

Appendix C

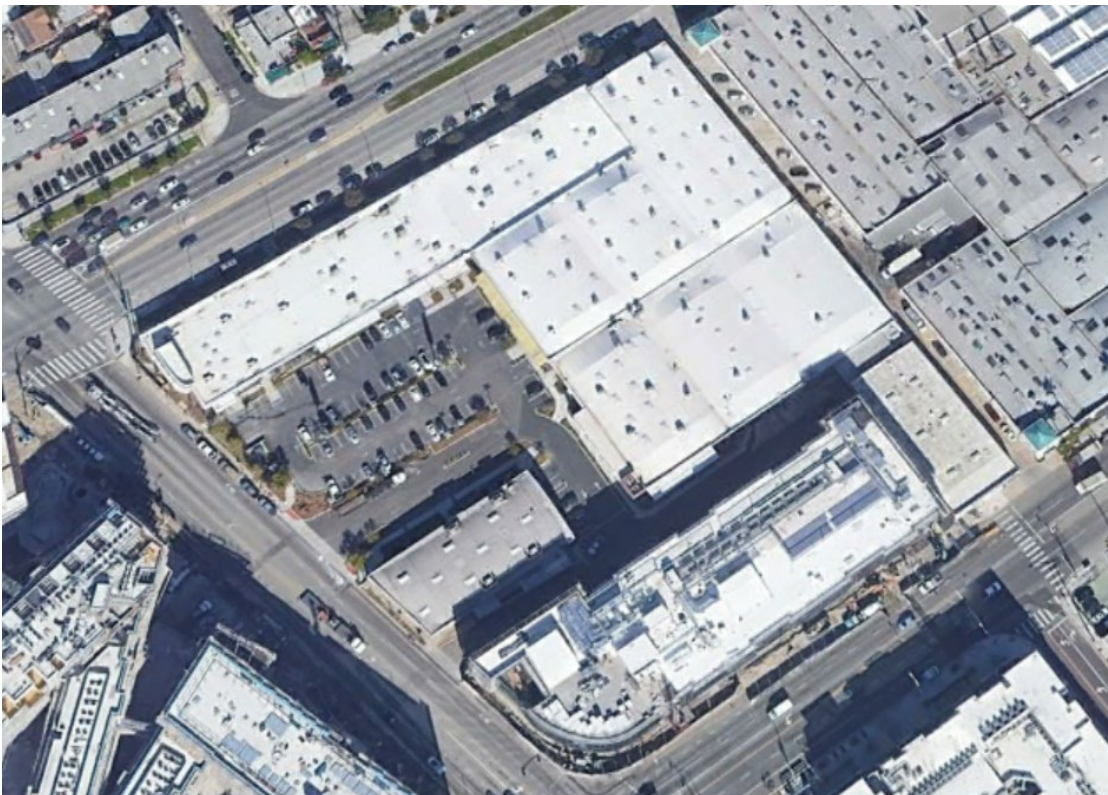
Historical Report

CROSSINGS CAMPUS CULVER CITY AND LOS ANGELES, CALIFORNIA

Historic Resources Assessment

Prepared for
Culver Crossings Properties LLC

July 2022



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626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300
www.esassoc.com



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CROSSINGS CAMPUS

Historic Resources Assessment

1.0 Introduction

1.1 Executive Summary

Environmental Science Associates (ESA) has been retained by Culver Crossings Properties LLC to prepare a Historic Resources Assessment Report (Report) and California Environmental Quality Act (CEQA) Impacts Analysis for the Crossings Campus project (Project), in support of an Environmental Impact Report (EIR) and in anticipation of the potential demolition and redevelopment of the Project Site. The Report identifies and evaluates potential historical resources located at the Project Site, as well as potential historic resources in the vicinity of the Project which may be indirectly impacted by the Project.

The Project Site straddles the border of the City of Los Angeles and Culver City and consists of one building located in Los Angeles and two buildings located in Culver City. The Project Site is located at 8876, 8884, 8886, and 8888 Venice Boulevard and 8827 and 8829 National Boulevard in Los Angeles, California, 90232 (Los Angeles Parcel), and is currently improved with a warehouse building partitioned into six separate spaces that total 86,226 sf of floor area: 51,500 sf of office space and 34,726 sf of retail space. For the purposes of this Report, the Los Angeles building will be referred to as LA-1.

The Project Site is also located at 8825 National Boulevard and 8771 Washington in Culver City, California, 90232 and Culver City Parcel is currently developed with two warehouse buildings: a 9,739-sf building at 8825 National Boulevard (CC-1) and a 9,082-sf building at 8771 Washington Boulevard (CC-2).¹ The balance of the Culver City Parcel consists of surface parking and vehicular access that supports the existing uses on the Project Site.

The buildings on both the Los Angeles and Culver City Parcels were evaluated in this Report for their potential eligibility for listing on the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or for local designation as a City of Los Angeles Historical Cultural Monument (Los Angeles HCM) or a Culver City Landmark. The Report includes a discussion of the survey methods used, an overview of the history of the properties and surrounding area, a description and evaluation of the subject properties, and an assessment of any potential impacts from the Project on and off-site resources within the vicinity of the Project.

¹ Although CC-1 and CC-2 are tied to the same APN (312-015-006), they have distinct developmental histories.

Through research, survey, and subsequent evaluation under the applicable Federal, State, and local eligibility criteria, ESA finds that all buildings on the Project Site lack both historical significance as well as architectural integrity and, therefore, are ineligible as historical resources. These buildings do not qualify as either individual historical resources or as district contributors as defined by Local, State, and Federal requirements.

LA-1 was designed by architectural firm Meyer & Evers and constructed for the Dorhmann Hotel Supply Company in 1951. LA-1 has undergone extensive alterations which have detracted from its integrity, including the removal and replacement of its north façade (2017–2018). As a result, LA-1 no longer retains sufficient integrity to be considered a historic resource. Additionally, the building has not been used for its original manufacturing or warehouse purposes for many years. Further, LA-1 is not associated with any significant historic personages or events and is not an exceptional work by a master architect. Therefore, LA-1 is not a historic resource.

CC-1 was constructed in 1954 as a retail and office space addition to LA-1. At the time of its construction, CC-1 was attached to LA-1's western elevation. The connection was demolished in 2015 and CC-1 became a free-standing structure. CC-1 was also constructed during a period of industrial and manufacturing development in the area, but it does not retain adequate integrity to convey its historical associations as part of this pattern of development. It has undergone extensive alterations, including the separation from LA-1. CC-1 was not designed by a master architect, is not an exceptional work of architecture, and has no associations with significant individuals or events in history. CC-1 is not a historic resource.

CC-2 was constructed in 1954 as a garage and service building for a car lot that was located to its immediate west that is no longer extant. CC-2's immediate setting has changed dramatically since its original construction due to the demolition of its historically associated car lot, as well as changes on Washington Boulevard that have affected the number of extant historic automotive buildings that previously lined the street. CC-2 has further undergone alterations over time, including two new doors and a façade replacement. As such, CC-2 does not retain sufficient integrity to convey its associations. Further, it is not associated with significant persons or events in local, national, or state history. CC-2 is not an exceptional work of architecture nor is it a unique or rare typology. Therefore, CC-2 is not a historic resource.

In summary, it is ESA's finding that LA-1, CC-1, and CC-2 are ineligible for the National Register, the California Register, or Local designation through survey evaluation² and hence are not historic resources for purposes of CEQA.

1.2 Project Description

Culver Crossings Properties, LLC, the Applicant, proposes to develop an office project on the Project Site, which totals approximately 4.46 acres. The Culver City Parcel portion of the Project Site is 1.63 acre. The Los Angeles Parcel portion is 2.83 acre in size.

The Project would construct two four- to five-story buildings that would provide a total of 536,000 sf of new office floor area, intended to be occupied by Apple, Inc. The two buildings

² California Historical Resources Status Codes, California State Office of Historic Preservation.

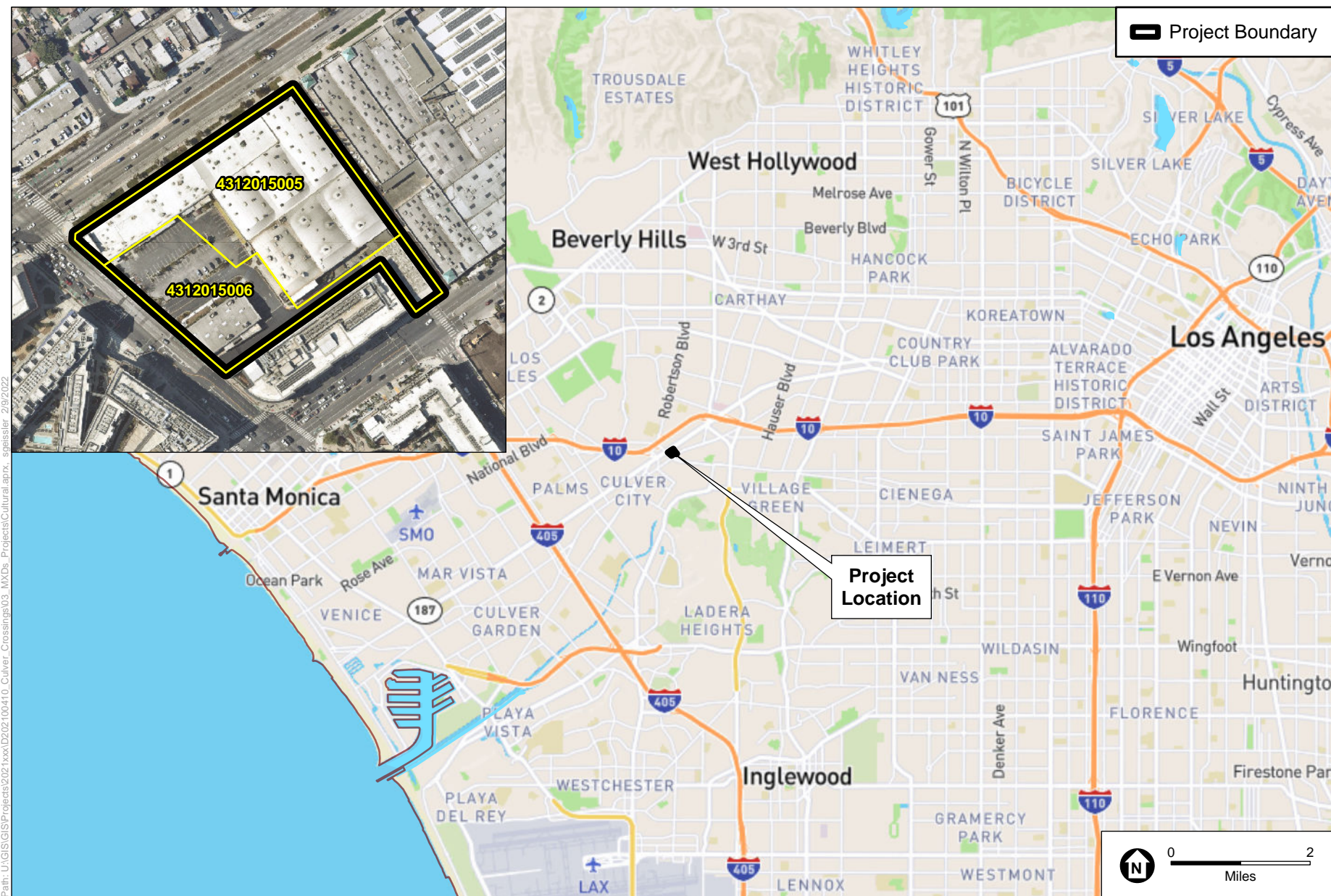
would have the ability to be connected via a shared wall. The Project would provide a total of 1,216 vehicular parking spaces within two separate three-level subterranean garages under each proposed building. The Project would also provide 175 bicycle parking spaces, including bicycle parking spaces for employees and visitors, short-term spaces, and long-term spaces in compliance with respective City codes. The proposed office buildings would be designed to accommodate creative office uses and could include associated production spaces for multimedia content creation, as well as amenities for building tenants, including a cafeteria, coffee stations, employee shuttle service, and other ancillary uses typical of an integrated office complex development. The Project would also include pedestrian-facing landscaping at the ground floor on National Boulevard and Venice Boulevard, a public accessible, privately maintained open space area along Washington Boulevard, as well as an internal courtyard for the use of employees and occasional private tenant events.

1.3 Project Location

The Project Site is an irregularly shaped parcel, located on a corner lot bounded by Venice Boulevard to the north, Washington Boulevard to the south, National Boulevard to the west, and existing commercial uses to the east, as shown in **Figure 1, Project Location and Regional Vicinity**. The locations of all buildings on the Project Site are also shown in **Figure 2, Aerial Photograph of the Project Site**. The Project Site is currently improved with low-rise warehouses that have been converted into retail, office, and surface and enclosed parking lots serving the existing uses on the Project Site. The Project Site is mostly flat with gradual sloping from north to south. Landscaping on the Project Site is limited to parking medians.

The boundary between Culver City and Los Angeles runs through the site as shown in **Figure 3, Existing Buildings on Project Site**. LA-1 is located on the Los Angeles Parcel. LA-1 encompasses the entirety of the northern portion of the site and into the southern portion on the east side. CC-1 and CC-2 are located on the Culver City Parcel. CC-1 faces north from the southwest corner of the site and CC-2 faces south onto Washington Boulevard in the southeastern corner of the site.

The study area for Project impacts, defined in this report as a 0.25-mile radius, is primarily commercial and residential in nature. A 0.25-mile radius is a standard distance for considering nearby historic resources in a dense, urban environment such as the Project Site, and is also used in the impacts analysis that follows to assess potential indirect impacts from the Project on these resources. Land uses directly located adjacent to the Project Site include a two-story office building to the north (across Venice Boulevard) along with a handful of single-family residences, the Helms Bakery complex to the east (single-story warehouses and retail buildings), the 8777 Washington four-story office building and the Access Culver City five-story mixed use residential building to the south (across Washington Boulevard), and the six- to seven-story Ivy Station mixed-use project (office, residential, hotel, and retail uses) to the west across National Boulevard. To the north of the Project Site, in Los Angeles, are single family residences, commercial buildings, and former industrial buildings, some of which have been identified as historic resources by SurveyLA. Primary regional access is provided by the Santa Monica Freeway (I-10) and the San Diego Freeway (I-405), located approximately 630 feet north of and 2.09 miles west of the Project Site, respectively.



SOURCE: Mapbox, 2021; ESA, 2021

Crossings Campus

Figure 1
Project Location and Regional Vicinity



SOURCE: Nearmap, 2021

Crossings Campus

Figure 2
Aerial Photograph of the Project Site



SOURCE: Nearmap, 2021

Crossings Campus

Figure 3
Existing Buildings on Project Site

1.4 Research and Field Methodology

This Report was prepared by a team of ESA’s architectural historians—including Margarita Jerabek-Bray, Ph.D., Director of Historical Resources; Shannon Papin, M.A., Senior Architectural Historian; Anokhi Varma, M.S., Architectural Historian; and Claire Cancilla, M.S., Architectural Historian—all of whom meet and exceed the *Secretary of the Interior’s Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**.

Ms. Shannon Papin and Ms. Anokhi Varma conducted a site survey of the subject property on October 28, 2021. This survey documented the existing conditions of the subject property and vicinity. As part of the survey, the subject property was documented with digital photography and recorded on California Department of Parks and Recreation (DPR) forms (see **Appendix E**). ESA also conducted research on the subject properties’ construction and occupancy history and analyzed their history within the context of the development of Los Angeles and Culver City, specifically the Frank Partenico Place tract (Los Angeles) and Tract 1778 (Culver City) (see tract maps in **Appendix B**).

Preparation of the Report also involved a review of the National Register of Historic Places and its annual updates, the California Register of Historical Resources, the California Built Environment Resources Database (BERD) maintained by the State Office of Historic Preservation (OHP), SurveyLA, the City of Los Angeles’s inventory of historic properties, the Culver City General Plan, and the 1990 Culver City Historic Preservation Advisory Committee Report and Survey and its subsequent updates. These sources were utilized to identify previously recorded properties within or near the subject property. An intensive-level pedestrian survey was also undertaken to document the existing conditions of the subject property and its vicinity. In addition, other tasks performed for the study included:

- Field inspections of the subject property utilizing the survey methodology of the State OHP.
- Photography of the subject property and associated landscape features and examination of other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Site-specific research on the property utilizing building permits from the Los Angeles Department of Building and Safety and the Culver City Building Safety Division, Sanborn Fire Insurance Maps (Sanborn Maps; see **Appendix C**), City directories, historical photographs, Online Archive of California, Calisphere, Los Angeles Public Library Photo Collection, Culver City Julian Dixon Library, University of Southern California (USC) Digital Collections, the historical *Los Angeles Times*, and other published sources.
- Records searches were conducted through the South Central Coastal Information Center (SCCIC), the BERD, the Culver City Historic Preservation Advisory Committee Report and Survey and the Los Angeles Historic Resources Inventory to identify historic resources within 0.25 miles of the subject property.
- Review and analysis of ordinances, statutes, regulations, bulletins, and technical materials relating to Federal, State, and Local historic preservation, designation assessment processes, and related programs.
- Evaluation of potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.

2.0 Regulatory Framework

Historical resources fall within the jurisdiction of the Federal, State, and Local designation programs. Federal laws provide the framework for the identification of historical resources, and in certain instances, protection. State and Local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, and the California Public Resources Code (PRC), Section 5024.1, are the primary Federal and State laws governing the evaluation and significance of historical resources of national, state, regional, and local importance in Los Angeles. The Los Angeles Cultural Heritage Ordinance of 1967, amended in 2018, governs the evaluation of historical resources in Los Angeles. The 1991 Culver City Historic Preservation Ordinance governs the evaluation of historical resources in Culver City. Descriptions of these relevant laws and regulations are presented below.

2.1 Federal Eligibility Criteria and Integrity Aspects

National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and Local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”³ The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource. They include the following:

Criterion A. Associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B. Associated with the lives of persons significant in our past;

Criterion C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

Criterion D. Yields, or may be likely to yield, information important in prehistory or history.⁴

Districts, sites, buildings, structures, and objects that are 50 years in age or older must meet one or more of the above criteria and retain integrity of location, design, setting, materials, workmanship, feeling, and association to be eligible for listing.

³ 36 CFR Section 60.2.

⁴ “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies, as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

To retain historic integrity, a property will always possess most of the aspects described above. Depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁸ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

Under the National Register, alterations to a structure do not necessarily disqualify a property from a potential listing. A property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.¹⁰

2.2 State Register and Eligibility Criteria

California Register of Historical Resources

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44–45, accessed July 7, 2013, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.

⁶ The National Register defines a property as an “area of land containing a single historic resource or a group of resources and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance.” Glossary of National Register Terms, accessed June 1, 2013, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm.

⁷ National Register Bulletin 15, p. 44.

⁸ “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

⁹ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

¹⁰ National Register Bulletin 15, p. 19.

prudent and feasible, from substantial adverse change.”¹¹ The criteria for eligibility for the California Register are based upon National Register criteria.¹²

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

- California properties listed on the National Register and those formally Determined Eligible for the National Register;¹³
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹⁴

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local Los Angeles HCMs, or designated under any local ordinance, such as an HPOZ.¹⁵

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must be judged in context to the particular criteria under which a resource is proposed

¹¹ PRC Section 5024.1(a).

¹² PRC Section 5024.1(b).

¹³ PRC Section 5024.1(d).

¹⁴ PRC Section 5024.1(d).

¹⁵ PRC Section 5024.1(e).

for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Also implemented at the state level, the California Environmental Quality Act (CEQA) requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

2.3 Local Ordinance and Eligibility Criteria

City of Los Angeles

The City of Los Angeles enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified. This can include sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2018 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as a Los Angeles HCM. A Los Angeles HCM is any site (including significant trees or other plant life located on the site), building, or structure of historic or cultural significance to the City that 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; or
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.

Los Angeles Historic Preservation Overlay Zone (HPOZ) Ordinance Eligibility Criteria

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.¹⁶

¹⁶ "Citywide HPOZ Ordinance," City of Los Angeles Office of Historic Resources, accessed July 24, 2013, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>.

An HPOZ is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural, or aesthetic significance. Before an HPOZ may move through the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development or has been so significantly altered that it no longer conveys its historic character.¹⁷

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of the resource and its environment.¹⁸

Culver City

City of Culver City Cultural Resources

The City enacted a Historic Preservation Ordinance in 1991 which defines Cultural Resources. The Historic Preservation Ordinance (Chapter 15.05 of the City’s Municipal Code) is administered through the City’s Community Development Department by Cultural Affairs (City of Culver City, 2015). The Cultural Affairs Commission has the authority to recommend to the City Council the designation of structures as cultural resources. Any alterations to the exterior of “Landmark” or “Significant” structures require Cultural Affairs staff comment as part of the review process. The Ordinance outlines a designation process, criteria, and procedures for altering or modifying designated Cultural Resources. Pursuant to the City’s Ordinance, a Cultural Resource is a property that has aesthetic, cultural, architectural, or historical significance to the city, state, or nation, and may have been designated as a Landmark Structure, Significant Structure, or Recognized Structure. After satisfying at least one of the threshold criteria, classification is based on a ranking system, currently outlined in Resolution No. 91-R015.

A **Landmark Structure** is defined as a structure designated as an exceptional example of the highest architectural, historical, or cultural significance of the community. A Landmark structure or district may be designated without owner consent.

¹⁷ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, accessed July 24, 2013, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>.

¹⁸ “Citywide HPOZ Ordinance.”

A **Significant Structure** is defined as a structure designated as being of substantial architectural, historical, or cultural significance to the community. If residential, a “Significant” structure or district shall be designated with written consent of the owner, provided that the consent of only a majority of the owners shall be required for a “Significant district” designation. Once the designation has been made and the designation document has been filed for recondition, owner consent is irrevocable. If the owner consent is not obtained, a residential structure or district may be designated “Recognized.” If nonresidential, a structure may be designated without owner consent.

All structures with “Landmark” or “Significant” designations are required to display a plaque identifying that building or district as either “Landmark” or “Significant.”

A **Recognized Structure** is defined as a structure designated as being of architectural, historical, or cultural interest. A structure or district may be designated as “Recognized” without the consent of the owner. No other requirements apply to Recognized structures.

The Ordinance also identifies historic districts as falling into one of three different types: a “Landmark District,” a “Significant District,” or a “Recognized District,” with similar criteria for designation for each one. A historic district is described as a designated area consisting of one or more contiguous parcels improved with structures at which events occurred that made a significant contribution to the city, state, or national history or culture, or an area that contains structures that are collectively significant examples of period, style, or method of construction that provide distinguishing characteristics of the architectural type or period represented.

The Culver City Historic Preservation Ordinance (Section 15.02.020) establishes criteria for designating local historical resources and districts as Cultural Resources. To be considered for designation, a structure must be at least fifty years old, and the exterior of the structure is accessible or visible to the public, or the structure or district has special importance to the City.

- A. Threshold criteria. To be considered for designation, the structure(s) must meet one of the following criteria:
 1. The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public; or
 2. The structure or district has special importance to the City.
- B. Assessment criteria. After satisfying the threshold criteria, a structure or district shall be reviewed for compliance with one or more of the following criteria, as defined under Section 15.05.010 of this Chapter:
 1. Is the structure(s) of “architectural significance”?
 2. Is the structure(s) of “historical or cultural significance”?
 3. Do the structures in the district collectively meet 1. or 2. above?

Structures and districts which meet the requirements of Section 15.05.020, above, shall be classified as “recognized,” “significant,” or “landmark.” Each structure or district shall be so classified by applying a ranking system which shall be adopted by resolution of the City Council.

3.0 Identification of Potential Historical Resources within the Subject Property and Surrounding Area

3.1 Previous Evaluations of the Subject Properties

None of the buildings on the Project Site have been identified in any previous surveys. LA-1, CC-1 and CC-2 were not documented in the State's BERD system. LA-1 was not documented in SurveyLA or in the historic resources survey report for the West Adams–Baldwin Hills–Leimert Community Plan Area. Neither CC-1 nor CC-2 were identified in Culver City's 1990 Historic Preservation Advisory Committee Report or any of its subsequent updates. ESA also cross-referenced the Culver City's 1990 Historic Preservation Advisory Committee Report and its subsequent updates to ensure LA-1 had not been previously recorded due to its proximity to Culver City. Similarly, ESA also cross-referenced SurveyLA to ensure CC-1 and CC-2 had not been recorded due to their proximity to Los Angeles.

3.2 Archival Research

Methods

A records search was conducted by ESA staff on October 29th, 2021, through BERD. The records search included a review of all previously documented historic architectural resources and studies on or within a 0.25-mile radius of the Project Site. ESA staff also reviewed SurveyLA to find additional resources within a 0.25-mile radius of the Project Site, as well as the 1990 Culver City Historic Preservation Advisory Committee Report (HPAC) and its subsequent updates, which identified all structures in Culver City that have been classified as "Landmark," "Significant," or "Recognized." In addition, a records search for the Project was conducted by ESA personnel on December 20, 2021, at the SCCIC housed at California State University, Fullerton. The SCCIC record search provides the basis for an assessment of archaeological resources and covers a 0.50-mile radius, but was also used to identify historic architectural resources within the 0.25-mile radius used in this report for consideration of potential indirect impacts on historic resources. A 0.25-mile radius is a standard distance for identifying nearby historic resources in a dense, urban environment that could potentially result in indirect impacts from development projects.

3.3 Results

The records search identified six previously recognized historic resources within 0.25 miles of the Project Site. Of these resources, four are in Los Angeles, one, the Helms Bakery Complex, is located both in Los Angeles and Culver City, and one, the eastern boundary of the Santa Monica Air Line Segment, is located in Culver City. The buildings in the Helms Bakery Complex that are in Los Angeles (the Helms Garage and Helms Hall) have been identified in SurveyLA with status codes of 5S3, 3S, 3CS, meaning they appear eligible for the California Register, the National Register, and for local designation through survey evaluation. The buildings in the Helms Bakery Complex located in Culver City (Helms Bakery Building and Beacon Laundry Building) have been identified as a "Landmark" and as a "Significant" structure respectively in the HPAC report. The complex is immediately adjacent to the Project Site on the east.

Other resources consist of three single-family residential homes (3380 South Robertson Boulevard; 3373 South Robertson Boulevard; and 3377 South Robertson Boulevard) and a single industrial building (3340 South Robertson Boulevard), all located in Los Angeles. Two of these resources (3340 South Robertson Boulevard and 3377 South Robertson Boulevard) have been assigned status codes of 5S3 and 3Cs, meaning they appear eligible for the California Register and local designation through survey evaluation. The other two properties identified (3380 South Robertson Boulevard and 3373 South Robertson Boulevard) also appear eligible for the California Register and local designation through survey evaluation, as well as the National Register. Due to the length of the resource description for the Helms Bakery Complex, its detailed description is included after **Table 1**.

The SCCIC search identified one previously recorded historical resource within 0.25 mile of the Project Site, recorded in Table 1 below. This resource (P-19-003803) is the eastern boundary of the Santa Monica Air Line Segment, an approximately 6-mile-long railroad line that extends to the west and terminates in Santa Monica. The eastern boundary of this resource is located 440 feet east of the Project Site, and there are no historic buildings associated with the resource. The Department of Parks and Recreation Primary Record Form for this resource, used to document and record survey results, does not include a historic status code. As this resource is a boundary and not a historic structure or site, it will not be included in the impacts analysis.

Helms Bakery District (0.01-mile E)

SurveyLA describes the complex as follows:

The Helms Bakery District is a large industrial district that straddles the border of the cities of Los Angeles and Culver City. The property contains four contributing buildings: the large Helms Bakery factory building (1931), the Helms Garage (1936); the Beacon Laundry building (1931); and a Helms institutional building (Helms Hall/Helms Athletic Foundation, 1949). The large Helms Bakery factory building is listed as a [L]ocal [L]andmark in Culver City. The Helms Garage and Helms Hall are located entirely within Los Angeles; the northern portions of the Helms Bakery and Beacon Laundry are located within Los Angeles, while their southern portions fronting on Washington are located within Culver City. Helms Avenue runs through the center of the complex. The 1930s buildings are united by a distinctive PWA Moderne architectural style with dramatic Art Deco elements, while the 1949 building exhibits a more minimal PWA Moderne style. The 1930s buildings are clad in smooth stucco punctuated by decorative zig-zag elements, company seals, and prominent signage. They feature large, fixed, divided-lite steel windows. The 1949 building is clad in brick, with more restrained ornamentation and divided-lite steel casement and fixed windows. Alterations include additions (most of which date to the district's period of development), window and door replacements, and the modification/addition of signage.¹⁹

¹⁹ SurveyLA, "Helms Bakery Complex," HistoricPlacesLA, N.D, <http://historicplacesla.org/reports/eda57e23-f0fa-47d4-a403-3c924458a1dd>.

TABLE 1
NEARBY HISTORICAL RESOURCES RECORDED WITHIN 0.25 MILES OF THE PROJECT SITE: HISTORICPLACESLA, AND CULVER CITY HISTORIC PRESERVATION
ADVISORY COMMITTEE REPORT AND SURVEY AND SCCIC

Primary Number (if applicable)	Address/Name	Location	Date	Resource Description	Status Code	Distance from Project Site	View	Source
N/A	Helms Bakery Complex Master address: 8800 Venice Boulevard	Culver City and Los Angeles	1931–1949	Industrial and commercial district; located in both Los Angeles and Culver City. See below for detailed description.	5S3, 3S, 3CS	40 feet (0.01 mile) E	Indirect	HistoricPlacesLA Helms Bakery Building (8703 Washington Blvd) is on the Culver City “Landmarks” list Beacon Laundry Building (8695 W Washington Blvd) is on the Culver City “Significant” list
N/A	3340 South Robertson Boulevard	Los Angeles	1919	Rare example of early residential development in an industrial area in Palms; one of few remaining examples from this period. Due to alterations, including replacement of windows, the property does not retain sufficient integrity to be eligible for listing in the National Register.	5S3, 3CS	929 feet (0.20 mile) NW	None	HistoricPlacesLA
N/A	3380 South Robertson Boulevard	Los Angeles	1938	Rare example of 1930s industrial development in Palms; one of few examples remaining from this period. Originally constructed as an ironworks building; now occupied by a bakery.	3S, 3CS, 5S3	862 feet (0.15 mile) W	None	HistoricPlacesLA
N/A	3373 South Robertson Boulevard	Los Angeles	1922	Rare example of 1920s residential development in an industrial area in Palms.	3S, 3CS, 5S3	1,103 feet (0.21 mile) W	None	HistoricPlacesLA
N/A	3377 South Robertson Boulevard	Los Angeles	1922	Rare example of 1920s residential development in an industrial area in Palms. Due to alterations, including porch enclosure, the property does not retain sufficient integrity to be eligible for listing in the National Register.	5S3, 3CS	1,075 feet (0.20 mile) NW	None	HistoricPlacesLA

Primary Number (if applicable)	Address/Name	Location	Date	Resource Description	Status Code	Distance from Project Site	View	Source
P-19-003803	Santa Monica Air Line Segment Eastern boundary located 0.06 mile west of Washington Boulevard. Located at the railroad right-of-way between Washington Boulevard in Culver City and 18th Street in Santa Monica	Culver City	1875–1922	Historic Structure / Site – 6 miles of historic railroad tracks between Culver City and Santa Monica.	None	440 feet E (0.08 mile)	None	SCCIC

4.0 Environmental Setting

4.1 Neighborhood Development

Development and Incorporation of Culver City

The land encompassing modern-day Culver City was first settled with the implementation of Spanish land grants in the 1800s. These grants allowed Mexican ranchos and later Anglo settlers to settle and cultivate the land, usually for agricultural purposes. The two major ranchos that constituted present day Culver City were the *Rancho La Ballona* and the *Rancho Rincon de los Bueyes*.²⁰ In the early 1900s, oil was discovered in the area which soon became the area's main industry.²¹ By 1912, land in the *Rancho La Ballona* began to be subdivided by developers. These early subdivisions created the boundaries of what would become Culver City. Its accessibility via electric railways helped facilitated the expansion of light industry and housing in the area, and a city sprang out of what had previously been 200 acres of barley fields.²²

Culver City did not receive its name, however, until 1913. The C namesake was its founder, Harry H. Culver (1880–1946) who was born in Milford, Nebraska on January 22, 1880. The middle child of five, Culver was raised on a farm by his father Jacob Hazel Culver, a brigadier general in the National Guard and a strict disciplinarian. Culver followed in his father's footsteps, enlisting in the military during the Spanish-American War. He studied at Duane College before spending three years at the University of Nebraska. In 1901, Culver traveled to the Philippines where he worked in the mercantile business, as a reporter for the *Manila Times* and served as a special agent for the customs department. After more than three years in the Philippines, Culver returned to the United States, and continued working for the customs department in Detroit and Saint Louis. He moved to California in 1910 and began working for real estate giant I.N. Van Nuys. "As the story goes, after Van Nuys offered to make him a manager because of his exemplary work, Culver decided to venture out on his own. After intense study, Harry Culver pinpointed the area between Los Angeles and Abbot Kinney's resort of Venice for his city."²³

At the California Club in 1913, Harry Culver announced his plans to develop a city west of downtown Los Angeles. Culver saw an opportunity to capitalize on the excitement generated by Abbot Kinney's "Venice of America" development along the California coast south of Santa Monica. Between Venice and Los Angeles sat open land, and as the relationship between Los Angeles and Venice took shape, Culver saw a spot in between that was ideal for a new town site. Culver stated in a speech to potential investors: "If you draw a line from the Story Building to the Ocean Front at Venice, at the halfway mark you will find three intersection electric lines—the logical center for what we propose to develop a town-site."²⁴ The Venice Short Line, the Del Rey

²⁰ Nathan Masters, "Culver City: From Barley Fields to the Heart of Screenland," KCET, June 6, 2012, <https://www.kcet.org/shows/lost-la/culver-city-from-barley-fields-to-the-heart-of-screenland>.

²¹ Ibid; "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>; "About Culver City," City of Culver City, N.D, <https://www.culvercity.org/Explore/About-Culver-City>.

²² W.W Robinson, *Title Guarantee and Trust Company*, Culver City, 1939, 16.

²³ Julie Lugo Cerra, *Culver City Chronicles*, (Charleston: History Press, 2013).

²⁴ Quoted in Martha Groves, "Cultivating Culver City," *Los Angeles Times*, April 7, 2008, <https://www.latimes.com/archives/la-xpm-2008-apr-07-me-culver7-story.html>.

Line, and the Santa Monica Air Line all converged at Washington, National, and Venice Boulevards.

Culver's argument was a convincing one, and investors and developers began to purchase and develop lots in the area. Culver continued to promote his new community by holding special events like "prettiest baby contests" and an annual marathon race, and newspaper advertisements exclaimed "All Roads Lead to Culver City!" Culver City's prime location, as well as these aggressive advertising campaigns, helped spur the area's quick development and Culver City was officially established in October 1913.²⁵ In 1914, nearby Palms voted to become a part of Los Angeles. Culver City, however, voted to remain independent, and continued to grow exponentially over the years.²⁶ Originally established on 93 acres with 250 residential lots in 1914, the city had grown to 770 acres by 1917, the year it was officially incorporated.²⁷ Over the years, more than forty annexations increased the size of the city from 1.2 square miles to about five square miles.²⁸

The early economics of Culver City were supported by movie studios. Harry Culver reportedly had a particular interest in Culver City being a hub for the motion picture industry, personally petitioning Thomas Ince, a silent film era producer and actor, to open his studios in Culver City. Ince agreed and constructed Ince/Triangle Studios at what became Washington Boulevard at Jasmine Avenue (present-day Culver Studios; Culver City Historic Site #7; 9336 Washington Boulevard; extant).²⁹ The studio subsequently became the Metro-Goldwyn-Mayer Studio. In 1922, Hal Roach constructed his studio at 8822 Washington Boulevard (demolished). The film industry was such an important early economic driver of Culver City that the C became known as the "heart of screenland."³⁰ Residential development also occurred rapidly, in part as a result of the Hoover administration's push for residential construction via the nationwide "Better Homes Program."³¹

The city grew outward from the downtown commercial area and adjacent film studios in the 1920s and 1930s, during which time commercial development proliferated, notably along Culver and Washington Boulevards. Downtown Culver City was centered on a main street (Washington Boulevard) anchored by a six-story hotel, Fire and Police Departments, a city hall, banks, restaurants, and stores. During prohibition of the 1920s and 1930s, Culver City was more permissive of night-life activities than other parts of Los Angeles. While alcohol consumption was banned in the City of Los Angeles, Culver City allowed night clubs and bars to open, with a concentration on Washington Boulevard. Night clubs included the "London Club Roadhouse" at 8747 Washington Boulevard, Fatty Arbuckle's Plantation, formerly located at 11700 Washington

²⁵ Ibid.

²⁶ "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

²⁷ Ibid.

²⁸ Julie Lugo Cerra, *Images of America: Culver City*, (Charleston: Arcadia Publishing, 2004).

²⁹ "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

³⁰ Martha Groves, "Cultivating Culver City," *Los Angeles Times*, April 7, 2008, <https://www.latimes.com/archives/la-xpm-2008-apr-07-me-culver7-story.html>.

³¹ Greg Hise, *Magnetic Los Angeles: Planning the Twentieth Century Metropolis*, (Baltimore: John Hopkins University, 1997), 40.

Boulevard, and the Green Mill, formerly located on the Project Site at the corner of Washington and National Boulevards.³² Industry first arrived with Western Stove in 1922, and then the Helms Bakeries on Washington Boulevard in 1930 (adjacent to the Project Site).³³

Commercial development spread from Culver Boulevard to Washington Boulevard in the 1940s and 1950s. The Hayden Industrial Tract was also established in the 1940s (see Section 7.1 “Historic Context: Culver City Industrial Development (1922–1986)” of this report for an in-depth discussion of Culver City’s industrial development). In addition to this expansion of industry, the type of commercial businesses occupying Washington Boulevard began to change in the 1950s. To promote job growth in the post-World War II economy, and in response to disinvestment after the production needs from the war effort subsided, Washington Boulevard was developed with numerous car dealerships and associated businesses. The area was still a hub for the motion picture industry and the Desilou Studios, owned by Lucille Ball and her husband Desi Arnaz, opened a second-studio site at 9336 Washington Boulevard in 1957 (located at present-day Culver Studios).³⁴ The 1960s saw development of condominiums and new, larger-scale housing throughout the city, as well as the closing of several notable local businesses like Helms Bakery, which shuttered in 1969.³⁵

Additional notable changes to Culver City occurred in the 1970s, when the Culver City Redevelopment Agency was established, resulting in many large-scale commercial properties, including Fox Hills Mall.³⁶ Also in 1970, Desilou Studios officially became Culver Studios, which was bought by Laird International Studios in 1977.³⁷ In the 1980s, Culver City Park was developed. Additional changes included the construction of the Filmland Corporate Center (1985; today, Sony Pictures Plaza; 10202 Washington Boulevard).³⁸

The 1990s saw the loss of major industries in the City, resulting in the abandonment of many buildings and the loss of jobs.³⁹ To help combat these issues, Culver City’s government began to offer economic development and tax incentives, which helped to facilitate increased investment in the City. Over the succeeding decades, Culver City has rebounded from this downturn and has become a hub for technology and the arts, facilitated in part by the construction of a metro line

³² "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

³³ Ibid.

³⁴ "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

³⁵ Ibid.

³⁶ Ibid; Martha Groves, "Culver City Has a Small Town Feel," *Los Angeles Times*, April 26, 1996, <https://www.latimes.com/archives/la-xpm-1996-04-26-me-62997-story.html>.

³⁷ "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

³⁸ Ibid.

³⁹ Ibid; Nathan Masters, "Culver City: From Barley Fields to the Heart of Screenland," KCET, June 6, 2012, <https://www.kcet.org/shows/lost-la/culver-city-from-barley-fields-to-the-heart-of-screenland>; Quoted in Martha Groves, "Cultivating Culver City," *Los Angeles Times*, April 7, 2008, <https://www.latimes.com/archives/la-xpm-2008-apr-07-me-culver7-story.html>.

connecting Culver City with Los Angeles proper in 2012.⁴⁰ The City has attracted large companies like Amazon and Apple, and the City continues to develop and evolve.

West Adams–Baldwin Hills–Leimert Community Plan Area

LA-1 is located on the southwestern edge of the West Adams–Baldwin–Hills–Leimert Community Plan Area in Los Angeles, as defined by SurveyLA. LA-1 is on the border of Culver City. A history of the West Adams–Baldwin Hills–Leimert Community Plan area can be found in the *Historic Resources Survey Report for the West Adams–Baldwin-Hills–Leimert Community Plan Area*.⁴¹

While the Project Site is technically located within the West Adams–Baldwin Hills–Leimert Community Plan area, it sits directly on the border of this plan area and the Palms-Mar Vista-Del Rey Community Plan Area. A history of the Palms-Mar Vista-Del Rey Community Plan Area can be found in the *Historic Resources Survey Report for the Palms - Mar Vista - Del Rey Community Plan Area*.⁴²

4.2 Tract History: Frank Partenico Place (Los Angeles) and Tract 1778 (Culver City)

LA-1 is located in Frank Partenico Place tract in Los Angeles. CC-1 and CC-2 are located in Tract 1778 in Culver City. Due to the proximity of the tracts, their development histories will be described together.

The land on which the Project Site sits was part of the *Clemente Cruz de Coronel Property* within the *Rancho Rincon de los Bueyes*, a 3,127-acre land grant first given to Bernardo Higuera and Cornelio Lopez by Pablo Vicente de Solar who was the Spanish Governor of Alta California in 1821.⁴³ Over time, this land was divided and then subdivided by various owners; Tract 1778 was recorded with this name on April 3, 1913, by Knapp & Woodward, Civil Engineers. At the time of this recordation, the tract was owned by the Palms Investment Company.⁴⁴

An aerial photograph from 1923 (**Figure 4**) shows that the majority of lots surrounding the Project Site were undeveloped at that time. Limited residential development existed northwest of the Site, in Los Angeles, and to the east, in Culver City. Industrial improvements had been constructed to the south of the Project Site, as well as the Hal Roach Studios at 8822 Washington Boulevard. While development was beginning in the area around the Project Site, a Sanborn map

⁴⁰ Ibid.

⁴¹ Architectural Resources Group, *Historic Resources Survey Report West Adams–Baldwin Hills–Leimert Community Plan Area*, prepared for SurveyLA for the City of Los Angeles Department of Planning, September 2012 with revisions in July 2016, https://planning.lacity.org/odocument/87d7982b-d1b3-45f1-8619-381cee51a9be/WestAdams-BaldwinHills-Leimert_SurveyReport_0.pdf.

⁴² Historic Resources Group, *Historic Resources Survey Report Palms - Mar Vista - Del Rey Community Plan Area*, prepared for SurveyLA for the City of Los Angeles Department of Planning, July 2012, https://planning.lacity.org/odocument/d4cf3df4-94a5-47c7-b107-8a9c89d508e0/Group_3_Palms-Mar_Vista-Del_Rey_Survey_Report_Final.pdf.

⁴³ "The Spanish and Mexican Ranchos," Cheviot Hills History, N.D, <https://www.cheviothillshistory.org/spanish-mexican-ranchos>.

