DECLARATIONS AND CERTIFICATIONS

## LICENSED CONTRACTORS DECLARATION

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

Date \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

## OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this project. Owner's Signature \_\_\_\_\_

## WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or 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.

Applicant's Signature \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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 void.

## CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Cvr. C.).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

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 certify that this permit is an application for inspection, that it does not approve or authorize the work specified herein. 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 done on the property or soil upon which such work is performed.

Sec. 311222 LAMC

Owner or agent having property owner's consent \_\_\_\_\_ Position \_\_\_\_\_ Date 6/10/80

18-88

**COMPLETED**

44-62-88

**SFC PAID**

**SFC DUE**

SEWERS < 117-217C >  
[ C8751-0643 ]

SEC NOT APPLICABLE BY 6.2.9

|         |                                |
|---------|--------------------------------|
| Grading | PRIVATE SEWAGE SYSTEM APPROVED |
|---------|--------------------------------|

|              |                                             |                                  |                                      |
|--------------|---------------------------------------------|----------------------------------|--------------------------------------|
| 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. \$700) |
|------|--------------------------------------|

|                |                                   |
|----------------|-----------------------------------|
| <b>Housing</b> | <b>HOUSING AUTHORITY APPROVAL</b> |
|----------------|-----------------------------------|

Planning APPROVED UNDER CASE # 11-186

|         |              |
|---------|--------------|
| Traffic | APPROVED FOR |
|---------|--------------|

**Construction Tax** | **RECEIPT NO.**

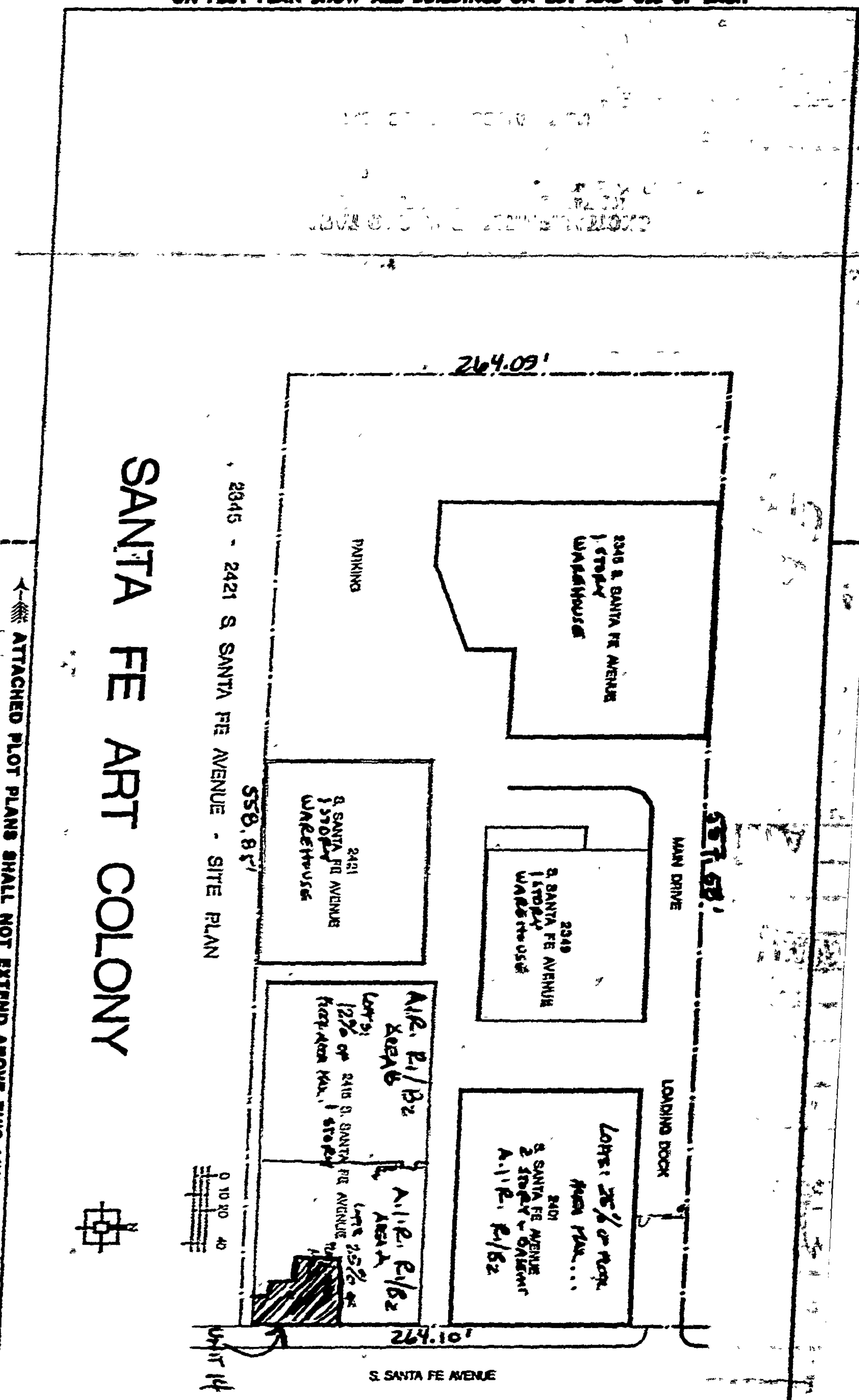
## DWELLING UNITS

\* ZA-86-0404, PC EX 39, CUZ86-0404

**LEGAL DESCRIPTION**

\* MASONRY WALLS are Encountered: Do not add  
DAS to exist. URM walls - per Proj perent

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



**Building Permits**

**2349 S. Santa Fe Ave.**

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS  
and other data must also be filedWARD 6BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGSApplication for the Erection of Frame Building  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Applicant is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.Lot No. A Portion of Lot A Block Huntington Industrial Tract  
(Description of Property)By [Signature]  
Deputy AssessorBy [Signature]  
Deputy EngineerTAKE TO  
ROOM No. 6  
FIRST  
FLOOR  
ASSESSOR  
PLEASE  
VERIFYTAKE TO  
ROOM No. 405  
SOUTH  
ANNEX  
ENGINEER  
PLEASE  
VERIFYDistrict No. 5 M. B. Page 18 F. B. Page 262No. Boon of 2401 Santa Fe Ave  
(Location of Job)

Street

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Mill - Bldg. No. of Rooms 1 No. of Families 1
- Owner's name B. H. Van Vleet & Co. Phone
- Owner's address 1333 Bent St
- Architect's name  Phone
- Contractor's name Alta Planning Mill Co. Phone 10545
- Contractor's address 830 Mc Garry Street
- ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 3500
- Any other buildings on the lot? yes How used? in construction
- Size of proposed building 100 x 100 Height to highest point 2.2 feet
- Number of stories in height 1 Character of ground sand & gravel
- Material of foundation concrete Size footings piers Size wall 2-6" Depth below ground 2-6"
- Material of chimneys none Number of inlets to flues none Interior size of flues none
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 8 x 12 INTERIOR BEARING studs none Interior Non-Bearing studs none Ceiling joists none Roof rafters 2 x 6 FIRST FLOOR JOISTS none Second floor joists none Third floor joists none Specify material of roof tar & gravel

14. State number of Plumbing fixtures to be installed \_\_\_\_\_ Number of gas outlets \_\_\_\_\_

15. State if there is a sewer or cesspool to be constructed on this lot \_\_\_\_\_

(No cesspools allowed where there is a street sewer.)

16. Plumbing, gas fitting, etc. \_\_\_\_\_

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

(Sign here)

(Owner or authorized Agent)

FOR DEPARTMENT USE ONLY

|                           |                                                                                                                                        |                                                                                       |                                                                                                         |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| PERMIT NO.<br><u>3267</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use ink)<br><u>[Signature]</u><br>Plan Examiner | Application checked and found O. K. (Use Rubber Stamp)<br><u>MAY 27 1916</u><br>Clerk | Stamp<br>This permit is valid until<br><u>MAY 27 1916</u><br>If this date is reached the permit is void |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|

# REMARKS

2349 S Santa Fe Ave



Permit #:

12016 - 10000 - 04857

Plan Check #: B12LA02696

Printed: 08/02/12 08:24 AM

Event Code:

|                                                                     |                                                                                                                                    |                                                        |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Bldg-Alter/Repair<br>Commercial<br>Regular Plan Check<br>Plan Check | City of Los Angeles - Department of Building and Safety<br><b>APPLICATION FOR BUILDING PERMIT<br/>AND CERTIFICATE OF OCCUPANCY</b> | Last Status: Ready to Issue<br>Status Date: 08/02/2012 |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|

|                                          |                       |                                  |                  |                                     |                                          |                                                 |
|------------------------------------------|-----------------------|----------------------------------|------------------|-------------------------------------|------------------------------------------|-------------------------------------------------|
| <b>1. TRACT</b><br>HUNTINGTON INDUSTRIAL | <b>BLOCK</b><br>BLK A | <b>LOT(s)</b><br>"UNNUMBERED LT" | <b>ARB</b><br>28 | <b>COUNTY MAP REF #</b><br>M B 6-10 | <b>PARCEL ID # (PIN #)</b><br>117A217 26 | <b>2. ASSESSOR PARCEL #</b><br>5167 - 008 - 012 |
|------------------------------------------|-----------------------|----------------------------------|------------------|-------------------------------------|------------------------------------------|-------------------------------------------------|

|                                                                                                                                                                                                                              |                                                                                                                       |                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>3. PARCEL INFORMATION</b><br>Area Planning Commission - Central<br>LADBS Branch Office - LA<br>Council District - 14<br>Certified Neighborhood Council - Downtown Los Angeles<br>Community Plan Area - Central City North | Census Tract - 2060.50<br>District Map - 117A217<br>Energy Zone - 8<br>Fire District - 2<br>Lot Cut Date - 08/18/1924 | Lot Cut Date - PRIOR-06/01/1946<br>Near Source Zone Distance - 0<br>Parking Dist. - CCPD<br>Thomas Brothers Map Grid - 674-H2 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|

**ZONES(S):** M3-1

|                                                                                                                                                                      |                                                                 |                                                                                                 |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>4. DOCUMENTS</b><br>Z1 - Z1-2129 East Los Angeles State Entr RENT - YES<br>ZA - ZA-1986-404-CUZ<br>ZA - ZA-2011-2074-ZAD<br>SPA - South Los Angeles Alcohol Sales | ORD - ORD-162128<br>ORD - ORD-164855-SA3270<br>ORD - ORD-171682 | CPC - CPC-1983-506-SP<br>CPC - CPC-1986-607-GPC<br>CPC - CPC-1995-352-CPU<br>CPC - CPC-1997-423 | CPC - CPC-2007-3036-CA<br>CDBG - FEZ-Los Angeles<br>CDBG - LARZ-Central City<br>CDBG - SEZ-East Los Angeles State En |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|

|                                                                           |
|---------------------------------------------------------------------------|
| <b>5. CHECKLIST ITEMS</b><br>Std. Work Descr - Seismic Gas Shut Off Valve |
|---------------------------------------------------------------------------|

|                                                                 |                   |                                                                                                                |
|-----------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------|
| <b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>         |                   |                                                                                                                |
| Owner(s):<br>Santa Fe Art Colony Lp                             | 0 Po Box 25965    | SHAWNEE MISSION KS 66225                                                                                       |
| Tenant:                                                         |                   |                                                                                                                |
| Applicant (Relationship: Agent for Owner)<br>Mehrzaad Givechi - | 19162 Van Ness St | LA Department of Building and Safety<br>LA 03 17 340439 08/02/12 08:24 AM<br>TORRANCE, CA 90501 (310) 782-9100 |

|                                              |                                                                       |                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>7. EXISTING USE</b><br>(12) Manufacturing | <b>PROPOSED USE</b><br>(27) Artist-in-Residence<br>(12) Manufacturing | <b>8. DESCRIPTION OF WORK</b><br>BUILDING PERMIT COM<br>CHANGE OF USE TO CONVERT PORTION OF SINGLE STORY MANUFACTURING<br>BUILDING TO 2 ARTIST IN RESIDENCE UNITS "A" AND "C" AND TO ADD<br>MEZZANINES IN EACH UNIT, AND TO COMPLY WITH DEPARTMENT ORDER<br>effective date 05/11/2011. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE |
|----------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                      |                                                                                                                                             |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2. # Bldgs on Site &amp; Use:</b> | <b>10. APPLICATION PROCESSING INFORMATION</b><br>BLDG. PC By: Ricardo Tres<br>OK for Cashier: Ricardo Tres<br>Signature: <i>[Signature]</i> | DAS PC By: Eddie Sam<br>Coord. OK: <i>[Signature]</i><br>Date: 8/2/2012 | For inspection requests, call toll free (888) LA4BUILD (524-2845).<br>Outside LA County, call (213) 482-0000 or request inspections via<br>www.ladbs.org. To speak to a Call Center agent, call 311 or<br>(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.<br>SCHOOL DEV RES<br>RES DEV TAX<br>CA BLDG STD COMMISSION S<br>BUILDING PLAN CHECK<br>P120161000004857F |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                     |               |                                              |
|---------------------------------------------------------------------|---------------|----------------------------------------------|
| <b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period |               |                                              |
| Permit Valuation: \$186,248                                         | PC Valuation: |                                              |
| FINAL TOTAL Bldg-Alter/Repair                                       | 9,778.16      | School District Residential Level 2 2,921.32 |
| Permit Fee Subtotal Bldg-Alter/Re                                   | 1,180.69      | Dwelling Unit Construction Tax 400.00        |
| Handicapped Access                                                  |               | Residential Development Tax 600.00           |
| Plan Check Subtotal Bldg-Alter/R                                    | 1,062.62      | CA Bldg Std Commission Surchar 8.00          |
| Off-hour Plan Check                                                 | 531.31        | Permit Issuing Fee 0.00                      |
| Fire Hydrant Refuse-To-Pay                                          |               |                                              |
| E.Q. Instrumentation                                                | 39.11         |                                              |
| Investigation-CE                                                    | 2,361.38      |                                              |
| O.S. Surcharge                                                      | 103.50        |                                              |
| Sys. Surcharge                                                      | 310.51        |                                              |
| Planning Surcharge                                                  | 166.48        |                                              |
| Planning Surcharge Misc Fee                                         | 10.00         |                                              |
| Planning Gen Plan Maint Surchar                                     | 83.24         |                                              |
| Sewer Cap ID:                                                       |               | Total Bond(s) Due:                           |

|                                                        |                                             |
|--------------------------------------------------------|---------------------------------------------|
| <b>12. ATTACHMENTS</b><br>Plot Plan <i>[Signature]</i> | <br>* P 1 2 0 1 6 1 0 0 0 0 0 4 8 5 7 F N * |
|--------------------------------------------------------|---------------------------------------------|

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**12016 - 10000 - 04857**

(P) Floor Area (ZC): 0 Sqft / 11769 Sqft  
(P) Height (BC): 0 Feet / Feet  
(P) Height (ZC): 0 Feet / Feet  
(P) Length: 0 Feet / 100 Feet  
(P) Mezzanine: +1 Levels / 1 Levels  
(P) Stories: 0 Stories / 1 Stories  
(P) Width: 0 Feet / 100 Feet  
(P) Dwelling Unit: +2 Units / 2 Units  
(P) NFPA-13 Fire Sprinklers Thru-out  
(P) R2 Occ. Group: +6008 Sqft / 6008 Sqft

(P) S2 Occ. Group: -6008 Sqft / 5761 Sqft  
(P) R2 Occ. Load: +30 Max Occ. / 30 Max Occ.  
(P) S2 Occ. Load: -24 Max Occ. / 29 Max Occ.  
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stalls  
(P) Parking Req'd for Site (Auto+Bicycle): +75 Stalls / 7:  
(P) Type V-B Construction

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* 16LA03267 is the original building permit for manufacturing building.

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**

(C) Decoma Structural Industries Inc  
(E) Givechi, Mehrzad

**ADDRESS**

19162 Van Ness Avenue,  
344 Via Colusa,

Torrance, CA 90501  
Redondo Beach, CA 90277

**CLASS**

B

**LICENSE #**

751888  
C45725

**PHONE #**

**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.: **751888**

Contractor: **DECOMA STRUCTURAL INDUSTRIES INC**

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: **State Comp. Ins. Fund**

Policy Number: **497-0501717**

☐ 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](http://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](http://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:

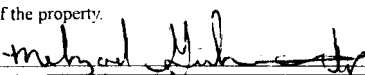
**21. FINAL DECLARATION**

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 abovementioned 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: **MEHRZAD GIVECHI** Sign:  Date: **8/2/2012** ☒ Contractor ☐ Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B12LA02696FO

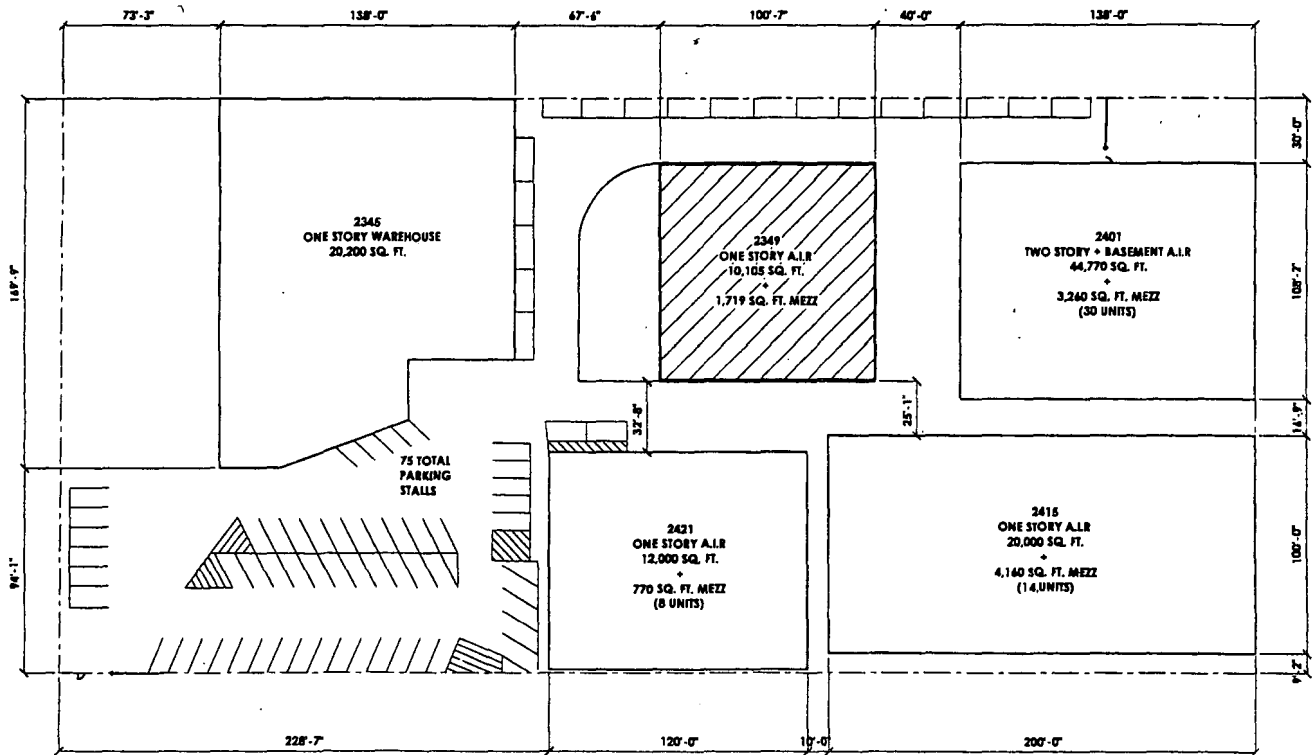
Commercial

Initiating Office: METRO

Plan Check

## PLOT PLAN ATTACHMENT

Printed on: 07/19/12 10:10:23



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



2349 S Santa Fe Ave



Permit #:  
Plan Check #: B13LA10920  
Event Code:

13016 - 10000 - 18272

Printed: 11/06/13 09:51 AM

|                                                                     |                                                                                                                                    |                                                                         |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Bldg-Alter/Repair<br>Commercial<br>Regular Plan Check<br>Plan Check | City of Los Angeles - Department of Building and Safety<br><b>APPLICATION FOR BUILDING PERMIT<br/>AND CERTIFICATE OF OCCUPANCY</b> | Issued on: 11/06/2013<br>Last Status: Issued<br>Status Date: 11/06/2013 |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|

|                                 |                 |               |            |                         |                            |                             |
|---------------------------------|-----------------|---------------|------------|-------------------------|----------------------------|-----------------------------|
| <b>1. TRACT</b>                 | <b>BLOCK</b>    | <b>LOT(s)</b> | <b>ARR</b> | <b>COUNTY MAP REF #</b> | <b>PARCEL ID # (PIN #)</b> | <b>2. ASSESSOR PARCEL #</b> |
| HUNTINGTON INDUSTRIAL TR. BLK A | "UNNUMBERED LT" |               | 28         | M B 6-10                | 117A217 26                 | 5167 - 008 - 012            |

|                                                                                                                                                                                              |                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>3. PARCEL INFORMATION</b>                                                                                                                                                                 |                                                                                                                       |
| Area Planning Commission - Central<br>LADBS Branch Office - LA<br>Council District - 14<br>Certified Neighborhood Council - Downtown Los Angeles<br>Community Plan Area - Central City North | Census Tract - 2060.50<br>District Map - 117A217<br>Energy Zone - 8<br>Fire District - 2<br>Lot Cut Date - 08/18/1924 |
| Lot Cut Date - PRIOR-06/01/1946<br>Near Source Zone Distance - 0<br>Parking Dist. - CCPD<br>Thomas Brothers Map Grid - 674-H2                                                                |                                                                                                                       |
| ZONES(S): M3-1                                                                                                                                                                               |                                                                                                                       |

|                                               |                         |                        |                                             |
|-----------------------------------------------|-------------------------|------------------------|---------------------------------------------|
| <b>4. DOCUMENTS</b>                           |                         |                        |                                             |
| ZI - ZI-2129 East Los Angeles State Enterpris | RENT - YES              | CPC - CPC-1983-506-SP  | CPC - CPC-2007-3036-CA                      |
| ZA - ZA-1986-404-CUZ                          | ORD - ORD-162128        | CPC - CPC-1986-607-GPC | CDBG - FEZ-Los Angeles                      |
| ZA - ZA-2011-2074-ZAD                         | ORD - ORD-164855-SA3270 | CPC - CPC-1995-352-CPU | CDBG - LARZ-Central City                    |
| SPA - South Los Angeles Alcohol Sales         | ORD - ORD-171682        | CPC - CPC-1997-423     | CDBG - SEZ-East Los Angeles State Enterpris |

|                                              |
|----------------------------------------------|
| <b>5. CHECKLIST ITEMS</b>                    |
| Std. Work Descr - Seismic Gas Shut Off Valve |

|                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|
| <b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>                                                                   |
| Owner(s)<br>SANTA FE ART COLONY LP<br>0 PO BOX 25965, SHAWNEE MISSION KS 66225 --<br>Tenant                               |
| Applicant (Relationship: Agent for Owner)<br>MEHRZAD GIVECHI -<br>19162 VAN NESS ST, TORRANCE, CA 90501 -- (310) 782-9100 |
| <b>7. EXISTING USE</b>                                                                                                    |
| (27) Artist-in-Residence<br>(12) Manufacturing                                                                            |
| <b>PROPOSED USE</b>                                                                                                       |
| (27) Artist-in-Residence                                                                                                  |

For Cashier's Use Only

W/O #: 31618272

|                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>8. DESCRIPTION OF WORK</b>                                                                                                                                                                                                                                              |
| ADAPTIVE-REUSE: CHANGE OF USE TO CONVERT PORTION OF SINGLE STORY MANUFACTURING BUILDING TO 2 ARTIST IN RESIDENCE UNITS "D" AND "E" ADDING MEZZANINE'S TO EACH UNIT, AND CREATE MANAGERIAL STORAGE UNIT "B", AND TO COMPLY WITH DEPARTMENT ORDER effective date 05/11/2011. |

|                                      |
|--------------------------------------|
| <b>9. # Bldgs on Site &amp; Use:</b> |
|--------------------------------------|

|                                               |                    |
|-----------------------------------------------|--------------------|
| <b>10. APPLICATION PROCESSING INFORMATION</b> |                    |
| BLDG. PC By: Ricardo Tres                     | DAS PC By: Wai Lau |
| OK for Cashier: Ricardo Tres                  | Coord. OK:         |
| Signature:                                    | Date: 11/06/2013   |

|                              |                    |
|------------------------------|--------------------|
| <b>11. PROJECT VALUATION</b> | Final Fee Period   |
| Permit Valuation: \$90,000   | PC Valuation:      |
| Sewer Cap ID:                | Total Bond(s) Due: |

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

|                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

LA 0005 104023912 11/6/2013 9:51:11 AM

|                                  |            |
|----------------------------------|------------|
| BUILDING PERMIT COMM             | \$776.25   |
| BUILDING PLAN CHECK              | \$0.00     |
| PLAN MAINTENANCE                 | \$15.53    |
| EI COMMERCIAL                    | \$18.90    |
| INVESTIGATION - CE               | \$1,552.50 |
| ONE STOP SURCH                   | \$47.26    |
| SYSTEMS DEVT FEE                 | \$141.79   |
| CITY PLANNING SURCH              | \$47.51    |
| MISCELLANEOUS                    | \$10.00    |
| PLANNING GEN PLAN MAINT SURCH    | \$39.59    |
| SCHOOL DEV RES                   | \$2,944.00 |
| DWELLING UNIT                    | \$400.00   |
| RES DEVT TAX                     | \$600.00   |
| CA BLDG STD COMMISSION SURCHARGE | \$4.00     |
| BUILDING PLAN CHECK              | \$0.00     |