⁴⁴ Map TR0022-044B, Tract No. 1778, Los Angeles County Department of Public Works.

from 1924 (**Figure 5** shows that the lots immediately surrounding the Project Site were still largely undeveloped. The Project Site itself was home to “The Green Mill,” a nightclub and restaurant designed by architect Robert J. Kitts.⁴⁵ The sprawling structure at the corner of National and Washington included a kitchen, dining room, a dancefloor, and a concrete pool three feet deep in front.⁴⁶

A 1928 aerial photograph confirms a uniform pattern of development in the area surrounding the Project Site (**Figure 6**) during the late 1920s. Washington Boulevard appeared to be a major thoroughfare by this point and the electric streetcar ran directly north of the Project Site along Venice Boulevard. All the development north of Venice was residential in nature. Both National and Washington had concentrations of larger commercial/industrial structures, although substantial open spaces remained. This is confirmed by a Sanborn map from 1929 (**Figure 7**) which shows little additional development on lots immediately adjacent to the Project Site. The Green Mill had become “The Cotton Club” but remained a restaurant and nightclub; other nightclubs nearby included the “London Club Roadhouse” at 8747 Washington Boulevard, as well as Fatty Arbuckle’s Plantation, formerly located at 11700 Washington Boulevard.⁴⁷

In the next decade, the area around the Project Site continued to develop into a commercial/industrial corridor. An aerial photograph from 1938 (**Figure 8**) shows that additional large warehouse buildings had been erected south of the Project Site, on National Boulevard and throughout Culver City’s nearby Hayden tract, and the Hal Roach Studios continued to grow. Part of the Helms Bakery complex had been constructed northeast of the Project Site, fronting on Venice Boulevard. Multiple large buildings had been constructed directly across from the street along Washington Boulevard. Residential development continued to intensify in this period, but some residential lots remained open in the neighborhood surrounding the Project Site, especially along Venice Boulevard.

The following decade saw even more intensive development, and by 1948 (**Figure 9**) nearly all the lots in the area had been developed. The trend of residential development to the north and east with industrial development to the west and south persisted and solidified in this decade. A 1950 Sanborn map (**Figure 10**) shows that the lots surrounding the Project Site were mostly developed. In the 1950s and 1960s, the character of Washington Boulevard was dominated by car dealerships, garages, and service buildings. This shift was largely due to shifting economic interests in the post-World War II era. According to the Culver City Historical Society, these car dealerships and associated businesses were “major contributors to the local economy.”⁴⁸

It was during this post-World War II period that CC-1 (8871 Washington Boulevard) was constructed. Additional examples of this mid-century car dealership construction include the extant building currently used for offices at 8740 Washington Boulevard (1953, not eligible) and

⁴⁵ Pacific Coast Architecture Database, “Green Mill Night Club #2,” N.D., <http://pcad.lib.washington.edu/building/8424/>.

⁴⁶ 1924 Sanborn Fire Insurance map

⁴⁷ “Culver City Timeline: A Work in Progress,” Culver City Historical Society, N.D., <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

⁴⁸ “Culver City Timeline: A Work in Progress,” Culver City Historical Society, N.D., <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

the building at 8700 Washington Boulevard (1961, not eligible); currently used as an auto repair store. These properties are located in the study area, on the same block as the Project Site, illustrating the proliferation of car dealerships and associated facilities that transformed the character of Washington Boulevard in the mid-century.

A subsequent aerial photograph from 1964 (**Figure 11**) shows that the area continued to be built up, with Washington Boulevard housing both large- and small-scale industrial buildings, as well as car lots, commercial properties, and residential neighborhoods to the north and east. The area to the south continued to have warehouses and industrial buildings fronting National Avenue. This trend continued in 1970, as seen in an aerial photograph (**Figure 12**).

In the succeeding decades, the area surrounding the Project Site retained its character, with industrial and commercial properties lining Washington Boulevard and primarily single-family residential neighborhoods surrounding the industrial portions of the tract. Aerial photographs from 1983 (**Figure 13**), 1994 (**Figure 14**), 2002 (**Figure 15**), and 2016 (**Figure 16**) show that the general density and uses of the buildings on the area remained consistent, albeit with some new development and infill throughout the area.

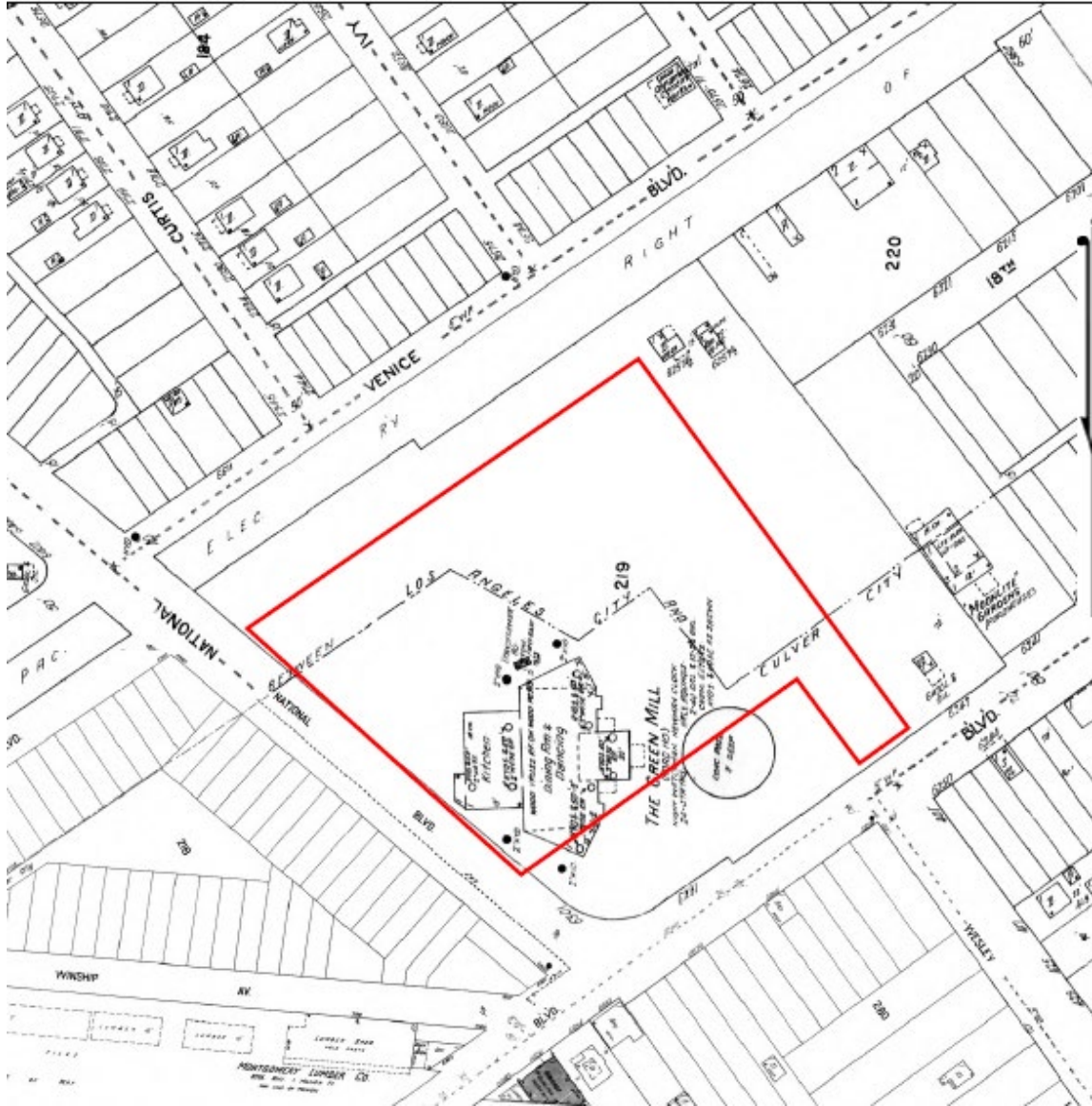
Today, the area surrounding the Project Site is undergoing a developmental renaissance with new construction and adaptive reuse of existing buildings proliferating on Washington Boulevard and its surrounding streets. These new projects include Ivy Station (8840 National Boulevard), located across National Boulevard from the Project Site, and the adaptive re-use of the Helms Bakery Complex, located immediately east of the Project Site.



SOURCE: FAIR from EDR 2021

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Figure 4
1923 aerial photograph of the neighborhood, future site of the Project Site outlined in red. The Project Site is primarily vacant and the surrounding the area has a spattering of residential development to the north and east, as well as some industrial development to the south.



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SOURCE: Sanborn Map Company, 1924, Vol. 1, Sheet 7, 18, and 14 from EDR 2021

Figure 5

Excerpt of 1924 Sanborn map of the area surrounding the Project Site. Project Site outlined in red. The Green Mill has been constructed, although most lots surrounding the Project Site remain undeveloped.

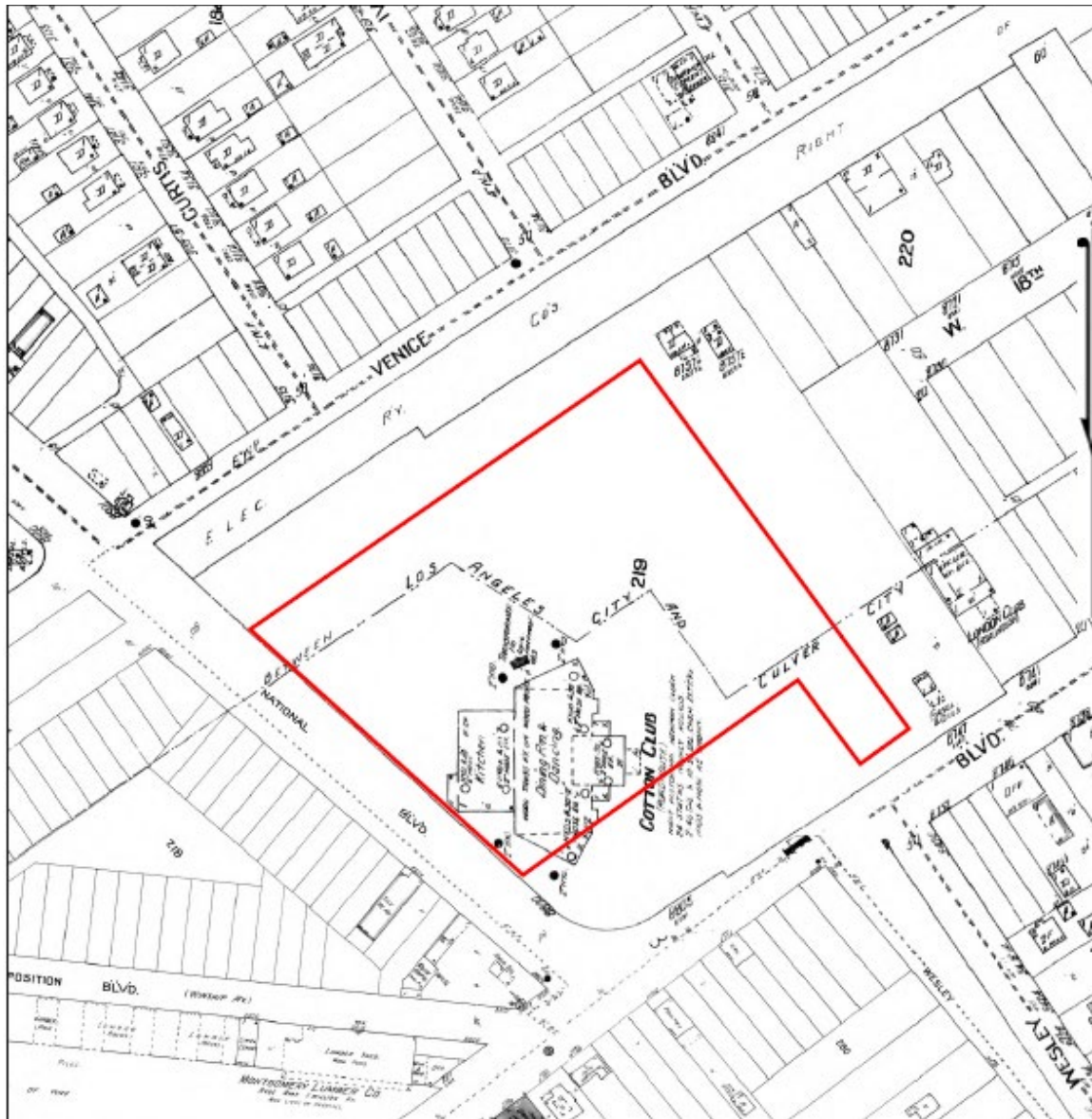


SOURCE: FAIR from EDR 2021

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Figure 6

1928 aerial photograph of the neighborhood, location of Project Site outlined in red. The photograph shows a uniform pattern of development in the area with Washington Boulevard as a major commercial thoroughfare and residential development to the north and south of the Project Site.



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SOURCE: Sanborn Map Company, 1929, Vol. 1, Sheet 7, 18, and 14 from EDR 2021

Figure 7

Excerpt of 1929 Sanborn map of the area surrounding the Project Site. Project Site outlined in red. The Green Mill is now called the Cotton Mill and the majority of lots surrounding the Project Site remained undeveloped. The London Club was extant and located to the east of the Project Site.



SOURCE: United States Department of Agriculture from
EDR 2021

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Figure 8

1938 aerial photograph of the neighborhood, location of Project Site outlined in red. The photograph shows additional warehouses to the south on National Boulevard had been constructed, as well as part of the Helms Bakery Complex. Additional large buildings across the Project Site on Washington Boulevard had also been constructed. Residential development continued to densify.

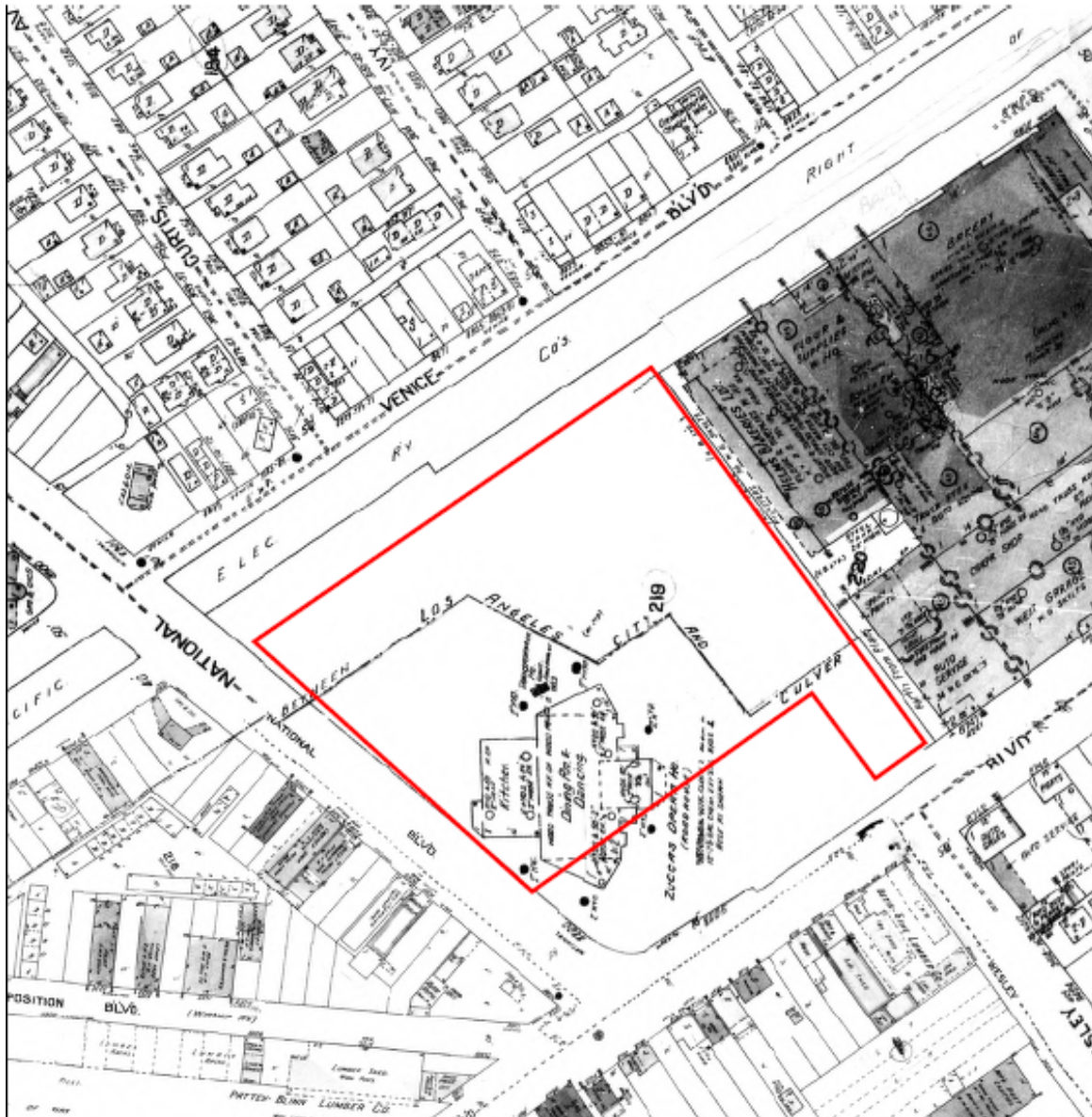


SOURCE: United States Geological Survey from EDR
2021

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Figure 9

1948 aerial photograph of the neighborhood, location of Project Site outlined in red. The Project Site still housed a nightclub and the majority of lots in the area had been developed with commercial, industrial, or residential structures.



SOURCE: Sanborn Map Company, 1950, Vol. 1, Sheet 7, 18, and 14 from EDR 2021

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Figure 10

Excerpt of 1950 Sanborn map of the area surrounding the Project Site. Project Site outlined in red. Zucca's Opera House is still extant on the Project Site. It burned down later in 1950.



SOURCE: United States Geological Survey from EDR
2021

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Figure 11

1964 aerial photograph of the neighborhood, location of Project Site outlined in red. By this time, LA-1, CC-1, and CC-2 had been constructed and Washington Boulevard and the surrounding area continued to densify.



SOURCE: EDR Propriety Brewster Pacific

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Figure 12
1970 aerial photograph of the neighborhood, location of
Project Site outlined in red.



SOURCE: EDR Propriety Brewster Pacific

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Figure 13
1983 aerial photograph of the neighborhood, location of
Project Site outlined in red.



SOURCE: United States Geological Survey from EDR
2021

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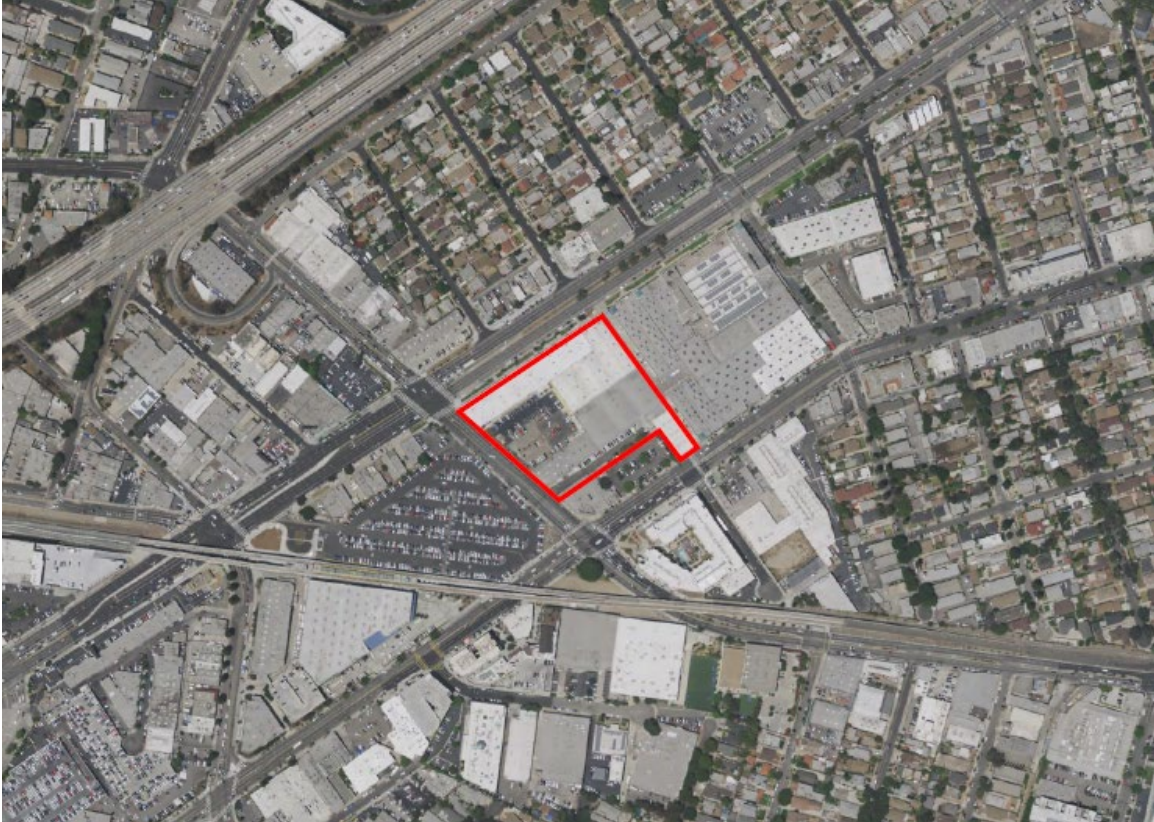
Figure 14
1994 aerial photograph of the neighborhood, location of
Project Site outlined in red.



SOURCE: United States Department of Agriculture from
EDR 2021

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Figure 15
2005 aerial photograph of the neighborhood, location of
Project Site outlined in red.



SOURCE: United States Department of Agriculture from
EDR 2021

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Figure 16
2016 aerial photograph of the neighborhood, location of
Project Site outlined in red.

4.3 Lot Development

The 1923 aerial (previously referenced Figure 4) shows the Project Site undeveloped. The next year, however, a Sanborn map from 1924 (**Figure 17**) shows that the site was sparsely developed. There was a small gasoline and oil structure on its southeast corner (current location of 8771 National Boulevard) and two small sheds at the northeastern corner of the site (current location of 8884 – 8888 Venice Boulevard). On the southwest corner of the site (Culver City) was a two-story structure called The Green Mill which featured a round three-foot deep concrete pool and a restaurant and club for dining and dancing (current location of parking lot, 8825 National Boulevard and 8777 National Boulevard, which is not a part of the Project Site). The remainder of the lot was undeveloped.

In 1929 (**Figure 18**), the building on the Project Site had been renamed the Cotton Club Roadhouse. As discussed below, this building is no longer extant. This building was a significant local restaurant, social club, and music venue, called several names throughout the years, including the Green Mill, Casa Manana, Meadowbrook, and Mardi Gras. The venue hosted myriad prominent performers, including Louis Armstrong and Fats Waller.⁴⁹ There were two

⁴⁹ "Fire Destroys Zucca's Today," *Evening Vanguard*, February 20, 1950.

additional sheds constructed behind the gasoline and oil building on the southeast corner of the lot. Otherwise, the lot remained unchanged.

The next available Sanborn map is from 20 years later, 1949 (**Figure 19**). The small ancillary structures on the northeast and southeast corners of the lot have been demolished. The large structure on the southwest corner remained extant, although it was renamed Zucca's Opera House. The remainder of the lot is undeveloped.

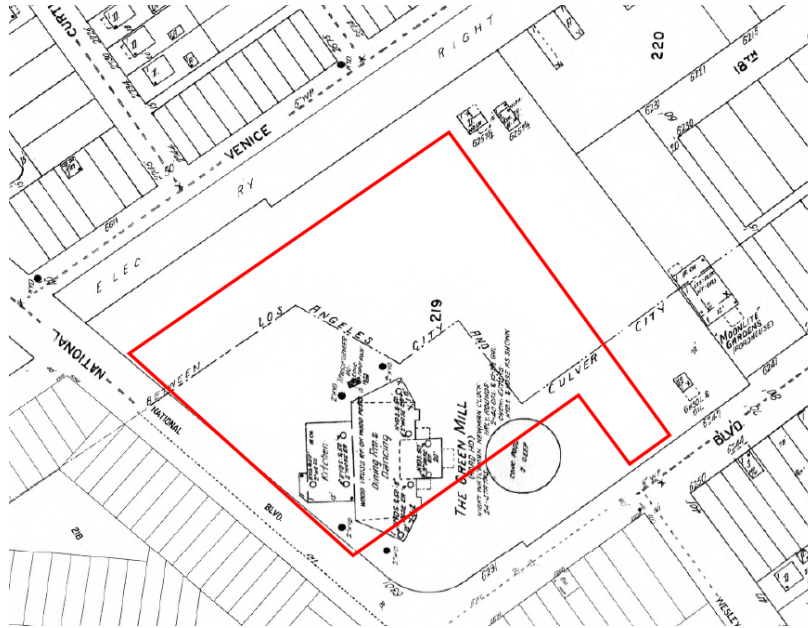
The restaurant and social club burnt down in a fire in February 1950.⁵⁰ By 1954, the lot had changed dramatically. An aerial photograph from 1954 (**Figure 20**) shows that the restaurant and social club was no longer extant and a configuration of buildings similar to the lot's present configuration was present. LA-1 (consisting of 8876, 8883, and 8884–8888 Venice Boulevard, and 8827–8829 National Boulevard) was fully constructed along the boundary between Culver City and Los Angeles. The parking lot on the west side of the site had also been constructed. The buildings at 8825 National Boulevard and 8771 Washington Boulevard had not yet been constructed. There was a car dealership and lot at the current location of the Apple building at 8777 Washington Boulevard (not part of the Project Site).

Ten years later, in 1964, an aerial photograph (**Figure 21**) shows that CC-1 (8825 National Boulevard) and CC-2 (8771 Washington Boulevard) had been built. At this time, 8825 National Boulevard connected directly with the buildings on its eastern rear (8827–8829 National Boulevard). Otherwise, the lot's configuration and the buildings' footprints remained consistent. A Sanborn map from 1970 (**Figure 22**) illuminates some of the uses of these structures. Dohrmann Hotel Supply Company occupied LA-1. CC-1 served as a retail store and manufacturing facilities for MFG Restaurant Equipment. CC-2 appeared to be serving as a garage and service building for the car lot to its west (8777 Washington Boulevard; not part of the Project Site).

The footprint of all buildings on the lot remained consistent from 1970 to 2012, as seen in aerial photographs from 1977 (**Figure 23**), 1989 (**Figure 24**), 2002 (**Figure 25**) and 2012 (**Figure 26**). Changes to the footprint of the buildings on the Project Site did, however, occur between 2012 and 2016. A comparison of aerial photographs from these dates (**Figure 26** and **Figure 27**) shows that the loading dock at the southern rear of 8827–8829 National Boulevard was demolished to make room for parking. This is confirmed by a 2015 building permit. An additional change was made in 2015 when the western section of LA-1 (8876 Venice Boulevard) was demolished. This is confirmed by a 2015 building permit that included a drawing of the site with the volume listed as being demolished.

Between 2016 and 2021, the lot again changed dramatically. The Apple building at the southern end of the lot (8771 Washington Boulevard) had been constructed. Additional changes to the lot include the reconfiguration and re-landscaping of the parking area on the northeast corner of the lot, as well as the demolition of the east rear portion of 8825 National Boulevard, that connected the structure to 8827–8829 National Boulevard (**Figure 28**). This demolition is confirmed by a permit issued in 2017 and discussed in Section 6.1 "CC-1" of this report.

⁵⁰ Ibid.

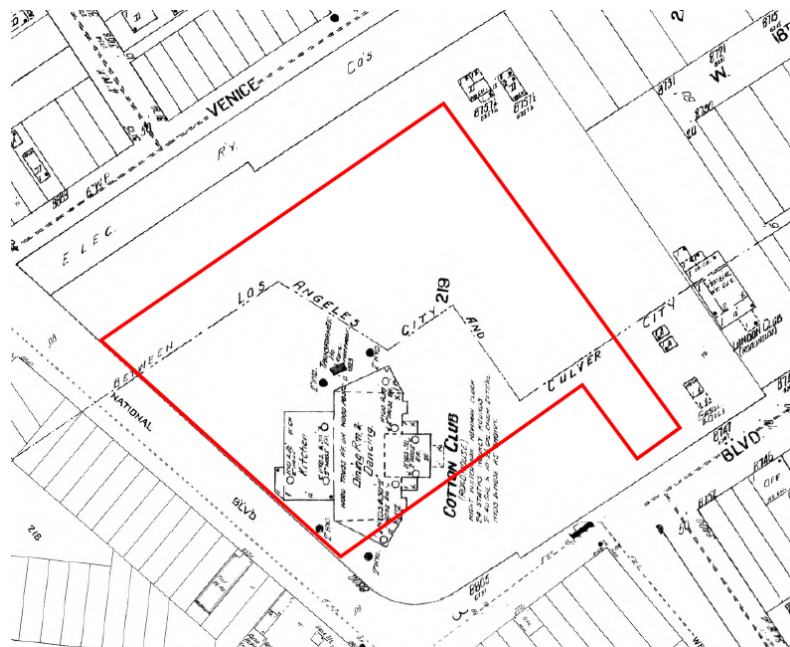


SOURCE: Sanborn Map Company, 1924, Vol. 1, Sheet 7, 18, and 14 from EDR 2021

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Figure 17

Excerpt of 1924 Sanborn map of the Project Site, outlined in red.

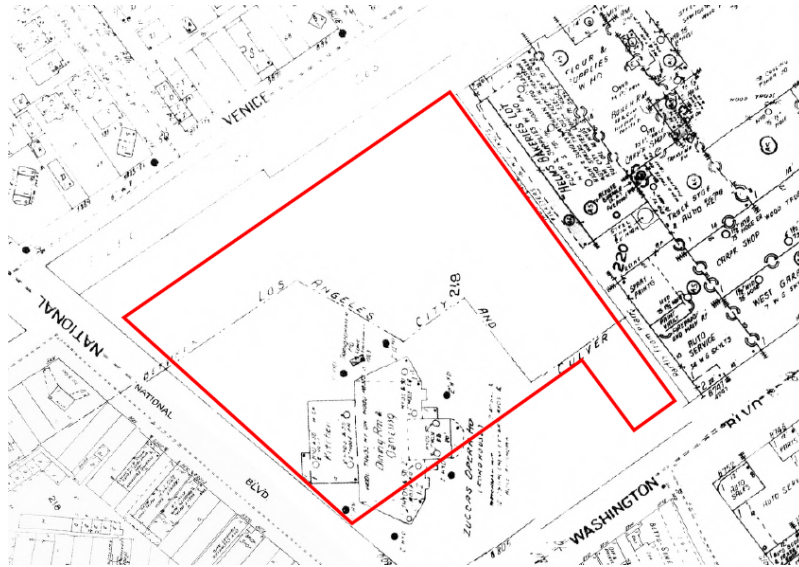


SOURCE: Sanborn Map Company, 1929, Vol. 1, Sheet 7, 18, and 14 from EDR 2021

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Figure 18

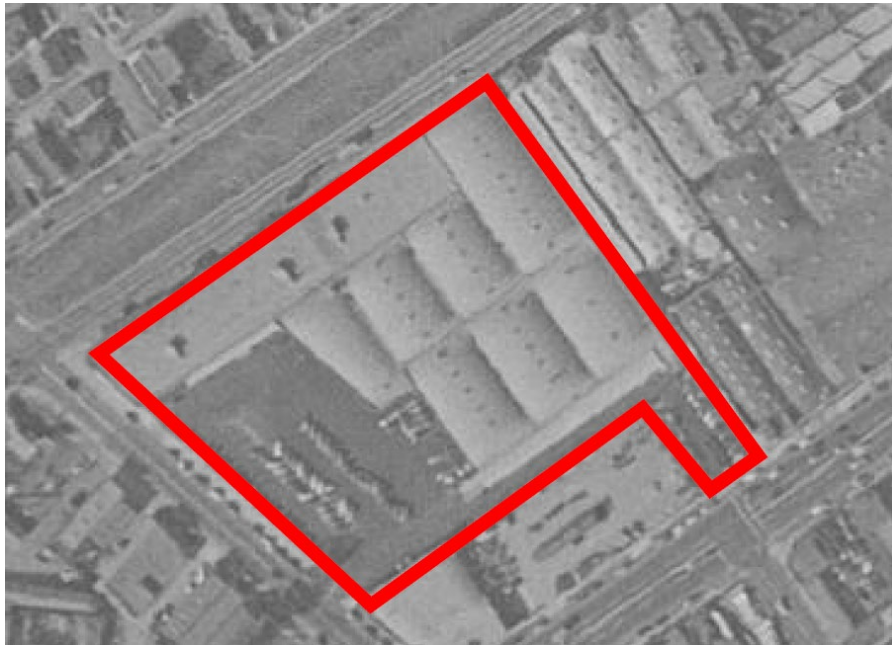
Excerpt of 1929 Sanborn map of the Project Site, outlined in red.



SOURCE: Sanborn Map Company, 1949, Vol. 1, Sheet 7, 18, and 14 from EDR 2021

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Figure 19
Excerpt of 1949 Sanborn map of the Project Site, outlined in red.



SOURCE: United States Department of Agriculture from EDR

Crossings Campus / D202100410.01

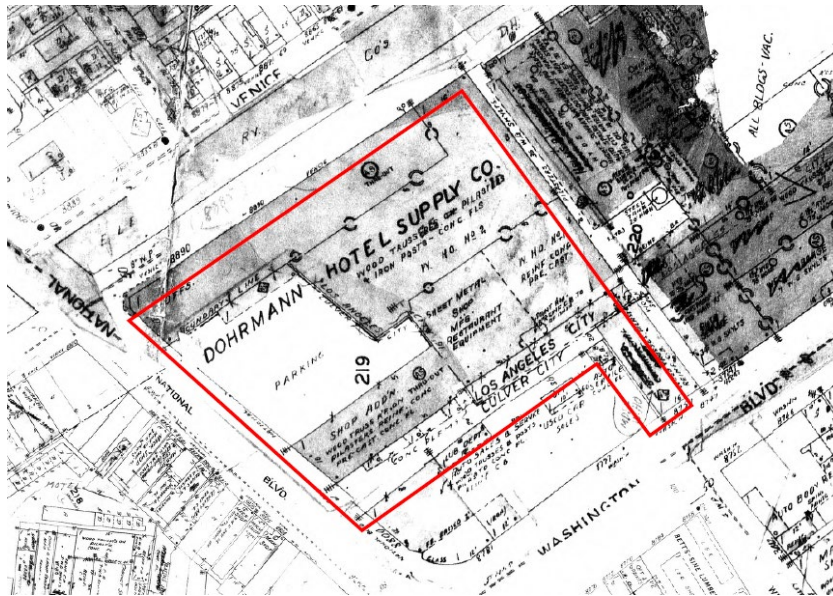
Figure 20
Excerpt of 1952 aerial photograph of the Project Site, outlined in red.



SOURCE: United States Geological Survey from EDR

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Figure 21
Excerpt of 1964 aerial photograph of the Project Site, outlined in red.



SOURCE: Sanborn Map Company, 1970, Vol. 1, Sheet 7, 18, and 14 from EDR 2021

Crossings Campus / D202100410.01

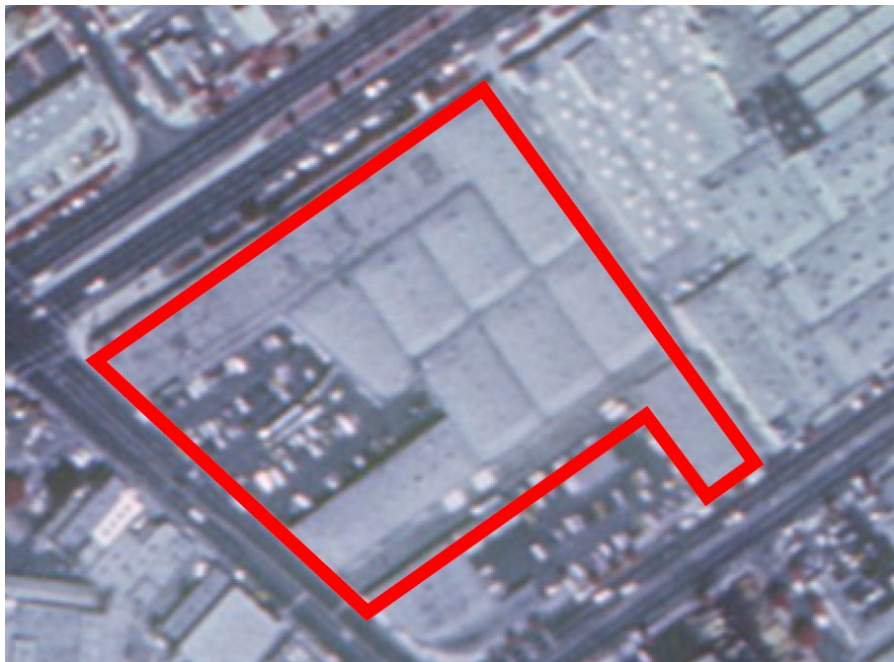
Figure 22
Excerpt of 1970 Sanborn map of the Project Site, outlined in red.



SOURCE: EDR Proprietary Brewster Pacific form EDR

Crossings Campus / D202100410.01

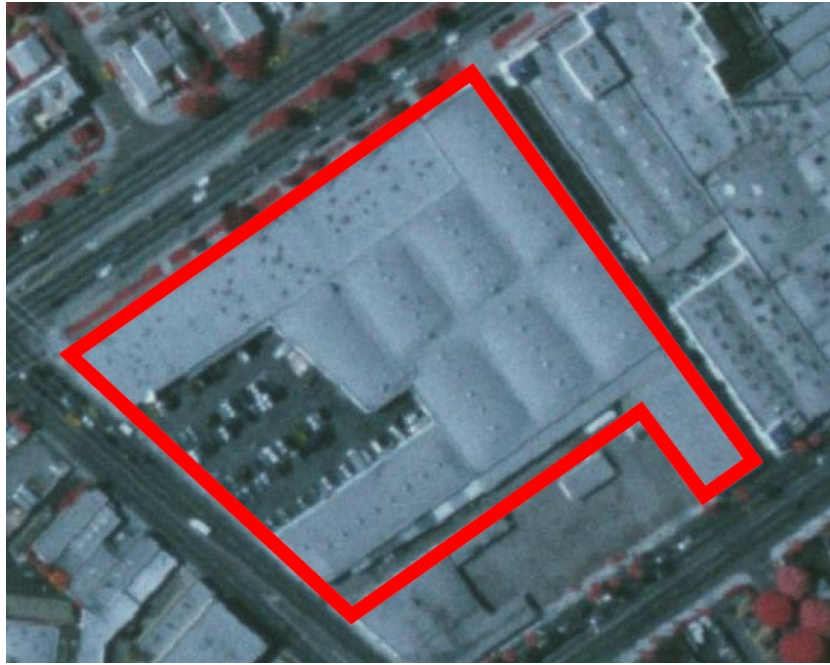
Figure 23
Excerpt of 1977 aerial photograph of the Project Site,
outlined in red.



SOURCE: United States Geological Survey from EDR

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Figure 24
Excerpt of 1989 aerial photograph of the Project Site,
outlined in red.



SOURCE: United States Department of Agriculture from
EDR

Crossings Campus / D202100410.01

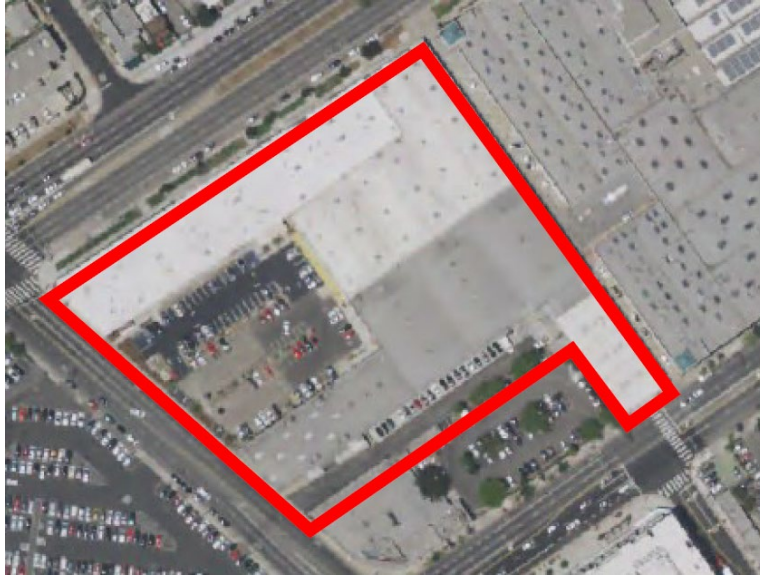
Figure 25
Excerpt of 2002 aerial photograph of the Project Site,
outlined in red.



SOURCE: United States Department of Agriculture from
EDR

Crossings Campus / D202100410.01

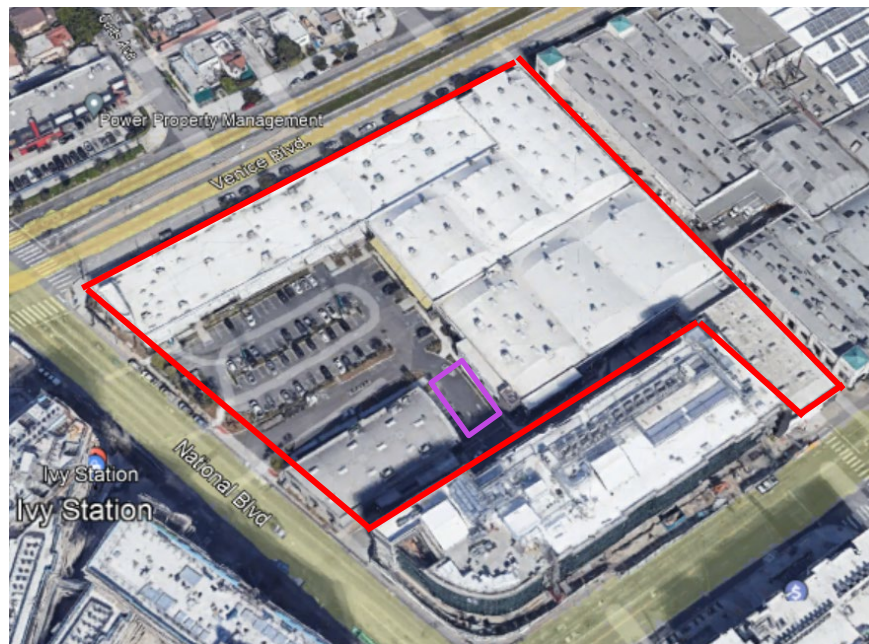
Figure 26
Excerpt of 2012 aerial photograph of the Project Site,
outlined in red.



SOURCE: United States Department of Agriculture from EDR

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Figure 27
Excerpt of 2016 aerial photograph of the Project Site, outlined in red.



SOURCE: Google Earth

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Figure 28
2021 aerial view of the Project Site (outlined in red) showing the demolition of the connection between LA-1 and CC-1 (outlined in purple)

5.0 Los Angeles Parcel

5.1 LA-1

LA-1 is located in Los Angeles. The building covers the Project Site's northern boundary and expands to the southeast, following the boundary between Los Angeles and Culver City (see previously referenced Figure 3). LA-1 was constructed as a single building but has three sections with distinct legal addresses, as outlined in **Figure 29** below. Despite their differing legal addresses, the entire building was constructed in 1951. The property was originally constructed as a warehouse and manufacturing building with supplemental offices for the Dohrmann Hotel Supply Company. Its use since its original construction has largely remained the same, with commercial businesses and storage occupying the building to today.



SOURCE: Google Earth

Crossings Campus / D202100410.01

Figure 29

View of LA-1 (Los Angeles). Legal addresses 8883, 8884–8888 Venice Boulevard are labelled LA-1a. Legal address 8876 Venice Boulevard is labelled LA-1b. Legal addresses 8827–8829 National Boulevard is labelled LA-1c.

Architect: Meyer & Evers

The original building permit for LA-1 from 1951 lists Meyer & Evers as the architect of the building, J.E Hayes as the engineer, and Lindgren & Swinerton, Inc. as the contractors. Meyer & Evers was an architectural firm based in San Francisco and comprised of architects Frederick H. Meyer (1876–1961) and Albert John Evers (1888–1977).⁵¹ The original owner of the building, the Dohrmann Hotel Supply Company, was also located in San Francisco, which may account for its decision to hire the San Francisco partners to construct the building.