Sub Total: \$6,597.33

Permit #: 130161000018272  
Receipt #: 0104221882  
Building Card #: 2013LA24192



\* P 1 3 0 1 6 1 0 0 0 1 8 2 7 2 F N \*

**13. STRUCTURE INVENTORY**

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

**13016 - 10000 - 18272**

(P) Floor Area (ZC): 0 Sqft / 11191 Sqft  
(P) Height (BC): 0 Feet / Feet  
(P) Height (ZC): 0 Feet / Feet  
(P) Length: 0 Feet / 100 Feet  
(P) Mezzanine: +1 Levels / 1 Levels  
(P) Stories: 0 Stories / 1 Stories  
(P) Width: 0 Feet / 100 Feet  
(P) Dwelling Unit: +2 Units / 4 Units  
(P) NFPA-13 Fire Sprinklers Thru-out  
(P) R2 Occ. Group: +4662 Sqft / 11191 Sqft

(P) S2 Occ. Group: -4662 Sqft / 0 Sqft  
(P) R2 Occ. Load: +23 Max Occ. / 23 Max Occ.  
(P) S2 Occ. Load: -23 Max Occ. / 0 Max Occ.  
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stall  
(P) Parking Req'd for Site (Auto+Bicycle): +75 Stalls / 75 S  
(P) Provided Standard for Site: +75 Stalls / 75 Stalls  
(P) Type V-B Construction

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* Per city planning approval, required parking is for the entire site and not individual buildings

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) DECOMA STRUCTURAL INDUSTRIES INC  
(E) GIVECHI, MEHRZAD

19162 VAN NESS AVENUE,  
344 VIA COLUSA,

TORRANCE, CA 90501  
REDONDO BEACH, CA 90277

B

751888  
C45725

**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.: 751888 Contractor: DECOMA STRUCTURAL INDUSTRIES INC

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: STATE COMP. INS. FUND

Policy Number: 497-0501717

☐ 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](http://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](http://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: MEHRZAD GIVECHI

Sign: *MEHRZAD GIVECHI*

Date: 11/06/2013



Contractor



Authorized Agent

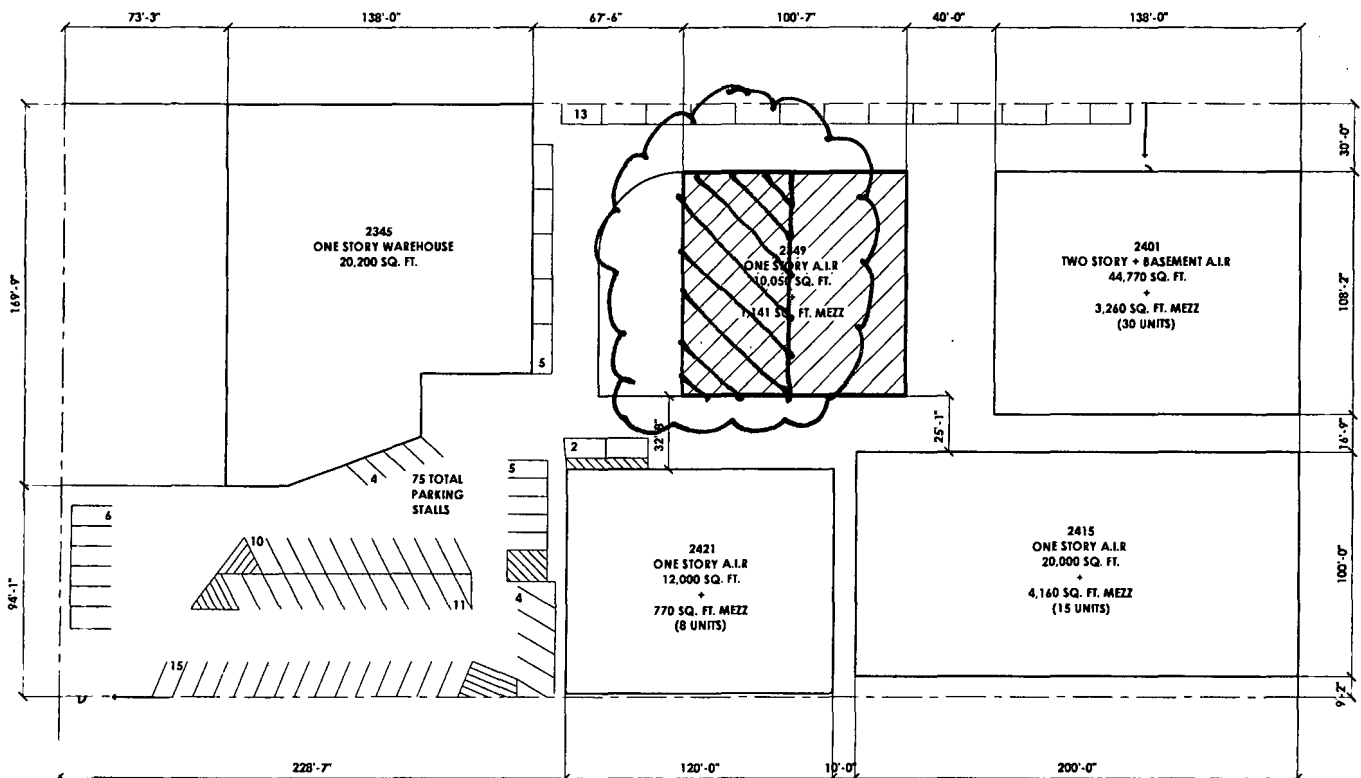
Permit Application # : **13016 - 10000 - 18272**

Plan Check #: B13LA10920

Initiating Office: METRO

Printed on: 10/08/13 07:08:30

# PLOT PLAN ATTACHMENT



11/06/2023

# CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI  
MAYOR

## CERTIFICATE OF OCCUPANCY

**OWNER** SANTA FE ART COLONY LP

**0 PO BOX 25965**

**SHAWNEE MISSION KS**

**66225**

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

**CERTIFICATE:**

**Issued-Valid**

**DATE:**

**BY:**

**RICKEY JACKSON**

**09/09/2015**

### SITE IDENTIFICATION

**ADDRESS: 2349 S SANTA FE AVE 90058**

### LEGAL DESCRIPTION

| TRACT                       | BLOCK | LOT(s)          | ARB | CO. MAP REF # | PARCEL PIN | APN          |
|-----------------------------|-------|-----------------|-----|---------------|------------|--------------|
| HUNTINGTON INDUSTRIAL TRACT | BLK A | "UNNUMBERED LT" | 28  | M B 6-10      | 117A217 26 | 5167-008-012 |

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

**COMMENT** CHANGE OF USE TO CONVERT A SINGLE STORY MANUFACTURING BUILDING TO 4 ARTIST IN RESIDENCE UNITS A, C, D, and E AND TO ADD MEZZANINES IN EACH UNIT, AND CREATE MANAGERIAL STORAGE UNIT B This certificate corrects one issued on 08/19/2015 to apply a correction/inventory .

| USE | PRIMARY             | OTHER         |
|-----|---------------------|---------------|
|     | Artist-in-Residence | Manufacturing |

### PERMITS

12016-10000-04857 | 13016-10000-18272 |

### STRUCTURAL INVENTORY

| ITEM DESCRIPTION                      | CHANGED      | TOTAL       |
|---------------------------------------|--------------|-------------|
| Dwelling Unit                         | 2 Units      | 4 Units     |
| Floor Area (ZC)                       | 0 Sqft       | 11769 Sqft  |
| Height (BC)                           | 0 Feet       |             |
| Height (ZC)                           | 0 Feet       |             |
| Length                                | 0 Feet       | 100 Feet    |
| Mezzanine                             | 1 Levels     | 1 Levels    |
| NFPA-13 Fire Sprinklers Thru-out      |              |             |
| Stories                               | 0 Stories    | 1 Stories   |
| Type V-B Construction                 |              |             |
| Width                                 | 0 Feet       | 100 Feet    |
| R2 Occ. Group                         | 6008 Sqft    | 6008 Sqft   |
| R2 Occ. Load                          | 30 Max Occ.  | 30 Max Occ. |
| S2 Occ. Group                         | -6008 Sqft   | 5761 Sqft   |
| S2 Occ. Load                          | -24 Max Occ. | 29 Max Occ. |
| Parking Req'd for Bldg (Auto+Bicycle) | 0 Stalls     | 0 Stalls    |
| Parking Req'd for Site (Auto+Bicycle) | 75 Stalls    | 75 Stalls   |



### APPROVAL

CERTIFICATE NUMBER: 105297

BRANCH OFFICE: LA

COUNCIL DISTRICT: 14

BUREAU: INSPECTN

DIVISION: BLDGINSF

STATUS: CofO Corrected

STATUS BY: RICKEY JACKSON

STATUS DATE: 09/09/2015

*Richy Jackson*

APPROVED BY: RICKEY JACKSON

EXPIRATION DATE:

**PERMIT DETAIL**

| PERMIT NUMBER     | PERMIT ADDRESS      | PERMIT DESCRIPTION                                                                                                                                                                                                                                                                                                        | STATUS - DATE - BY                            |
|-------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 12016-10000-04857 | 2349 S Santa Fe Ave | CHANGE OF USE TO CONVERT PORTION OF SINGLE STORY MANUFACTURING BUILDING TO 2 ARTIST IN RESIDENCE UNITS "A AND C" AND TO ADD MEZZANINES IN EACH UNIT, AND TO COMPLY WITH DEPARTMENT ORDER effective date 05/11/2011. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.                                                        | CofO Corrected - 09/09/2015<br>RICKEY JACKSON |
| 13016-10000-18272 | 2349 S Santa Fe Ave | ADAPTIVE-REUSE: CHANGE OF USE TO CONVERT PORTION OF SINGLE STORY MANUFACTURING BUILDING TO 2 ARTIST IN RESIDENCE UNITS "D" AND "E" ADDING MEZZANINE'S TO EACH UNIT, AND CREATE MANAGERIAL STORAGE UNIT "B", AND TO COMPLY WITH DEPARTMENT ORDER effective date 05/11/2011. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE. | Permit Finaled - 08/19/2015<br>ERNESTO CORRAL |

**PARCEL INFORMATION**

|                                         |                                  |                                                      |
|-----------------------------------------|----------------------------------|------------------------------------------------------|
| Area Planning Commission: Central       | Census Tract: 2060.50            | Certified Neighborhood Council: Downtown Los Angeles |
| Community Plan Area: Central City North | Council District: 14             | District Map: 117A217                                |
| Energy Zone: 8                          | Fire District: 2                 | LADBS Branch Office: LA                              |
| Lot Cut Date: 08/18/1924                | Lot Cut Date: PRIOR-06/01/1946   | Near Source Zone Distance: 0                         |
| Parking Dist.: CCPD                     | Thomas Brothers Map Grid: 674-H2 | Zone: M3-1                                           |

**PARCEL DOCUMENT**

|                                                                             |                                                                                     |                                                          |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------|
| City Planning Cases (CPC) CPC-1983-506-SP                                   | City Planning Cases (CPC) CPC-1986-607-GPC                                          | City Planning Cases (CPC) CPC-1995-352-CPU               |
| City Planning Cases (CPC) CPC-1997-423                                      | City Planning Cases (CPC) CPC-2007-3036-CA                                          | Community Development Block Grant (CDBG) FEZ-Los Angeles |
| Community Development Block Grant (CDBG) LARZ-Central City                  | Community Development Block Grant (CDBG) SEZ-East Los Angeles State Enterprise Zone | Ordinance (ORD) ORD-162128                               |
| Ordinance (ORD) ORD-164855-SA3270                                           | Ordinance (ORD) ORD-171682                                                          | Rent Stabilization Ordinance (RENT) YES                  |
| Specific Plan Area (SPA) South Los Angeles Alcohol Sales                    | Zoning Administrator"s Case (ZA) ZA-1986-404-CUZ                                    | Zoning Administrator"s Case (ZA) ZA-2011-2074-ZAD        |
| Zoning Information File (ZI) ZI-2129 East Los Angeles State Enterprise Zone |                                                                                     |                                                          |

**CHECKLIST ITEMS**

|                        |                                              |
|------------------------|----------------------------------------------|
| Attachment - Plot Plan | Std. Work Descr - Seismic Gas Shut Off Valve |
|------------------------|----------------------------------------------|

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

|                               |                   |                          |                |
|-------------------------------|-------------------|--------------------------|----------------|
| <u>OWNER(S)</u>               |                   |                          |                |
| Santa Fe Art Colony Lp        | 0 Po Box 25965    | SHAWNEE MISSION KS 66225 |                |
| <u>TENANT</u>                 |                   |                          |                |
| <u>APPLICANT</u>              |                   |                          |                |
| Relationship: Agent for Owner |                   |                          |                |
| Mehrzad Givechi-              | 19162 Van Ness St | TORRANCE, CA 90501       | (310) 782-9100 |

**BUILDING RELOCATED FROM:****(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

| NAME                                 | ADDRESS                |                         | CLASS | LICENSE # | PHONE # |
|--------------------------------------|------------------------|-------------------------|-------|-----------|---------|
| (C) Decoma Structural Industries Inc | 19162 Van Ness Avenue, | Torrance, CA 90501      | B     | 751888    |         |
| (E) Givechi, Mehrzad                 | 344 Via Colusa,        | Redondo Beach, CA 90277 | NA    | C45725    |         |

**SITE IDENTIFICATION-ALL**

ADDRESS:  
2349 S SANTA FE AVE 90058

**LEGAL DESCRIPTION-ALL**

| TRACT                       | BLOCK | LOT(s)   | ARB | CO.MAP REF # | PARCEL PIN | APN          |
|-----------------------------|-------|----------|-----|--------------|------------|--------------|
| HUNTINGTON INDUSTRIAL TRACT | BLK A | NUMBERED | 28  | M B 6-10     | 117A217 26 | 5167-008-012 |

**Building Permits**

**2421 S. Santa Fe Ave.**

# All Applications must be filled out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS  
and other data must also be filed

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Buildings

CLASS "A-B-C" D "Brick"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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

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

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

TAKE TO  
REAR OF  
NORTH  
ANNEX  
1st FLOOR  
CITY CLERK  
PLEASE  
VERIFY

Lot No.

Block

(Description of Property)

City Clerk

Deputy

TAKE TO  
ROOM No. 405  
SOUTH  
ANNEX  
ENGINEER  
PLEASE  
VERIFY

District No.

M. B. Page

F. B. Page

No.

(Location of Job)

Street

Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building *Storage and assembling shop* No. of Rooms *1* No. of Families *1*
- Owner's name *B. J. Van Vleet* Phone *10750 00*
- Owner's address *2401 Santa Fe Ave.*
- Architect's name *H. J. Brown* Phone *10750 00*
- Contractor's name *same* Phone *10750 00*
- Contractor's address *R.F.D. #1 box 464 Inglewood*
- TOTAL VALUATION OF BUILDING *including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.* \$ *10750 00*
- Any other buildings on lot at present? *yes* How used? *Furniture factory*
- Size of proposed building *100 x 220* Size of lot *264.18 x 553* feet
- Number of stories in height *1* Height to highest point *10 ft.*
- Material of foundation *concrete* Character of soil *Sandy loam*
- Size of footings *21"* Depth below surface of ground *18 inches*
- Number of chimneys *none* Material of chimneys *brick*
- Number of inlets to each flue *1* Interior size of such flues *12 x 12*
- Material of exterior walls *Brick*
- Material of interior construction *Roof & girders are frame*
- Material of floors *Cement*
- Material of roof *Composition*
- Are there any other buildings within 30 feet of the proposed structure?

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

OVER

7/28 28

(Sign here)

Owner or Authorized Agent.

FOR DEPARTMENT USE ONLY

|                            |                                                                                                                         |                                                               |                                                                            |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------|
| PERMIT NO.<br><b>31952</b> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.<br><i>8/6/24</i><br>Plan Examiner | Application checked and found O. K.<br><i>8/6/24</i><br>Clerk | Stamp here when permit is issued.<br><b>100111</b><br>AUG 6 1924<br>100111 |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------|

Plans

*Bo. Ranney 1A*

21 20

# REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

*Building goes in rear of another building.*

Owner.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

|                                                                                            |       |                           |                       |                                          |        |
|--------------------------------------------------------------------------------------------|-------|---------------------------|-----------------------|------------------------------------------|--------|
| 1. LOT                                                                                     | BLOCK | TRACT                     | COUNCIL DISTRICT NO   | DIST. MAP                                |        |
| unnumbered lot                                                                             | A     | Huntington Industrial     | 9                     | 117-217                                  |        |
| LEGAL DESCR.                                                                               |       |                           |                       | CENSUS TRACT 2065                        |        |
| 2. PRESENT USE OF BUILDING                                                                 |       | NEW USE OF BUILDING       |                       | ZONE                                     |        |
| (22) WAREHOUSE                                                                             |       | ARTIST (1-8) same in Res. |                       | M3-2                                     |        |
| 3. JOB ADDRESS                                                                             |       |                           |                       | FIRE DIST.                               |        |
| 2421 S. Santa Fe Av MP 6-10A                                                               |       |                           |                       | two                                      |        |
| 4. BETWEEN CROSS STREETS                                                                   |       |                           |                       | LOT TYPE                                 |        |
| Butte AND 25th                                                                             |       |                           |                       | int                                      |        |
| 5. OWNER'S NAME                                                                            |       |                           |                       | LOT SIZE                                 |        |
| Marvin Ziedler / LEONARD SKURTO                                                            |       |                           |                       | 1.12                                     |        |
| 6. OWNER'S ADDRESS                                                                         |       |                           |                       | LINE LEGAL                               |        |
| 401 N. Cliffwood Av, LA 90021                                                              |       |                           |                       |                                          |        |
| 7. ENGINEER                                                                                |       | BUS. LIC. NO.             | ACTIVE STATE LIC. NO. | ALLEY                                    |        |
| DeComa Engineering                                                                         |       | C)45233                   | 213)627-9222          |                                          |        |
| 8. ARCHITECT OR DESIGNER                                                                   |       | BUS. LIC. NO.             | ACTIVE STATE LIC. NO. | BLDG. LINE                               |        |
| Phase II Architecture                                                                      |       |                           | 213)391-7425          |                                          |        |
| 9. ARCHITECT OR ENGINEER'S ADDRESS                                                         |       | CITY                      | ZIP                   | AFFIDAVITS                               |        |
| 2221 Glencoe Av, Venice                                                                    |       |                           | 90291                 | ZI 1231                                  |        |
| 10. CONTRACTOR                                                                             |       | BUS. LIC. NO.             | ACTIVE STATE LIC. NO. | CCPD                                     |        |
| n/s                                                                                        |       |                           |                       |                                          |        |
| 11. SIZE OF EXISTING. BLDG.                                                                |       | STORIES                   | HEIGHT                | NO. OF EXISTING BUILDINGS ON LOT AND USE |        |
| WIDTH 100 LENGTH 120                                                                       |       | 1                         | 14                    | 5                                        |        |
| 12. CONST. MATERIAL                                                                        |       | EXT. WALLS                | ROOF                  | FLOOR                                    |        |
| OF EXISTING BLDG. →                                                                        |       | URM                       | wood                  | conc slab                                |        |
| 13. JOB ADDRESS                                                                            |       |                           |                       | STREET GUIDE                             |        |
| 2421 S. Santa Fe Av                                                                        |       |                           |                       | DISTRICT OFFICE                          |        |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING |       |                           |                       | LA                                       |        |
| P.C. 250,000 TV 450,000 2 OF 2                                                             |       |                           |                       | SEISMIC STUDY ZONE                       |        |
| 15. NEW WORK (Describe)                                                                    |       |                           |                       | GRADING                                  |        |
| CHANGE OF USE FROM WAREHOUSE TO ARTIST IN RESIDENCE.                                       |       |                           |                       | FLOOD                                    |        |
| NEW USE OF BUILDING                                                                        |       |                           |                       | HWY. DED.                                |        |
| ARTIST IN RESIDENCE                                                                        |       |                           |                       | CONS.                                    |        |
| SIZE OF ADDITION                                                                           |       |                           |                       | YONED BY                                 |        |
| STORIES                                                                                    |       |                           |                       | G. Griffith                              |        |
| HEIGHT                                                                                     |       |                           |                       | FILE WITH                                |        |
| 1                                                                                          |       |                           |                       | 18                                       | TYPIST |
| TYPE                                                                                       |       |                           |                       | INSPECTION ACTIVITY                      |        |
| GROUP OCC. R1/B2                                                                           |       |                           |                       | COMB                                     |        |
| FLOOR AREA 3837/7673                                                                       |       |                           |                       | GEN.                                     |        |
| TOTAL                                                                                      |       |                           |                       | MAINT.                                   |        |
| DWELL UNITS 8                                                                              |       |                           |                       | CONS.                                    |        |
| MAX OCC.                                                                                   |       |                           |                       | EQ.                                      |        |
| GUEST ROOMS                                                                                |       |                           |                       | INSPECTOR                                |        |
| PARKING REQ'D 75/104                                                                       |       |                           |                       |                                          |        |
| PARKING PROVIDED STD. 62 COMP. 42                                                          |       |                           |                       |                                          |        |
| P.C. 155.50                                                                                |       |                           |                       |                                          |        |
| S.P.C.                                                                                     |       |                           |                       |                                          |        |
| B.P. 99.80                                                                                 |       |                           |                       |                                          |        |
| I.F.                                                                                       |       |                           |                       |                                          |        |
| SD N/A                                                                                     |       |                           |                       |                                          |        |
| DIST. OFFICE                                                                               |       |                           |                       |                                          |        |
| LA                                                                                         |       |                           |                       |                                          |        |
| P.C. NO. E2294                                                                             |       |                           |                       |                                          |        |
| G.O. YES                                                                                   |       |                           |                       |                                          |        |
| ENERGY N/A                                                                                 |       |                           |                       |                                          |        |
| YES                                                                                        |       |                           |                       |                                          |        |

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.

SPRINKLERS REQ'D SPEC. FULLY SPRINKLERED

ENERGY N/A

YES

HO-724

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 7-11-89 Owner's Signature Leonard Skurto

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 7-11-89 Applicant's Signature Leonard Skurto

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.).

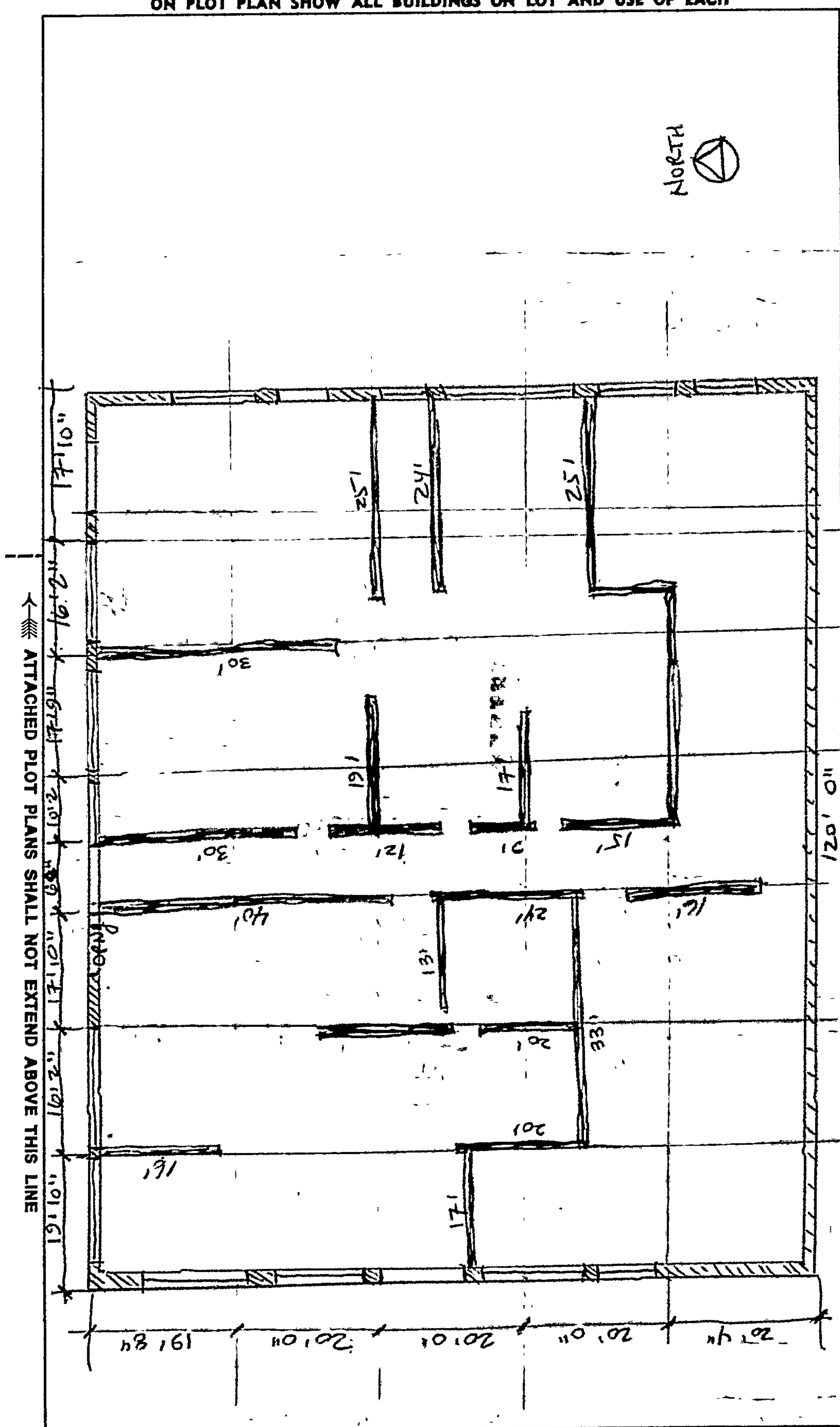
Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

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 Leonard Skurto Position N/A Date 7-11-89

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



Address of  
Building

2421 So. Santa Fe Ave.



**CITY OF LOS ANGELES**  
**CERTIFICATE OF OCCUPANCY**

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

☒ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified \* (Non-Residential Uses)

☒ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1, 3, 4, and 5, and with applicable requirements of State Housing Law-for following occupancies \* (Residential Uses)

Permit No and Year **89HO-00724**

Change of use from a one story type III-N, 100' X 120', brick building B-4 manufacturing to a one story type III one hour, 100' X 120', brick building, B-2/R-1, Artist in Residence with 8 dwelling units.