Frederick Meyer was born in San Francisco and began his career in the early 1890s as a draftsman. He worked at a few architectural firms throughout the 1890s until he opened his own practice in 1899. The earliest iteration of his firm was listed in the San Francisco City Directory as Newsom & Meyer (1899–1901). By 1901, he was listed as an architect under his own name. The next year however, in 1902, his practice was listed as Meyer & O'Brien.⁵² Meyer was a prolific architect in San Francisco, designing numerous buildings in the aftermath of the 1906 earthquake and fire, including the Humboldt Bank Building (**Figure 30**; 785 Market Street; 1908; extant) and the Monadnock Building (685 Market Street; 1907; extant).⁵³ Both of these buildings utilized innovative fire safety construction techniques and equipment.⁵⁴ In 1913, he was appointed as one of three members of the San Francisco Civic Center Commission, which supervised the City's Civic Center Plan. Meyer was a member of the American Institute of Architects and designed myriad public, commercial, industrial projects. Meyer designed hospitals, public schools, and libraries, among other building typologies. Meyer practiced with a variety of partners throughout his career, including Albin R. Johnson, John G. Howard, Dodge A. Riedy, and Laurence H. Keyser, among others.⁵⁵

Albert John Evers was born in Iowa in 1888. He moved to San Francisco as an adult and began to work as an architect. Notable works by Evers include the Floral Depot on Telegraph Avenue in Oakland, California (**Figure 31**; 1931; extant). Evers also designed residential properties, including a large estate at 128 Winding Way in Ross, California (1927; extant).⁵⁶ In the 1920s, Evers had a partnership with George Frederick Ashley under the name Ashley and Evers. Ashley and Evers worked primarily out of San Francisco, although they did also have a Los Angeles

⁵¹ Nancy Hadley, "Frederick H. Meyer (1876–1961)," American Institute of Architects Historical Directory, December 18, 2018, [https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35728413/ahd1030254](https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35728413/ahd1030254;); "Albert John Evers (Architect)," Pacific Coast Architecture Database, N.D, <http://pcad.lib.washington.edu/person/764/>.

⁵² "Frederick H. Meyer Collection, 1904–1962," University of California Berkeley: Environmental Design Archives, N.D, finding aid and biography via Online Archive of California, <https://oac.cdlib.org/findaid/ark:/13030/tf809nb36t/admin/>.

⁵³ "Frederick H. Meyer Collection, 1904–1962," University of California Berkeley: Environmental Design Archives, N.D, finding aid and biography via Online Archive of California, <https://oac.cdlib.org/findaid/ark:/13030/tf809nb36t/admin/>.

⁵⁴ Nancy Hadley, "Frederick H. Meyer (1876–1961)," American Institute of Architects Historical Directory, December 18, 2018, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35728413/ahd1030254>.

⁵⁵ "Frederick H. Meyer Collection, 1904–1962," University of California Berkeley: Environmental Design Archives, N.D, finding aid and biography via Online Archive of California, <https://oac.cdlib.org/findaid/ark:/13030/tf809nb36t/admin/>.

⁵⁶ Mary Jo Bowling, "Treehaven, a Grand Ross Estate, Branches Out at \$8.875M," Curbed San Francisco, January 27, 2016, <https://sf.curbed.com/2016/1/27/10872416/treehaven-a-grand-ross-estate-branches-out-at-8-875m>.

office that was primarily operated by Ashley. Evers was a Fellow of the American Institute of Architects.⁵⁷

It is unclear exactly when the partnership between Meyer and Evers began, although the partners appeared to complete the bulk of their work together in the 1950s. Meyer & Evers developed many utilitarian warehouses, distribution, and manufacturing buildings in the mid-twentieth century throughout California. One of their specialties included brewing manufacturing plants and warehouses, including the warehouse and office building for the Lucky Lager Brewing Company located at 5001 24th Street Road, Sacramento, California in 1954 (**Figure 32**; extant),⁵⁸ as well as renovations to the Theo Hamm Brewing Company's building in San Francisco in 1953. According to a 1953 newspaper article announcing the renovations, Meyer & Evers did "extensive brewery construction in the West."⁵⁹ The firm designed additional building typologies as well, including a six-story commercial office building in San Francisco in 1955⁶⁰ and a children's "play pavilion" (**Figure 33**; 1955; extant) located at the Marin Art and Garden Center in Ross, California.⁶¹

Although both Frederick Myers and John Evers were significant architects in their own rights, particularly in the San Francisco area where the majority of their buildings were constructed, LA-1 is not an exceptional example of either man's work, nor is it an exceptional example of their works as partners. The partnership seems to have primarily resulted in functional warehouses and associated facilities and the subject property is not an exceptional example this type of structure. LA-1 has undergone substantial alterations since its construction, and any distinctive stylistic elements that it re date to these alterations, rather than the original construction. Both architects designed more notable buildings as individuals, as discussed above, and there are more intact and representative examples of their bodies of work.

⁵⁷ "Albert John Evers (Architect)," Pacific Coast Architecture Database, N.D, <http://pcad.lib.washington.edu/person/764/>.

⁵⁸ "Distributing Firm Building is Completed," *Sacramento Bee*, January 30, 1954.

⁵⁹ "Theo Hamm Remodeling," *San Francisco Examiner*, August 20, 1953.

⁶⁰ "\$2,000,000 Building for Market Street Near," *San Francisco Examiner*, January 5, 1955.

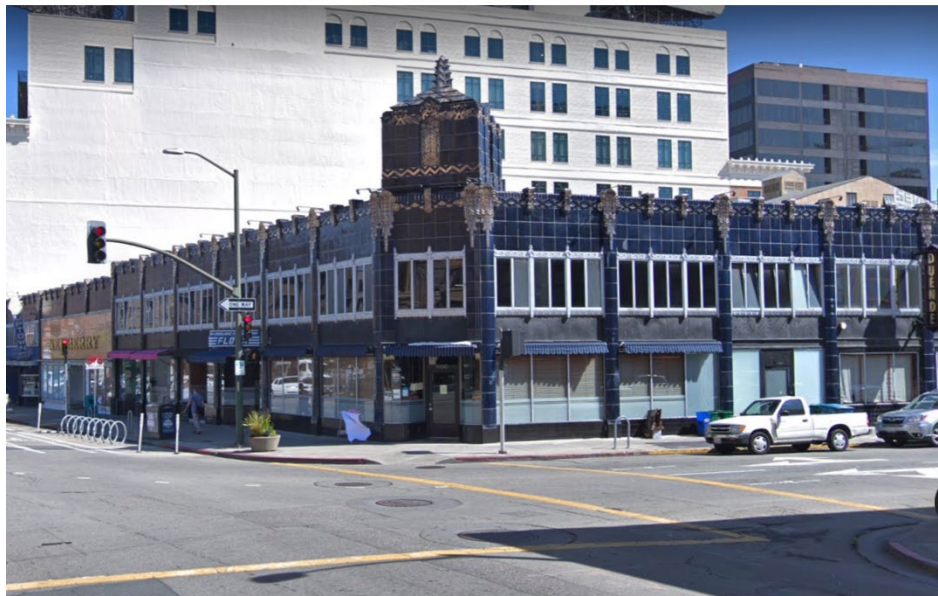
⁶¹ "New Play Pavilion Given to Center," *Daily Independent Journal*, June 6, 1953.



SOURCE: Pacific Coast Architecture Database

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Figure 30
Image of the Humboldt Bank Building (1908), designed by Frederick Meyer.



SOURCE: Pacific Coast Architecture Database via Google Maps

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Figure 31
2018 view of the Floral Depot in Oakland, California designed by John Albert Evers in 1931.

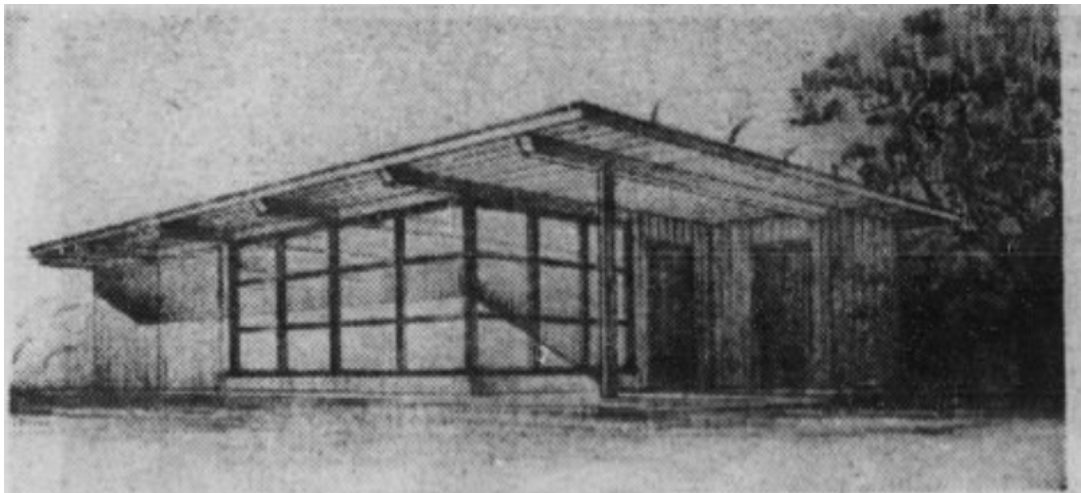


SOURCE: "Distributing Firm Building is Completed,"
Sacramento Bee, January 30, 1954.

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Figure 32

Image of the Lucky Lager Brewing Company warehouse
and office designed by Meyer & Evers, 1952.



SOURCE: "New Play Pavilion Given to Center," Daily
Independent Journal, June 6, 1953.

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Figure 33

Drawing for a children's "play pavilion" at the Marin Art and
Garden Center in Ross, California, 1953.

Occupancy and Ownership History – LA-1

To determine if the subject property has any significant associations with the lives of historic personages, numerous records were reviewed including Los Angeles-area directories and phone books, building permits on file with the City of Los Angeles Department of Building and Safety. **Table 2** summarizes the occupancy and ownership history of LA-1. The address associated with each occupant is noted in the “address” column of the below table. A brief description of each company is provided in the “Notes” column of the below table.

TABLE 2
OCCUPANCY HISTORY OF LA-1
(8876, 8883, AND 8884–8888 VENICE BOULEVARD /
8827–8829 NATIONAL BOULEVARD)

Year	Source	Owner/Occupant	Address	Notes
1951 to at least 1970	Pacific Telephone; Sanborn Maps; Building permits	Dohrmann Hotel Supply Company	8888 Venice Boulevard	Original owner; Dohrmann Hotel Supply Company was a manufacturing and hotel supply company.
1976–1981	Pacific Telephone	Leo Dardarian Inc	8883 Venice Boulevard	Research did not identify significant information on Leo Dardarian Inc.
1976	Building Permits	New England Mutual Life Insurance	8825–8829 National Boulevard	Insurance company; Discussed in more depth in Section 6.1 “CC-1” of this report.
1976–1991	Pacific Telephone	Charles & Charles Ltd	8884 Venice Boulevard and 8886 Venice Boulevard	Research did not identify significant information on Charles & Charles Ltd.
1976–2014	Cole Information Services; Haines & Company; Building Permits	Lakeshore Learning Materials, Lakeshore Equipment, Lakeshore Learning Store	8888 Venice Boulevard	Lakeshore Learning Materials is a chain of educational supply stores. The company is one of the largest retail and online suppliers of educational materials to teachers with more than 60 stores in 29 states. It is still in operation.
1981–2014	Pacific Bell; Haines & Company; Cole Information Services; Building Permits	Palms Self-Storage and Mail Service	8829 National Boulevard	Self-storage facility and mail service building. Self-storage units occupied 8829 National.
1982–2020	Building Permits	Pacific Investment Associates (owner)	8876 Venice Boulevard; 8884–8886 Venice Boulevard; 8825–8829 National Boulevard	Real estate investment and development company; long-term owners of the property; Owner of the property when it was sold in 2021.
1986–2014	Pacific Bell; Haines & Company; Cole Information Services; Building Permits	EJL Construction & Investment	8829 National Boulevard	Home building contractor
1987	Building Permits	Plummers Furniture	8776 Venice Boulevard	Plummers was a furniture company that was based in Petaluma, California. The company was still in operation as of 2012 but had recently closed stores; it appears to no longer be in existence.

Year	Source	Owner/Occupant	Address	Notes
1990–2014	Pacific Bell; Haines & Company; Cole Information Services; Building Permits	U-Haul	8829 National Boulevard	National moving and storage company
1991–1994	Pacific Bell	Leo Wolf Consultants	8829 National Boulevard	Leo Wolf was the owner of MFG Restaurant (listed as occupant in the 1970 Sanborn Map). He was also affiliated with 8825 National Boulevard beginning in at least 1982 (see the "Occupancy History" for CC-1 below)
1992 to at least 1999	Building Permits	Bill Feldman	8884–8888 Venice Boulevard	Bill Feldman appears to be associated with Pacific Investment Associates.
1994–2006	Haines & Company; Cole Information Services	Civilization	8884 Venice Boulevard	Furniture store; permanently closed.
2000–2014	Cole Information Services	City Design Inc.	8886 Venice Boulevard	Furniture store; permanently closed.
2004	Cole Information Services	Magnet Masters	8829 National Boulevard	Research did not identify significant information on Magnet Masters
2014	Cole Information Services	Jaxon Home Furnishes; Luxe Yard	8884 Venice Boulevard	Furniture store; permanently closed.
2014	Cole Information Services	Impulse Research Corporation	8829 National Boulevard	Research did not identify significant information on Impulse Research Corporation
2016	Building Permits	Bassett Furniture (tenant)	8886 Venice Boulevard	Bassett Furniture Industries is a furniture manufacturer and retailer, headquartered in Bassett, Virginia.

Original Owner: Dohrmann Hotel Supply Company

LA-1 was originally constructed in 1951 for the Dohrmann Hotel Supply Company (DHSC). The Dohrmann Hotel Supply Company was founded by Frederick W. Dohrmann (1842–1914) and his business partner, Bernhard Nathan. The partners began by selling crockery and china in 1868. Over the next nearly 40 years, the partners' profile expanded, and they formed the Dohrmann Commercial Company. The company specialized in retail sales of china, crystal, flatware, lamps, and other goods and items were often imported from Europe for retail outlets. The Dohrmann Hotel Supply Company, which operated under the parent company of the Dohrmann Commercial Company, was founded as a wholesale operation, selling imported crystal, china, and flatware to hotels and resorts throughout the United States. After Dohrmann's death in 1914, the company continued to operate and expand, eventually selling kitchenware and equipment, linens, and other goods.⁶²

⁶² Carole Cosgrove Terry, PhD, "Frederick William Dohrmann (1842–1914)," Immigrant Entrepreneurship, N.D, <https://www.immigrantentrepreneurship.org/entries/frederick-william-dohrmann/>.

The company was based in San Francisco, but had facilities and stores in many locations, including Seattle, Washington (**Figure 34**), Honolulu, Hawaii, Phoenix, Arizona, Reno, and downtown Los Angeles at 444 South Broadway (**Figure 35**), among other locations.⁶³ The business continued to operate throughout the 1950s and was purchased by Starrett Corporation in 1961. At this time, the company was described in a San Francisco Examiner article as being one of the “country’s oldest and largest manufacturers and distributors of restaurant equipment and supplies,”⁶⁴ with plants and facilities in 19 cities and in Hawaii. The company appears to have ceased operations circa 1970.

After the Dohrmann Supply Company vacated LA-1 around 1970, it was rented to a variety of different businesses, some of which utilized the warehouse and manufacturing spaces and some of which utilized the spaces as retail stores and offices. A brief summary of all companies is included in the “notes” column of Table 2.



SOURCE: "Thousands Visit New Dohrmann Hotel Supply Home," *The Seattle Star*, September 16, 1935.

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Figure 34
1935 photographs of the Dohrmann Hotel Supply Company's building at Fifth Avenue and Virginia Street in Seattle, Washington.

⁶³ "Thousands Visit New Dohrmann Hotel Supply Home," *The Seattle Star*, September 16, 1935.

⁶⁴ "Broadway-Hale Sells Unit for \$10 Million," *San Francisco Examiner*, November 2, 1961.



SOURCE: University of Southern California
Digital Archives, Dick Whittington
Photography Collection, 1924–1987

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Figure 35

1931 Photograph showing the Dohrmann Hotel Supply Company
located at 444 South Broadway in downtown Los Angeles

Construction History – LA-1

Building permits were pulled from the Los Angeles Department of Buildings and Safety for LA-1. For ease of reference, the three sections of LA-1 are referred to as LA-1a, LA-1b and LA-1c. See Figure 29, above. This permit history is summarized below in **Table 3** for LA-1a and LA-1b and in **Table 4** for LA-1c. Although these addresses visually read as a single building (LA-1), they have been mostly permitted separately and have consequently been divided into different permit tables for explanatory and narrative clarity. Building Permits for all addresses are included in **Appendix D**.

TABLE 3
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS FOR LA-1 AND LA-1B
(8876 VENICE BOULEVARD AND 8884–8888 VENICE BOULEVARD)⁶⁵

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
2/19/1951	8888 Venice Boulevard	LA4313	Dohrmann Commercial Company	Meyers & Evers (A); J.E Haves (E); Lindgren & Swinerton (C)	\$700,000	Construct a 517x338 1-story warehouse building
10/24/1951	8888 Venice Boulevard	LA12676	Dohrmann Commercial Company	Meyers & Evers (A); J.E Haves (E); Lindgren & Swinerton (C)	\$200,000	Precast concrete walls, new roof, rearrange mezzanine areas, install new partition. No additions.
4/17/1952	8888 Venice Boulevard	LA16867	Dohrmann Commercial Company	Meyers & Evers (A); J.E Haves (E); Lindgren & Swinerton (C)	\$200	Allow eccentricity of roof trusses on wall panels
8/8/1952	8888 Venice Boulevard	Illegible	Dohrmann Hotel Supply Company	American Sign Company (C)		16" metal letters x 3" thick on metal raceway, mounted on the building. Sign reading "Dohrmann Hotel Supply CO"
12/30/1959	8888 Venice Boulevard	LA50251	Dohrmann Hotel Supply Company	Ulrich Plaut (A); Gavin-Hardy Inc. (C)	\$500	Close window with metal studs and plaster. No structural changes.
4/23/1963	8888 Venice Boulevard	LA20644	Dohrmann Hotel Supply Company	M.L Dennis (C)	\$4,500	Install interior partitions and fill in front window
11/12/1969	8888 Venice Boulevard	LA58922	Parvin Dormon Company	Honnold & Rex (A); Creve & O'Rourke (E); Capital Construction Company (C)	\$7,500	Install 2 wood partitions and fill-in 3 openings
7/1/1970	8888 Venice Boulevard	LA-34407	Albert Parvin Company and Dohrmann Company	Greve & O'Rourke (E); Thomas Newton (C); Greve & Drouke Inc. (A)	\$16,000	Install air conditioning equipment, platform, and partitions
9/8/1975	8888 Venice Boulevard	LA-18420	Eastron	N/A	\$500	Temporary construction to create auction room from 9/8/1975 to 9/15/1975.
1/9/1976	8888 Venice Boulevard	LA-47877	Lake Shore Curriculum	Jack Wood (E); J. Coulson (C)	\$30,000	Interior alterations. Change of use to office and store from office.
5/25/1982	8888 Venice Boulevard	Illegible	Pacific Investment Associates	S.W Mezey (E); United Pacific Construction (C)	\$25,000	Remodel exterior walls and add parapet and canopy
10/29/1987	8876 Venice Boulevard	Illegible	Plummers Furniture	Argo Construction (C)	\$29,000	Non-bearing partitions and install 6" platform

⁶⁵ Documentation exists for all permits and certificates of occupancy listed in this table.

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
5/17/1988	8876 Venice Boulevard	LA-98238	Plummers Furniture	Argo Construction (C)	\$200	Alter bathrooms to comply with handicap accessibility
3/30/1992	8888 Venice Boulevard	36000100356	Bill Feldman	Alison Wright (A); Paul Lindsey (C)	\$5,000	Add access ramps to entrance of the building
4/23/1992	8884-8888 Venice Boulevard	6200500233	Bill Feldman	David Taubman (E); Alison Wright (A); Paul G. Lindsey (C)	\$3,000	Revise floor plan / cone wall openings; add 16 skylights
5/11/1992	8888 Venice Boulevard	Illegible	Lakeshore Learning Materials	David Taubman (A); Renna Construction (C)	\$200,000	Tenant improvement for 10,000 sf space. Modify two building entrances
6/8/1992	8884-8886 Venice Boulevard	6700500464	Bill Feldman	Alison Wright (A); David Taubman (E); Roland Associates Construction (C)	\$700	Add interior office walls, 1 window, 2 doors. Tenant improvement
6/15/1992	8884 Venice Boulevard	26900300336	Bill Feldman	American West Sign Company (C); David Taubman (A)	\$6,200	Install a wall sign
8/7/1992	8888 Venice boulevard	37500197960	Lakeshore Learning Materials	All American Sign (C)	\$12,000	Install 19 letter sign
12/30/1992	8884-8888 Venice Boulevard	35400200772	Bill Feldman	David Taubman (E); Alison Wright (A); Paul G. Lindsey (C)	\$100,000	Demolish non-load bearing partitions and construct non-load bearing partitions, store fronts, handicap entries, toilets, roof, HVAC and openings
8/28/1996	8884-8888 Venice Boulevard	N/A	Venice Pacific Investments	David Taubman (E); SPS Inc. (C)	\$11,600	Seismic upgrade for compliance
6/21/1999	8886 Venice Boulevard	99048-30000-01042	Bill Feldman	Owner	N/A	New non-illuminated wall sign 2'x20'
8/1/2005	8888 Venice Boulevard	05041-90000-18397	Pacific Investment Associates	Solar Electrical Systems (C)	N/A	Solar electrical panel installation
5/22/2013	8884 Venice Boulevard	13016-30000-09672	Pacific Investment Associates	Ronald Howell (A)	\$3,000	Interior alterations to add non-bearing partition wall
1/3/2014	8884 Venice Boulevard	14016-10000-22500	Pacific Investment Associates	Robert Maldonado (C)	\$17,000	Installation of ADA compliant bathrooms in furniture retail store
1/8/2015	8888 Venice Boulevard	15016-10000-00089	Pacific Investment Associates	Advanced Contractors Inc. (C)	\$50,000	Demolish existing loading dock and canopy (non-structural), infill existing exterior wall openings. Add new ADA ramp and new steps.

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
3/9/2015	8888 Venice Boulevard	15030-20000-01365	Pacific Investment Associates	Advanced Contractors Inc. (C)	N/A	Site grading for parking lot
3/9/2015	8888 Venice Boulevard	14016-10000-23583	Pacific Investment Associates			Tenant improvement. Change of use: retail furniture to office. Partial demolition of western portion of 8876 National Boulevard. Add Mezzanine floor, parking lot.
12/10/2015	8829 National Boulevard and 8876–8888 Venice Boulevard	14016-20002-23583	Pacific Investment Associates	Advanced Contractors Inc. (C)	\$3,000	Add mechanical room and low partition wall within office space.
4/25/2016	8886 Venice Boulevard	16016-10000-08706	Pacific Investment Associates	Michael Sieto (C)	\$20,000	Relocate existing bathrooms to rear right corner of building. Demolish interior non-load bearing partitions
5/12/2016	8884–8888 Venice Boulevard	16014-30000-01321	Pacific Investment Associates	Alex Instanbullu (A); Advanced Contractors Inc. (C); Gordon Leonard Polon (E)	\$100,000	Add three canopies and exterior façade work. Note that this permit lists the same work, contractors, and valuation as a permit from 1/11/2017 (listed below). It is possible this permit was issued and expired prior to the commencement of this work and consequently an application for another permit was issued.
5/12/2016	8884–8886 Venice Boulevard	16016-10000-10822	Pacific Investment Associates	Built-Rite Construction Inc. (C)	\$210,000	Re-roof with Class A or B material
5/19/2016	8886 Venice Boulevard	16044-90000-05398	Pacific Investment Associates	Heating & Air (C)	N/A	Like for like replacements of 5 package rooftop units
5/26/2016	8886 Venice Boulevard	16016-30000-11277	Pacific Investment Associates	Bill Tsui (A)	\$10,000	Infill 8x12 exterior door in masonry wall of furniture store
9/8/2016	8886 Venice Boulevard	16048-10000-02122	Pacific Investment Associates	Oscar Byanko Sanchez-Quinto (C)	\$900	Non-illuminated wall sign: 24'x96.125'; illuminated wall sign. Both signs reading "Jaxon"
9/12/2016	8886 Venice Boulevard	16043-90000-04212	Pacific Investment Associates	Cal West Fire Protection Specialist (C)	N/A	Relocate 12 new pendants for tenant improvement

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
9/16/2016	8886 Venice Boulevard	16016-10000-22058	Pacific Investment Associates	N/A	\$10,000	Duct work, install black film at underside of roof deck. Interior non-structural demolition only.
10/4/2016	8876 Venice Boulevard	14016-20002-23583	Pacific Investment Associates	Alex Instanbullu (A); Advanced Contractors Inc. (C); Gordon Leonard Polon (E)	N/A	Change of use: retail furniture to office. Partial demolition of building. Add mezzanine floor (2,371 square feet). Parking lot re-striping.
12/5/2016	8886 Venice Boulevard	16016-10000-16288	Pacific Investment Associates (owner); Bassett Furniture (tenant)	Edward Montano (A)	\$800,000	Tenant improvement of existing furniture store.
12/19/2016	8886 Venice Boulevard	16041-90000-44502	Pacific Investment Associates	Financial Systems (C)	N/A	Tenant improvement – electrical voltage work
1/11/2017	8884–8888 Venice Boulevard	16014-30000-01321	Pacific Investment Associates	Alex Instanbullu (A); Advanced Contractors Inc. (C); Gordon Leonard Polon (E)	\$100,000	Install three canopies and exterior façade work
12/21/2017	8888 Venice Boulevard	17019-30000-05402	Pacific Investment Associates	Proweb Building Services (C)	\$5,000	Early start interior demolition of existing retail.
3/9/2018	8888 Venice Boulevard	17016-20000-32554	Pacific Investment Associates	Corinna Gerbert (A)	\$445,500	Remove front portion of existing warehouse; new framed storefront façade including roof projection.
6/5/2018	8876 Venice Boulevard and 8829 National Boulevard	18016-30000-11794	Pacific Investment Associates	Jeff Hall (C)	\$27,500	Repair bottom chord of E truss
10/18/2018	8888 Venice Boulevard	18048-10000-00669	Pacific Investment Associates	N/A	\$60,000	New wall sign, LED display, 8" H x 15' L, 120 sf, 10 feet from grade
1/10/2019	8888 Venice Boulevard	18016-10000-09715	Pacific Investment Associates	N/A	N/A	Convert 3 warehouse spaces to retail and furniture store spaces.
9/21/2021	8876 Venice Boulevard	21042-90000-34926	Pacific Investment Associates	Cantoni Plumbing (C)	N/A	Tenant improvement of breakroom and restrooms
10/4/2021	8876 Venice Boulevard	21044-90000-17992	Pacific Investment Associates	Acco Engineered Systems Inc. (C)	N/A	Unspecified tenant improvements

LA-1a and LA-1b**(8876, 8883 Venice Boulevard and 8827–8829 Venice Boulevard)**

The original building permit issued in February 1951, which includes all addresses in LA-1, describes the building as a one-story warehouse valued at \$700,000 (**Figure 36**). Eight months later, a permit was issued to add a new roof, precast concrete walls, rearrange the mezzanine areas, and install new partitions. The next permits on file are from 1952. One was issued in April for roof truss alterations. In August of the same year, a permit was issued to mount a sign reading “Dohrmann Hotel Supply CO” (**Figure 37**), the name of the company that owned the building.

The next permit on file is from 1959, when a permit was issued to enclose a window with metal studs and plaster. At the time of the issuance of this permit, the building’s use was listed as an office, showroom, shop, factory, and warehouse. In 1963, a permit was issued to install more interior partitions and fill in a front window. Six years later, in 1969, another permit was issued to install two wood partitions and fill in three openings. This work was completed by the prominent architectural firm Honnold & Rex. The next year, air-conditioning equipment and platform were installed, as were additional partitions. In 1975, a permit was issued for construction to create a temporary auction room that was dismantled after two weeks. The following year, a permit was issued for \$30,000 of interior alterations to change the use of an office into an office and a store. In 1982, a permit was issued to remodel exterior walls and add a parapet and canopy, work that was valued at \$25,000.

The next permit from 1987 was issued for the construction of non-load-bearing partitions and for the installation of a 6” platform valued at \$29,000. In 1988, a permit was issued to alter the bathrooms to comply with handicap accessibility requirements. In 1992, another permit was issued to make the building more accessible with the installation of access ramps.

In 1992, a permit was issued to revise the floor plan and add sixteen skylights to the structure (**Figure 38**). A couple of weeks later, a permit was issued for tenant improvements. This involved interior alterations of an unspecified nature and the modification of two building entrances, valued at a total of \$200,000. The tenant at this time was Lakeshore Learning Materials. In June 1992, a permit was issued to add interior office walls, one window, and two doors. In 1992, two permits were issued for the installation of signage.

In December 1992, a permit was issued for work valued at \$100,000. This permit included the demolition of non-load bearing partitions and construction of other non-load bearing partitions, store fronts, handicap entries, toilets, roof, HVAC and openings. The building underwent seismic upgrading in 1996. The next permit from 1999 was for the installation of an illuminated sign. In 2005, a permit was issued to install solar electrical panels.

In 2013, a permit was issued for interior alterations to add non-load bearing partition walls. The next year, another permit was issued to install ADA compliant bathrooms in what was described as a furniture retail store.

Two years later, in June 2015, a permit was issued to demolish an existing loading dock and canopy located at the rear (south) of the buildings (**Figure 39**), infill existing exterior wall openings, and add a new ADA ramp and new steps. A related permit was issued two months later for site grading. Also in 2015, a permit was issued to demolish a portion of the building, change the use from a

furniture store to an office, add a mezzanine (**Figure 40**), and add a mechanical room and low partition wall within an existing office space.

In May 2016, a permit was issued to relocate existing bathrooms to the rear right corner of the building and demolish interior non-load-bearing partitions. The next month, a \$100,000 permit was issued to add three canopies and complete unspecified exterior façade work. Note that this permit lists the same work, contractors, and valuation as a permit from January 11, 2017. It is possible this permit was issued and expired prior to the commencement of this work and consequently an application for another permit was issued.

Also in May 2016, a permit was issued for reroofing work. A week later, a permit was issued for the replacement of five rooftop HVAC units. The next week, another permit was issued to infill an 8 x 12 exterior door in a masonry wall (**Figure 42**).

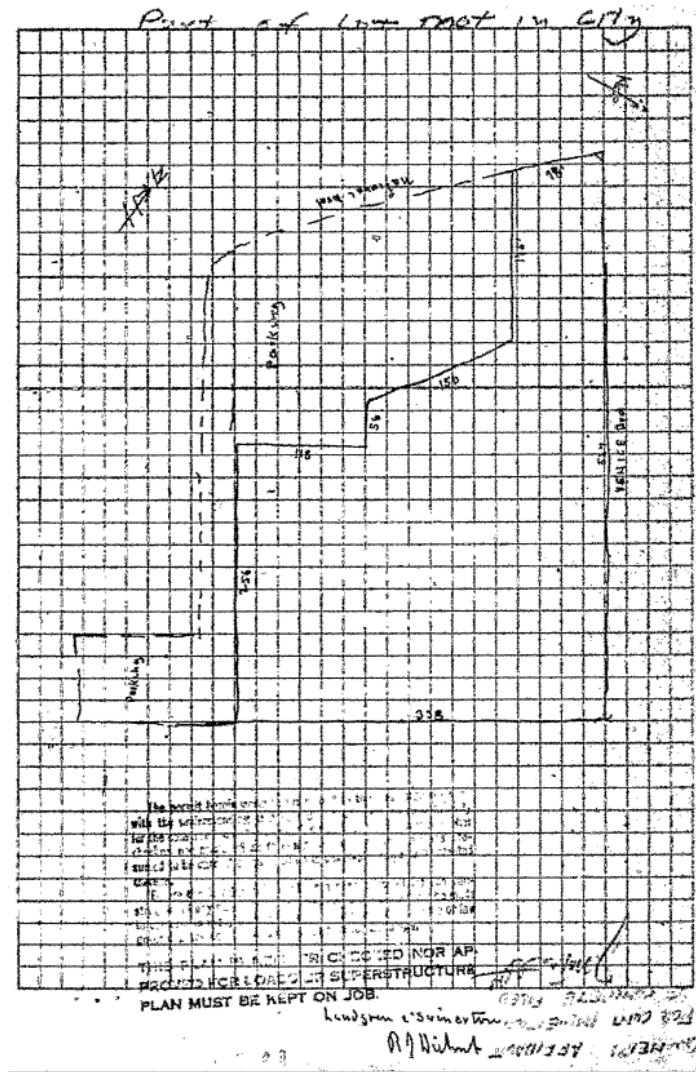
A series of permits were issued in September of 2016. On September 8, a permit was issued for two signs (one illuminated and one non-illuminated) reading “Jaxon.” Four days later, another permit was issued to relocate twelve fire pendants in anticipation of tenant improvements. Four days later, a permit was issued for duct work, installing black film at the underside of the roof deck, and unspecified interior non-structural demolition.

In October 2016, a permit was issued for a change of use from a retail furniture store to an office. This involved the partial demolition of the building and the addition of a mezzanine floor (note that this work was also outlined in previously referenced permit from 2015 and illustrated in previously referenced **Figure 40**). In December 2016, a permit valued at \$800,000 was issued for unspecified interior tenant improvements and electrical voltage work.

The next permit is from January 2017 for the installation of three canopies and exterior façade work valued at \$100,000. There was an identical permit filed in June 2015 discussed above.

A permit was issued in December 2017 for an interior demolition. The demolition occurred by permit in March 2018 and was valued at \$445,500. This work involved the removal of a front portion of the existing warehouse (**Figure 43**) and new framing for a storefront façade, including a roof projection. In June of 2018, a \$27,500 permit was issued to repair the bottom chord of a roof truss. In December, a permit was issued for a new LED wall sign, valued at \$60,000.

In January 2019, a permit was issued to convert warehouse spaces to retail and furniture spaces. A permit was also issued for unspecified tenant improvements of breakroom and restrooms. Another permit for unspecified tenant improvements was issued in October 2021.

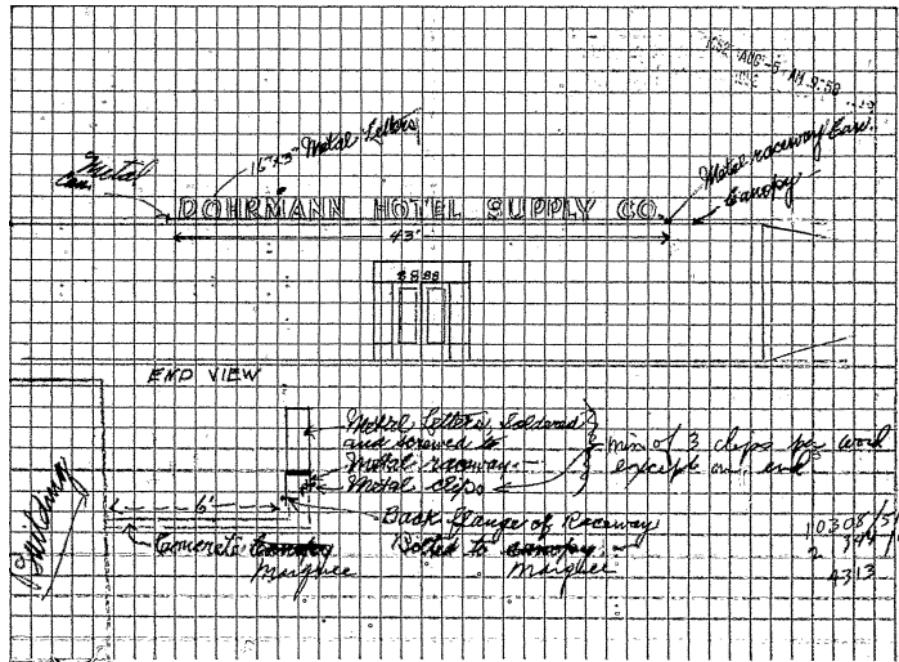


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SOURCE: Los Angeles Department of Buildings and Safety

Figure 36

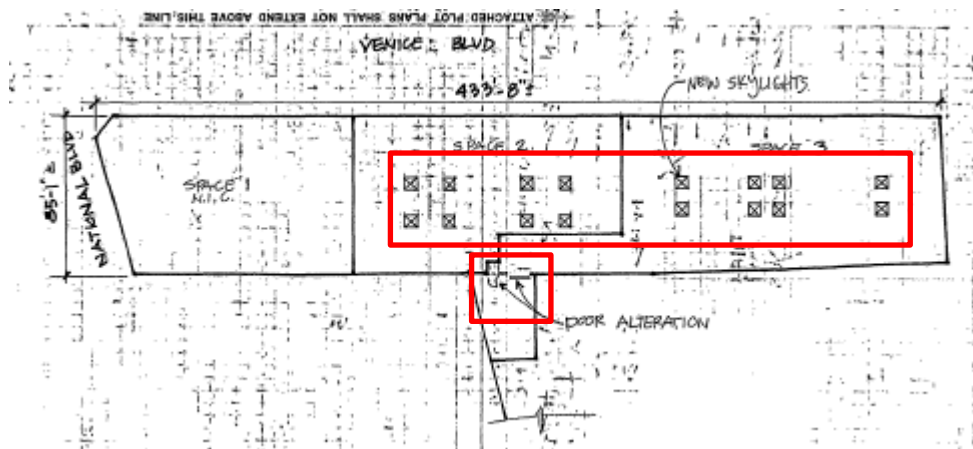
1951 sketch of building footprint from 8888 Venice Boulevard's original building permit, showing that all buildings located at the addresses contained in LA-1 were constructed at the same time.



SOURCE: Los Angeles Department of Buildings and Safety

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Figure 37

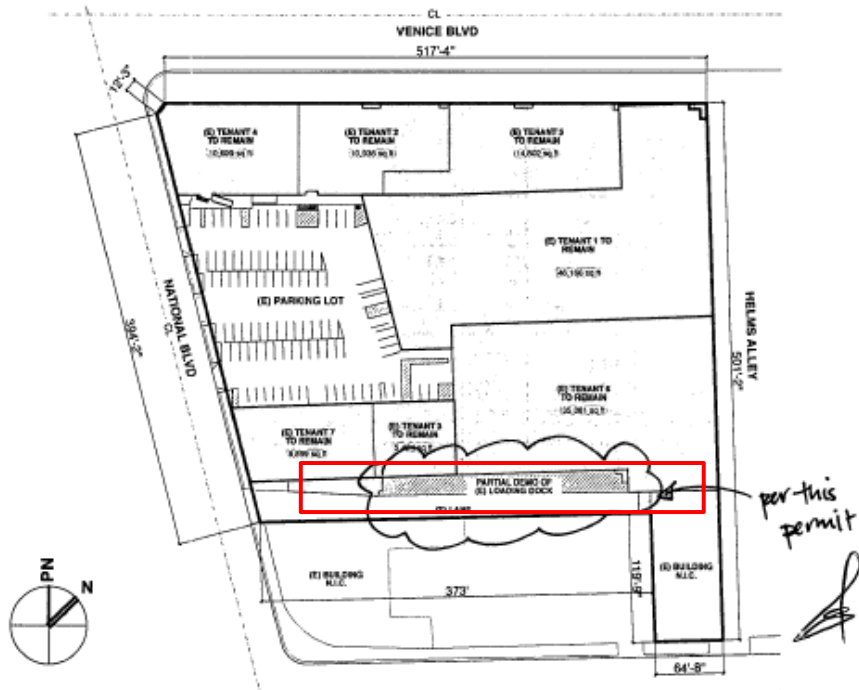
1952 sketch showing the Dohrmann Hotel Supply Co. sign above LA-1a (sign longer extant).



SOURCE: Los Angeles Department of Buildings and Safety

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Figure 38

1992 sketch showing location of a door alteration at LA-1a and the addition of new skylights (both outlined in red)

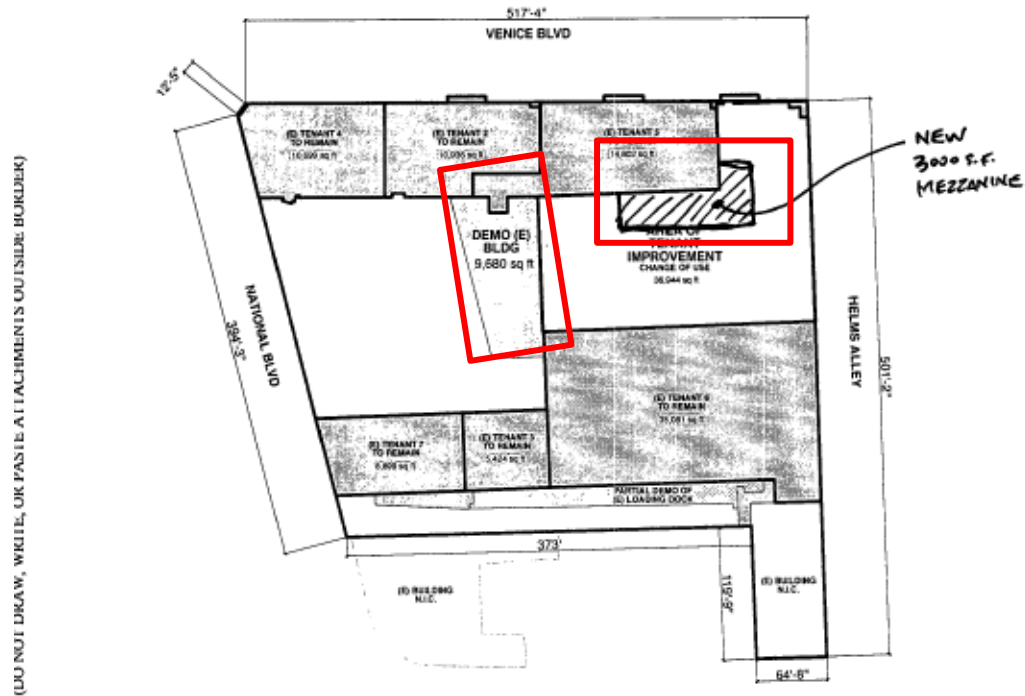


SOURCE: Los Angeles Department of Buildings and Safety

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Figure 39

2015 sketch of LA-1, showing the location of a loading dock and canopy to be demolished (outlined in red)

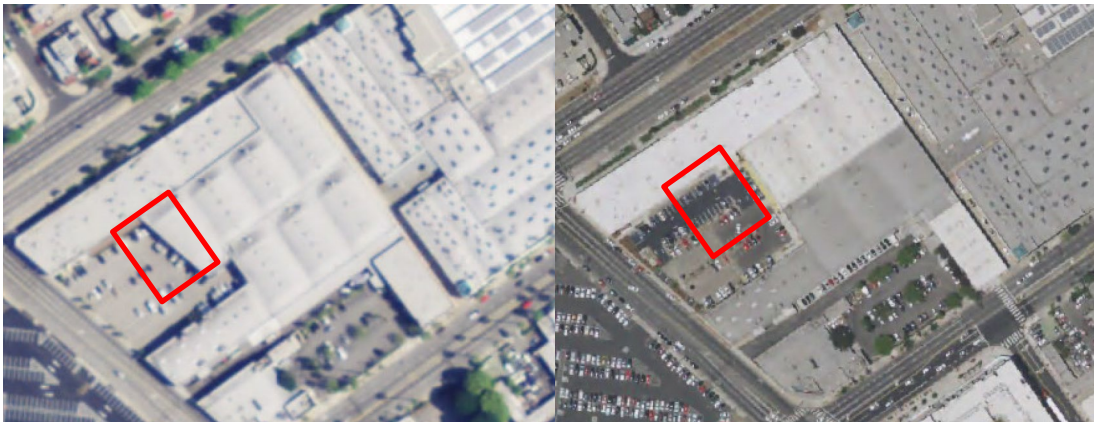


SOURCE: Los Angeles Department of Buildings and Safety

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Figure 40

2015 sketch of LA-1, showing the location of an additional mezzanine at 8876 Venice Boulevard and the location of a portion of the building that was demolished (both outlined in red).