No Change in parking.

Total Parking Required \_\_\_\_\_ ☒ No Change in Parking requirement

Total Parking Provided \_\_\_\_\_ = Standard \_\_\_\_\_ + Compact \_\_\_\_\_

\* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT

Issued By / Office  
**HO** LA - VN - WLA - SP - C D # \_\_\_\_\_

Bureau  
(BLDG) BCS

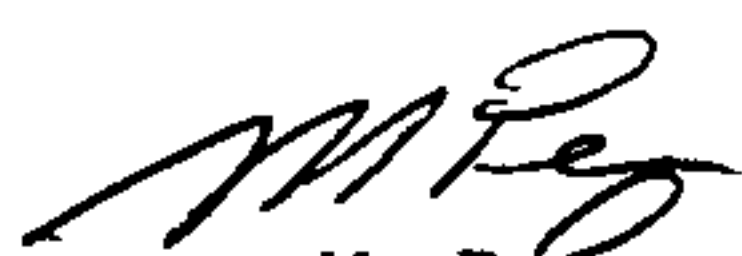
Division  
GEN - MS (EQ - BMI - COMM

Owner : **Marvin Ziedler/Leonard Sturo**

Owner's Address : **401 N. Cliffwood Ave.  
Los Angeles Ca 90021**

Issued **3-9-90**

By

  
**M. Perez**

**Building Permits**

**2345 S. Santa Fe Ave.**

1

ELECT. DIV.

Plan. Record.

Application.

for building permit.

for fire.

●

APPLICATION TO  
ERECT A NEW BUILDING

●

AND FOR A  
Certificate of Occupancy

Form B-1

CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No.

PORTION OF BLK. A.

Tract HUNTINGTON INDUSTRIAL TRACT

Location of Building 2345 So. SANTA FE AVE, L.A. (House Number and Street)

Between what cross streets? WASHINGTON BLVD } Approved by City Engineer Deputy.

USE INK OR INDELIBLE PENCIL WAREHOUSE

1. Purpose of building. BLDG. Families — Rooms —

2. Owner VAN VORST PROPERTIES INC (Print Name) Phone.

3. Owner's Address 6100 So. ST. ANDREWS PL. P. O. L.A.

4. Certificated Architect. State License No. Phone

5. Licensed Engineer CHAS. L. WEBBER State License No. 4017 Phone TR 6595

6. Contractor WEBBER & Co. State License No. Phone

7. Contractor's Address 606 So. AILL ST. L.A. Eng dk

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) 70,000.00

9. State how many buildings NOW on lot and give use of each. 4 BLDGS. (FURN. MFG. & DISPLAY ROOMS) (Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 175 x 138 No. Stories 1 Height to highest point 23'-4" Size lot 261 x 557

11. Material Exterior Walls MASONRY (BRICK) Type of Roofing COMPO.

For Accessory Buildings and similar structures (a) Footing: Width 2'-0" Depth in Ground PER CODE Width of Wall 8"

(b) Size of Studs Material of Floor CONC.

(c) Size of Floor Joists x Size of Rafters 2 x 10

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

D.C. Code does not apply see note

DISTRICT OFFICE

Sign here Webb & Co. Owner or Authorized Agent

By L. M. Hewitt

FOR DEPARTMENT USE ONLY

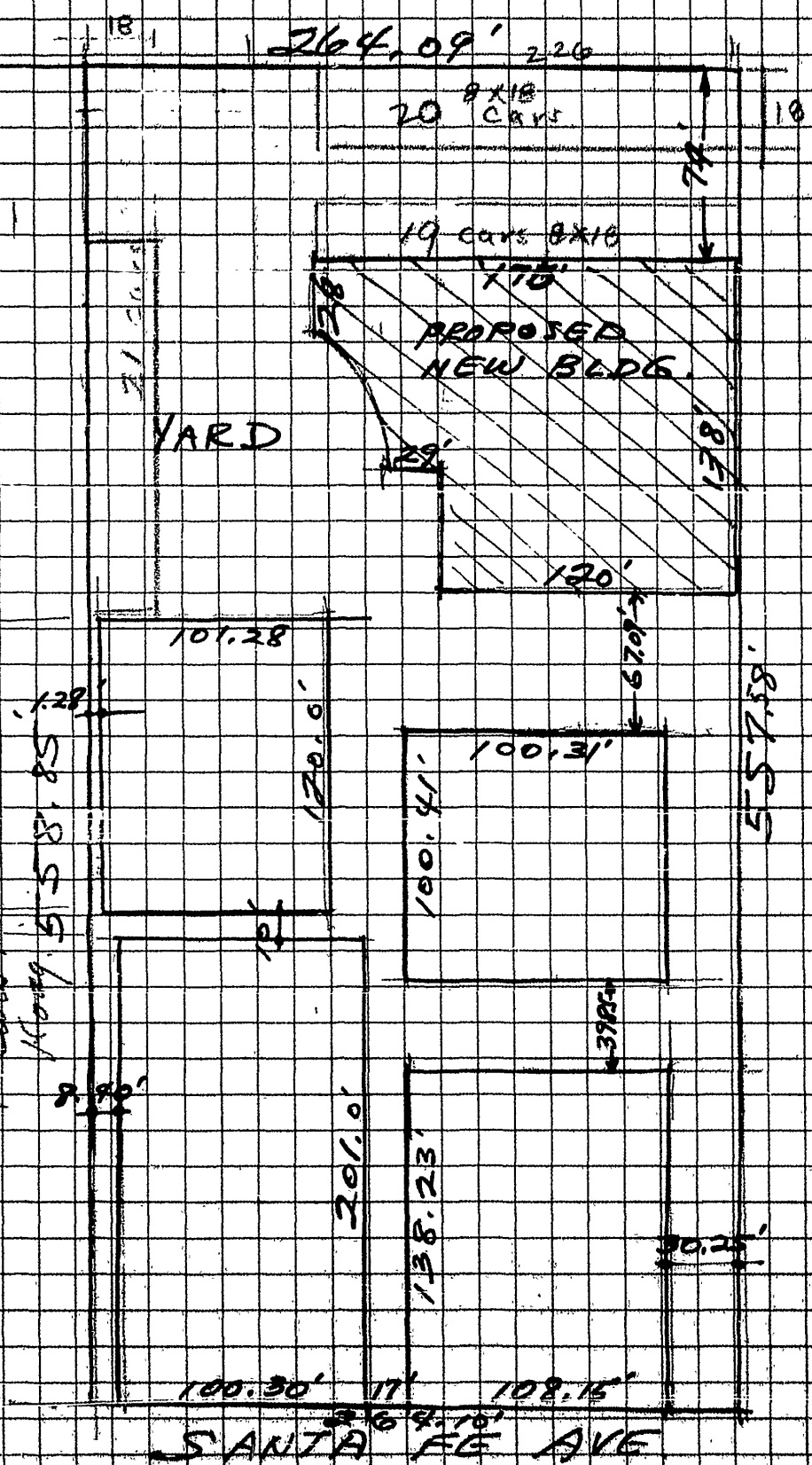
|                     |                                                            |            |                      |                                                       |                                  |
|---------------------|------------------------------------------------------------|------------|----------------------|-------------------------------------------------------|----------------------------------|
| PLAN CHECKING       |                                                            | SUPPL      |                      |                                                       |                                  |
| Valuation \$ 70,000 | \$ 20,000                                                  |            |                      | Investigation Fee \$                                  |                                  |
| Fee \$ 75           | \$ 25                                                      |            |                      | Bldg. Permit Fee \$                                   |                                  |
|                     |                                                            |            |                      | Total                                                 | \$ 183.00                        |
| TYPE III-A          | Maximum No. Occupants 240                                  | Inside Lot | Key Lot              | Lot Size 261x558                                      | Front alley                      |
| GROUP G-1           | Plans and Specifications checked                           | Corner Lot | Corner Lot Keyed     | Fire District 2                                       | Back alley                       |
| For Plans See       | Correction Verified                                        |            | Zone N-3             | No. 2                                                 | District Map No. 7293            |
| Filed with          | Plans, Specifications and Application checked and approved |            | Bldg. Line           | Street Widening                                       | Application checked and approved |
|                     |                                                            |            | FL                   | FL                                                    | Inspector                        |
|                     |                                                            |            | Continuous Inspected | SPRINKLER American Required Valuation Included Yes-No | Clerk                            |

DO NOT WRITE BELOW THIS LINE

| TYPE OF RECEIPT            | DATE ISSUED  | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID |
|----------------------------|--------------|----------------|-------------|------|----------|
| Plan Checking              | MAY - 1 '33  |                | 32807       |      |          |
| Supplemental Plan Checking | MAY - 4 '33  |                | LA31713     |      |          |
| Building Permit            | MAY - 11 '33 |                | LA58426     |      | LA 58426 |

DANGEROUS CHEMICALS ARE NOT USED, PROCESSED OR  
 STORED IN AMOUNTS REGULATED BY APPENDIX 1A OF  
 THE DANGEROUS CHEMICALS CODE *Ramon C. Martinez*

Parking of 60  
 Cars



Address of Building.....**2345 S. Santa Fe Ave.**  
Permit No. and Year.....**LA 58426 - 1953**  
Certificate Issued.....**Oct. 13, 1954** 19.....

**CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY**

**CERTIFICATE OF OCCUPANCY**

**NOTE: Any change of use or occupancy  
Must be approved by the Department of  
Building and Safety.**

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts- 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

**1 Story, Type III-A, 138' x 175' Warehouse.  
Q-1 Occupancy.**

Owner.....**Van Vorst Properties**  
Owner's Address.....**6100 S. St. Andrews Pl.  
Los Angeles 47, Calif.**

**WILLIAM A. TINKER**

Form B-995-a-20M-11-53 G. E. MORRIS, Superintendent of Building By.....



Architectural  
Resources Group

#### **Exhibit 4. Existing Conditions Photos (2019)**



Architectural  
Resources Group



Aerial view of subject property, outlined in red (courtesy Google Earth, 2019).



Santa Fe Art Colony, view east towards 2401 S. Santa Fe Ave. Note concrete strip with metal grate in the foreground, marking the location of a former spur line (ARG, 2019).



Architectural  
Resources Group



Santa Fe Art Colony, view north of the forecourt between 2401 and 2349 S. Santa Fe Ave. (ARG, 2019).



Santa Fe Art Colony, view west of the forecourt between 2415, 2421, and 2349 S. Santa Fe Ave. (ARG, 2019).



Architectural  
Resources Group



2401 S. Santa Fe Ave., east façade, view northwest (ARG, 2019).



Close-up of 2401 S. Santa Fe Ave. original primary east entrance (ARG, 2019).



Architectural  
Resources Group



2401 S. Santa Fe Ave., north and west façades, view southeast (ARG, 2019).



2415 S. Santa Fe Ave., east façade, view southwest (ARG, 2019).



Architectural  
Resources Group



2349 S. Santa Fe Ave, east and south façades, view northwest (ARG, 2019).



2421 S. Santa Fe Ave., north façade, view southeast (ARG, 2019).



Architectural  
Resources Group



2345 S. Santa Fe Ave., south façade, view north (ARG, 2019).



Architectural  
Resources Group

**Exhibit 5. Photographs, Los Angeles Department of City Planning, ZA Case No. 86-0404, April 4, 1986**

1 of 3

ZA CASE NO. ZA 86-0404 (CUZ)  
Environmental Clearance No. ND 86-0211 CUZ  
Existing Zone M3-2  
District Map No. 117-B-217  
Councilmanic District 9  
Planning Area 111 Central City North  
Census Tract No. 2065  
22020

**DEPARTMENT OF CITY PLANNING**

OFFICE OF ZONING ADMINISTRATION

CRC 58163

**CITY PLANNING**

Applicant: Santa Fe Art Colony  
Address: 401 North Cliffwood Av Daytime Phone No. (213) 392-4066  
Representative \_\_\_\_\_ Daytime Phone No. \_\_\_\_\_

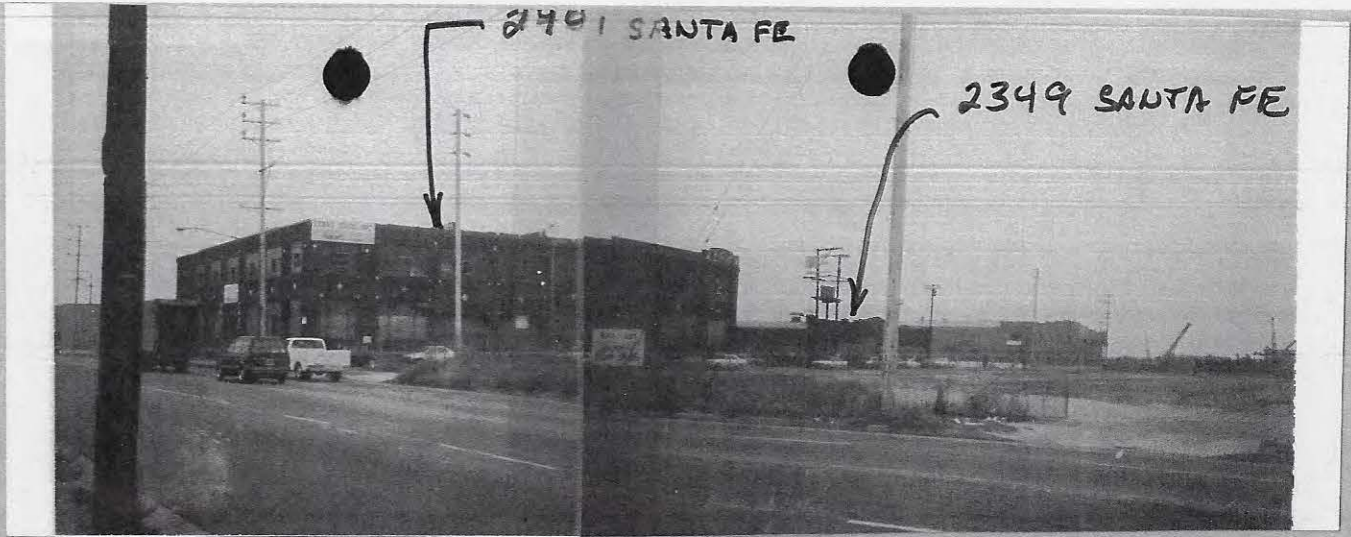
Project Location: 2349, 2401, 2421 Santa Fe Avenue

Date Submitted 4-4-86 Date Deemed Completed/Filed 4-8-86

Date of Hearing Tuesday, June 17, 1986 at 10:30 A.M.