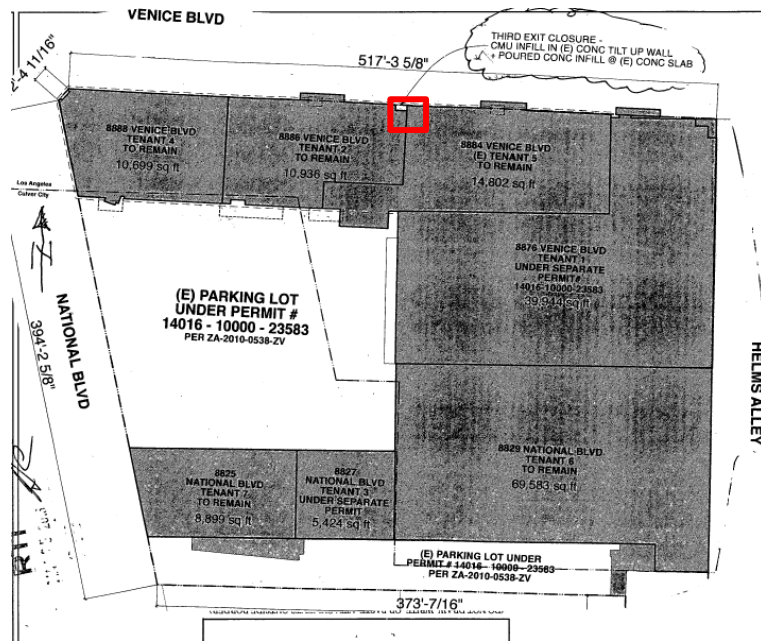


SOURCE: United States Geological Survey from EDR

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Figure 41

Comparison of 2012 (left) and 2016 aerial (right) showing the demolition of the western portion of LA-1b (outlined in red)

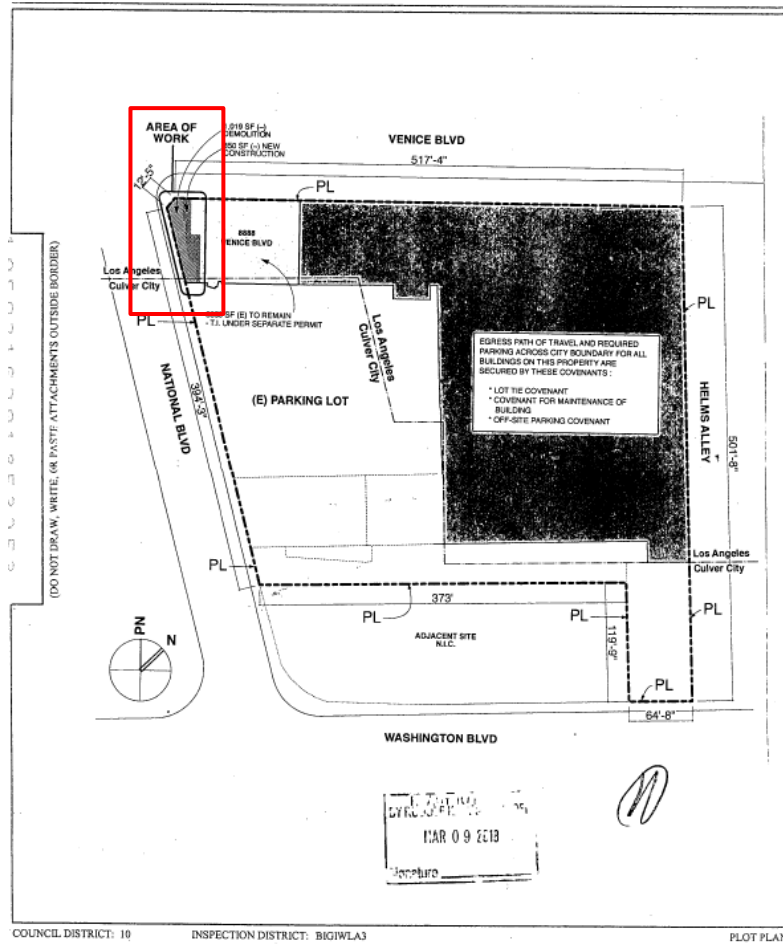


SOURCE: Los Angeles Department of Buildings and Safety

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Figure 42

2016 sketch of LA-1, showing the location of an infilled door at LA-1b (outlined in red). The sketch also shows the breakdown of tenants in each section of the building.



SOURCE: Los Angeles Department of Buildings and Safety

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Figure 43

2018 sketch of LA-1, showing the location of a new storefront and area to be demolished (outlined in red).

LA-1c

8827–8829 National Boulevard

Building permits for LA-1c are listed below in **Table 4**. Although the building is located in Los Angeles, Culver City had one permit on file for alterations from March 12, 2019. The entry for this permit in the below table notes that it came from Culver City rather than Los Angeles. LA-1c was constructed in 1951, at the same time as the rest of LA-1.

TABLE 4
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS FOR LA-1C
(8827–8829 NATIONAL BOULEVARD)⁶⁶

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
3/16/1976	8825–8829 National Boulevard	LA64169	New England Mutual Life Insurance	Shambu Katastha & Associates (E)	\$35,000	Interior remodel
5/11/1976	8825–8829 National Boulevard	LA-79785	New England Mutual Life Insurance	Shambu Katastha & Associates (E)	\$3,500	New exit door installation
5/25/1976	8829 National Boulevard	LA-24851	New England Mutual Life Insurance	Dennis W. Bailey (C)	\$4,000	Build office, shop area, subdivide restroom in existing warehouse
10/21/1981	8829 National Boulevard	Illegible	Palm's Self Storage	J. Hajek (E); W. Heath & Co. (C)	\$5,110	Install wall signs
5/12/1983	8825–8829 National Boulevard	02400200021	Pacific Investment Associates	David Taubman (E)	\$7,000	Repair 5 failed roof trusses
8/25/1986	8827–8829 National Boulevard	12700300277	EJL Development Corporation	JITL Mehta & Associates (E); Jerrold M. Caris (A); Owner (C)	\$625,000	Interior remodel; add second floor within building. New addition 139x248
1/27/1988	8829 National Boulevard	17700433432	Palm's Self Storage / Jerry Levitz	Jerrold M. Caris (A)	\$3,000	Add one-half bath, a tub in second bath and remove two non- bearing walls and one urinal
8/7/1989	8829 National Boulevard	25300500213	Palm's Self Storage	Jim Mehta (E); Jerry Caric (A); EJL Construction (C)	\$1,500	Adding one door, closing one door, taking down one wall, install partial ceiling.
5/9/1994	8829 National Boulevard	Illegible	Venice Pacific Investments	Jerrold M. Caris (A)	\$600	Add guard rail, conform to stair landing requirements
7/24/2018	8829 National Boulevard	18014-10000- 01702	Pacific Investment Associates	Corinna Gebert (A)	\$935,000	Shell and core renovation to include change of use from warehouse to office and parking garage, new demising walls, and new attached patio
8/3/2018	8829 National Boulevard	18030-10000- 05321	Pacific Investment Associates	Corinna Gebert (A)	N/A	Grading – site prep and fill grade at new patio driveway ramp to the parking garage.
9/25/2018	8829 National Boulevard	18014-10001- 01702	Pacific Investment Associates	Aleks Istanbulu (A); 360 Construction Group Inc (C); Gordon Leonard Polon (E)	\$12,000	Framing for 5 AC units
10/8/2018	8829 National Boulevard	18016-90000- 32510	Pacific Investment Associates	Built-Rite Construction (C)	\$24,000	Re-roof with Class A or B material.

⁶⁶ Documentation exists for all permits and certificates of occupancy listed in this table.

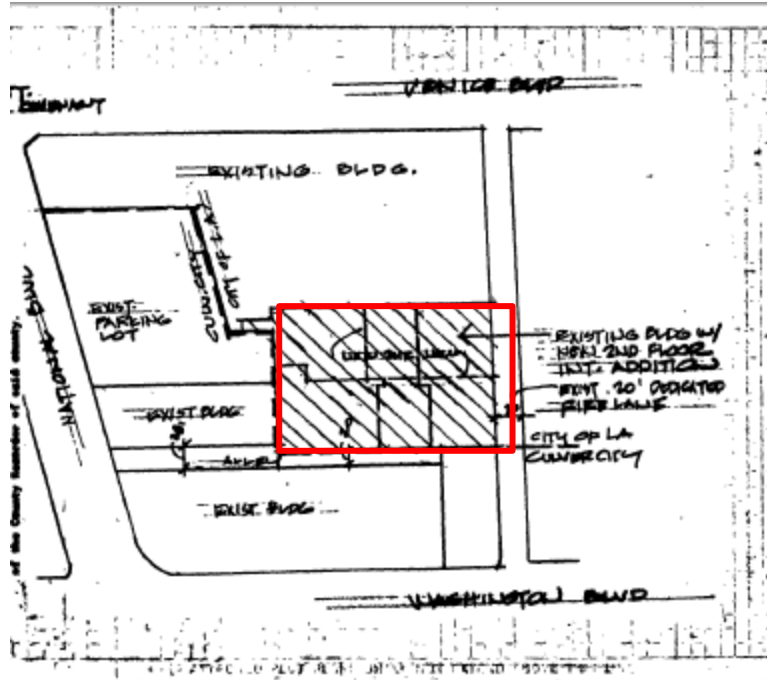
Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
11/9/2018	8829 National Boulevard	18016-10000- 22302	Pacific Investment Associates	Aleks Istanbulu (A); 360 Construction Group Inc (C); Gordon Leonard Polon (E)	\$615,000	First tenant improvement in existing office. New full-height partitions, millwork, and finishes
12/5/2018	8829 National Boulevard	18044-90000- 14814	Pacific Investment Associates	Dahme Heating and Air (C)	N/A	Install new HVAC units, exhaust fans, and new ductwork
3/12/2019	8827 National Boulevard	B19-0203	Pacific Investment Associates	Adimpart Corporate Signage (C)	\$500	Installation of an illuminated wall sign. This permit is from the Culver City Building Safety Division.

The first permit on file for LA-1c is from March 1976 for an unspecified \$35,000 interior remodel. Two months later, on May 11, 1976, another permit was issued for the installation of a new exit door. Two weeks later another permit was issued to build an office and shop area and subdivide the restroom in the existing warehouse. The next permit, from 1981, was issued to Palm's Self-Storage for the installation of an exterior sign.

In 1983, a permit was issued to repair five failed roof trusses. Three years later, in 1986, another permit was issued for a \$625,000 interior remodel, which added a second floor within the building (**Figure 44**). In 1988, a permit was issued to add one-half bath and tub in a bathroom and remove two non-bearing walls and one urinal. One year later, a permit was issued to add one door, infill one door, take down one wall, and install a partial ceiling. In 1994, a permit was issued to add a guard rail to stairs to conform to landing requirements.

The next permit on file is from 24 years later, in 2018. This permit was for a substantial alteration to the building valued at \$935,000. This work involved a shell and core renovation to include change of use from warehouse to offices and a parking garage. The permit also included the construction of a new attached patio. The offices are located at the legal address 8827 National Boulevard while the parking garage is at 8829 National Boulevard. A sketch of this work from the permit is visible in **Figure 45** below. Concurrently, a permit was issued for grading and other site prep for this work to build a new patio and driveway ramp to the parking garage.

Also in 2018, a permit was issued to install framing for five air conditioning units and a later permit was issued to install these units. Additional permits were issued for the re-roofing of the structure. A \$615,000 permit was issued in November 2018 for tenant improvements of the existing office, including new full-height partitions, millwork, and finishes. In 2019, a permit was issued (from the Culver City Building Safety Division rather than the Los Angeles Department of Building and Safety) to install an exterior illuminated sign.



SOURCE: Los Angeles Department of Buildings and Safety

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Figure 44

1986 sketch showing location of interior remodel and showing location of addition on LA-1c (outlined in red).

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Figure 45

2018 sketch showing the change of use to the buildings at LA-1c, outlined in red.

Architectural Description – LA-1



SOURCE: Google Earth

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Figure 46

View of LA-1 (Los Angeles) showing the order of elevations discussed in the below architectural description. The description begins with the north elevation (1, blue line) and moves counterclockwise around the building.

LA-1 will be described in the order illustrated in **Figure 46** above. LA-1, comprised of 8876, 8883 and 8984–8888 Venice Boulevard, has an L-shape footprint. The original building permit describes the structure as being a one-story building measuring 517' x 338' with precast concrete walls. The building faces Venice Boulevard to its north, National Boulevard to the west and the Helms Bakery Complex to the east. The portion along Venice Boulevard (LA-1a) has a flat roof spanning from west to east; the rest of the building has a series of three semicircular vault roofs that span from west to east. The lot on which LA-1 sits has a central interior parking lot on its west side and concrete walkways, grass, trees, and plantings (**Figure 47** and **48**). The lot's current landscaping and configuration dates to 2017 according to building permits.

1: North Elevation (LA-1a, facing Venice Boulevard)

The north elevation consists of LA-1a spans the entire width of the northern lot boundary (**Figure 49**). The northeast portion of the elevation (**Figure 50**) is divided into three bays, with a central bay with a vaulted ceiling and a façade constructed of nine divided-lite windows. The eastern bay is devoid of any fenestration, while the western bay has a glazed door with four lites, a side lite and a wood veneer transom. A low height concrete planter, a concrete ADA ramp, and steps with a metal guard rail were added in 2017 along the central and western bay (also visible in **Figure 50**).

The other portion of the north elevation is asymmetrical and has the rear entrances for 8884–8886 Venice Boulevard. This elevation is entirely new material and design; the original warehouse

front was removed in 2017–2018 and the current façade was added in its place. The elevation features vertical white and black lines that run down from the roofline approximately one-third of the way down the wall. These lines are of differing widths and placed at irregular intervals to form a decorative pattern. Non-original lights have been installed across the elevation and a low hedge extends across most of the elevation's width. To the west of the 8876 Venice Boulevard entrance are four large plate-glass windows (**Figure 51**), followed by a recessed entrance with a non-original aluminum frame double door flanked by plate-glass windows on either side (**Figure 52**). The entrance has concrete stairs with metal railings and balustrade and another plate glass window sits to the entrance's immediate west.

There are four small rectangular windows to the west of this entrance, followed by two bays of tripartite plate-glass windows with a two-lite plate glass window in the center and three-lite windows on either side. There is another recessed entrance accessible via a flight of concrete stairs with metal railings (**Figure 53**). The entrance has a glass double door in an aluminum frame, flanked by three-lite windows on either side with an overhang covering the door. All these details are non-original. Immediately abutting the entrance to the west is another plate glass window divided into three sections. The remainder of the elevation west of the entrance has the same decorative vertical white and black lines as the rest of the elevation. This portion of the elevation has no fenestration.

2: West Elevation (LA-1a, facing National Boulevard)

The western elevation facing National Boulevard has a rounded corner (**Figure 54**). Most of the western elevation is single story, but the middle section is a faux façade that is three stories high. This portion of the façade has 14-lites on the ground floor, with alternating plate glass and solid wall on the second and third levels, covered by a screen of vertical louvers. The one-story portion on either side of this faux façade has the same appearance as the north elevation.

3: South Elevation (LA-1a; facing parking lot)

The south elevation (**Figure 55**) continues the same design as the north elevation, with minimal fenestration and decorative white lines of applied moldings descending from the roofline. On the west end of the elevation, sits a recessed corner entrance with non-original wood around the door and a sign reading "Jaxon". The entrance is a glass double door in an aluminum frame. There is a recessed non-original entrance on the east side of the elevation covered by a metal overhang (**Figure 56**). There are three nine-lite aluminum frame windows to the east of this door and one to the west. The westernmost side of this elevation projects out of the wall and has a gate and concrete planters.

4: Primary Western Elevation (LA-1b and LA-1c, facing National Boulevard)

The primary western elevation of LA-1 has the main entrance to LA-1b at the north end (**Figure 57**). This section has a row of eight fixed-pane, two-lite windows with aluminum frames and eight smaller four-lite rectangular windows in aluminum frames above. To the south of this row of windows is a recessed entrance to LA-1b, which is clad in wood and features a wood door (**Figure 58**). To the south of the entrance are two additional fixed-pane, plate-glass windows

divided into two lites, with four-lite rectangular windows above. A low concrete planter and a canopy added in 2017 project from the wall.

To the south is an entrance for LA-1c (**Figure 59**). A projecting entry bay contains a recessed single-leaf door painted red. There is a plate-glass window on the south side of this elevation and a red logo at the top north corner. The remainder of the elevation (**Figure 60**) is two-stories tall and has three plate-glass windows on the first and second floors. The second-floor windows are covered with a louvered exterior sunshade of decorative bars. There is a taller rectangular volume at the southwest corner of the elevation. This portion of the building used to be attached to CC-1, but the connection was demolished in 2017.

5: South Elevation (LA-1c)

The south elevation (**Figure 61**) is constructed almost entirely of new materials and has been significantly altered, including the demolition of the connection between this building and CC-1 in 2017. There is a rectangular concrete volume with a two-lite vertical rectangular window at the southwest corner of the elevation. A flight of concrete stairs leads to an outdoor patio covered with a metal overhang supported by four thin columns. A wood fence surrounds the patio area. A concrete planter with trees in it and an ADA ramp stretch across the south elevation. This patio area was added in 2018 after the demolition of the building's original loading docks. On the east side of the elevation (**Figure 62**) is an aluminum frame entrance door surrounded by three windows with a sign reading "8829" above. There is also a large opening for loading and unloading. The remainder of the elevation is unornamented and connects to a one-story volume painted orange, accessible via a flight of concrete stairs that attaches LA--1c with CC-2. There is a single-leaf entry door to this wing, as well as a larger opening for loading and unloading.

6: East Elevation (facing the Helms Bakery Complex)

The east elevation (**Figure 63**) of the building (consisting of LA-1b and LA-1c) is unornamented concrete with two door openings, both located approximately midway across the elevation. There are no fenestration openings or any decorative detailing. The elevation faces the Helms Bakery Complex to the east and overlooks an alleyway between the two structures.



SOURCE: ESA 2021

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Figure 47
Entrance, parking lot, and landscaping of the Project Site.
View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 48
Parking lot and landscaping of the Project Site. View to the
southeast.

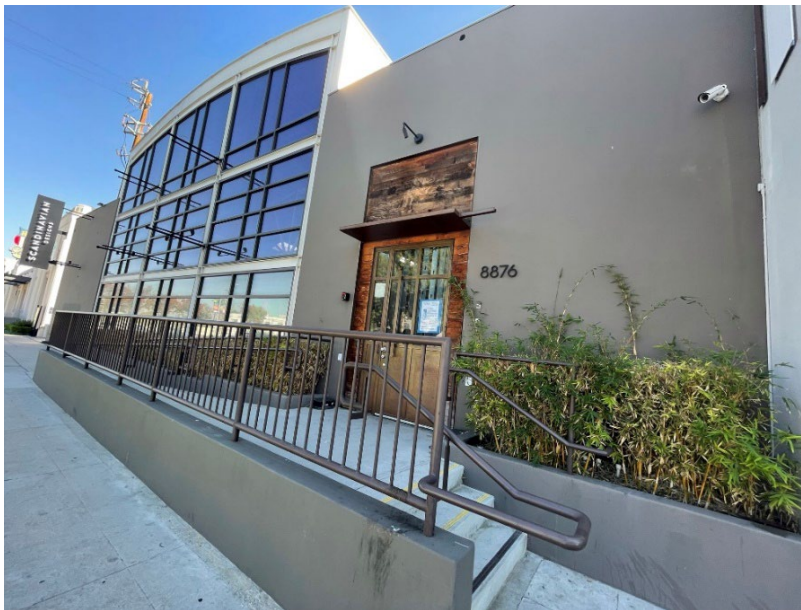


SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 49

Overall view of LA-1's north elevation (#1), across Venice Boulevard. View to the southeast.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 50

LA-1's north elevation (LA-1b; #1), facing Venice Boulevard. View to the southeast.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 51
Four windows on LA-1a's and LA-1b's north elevation (#1),
view to the south.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 52
LA-1b's entry, located at the approximate center of the
north elevation (#1). View to the south.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 53
Western portion of LA-1b's northern elevation (#1) with no fenestration. View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 54
LA-1b's west elevation at the corner of Venice Boulevard and National Boulevard (#2). View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 55
Overall view of LA-1a's south elevation (#3). View to the north.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 56
Entrance on the south elevation (#3) for LA-1b. View to the north.



SOURCE: ESA 2021

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Figure 57
Northern portion of the west elevation, LA-1b (#4). View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 58
Entrance to LA-1b on the west elevation of LA-1 (#4). View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 59

Entrance to 8827 National Boulevard on the west elevation of LA1c (#4). View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 60

Southern portion of the west elevation (#4) of LA-1c. This portion of the building used to be connected to CC-1; the connection was demolished in 2017. View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 61

Overall view of LA-1c's south elevation (#5). The outdoor patio is non-original. This portion of the building used to be connected to CC-1. View to the northeast.

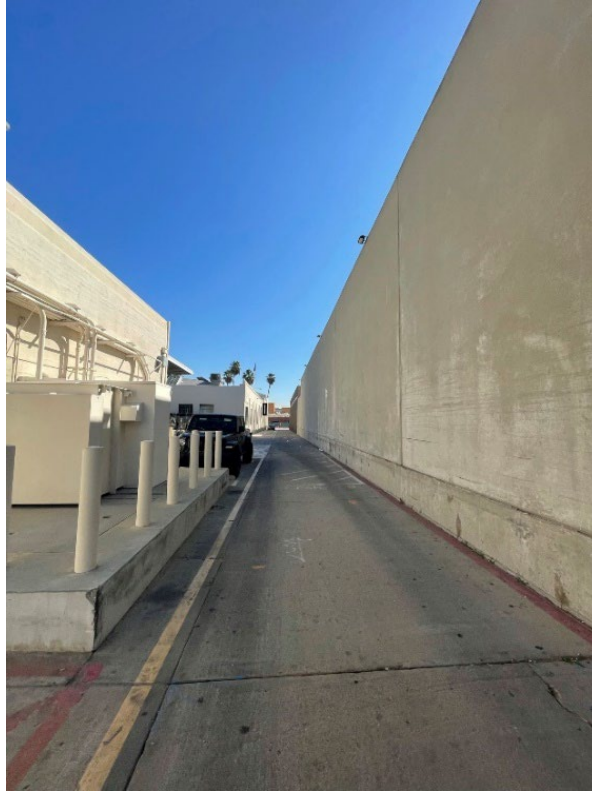


SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 62

View of LA-1c's south elevation (#5) showing a loading and unloading area and the connection between LA-1c and CC-2. View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 63
LA-1's east elevation (consisting of LA-1b and LA-1c; #6), facing an alleyway and the Helms Bakery Complex. View to the south

6.0 Culver City Parcel

CC-1 and CC-2 are located in Culver City (**Figure 64**). CC-1 is on the west side of the Project Site along National Boulevard and CC-2 sits on the southeast corner of the Project Site facing south onto Washington Boulevard.



SOURCE: Google Earth

Crossings Campus / D202100410.01

Figure 64

View of the Project Site. CC-1 (8825 National Boulevard) is outlined in purple. CC-2 (8771 Washington Boulevard) is outlined in pink.

6.1 CC-1

According to the Los Angeles County Assessor's Office, CC-1 was constructed in 1954. This is supported by aerial photographs, from 1952 (previously referenced Figure 20), which shows that the structure was not yet built and 1964 (previously referenced Figure 21), which shows the extant structure. CC-1 was connected to the south end of the west elevation of LA-1c, as discussed in Section 5.1 "LA-1" above, until the connection was demolished to create the site's current configuration in 2017. Although these buildings were once connected, they currently visually read as distinct entities. CC-1 was constructed as a shop and office addition for the buildings located to its eastern rear. At the time of its construction, it was built to provide additional space for a restaurant equipment supply company called MFG Restaurant Equipment. It was subsequently occupied by a range of businesses, ranging from retail to advertising to publishing.

Architect

The original architect or firm responsible for the design and construction of CC-1 is unknown. There is no original building permit on file and additional research did not yield any information. While there is no building permit on file for the building's original construction in 1954, a 1976 permit for an expansion of the building lists Randall Engineering as the contractor responsible for the construction.

Randall Engineering does not appear to be in operation today, but the firm was responsible for the construction of several industrial, manufacturing, and commercial properties throughout the greater Los Angeles area in the mid-twentieth century. The firm planned and built, for example, the Jantzen Plant at 7325 Radford Avenue in North Hollywood, a bra manufacturing plant, in 1954.⁶⁷ Additional structures designed and / or built by Randall Engineering include a manufacturing plant for the Seaman Paper Company of Burbank, located at 13001 Bradley Avenue in 1958,⁶⁸ and a 40,000 square-foot manufacturing plant for Westland Plastics in East Pico in 1960.⁶⁹

Occupancy and Ownership History

To determine if the subject property has any significant associations with the lives of historic personages, numerous records were reviewed, including Los Angeles-area directories and phone books, building permits on file with the Culver City's Building Safety Division. **Table 5** below summarizes the occupancy and ownership history of CC-1 and includes a brief description of each occupant. The written narrative below includes additional details on the building's occupants, unless research did not yield significant information on the occupant (which is noted in Table 5).

TABLE 5
OCCUPANCY HISTORY OF CC-1
(8825 NATIONAL BOULEVARD)

Year	Source	Owner/Occupant	Notes
1970 to at least 1995	Sanborn Map; Ancestry.com	MFG Restaurant Equipment	Shop addition for MFG Restaurant's manufacturing building, located at the connected 8827–8829 National Boulevard. Culver City directories list Leo Wolf as the owner of MFG Restaurant Equipment (listed as an occupant below)
1976	Building Permits	New England Mutual Life Insurance	Insurance and financial services firm; still in operation today.
1978 to at least 1985	Building Permits; Pacific Bell	Benhar Company	The Benhar Company was a furniture manufacturing company active in the midcentury in Los Angeles.
1981	Pacific Telephone	Alpha Manufacturing Company	Research did not identify significant information on Alpha Manufacturing Company.
1982 to at least 1995	Building Permits	Leo Wolf	Leo Wolf was the owner of MFG Restaurant (listed as occupant in the 1970 Sanborn Map). It is unclear if MFG continued to occupy the building through this time period, or if Leo Wolf was the owner of the building but the company did not continue to operate at the building.
1985	Pacific Bell	A to Z Publishing Company	Research did not identify significant information on A to Z Publishing Company.

⁶⁷ "Jantzen Company Opens Brassiere Plant," *Valley Times*, May 12, 1954

⁶⁸ "Seaman Begins Work on New Valley Facility," *Valley Times*, February 27, 1958

⁶⁹ "The Business Scene," *Ventura County Star*, August 11, 1960

Year	Source	Owner/Occupant	Notes
1989–2006	Building Permits; Haines & Company; Cole Information Services; Newspaper Articles	Les Surfas (Surfas Inc., Surfas Restaurant Supply and Gourmet Food)	Gourmet food and restaurant supply company; still in existence with a Los Angeles warehouse located at 3225 West Washington Boulevard.
1994	Cole information Services	Premium Latex Products	Research did not identify significant information on Premium Latex Products.
1999 to at least 2000	Cole Information Services	Leonard Bromerd (LEB Associates)	Research did not identify significant information on Leonard Bromerd or LEB Associates.
2009–2014	Cole Information Services	Pitch Inc.	Boutique advertising agency that was acquired by Project: Worldwide in 2014.
2016	Building Permits	Bassett Furniture (occupant)	Furniture manufacturer and retailer headquartered in Virginia.
1995–2021	Building Permits; Newspaper articles	William O. Feldman; Pacific Investment Associates / Venice Pacific Investments	William Feldman is an affiliate of Pacific Investment Associates (also known as Venice Pacific Investments). This company owned the buildings on the Project Site and sold to Apple Inc. in 2021.

The 1970 Sanborn map for CC-1 shows that it served as a shop addition for the adjacent MFG Restaurant Equipment (located at the current location of LA-1c; these buildings, which are discussed in the Section 5.1 “LA-1” of this report, were connected until 2017 when a portion of CC-1 was demolished). MFG Restaurant was owned by Leo Wolf, who was listed as the owner on building permits for the property from 1982 to 1995. It is unclear if Wolf continued to operate MFG out of the building until this time. Due to the number of occupants of the building after 1970, and the fact that MFG does not show up as a tenant in city directories, it seems likely that the company no longer operated out of the building, but Wolf continued to own and rent the property to other businesses.

The earliest known occupant of CC-1 was the New England Mutual Life Insurance Company, which occupied the building beginning in 1970 until at least 1976. New England Mutual Life Insurance Company, which is still active today, is a corporation offering insurance and personal financial services. The company was founded in Massachusetts in 1835 by Willard Phillips, a lawyer.⁷⁰

From at least 1978 until at least 1985, the property was occupied by the Benhar Company. Benhar Company was a furniture manufacturer with a retail store located at 1577 Colorado Boulevard in Eagle Rock, California in 1950.⁷¹ By the 1970s, the company appears to have expanded into manufacturing other products, including textiles and oven mitts.⁷²

⁷⁰ "New England Mutual Life Insurance Company, Encyclopedia.com, N.D, <https://www.encyclopedia.com/books/politics-and-business-magazines/new-england-mutual-life-insurance-company>.

⁷¹ "Advertisement - Weekly Special," *Eagle Rock Sentinel*, October 19, 1950.

⁷² "Warning on Oven Mitt is Issued Here," *Daily Press*, July 11, 1973.

Beginning in at least 1989 until 2006, CC-1 was occupied by Surfas Restaurant Supply and Gourmet Food, owned by Les Surfas. Surfas, a company that still exists and is currently located at 3225 West Washington Boulevard, was founded by the Surfas family in 1937. The business provides imported food and food products, as well as kitchenware and accessories, to individual consumers and restaurants, cafés, and other food-service businesses. The company also designs and installs custom kitchens. The business utilized the building as a manufacturing and warehouse facility, as well as a retail store that was open to the public. The business continues to operate and has opened a restaurant and café since it moved from CC-1 to its new location.⁷³

From 2009 until approximately 2014, CC-1 was occupied by Pitch, Inc., an advertising agency. The company was purchased in 2014 by a company called Project: Worldwide, which is a consolidated advertising holding company.⁷⁴

The owner of CC-1 from at least 1995 until 2021 was Venice Pacific Investments (also referred to as Pacific Investment Associates), a real estate holdings and development company. The business sold CC-1 and the other buildings on the Project Site to Apple Inc. in 2021.⁷⁵

Construction History – CC-1

Building permits from the Culver City Building Safety Division were analyzed for the construction history of CC-1. This permit history for CC-1 summarized below in **Table 6** and Building Permits are included in Appendix D.

TABLE 6
CC-1 (8825 NATIONAL BOULEVARD)
CULVER CITY BUILDING SAFETY DIVISION BUILDING PERMITS⁷⁶

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
3/9/1976	8825 National Boulevard	A-20566	New England Mutual Life Insurance Co	Randall Engineering Co (C)	\$25,000	Construction of a 30 x 68 Sq. Ft. Building to be used for offices and warehouse
3/23/1976	8825 National Boulevard	C-12479	New England Mutual Life Insurance Co	Paul Banord Plumbing (C)	N/A	Plumbing permit
4/14/1976	8825 National Boulevard	B-11005	N/A	Calif. Comm. Elect. (C)	N/A	Electrical permit for adding light outlets, switch outlets, receptacle outlets, range, vent fan, dishwasher etc.
4/14/1976	8825 National Boulevard	C-12535	Randall- Dohrmann	Scott E. Campbell Co. (C)	N/A	Plumbing permit

⁷³ "About Us," Surfas, N.D, <https://www.surfasonline.com/pages/about-us>.

⁷⁴ "Pitch Inc., has been acquired by Project: WorldWide," Oaklins, 2014, <https://www.oaklins.com/us/en/deals/100444/>.

⁷⁵ "SA&M Represents Venice Pacific Investments in \$162M Real Estate Sale Transaction," SA&M, January 5, 2021, <https://stubbsalderton.com/venice-pacific-investments-real-estate-sale-transaction/>.

⁷⁶ Documentation exists for all permits and certificates of occupancy listed in this table.

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
4/14/1976	8825 National Boulevard	C-12548	Randall Engineering	Darrow Heating Corporation (C)	N/A	Installation of Heating unit with ground type furnace, floor furnace, heaters gas system, vents and boiler
7/9/1976	8825 National Boulevard	E-20829	New England Mutual Life Insurance Co	Jack L. Randall Inc. (E, C)	\$1,500	Construction of block walls
11/7/1978	8825 National Boulevard	A-22661	Ben Har Co	Burkett Fence (C)	\$1,330	Installation of 149' new chain link fence with 3 strands of barb wire. To remove and relocate 3 ports, 1 slide gate, also add a new 10' x 8' chain link fence, 10' x 8' slide gate
2/9/1982	8825 National Boulevard	A-25926	Leo Wolf	Bill Ding (C)	\$5,000	Addition of offices and conference rooms with frame and stucco interior walls and concrete floor and compound roof
2/19/1982	8825 National Boulevard	B-14942	Ben Har Inc.	Vandercorp Electrical (C)	N/A	Installation of light fixtures, light outlets, electrical outlets and motor
2/19/1982	8825 National Boulevard	C-18978	Ben Har Inc.	DACH Inc (C)	N/A	Installation of Heating unit with ground type furnace, floor furnace, heaters gas system, vents and boiler
12/5/1989	8825 National Boulevard	B-20280	Les Surfas	Oto Krover (E)	\$2,646	Remodel of office
1/8/1991	8825 National Boulevard	B-27134	Surfas Inc.	Owner (C)	\$7,500	Tenant improvements involving addition of partition walls
6/30/1994	8825 National Boulevard	P-34728	Les Surfas	John Flinke (C)	\$350	Installation of mop sink
1/27/1995	8825 National Boulevard	B-36653	William D. Feldman	M. S. Elite Gen. Construction. (C)	\$10,000	Demolition of existing office for warehouse use and addition of new handicap chairlift
12/4/1995	8825 National Boulevard	E-39411	Leo Wolf	Leo Wolf (C)	N/A	Installation of branch circuits
4/24/1997	8825 National Boulevard	043229	Venice Pacific Investment	SPS Inc. (C)	\$49,000	Seismic upgrade per DIV 91 of UCBC
5/1/1997	8825 National Boulevard	043229	Jim Murray SPS Inc.	Built Rite Roofing (C)	\$19,400	Replace the existing roof with 1 layer of 2.8 lb. base, 2-layer 11 lb. ply and one layer 72 lb. glass Cap. All to be --- mopped
7/25/2007	8825 National Boulevard	70280	Venice Pacific Investments	Neptune Plumbing Company (C)	N/A	4 water closets, 2 lavatories, 1 kitchen sink, 1 trap primer, 2 floor or area drains, 1 water heater
9/18/2007	8825 National Boulevard	70473	Pacific Investment Associates	Dahmek Heating & A.C (C); Spec Engineering (E); Pablo Maida (A)	N/A	27 registers, 4 boilers/compressors, 4 air handling units, 4 duct or area smoke detectors, 2-bathroom exhaust fans, 1 test witness fee

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
10/9/2007	8825 National Boulevard	70800	Venice Pacific Investments	Montgomery Electrical Contractors (C)	N/A	8 circuits, 45 electrical devices, 2 motors, 5 services/sub panels, 1 time clock
7/22/2008	8825 National Boulevard	73022	Pacific Investment Associates	Gomez J Landscaping (C)	N/A	1 electrical device, low voltage / data cabling
7/22/2008	8825 National Boulevard	73023	Pacific Investment Associates	Gomez J Landscaping (C)	N/A	2 backflow devices, 1 repair/alteration to existing piping
9/26/2016	8825 National Boulevard	E16-0754	Pacific Investment Associates (Owner); Bassett Furniture (applicant)	Sign Zone Inc (C)	N/A	Install 2 illuminated signs
12/21/2017	B17-0806		Pacific Investment Associates	Advanced Contractors Inc. (C)	\$300,000	Demolish 4,564 square feet of existing 5,424 square feet and re-build 1,000 square feet to be part of 8827 National Boulevard. Construct new driveway, pedestrian walkway, parking, and landscaping.
3/8/2018	8825 National Boulevard	P18-0137	Pacific Investment Associates	Advanced Contractors Inc. (C)	N/A	1 hose bib, 1 repair / alteration to existing piping

While there is no original building permit for the initial construction of CC-1, there is documentation of the additions to the structure that occurred in 1976 and 1977. The first building permit on record was issued March 9, 1976, for the addition of a 30' X 68' structure for offices and warehouse valued at \$25,000.

The next permit, also from March 1976, is for plumbing connections and work for the to-be-constructed building. The next month, April 1976, an electrical permit was issued to add outlets, fans, and a dishwasher, among other features. Another plumbing permit was issued the same day for the installation of heating equipment, furnaces, and a gas system. In July of the same year, a permit was issued to construct block walls.

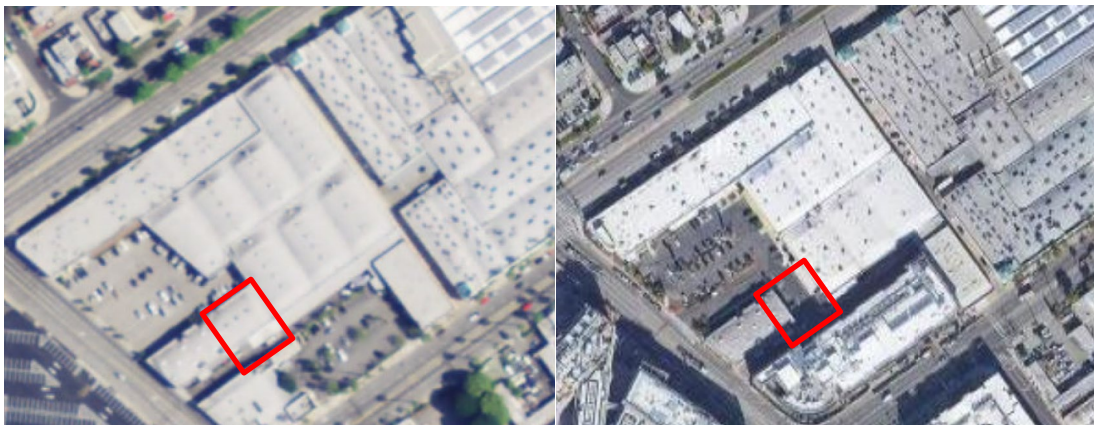
In November 1978, a permit was issued for the installation of 149' of new chain link fence. The permit also included work to remove and relocate three ports, a side gate, and install a new gate. The next permit is from February 1982 for the addition of offices and conference rooms, constructed of wood frame with stucco interior walls, a concrete floor, and a compound roof. This work was valued at \$5,000. Also in 1982, permits were issued to install new lights, outlets, and a heating system.

Seven years later, in 1989, a building permit was issued to remodel the interior office spaces, valued at \$2,646. In 1991, another permit was issued for the tenant to alter the interior of the building by adding partition walls. Three years later, in 1994, a mop sink was installed.

Substantial changes occurred to the property in 1995, when part of the existing office was demolished for warehouse space and a new handicap chairlift was installed at a value of \$10,000. Additional electrical work, involving the installation of branch circuits, also occurred the same year. In 1997, the building underwent a seismic upgrade valued at \$49,000. The roof of the building was also replaced the same year.

The next permits on-record are from ten years later, for additional electrical and heating work. This included the installation of smoke detectors, water closets, sinks, water heaters, circuits, and other equipment. Two more permits were issued for additional electrical and plumbing work in 2008.

The next permit on file is from September 2016, for the installation of two illuminated signs. The next year, in 2017, a permit was issued to demolish 4,564 square feet of existing 5,424 square feet and re-build 1,000 square feet to be part of LA-1c. This demolished the connection between 8829 National Boulevard and 8827–8829 National Boulevard at its rear (**Figure 65**). A new driveway, pedestrian walkway, and parking spots were constructed, and the area was also landscaped. A plumbing permit was issued the next year, 2018, for repairs and alterations to pipes in the building.



SOURCE: United States Geological Survey from EDR

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Figure 65

Comparison of 2012 (left) and 2021 aerial (right) showing the demolition of the connection between CC-1 and in LA-1c. The connection was demolished in 2017.

Architectural Description – CC-1

CC-1 is a rectangular building situated on the west side of the Project Site. The building sits directly east of National Boulevard, although its primary entry façade faces north onto the parking lot. The structure is simple and utilitarian with limited ornamentation. The building has a rectangular footprint and flat roof that houses the building's HVAC and other mechanical equipment. It is constructed of concrete that has been painted on the north and south façade s. CC-1's west façade is symmetrical and is three bays wide with three decorative (non-original) windows (**Figure 66**). The windows have three rectangular lites in the center and are flanked by

seven smaller lites on either side. The northernmost window features a glass door in an aluminum frame that is built into the window. There is a shadow of a previous sign reading “P” that was installed on the northern end of the façade, which likely was from when the property was occupied by advertising agency Phase. Otherwise, the façade is unornamented.

CC-1’s north elevation (**Figure 67**) has been remodeled extensively. The asymmetrical façade is concrete that has been painted a dark grey. The main entry to the building is located at the approximate center of the elevation and is accessible via a flight of concrete stairs with a metal handrail that lead to a small concrete porch with metal balustrade. The front entrance is a double door of glass with aluminum surround. There is a rectangular glass transom above the front door; it is flanked by a column of six rectangular windows on either side. There is a horizontal rectangular window composed of three six-lite windows to the east and west of the front entrance. There is another identical window on the west end of the elevation. None of these windows are original. A non-original green awning extends from above the roofline to the transom window. There is landscaping that includes grass and low shrubs in front of the elevation.

CC-1’s east elevation (**Figure 68**) has minimal original material. CC-2 used to extend further east to connect to the warehouses at 8827–8829 National Boulevard. This connection was demolished in 2017 and 8825 National Boulevard was separated from the other buildings. This elevation was re-built after the demolition; it originally would have been part of the building’s interior. The east elevation is curved and supported with large metal beams in a zig-zag pattern. At the time of the site visit, the entrance of this portion was covered, so additional views of the elevation could not be ascertained. Non-original lights are installed on the north and south sides of the elevation. There are parking spaces and trees directly to the east of this elevation.

CC-1’s south elevation (**Figure 69**) is uninterrupted concrete with no fenestration or decorative detailing. Most of the elevation is dominated by a large loading dock, covered with a metal awning supported by metal columns. The loading dock is currently fenced off with non-original wooden fencing. The loading dock is accessible via a concrete ramp on its east side. On the west side, it is accessible via a flight of concrete stairs with a metal railing that lead to the dock itself as well as to a single-leaf metal door.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 66
View of the primary west façade (facing National Boulevard) of CC-1 (8825 National Boulevard). View to the east.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 67
View of the north elevation of CC-1 (8825 National Boulevard). View to the south.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 68

View of the east elevation of CC-1 (8825 National Boulevard). There are no original materials on this elevation.
View to the west.



SOURCE: ESA 2021

Crossings Campus / D202100410.01

Figure 69

View of the south elevation of CC-1 (8825 National Boulevard). View to the northwest.

6.2 CC-2

CC-2 is located at 8771 Washington Boulevard in Culver City. According to the Los Angeles County Assessor's Office, the structure was constructed in 1954. Based on Sanborn maps and aerial photographs, it appears that the building originally may have been constructed as a garage or additional service building for the car dealership that was located to its immediate west, at the present location of the contemporary building at 8777 Washington Boulevard.⁷⁷

Architect

There is no original permit on file for CC-2. Additional research also did not reveal an individual or firm responsible for the design and construction of the building.

Occupancy and Ownership History

To determine if the subject property has any significant associations with the lives of historic personages, numerous records were reviewed, including Culver City-area directories, phone books, and building permits on file with Culver City's Building Safety Division. This research did not reveal a significant occupancy history for CC-2. **Table 7** below summarizes the occupancy and ownership history of CC-2.

TABLE 7
OCCUPANCY HISTORY OF CC-2 (8771 WASHINGTON BOULEVARD)

Year	Source	Owner/Occupant	Notes
1955 to at least 1957	"Advertisement: Chevrolet '52," <i>Los Angeles Times</i> , April 13, 1955. "Advertisement: Ford '55 Convertible," <i>Los Angeles Times</i> , July 21, 1957.	Chrysler-Plymouth car dealership	Likely a garage associated with the Chrysler-Plymouth car dealership located at present location of 8777 Washington Boulevard. An ad for the dealership from both 1955 and 1957 lists 8771 Washington as the address for the dealership. This was likely the use of the building for many years, if not decades although research did not identify confirmation of this via primary documents.
2009–2014	Cole Information Services	Stone Candles	Stone Candles is a family-owned candle manufacturer and retailer. The business is currently based in Santa Monica.
2017	Building Permits	Patco Properties	Research did not yield significant information on Patco Properties.
2013–2021	Building Permits	Venice Pacific Investment	Also known as Pacific Investment Associates. This company sold the Project Site to Apple in 2021.

A 1957 advertisement in the *Los Angeles Times* illuminates the building's earliest use. At the time, the present location of 8777 Washington Boulevard, located immediately west of CC-2, was a car dealership. The *Los Angeles Times* advertisement lists CC-2's address, 8771 Washington Boulevard, as the address for a Chrysler-Plymouth dealership. The building was thus likely

⁷⁷ "Advertisement: Chevrolet '52," *Los Angeles Times*, April 13, 1955.; "Advertisement: Ford '55 Convertible," *Los Angeles Times*, July 21, 1957.

constructed as a garage or additional service building for the existing dealership (which has since been demolished and replaced with a contemporary building).

From at least 2009 until at least 2014, CC-2 was occupied by Stone Candles, a family-run Southern California-based candle manufacturer and retailer. The company currently has its primary store, manufacturing facility, and office in Santa Monica.⁷⁸ The property was owned by Venice Pacific Industries beginning in 2013; Venice Pacific Industries also owned other buildings on the Project Site. In 2017, according to building permits, the building was owned by Patco Properties. Research did not yield significant information on Patco Properties.

Construction History – CC-2

Building permits from the Culver City Building Safety Division were analyzed to inform this construction history. This permit history is summarized below in **Table 8** and Building Permits are included in Appendix D.

TABLE 8
CULVER CITY BUILDING SAFETY DIVISION BUILDING PERMITS FOR CC-2
(8771 WASHINGTON BOULEVARD)⁷⁹

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
11/06/2013	8771 Washington Boulevard	85112	Venice Pacific Industries	Advanced Contractors Inc. (C)	\$50,500	Install new glass pedestrian door, roll up door, new handrails, skylights, lighting.
11/26/2017	8771 Washington Boulevard	71181	Patco Properties	Brody Heating and Air Conditioning (C)	N/A	Install 2 heater units

There are only two permits on record for CC-2 with the Culver City Building Safety Division. The first was issued in November 2013 for the installation of a new glass pedestrian door and roll up door on the building's primary south façade (currently extant) and the installation of new handrails, skylights (extant), and lighting. The next permit on file was issued in November 2017 for the installation of two heating units in the building.

Aerial photographs from 1964 to 2012 (**Figures 70 to 72**) show that the footprint of the structure has remained consistent. It underwent changes in 2015 when the canopy and loading dock at the rear of 8827–8829 National Boulevard/on the north side of 8771 Washington was demolished. Otherwise, the building footprint has remained the same. Façade renovation in 2013 included the addition of metal letters reading “8771” to the south façade, along with an awning above the pedestrian door. The building has also been painted on its south and east elevations.

⁷⁸ Stone Candles, "About Us," N.D, <https://www.stonecandles.com/pages/about-us>.

⁷⁹ Documentation exists for all permits and certificates of occupancy listed in this table.



SOURCE: United States Geological Survey from EDR

Crossings Campus / D202100410.01

Figure 70
Excerpt of 1964 aerial photograph of the Project Site. CC-2
is outlined in red.



SOURCE: United States Geological Survey from EDR

Crossings Campus / D202100410.01

Figure 71
Excerpt of 1994 aerial photograph of the Project Site. CC-2
is outlined in red.



SOURCE: United States Department of Agriculture from
EDR

Crossings Campus / D202100410.01

Figure 72

Excerpt of 2012 aerial photograph of the Project Site. CC-2 is outlined in red.

Architectural Description – CC-2

CC-2 is simple and utilitarian with no ornament or decorative detailing. The one-story, wood-frame building has a rectangular footprint, a flat roof and is constructed of painted concrete brick. It is oriented with its primary (south) façade facing Washington Boulevard (**Figure 73**). The south façade has a non-original single-leaf glass door in an aluminum frame, with a non-original awning. This entry is located on the east side of the main façade. To the west is a non-original metal sign reading “8771,” the building’s address. To the east of the main entrance is a large rectangular 21-lite window in an aluminum frame, designed to mimic a paneled garage door. The brick on the front façade is painted white and features a line of stretcher bricks near the roofline that have been painted a contrasting grey. This is the only decorative detail on the south façade.

The line of painted stretcher bricks on the south façade rounds the corner to the east elevation (**Figure 74**), which inverts the paint colors of the south façade: the east elevation is painted grey while the line of stretcher bricks is painted white. The east elevation, which faces an alleyway and the neighboring Helms Bakery Complex, has no fenestration or additional detail; it is uninterrupted coated brick.

The building's west elevation abuts the adjacent contemporary building at 8777 Washington Boulevard and is largely obscured from the public right-of-way. The elevation is uncoated brick. Part of the northern end of the elevation is exposed (**Figure 75**) and features a single-leaf grey metal door at its northern end. A non-original, one-story addition connects CC-2 to LA-1c to its direct north. The north elevation of CC-2 is unornamented brick and is obscured from view. It is now dominated by the one-story non-original connector between CC-2 and LA-1 (8827–8829 National Boulevard).



SOURCE: ESA, 2021

Crossings Campus / D202100410.01

Figure 73

View of CC-2's (8771 Washington Boulevard) primary south façade, view to the north.



SOURCE: ESA, 2021

Crossings Campus / D202100410.01

Figure 74

View of CC-2's (8771 Washington Boulevard) east elevation, facing the Helm's Bakery Complex (on the right of the image). View to the north.



SOURCE: ESA, 2021

Crossings Campus / D202100410.01

Figure 75

View of CC-2's (8771 Washington Boulevard) exposed west elevation. The remainder of the west elevation is obscured by the adjacent contemporary building at 8777 Washington Boulevard. View to the east.

7.0 Historic Contexts

7.1 Historic Context: Culver City Industrial Development (1922–1986)

While the film industry was the primary economic driver of Culver City in its early days, the City's development was also driven by industrial businesses, including lumber, sheet-metal factories, furniture manufacturing, the auto industry, and the aerospace industry. The first industrial building to be developed in Culver City was the Western Stove factory, constructed in 1922 and located adjacent to the present-day Hayden Tract on National Boulevard.⁸⁰ The period of significance for this theme is 1922, the establishment of the first industrial factory in Culver City, to 1986, the beginning of the revitalization and reuse of industrial buildings in the Hayden Tract by developers and architect Eric Owen Moss.

The primary industrial center of Culver City is the Hayden Tract, first established in the 1940s and located immediately south from the Project Site along National Boulevard.⁸¹ The tract was developed with the support of Culver City's Chamber of Commerce, most notably Adolph Steller. Stellar and the Chamber of Commerce encouraged industrial development in Culver City as an answer to rising post-war unemployment. The developer of the tract was Sam Hayden.⁸² A newspaper article from 1945 discussed this new industrial center, emphasizing the tract's ability to provide a "solution to Culver City's postwar employment problem."⁸³ The tract was developed to include manufacturing plants for a wide range of items, with the goal of employing at least 3,000 people. At the time, the mayor of Culver City, Arthur Egrell, stated that "the city will make every effort to promote the industrial area here, which, we feel, will have a strong tendency to promote employment in the community."⁸⁴

Located across from the Pacific Electric Railway line, the Hayden Tract was developed with a wide variety of manufacturing and industrial facilities in the 1940s and 1950s. A Sanborn map from 1950 shows seven large industrial buildings facing National Boulevard. Industries represented in the tract included the National Dyeing and Finishing Corporation, furniture and upholstery manufacturing, chemical manufacturing, sheet metal manufacturing, auto service stores, production, shoe manufacturing, pencil manufacturing, and garages.

On nearby Washington Boulevard, where the Project Site is located, the street was known in the 1920s and 1930s for its prohibition-era bootlegging and night spots, including "The Cotton Club" on the Project Site.⁸⁵ In addition to these establishments, Washington Boulevard also saw the construction of the industrial Helms Bakery Complex, located adjacent to the Project Site to the east, in 1931. After the end of World War II, however, economic interests pivoted, and

⁸⁰ Nathan Masters, "Culver City: From Barley Fields to the Heart of Screenland," KCET, June 6, 2012, <https://www.kcet.org/shows/lost-la/culver-city-from-barley-fields-to-the-heart-of-screenland>.

⁸¹ "About Culver City," City of Culver City, N.D, <https://www.culvercity.org/Explore/About-Culver-City>.

⁸² "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

⁸³ Bill Shea, "New District Will Provide Many Jobs," *Evening Vanguard*, August 23, 1945.

⁸⁴ Bill Shea, "New District Will Provide Many Jobs," *Evening Vanguard*, August 23, 1945.

⁸⁵ "About Culver City," City of Culver City, N.D, <https://www.culvercity.org/Explore/About-Culver-City>.

development stalled on the street. After the war concluded, manufacturing and industrial production needs either dramatically receded, or companies moved their operations overseas to save on labor expenses.⁸⁶ By the 1950s, car dealerships, garages, and service stations replaced the night spots on Washington Boulevard.⁸⁷

In the succeeding decades, manufacturing began to move out of Culver City in favor of cheaper overseas facilities, and many of the industrial buildings were abandoned. For many years, these buildings remained vacant until concerted efforts by activists, developers, architects, city planners, and Culver City residents to promote a redevelopment of industrial sites throughout Culver City, with an emphasis on the Hayden Tract. Beginning in 1986, developers Frederick and Laurie Samitaur Smith, in partnership with architect Eric Own Moss, began to purchase and re-design buildings in the Hayden Tract. Over the past 30-plus years, efforts have been made to re-imagine these formerly derelict warehouse buildings and many have been redeveloped for creative office spaces.⁸⁸ In 2001, a *Los Angeles Times* article describes the new technology and creative offices taking over buildings in the Hayden Tract. The article describes the influx of money and tenants as revitalizing what was “formerly considered a drab secondary market.”⁸⁹ This revitalization has continued, with many large technology and entertainment firms occupying previously abandoned sites. Today, Culver City’s physical industrial heritage is a pivotal part of its contemporary identity as a creative hub.

7.2 Historic Context and SurveyLA Registration Requirements and Eligibility Standards

The property history, architectural description and historic context provide the background necessary to evaluate the historic and architectural significance of the LA-1, CC-1, and CC-2, including the history of its construction and alterations. Due to the Project Site being situated on the border of Culver City and Los Angeles, for the purposes of conservative analysis the proximity of all three buildings to both Los Angeles and Culver City, and the interconnected developmental histories of LA-1, CC-1, and CC-3, all three buildings will be evaluated under both Los Angeles and Culver City eligibility standards and SurveyLA contexts.

ESA evaluated LA-1 under the three following Los Angeles Citywide Historic Context Statements: *Industrial Development, 1850–1980*, *Industrial Identity, 1850–1980*; *Industrial Development, 1850–1980*, *Industrial Architecture, 1850–1980*; and *Commercial Development, 1850–1980*, *Commercial Identity, 1920–1980*. LA-1’s period of significance is 1951, the date of its construction.

CC-1 and CC-2’s histories, architectural descriptions, and environmental context provide the background necessary to evaluate their historic and architectural, including the history of their construction and alterations. CC-1 and CC-2 are both being evaluated under the same three Los

⁸⁶ Ibid.

⁸⁷ Ibid.

⁸⁸ Christopher Hawthorne, “Eric Owen Moss, the Architect Behind Culver City’s Rebirth,” *Metropolis*, January 7, 2014, <https://metropolismag.com/projects/eric-owen-moss-architect-catalyzing-rebirth-culver-city/>.

⁸⁹ Morris Newman, “Creative Tenants Making Culver City Fashionable,” *Los Angeles Times*, August 21, 2001.

Angeles contexts as LA-1: *Industrial Development, 1850–1980, Industrial Identity, 1850–1980; Industrial Development, 1850–1980, Industrial Architecture, 1850–1980; and Commercial Development, 1850–1980, Commercial Identity, 1920–1980*. Additionally, as CC-2 was originally an automotive building, it will be evaluated under the SurveyLA context *Commercial Development, 1850–1980, Commercial Development and the Automobile, 1910–1970*. CC-1 and CC-2’s period of significance is 1954, the date of their construction. The following are Context Summary Tables, as developed by the Los Angeles OHR, that defines the eligibility standards, character-defining features, and integrity aspects a historical resource must have to be considered eligible in association with the aforementioned themes. These standards, as follow below in **Table 9**, **Table 10**, **Table 11**, and **Table 12**, were utilized in the evaluation of these buildings.

TABLE 9
CONTEXT SUMMARY TABLE FOR INDUSTRIAL DEVELOPMENT, 1850–1980, INDUSTRIAL IDENTITY

Context	Industrial Development, 1850–1980
Sub context	None
Theme	Industrial Identity, 1850–1980
Sub theme	None
Property Type	Industrial (all property types)
Property Sub Type	None
Geographic Location	Citywide
Area of Significance	Industry
Criteria	A / 1 / 1
Period of Significance	1850–1980
Eligibility Standards	<ul style="list-style-type: none"> Is associated with an industrial company that made an important contribution to industrial growth and development in Los Angeles. Is the founding or the long-term location of a company significant in industrial industry.
Character Defining/ Associative Features	<ul style="list-style-type: none"> Retains most of the essential physical features from the period of significance May be associated with ethnic/cultural history, women’s history, LGBT history Contributes to the commercial, social, and cultural history of Los Angeles May be associated with industries/corporations that have gained regional or national importance May feature corporate designs, logos, and signs May have served as a prototype for other buildings and locations For the National Register, properties must possess exceptional importance if less than 50 years of age In most cases, the industry is still in operation
Integrity Considerations	<ul style="list-style-type: none"> Should retain integrity of Location, Design, Feeling, Materials, and Association Setting may have changed (surrounding buildings and land uses) Some alterations may be acceptable if they were made during the period of significance for a company and if significance is not also based on architectural quality

TABLE 10
CONTEXT SUMMARY TABLE FOR INDUSTRIAL DEVELOPMENT, 1850–1980, INDUSTRIAL ARCHITECTURE

Context	Industrial Development, 1850–1980
Sub context	None
Theme	Industrial Architecture, 1850–1980
Sub theme	None
Property Type	Industrial (all property types)
Property Sub Type	None
Geographic Location	Citywide
Area of Significance	Architecture
Criteria	C / 3 / 3
Period of Significance	1850–1980
Eligibility Standards	<ul style="list-style-type: none"> 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.
Integrity Considerations	<ul style="list-style-type: none"> Should retain integrity of Location, Design, Feeling, Materials, and Association Setting may have changed (surrounding buildings and land uses)

TABLE 11
CONTEXT SUMMARY TABLE FOR COMMERCIAL DEVELOPMENT, 1850–1980, COMMERCIAL IDENTITY,
1920–1980

Context	Commercial Development, 1850–1980
Sub context	None
Theme	Commercial Identity, 1920–1980
Sub theme	None
Property Type	Commercial / Commercial District
Property Sub Type	None
Geographic Location	Citywide
Area of Significance	Commerce; Ethnic Heritage; Social History
Criteria	A / 1 / 1
Period of Significance	1920–1980
Eligibility Standards	<ul style="list-style-type: none"> • Is associated with a business that made an important contribution to commercial growth and development in Los Angeles • Is the founding or the long-term location of a business significant in commercial history
Character Defining/ Associative Features	<ul style="list-style-type: none"> • Retains most of the essential physical features from the period of significance • May be associated with ethnic/cultural history, women's history, LGBT history • Contributes to the commercial, social, and cultural history of Los Angeles • May have particular significance for its association with a • neighborhood or community in Los Angeles • May be associated with businesses/corporations that have gained national importance • May feature corporate designs, logos, and signs • May have served as a prototype for other buildings and locations • For the National Register, properties must possess exceptional importance if less than 50 years of age • In most cases, the business is still in operation
Integrity Considerations	<ul style="list-style-type: none"> • Should retain integrity of Location, Design, Feeling, Materials, and Association • Setting may have changed (surrounding buildings and land uses) • Some alterations may be acceptable if they were made during the period of significance for a business and if significance is not also based on architectural quality

TABLE 12
CONTEXT SUMMARY TABLE FOR COMMERCIAL DEVELOPMENT, 1850–1980, COMMERCIAL DEVELOPMENT AND THE AUTOMOBILE, 1910–1970

Context	Commercial Development, 1850–1980
Sub context	None
Theme	Commercial Development and the Automobile, 1910–1970
Sub theme	Car Repair, 1920–1970
Property Type	Commercial - Auto Related – Car Repair
Property Sub Type	Facility for repairing and selling parts for the automobile
Geographic Location	Citywide, along arterial roads and highways
Area of Significance	Commerce; Architecture
Criteria	A / 1 / 1 and C / 3 / 3
Period of Significance	1920–1970
Eligibility Standards	<ul style="list-style-type: none"> • Was originally designed and historically used to repair and provide parts for the automobile • Demonstrates convenient automobile access from the street • Is an excellent, early, or rare remaining example of the property type • Contains design and site layout features that reflect the influence of, and adaptation to, the automobile • Was constructed during the period of significance
Character Defining/ Associative Features	<ul style="list-style-type: none"> • Retains most of the essential character defining features of the type • Of a style or mixture of styles typical of period of construction such as Spanish Colonial Revival, Streamline Moderne, Mid-Century Modern, and Googie styles • Typically, also significant within a theme under the Architecture and Engineering context • Of the layouts typical of adopting to the needs of the automobile (e.g., showroom for parts sold, service bay entrances as dominant façade features, space to maneuver and park automobiles undergoing repair/servicing) • May be associated with particular companies and/or architects/designers (e.g., Firestone)
Integrity Considerations	<ul style="list-style-type: none"> • Should retain integrity of Design, Location, Feeling, Materials, and Association • Should retain as much design integrity as possible, including overall massing, significant features, and identifying details such as trim and signage • Some original materials may have been altered, removed, or replaced • Should retain as much of original relationship to the street and to adjacent buildings as possible so as to establish importance of accommodating the structure to the spatial needs of the automobile • If use has changed, adaptation to new use should allow for maintenance of as much of the original design and site layout as possible • Site integrity should retain original relationship to the street

8.0 Significance Evaluation: LA-1, CC-1, and CC-2

LA-1 was evaluated in this Report under the following historical and architectural contexts from SurveyLA: Industrial Development, 1850–1980, Industrial Identity, 1850–1980; Industrial Development, 1850–1980, Industrial Architecture, 1850–1980; and Commercial Development, 1850–1980, Commercial Identity, 1920–1980. LA-1 was also analyzed in the context of Frank Partenico Place (1913–1960) and as part of the West Adams–Baldwin Hills–Leimert Community Plan Area. Due to its proximity to Culver City and because it was connected to CC-1 for part of its history and it is currently connected to CC-2, LA-1 is also evaluated under Culver City’s Assessment Criteria B-1 and B-2.

CC-1 and CC-2 were both evaluated under the same three SurveyLA contexts as LA-1. CC-2 was also evaluated under the SurveyLA context *Commercial Development, 1850–1980, Commercial Development and the Automobile, 1910–1970*. In addition, CC-1 and CC-2 were evaluated within the contexts of *Development and Incorporation of Culver City (1917–1960)*, *Tract 1778 (1913–1960)* and *Culver City Commercial and Industrial Development (1922–1986)*. Both CC-1 and CC-2 are over 50 years of age and consequently meet Culver City’s Threshold Criteria A-1, meaning that they will also be evaluated under Culver City’s Assessment Criteria B-1 and B-2.

ESA also conducted research on the Project Site’s construction and occupancy history. ESA evaluated the subject property against the criteria for listing in the National Register, California Register, and as a Los Angeles HCM and Culver City Landmark.

Broad Patterns of History

When examining the subject property in the context of broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 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.
- **Culver City Assessment Criterion B-2:** Is the structure(s) of “historical or cultural significance”?

LA-1

LA-1 was constructed on the border of Los Angeles and Culver City in 1951 to serve as a warehouse, manufacturing facility, and store for the Dohrmann Hotel Supply Company. The Dohrmann Hotel Supply Company was founded in San Francisco and evolved into one of the country’s largest wholesale hotel goods supply firms by the 1960s.⁹⁰ The company had facilities and stores throughout the country, including Reno, Honolulu, Seattle, and Phoenix. In addition to

⁹⁰ "Broadway-Hale Sells Unit for \$10 Million," *San Francisco Examiner*, November 2, 1961.

LA-1, the company also had a store in downtown Los Angeles located at 444 South Broadway Street in the 1930s. While the company was prominent in the first half of the twentieth century, it was not specifically attached to Los Angeles; it was founded in San Francisco and conducted business throughout the country. LA-1 was one of many manufacturing facilities associated with the company and the subject property was not the founding location of the company. The company also appears to have vacated the property around 1970, occupying LA-1 for only approximately 20 years, a relatively short period of time in its history. The building does not have any notable design elements that directly connect it with the Dohrmann Hotel Supply Company. As a result, its association with this company does not meet the eligibility thresholds for broad patterns of history under Criterion A/1/1.

LA-1 was constructed during a period of neighborhood transition. While the building is technically in Los Angeles, it is impossible to separate its development history from what was occurring a block south in Culver City. Prior to World War II, Washington Boulevard was home to several restaurants and bars, which defied prohibition and helped bolster Culver City's economy, as neighboring Los Angeles had banned alcohol. After World War II, however, economic priorities and interests had shifted, and much of Washington Boulevard was built up with garages, auto sales lots, as well as warehouses and other associated buildings. Similarly, large warehouses and industrial buildings were also being built along Venice Boulevard in Los Angeles. LA-1 was a part of this pattern of development and was constructed during this period of evolution.

LA-1, however, has undergone extensive alterations since its original construction and consequently no longer visually conveys this historic pattern of development. The building's entire northern front façade was removed and replaced with a contemporary front for retail stores in 2017–2018. Additional alterations, including the demolition of the building's original dock and canopy at its southern rear in 2015, the demolition of the western portion of LA-1b (2015), and the addition of a new façade to LA-1c, as well as re-roofing, alterations to individual doorways, the closing of windows and doors, and the addition of skylights have all detrimentally affected the building's integrity of design, materials, and workmanship. Almost none of the building's original layout, style, or materials remain, and the structure does not read as a midcentury building due to these alterations. The integrity of the building's setting has further been affected by the re-landscaping and re-configuration of the lot's parking lot on its western side in 2015. The usage and configuration of the building also changed when it was converted from a warehouse into individual retail stores which have affected its feeling and association. As a result, the building does not appear to retain sufficient integrity to convey the historical pattern of industrial development.

Research also did not identify any important local, state, or national historical events that occurred at LA-1. **Therefore, LA-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 1, or Culver City Assessment Criterion B-2.**

CC-1

CC-1 was constructed in 1954 as a supplemental space for LA-1. CC-1 was originally connected to LA-1 through its eastern elevation; this connection was demolished in 2017. The structure was built during a period of intensive industrial and automotive development in Culver City, notably the Hayden Tract and Washington Boulevard, intended to promote economic growth in the post-World War II period (see the evaluation of LA-1 above for more details on this historical background, as well as Section 4.0 “Environmental Setting” and Section 7.0 “Historic Contexts” of this report). While the building is a part of this broad pattern of development during a period of industrial and automotive development in post-World War II Culver City, it does not retain the integrity necessary to convey this significance. CC-1 lacks integrity of setting, feeling, and association due to alterations to the surrounding lot and the demolition of its connection to LA-1c. As a result of this demolition, the building’s entire east elevation was re-built with new materials and a new design, detrimentally affecting the building’s integrity of design, materials, and workmanship. As a result, the building does not appear as it did when it was first constructed and does not retain the integrity necessary to convey its historical associations with this broad pattern of history. CC-1 further does not have strong associations with a particular company or business that played a prominent role in the history of Culver City, Los Angeles, California, or the country.

Therefore, CC-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 1, or Culver City Assessment Criterion B-2.

CC-2

CC-2 was constructed in 1954 as a garage and service station for a car lot that was formerly extant to the building’s west (current location of the contemporary building at 8777 National Boulevard). The building was constructed during a boom of development related to the automotive industry on Washington Boulevard in the 1950s and 1960s. During this period, development of car lots proliferated rapidly in the neighborhood, although the structure does not have a strong association with a particularly notable car company or dealership that would rise to the level of significance required for eligibility.⁹¹ The property demonstrates convenient automobile access from the street, although it does not have distinctive features other than its roll-up door, which is a replacement that dates to 2013. While CC-2 was a part of this pattern of mid-century automotive development in Culver City, the structure does not retain sufficient integrity to convey this history. The building’s setting has been substantially altered over the years; the car lot with which it was affiliated was demolished. Many similar buildings on Washington Boulevard constructed at the same time have either been demolished or adaptively reused for different purposes. The building itself has undergone alterations to its primary south façade, including a new glass entrance door and non-original roll-up door, and has been converted to commercial retail use, affecting the structure’s integrity of association and feeling. The structure thus does not retain its integrity of materials or design. As a result of these changes to its setting

⁹¹ "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D, <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

and to the building itself, CC-2 does not appear to retain sufficient integrity to convey its history as part of midcentury automotive development on Washington Boulevard.

Therefore, CC-2 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 1, or Culver City Assessment Criterion B-2.

Significant Persons

Regarding associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city, or local history.
- **Culver City Assessment Criterion B-2:** Is the structure(s) of “historical or cultural significance”?

LA-1 was originally constructed as a manufacturing facility, warehouses, and storage for Dohrmann Hotel Supply Company in 1951. Dohrmann Hotel Supply Company had headquarters in San Francisco and facilities in several towns in California. Research did not indicate that any significant individuals associated with the company were affiliated with LA-1. The property has served various functions throughout its history, including manufacturing, warehouse storage, and retail space. Subsequent occupants of the building include Lakeshore Learning Materials (LA-1a; ca. 1976 to ca. 2014); Palms Self Storage and Mail (8829 National Boulevard; 1981–2014); and various furniture retail stores and companies, including Plummer Furniture (LA-1b; 1987) and Jaxon Home Furnishes (LA-1c; 2014). Research did not identify any significant individuals associated with these companies that were affiliated with LA-1. No information was found connecting persons involved with these companies to important events in history.

Therefore, LA-1 does not appear to meet the eligibility requirements under National Register Criterion B, California Register Criterion 2, Los Angeles HCM Criterion 2, or Culver City Assessment Criterion B-2.

CC-1

CC-1 is not identified with historic personages or events in the main currents of national, state, or local history and is not associated with significant individual owners or occupants. CC-1 was constructed in 1954 and originally served as a garage and service building for the adjacent car lot that was located to its immediate west (current location of contemporary building located at 8777 Washington Boulevard). It is unclear how many years this building served this function, although it seems likely that it was used as a garage and service building for several decades. Research did not indicate that the building was associated with any significant individual through its early years as a garage and service station. Research did not locate any individuals associated with the car dealership that played a significant role in history. Subsequent occupants, including Stone Candles, a company that occupied the property from at least 2009 until approximately 2014 and

has re-located to a new location in Santa Monica, also do not have significant individuals associated with the company and, therefore, the property.

Therefore, CC-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 2, or Culver City Assessment Criterion B-2.

CC-2

Similarly, CC-2 is not identified with historic personages. The building was constructed to provide additional space to existing warehouse and manufacturing businesses. The property was occupied by a series of different manufacturing and commercial companies. No information was found connecting persons involved with these companies to important events in history.

Therefore, CC-2 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 2, or Culver City Assessment Criterion B-2.

Architecture

Regarding the subject property's architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Los Angeles Historic Cultural Monument Criterion 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.
- **Culver City Assessment Criterion B-2:** Is the structure(s) of "architectural significance"?

LA-1

LA-1 is a utilitarian warehouse and manufacturing structure originally constructed in 1951. The architectural firm responsible for the design of the building is Meyer & Evers, a San Francisco-based partnership of Frederick H. Meyer (1876–1961) and Albert John Evers (1888–1977) that appeared to have operated most prolifically in the 1950s. The partnership designed many manufacturing and warehouse facilities in California, including Lucky Lager Brewing Company located at 5001 24th Street Road, Sacramento, California in 1954 (extant). There are many examples of this firm's work throughout the state. Both architects had prolific careers, both as solo architects and through additional design partnerships and have designed more significant and notable buildings than LA-1. For example, Meyer designed the Humboldt Bank Building in San Francisco (1908; extant) and Evers designed the Floral Depot building in Oakland, California (1931; extant). Although both Meyer and Evers were significant architects who designed several

notable buildings as individuals, the subject property is not an exceptional work of either man's work. There are better, more intact examples of both men's individual work, as discussed above.

As partners, their work appears to have resulted primarily in functional and utilitarian warehouse and manufacturing facilities. A-1 is not an exceptional example of their work and there are more intact examples of the work spawned by their partnership throughout California, including the "play pavilion" at the Marin Art and Garden Center in Ross, California (1953; extant) and the Lucky Lager Brewing Company Warehouse in Sacramento (1952; extant). LA-1 is not a significant nor is it an intact example in their body of work. LA-1's architecture is further austere and utilitarian; it was designed for functional rather than aesthetic purposes. Warehouse and manufacturing facilities of this type are common throughout Los Angeles and Southern California. LA-1's architecture is not unique for buildings of its typology and there are similar mid-century warehouses that are more intact throughout Southern California. Further, the architecture of the building itself is reflective of the production needs of the plant rather than any particular aesthetic. The building is a simple facility with no decorative ornament or detailing. It is neither an exceptional nor a rare example of its type.

While the building retains integrity of location, it does not retain integrity of setting due to the alterations to the Project Site over time, most notably in 2015 when the current landscaping, walking paths, and parking configuration were put into place. Additionally, the demolition of the connection between CC-1 and LA-1c has also affected integrity of setting due to the changes in the configuration of the Project Site as a result of this demolition. This has also affected the integrity of design, materials, and workmanship. These alterations further affected the building's integrity of association; the uses of the buildings have changed to primarily retail over time and extensive alterations have been done to fit this use. The building does not visually read as a mid-century warehouse due to these changes. LA-1 has undergone myriad changes over the years to best adapt to its occupants at a given time. The building underwent many iterations of interior alterations (1976, 1992, 2013, and other years), the exterior walls were remodeled in 1982, window and door openings were closed in 1959 and 1969, windows and doors were added in 1992, and entrances on Venice Boulevard were modified in 1992. The loading dock and canopy present at the southern rear of LA-1c was demolished in 2015. The same year, the western portion of LA-1b was demolished. In 2018, the front of LA1-a facing Venice Boulevard was removed and new storefront façades were constructed, which are present today. These storefronts have no original material. The exterior façade that fronts onto Venice Boulevard is constructed almost entirely of new materials. These alterations, among others, detrimentally affect the building's integrity of association, workmanship, design, and materials. As a result, the building retains minimal original material and lacks integrity.

Therefore, LA-1 does not appear to meet eligibility requirements for individual eligibility under National Register Criterion C, California Register Criterion 3, Los Angeles HCM Criterion 3, or Culver City Assessment Criterion B-1.

CC-1

The original architect, firm, or individual responsible for the design and construction of CC-1 is unknown although it does not appear to have been designed by a master architect or firm. The

building is a simple, vernacular rectangular garage and service building constructed for practical purposes in support of an adjacent car lot. The building's architecture is not exceptional, nor is it a unique typology for the city, region, or state. There are many similar garage and service station buildings constructed around the same time as CC-1 in Culver City, Los Angeles, Southern California, and the nation. The structure was designed for utilitarian purposes and has no notable design features. In addition to its unexceptional original design, CC-1 has experienced substantial alterations and does not retain its integrity of materials, design, workmanship, setting, feeling, or association. The building's windows and door on the west façade have been altered and replaced, and the north elevation entrance is non-original. The connection between the east portion of the building and LA-1c to its rear was demolished in 2017 and the east elevation of CC-1 has been re-built with new materials and a new design. The setting surrounding the building has also been altered, due to new landscaping, walkways, and driveways added in 2015. These alterations have also affected the building's integrity of feeling and association as the appearance differs substantially from its original construction and does not visually read as a historic building.

Therefore, CC-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 3, or Culver City Assessment Criterion B-1.

CC-2

CC-2 was also constructed by an unknown architect or firm. It was built as a supplemental structure to a no longer extant car lot located to its immediate west. The structure is rectilinear with no ornament or other decorative elements. There are many similar examples of this building typology in Culver City, Los Angeles, Southern California, and the nation. The architecture of the structure is not exceptional nor is it unique. In addition to not being an exceptional work of architecture, the building has undergone alterations on its primary south façade, including the addition of a new glass and metal door and roll up door, affecting its integrity of materials, design, and workmanship. The demolition of the adjacent lot has also harmed its integrity of association, feeling, and setting.

Therefore, CC-2 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 3, or Culver City Assessment Criterion B-1.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. LA-1, CC-1, and CC-2 do not appear to yield significant information

that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The sites reflect common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, LA-1, CC-1, and CC-2 do not meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

9.0 Conclusion

As a result of ESA's research and survey investigations and, through the application of the Federal, State and Local eligibility evaluation criteria, ESA recommends LA-1, CC-1, and CC-2 ineligible under all eligibility criteria. All three buildings have been significantly altered since their original construction and retain little material integrity or ability to convey their historic appearance. These buildings are unable to convey their history as part of mid-century industrial development, commercial development, or mid-century automobile history (CC-2) in Los Angeles and Culver City. The buildings are further vernacular, utilitarian structures and are not exceptional examples of industrial, commercial, or automobile-related architecture. None of the buildings were designed by a master architect or firm. Research further did not indicate that the companies that operated out of these buildings were significant in local, state, or national history. There is no indication that significant individuals were associated with these structures and research did not identify significant historical events occurring at these buildings. Therefore, it is ESA's recommendation that LA-1, CC-1, and CC-2 be assigned a California Historical Resource Status Code of "6Z" meaning they are found ineligible for the National Register, California Register, or local designation through survey evaluation.

10.0 CEQA Impacts Analysis

Identified below are the thresholds for determining the significance of environmental effects on historical resources are derived from the CEQA Guidelines in Section 15064.5.

10.1 CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a "substantial adverse change" in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
 - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the

- requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Under CEQA, a proposed development must be evaluated to determine how it may impact the eligibility of a district, structure(s), or a site as a historic resource.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, a project would have a significant impact related to historical resources if it would:

Threshold (a): Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5

Methodology

Under CEQA, the evaluation of impacts to historical resources consists of a two-part inquiry: (1) a determination of whether the Project Site contains or may otherwise impact any historic resource(s), and, if so, (2) a determination of whether the Project would result in a “substantial adverse change” in the significance of the identified resource or resources.⁹²

10.2 Project Description

The Project would construct two four- to five-story buildings that would provide a total of 536,000 sf of new office floor area, which is intended to be occupied by Apple, Inc. The two buildings would have the ability to be connected via a shared wall. The Project would provide a total of 1,215 vehicular parking spaces within two separate three-level subterranean garages under each proposed building. The Project would also provide 162 bicycle parking spaces, including spaces for employees and visitors, short-term spaces, and long-term spaces in compliance with respective City codes. The proposed office buildings would be designed to accommodate creative office uses and could include associated production spaces for multimedia content creation and capture, as well as amenities for building tenants including a cafeteria, coffee stations, employee shuttle service, and other ancillary uses typical of an integrated office complex development. The Project would also include pedestrian-facing landscaping at the ground floor on National Boulevard and Venice Boulevard, a publicly accessible, privately maintained open space fronting Washington Boulevard, as well as an internal courtyard for the use of employees and occasional private tenant events.

The Project Site is currently improved with low-rise warehouses that have been converted into retail, office, and surface and enclosed parking lots serving the existing uses on the Project Site.

⁹² Pub. Res. Code Section 21084.1; CEQA Guidelines Section 15064.5

The Project Site is mostly flat with gradual sloping from north to south. Landscaping on the Project Site is limited to parking medians.

10.3 Analysis of the Project

Direct Impacts

Under CEQA Guidelines Section 15064.5 (b), the changes to each building and its setting would only cause a substantial adverse change if they would detract from the integrity (location, design, setting, materials, workmanship, feeling, association) of the historical resource such that the historical resource's ability to convey its significance would be materially impaired to the degree that it would no longer be eligible as a historical resource pursuant to CEQA Guidelines Section 15064.5 (a). As demonstrated in this Report, LA-1, CC-1, and CC-2 were found ineligible as historical resources due to a lack of significant historic associations and substantial alterations over time. Therefore, the proposed demolition of Buildings LA-1, CC-1, and CC-2 would have no adverse impact since these buildings are not considered historical resources. As such, the proposed Project would result in no direct impacts to historic buildings within the Project Site.⁹³

Indirect Impacts

Indirect impacts were analyzed to determine if the proposed Project would result in a substantial material change to the integrity of historical resources located within the 0.25-mile study area of the Project Site that would detract from their ability to convey their significance. A 0.25-mile radius is a standard distance for considering nearby historic resources in a dense, urban environment such as the Project Site, and is also used in the impacts analysis that follows to assess potential indirect impacts from the Project on these resources. The 0.25-mile radius study area is also appropriate here given the development of other properties of varying heights which in effect block views to and from the Project Site to buildings located beyond the 0.25-mile radius. There are five historical resources that have been previously identified within 0.25 mile of the Project Site, and one (the Helms Bakery Complex) that has indirect views of the Project Site. The other resources do not have a direct or indirect view of the Project Site. These resources are identified in Table 1 of this Historic Resources Assessment Report in the "Previous Evaluations" section. All five resources are identified and analyzed below. Because the Project Site sits on the border of Los Angeles and Culver City, the location of each resource is noted in parentheses.

Helms Bakery Complex (master address: 8800 Venice Boulevard)

The Helms Bakery Complex is a grouping of four industrial buildings, straddling the border of Los Angeles and Culver City, bounded by Venice Boulevard, West Washington Boulevard, Hutchinson Avenue, and National Boulevard. Helms Avenue runs through the center of the complex. The Helms Garage (1936) and Helms Hall (1949) are located entirely in Los Angeles and have been assigned status codes of 5S3, 3S, and 3CS by SurveyLA, meaning they appear eligible at local, state, and national level based on survey evaluation. The Helms Bakery Building

⁹³ Potential impacts to archaeological or paleontological resources are outside the scope of this Report. The analysis of archaeological and paleontological resources is studied separately in the "Crossings Campus: Archaeological Resources Assessment Report" from December 2021, prepared by ESA Principal Investigator Kyle Garcia, M.A., RPA; and ESA Cultural Resource Specialist Fatima Clark, B.A.

(1931) and the Beacon Laundry Building (1931) are located primarily in Culver City, although their northern portions are located in Los Angeles. The Helms Bakery Building is a designated Culver City Landmark, and the Beacon Laundry Building is listed at the “Significant” level in Culver City. The buildings have a similar PWA (Public Works Administration) Moderne architectural style with Art Deco elements and are clad in smooth stucco with prominent signage. The Helms Hall building has a more simplified PWA Moderne style and is clad in brick with more restrained ornamentation. Today, the Helms Bakery Complex has been adaptively reused and currently houses commercial businesses.

This Helms Bakery Building is located 20 feet to the east of the Project Site boundary and would remain intact in its current location. The Project would not physically impact or materially impair the Helms Bakery Complex and, therefore, would have no impact to its integrity of location, design, workmanship, or materials. A wide, paved alley separates the properties and there are currently indirect views to and from the Project Site. While land use around the intersection of Washington and National Boulevards has always been commercial and industrial in nature, the setting of the Helms Bakery Complex has evolved over time with the continual demolition and construction of buildings in the surrounding area. This natural evolution of urban development has already altered the historic setting of the Helms Bakery Complex from a low-density commercial strip with mostly one-story buildings to a dynamic live/work district with multi-story complexes. Recent changes to the immediate setting of the Helms Bakery Complex include the construction of 8777 Washington Boulevard, a four-story building immediately adjacent to the Project Site, Ivy Station, a six-story mixed-use complex located directly across National Boulevard from the Project Site, and 8770 Washington Boulevard, the four-story mixed-used building located directly southwest of the Project Site on the corner of Washington Boulevard and Wesley Avenue.

The Project would construct two four- to five-story buildings up to 56–75 feet high, a height that is characteristic for the neighborhood. While the proposed new construction would be larger than the existing improvements on the Project Site that are one-story and approximately 15–25 feet tall, it would not introduce a substantial new scale or massing to the overall existing nearby setting. There is already a four-story building immediately adjacent to CC-2 at 8777 Washington Boulevard, and the construction of additional four- to five-story buildings immediately adjacent to the one-story Helms Bakery Building would have only a limited effect on its immediate setting. The Project is of a scale that is consistent with existing contemporary development in the vicinity, and its construction would represent the continued natural evolution of the commercial neighborhood.

The primary elevations of the Helms Bakery Complex that face north onto Venice Boulevard and south onto Washington Boulevard, would remain visible and unchanged after Project completion. The west elevation of the Helms Bakery Complex that is separated from the Project Site by a wide alley, is mostly plain and unornamented and is used for purposes of loading and unloading. However, the southern end of this west elevation does have windows and decorative details that would now be visible with the removal of CC-2, therefore increasing the visibility of the Helms Bakery Building along Washington Boulevard.

Furthermore, the Project would maintain the current street wall, with identical setbacks along Venice, and National Boulevards. While not entirely consistent, the overall massing of the Project and the Helms Bakery building would be reasonably compatible, and the spatial relationship between the buildings would remain similar to existing conditions. A character defining features of the Project is a strong emphasis on linear form, which echo the decorative concrete lintels and cornice of the adjacent Helms Bakery Building. The corporate contemporary design of the new construction would be distinctive from yet compatible with the Helms Bakery District such that the existing complex would remain largely visible within the built environment in the same way it currently is, although there would actually be increased visibility of the Helms Bakery Building along Washington Boulevard due to the demolition of the existing building at 8771 Washington Boulevard, and the provision of a publicly accessible and privately maintained open space area in its place. The Project would therefore increase visibility of the Helms Bakery building and detract only minimally from the prominence of the Helms Bakery Complex within the built environment.

The Project's effect on the setting of the Helms Bakery Complex does not rise to the level of affecting the integrity of feeling or association, and all other factors of integrity pertaining to the Helms Bakery Complex would remain intact. Therefore, the new construction would not impact the eligibility of the Helms Bakery Complex.

Since evaluation of potential building damages considers the building itself, not the property line, the distance from the vibration sources is calculated at the building edge. The Helms Bakery Complex is located approximately 20 feet to the east of the Project Site boundary, separated by an existing alleyway. This proximity creates potential for impacts from construction vibration. As indicated by the construction equipment list, no pile driving or vibratory pile installation would be used for Project construction. The highest vibration level generated by a large bulldozer would be 0.089 in/sec PPV (the equivalent of 87 VdB) at the reference distance of 25 feet. At a distance of 20 feet from the bulldozer, the vibration level would be approximately 0.126 in/sec (the equivalent of 90 VdB). This level of vibration would be lower than the significance thresholds of 0.3 in/sec PPV for engineered concrete and masonry (no plaster) buildings. Therefore, Project construction would not generate groundborne vibration in excess of the structural damage thresholds for the Helms Bakery building, and impacts would be less than significant.