Assigned Investigator Bill Taylor

Assigned Administrator Darryl Fisher



LOOKING SOUTHWEST TOWARD THE SUBJECT SITE



LOOKING EAST ALONG NORTH SIDE OF  
BUILDING AT 2421 SANTA FE AVE  
PROPOSED FOR FOUR UNITS (PHASE 2)



LOOKING SOUTHWEST TOWARD 2349 SANTA FE AVE.  
PROPOSED FOR 99 SEAT THEATER



LOOKING NORTHWEST TOWARD SUBJECT PROPERTY  
14 UNITS ARE PROPOSED AT 2415 SANTA FE AVE.



LOOKING WEST TOWARD WAREHOUSE BUILDING ON  
WEST SIDE OF SUBJECT PROPERTY AT 2345 SANTA FE AVE.  
THIS BLDG TO REMAIN A WAREHOUSE BLDG

08000500015



LOOKING NORTH FROM SUBJECT PROPERTY



LOOKING NORTHWEST TOWARD INDUSTRIAL BUILDING ADJACENT TO, AND SOUTH OF, THE SUBJECT PROPERTY



LOOKING SOUTHEAST, ACROSS SANTA FE AVE. TOWARD INDUSTRIAL BUILDINGS EAST OF THE SUBJECT PROPERTY



Architectural  
Resources Group

## **Exhibit 6. Parcel Profile Report**



# City of Los Angeles Department of City Planning

## 6/26/2019 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2345 S SANTA FE AVE  
2349 S SANTA FE AVE  
2401 S SANTA FE AVE  
2411 S SANTA FE AVE

### ZIP CODES

90058

### RECENT ACTIVITY

CHC-2019-3798-HCM  
ENV-2019-3799-CE

### CASE NUMBERS

CPC-2017-432-CPU-CA  
CPC-2014-5000-CA-GPA  
CPC-2014-2415-GPA-CA  
CPC-2008-3125-CA  
CPC-2007-3036-RIO  
CPC-1997-423  
CPC-1995-352-CPU  
CPC-1990-346-CA  
CPC-1986-607-GPC  
CPC-1983-506  
ORD-183145  
ORD-183144  
ORD-171682  
ORD-171681  
ORD-164855-SA3270  
ORD-162128  
ZA-2011-2074-ZAD  
ZA-1986-404-CUZ  
ENV-2017-433-EIR  
ENV-2014-4000-MND  
ENV-2014-2416-MND  
ENV-2013-3392-CE  
ENV-2013-2636-CE  
ENV-2011-2075-CE  
ENV-2007-3037-ND  
ENV-1995-328-MND  
ND-86-211-CUZ  
PRIOR-06/01/1946

### Address/Legal Information

|                              |                             |
|------------------------------|-----------------------------|
| PIN Number                   | 117A217 26                  |
| Lot/Parcel Area (Calculated) | 82,089.3 (sq ft)            |
| Thomas Brothers Grid         | PAGE 674 - GRID H2          |
| Assessor Parcel No. (APN)    | 5167008012                  |
| Tract                        | HUNTINGTON INDUSTRIAL TRACT |
| Map Reference                | M B 6-10                    |
| Block                        | BLK A                       |
| Lot                          | PT "UNNUMBERED LT"          |
| Arb (Lot Cut Reference)      | 28                          |
| Map Sheet                    | 117A217                     |

### Jurisdictional Information

|                          |                      |
|--------------------------|----------------------|
| Community Plan Area      | Central City North   |
| Area Planning Commission | Central              |
| Neighborhood Council     | Downtown Los Angeles |
| Council District         | CD 14 - José Huizar  |
| Census Tract #           | 2060.31              |
| LADBS District Office    | Los Angeles Metro    |

### Planning and Zoning Information

|                                         |                                                                                                                                         |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Special Notes                           | None                                                                                                                                    |
| Zoning                                  | M3-1-RIO                                                                                                                                |
| Zoning Information (ZI)                 | ZI-2358 River Improvement Overlay District<br>ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE<br>ZI-1231 South Los Angeles Alcohol Sales |
| General Plan Land Use                   | Heavy Manufacturing                                                                                                                     |
| General Plan Note(s)                    | Yes                                                                                                                                     |
| Hillside Area (Zoning Code)             | No                                                                                                                                      |
| Specific Plan Area                      | South Los Angeles Alcohol Sales                                                                                                         |
| Subarea                                 | None                                                                                                                                    |
| Special Land Use / Zoning               | None                                                                                                                                    |
| Design Review Board                     | No                                                                                                                                      |
| Historic Preservation Review            | No                                                                                                                                      |
| Historic Preservation Overlay Zone      | None                                                                                                                                    |
| Other Historic Designations             | None                                                                                                                                    |
| Other Historic Survey Information       | None                                                                                                                                    |
| Mills Act Contract                      | None                                                                                                                                    |
| CDO: Community Design Overlay           | None                                                                                                                                    |
| CPIO: Community Plan Imp. Overlay       | None                                                                                                                                    |
| Subarea                                 | None                                                                                                                                    |
| CUGU: Clean Up-Green Up                 | None                                                                                                                                    |
| HCR: Hillside Construction Regulation   | No                                                                                                                                      |
| NSO: Neighborhood Stabilization Overlay | No                                                                                                                                      |
| POD: Pedestrian Oriented Districts      | None                                                                                                                                    |
| RFA: Residential Floor Area District    | None                                                                                                                                    |
| RIO: River Implementation Overlay       | Yes                                                                                                                                     |
| SN: Sign District                       | No                                                                                                                                      |
| Streetscape                             | No                                                                                                                                      |

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

|                                                 |                                                                  |
|-------------------------------------------------|------------------------------------------------------------------|
| Adaptive Reuse Incentive Area                   | None                                                             |
| Affordable Housing Linkage Fee                  |                                                                  |
| Residential Market Area                         | Medium-High                                                      |
| Non-Residential Market Area                     | Medium                                                           |
| Transit Oriented Communities (TOC)              | Not Eligible                                                     |
| CRA - Community Redevelopment Agency            | None                                                             |
| Central City Parking                            | Yes                                                              |
| Downtown Parking                                | No                                                               |
| Building Line                                   | None                                                             |
| 500 Ft School Zone                              | No                                                               |
| 500 Ft Park Zone                                | No                                                               |
| <b>Assessor Information</b>                     |                                                                  |
| Assessor Parcel No. (APN)                       | 5167008012                                                       |
| Ownership (Assessor)                            |                                                                  |
| Owner1                                          | ART COLONY PROPERTY LLC C/O C/O FIFTEEN GRP CHRIS MACCONNELL     |
| Address                                         | 47 NE 36TH ST 2ND FL<br>MIAMI FL 33137                           |
| Ownership (Bureau of Engineering, Land Records) |                                                                  |
| Owner                                           | SANTA FE ART COLONY                                              |
| Address                                         | 401 N. CLIFFORD AVE.<br>LOS ANGELES CA 90049                     |
| APN Area (Co. Public Works)*                    | 3.380 (ac)                                                       |
| Use Code                                        | 3020 - Industrial - Industrial - Artist in Residence - One Story |
| Assessed Land Val.                              | \$10,200,000                                                     |
| Assessed Improvement Val.                       | \$5,100,000                                                      |
| Last Owner Change                               | 06/18/2018                                                       |
| Last Sale Amount                                | \$15,000,150                                                     |
| Tax Rate Area                                   | 7                                                                |
| Deed Ref No. (City Clerk)                       | 905541-42                                                        |
|                                                 | 90                                                               |
|                                                 | 785                                                              |
|                                                 | 686909                                                           |
|                                                 | 5-548                                                            |
|                                                 | 49                                                               |
|                                                 | 4243                                                             |
|                                                 | 4144                                                             |
|                                                 | 4-345                                                            |
|                                                 | 4-342                                                            |
|                                                 | 3646                                                             |
|                                                 | 3408                                                             |
|                                                 | 32593                                                            |
|                                                 | 261816                                                           |
|                                                 | 2604                                                             |
|                                                 | 151-2                                                            |
|                                                 | 1406404-05                                                       |
| Building 1                                      |                                                                  |
| Year Built                                      | 1953                                                             |
| Building Class                                  | C5A                                                              |
| Number of Units                                 | 0                                                                |
| Number of Bedrooms                              | 0                                                                |
| Number of Bathrooms                             | 0                                                                |
| Building Square Footage                         | 20,533.0 (sq ft)                                                 |
| Building 2                                      |                                                                  |
| Year Built                                      | 1916                                                             |

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

|                         |                  |
|-------------------------|------------------|
| Building Class          | C5A              |
| Number of Units         | 31               |
| Number of Bedrooms      | 0                |
| Number of Bathrooms     | 0                |
| Building Square Footage | 44,712.0 (sq ft) |
| Building 3              |                  |
| Year Built              | 1924             |
| Building Class          | C5A              |
| Number of Units         | 8                |
| Number of Bedrooms      | 0                |
| Number of Bathrooms     | 0                |
| Building Square Footage | 11,940.0 (sq ft) |
| Building 4              |                  |
| Year Built              | 1916             |
| Building Class          | C5A              |
| Number of Units         | 15               |
| Number of Bedrooms      | 0                |
| Number of Bathrooms     | 0                |
| Building 5              |                  |
| Year Built              | 1916             |
| Building Class          | DX               |
| Number of Units         | 5                |
| Number of Bedrooms      | 0                |
| Number of Bathrooms     | 0                |
| Building Square Footage | 10,000.0 (sq ft) |

#### Additional Information

|                                                   |                 |
|---------------------------------------------------|-----------------|
| Airport Hazard                                    | None            |
| Coastal Zone                                      | None            |
| Farmland                                          | Area Not Mapped |
| Urban Agriculture Incentive Zone                  | YES             |
| Very High Fire Hazard Severity Zone               | No              |
| Fire District No. 1                               | No              |
| Flood Zone                                        | None            |
| Watercourse                                       | No              |
| Hazardous Waste / Border Zone Properties          | No              |
| Methane Hazard Site                               | None            |
| High Wind Velocity Areas                          | No              |
| Special Grading Area (BOE Basic Grid Map A-13372) | No              |
| Oil Wells                                         | None            |

#### Seismic Hazards

|                                |                                 |
|--------------------------------|---------------------------------|
| Active Fault Near-Source Zone  |                                 |
| Nearest Fault (Distance in km) | Within Fault Zone               |
| Nearest Fault (Name)           | Puente Hills Blind Thrust       |
| Region                         | Los Angeles Blind Thrusts       |
| Fault Type                     | B                               |
| Slip Rate (mm/year)            | 0.70000000                      |
| Slip Geometry                  | Reverse                         |
| Slip Type                      | Moderately / Poorly Constrained |
| Down Dip Width (km)            | 19.00000000                     |
| Rupture Top                    | 5.00000000                      |
| Rupture Bottom                 | 13.00000000                     |
| Dip Angle (degrees)            | 25.00000000                     |
| Maximum Magnitude              | 7.10000000                      |
| Alquist-Priolo Fault Zone      | No                              |

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

|                                      |                                                                 |
|--------------------------------------|-----------------------------------------------------------------|
| Landslide                            | No                                                              |
| Liquefaction                         | No                                                              |
| Preliminary Fault Rupture Study Area | No                                                              |
| Tsunami Inundation Zone              | No                                                              |
| <b>Economic Development Areas</b>    |                                                                 |
| Business Improvement District        | None                                                            |
| Opportunity Zone                     | Yes                                                             |
| Promise Zone                         | None                                                            |
| Renewal Community                    | No                                                              |
| Revitalization Zone                  | Central City                                                    |
| State Enterprise Zone                | EAST LOS ANGELES STATE ENTERPRISE ZONE                          |
| Targeted Neighborhood Initiative     | None                                                            |
| <b>Housing</b>                       |                                                                 |
| Direct all Inquiries to              | Housing+Community Investment Department                         |
| Telephone                            | (866) 557-7368                                                  |
| Website                              | <a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a> |
| Rent Stabilization Ordinance (RSO)   | No                                                              |
| Ellis Act Property                   | No                                                              |
| <b>Public Safety</b>                 |                                                                 |
| Police Information                   |                                                                 |
| Bureau                               | Central                                                         |
| Division / Station                   | Newton                                                          |
| Reporting District                   | 1309                                                            |
| Fire Information                     |                                                                 |
| Bureau                               | Central                                                         |
| Batallion                            | 1                                                               |
| District / Fire Station              | 17                                                              |
| Red Flag Restricted Parking          | No                                                              |

## CASE SUMMARIES

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

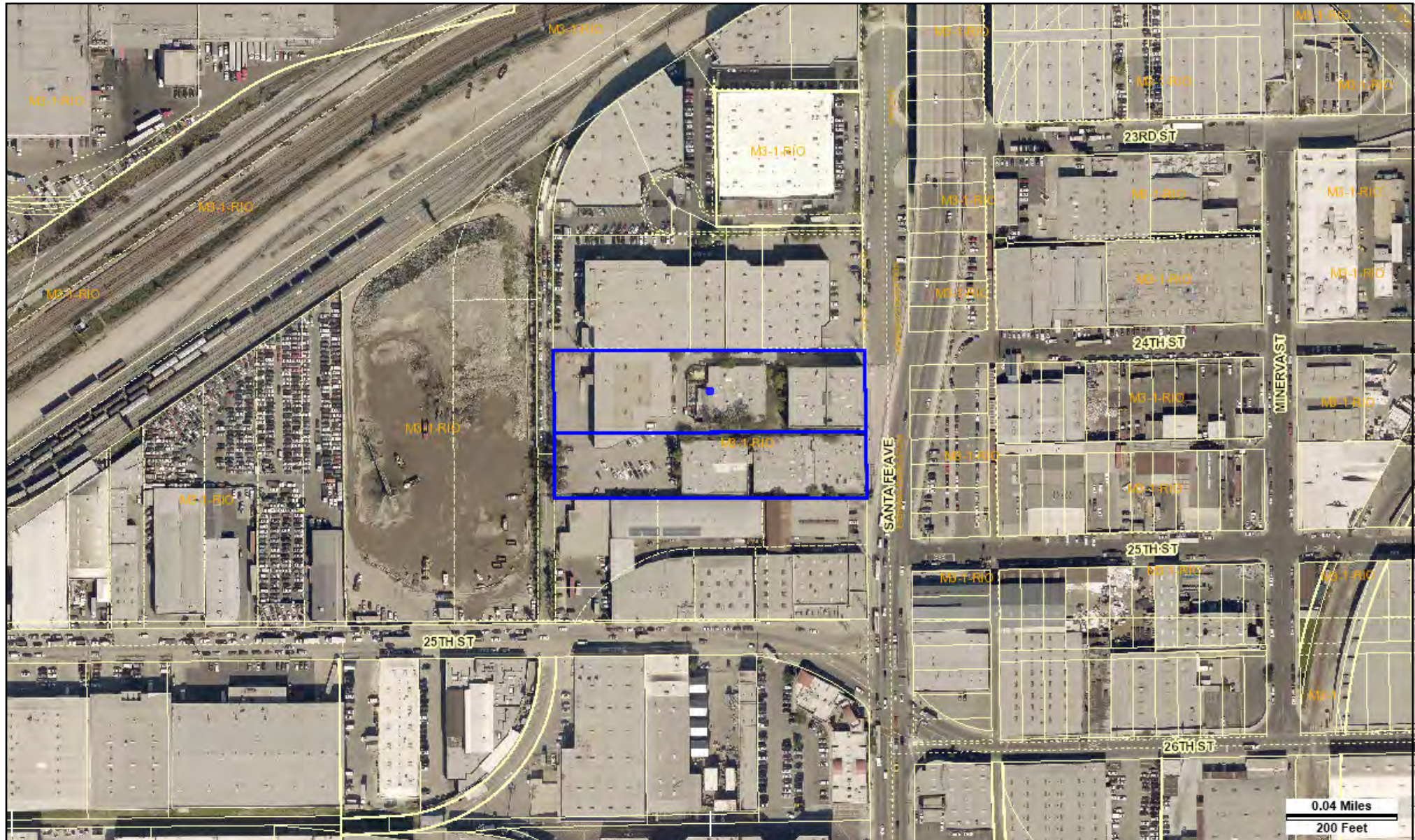
|                          |                                                                                                                                                                                                                                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number:             | CPC-2017-432-CPU-CA                                                                                                                                                                                                                                                                                                                     |
| Required Action(s):      | CA-CODE AMENDMENT<br>CPU-COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                                   |
| Case Number:             | CPC-2014-5000-CA-GPA                                                                                                                                                                                                                                                                                                                    |
| Required Action(s):      | CA-CODE AMENDMENT<br>GPA-GENERAL PLAN AMENDMENT                                                                                                                                                                                                                                                                                         |
| Project Descriptions(s): | CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.                                                                                                                      |
| Case Number:             | CPC-2014-2415-GPA-CA                                                                                                                                                                                                                                                                                                                    |
| Required Action(s):      | CA-CODE AMENDMENT<br>GPA-GENERAL PLAN AMENDMENT                                                                                                                                                                                                                                                                                         |
| Project Descriptions(s): | PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.                                                                                                                                   |
| Case Number:             | CPC-2008-3125-CA                                                                                                                                                                                                                                                                                                                        |
| Required Action(s):      | CA-CODE AMENDMENT                                                                                                                                                                                                                                                                                                                       |
| Project Descriptions(s): | THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS                                         |
| Case Number:             | CPC-2007-3036-RIO                                                                                                                                                                                                                                                                                                                       |
| Required Action(s):      | RIO-RIVER IMPROVEMENT OVERLAY DISTRICT                                                                                                                                                                                                                                                                                                  |
| Project Descriptions(s): | THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.                                                                 |
| Case Number:             | CPC-1997-423                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                      |
| Project Descriptions(s): | PRELIMINARY PLAN FOR THE PROPOSED DOWNTOWN RIVERFRONT INDUSTRIAL PROJECT IN COOPERATION WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES.                                                                                                                                                                             |
| Case Number:             | CPC-1995-352-CPU                                                                                                                                                                                                                                                                                                                        |
| Required Action(s):      | CPU-COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                               |
| Project Descriptions(s): | CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)                                                                                                                           |
| Case Number:             | CPC-1990-346-CA                                                                                                                                                                                                                                                                                                                         |
| Required Action(s):      | CA-CODE AMENDMENT                                                                                                                                                                                                                                                                                                                       |
| Project Descriptions(s): | AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\                                                                                                                                                          |
| Case Number:             | CPC-1986-607-GPC                                                                                                                                                                                                                                                                                                                        |
| Required Action(s):      | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)                                                                                                                                                                                                                                                                                             |
| Project Descriptions(s): | AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)\ |
| Case Number:             | CPC-1983-506                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                      |
| Project Descriptions(s): | SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY                                                                                                                                                                         |
| Case Number:             | ZA-2011-2074-ZAD                                                                                                                                                                                                                                                                                                                        |
| Required Action(s):      | ZAD-ZA DETERMINATION (PER LAMC 12.27)                                                                                                                                                                                                                                                                                                   |
| Project Descriptions(s): | PURSUANT TO SECTION 12.24-X.13, A ZAD TO ALLOW THE CONTINUED USE AND MAINTENANCE OF AN EXISTING 4 UNIT ARTIST-IN-RESIDENCE AND ONE MANAGERIAL OFFICE CONSISTING OF 11,665 SQ FT OF FLOOR AREA WITHIN AN EXISTING ONE-STORY WOOD STRUCTURE IN THE M3 ZONE.                                                                               |
| Case Number:             | ZA-1986-404-CUZ                                                                                                                                                                                                                                                                                                                         |
| Required Action(s):      | CUZ-ALL OTHER CONDITIONAL USE CASES                                                                                                                                                                                                                                                                                                     |
| Project Descriptions(s): | CONDITIONAL USE - PERMIT THE CONVERSION OF THE INTERIORS OF EXISTING BUILDINGS INTO ARTIST-IN-RESIDENCE UNITS AND ONE M3-2 INDUSTRIAL BUILDING TO A 99-SEAT THEATRE. A TOTAL OF 52 UNITS ARE TO BE CONSTRUCTED AND 75 PARKING SPACES.                                                                                                   |

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

|                          |                                                                                                                                                                                                                                                                         |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number:             | ENV-2017-433-EIR                                                                                                                                                                                                                                                        |
| Required Action(s):      | EIR-ENVIRONMENTAL IMPACT REPORT                                                                                                                                                                                                                                         |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                   |
| Case Number:             | ENV-2014-4000-MND                                                                                                                                                                                                                                                       |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                                                                                                                                      |
| Project Descriptions(s): | CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.                                                      |
| Case Number:             | ENV-2014-2416-MND                                                                                                                                                                                                                                                       |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                                                                                                                                      |
| Project Descriptions(s): | PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.                                                                   |
| Case Number:             | ENV-2013-3392-CE                                                                                                                                                                                                                                                        |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                                                                                                                                |
| Project Descriptions(s): | THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.                      |
| Case Number:             | ENV-2013-2636-CE                                                                                                                                                                                                                                                        |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                                                                                                                                |
| Project Descriptions(s): | CONDITIONAL USE - PERMIT THE CONVERSION OF THE INTERIORS OF EXISTING BUILDINGS INTO ARTIST-IN-RESIDENCE UNITS AND ONE M3-2 INDUSTRIAL BUILDING TO A 99-SEAT THEATRE. A TOTAL OF 52 UNITS ARE TO BE CONSTRUCTED AND 75 PARKING SPACES.                                   |
| Case Number:             | ENV-2011-2075-CE                                                                                                                                                                                                                                                        |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                                                                                                                                |
| Project Descriptions(s): | PURSUANT TO SECTION 12.24-X.13, A ZAD TO ALLOW THE CONTINUED USE AND MAINTENANCE OF AN EXISTING 4 UNIT ARTIST-IN-RESIDENCE AND ONE MANAGERIAL OFFICE CONSISTING OF 11,665 SQ FT OF FLOOR AREA WITHIN AN EXISTING ONE-STORY WOOD STRUCTURE IN THE M3 ZONE.               |
| Case Number:             | ENV-2007-3037-ND                                                                                                                                                                                                                                                        |
| Required Action(s):      | ND-NEGATIVE DECLARATION                                                                                                                                                                                                                                                 |
| Project Descriptions(s): | THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT. |
| Case Number:             | ENV-1995-328-MND                                                                                                                                                                                                                                                        |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                                                                                                                                      |
| Project Descriptions(s): | CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)                                                           |
| Case Number:             | ND-86-211-CUZ                                                                                                                                                                                                                                                           |
| Required Action(s):      | CUZ-ALL OTHER CONDITIONAL USE CASES                                                                                                                                                                                                                                     |
| Project Descriptions(s): | Data Not Available                                                                                                                                                                                                                                                      |

## DATA NOT AVAILABLE

ORD-183145  
 ORD-183144  
 ORD-171682  
 ORD-171681  
 ORD-164855-SA3270  
 ORD-162128  
 PRIOR-06/01/1946



Address: 2345 S SANTA FE AVE

Tract: HUNTINGTON INDUSTRIAL  
TRACT

Zoning: M3-1-RIO

APN: 5167008012

Block: BLK A

General Plan: Heavy Manufacturing

PIN #: 117A217 26

Lot: PT "UNNUMBERED LT"

Arb: 28



ORDINANCE NO. 185472

An ordinance amending Section 22.171 of Article 1, Chapter 9, Division 22 of the Los Angeles Administrative Code to clarify Historic-Cultural Monument designation criteria, enhance due process and notification procedures affecting property owners, and provide for extensions of time limits.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. Section 22.171 of the Los Angeles Administrative Code is amended in its entirety to read as follows:

**Sec. 22.171. Purpose of the Commission.**

The Cultural Heritage Commission (Commission) shall perform those functions relating to historic and cultural preservation of sites, buildings or structures that embody the heritage, history and culture of the City.

**Sec. 22.171.1. Composition of the Commission and Term of Office.**

(a) **Qualifications.** The Commission shall be composed of five members who are qualified electors of the City of Los Angeles. Each Commissioner shall be appointed and may be removed in accordance with Charter Section 502. The Commissioners shall have a demonstrated interest, competence or knowledge of historic preservation. At least two of the Commissioners should be professionals who meet the qualifications for various disciplines outlined by the U.S. Secretary of the Interior, Code of Federal Regulations, 36 CFR Part 61. These disciplines include history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation and landscape architecture or related disciplines, such as urban planning, American studies, American civilization or cultural geography.

(b) **Term.** The term of office for each Commissioner shall begin with the first day of July and shall be a term of five years. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

**Sec. 22.171.2. Members' Compensation.**

The members of the Commission shall be paid \$25.00 per meeting for each Commission meeting attended, but not to exceed \$125.00 in any one calendar month.