3380 South Robertson Boulevard; 3340 South Robertson Boulevard; 3377 South Robertson Boulevard; and 3373 South Robertson Boulevard

The remaining resources are all located on the same block in the Palms neighborhood of Los Angeles and are approximately 1,000 feet or more from the Project Site. As such, the indirect impacts from the Project would be the same for all the resources. What follows is a description of each individual resource, followed by an indirect impacts analysis applicable to all four resources.

3380 South Robertson Boulevard (Los Angeles)

The building at 3380 South Robertson Boulevard is a one-story vernacular building originally constructed as an ironworks building in 1938. The building is currently occupied by a bakery and café. According to SurveyLA, the structure is a rare example of 1930s industrial development in Palms and is one of the few remaining examples from this period and was assigned a status code of 3S, 3CS, and 5S3, meaning the structure appears eligible for Local, State, and Federal listing

based on survey evaluation. The building has undergone some alterations to accommodate its change in use and continued operation as a bakery, but it appears to retain a high-level of integrity. 3380 South Robertson Boulevard is located approximately 862 feet (0.15-mile) west from the Project Site and is separated by several streets, including the major thoroughfare of Venice Boulevard. There are multiple buildings, trees and other plantings between the two properties. 3380 Robertson Boulevard is oriented to the north and does not face the Project Site and does not have direct or indirect views of the Project Site. Any potential views of the new construction from the property would be obscured due to the presence of other existing intervening buildings, trees, and streets in the dense urban environment. Thus, the proposed Project would not result in a substantial material change to the integrity of 3380 South Robertson Boulevard or its immediate surroundings that would detract from its ability to convey its significance.

3380 South Robertson Boulevard is located in Palms, a neighborhood that has historically had commercial, industrial, and residential buildings. This mix of usages remains consistent to this day. The proposed Project would also be a commercial development and, as such, the use would be consistent with the existing and historic uses on the street and in the neighborhood. The proposed Project would develop two four- to five-story buildings up to 56–71 feet high, consistent with the surrounding structures that range from one to six stories. The proposed Project would not introduce a substantial new scale or massing to the existing setting, nor would it physically impact or materially impair the district and, therefore, would have no impact to its integrity of location, design, workmanship, or materials. The new construction would not detract from the visibility or prominence of this resource within the built environment and would not detract from the integrity of setting, feeling or association of this resource.

Therefore, the Project would not materially impair the significance of 3380 South Robertson Boulevard. Additionally, it located far enough away from the Project that impacts related to construction vibration would be less than significant. Therefore, indirect impacts are less than significant because the Project would not materially impair this resource or interrupt primary views in a manner that would adversely affect the ability of this historical resource to convey its significance. At the conclusion of the Project, the significance and integrity of 3380 South Robertson Boulevard would remain intact.

3340 South Robertson Boulevard (Los Angeles)

The building at 3340 South Robertson Boulevard is a residential structure constructed in 1919. According to SurveyLA, the building is a rare example of early residential development in a predominantly industrial area in Palms and one of the few extant examples from this period. The building has undergone alterations over the years, including replacement windows. As such, SurveyLA assigned the building a status code as 5S3 and 3CS, meaning that it appears eligible at the Local and State level based on survey evaluation. Due to the alterations, it does not appear eligible for the National Register. 3340 South Robertson Boulevard is located approximately 929 feet (0.20-mile) northwest of the Project Site, and is separated by several streets, including the major thoroughfare of Venice Boulevard. There are multiple buildings, trees and other plantings between the two properties. 3340 Robertson Boulevard does not have direct or indirect views of the Project Site. Any potential views of the new construction from the property would be

obscured due to the presence of other existing intervening buildings, trees, and streets in the dense urban environment. Thus, the proposed Project would not result in a substantial material change to the integrity of 3340 South Robertson Boulevard or its immediate surroundings that would detract from its ability to convey its significance.

3340 South Robertson Boulevard is located in Palms, a neighborhood that has historically had commercial, industrial, and residential buildings. This mix of usages remains consistent to this day. The proposed Project would also be a commercial development and, as such, the use would be consistent with the existing and historic uses on the street and in the neighborhood. The proposed Project would develop two four- to five-story buildings up to 56–71 feet high, consistent with the surrounding structures that range from one to six stories. The proposed Project would not introduce a substantial new scale or massing to the existing setting, nor would it physically impact or materially impair the district and, therefore, would have no impact to its integrity of location, design, workmanship, or materials. The new construction would not detract from the visibility or prominence of this resource within the built environment and would not detract from the integrity of setting, feeling or association of this resource.

Therefore, the Project would not materially impair the significance of 3340 South Robertson Boulevard. Additionally, it is located far enough away from the Project that impacts related to construction vibration would be less than significant. Therefore, indirect impacts are less than significant because the Project would not materially impair this resource or interrupt primary views in a manner that would adversely affect the ability of this historical resource to convey its significance. At the conclusion of the Project, the significance and integrity of 3340 South Robertson Boulevard would remain intact.

3377 South Robertson Boulevard (Los Angeles)

The building at 3377 South Robertson Boulevard is a single-family residence constructed in 1922. According to SurveyLA, the building is a rare example of 1920s residential development in a predominantly industrial area in Palms. The home has undergone alterations over the years, including enclosing its porch. As a result, SurveyLA assigned the building a status code as 5S3 and 3CS, meaning that it appears eligible at the Local and State level based on survey evaluation. Due to the alterations to the structure, the building likely does not retain sufficient integrity for the National Register. 3377 South Robertson Boulevard is located approximately 1,705 feet (0.20-mile) northwest of the Project Site, and is separated by several streets, including the major thoroughfare of Venice Boulevard. There are multiple buildings, trees and other plantings between the two properties. 3377 South Robertson Boulevard does not have direct or indirect views of the Project Site. Any potential views of the new construction from the property would be obscured due to the presence of other existing intervening buildings, trees, and streets in the dense urban environment. Thus, the proposed Project would not result in a substantial material change to the integrity of 3377 South Robertson Boulevard or its immediate surroundings that would detract from its ability to convey its significance.

3377 South Robertson Boulevard is located in Palms, a neighborhood that has historically had commercial, industrial, and residential buildings. This mix of usages remains consistent to this day. The proposed Project would also be a commercial development and, as such, the use would

be consistent with the existing and historic uses on the street and in the neighborhood. The proposed Project would develop two four- to five-story buildings up to 56–71 feet high, consistent with the surrounding structures that range from one to six stories. The proposed Project would not introduce a substantial new scale or massing to the existing setting, nor would it physically impact or materially impair the district and, therefore, would have no impact to its integrity of location, design, workmanship, or materials. The new construction would not detract from the visibility or prominence of this resource within the built environment and would not detract from the integrity of setting, feeling or association of this resource.

Therefore, the Project would not materially impair the significance of 3377 South Robertson Boulevard. Additionally, it located far enough away from the Project that impacts related to construction vibration would be less than significant. Therefore, indirect impacts are less than significant because the Project would not materially impair this resource or interrupt primary views in a manner that would adversely affect the ability of this historical resource to convey its significance. At the conclusion of the Project, the significance and integrity of 3377 South Robertson Boulevard would remain intact.

3373 South Robertson Boulevard (Los Angeles)

The building at 3373 South Robertson Boulevard is a single-family residential building constructed in 1922. According to SurveyLA, the building is a rare example of 1920s residential development in a predominantly industrial area in Palms. The building appears to retain a high-level of integrity and was assigned a status code of 3S, 3CS, and 5S3, meaning that it appears eligible for Local, State, and Federal listing based on survey evaluation. 3373 South Robertson Boulevard is located approximately 1,103 feet (0.21-mile) west of the Project Site. The building at 3373 South Robertson Boulevard does not have direct or indirect views of the Project Site.

Indirect Impacts Analysis: 3380 South Robertson Boulevard; 3340 South Robertson Boulevard; 3377 South Robertson Boulevard; and 3373 South Robertson Boulevard

The Project Site is separated from 3380 South Robertson Boulevard; 3340 South Robertson Boulevard; 3377 South Robertson Boulevard; and 3373 South Robertson Boulevard by several streets, including the major thoroughfare of Venice Boulevard, as well as many buildings, trees, and other plantings. Any potential views of the new construction from the nearby historic resources would be obscured due to the presence of other existing intervening buildings, trees, and streets in the dense urban environment. Thus, the proposed Project would not result in a substantial material change to the integrity of 3340 South Robertson Boulevard; 3377 South Robertson Boulevard; and 3373 South Robertson Boulevard or their immediate surroundings that would detract from its ability to convey its significance.

The buildings at 3380 South Robertson Boulevard; 3340 South Robertson Boulevard; 3377 South Robertson Boulevard; and 3373 South Robertson Boulevard are located in Palms, in a neighborhood that has historically had mixed commercial, industrial, and residential buildings. This mix of usages remains consistent to this day. The proposed Project would also be a commercial development and, as such, the use would be consistent with the existing and historic uses on the street and in the neighborhood. The proposed Project would develop two four- to five-story

buildings up to 56–71 feet high, consistent with the surrounding structures that range from one to six stories. The Project would not introduce a substantial new scale or massing to the existing setting, nor would it physically impact or materially impair the district and, therefore, would have no impact to its integrity of location, design, workmanship, or materials. The new construction would not detract from the visibility or prominence of this resource within the built environment and would not detract from the integrity of setting, feeling or association of this resource.

Therefore, the Project would not materially impair the significance of 3373 South Robertson Boulevard. Additionally, it is located far enough away from the Project that impacts related to construction vibration would be less than significant. Therefore, indirect impacts are less than significant because the Project would not materially impair this resource or interrupt primary views in a manner that would adversely affect the ability of this historical resource to convey its significance. At the conclusion of the Project, the significance and integrity of 3373 South Robertson Boulevard would remain intact.

Cumulative Impacts

Related development projects in the vicinity are identified in Table 13 below. As the Project would not have a direct or indirect impact on any historical resources, there would be no cumulative impacts due to direct or indirect impacts. As detailed in the indirect impact analysis provided above, the Project's indirect effects on proximate historical resources would not meaningfully detract from their visibility or prominence, or from their integrity of setting, feeling or association. Similar to the Project, the indirect effects of other related projects in the vicinity would not detract from views to these resources or adversely affect their ability to convey their significance. In addition, although the Ivy Station and 8777 Washington Boulevard projects are located in proximity to the Project Site, they are both completed projects and would not contribute to combined cumulative impacts associated with potential construction structural vibration effects on the Helms District. Therefore, indirect cumulative impacts on historical resources would be less than significant. Therefore, impacts from related projects are not cumulatively considerable and the cumulative effects from these projects are considered less than significant.

**TABLE 13
LIST OF RELATED PROJECTS**

No. ^a	Location	Jurisdiction	Land Use	Size	Unit
1	5863 Washington Boulevard	City of Culver City	Creative Office	17.5	ksf
2	5773 W Adams Boulevard	City of Los Angeles	Apartments	65	DU
			Retail	2.3	ksf
3	3030 La Cienega Boulevard	City of Culver City	Retail	1.25	ksf
4	3301 S Canfield Avenue	City of Los Angeles	Apartments	50	DU
5	8700 Washington Boulevard	City of Culver City	Apartments	199	DU
			Live/Work Office	17.25	ksf
			Restaurant	5	ksf
			Retail	17.75	ksf

No. ^a	Location	Jurisdiction	Land Use	Size	Unit
6	3200 S La Cienega Boulevard	City of Los Angeles	Apartments	254	DU
7	3321 S La Cienega Boulevard	City of Los Angeles	Mixed-Use Apartments	1,218	DU
			Office	200	ksf
			Retail	100	ksf
8	3336 Helms Avenue	City of Culver City	Condominiums	6	DU
9	3434 Wesley Street	City of Culver City	Apartments	15	DU
			Office	14.237	ksf
10	3727 Robertson Boulevard	City of Culver City	Apartments	12	DU
			Commercial	3.950	ksf
11	3710 Robertson Boulevard	City of Culver City	Apartments	141	DU
			Creative Office	64.2	ksf
			Commercial	30.042	ksf
12	8570 National Boulevard	City of Culver City	Office	24	ksf
			Retail	4	ksf
13	3516 Schaefer Street	City of Culver City	Creative Office	9.338	ksf
14	3939 Landmark Street	City of Culver City	School	50	students
15	8888 Washington Boulevard	City of Culver City	Office	56.559	ksf
			Retail	5.972	ksf
			Apartments	260	DU
16	3401 S La Cienega Boulevard	City of Los Angeles	Office	277.543	ksf
			Retail	2.869	ksf
17	3739 S Cardiff Avenue	City of Los Angeles	Apartments	69	DU
18	8902 Hubbard	City of Culver City	Condominiums	1	DU
19	5860 W Jefferson Boulevard	City of Los Angeles	Office	344.947	ksf
20	4116 Higuera Street	City of Culver City	Condominiums	1	DU
21	3817 Watseka Avenue	City of Culver City	Office	149.439	ksf
22	8511 Warner Drive	City of Culver City	Retail/Restaurant	51.52	ksf
23	3577 S Overland Avenue	City of Los Angeles	Apartments	119	DU
			Restaurant	2	ksf
24	8509 Higuera Street	City of Culver City	School	100	students
			Office	55.477	ksf
			Retail	12.249	ksf
25	9735 Washington Boulevard	City of Culver City	Restaurant	4.147	ksf
26	8631 Hayden Place	City of Culver City	Creative Office	230	ksf
27	3664 S Overland Avenue	City of Los Angeles	Apartments	187	DU
			Restaurant	3.6	ksf
28	9814 Washington Boulevard	City of Culver City	Theater	200	seats
29	3841 S Dunn Drive	City of Los Angeles	Apartments	207	DU
30	LA County	City of Culver City	Community College	92	ksf

No. ^a	Location	Jurisdiction	Land Use	Size	Unit
31	4080 Lafayette Place	City of Culver City	Condominiums	5	DU
32	5950 W Jefferson Boulevard	City of Los Angeles	Office	64	ksf
			Retail	2	ksf
			Restaurant	4	ksf
33	6024 W Jefferson Boulevard	City of Los Angeles	Office	90.054	ksf
			Warehouse	50.775	ksf
			Manufacturing	53.762	ksf
			Coffee Shop	2.2	ksf
34	4044 Lincoln	City of Culver City	Apartments	4	DU
35	10424 W Venice Boulevard	City of Los Angeles	Mixed-Use Apartments	79	DU
36	9405 Jefferson Boulevard	City of Culver City	Office	65.8	ksf
37	10202 Washington Boulevard	City of Culver City	Office	45.85	ksf
38	9615 Lucerne Avenue	City of Culver City	Condominiums	2	DU
39	4044 Madison Avenue	City of Culver City	Condominiums	4	DU
40	10375 W Washington Boulevard	City of Los Angeles	Condominiums	139	DU
			Retail	1.969	ksf
41	4030 La Salle Avenue	City of Culver City	Condominiums	4	DU
42	4164 Lincoln	City of Culver City	Condominiums	2	DU
43	4170 Lincoln	City of Culver City	Condominiums	2	DU
44	3814 Lenawee Avenue	City of Culver City	Single-Family Homes	8	DU
			Assisted Living Facility	110	beds
45	4051 Jackson Avenue	City of Culver City	Condominiums	9	DU
46	9925 Jefferson Boulevard	City of Culver City	Creative Office	51.178	ksf
47	9930 Jefferson Boulevard	City of Culver City	Media Studio	84.475	ksf
48	5870 Jefferson Boulevard	City of Los Angeles	Office	328.867	ksf
49	10626 W Venice Boulevard	City of Los Angeles	Apartments	109	DU
			Retail	3.318	ksf
50	10417 W Washington Boulevard	City of Los Angeles	Apartments	111	DU
			Retail	2	ksf
51	9900 W Venice Boulevard	City of Los Angeles	Apartments	56	DU
			Retail	3	ksf
52	10003 Washington Boulevard	City of Culver City	Apartments	207	DU

NOTES: ksf = thousand square feet; du = dwelling units

Related projects list based on information from City of Culver City and LADOT (May 2022).

SOURCE: Fehr & Peers, 2022.

10.4 Conclusion and Recommendations

ESA analyzed potential impacts to historical resources under the proposed Project and found that there are no historic resources on the Project Site. Therefore, the Project would have no direct impacts to historical resources on the Project Site. Furthermore, while the Project may have minor indirect visual impacts on the Hems Bakery District, the overall integrity of all historical resources in the Project vicinity would not be affected, and cumulative impacts would be less than significant.

Therefore, the Project would have a less than significant impact to historical resources under CEQA.

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Appendix A

Professional Qualifications



Margarita Jerabek-Bray, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History,
University of California,
Los Angeles

M.A., Architectural
History, School of
Architecture, University
of Virginia

Certificate of Historic
Preservation, School of
Architecture, University
of Virginia

B.A., Art History,
Oberlin College

32 YEARS

EXPERIENCE

AWARDS

2020 Gold Nugget Merit
Award, PCBC, Best
Rehabilitation Project

2018 Merit Award,
Environmental Analysis
Document, Association
of Environmental
Professionals

2016 Preservation
Design Award,
Interpretive Exhibit,
California Preservation
Foundation

2014 Preservation
Award, Los Angeles
Conservancy

2014 Westside Prize,
Westside Urban Forum

2014 Design Award:
Westside Urban Forum

2012 Preservation
Design Award,
California Preservation
Foundation

Margarita Jerabek-Bray, Ph.D., has 32 years of professional practice in the United States with an extensive background in historic preservation, architectural history, and historical archaeology. She specializes in American Architecture, Modern and Contemporary Architecture, Urban History and Design, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental review and permitting. She provides expert historic preservation services for environmental review and, when necessary, implements mitigation requirements and preservation treatment measures.

Margarita is a highly experienced and respected authority in the evaluation, management and treatment of historic properties, and is expert in the preparation of legally defensible documentation for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted hundreds of projects for public and private clients throughout California and the United States, and as primary investigator she has authored numerous historic resources technical reports, plan reviews, HABS/HAER/HALS reports, salvage inventories, rehabilitation plans, relocation plans, construction monitoring reports, interpretive programs, as well as curated exhibits, provided input for interpretive websites and assisted in the development of content for documentary films.

Margarita Directs ESA's Southern California Historic Resources Practice, leading a team of historians, architectural historians, and preservation specialists who are a part of ESA's more than 30-member Cultural Resources Group. She has conducted a broad range of planning and technical studies for development projects throughout Southern California. Her relevant on-call contracts with various agencies, policy documents, environmental compliance work, and historic preservation projects are summarized below.

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Santa Monica
Conservancy

Society of Architectural
Historians, Life Member

American Institute of
Architects (AIA),
National Allied Member

Neutra Institute, Fellow

Relevant Experience

Agency On-Call Preservation Contracts. Margarita currently manages ESA's on-call preservation consulting contracts with the City of Santa Monica, City of Hermosa Beach, and serves as principal investigator for historic resources for our on-call contracts with the City of Los Angeles's Department of Public Works Bureau of Engineering, and Los Angeles Unified School District.

Policy Documents. Margarita has contributed her preservation planning expertise to several projects including **Lincoln Specific Plan** (Whittier), and **CPA-7** (Culver Studios). Her knowledge of preservation policy and law is also demonstrated in the **Citywide Survey and General Plan Update** completed by ESA for the City of Hermosa Beach, and the **Culver City General Plan Update**.

City of Santa Monica On-Call Historic Preservation Services, Santa Monica, CA. Project Manager/Principal Architectural Historian. Dr. Jerabek is the primary point of contact and contract administrator for ESA's on-call contract for historic preservation services with the City of Santa Monica. Under her 12-year tenure, ESA's historic division has prepared hundreds of studies including **preliminary assessments, landmark assessments, structure of merit assessments, Secretary of the Interior's Standards plan reviews** and preservation recommendations, **landscape assessments, character-defining features reports** and **CEQA impacts analyses**.

Historic Resources and Preservation Consultation Service for Santa Monica City Hall, City of Santa Monica, CA. Project Manager/Principal Architectural Historian. Prepared a **Section 106 Effects Evaluation** report and provided mitigation services pursuant to a **Memorandum of Agreement for Structural Seismic Upgrades, ADA Improvements, Relocation of Wood Paneling, and Adaptive Re-use of the Historic Jail** under a grant from the Federal Emergency Management Administration (FEMA). Dr. Jerabek was the primary point of contact, provided project management and agency coordination, and served as principal architectural historian for the project. ESA prepared a **HABS report** for the historic jail located in the northeast wing of City Hall; conducted **Plan Reviews** and provided preservation recommendations for the seismic upgrades; reviewed proposed ADA improvements and provided recommendations to avoid impacts; reviewed the wood paneling relocation plans and worked with the City to select a qualified master craftsman and conducted construction monitoring for the project; reviewed the jail rehabilitation project for conversion of the two-story jail into an IT Center and offices and provided design consultation for conformance with the Standards, including in-kind replacement of the historic windows; curated, designed and oversaw installation of an interpretive exhibit in the IT Center lobby. Follow-on services for the City included **Preservation Consultation and Monitoring** for restoration of the entrance to City Hall, and **Paint Analysis** and color recommendations for repainting City Hall. Dr. Jerabek also conducted a **Landscape Analysis** and provided **Plan Reviews** for the City's **Ken Genser Square** and **Tongva Park** projects that received a 2014 *Design Award* from the Westside Urban Forum.

City of Hermosa Beach On-Call Historic Preservation Services. Project Director. ESA has performed a number of surveys, Certificate of Appropriateness, and CEQA compliance reviews for historic structures while serving as a historic preservation consultant for the City of Hermosa Beach. Projects include historic resources surveys on three of the oldest commercial buildings in the downtown area of Hermosa Beach for the City of Hermosa Beach: **Bank of America Building** at 90 Pier Avenue, the **Hermosa Hotel** at 26 Pier Avenue, Art Deco-style **Community Center**, and the Neoclassical Revival-style **Bijou Theatre** located at



1221-1227 Hermosa Avenue. ESA prepared a comprehensive assessment of each building, and reviewed all plans for compliance under the local preservation ordinance and CEQA, which stipulate the use of the Secretary of the Interior's Standards for Rehabilitation as mitigation. Upon implementation of rehabilitation work on the Bijou, ESA also monitored all construction work until final completion. ESA was later commissioned to undertake a Certificate of Appropriateness and CEQA compliance review of interior tenant improvements to the Bijou Theater for conformance with the Secretary of the Interior's Standards. ESA has carried out site reviews of the work to examine the scope and nature of selective demolition and new construction, provided guidance on technical preservation matters, and undertook a substantial completion review of the works. Most recently, ESA provided project review for tenant improvements, and conducting construction monitoring and oversight for restoration of ornamental plasterwork in the Bijou Building. Additionally, ESA provided paint analysis and restoration treatment recommendations for the Art Deco-style Hermosa Beach Community Center.

Hermosa Beach General Plan Update and EIR, City of Hermosa Beach, CA. Project Manager for Cultural Resources/Principal Architectural Historian. Managed ESA's Cultural Resources scope of work and collaborated with Raimi & Associates and PMC to provide consulting services to the City of Hermosa Beach for preparation of a **Comprehensive Integrated General Plan and Coastal Land Use Plan Update and EIR Focused on Sustainability and Low Carbon Future**. Directed city-wide reconnaissance survey to identify potentially eligible historical resources. Developed historic contexts and themes for the City's historical resources. Reviewed and provided recommendations for revisions to the preservation ordinance. Provided input for preparation of historic preservation goals and policies for the General Plan update. Managed preparation of the cultural resources technical report, and oversaw preparation of the historic resources, archaeological and paleontological discussions and analyses for the EIR.

City of Long Beach, Environmental Consultation and HABS Documentation. Margarita has assisted the City of Long Beach by preparing documentation for the **City Hall and Library Complex HABS** and associated landscape plaza; she provided historic resources support for the City's EIR, and prepared documentation for the **Atlantic Theater HABS** and an **Interpretive Exhibit** for installation in the new North Long Beach Public Library.

City of Whittier, Preservation Consultation Services for the Public Library Rehabilitation Project. Margarita lead a **Historical Resources Assessment and Impacts Analysis** and provided design consultation for rehabilitation of the Modern-style Whittier Library. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. ESA found that the library possesses sufficient historical significance and architectural merit to convey its significant as an individual resource under National Register Criteria A and C. Margarita's role on the project was to direct and manage the ESA project team, coordinate with the architect and City, provide review and internal quality assurance/quality control to the ESA team in the preparation of both the Historic Resources Assessment to evaluate the significance and integrity of the building, as well as for the plan review that was conducted to evaluate the proposed project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and hearing attendance. ESA is

currently completing a **HABS report** as baseline documentation for the rehabilitation project.

City of Burbank, Historic Preservation Consultation Services. Margarita directed preparation of ESA's historic resources technical report and CEQA impacts analysis, and prepared the historic section of the **IS/MND for the Burbank Reservoir No. 1 Replacement Project**, which evaluated the eligibility of the Burbank Reservoir facility and analyzed the potential impacts of the Project for compliance with the CEQA. Margarita directed preparation of ESA's historic resources technical report and historic resources EIR section for the **Burbank Bob Hope Airport Replacement Terminal Project EIR**, which evaluated the eligibility of the buildings and structures for eligibility as a potential historic district and as individual resources, and analyzed the potential impacts of the Project for compliance with the CEQA. While the Airport did not appear eligible as a historic district, ESA evaluated 11 hangars and buildings over 45 years in age as potential individual resources. The majority of the buildings and structures were found ineligible, however, Hangars 1 and 2, which are the earliest intact hangars, were recommended eligible for the National Register, California Register, and for local listing. Under contract with the City of Burbank, Margarita managed and conducted a historic resources impacts analysis and plan review for **Rehabilitation of the Casting Building** as a Fitness Center, by Marmol Radziner and Associates, AIA, located in the Disney Studio's Historic District. The Project repurposed and expanded the existing 4,000 square feet Casting Building on the Studio Lot by about 8,700 square feet for an Employee Fitness Center adjacent to the historic Commissary. Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to rehabilitate the Casting Building as a fitness center. To reduce potential impacts, Margarita prepared a HABS report to record the Casting Building in professional large format HABS photographs and a narrative history and description of the building.

SoCal Historic Resource Surveys. Margarita has managed and conducted several large historic resources survey projects including three surveys for the **Adelante-Eastside** (Boyle Heights), **Wilshire Center/Koreatown**, and **Normandie 5** redevelopment areas that were among the earliest to utilize *SurveyLA* tools and methods and to employ the Multiple Property Documentation Approach, working in close collaboration with the Los Angeles Office of Historic Resources. These surveys have been incorporated into the **Los Angeles Citywide Survey**. Other notable accomplishments include **Hermosa Beach Citywide Survey**, and **Santa Monica North of Wilshire Survey** for which she served as Project Director.

Mills Act Applications and Architectural Conservation. Margarita has assisted applicants in Los Angeles, Beverly Hills and West Hollywood with the preparation of Mills Act Applications. Her expertise in the preservation of Modern architecture is represented by the Landmark nomination and Mills Act Application for Victor Gruen's **Rosenstiel Residence**, 1210 Coldwater Canyon Drive in Beverly Hills. Her forward-looking landmark nomination for a Mills Act application for the Post-Modern **Sun Tech Townhomes** in Santa Monica, illustrates her broad ranging knowledge in resources of the recent past. Her conservation and interpretation skills are represented by the award-winning **Montebello Home Savings and Loan** project that involved cleaning and restoration of the historic bank building and art works designed by Millard Sheets Studio, and design and installation of a 5-panel interpretive exhibit and rediscovery of a lost tapestry originally designed for the building, for which she received a *California Preservation Design Award, 2016*. Her in-depth and award-winning preservation work includes the **RMS Queen Mary Survey of Fine**



and Decorative Art, the RMS Queen Mary Historic Structure Report, and the Queen Mary Conservation Management Plan (*California Preservation Foundation Preservation Design Award, 2012*).

Environmental Documentation and Compliance with CEQA. Margarita has prepared a full range of CEQA documentation for historic preservation projects throughout greater Los Angeles including Categorical Exemption Letters, assessments and plan reviews for Certificates of Appropriateness, Initial Studies/MNDs, Focused EIRs, and EIRs. A partial list of important environmental documents for projects in Los Angeles involving substantial historical analysis completed by Dr. Jerabek-Bray includes the **LAX Specific Plan Amendment Study EIR, Academy of Motion Pictures Project EIR, The New Century Plan EIR for Westfield, Washington Square EIR, Sunset Doheny Mixed-Use EIR, One Santa Fe Mixed-Use MND, Lindbrook & Gayley Mixed-Use MND, 6230 Sunset Mixed-Use Project EIR, Hollywood Center EIR, Palladium EIR, Sunset and Crescent Heights EIR, and Yucca and Argyle EIR.** In Santa Monica she contributed to the **Fairmont Miramar Hotel & Bungalows Revitalization Plan EIR, St. John's Health Center Development Agreement Addendum EIR, Santa Monica Pier Gangway Project and Phase 4 Structural Upgrade,** and CEQA support for the **Santa Monica-Malibu Unified School District-Wide Facilities Plan.** In Pasadena her experience includes the **Glenarm Power Plant Repowering Project EIR.** In Long Beach she provided expertise and support for the **Art Exchange Redevelopment Project EIR** support, and the **Golden Shore Master Plan EIR.**

Educational Facilities and University Campuses, CA. Principal Investigator/Project Manager. Dr. Jerabek-Bray has conducted numerous evaluations of school and university campuses throughout Southern California. Under ESA's on-call contract with the Los Angeles Unified School District, she has managed and completed over 30 task orders involving historic resources, including campus assessments, character-defining features analysis, and project reviews for compliance with CEQA. For example, Margarita managed and conducted preparation of a historic resources technical report for Jefferson High School and provided preservation design consultation for this site-specific school upgrade and modernization project under the District's School Upgrade Program (SUP). The proposed project included the rehabilitation of existing character-defining buildings and landscapes, demolition and removal of non-contributing buildings, and construction of new facilities. Rehabilitation work included modernization and seismic upgrade to existing buildings. Because the school site is considered a historical resource under CEQA, Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to reduce potential project impacts to less than significant. Once project plans were developed, Margarita oversaw review of the proposed project by ESA historic staff and completed impacts analysis findings regarding potential project impacts to identified historical resources that would be affected by the project. Margarita also provided project management, oversight and contributed to the preparation of CEQA and NEPA procedural guidelines to help the Los Angeles Unified School District (LAUSD) to comply with the historical resources requirements of CEQA and NEPA, and to implement practical approaches to preserving culturally significant resources whenever possible. The LAUSD's Office of Environmental Health and Safety requested the preparation of CEQA and NEPA guidelines, in addition to design guidelines and treatment approaches, specifically in support of the School Upgrade Program, and generally to guide ongoing repair and maintenance work on these sites. The guidelines build upon the District's ongoing efforts to identify historical

resources, including the recently updated Historic Context Statement, survey of 55 campuses, creation of an ArcGIS-compatible database with current and previous survey results, and a Historic Resources Inventory. Dr. Jerabek-Bray worked with LAUSD and facilities staff to determine the scope, class, and type of projects that would impact historical resources and need to be addressed in the procedural guidelines. As a final work product, Dr. Jerabek-Bray authored a CEQA and NEPA procedural guidelines document that included the following sections: introduction, regulatory setting, environmental setting, project description, management and planning guidelines, procedural flow charts for CEQA and NEPA/Section 106, and standard mitigation measures.

Margarita served as the project manager and principal investigator for the district-wide cultural resources survey for Long Beach Unified School District (LBUSD) which included the evaluation of 70 potentially eligible District school facilities for listing in the National Register and California Register, and included preservation guidelines for the district-wide facilities modernization program. She conducted CEQA Compliance reviews for select projects including rehabilitation of Long Beach Polytechnic Auditorium and Woodrow Wilson Auditorium. Margarita completed a district-wide historic resources survey for the Santa Monica Unified School District, and provided preservation consultation for modernization and additions to selected school sites.

As part of the larger USC Master Plan Project Margarita prepared a historic resources analysis for the USC Student Union Project IS/MND evaluating the Formalist Modern Norman Topping Center and impacts to the adjacent Commons Building and surrounding historic district. She also prepared a HABS report for the Schoenburg Institute at USC. Other HABS reports for educational facilities include the Gymnasium at the University of La Verne, and the Administration Building at Harvard-Westlake Academy.

Harkham Hillel Hebrew Academy Renovation and Expansion Project, Historic Resources Assessment and Impacts Analysis, Beverly Hills, CA. *Principal Investigator/Project Manager.* Margarita directed the historic significance analysis of two school buildings—the original Oakhurst Building designed by master architect Sydney Eisenshtat in 1963 in the Modern Style and the Doheny Building constructed in 1989 and designed by Harshad Patel. She oversaw preparation of an intensive-level Historic Resource Assessment Report for the two buildings in accordance with the California Office of Historic Preservation's requirements for preparing historic resource evaluation reports. ESA found that the Oakhurst Building is eligible for listing on the National Register of Historic Places and the California Register of Historical Resources under criteria A/1 and C/3, but it did not meet the requirements for local eligibility under the City of Beverly Hills criteria. The client plans to rehabilitate the existing buildings, which would be updated for current use and continue to function as school buildings. The proposed project would add two additions to the rear of the property in order to accommodate additional classroom and gymnasium space. Margarita oversaw preparation of a character-defining features analysis and provided design consultation for conformance with the Secretary of the Interior's Standards to reduce potential project impacts to less than significant. She also conducted an impacts analysis of the proposed project and prepared a preservation plan that was incorporated into the project as a project design feature to ensure the project would meet the Secretary's Standards for Rehabilitation. The project has been reviewed and approved by the City of Beverly Hills as an Initial Study/Mitigated Negative Declaration.

Rehabilitation of the Dunbar Hotel, 4255 S. Central Avenue, Los Angeles, CA.

Project Manager/Principal Architectural Historian. As a Project Manager, Dr. Jerabek-Bray directed a careful space-by-space inventory of character-defining features (including all windows) associated with the Dunbar Hotel's period of significance (1928-1970). This included photo documentation of each feature along with a written description, condition, and treatment options. ESA recorded 425 character-defining features and spaces into an electronic database. Dr. Jerabek was principal author for the rehabilitation report that included a project description, methods, historical background and construction history, accompanied by historic photographs, an architectural description of existing conditions, a maintenance plan for high-integrity features, a restoration plan for low-integrity features, and a replication plan. The written report also provided a list of any issues and concerns that should be taken into account during the building rehabilitation and for the long-term preservation of the Dunbar Hotel. The hotel reopened in June 2013 as a senior living facility amidst local fanfare, "An encore for the historic Dunbar Hotel," Los Angeles Times, June 11, 2013. The project was the recipient of the 2014 *Westside Prize* from the Westside Urban Forum and recipient of a 2014 *Preservation Award* from the L.A. Conservancy.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Project Manager/Principal Architectural Historian.*

Since late 2014, Dr. Jerabek-Bray and ESA's Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. Dr. Jerabek is the point of contact for historic services, attends client and city meetings, attends public hearings, provides technical direction and advice, directs and conducts the preparation of report deliverables, directs and conducts construction monitoring, and acts as the City's preservation officer for the Innovation Plan. The Plan will transform the 14.3-acre Studio into a new media production hub, keeping the Studio on the vanguard of changing production practices in the entertainment industry. The Culver Studios is a motion picture studio in downtown Culver City established in 1919 by Thomas Ince, and eventually became the home of RCA, one of the "Big Eight" major motion picture companies in the Los Angeles metropolitan area. The Studio was the production site of historically significant motion pictures like King Kong, Gone with the Wind, and Citizen Kane. The Innovation Plan will restore and re-group historic structures adjacent to the Mansion, build new support buildings near existing historic sound-stages, and establish a creative campus in the core of the 14.3-acre studio lot. The Studio's 100-year history will be showcased, historic bungalows will be preserved, and original landscaping in front of the Mansion will be restored. The Innovation Plan balances the need to provide state-of-the-art studio facilities, while retaining the Studio's unique ambiance and prominent place in the community. ESA surveyed and evaluated the Studio's historical resources, provided input to the development of The Plan to reduce impacts to historical resources, completed HABS report for Bungalows S, T, U and V, prepared a Relocation and Rehabilitation Plan for the bungalows, conducted construction monitoring for relocation of the bungalows, conducted plan reviews for tenant improvements to the Mansion and associated historic buildings in the historic core, conducted a landscape analysis, and provided documentation and input for the landscape restoration. ESA also prepared the environmental documentation for The Innovation Plan EIR, and is

implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio.

Historic Resources and Preservation Consultation Services for the Redevelopment of the Fred C. Nelles State Reform School, Whittier, CA. *Project Manager/Principal Architectural Historian.* The Fred C. Nelles Correctional Facility is a listed California State Landmark, and is significant as the state's first reform school for boys. The 1920s-1930s Tudor Revival-style campus is currently vacant and will soon be redeveloped as a multi-use residential and commercial project, "The Groves", entitled under the certified Lincoln Specific Plan EIR. For over a decade, Dr. Jerabek-Bray has been providing Historic Resources and Preservation Consultation services to the developer, Brookfield Homes. Work began with preparation of a historic resources assessment report to clarify the regulatory status and assessed the potential eligibility of a historic district. No district was found to be present, but eight individual resources were identified. Margarita conducted an opportunities and constraints analysis and provided input to the developer on managing impacts to historic resources and the feasibility of adaptive reuse of the individual buildings for the project. She directed preparation of feasibility studies for the EIR, that were peer reviewed by the City's consultants. She provided peer review of the Lincoln Plan EIR on behalf of the developer, and attended city meetings and hearings for the EIR. Once the EIR was certified, she worked with the developer's architect to prepare rehabilitation plans for the individual resources to be retained and adaptively reused. The rehabilitation plans were peer reviewed by the City and the City's preservation consultant. She directed ESA's historic team in the completion of a HABS/HALS for the campus, with photography by Positive Image. She also worked with Eye-Glass Productions on a documentary film, and oral histories. Dr. Jerabek-Bray assisted the client to implement a full suite of mitigation measures including a heritage trail, a signage program, oral histories, salvage program, and construction monitoring for rehabilitation historic buildings. She recently completed consultation services and construction monitoring for adaptive reuse of the school's Commissary as a community center (The Commons), which is the first historic building to be restored. The Commons project received a Gold Nugget merit award (2020) for best rehabilitation project from Pacific Coast Builders Conference (PCBC).

Home Savings and Loan Art and Architecture Conservation Services, Interpretive Exhibit, Montebello, CA. *Project Manager/Principal Investigator.* Margarita provided project management and oversight for the conservation work of the art and architecture and an interpretive exhibit for the Montebello branch of Home Savings and Loan Association. Constructed in 1973, the Montebello branch was designed by Millard Sheets (1907–1989), an accomplished, nationally prominent artist and designer, with integrated art works by the Millard Sheets Design Company. The building and art works were preserved in preparation for the building's new use as a medical office by PIH Health. ESA provided oversight for the conservation work undertaken by Preservation Arts. Additionally, Margarita assisted with the development of a project schedule, conducted conservation monitoring and documentation, and provided project oversight during the implementation of the conservation project to ensure that the cleaning and repair of the art works and exterior architectural materials was conducted in accordance with accepted standards for art and architectural conservation work, that the work completed is of acceptable quality, and that the project stayed on schedule and within budget. After the conservation work was completed, she oversaw the development of an interpretive exhibit to

beautify the interior and protect the building's important art, architecture, and history. The exhibit contains professionally mounted permanent narrative panels and photographic enlargements with captions illustrating the key information about the Montebello Branch and its historic use. One of the highlights of the interpretive exhibit is a reproduction of the original tapestry hung its original location for which ESA coordinated with the Mingei International Museum. The project was the recipient of a prestigious 2016 *Preservation Design Award* from the California Preservation Foundation.

Rancho Los Amigos South Campus EIR, County of Los Angeles, Department of Public Works, Downey, CA. *Project Manager/Principal Architectural Historian.* The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the "Los Angeles County Poor Farm" that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff's Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA lead the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This included a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also served in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.



Shannon L. Papin

Cultural Resource Specialist IV

EDUCATION

MA in Historic Preservation (American Studies Department)
George Washington University Washington, DC

BA in English (Writing)
Rhodes College
Memphis, TN

22 YEARS EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Approved Consultant,
California Historical Resources Information System Consultant List (History & Architectural History)

Certified Historian & Architectural Historian,
New Mexico SHPO Directory

Approved Historian, City of Santa Fe, NM

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians, Member

National Trust for Historic Preservation and NTHP Forum, Member

Preservation Action, Member

Shannon is a Senior Architectural Historian and Cultural Resource Specialist with 22 years of professional experience in architectural history, cultural resource management, and historic preservation planning, policy, and economics. She has authored historic resource assessment, State and National Register Nominations, historic structure reports, CEQA Impacts Analysis, feasibility studies, LAHCM nominations, and HABS/HAER reports.

Relevant Experience

Los Angeles Historic Cultural Monument Nomination, Kun House II, Los Angeles, CA

Project Manager. Prepared LAHCM nomination for the Joseph Kun House II, 1950 residence designed by Richard Neutra.

CEQA Impacts Analysis, 1715 – 1739 Bronson Avenue, Los Angeles, CA. *Project Manager.* Analyzed the potential impacts of construction of a 24-story, mixed-use project in Hollywood, adjacent to the historic Lombardi House for compliance with CEQA impacts threshold and for conformance with the SOI Standards.

Environmental Impact Report, 400 S. Central Avenue, Los Angeles, CA.

Senior Architectural Historian. Managed cultural portion of CEQA environmental review process, focusing on ten cold-storage facilities as potential historic resources, including eligibility evaluations, analysis of projects impacts and recommendations on adaptive reuse and mitigation.

Pasadena Avenue Historic District, Pasadena, CA. *Project Manager.* Completed re-survey and prepared State and National Register Nomination of historic district that included approximately 130 residential resources.

Historic Structure Report, New Mexico Veteran's Home, Truth or Consequences. *Project Manager.* Served as the Project Manager on the preparation of an Historic Structure Report for a 1937 hospital for crippled children, including historic narrative and context, evaluation of significance, documentation of original construction and later modifications, and historic preservation recommendations.

State & National Register Nomination, Ashley Pond Residence (535 East Palace Avenue), Santa Fe, NM. *Project Manager.* Prepared State and National Register nomination of a 1925 residence and compound designed by John Gaw Meem.

Multiple Property Documentation Form for the Cañon neighborhood, Taos, NM. *Project Manager.* Initial neighborhood survey, individual nominations for three resources, and associated historic context. Properties listed included a residential compound, a guesthouse/hotel and a community chapel.

Architectural Survey of the Sioux Falls Historic District & Pettigrew Heights neighborhood, Sioux Falls, SD. *Project Manager.* Served as the Project Manager on the re-survey of a 1974 National Register district, including approximately 240 residential resources. New survey of an adjoining neighborhood with approximately 120 residential resources. Survey reports with recommendations on district expansion and new district possibilities.

County-wide Architectural Surveys, South Dakota. *Project Manager.* Served as the Project Manager on four county-wide architectural surveys, including integrity evaluation, identification of potentially significant resources for inclusion in the National Register of Historic Places; research and writing of an accompanying historic context.

- Tripp County: 1,617 square miles, 351 surveyed resources.
- McPherson County: 1,152 square miles, 168 surveyed resources.
- Walworth County: 745 square miles, 211 surveyed resources.
- Moody County: 521 square miles, 204 surveyed resources

Cultural Resource Surveys. Phase I and II cultural resource surveys including Section 106, Section 4F, and NEPA compliance. Project duties included consultation with states, local municipalities, tribes and planning consultants, as well as overseeing the archaeological portion of the survey.

- Cold War Era Properties Survey, Shaw Air Force Base, Sumter, SC
- Property Surveys for EA, Fort Bliss Army Base, El Paso, TX
- Portales Railroad Depot Focus Area, Portales, NM
- Washington Avenue Pedestrian Improvements, Lovington, NM
- Environmental Assessment, Water Control Facilities, Montezuma, NM
- Interstate 25 Landscape Improvements, Glorieta/Rowe, NM
- 12.68-mile Pipeline Expansion, Bosque, NM
- Housing Rehabilitation Project, Santo Domingo Pueblo
- NM Visual Impact Assessment, various Plateau Cell Towers, NM
- Construction at Day School Complex, Picuris Pueblo, Penasco, NM
- Santa Fe County Courthouse, Santa Fe, NM

Historic American Building Surveys, Walker Air Force Base, Roswell, NM. *Project Manager.* Building documentation (HABS Level III standard) of three buildings at the former Walker Air Force Base as well as the former Roswell Airfield Terminal Building



Historic American Building Surveys, Kirtland Air Force Base, Albuquerque, NM. *Project Manager.* Building documentation (HABS Level II standard) of the 21st EOD Headquarters at Kirtland Air Force Base.

Historic American Building Surveys, White Sands Missile Range, Alamogordo, New Mexico. Building documentation (HABS Level II standards) of the old Officer's Club at White Sands Missile Range.

**Director of Communications and State Services
National Conference of State Historic Preservation Officers
Washington, DC**

Served as the primary liaison and resource for all fifty-nine State Historic Preservation Offices and represented NCSHPO to Congress and the federal government as well as the press, partner organizations and general public. Worked extensively with the National Park Service and the Advisory Council on Historic Preservation and served on task forces dealing with the Section 106 review process, the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and National Register Criteria and Processes.

**Development Assistant
CarrAmerica Urban Development, Inc.
Washington, DC**

Assistant for multiple downtown development projects including a mixed-use project of approximately 450,000 square feet combining office, residential and preferred arts retail in three historic buildings along with new construction. Duties included assistance with project approvals, design review, due diligence, acquisition and development documents, pro forma analysis as well as working with public and private groups to garner support and necessary approvals.



Claire Cancilla

Architectural Historian

EDUCATION

MS, Historic Preservation, Columbia University Graduate School of Architecture, Planning, and Preservation

BA, History, Occidental College

3 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians Member

California Preservation Foundation Member

National Trust for Historic Preservation Member

Vernacular Architecture Forum Member

Preservation Alumni Member

AWARDS

Zabar Family Scholarship, Preservation League of New York State, 2020

Cleo and James Marston Fitch Prize, 2019

Avery Scholar, Columbia University Historic Preservation Program, 2018-2020

Outstanding Honors Thesis in History, Occidental College, 2016

Claire is an architectural historian with 3 years of professional and academic experience. Her background is in history, digital documentation, materials conservation, and historic preservation with a specialty in modern American architecture of the 20th century. Claire has conducted preservation work in diverse geographic locations, including Los Angeles, Laguna Beach, Agoura Hills, Beverly Hills, Sequoia National Park, New York City, and Venice, Italy. She has completed historic resources surveys on the individual and neighborhood level, National Register nominations and determinations of eligibility, material assessments and conditions reports, as well as reports for non-profits with recommendations for developing programs and increasing audience engagement.

Relevant Experience

5652-5654 Fountain Avenue Historic Resources Assessment, Los Angeles, CA.

Architectural Historian. The client proposed the redevelopment of a site with a previously identified historic resource, an American Colonial Revival residential building constructed in 1919. Claire authored the Historic Resource Evaluation (HRA) to document the building's history, which included extensive research about the building, its site, neighborhood development, and an analysis of the building's material and design integrity.

Kun House II L.A Historic Cultural Monument Nomination, Los Angeles, CA.

Architectural Historian. Claire co-authored the Los Angeles Historic Cultural Monuments Landmark nomination for Kun House II, designed by master architect Richard Neutra. The nomination involved archival research and physical inspection of the property as well as an analysis of the home's significance as an example of Neutra's small-scale residential designs.

7 Oakmont Drive Character Defining Features Matrix, Los Angeles, CA.

Architectural Historian. Claire identified character-defining features of the Paul Revere Williams Los Angeles Historic Cultural Monument residence at 7 Oakmont Drive and provided preservation recommendations and treatments in anticipation of a rehabilitation and exterior addition to the home.

1001 North Roxbury Drive Historic Resource Assessment, Beverly Hills, CA.

Architectural Historian. Claire assessed the eligibility of a Regency Revival residence in Beverly Hills. The report involved intensive research into the builder of the residence, Carleton Lyle Burgess, and a comparison of the subject property to other work built by Burgess in Beverly Hills.

28307 Agoura Road Historic Resource Assessment, Agoura Hills, CA.

Architectural Historian. Claire authored a Historic Resource Assessment for a 1940s commercial property in Agoura Hills. Work involved researching the rural character and history of Agoura Hills, conducting research at the Agoura Hills Library and Building Division, identifying occupants of the structure, and assessing the property's eligibility.

1051 Marine Drive Historic Resource Assessment Laguna Beach, CA.

Architectural Historian. Claire wrote a Historic Resource Assessment for a residential structure on the coast in Laguna Beach. Work involved intensive research on the home's original owner as well as a contextual analysis of the integrity of the neighborhood surrounding the subject property to assess its eligibility under national, local, and state criteria.

989 Cliff Drive Historic Resource Assessment and Impacts Analysis, Laguna Beach, CA. *Architectural Historian.* Claire wrote a Historic Resource Assessment and conducted an impacts analysis for a proposed alteration to a garage at a historic residence in Laguna Beach. Work involved identifying adjacent resources, analyzing potential indirect, direct, and cumulative impacts, as well as through research and documentation of the residence itself.

Culver Crossings Historic Resource Assessment and EIR, Culver City, California. *Architectural Historian.* Claire authored a historic resource assessment of a large industrial site located on the border of Los Angeles and Culver City for a proposed redevelopment. Work involved research on the property and its history as well as an evaluation of the site's eligibility.

"William L. Pereira's Modern Architecture in Los Angeles: History and Preservation Challenges," Graduate Thesis, Columbia University. *Author.* Claire wrote a 200-page thesis on Modern architect William Pereira and his work in Los Angeles with a focus on three projects facing demolition. Her original research included a three-week archival research trip to Los Angeles and interviews with people who worked for and advocate for Pereira's work.

Determination of Eligibility (DOE), Cedar Grove, Sequoia and Kings Canyon National Parks, Three Rivers, California. *Architectural Historian.* Claire lived and worked out of Sequoia National Park to develop a National Register Determination of Eligibility for the Cedar Grove area of Kings Canyon as part of the park's section 110 compliance. Claire's work included conducting archival research, site visits and field work, and conditions assessments of the structures in Cedar Grove. The work culminated in a full determination of eligibility for the area which will be used to guide future Park projects.

Victoria Theatre Historic Resource Report, Harlem, New York. *Author.* Claire was the sole author of a historic resource report that thoroughly documented more than 100 years of the architectural, social, and cultural development of the Victoria Theatre located on 125th Street in Harlem, New York. The report involved

conducting image and archival research at repositories throughout New York City and synthesizing thousands of pages of research into a succinct report. The report provided the foundation for a historical exhibition on the Victoria's history that will be in the theater's lobby as part of a large-scale commercial redevelopment.

National Register Nomination, Moslem Mosque, Williamsburg, Brooklyn.

Author. Claire was the sole author of a National Register nomination for the Moslem Mosque located in Williamsburg, Brooklyn. The Moslem Mosque is one of the oldest mosques in the United States, founded by Muslim Lipka Tatars who emigrated to Brooklyn from modern-day Lithuania, Belarus, and Poland. The nomination focused on the mosque as a social and cultural resource that served as a bridge to help ease the transition of Tatar immigrants to New York City.

The A&E System, Temple Hoyne Buell Center for the Study of American Architecture at Columbia University.

Co-author. Claire contributed to the research and writing of the Buell Center's publication entitled *The A&E System*. This publication focused on examining the systems of large architecture and engineering firms in the United States, delving into specific projects done by these firms as well as the stakeholders, managers, stewards, and clients who make these projects happen.

Digital Documentation, Piazza di Malta, Venice, Italy. *Graduate Student.* Claire worked as part of a ten-person team to digitally document the Piazza di Malta, owned by the Knights of Malta, in Venice, Italy. Work conducted included photogrammetry and 3D modelling of the site's historic altar which was moved to the church during Napoleon's reign; conditions assessments, photogrammetry, and Lucida scanning of tombstones within the Piazza; and 3D Faro scanning of the full complex resulting in an interactive digital model of the site.



Anokhi Varma

Architectural Historian

EDUCATION

M.Sc. Historic Preservation University of Colorado, Denver 2013

B. Arch. Sarvajanik College Surat, India. 2010

5 YEARS EXPERIENCE

CERTIFICATIONS/REGISTRATION

Registered Architect

Council of Architecture, India #CA/2015/68539

Experienced Conservation Architect with a demonstrated history of working in the architecture & planning industry. Areas of expertise include Historic Structure Assessment, NRHP Nominations, Secretary of Interior Standards, LiDAR Scanning, HABS/HAER/HAL documentation, Construction Monitoring, Preservation Design and Consultation and Cultural Resource Management. Skilled in AutoCAD, Adobe Design, Revit. Strong arts and design professional with an MSc Historic Preservation focused in Historic Preservation and Conservation from the University of Colorado at Denver.

Relevant Experience

5426 San Fernando Road Historic Due Diligence Services, Glendale, CA

Coauthored 5426 San Fernando HRA report, conducted building permit search and construction history for a cluster of 6-7 buildings on the site.

Bijou Building Historic Theater Tenant Improvements Project, 1221 Hermosa Ave., Hermosa Beach, CA

Conducted construction Monitoring during various stages of construction including Structural installations, repair and rehabilitation of historic brick wall, removal and reinstallation of historic wood stage. Prepared relevant reports and provided preservation consultation, subsequently identifying, documenting the historic features to be retained and observing the restoration process in conformance with Secretary of Interior Standards and in coordination with the client and contractor.

2311 N Hollywood Way Historic Resources Assessment, Burbank, CA

Coauthored 2311 N Hollywood way HRA report, conducted building permit search and construction history the building on the site.

1499 Carla Ridge Historic Resources Assessment, Beverly Hills, CA

Coauthored 1499 Carla Ridge HRA report, conducted building permit search and construction history the building on the site.

1145 N. Hillcrest Road, Historic Resources Assessment, Beverly Hills, CA

Coauthored 1145 N. Hillcrest Road HRA report, conducted building permit search and construction history the building on the site.

First Street Elementary School- LAUSD, Character Defining Features Matrix, Boyle Heights, CA

Conducted a site visit to identify the character defining features in order to generate a matrix for the character defining features, segregate primary, secondary and contributing features and provide appropriate means and methods of preservation.

Restoration and Adaptive Reuse of 14th Century Surat Castle, Surat, India

Served on a team of experts tasked with making decisions comprised of archaeologists, architects, and engineers for the Surat Municipal Corporation, City of Surat. Prepared a design brief inclusive of architectural conservation design, adaptive reuse plans, interior design, utility services, site development, design and landscape design. Coordinated and supervised archaeological digs, endoscopic tests, nondestructive tests, and prepared a comprehensive assessment report recounting condition of the various construction layers of the Castle. Managed a team of junior architects and interns, scheduled Prepared construction documents based on the design briefs, condition assessment recommendations and building codes along with maintaining the integrity of the heritage site. Curated furniture and antiquities, developed branding, and created display content to showcase Castle as a historic exhibit and prevalent construction practices of the Tughlaq, Mughal, Dutch and British Surat. (Project Area: 107,640 Square Feet)

Revival of Irish Presbyterian Mission Chapel, Surat, India

Prepared redesign proposal and construction documents based on the evaluation of a 110-year-old gothic chapel with documentation and condition mapping and supervised onsite conservation work.
(Project Area 3767 Square Feet)

Restoration and rejuvenation of historical edge of Gandhi Garden (Victoria Garden), Surat Municipal Corp., India

Part of the Urban Renewal project of historic district of the city. Rejuvenation, pedestrianization and development of the early 19th C Gandhi garden of historical edge.
(Project Area 7,007 Square Feet)

Heritage development of area between four historic gates of Vadodara, Vadodara Municipal Corp., India

Conducted archival research, on-site study of construction techniques, study of historical maps, investigative research to look for footprints, conduct authentic restoration and revival of the historical precinct to make it an inherent component of the urban social space.
(Project Area 21,000 Square Feet)

Restoration and Adaptive Reuse of Juni Sudhrai, Surat Municipal Corp., India

Conducted an evaluation of early 20th century Dutch construction style site “Juni Sudhrai” consisting of two corporation buildings. Provided condition assessment report with proposed conservation methods. Prepared bid documents estimate and rate analysis for civil and conservation works, interior works, utility services.
(Project Area 8,611 Square Feet)

Heritage Impact Assessment, Surat Municipal Corp., India

Prepared HIA to assess, analyze effects and consequences of the development of the Macchiwar (fish market) in the old town area on the historic monument Khwaja Dana Saheb’s Rouza (a mausoleum).

Sarvajanik College of Engineering and Technology and Veer Narmad South Gujarat University. *Visiting Faculty (January 2015 – April 2019).* Conducted undergraduate level classes for Architectural Conservation, Adaptive Reuse Studio, History of Art and Literature, Basic Design, Architectural journalism, and Architectural Graphics.

Barlow Preservation Services LLC, Boulder, Colorado. *Historic Preservation Intern (March 2013 – March 2014).* 2013 Old Town Louisville historic resource reconnaissance survey of individual properties. Developed and maintained database, drafted survey document, assisted with site inspections, historic context writing, research photography, and scholarship typical of an architectural historian. Aided in the restoration of historic windows, doors, exterior trim including paint removal and surface prep, wood repairs, glazing, and other traditional skills.

Appendix B

Tract Map

2244

6

TRACT No. 1778

Being a subdivision of a portion Clemente
Cruz de Cronel Property in the Rancho Rincon
de los Bueyes, recorded in Book 13 page 18

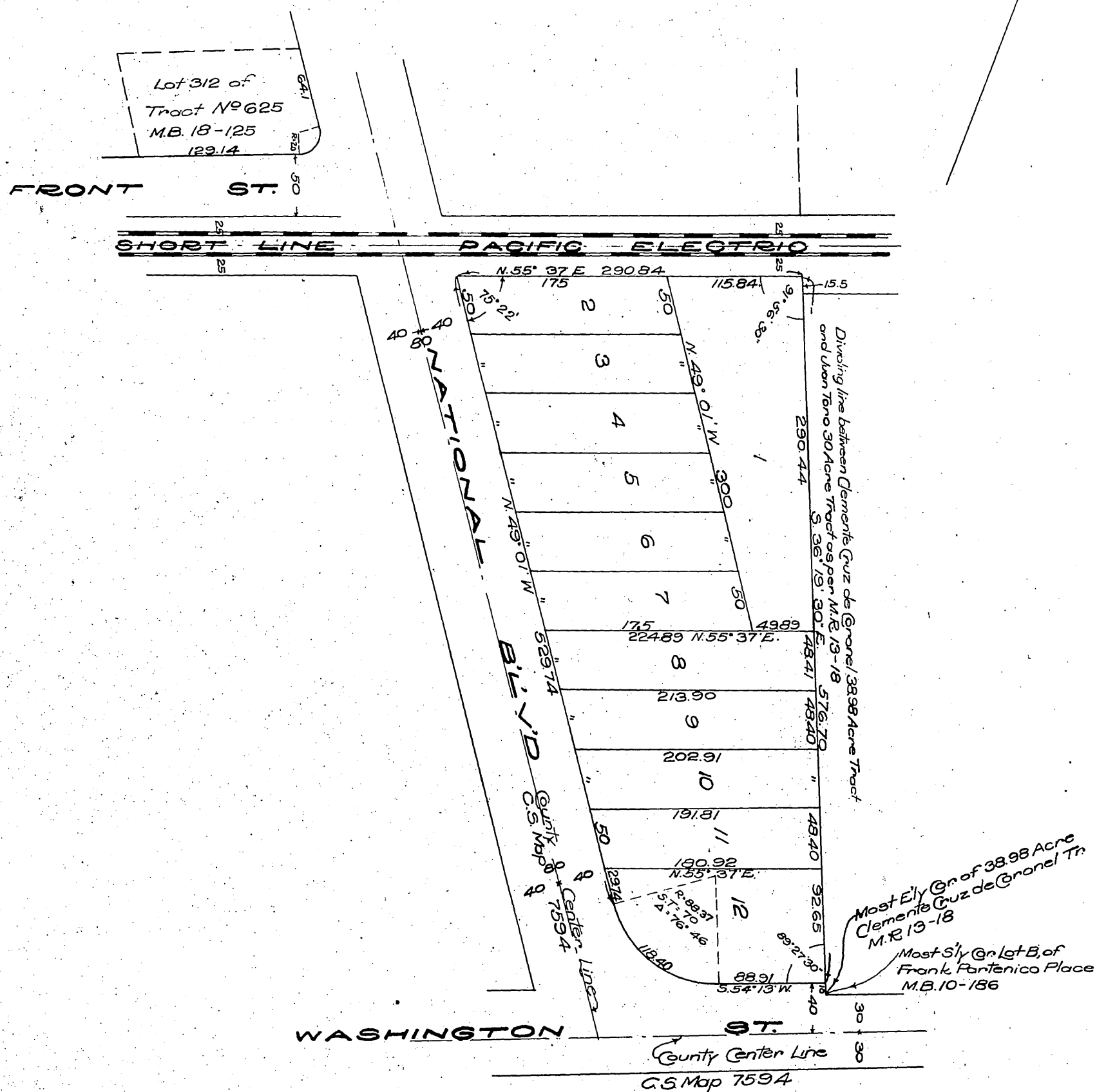
of Miscellaneous Records

Los Angeles County, California

Surveyed January 1913 Knapp & Woodward

Civil Engineers

Scale 1" = 100'



Owners:- Palms Investment Co.

Recorded April 3 1913

A. 94 A

Sht. 22

HELMS
AVE

Appendix C

Sanborn Maps



8825 National Boulevard

8825 National Boulevard

Culver, CA 90232

Inquiry Number: 6693165.3

October 07, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/07/21

Site Name:

8825 National Boulevard
8825 National Boulevard
Culver, CA 90232
EDR Inquiry # 6693165.3

Client Name:

ESA
626 Wilshire Blvd
Los Angeles, CA 90017
Contact: Anokhi J Varma



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESA were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 9162-4AE0-99C9
PO # D202100410.01
Project 8825 National Boulevard

Maps Provided:

1970
1950
1949
1929
1924



Sanborn® Library search results

Certification #: 9162-4AE0-99C9

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1970 Source Sheets



Volume 1, Sheet 7
1970



Volume 1, Sheet 14
1970



Volume 1, Sheet 18
1970

1950 Source Sheets



Volume 1, Sheet 7
1950

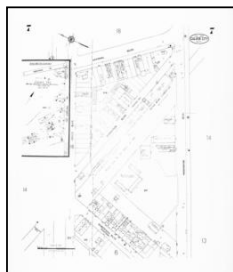


Volume 1, Sheet 14
1950



Volume 1, Sheet 18
1950

1949 Source Sheets



Volume 1, Sheet 7
1949



Volume 1, Sheet 14
1949



Volume 1, Sheet 18
1949

1929 Source Sheets



Volume 1, Sheet 7
1929



Volume 1, Sheet 14
1929



Volume 1, Sheet 18
1929

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1924 Source Sheets



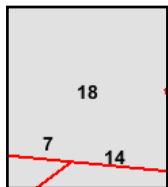
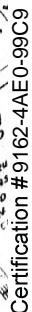
Volume 1, Sheet 7
1924



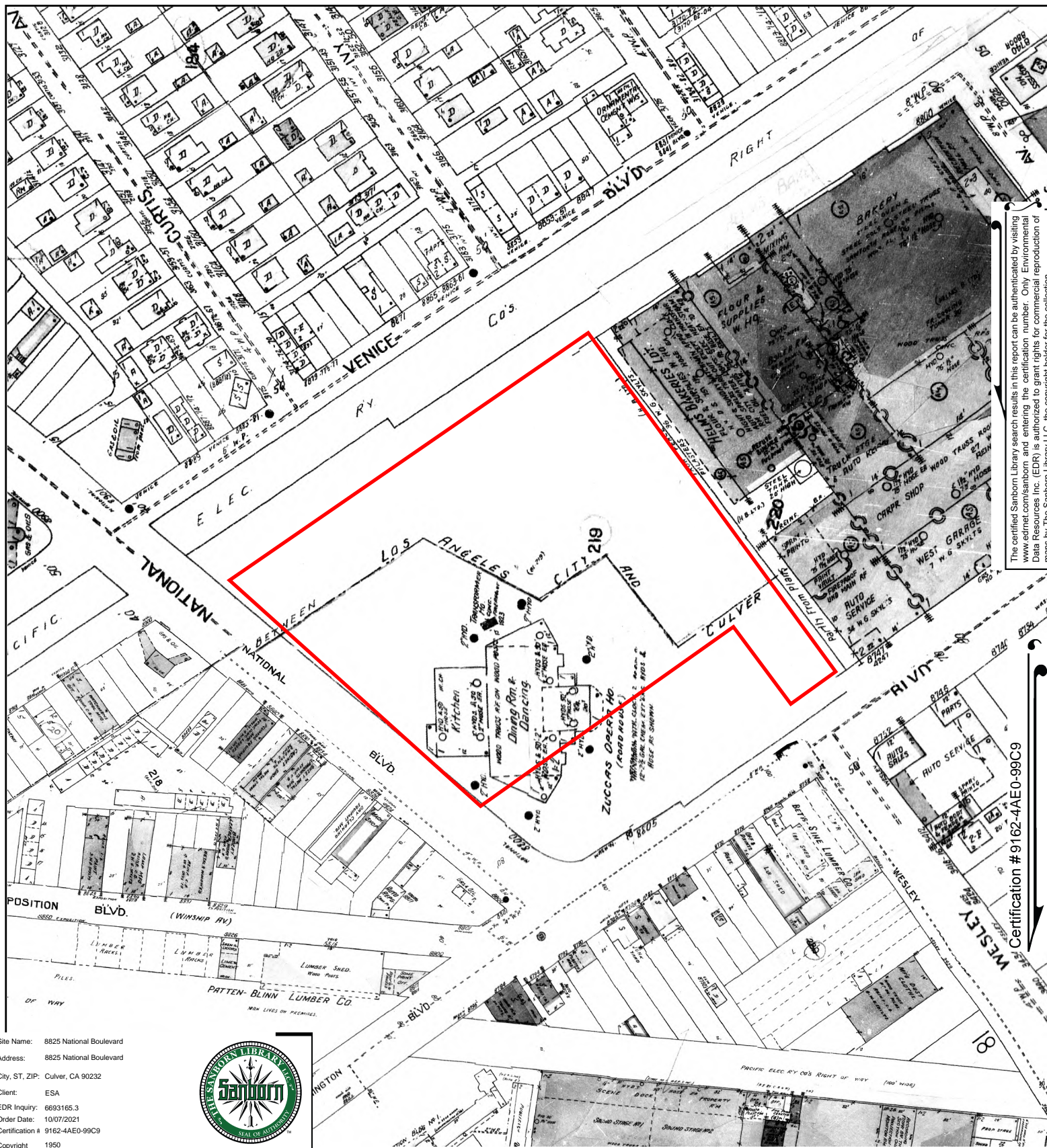
Volume 1, Sheet 14
1924



Volume 1, Sheet 18
1924



6693165 - 3 page 5



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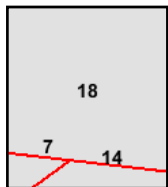
Certification # 9162-4AE0-99C9

Site Name: 8825 National Boulevard
 Address: 8825 National Boulevard
 City, ST, ZIP: Culver, CA 90232
 Client: ESA
 EDR Inquiry: 6693165.3
 Order Date: 10/07/2021
 Certification #: 9162-4AE0-99C9
 Copyright: 1950



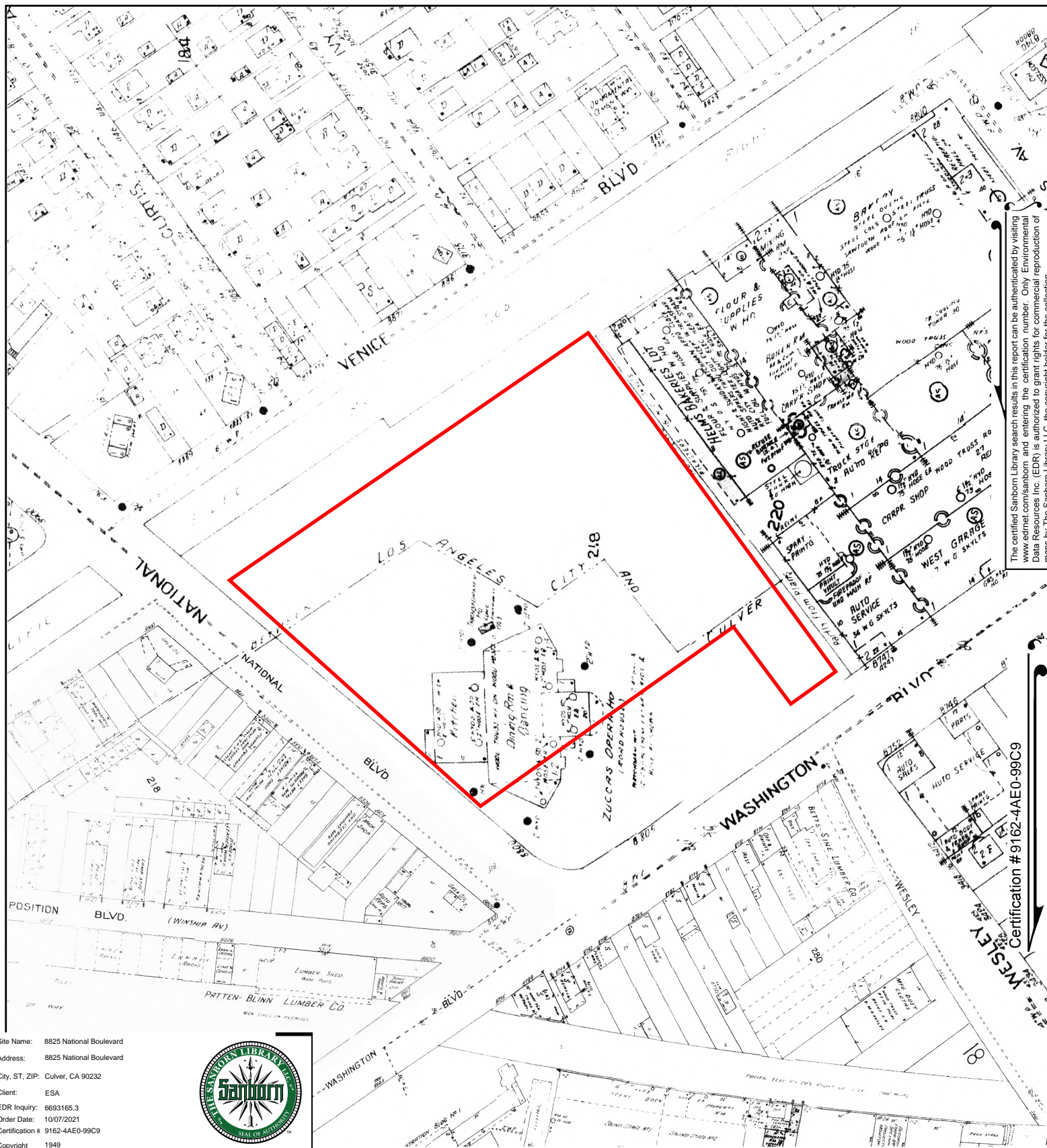
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 1, Sheet 18
 Volume 1, Sheet 14
 Volume 1, Sheet 7





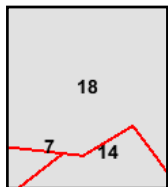
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Site Name: 8825 National Boulevard
Address: 8825 National Boulevard
City, ST, ZIP: Culver, CA 90232
Client: ESA
EDR Inquiry: 6693165.3
Order Date: 10/07/2021
Certification #: 9162-4AE0-99C9
Copyright: 1949

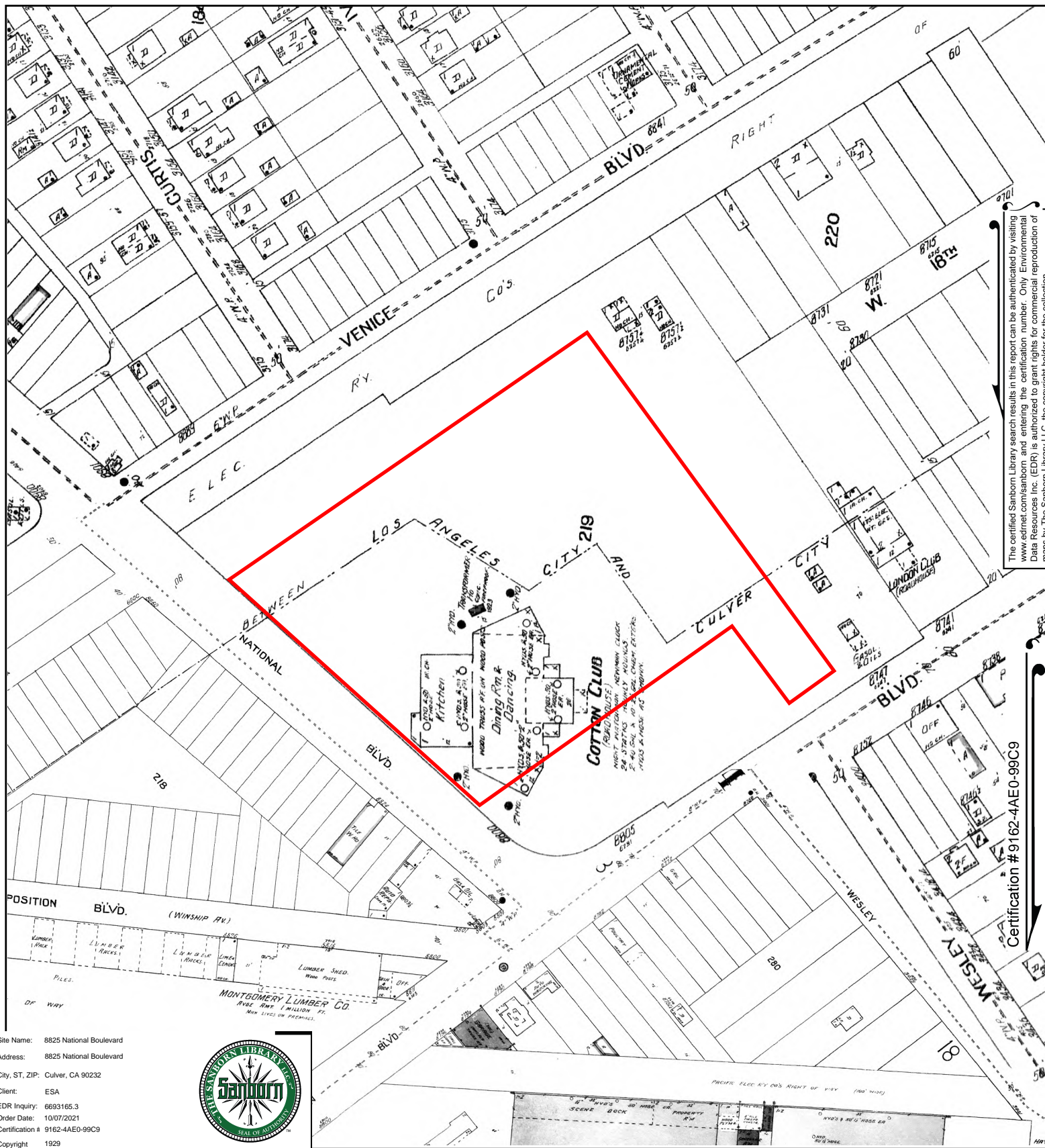


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Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 18
Volume 1, Sheet 14
Volume 1, Sheet 7





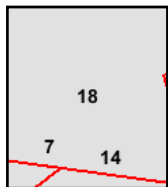
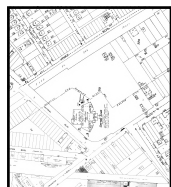
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Certification # 9162-4AE0-99C9

Site Name: 8825 National Boulevard
 Address: 8825 National Boulevard
 City, ST, ZIP: Culver, CA 90232
 Client: ESA
 EDR Inquiry: 6693165.3
 Order Date: 10/07/2021
 Certification #: 9162-4AE0-99C9
 Copyright: 1929

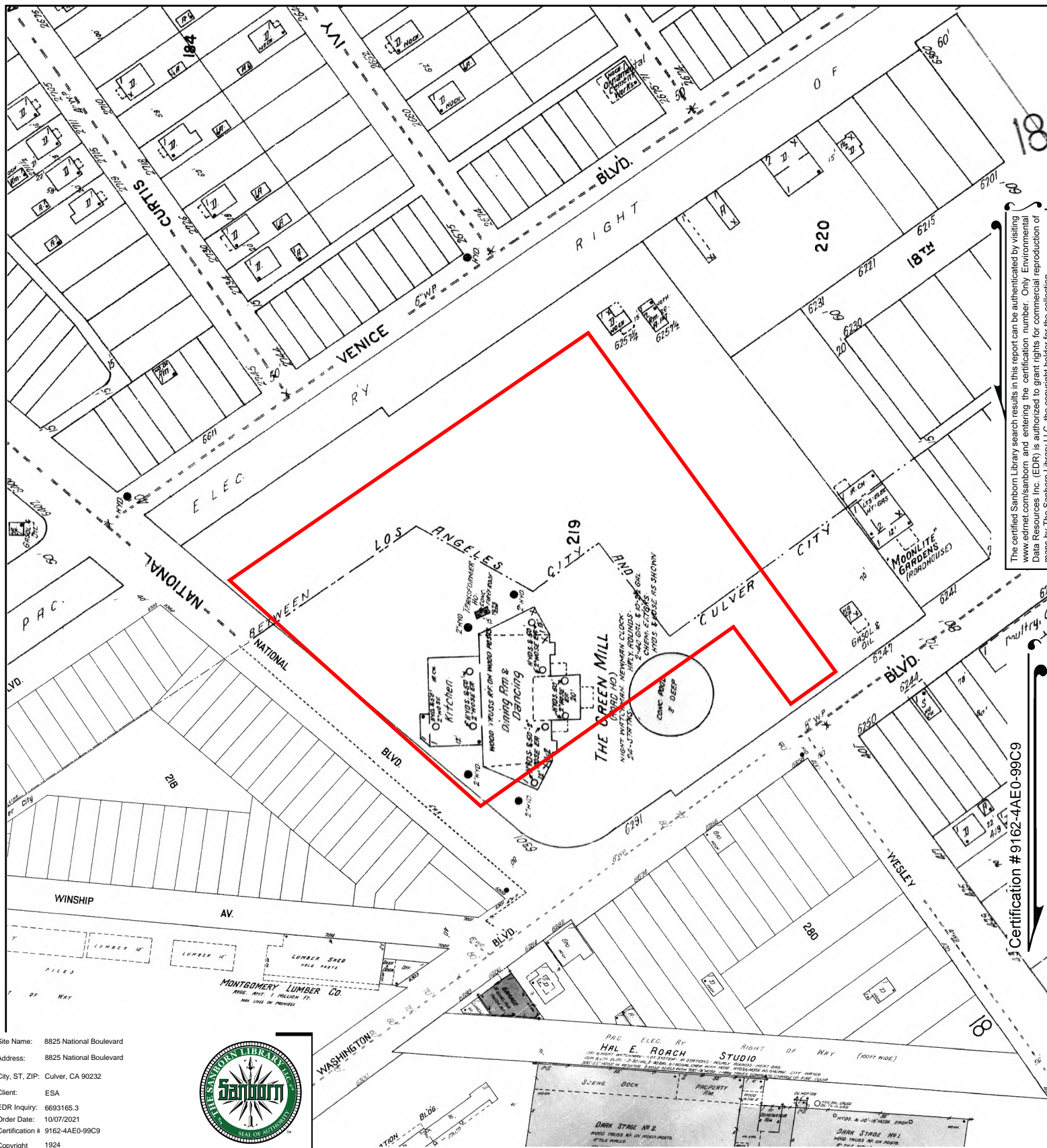


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 18
 Volume 1, Sheet 14
 Volume 1, Sheet 7





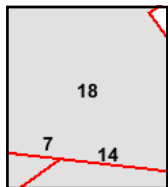
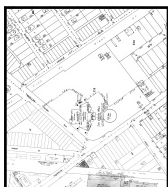
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Certification # 9162-4AE0-99C9

Site Name: 8825 National Boulevard
 Address: 8825 National Boulevard
 City, ST, ZIP: Culver, CA 90232
 Client: ESA
 EDR Inquiry: 6693165.3
 Order Date: 10/07/2021
 Certification # 9162-4AE0-99C9
 Copyright 1924



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 18
 Volume 1, Sheet 14
 Volume 1, Sheet 7

0 Feet 150 300 600



Appendix D

Building Permits

3

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

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 1-3-4-5-6-7-B-9-10, PART OF LOT 11 AND LOT 12

Tract 1728 8888 Area 6-8796

Location of Building VENICE BLVD (Main Number and Street) Approved by City Engineer

Between what cross streets? AT INT. NAIRNAL & VENICE BLVD Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building NEARLY EMPTY Families... Rooms...
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy NOT FINISHED YET

3. Use of building AFTER alteration or moving OFFICE Families... Rooms...

4. Owner DEHRMANN COMMERCIAL COMPANY Phone NU 8211

5. Owner's Address 444 S. BROADWAY P. O. 1, A.

6. Certificated Architect MEYER & EVERS State CA License No. A-112 Phone EX 26650

7. Licensed Engineer J. E. HAYES State CA License No. 5800 Phone EX 23213

8. Contractor LINDGREN & SMYRTON State CA License No. 72 Phone MA 2817

9. Contractor's Address 605 W. PLYMOUTH BLVD

10. 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)

11. State how many buildings NOW on lot and give use of each. None (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 217 x 338 Number of stories high 1 Height to highest point 30'

13. Material Exterior Walls... Exterior framework... (Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

1. RECAST CONCRETE WALLS - FORMER CONSTRUCTION
2. NEW ROOF CONSTRUCTION
3. REARRANGE MEZZANINE STORAGE AREAS IN AREA C
4. DELETE 2ND FLOOR
5. MOVE 2ND FLOOR LUMBER & TOLLS TO 1ST FLOOR
6. INSTALL NEW PARTITION

15. Size of Addition 1,000 Size of Lot 1,000 Number of Stories when complete 1

16. Footing: Width... Depth in Ground... Width of Wall... Size of Floor Joists... x

17. Size of Studs... x Material of Floor... Size of Rafters... x Type of Roofing...

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

Signed here Lindgren & Smyrton (Owner or Authorized Agent)
By Harold A. Halldin

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING 125.00 OCCUPANCY SURVEY 100.00
Valuation 200.00 Area of Bldg... Sq. Ft. 25,000
Fee 125.00 Fee 100.00

TYPE III-A Maximum No. Occupants 100 Key Lot 1 Loc Size 100
GROUP 1 Plans and Specifications attached 1 Zone M-1a Fire District 50
For Plans Fee 1 Correction Verified 1 Bldg. Line 1 Street Widening 1

Filed with 1 Plans, Specifications and Application received and approved 1 Continuous Inspection 1 SPRINKLER 1
Inspector 1 District Map No. 4993 Application checked and approved 1

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEE PAID

Plan Checking SEP-6-51 5806

Supplemental Plan Checking OCT 24 1951 LA12676

Building Permit OCT 24 1951 LA21344

VACCINATION REDUCED TO 5%
IS NOT INCREASED BECAUSE OF ALL
SINCE VACCINATION
CAUTION

1

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. 1 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 Part of 11 and Lot B Frank Partenico Place

Tract 1778

Location of Building 8890 W. Corner Venice and National Blvd.

(House Number and Street)

Approved by
City Engineer

Between what cross streets? (Foundation Permit) The corner National

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Manufacturing - Warehouse Office Families Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Owner Dohrmann Commercial Company Phone MU 8211
(Firm Name)
- Owner's Address 444 S. Broadway P. O. Los Angeles
- Certificated Architect Meyers & Evers State B 706
License No. A 112 Phone Ex 26654
- Licensed Engineer J. E. Hayes State 5400
License No. Phone Ex 23215
- Contractor Lindgren & Swinerton, Inc. State 92
License No. Phone MI 2877
- Contractor's Address 605 W. Olympic Boulevard

E. VALUATION OF PROPOSED WORK

including 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

- State how many buildings NOW on lot and give use of each. none
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of new building 517 x 338 No. Stories 1 Height to highest point 30 Size lot x
- Material Exterior Walls Type of Roofing
- For Accessory Buildings and similar structures
 - Footings: Width Depth in Ground Width of Wall
 - Size of Studs Material of Floor
 - Size of Floor Joists Size of Rafters

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

Sign here

(Lindgren & Swinerton)
Owner or Authorized Agent

By

R. J. Watson

DISTRICT
OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING						Investigation Fee \$	
Valuation \$ 700,000.00						Bldg. Permit Fee \$	
Fee \$ 350.00						Total \$ 153.00	
TYPE D-1 A	Maximum No. Occupants	Inside Lot Corner Lot	Key Lot Corner Lot	Lot Size 601		Pl. rear alley	Clerk
GROUP G-1	Plans and Specifications checked		Zone M1	Fire District 2-10		Pl. side alley	
For Plans See	Correction Verified		Bldg. Line	Street Widening		District Map No. 49951	
Filed with	Plans, Specifications and Application rechecked and approved.		Continuous Inspection	FL		Application checked and approved	
	J. M. Hayes		CONCRETE	FL		Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT

DATE ISSUED

TRACER NO. (M)

RECEIPT NO.

CODE

FEE PAID

Plan Checking

Supplemental Plan Checking

Building Permit

FEB 19 1951

LA 4313

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 5-21-, 1951

MR. G. E. MORRIS,
Superintendent of Building,
Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Building Permit No. LA 4313 Issued 2-19-51

From 8890 Venice Blvd

To 8888 Venice Blvd

for the following reasons:

() Change from one street to another street for corner lot.

☒ Change because of error on part of some city department.

NOTE: Change of address not permitted where the new address is on a lot different from that shown in the legal description on the building permit application.