### **Sec. 22.171.3. Organization of the Commission.**

During the last meeting of July of each year, the Commission shall elect a President and Vice President, which officers shall hold office for one year and until their successors are elected, unless their membership on the Commission expires sooner. The Commission may at any meeting fill any vacancy for any unexpired term occurring in the office of President or Vice President.

### **Sec. 22.171.4. Appointment and Duties of Commission Secretary.**

The Director of Planning (Director) of the Department of City Planning (Department), or his or her designee, shall assign an employee of the Department, other than the Director, to be the Secretary of the Commission and assign duties to the employee, which shall be in addition to the duties regularly prescribed for that employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall post and publish all orders, resolutions and notices, which the Commission shall order to be posted and published, and shall perform any other duties imposed by this chapter or by order of the Commission.

### **Sec. 22.171.5. Quorum and Actions of the Commission.**

A majority of the members of the Commission must be present at any meeting to constitute a quorum.

The powers conferred upon the Commission shall be exercised by resolution or motion and adopted by a majority vote of its members and recorded in the minutes with the ayes and noes. The action shall be attested to by the signature of the Secretary of the Commission.

### **Sec. 22.171.6. Duties of the Commission.**

In addition to the duties set forth in this article, the Commission shall perform those duties imposed on it by Los Angeles Municipal Code Section 12.20.3 relating to Historic Preservation Overlay Zones.

### **Sec. 22.171.7. Monument Designation Criteria.**

For purposes of this article, a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

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

**Sec. 22.171.8. Inspection and Investigation.**

The Commission, its sub-committee or the staff of the Department acting on behalf of the Commission shall inspect and investigate any site, building or structure, including, but not limited to, touring or reviewing photographic or videographic records of the site, building or structure, in the City of Los Angeles which it has reason to believe is or will in the future be a Historic-Cultural Monument. Inspection and investigation shall also include soliciting opinions and information from the office of the Council District in which the site, building or structure is located and from any department or bureau of the City whose operations may be affected by designating the site, building or structure as a Monument.

**Sec. 22.171.9. List of Monuments.**

The Department shall compile and maintain a current list of all sites, buildings and structures that have been designated as Historic-Cultural Monuments (List of Monuments or List).

**Sec. 22.171.10. Procedures for Designation of Monuments.**

A site, building or structure may be designated as a Monument in accordance with the procedures set forth in this section.

(a) **Initiation.** The City Council, the Commission or the Director may initiate consideration of a proposed designation of a site, building or structure as a Monument. Any initiation by the Council or the Commission shall be by majority vote. The City Council or the Commission shall forward the proposed designation to the Director for a report and recommendation.

(b) **Application.** Any interested individual may apply for a proposed designation of a Monument. The applicant shall complete the application for the proposed designation on a form provided by the Department; include all information required; pay the required fee, if any; and file the application with the Department.

(c) **Action on the Initiation or Application.**

1. **Authority.** The Commission may recommend approval or disapproval in whole or in part of an application or initiation of a proposed designation. Unless otherwise specified, the recommendation shall be made to the City Council for its action pursuant to the procedures set forth in this section. No designation of a site, building or structure as a Monument shall be effective unless the designation has been adopted by the City Council.

2. **Procedure for City Council-Initiated Designations.** Upon receipt of any proposed designation initiated by the Council, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed Council-initiated designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section 22.171.7 of this article. After the Commission submits a report and recommendation, the City Council may consider the matter. If the Commission recommends approval of a City Council-initiated designation, the City Council may adopt the designation by a majority vote. If the Commission recommends disapproval of a City Council-initiated designation, the City Council may adopt the proposed designation by a two-thirds vote. The City Council shall act within the time specified in Subsection (f) of this section.

3. **Procedure for Commission or Director-Initiated Designations.** After initiation of a proposed designation by the Commission or the Director, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section 22.171.7 of this article. If the Commission recommends approval of a Commission- or Director-initiated designation, the Commission shall submit a report and recommendation to the City Council. The City Council may consider the matter and may approve the recommendation by a majority vote. If the Commission disapproves the proposed designation, the Commission's decision is final.

4. **Procedure for Applications for Designations.** Once a complete application is received, as determined by the Director, the Commission shall determine at a public meeting whether the proposed designation merits further consideration. If the Commission determines to take the proposed designation under consideration, it shall conduct an inspection and investigation pursuant to Section 22.171.8 of this article. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's

report and recommendation and conducting its inspection and investigation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section 22.171.7 of this article. If the Commission recommends approval of an application for a proposed designation, the Commission shall submit a report and recommendation to the City Council. The City Council may consider the matter and may adopt the designation by a majority vote. If the Commission disapproves the proposed designation, the decision is final.

(d) **Notice.** Notice shall be given as set forth below.

For the purpose of this article, the owner of the site, building or structure shall be deemed to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

1. **Initiation of a Proposed Designation by the City Council, Commission or Director.** The owner of record of a property shall be notified in writing forthwith of: any determination by the City Council, Commission or Director to initiate a proposed designation; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

2. **Director's Action on Proposed Designation.** The owner of record of a property shall be notified in writing forthwith of the Director's determination that an application is complete, and that the Temporary Stay pursuant to Section 22.171.12 of this article has been initiated. The Notice shall be sent via Certified Mail, Return Receipt Requested.

3. **Commission Action to Take Under Consideration Proposed Designation by Application.** Additionally, the owner of record of a property shall be notified in writing within 10 days of the Commission's decision after the Commission determines to take a proposed designation under consideration. The Notice shall be sent via Certified Mail, Return Receipt Requested.

4. **Commission Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

**5. City Council Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing a written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

**(e) Time for the Cultural Heritage Commission to Act.**

**1. Action on Application.** The Commission shall determine at a public meeting held within 30 days of the filing of a complete, verified application, as determined by the Director, whether to take under consideration a proposed designation of a Monument. The time limit to take a proposed designation under consideration may be extended by mutual consent of the applicant, property owner, and the Director or Commission. After providing all notice required under this article, the Commission shall hold a public hearing on the proposed designation. The Commission shall, pursuant to Section 22.171.10 of this article, make a report and recommendation on the application within 75 days of the meeting where the proposed designation was taken under consideration. With written consent of the owner, the time for the Commission to act may be extended by up to an additional 60 days. If the Commission fails to act on an application within the time allowed by this section, the Commission shall be deemed to have denied the application.

**2. Action on Initiation.** If the proposed designation of a Monument was proposed by initiation rather than application, the Commission shall, after providing all notice required under this article, hold a public hearing on the proposed designation. The Commission shall, pursuant to Subsection (c) of this section, make a report and recommendation on the application within 75 days of the date of the receipt of the proposed initiation. With written consent of the owner, the time for the Commission to act may be extended by up to an additional 60 days. If the Commission fails to act on the initiation within the time allowed by this section, the Commission shall be deemed to have recommended denial of the proposed designation.

**(f) Time for City Council to Act.** The City Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The City Council shall act within 90 days of the public hearing held before the Commission on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the City Council does not act on the application or initiation within the specified time limit, the application or initiation to designate a Monument shall be

deemed to have been denied. The City Council may override a Commission recommendation of denial of a City Council-initiated designation by a minimum of ten votes.

**Sec. 22.171.11. Preservation of Monuments.**

The Commission shall take all steps necessary to preserve Monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. These steps may include assistance in the creation of civic citizens' committees, assistance in the establishment of a private fund for the acquisition or restoration of designated Monuments, and recommendation that a Monument be acquired by a governmental agency where private acquisition is not feasible.

**Sec. 22.171.12. Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.**

Upon the filing of an application for a Monument, the Director or his or her designee shall determine whether the application is complete and whether the proposed Monument warrants further investigation by the Commission. Upon the determination by the Director that the application is complete, or upon initiation by the City Council, the Commission or the Director, no permit for the demolition, substantial alteration or removal shall be issued; and the site, building or structure regardless of whether a permit exists, shall not be demolished, substantially altered or removed, pending final determination by the Commission and City Council on whether the proposed site, building, object or structure shall be designated as a Monument. The Commission shall notify the Department of Building and Safety in writing not to issue any permits for the demolition, alteration or removal of a building or structure. The owner of the site, building or structure shall notify the Commission, in writing, whenever application is made for a permit to demolish, substantially alter, or remove any site, building or structure proposed to be designated as a Monument.

If, after the expiration of the final period of time to act contained in Section 22.171.10(f) of this article, the City Council has not taken an action on the application or initiation to designate a Monument, then the demolition, alteration or removal of the site, building or structure may proceed.

**EXCEPTION:** If the Commission determines that the site, building or structure proposed to be designated does not meet the definition for Monument set forth in Section 22.171.7 of this article, then the temporary prohibition on the issuance of a permit to demolish, substantially alter or remove the site, building or structure, and the temporary prohibition on demolition, substantial alteration or removal of the site, building or structure shall terminate, except when the designation of a site, building or structure as a Monument was proposed by City Council-initiation.

### **Sec. 22.171.13. Notice of Designation and Subsequent Actions.**

The Commission shall notify the appropriate Department and Board, if any, and the owner of each site, building or structure in writing that his or her site, building or structure has been designated a Monument, and shall give the owner, as defined in Section 22.171.10(d) of this article, written notice of any further action that it takes with respect to the Monument. Notice shall be mailed to the address shown on the Assessment Roll or the City Clerk's records, as applicable, as soon as practicable after the property is designated or the Commission takes any further action regarding the site, building or structure. The designation shall be recorded with the County Recorder.

### **Sec. 22.171.14. Commission Review.**

No permit for the demolition, substantial alteration or relocation of any Monument shall be issued, and no Monument shall be demolished, substantially altered or relocated without first referring the matter to the Commission, except where the Superintendent of Building or the City Engineer determines that demolition, relocation or substantial alteration of any Monument is immediately necessary in the interest of the public health, safety or general welfare.

(a) **Standards for Issuance of a Permit for Substantial Alteration.** The Commission shall base a determination on the approval of a permit for the substantial alteration of a Monument on each of the following:

1. The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior;
2. Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building or structure a designated Monument; and
3. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.*

(b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination on the approval of a permit for the demolition or removal of any Monument on the following:

1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the

Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and

2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.*

**Sec. 22.171.15. Time for Objection by the Commission.**

Where any matters subject to Section 22.171.14 of this article are referred to the Commission by its staff, the Commission shall have 30 days from the date of the referral to object to the proposed demolition, substantial alteration or relocation. If no objection is filed with the appropriate department or board within 30 days, all objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, substantial alteration or relocation, it shall file its objection with the appropriate department or board.

Any objection by the Commission shall be set for a public hearing. The objection and the fact that the matter will be scheduled for a public hearing by the Commission shall be noted by Commission staff on the clearance worksheet utilized by the appropriate department or board for the issuance of the permit. The filing of an objection shall suspend the issuance of any permit for the demolition, substantial alteration or relocation of the Monument (Stay) for a period of not less than 30 days nor more than 180 days, during which time the Commission shall take all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished, altered or relocated.

At the end of the first 30 days of the Stay, the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate department or board concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.

If the Commission, or the Department acting on the Commission's behalf, finds at the end of the first 100 days of the Stay that the preservation of the Monument cannot be fully accomplished with the 180-day Stay period, and the Commission determines that preservation can be satisfactorily completed within an additional period not to exceed an additional 180-day Stay, the Commission may recommend to the City Council that the Stay be extended to accomplish the preservation. No request for an extension shall be made after the expiration of the original 180-day Stay.

The Commission's recommendation for an extension of the Stay shall set forth the reasons for the extension and the progress to date of the steps taken to preserve the Monument. If it appears that preservation may be completed within the time extension requested, the City Council may approve the request for extension of the Stay not to exceed an additional 180 days for the purpose of completing preservation of the Monument.

No request for an extension of the Stay shall be granted where the City Council determines, after consulting with the appropriate department or board that granting an extension is not in the best interest of the public health, safety or general welfare.

**Sec. 22.171.16. No Right to Acquire Property.**

The Commission shall have no power or right to acquire any property for or on behalf of itself or the City, nor shall it acquire or hold any money for itself or on behalf of the City.

**Sec. 22.171.17. Rules and Regulations of the Commission.**

The Commission may adopt rules and regulations necessary to carry out the purpose and intent of this article.

**Sec. 22.171.18. Cooperation with the Commission.**

All boards, commissions, departments and officers of the City shall cooperate with the Commission in carrying out the spirit and intent of this article.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
OSCAR MEDELLIN  
Deputy City Attorney

Date January 24, 2018

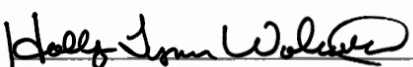
File No. 16-0126

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I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR





Ordinance Passed 03/07/2018

Approved 03/16/2018

Ordinance Effective Date: 04/28/2018  
Council File No.: 16-0126

# DECLARATION OF POSTING ORDINANCE

I, **Ottavia Smith** state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No.** **185472** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **03/07/2018**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on **03/19/2018** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 03/19/2018

Ordinance Effective Date: 04/28/2018

Council File No.: 16-0126