Respectfully,

Owner, Contractor or Authorized Agent

Address

Checked by _____

Clerk

Approved by _____

Chief Clerk

*Offices
Room 505*

*M. J. H.
5-23-51*

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 1-3+4	BLK. —	TRACT 1778	DIST. MAP 4995					
2. BUILDING ADDRESS 8888 Venice Blvd.		APPROVED C.D.	ZONE M-1-L					
3. BETWEEN CROSS STREETS National Blvd. AND Helms St. AVE.		FIRE DIST. II						
4. PRESENT USE OF BUILDING Office, Showroom, shop		NEW USE OF BUILDING SAME	INSIDE KEY					
5. OWNER Dohrmann Hotel Supply Co.	PHONE UP. 15401	COR. LOT 50						
6. OWNER'S ADDRESS 8888 Venice Blvd. Los Angeles 34	P.O. ZONE	REV. COR. LOT SIZE						
7. CERT. ARCH. Ulrich Plaut A.T.A.	STATE LICENSE 0552	PHONE OL. 30547	12 REG					
8. LIC. ENGR. none	STATE LICENSE	PHONE	REAR ALLEY					
9. CONTRACTOR Gavin-Hardy, Inc.	STATE LICENSE 146526	PHONE RE. 16321	SIDE ALLEY BLDG. LINE					
10. CONTRACTOR'S ADDRESS 4723 Exposition Blvd. Los Angeles 16	P.O. ZONE	AFFIDAVITS						
11. SIZE OF EXISTING BLDG. STORIES 1	HEIGHT 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE Factory, Warehouse, Off.	BLOG. AREA SAME					
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	Gompo.		SPRINKLERS REQ'D. SPECIFIED					
3 8888 Venice Blvd.		DISTRICT OFFICE L.A.						
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$500.00		DWELL. UNITS						
14. SIZE OF ADDITION STORIES —	HEIGHT —	VALUATION APPROVED 146526	PARKING SPACES					
15. NEW WORK: EXT. WALLS Close window with met. studs & plaster	ROOFING plaster	APPLICATION CHECKED L.D. Adams	GUEST ROOMS					
C. OF O. ISSUED	NO STRUCT. CHANGES	PLANS CHECKED	FILE WITH					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED	CONT. INS.					
SIGNED Ulrich Plaut		PLANS APPROVED	INSPECTOR					
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED Dohrmann						
TYPE III-B	GROUP G-1	MAX. OCC. N.C.	P.C. 1/2	S.P.C. —	B.P. 350	I.F.	O.S.	C/O

VALIDATION

CASHIER'S USE ONLY

DEC-30-59 86794 C = 2 CK 1.75
 L150251 DEC-30-59 86795 C = 1 CK 3.50

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

No plot
plans req'd
1/24/59
12/29/59

3

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

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

Lot No. _____

Tract _____

Location of Building **8888 Venice Blvd., Los Angeles,**
(House Number and Street)

Approved by
City Engineer

Between what cross streets? **Holms Ave., and National Blvd.**

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building. **Commercial**
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy **(New building)**
3. Use of building AFTER alteration or moving **Families** Rooms
4. Owner **Dohrmann Hotel Supply Co.** Phone
5. Owner's Address **8888 Venice Blvd.,** P. O. Los Angeles,
State License No. Phone
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor **American Sign Co., Inc.,** State License No. **14953** Phone **DU 7-4301**
9. Contractor's Address **1510 West 8th., St., Los Angeles.**
(Including all labor and material and all permanent
lighting, heating, ventilating, water supply plumbing, fire sprinkler, electrical wiring and elevator
equipment therein or thereon)
10. VALUATION OF PROPOSED WORK **\$391.00**
11. State how many buildings NOW **1 Commercial**
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building **x** Number of stories high **1** Height to highest point.
13. Material Exterior Walls. **Exterior framework**
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

16" Metal Letters x 3" thick on metal raceway, mounted on top of canopy with lag screws per detail on back of this application

marquee

NEW CONSTRUCTION

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

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

Sign here **American Sign Co., Inc.,**
(Owner or Authorized Agent)

By *Fred Albright*

DISTRICT
OFFICE

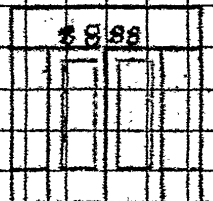
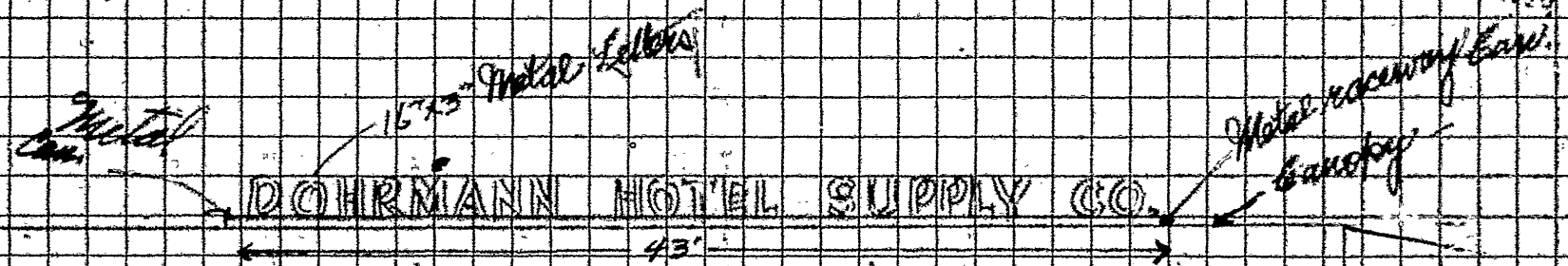
FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$		Area of Bldg. x Sq. Ft.		Cert. of Occupancy Fee \$		Bldg. Permit Fee \$	
Fee \$		Fee \$		Total \$			
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Ft. rear alley	Clerk	
GROUP	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	Fire District	Ft. side alley		
For Plans Fee	Correction Verified	Bldg. Line	FL	No. 2	District Map No. 4995	Application checked and approved	
Filed with	Plans, Specifications and Calculations	Continuous Inspection	FL	SPRINKLES	Inspector	Clerk	
		Specified—Required		Valuation Included		Yes—No	

DO NOT WRITE BELOW THIS LINE

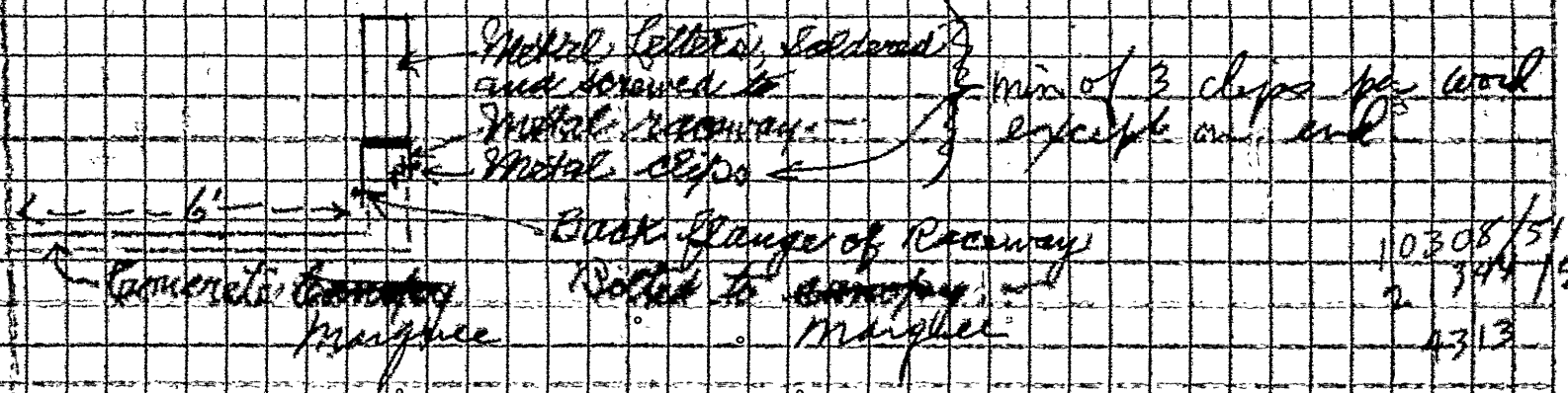
TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	AUG - 1952				

1032 AUG-5 11:50 PM



END VIEW

Building



10308/51
2 394/51
4313

3

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

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

Lot No. 1-3-4-5-6-7-8-9-10 Part of 11 & Part Lot B Frank Patten Pl.

Tract 1778

Location of Building 8888 Venice Blvd.
(House Number and Street)

Approved by
City Engineer

Between what cross streets? N.E. Corner National Blvd.

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Mfg. - Warehouse, Office Families Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy None
3. Use of building AFTER alteration or moving Same Families Rooms
4. Owner Doherty Commercial Co. Phone MA 8211
(Print Name)
5. Owner's Address 444 So. Broadway P. O. Los Angeles
State CA 900 License No. A 112 Phone EX 26658
6. Certificated Architect Meyers & Evers State CA 900 License No. 5800 Phone EX 23215
7. Licensed Engineer J.E. Hays State CA 900 License No. 92 Phone MI 2877
8. Contractor Lindgren & Swinerton State CA 900 License No. 92 Phone MI 2877
9. Contractor's Address 605 W. Olympic Blvd.

10. VALUATION OF PROPOSED WORK

11. State how many buildings NOW } None
on lot and give use of each. }
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 517 x 338 Number of stories high 1 Height to highest point 30
13. Material Exterior Walls Conc. Exterior framework
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:
Allow 12" Max. eccentricity of Roof Trusses
on wall panels P 42 thru P 51

NEW CONSTRUCTION

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

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

Sign here Edgar A. Griswold
(Owner or Authorized Agent)

DISTRICT
OFFICE

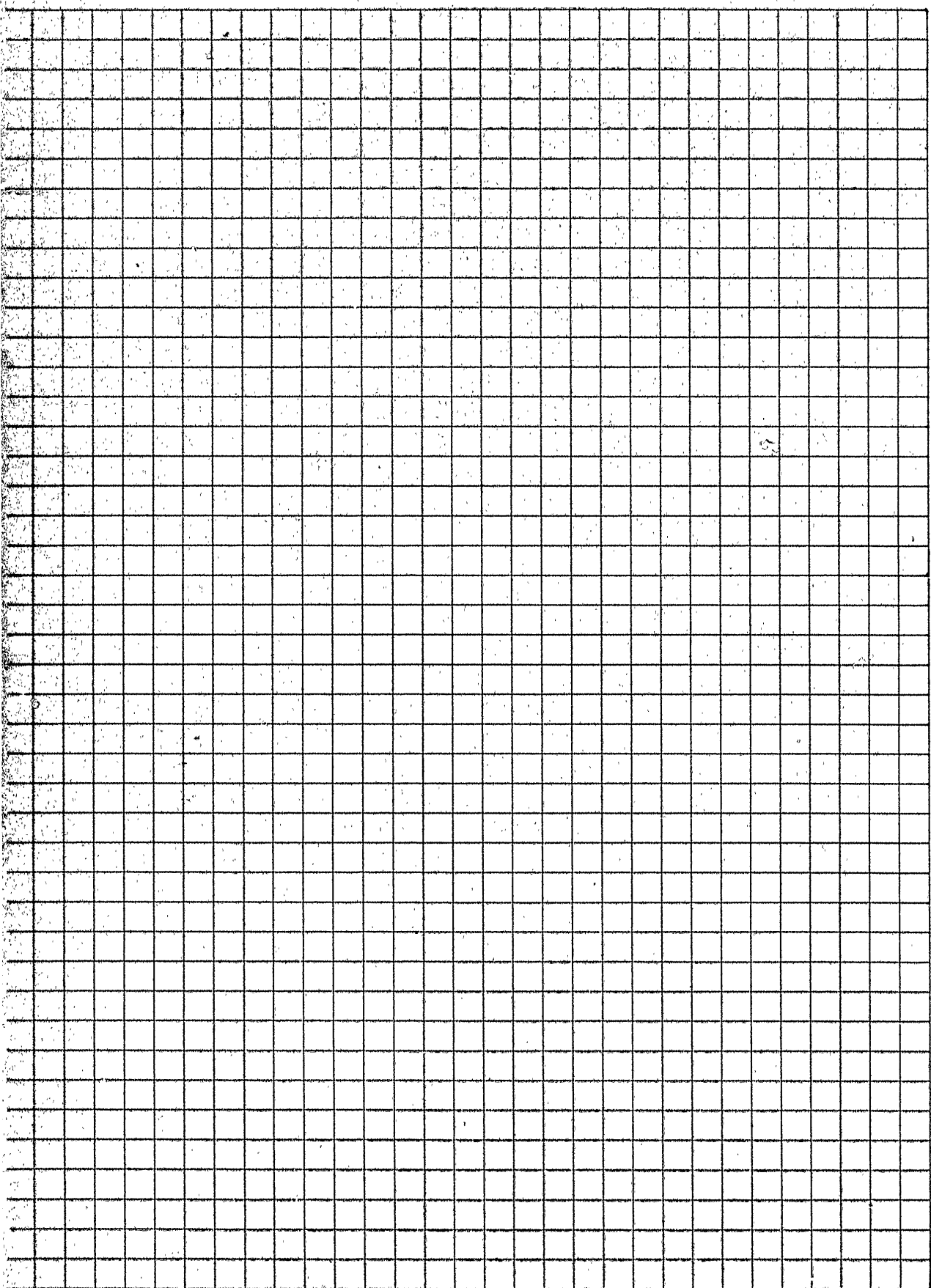
By

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$ <u> </u>	
Valuation \$ <u>200</u>		Area of Bldg. <u> </u> Sq. Ft.		Cert. of Occupancy Fee \$ <u>750</u>		Bldg. Permit Fee \$ <u>150</u>	
Fee \$ <u>100</u>		Fee \$ <u> </u>		Total \$ <u>150</u>		Clerk <u> </u>	
TYPE <u>III-A</u>	Maximum No. Occupants <u> </u>	Inside Lot <u> </u>	Key Lot <u> </u>	Lot Size <u>4313</u>	Fire District <u>2</u>	Ft. rear alley <u> </u>	
GROUP <u>G-1</u>	Plans and Specifications checked <u> </u>	Corner Lot <u> </u>	Corner Lot Keyed <u> </u>	Fire District <u>2</u>	No. <u>2</u>	Ft. side alley <u> </u>	
For Plans See <u> </u>	Correction Verified <u> </u>	Bldg. Line <u> </u>		Street Widening <u> </u>	District Map No. <u>4995</u>		
Filed with <u>4313</u>	Plans, Specifications and Application rechecked and approved. <u> </u>	Continuous Inspection <u>CONCRETE</u>		SPRINKLER <u> </u>	Application checked and approved <u> </u>		
Specified Valuation Included <u> </u>		Continuous Inspection <u>CONCRETE</u>		SPRINKLER <u> </u>	Inspector <u> </u>		

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking			LA16867		
Supplemental Plan Checking			LA29516		
Building Permit	APR 175				



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED	
2. BUILDING ADDRESS 8888 Venice Blvd.				DIST. MAP 4995	
3. BETWEEN CROSS STREETS Robertson Blvd. HELMS AND NATIONAL				ZONE M-1	
4. PRESENT USE OF BUILDING Hotel supply		NEW USE OF BUILDING Same		FIRE DIST. #1/50'	
5. OWNER'S NAME Dohrmann Hotel Supply Co.		PHONE Ve 9-7581		INSIDE KEY	
6. OWNER'S ADDRESS 8888 Venice Blvd.		P. O. ZONE		COR. LOT REV. COR.	
7. CERT. ARCH. None		STATE LICENSE PHONE		LOT SIZE NO	
8. LIC. ENGR. None		STATE LICENSE PHONE		LEGAL	
9. CONTRACTOR M. L. Dennis		STATE LICENSE PHONE I77618 Ve 8-0315		REAR ALLEY SIDE ALLEY	
10. CONTRACTOR'S ADDRESS 3754 Bagley Ave.		P. O. ZONE Los Angeles 34		BLDG. LINE	
11. SIZE OF EXISTING BLDG. 100' x 300'	STORIES 1	HEIGHT 15	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Com m.		BLDG. AREA 30000
3 8888 Venice Blvd.					DISTRICT OFFICE LA
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input checked="" type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		SPRINKLERS REQ'D. SPECIFIED	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 4,500.00		VALUATION APPROVED M. L. Dennis		AFFIDAVITS	
14. SIZE OF ADDITION STORIES HEIGHT		APPLICATION CHECKED M. L. Dennis		DWELL. UNITS	
50% NEW WORK: (Describe) INT. PARTITIONS - FILL IN FRONT WALLS No changes to exterior or bearing walls.		ROOFING None		SPACES PARKING	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		PLANS CHECKED M. L. Dennis		GUEST ROOMS	
Signed M. L. Dennis		APPLICATION APPROVED M. L. Dennis		FILE WITH	
This Form When Properly Validated is a Permit to Do the Work Described.		INSPECTOR M. L. Dennis		CONT. INSP.	
TYPE AC	GROUP NC	MAX. OCC. —	P.C. 10	S.P.C. —	G.P.I. —
LP. 02	I.F. —	O.S. —	C/O		

SEWER (Available) (Not Available)

CRITICAL SOIL

APR-23-63
APR-23-6320644 E
20645 E•36348
•36348T = 2 CK
T = 1 CK10.00
20.00

P.C. No. 04118

GRADING

CRIT. SOIL

CONS.

CASHIER'S USE ONLY



NOT FOR USE IN THE UNITED STATES OF AMERICA

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B.S.S. 3-1-17

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK	TRACT	CENSUS TRACT
	3 & 4		1778	2702
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
22 Warehouse	(22 Same)			4995
3. JOB ADDRESS				ZONE
8888 Venice Blvd.				M-1-0
4. BETWEEN CROSS STREETS				FIRE DIST.
National Blvd. AND Helms				II
5. OWNER'S NAME	PHONE			LOT (TYPE)
Parvin Dormon Co.				Insta
6. OWNER'S ADDRESS	CITY	ZIP	LOT SIZE	
Same as #3	Los Angeles		88 x 175	
7. ARCHITECT OR DESIGNER	STATE LICENSE No.			PHONE
Hannod & Rex				
8. ENGINEER	STATE LICENSE No.			PHONE
Creve & O'Rourke Inc.	SE 1131			
9. CONTRACTOR	STATE LICENSE No.			PHONE
Capital Const. Co.	24977 248-1881			
10. LENDER	BRANCH			ADDRESS
				AFFIDAVITS
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
	1			
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	Conc.	Wood	Conc.	
13. JOB ADDRESS	DISTRICT OFFICE			
38888 Venice Blvd.	L.A.			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 7500.00			
15. NEW WORK: (Describe)	CRIT. SOIL			
2 Wood Partitions & Block in 3 Openings	HIGHWAY DEC.			
	Yes			
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	
Warehouse				
TYPE	GROUP	SPRINKLERS REQ'D	INSPECTION ACTIVITY	
HC-A	G-1	REQ'D	COMB	GEN MAJ. S. CONS
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	
13/2	1/2			
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PLANS APPROVED	
0	0	1/2		
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
				5
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
22-84			3520	/
O.S.	C/O	TYPIST		cm

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

NOV-12-69 589225 •99024 Z-6 CK 22.88

NOV-12-69 589235 •99024 Z-1 CK 35.20

STATEMENT OF RESPONSIBILITY

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

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

Signed: John E. Land Capital Const

(Owner or Agent)

	Name	Date
Bureau of Engineering	R.J.A.	11/12/69
ADDRESS APPROVED		
SEWERS AVAILABLE		
NOT AVAILABLE		
DRIVEWAY APPROVED		
HIGHWAY DEDICATION REQUIRED		
COMPLETED		
FLOOD CLEARANCE APPROVED		
APPROVED FOR ISSUE		
FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	



3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B & S B-3-R12-NS

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
			1778	2702
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		DIST. MAP	
(13) Office	(13) Same		4995	
3. JOB ADDRESS	8888 Venice Blvd.			ZONE
				M1-1
4. BETWEEN CROSS STREETS	National			FIRE DIST.
AND Helms				
5. OWNER'S NAME	Alert Parvin Co. & Dohemann Co. OL 25360			LOT (TYPE)
				Cor.
6. OWNER'S ADDRESS	CITY		ZIP	LOT SIZE
120 N. Robertson Blvd.	L. A.		90069	88x175
7. ARCHITECT OR DESIGNER	STATE LICENSE No.		PHONE	
Greve & D'Rourke Inc.	SE 1131		870-2951	
8. ENGINEER	STATE LICENSE No.		PHONE	ALLEY
Greve & O'Rourke	SE 1131		870-2951	/
9. CONTRACTOR	STATE LICENSE No.		PHONE	BLDG. LINE
Thomas Newton	3380 S. Robertson		263229	/
10. LENDER	BRANCH		ADDRESS	AFFIDAVITS
11. SIZE OF EXISTING BLDG.	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE		
LENGTH WIDTH	1	1 Design Firm		
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	conc/tlt. up.	comp	cement	
13. JOB ADDRESS	8888 Venice Blvd.			DISTRICT OFFICE
				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 10,000 B.P.			GRADING
				/
15. NEW WORK: (Describe)	Air conditioning equipment, platform			CRIT. SOIL
				yes
and partitions				HIGHWAY DED.
				yes
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT
(13) Same			N/C	N/C
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
III-B	G-1	N/C	COMB GEM MAJ. S. CONS	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	
N/C			ZONED BY	
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED	Lyle
				FILE WITH
P.C. No.	CONT. INSP.		APPLICATION APPROVED	INSPECTOR
				I
P.C.	S.P.C.	G.P.I.	B.P.	O.S.
18.59			46.20	/
				C/O
				TYPIST
				mn

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

CASHIER'S USE ONLY

JUL--1-70 344075 •11479 U—6 CK 18.59

JUL--1-70 344085 •11479 U—1 CK 46.20

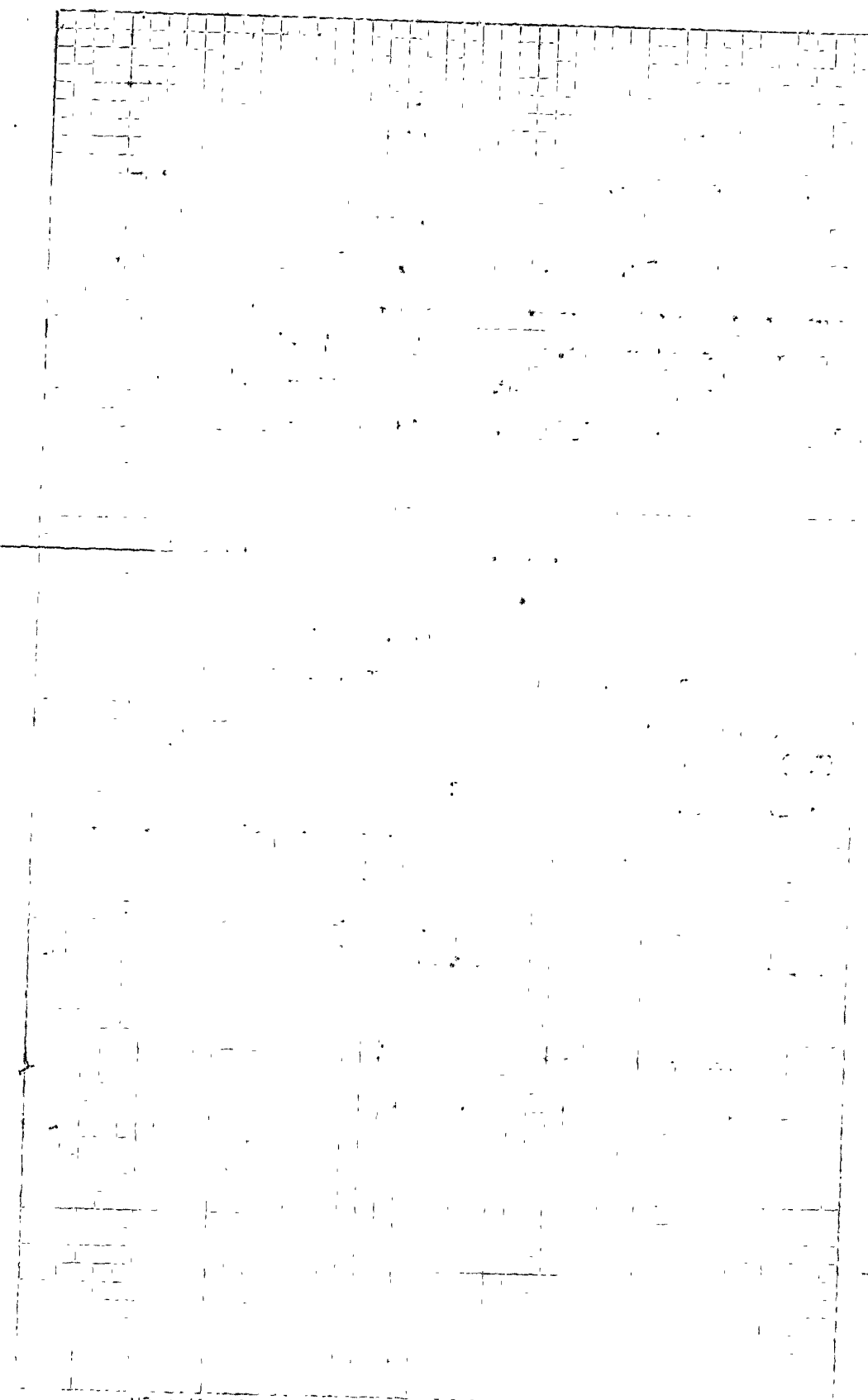
STATEMENT OF RESPONSIBILITY

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

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Signed: Thomas Newton (Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	RJA	6/30/70
	SEWERS AVAILABLE	not appl.	cable/Swarts 6/30/70
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL		
	SYSTEM APPROVED		
Planning	APPROVED UNDER		
	CASE #		
Fire	APPROVED (TITLE 19)		
	(L.A.M.C.—5700)		
Traffic	APPROVED FOR		



ON PLOT ELEV. SHOW ALL DIMENSIONS ON LOT, NO USE OF F.C.R.

3

CITY OF LOS ANGELES

APPLICATION FOR INSPECTION — ADDITION-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCYB&S B-3—R5.75
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AC-1

1. LEGAL DESCR.	LOT	BLK	TRACT	DIST. MAP
Fr. 3'			1778	4095 CENSUS TR. 2702.00 ZONE M1-1 FIRE DIST. IT LOT (TYPE) rev cor LOT SIZE Irreg
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			
(22) Warehouse	22 same & temp auction			
3. JOB ADDRESS	8888 Venice Boulevard			
4. BETWEEN CROSS STREETS	National Helms			
5. OWNER'S NAME	Eastron			
6. OWNER'S ADDRESS	CITY	ZIP		
2020 Ave of the Stars LA 90067				
7. ENGINEER	ACTIVE STATE LICENSE No.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	ACTIVE STATE LICENSE No.	PHONE	BLDG. LINE	
9. CONTRACTOR	ACTIVE STATE LICENSE No.	PHONE	AFFIDAVITS AFF36854	
not selected				
10. BRANCH LENDER	ADDRESS	CITY		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH LENGTH	1		1-mfg-warehouse	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
CONC & BRICK	Comp	Comp	Comp	
13. JOB ADDRESS	8888 Venice Boulevard			DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 500			CRIT. SOIL
15. NEW WORK: (Describe)	Temp c/o as B-2 Auction from 9-8-75 to 9-15-75			GRADING yes
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	HIGHWAY DED.
same / temp auction	N/C			yes
TYPE	GROUP OCC.	PLANS CHECKED	CONS.	
III A	temp B-2			
BLDG. AREA	MAX OCC.	TOTAL	PLANS APPROVED	ZONED BY
n/c	250 seats			Johnson
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PROVIDED	FILE WITH
0	0	n/c		
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
N/C		COMB	GEN	MAJ. S.
				DONE
P.C.	S.P.C.	B.P.	P.M.	I.F.
701		825		
G.P.I.	C/O	O.S.	TYPIST	

P.C. No.	PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.
W-7869	
CASHIER'S USE ONLY	
SEP--8-75	184205 •13350 V-6CK 7.01
SEP--8-75	184215 •13350 V-1CK 8.25

STATEMENT OF RESPONSIBILITY

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

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Signed [Signature]
(Owner or Agent having Property Owner's Consent)

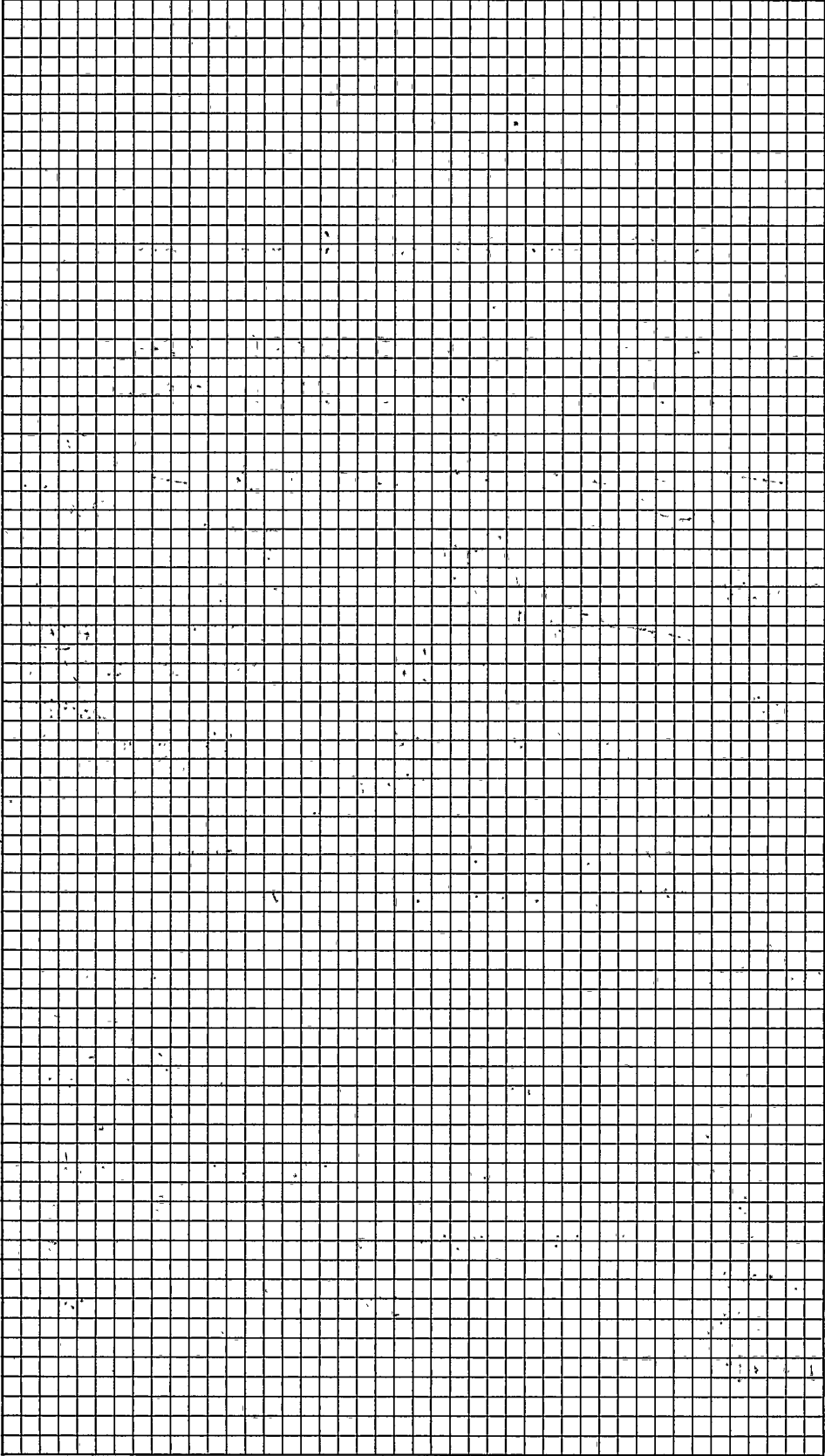
Signature/Date

Alvarez 8-14-75

Bureau of Engineering	ADDRESS APPROVED	
	SEWERS	SEWERS AVAILABLE
		NOT AVAILABLE
		SFC PAID
		SFC DUE
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	

LEGAL DESCRIPTION

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



3

APPLICATION FOR INSPECTION — ADDITION-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S 8-3—R5.75
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AC-1

1. LEGAL DESCR.	LOT 3 & 4	BLK	TRACT 1778	DIST. MAP 4995
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			CENSUS TR. 2702.02
3. JOB ADDRESS	8888 Venice			ZONE MI-1
4. BETWEEN CROSS STREETS	AND			FIRE DIST. 11
Helms	National			LOT (TYPE) COR
5. OWNER'S NAME	Lake Shore Curriculum			LOT SIZE Irreg
6. OWNER'S ADDRESS	same			ALLEY
7. ENGINEER	ACTIVE STATE LICENSE No.			BLDG. LINE
Jack Wodd	PHONE			
8. ARCHITECT OR DESIGNER	ACTIVE STATE LICENSE No.			
	PHONE			
9. CONTRACTOR	ACTIVE STATE LICENSE No.			AFFIDAVITS
J. Coulson	311445			APP 36854
10. BRANCH LENDER	ADDRESS			
	CITY			
11. SIZE OF EXISTING BLDG.	STORIES		HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
WIDTH 82 LENGTH 86	1		20	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS		ROOF	FLOOR
3	conc		conc	conc
13. JOB ADDRESS	8888 Venice			DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 30,000.			CRIT. SOIL /
15. NEW WORK: (Describe)	int. alterations change of use from			GRADING /
NEW USE OF BUILDING	office & store from office			HIGHWAY DED. yes
TYPE	GROUP OCC.			FLOOD /
BLDG. AREA	TOTAL			CONS. /
DWELL. UNITS	PARKING REQ'D PROVIDED			ZONED BY myers
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.			FILE WITH /
P.C.	S.P.C.	B.P.	P.M.	I.F.
146.20		172.00		1
P.C. No.	PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			G.P.I.
				C/O
				O.S.
				TYPIST kg

CASHIER'S USE ONLY

JAN--9-76 478765 019468 V-6CK 146.20

JAN--9-76 478775 019468 V-1CK 172.00

STATEMENT OF RESPONSIBILITY

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

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Signed James J. Coulson
(Owner or Agent having Property Owner's Consent)

Signature/Date

Bureau of Engineering	ADDRESS APPROVED	christian 1-8-76
	SEWERS	1-9-76
	<input checked="" type="checkbox"/> SEWERS AVAILABLE	
	<input type="checkbox"/> NOT AVAILABLE	
	<input type="checkbox"/> SFC PAID	<input type="checkbox"/> NO SEWER/PLUMBING REQ'D.
	<input type="checkbox"/> SFC DUE	<input checked="" type="checkbox"/> SFC NOT APPLICABLE
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	

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

B & S B-3 (R 12.80)

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Part A, B & part of 1	BLOCK ---	TRACT Maps 22-44 1778	COUNCIL DISTRICT NO. ---	DIST. MAP 4995	CENSUS TRACT 2702.00
2. PRESENT USE OF BUILDING	(22) Warehouse			NEW USE OF BUILDING () SAME	ZONE M1-1	
3. JOB ADDRESS	8849 National Bl. 8888 Venice Blvd					FIRE DIST. two
4. BETWEEN CROSS STREETS	Venice Bl. AND Washington Bl.					LOT TYPE COR
5. OWNER'S NAME	Pacific Investment Assoc.					LOT SIZE irreg
6. OWNER'S ADDRESS	5995 S. Sepulveda Bl. Culver City 90230					ALLEY /
7. ENGINEER	S.W. Mezey	BUS. LIC. NO. Z1609	ACTIVE STATE LIC. NO.	PHONE 553-9339	BLDG. LINE	
8. ARCHITECT OR DESIGNER						AFFIDAVITS
9. ARCHITECT OR ENGINEER'S ADDRESS						AFF 36854
10. CONTRACTOR	820-5757	BUS. LIC. NO. L-349191	ACTIVE STATE LIC. NO. 188	PHONE 345-912	AFF 41985	
11. SIZE OF EXISTING BLDG.	WIDTH 150	LENGTH 350	STORIES 1	HEIGHT 16	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Warehouse	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS conc tlp-up		ROOF comp	FLOOR conc	AFF 41986	
13. JOB ADDRESS	8849 National Bl. 8888 Venice Blvd.					DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 25,000.00					SEISMIC STUDY ZONE /
15. NEW WORK (Describe)	remodel exterior walls add parapet and canopy.					GRADING / FLOOD /
NEW USE OF BUILDING same			SIZE OF ADDITION nc		STORIES nc	HEIGHT nc
TYPE IIIB	GROUP OCC. G 1	BLDG. AREA nc	PLANS CHECKED		ZONED BY L. Thomas	
DWELL UNITS nc	MAX OCC. nc	TOTAL	APPLICATION APPROVED		FILE WITH	
GUEST ROOMS nc	PARKING REQ'D nc	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		TYPIST hh	
SPRINKLERS REQ'D SPEC. NO		CONT. INSP. NO	COMB GEN. MAJ. S. CONS.		INSPECTOR	
P.C. 127.07	P.M. /	NO	C 127.07 B-PC		B5883 1 04/23/82 127.07 CHTD	
S.P.C. /	I.F. /	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 149.50 BP-R		43951 0081	
B.P. 149.50	O.S. /		02401 1 06/28/82		149.50 CHTD	
G.P.I. /	C/O /					
DIST. OFFICE LA	ENERGY: none					
P.C. NO. A 2063						
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 5-28-82 Lic. Class B Lic. Number 345-912 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. 3500, Lab. C.).

Policy No. 260-002905-8 Company STATE Compensation Fund

☐ Certified copy is hereby furnished.

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

Date 5-25-82 Applicant [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 _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____

Lender's Address _____

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

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

Signed [Signature]
(Owner or agent having property owner's consent)

Contractor [Signature]
Position CONTRACTOR Date 5-25-82

NATIONAL BLVD

VENICE BLVD

CITY OF L.A.
CITY OF CALIFORNIA CITY

EXISTING
PARKING

CITY OF CALIFORNIA CITY
CITY OF L.A.
± 150' ±
80' ±

Project
Area

Exhibit application is
for work in project area
on map

EXISTING 1 STORY
BLDG

Reference
North
1/4" = 100'

250' ±

200' ±

± 150'

± 80' ±

3

APPLICATION
FOR
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Part B	BLOCK -	TRACT Frank Partenico P1 (MP10-1865)	COUNCIL DISTRICT NO. 10	DIST. MAP 123-169 CENSUS TRACT 2702
2. PRESENT USE OF BUILDING	Retail Store		NEW USE OF BUILDING Same		ZONE MI-I
3. JOB ADDRESS	8876 Venice Blvd.				FIRE DIST. II
4. BETWEEN CROSS STREETS AND	La Cienega & Robertson				LOT TYPE Int
5. OWNER'S NAME	Plummers Furniture				LOT SIZE Irr
6. OWNER'S ADDRESS	8876 Venice Blvd.		CITY	ZIP	ALLEY -
7. ENGINEER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	BLOG. LINE -
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS 36854/4198 41906/6373
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP	P.C. REQD (No)	
10. CONTRACTOR	B.S. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	DISTRICT OFFICE LA
11. SIZE OF EXISTING BLDG.	WIDTH 184	LENGTH 207	STORIES 1	HEIGHT 20	SEISMIC STUDY ZONE -
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS Wood		ROOF Wood	FLOOR Conc	GRADING -
13. JOB ADDRESS	8876 Venice Blvd.				FLOOD -
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	PG. 201.00				HWY. DED. Yes
15. NEW WORK (Describe)	Comply with handicap - HARDHIP FOR				CONS. -
SEE BACK (OVER)					FILE WITH 871-79572
NEW USE OF BUILDING Retail Store		SIZE OF ADDITION NONE		STORIES N/C	HEIGHT N/C
TYPE N/C	GROUP OCC. B2	FLOOR AREA N/C	PLANS CHECKED	ZONED BY JMC	
DWELL UNITS N/C	MAX OCC. N/C	TOTAL	APPLICATION APPROVED	TYPIST hla	
GUEST ROOMS N/C	PARKING REQD N/C	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY	INSPECTOR	
PC. -	EPL	CONT. RESP.	CASHIER'S USE ONLY		
SPL. -	PM				
EP. 20.00	EX. .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. See Secs 22.12 & 22.13 LAMC.			
LF. -	FH. -				
SS. N/A	SSS 1.00	SPRINKLERS REQD SPEC. N/C			
DIST. OFFICE LA	SDSS	ENERGY N/A			
P.C. NO. -	CO	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.

8 & 9-3 R2/A

5/17/88

98839

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 5/17/88 Lic. Class B-1 Lic. Number 453651 Contractor [Signature] (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: [Signature] 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.

Date 5/17/88 Applicant's Signature [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 (C. 3097, 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 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, 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. 51.202-2.1AMC)

[Signature] (Owner or agent having property owner's consent) Position Date 5/17/88

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

LEGAL DESCRIPTION

- INSTALL LEVER HARDWARE IN BATHROOMS.
- SIDE AND REAR GRAB-BARS IN ONE STALL EACH BATHROOM
- CHANGE 2'-6" DOOR IN BATHROOM TO 32" MIN

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

HANDICAPPED ACCESS - UNREASONABLE HANDSHIP FINDING
 Valuations below current amount (Sec. 2-105 (b) 11AG, TMS 243)

Type of facility REPAIR 5,000

Used by the general public for REPAIR 5,000

Total cost of planned construction 5,000

The Title 24 accessibility improvements create the following impact on the financial feasibility of the project:

Delays project loan must be renegotiated.

Project would be abandoned; no utilities funds.

Other: (explain) _____

Accessibility features not within the scope of removal, repair or addition which would not be installed and their associated costs

Path of travel to entrance _____

Entrance ramp _____

Path of travel within building/feeding _____

Restroom facilities _____

Drinking fountains _____

Telephones _____

Other _____

No accessibility features imposed, construction costs by _____

TOTAL _____

Signature _____ (CONTRACTOR)

Approved by Entering Official: V. GONG

APPLY 10% OFF VALUATION TO HANDICAP 0.10 x 24,000 = 2,400

ON CERTIFICATE
 THE ASSOCIATE
 DEPT. OF REVENUE
 TO VERIFY

3

APPLICATION
FOR INSPECTION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Part B	BLOCK -	TRACT Frank Partenico Pl	COUNCIL DISTRICT NO. 10	DIST. MAP 123-169 CENSUS TRACT 2702
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING				ZONE
(10) Furniture Store	(1) Same				M1-1
3. JOB ADDRESS	8876 Venice Blvd.				FIRE DIST. II
4. BETWEEN CROSS STREETS	AND				LOT TYPE
La Cienega	Robertson				Int
5. OWNER'S NAME	Plumbers Furniture				LOT SIZE
6. OWNER'S ADDRESS	8876 Venice Blvd.				Irr
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS		
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	36854/41983 41906/6373	
Argo Const.		453651	714-599-0746		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 181 LENGTH 207	1	20	3 - Commercial		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	P.C. REQ'D	
3 -	Wood	Wood	Conc	Yes (No)	
13. JOB ADDRESS	8876 Venice Blvd.				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 29,000.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Non-bearing partitions & 6" platform				GRADING - FLOOD - MAY. DES. Yes CNS. -

NEW USE OF BUILDING Furniture Store		SIZE OF ADDITION N/C		STORIES	HEIGHT	ZONED BY J.M.C.
TYPE D-1	GROUP B2	FLOOR AREA N/C	TOTAL	PLANS N/C	APPLICATION APPROVED 10/29/87	FILE WITH hla
DWELL UNITS N/C	MAX OCC. N/C	PARKING REQ'D N/C	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB. GEN. MAINT. COR. ED.	INSPECTOR	
GUEST ROOMS N/C	PARKING REQ'D N/C	SPRINKLERS REQ'D SPEC.		ENERGY		
P.D. 103.15	G.P.I. -	CONT. INSP.		CASHIER'S (USE ONLY)		
S.F.D. -	P.M. -	Claims for refund of fee 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		163.15 B-PC 191.95 BP-R 2.03 E-1 7.14 OSS 75573 DDST 5 264 4 10/29/87 36427 CHTM		
SE. N/A	FE. 7.14	SPRINKLERS REQ'D SPEC.		ENERGY		
DISC. N/A	SSS -	SPRINKLERS REQ'D SPEC.		ENERGY		
P.C. NO. N/A	C.S. -	SPRINKLERS REQ'D SPEC.		ENERGY		

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 10/29/87 Lic. Class B-1 Lic. Number 453651 Contractor

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. 0757 300 - 87 Insurance Company STATE FUND

Certified copy is hereby furnished.

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

Date 10/29/87 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 that is 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. 3857, Lab. 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 realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and 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.

Date 10/29/87 (Owner or agent having property owner's consent)

CONTRACTOR Position

10/29/87 Date

Bureau of Engineering		ADDRESS APPROVED ⁴		JW10-28-87
No new driveways to be built		DRIVEWAY <i>Fuller</i>		10-29-87
		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.-5700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			
Construction Tax	RECEIPT NO.	DWELLING UNITS		

LEGAL DESCRIPTION

- OK TO HAVE PERMIT ~~W/O~~ ORIGINAL CERTIFICATE OF OCCUPANCY.
- NO NEW CONDITIONED SPACE.
- ~~NO~~

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

ATTACHED PLOT PLANS SHALL NOT RETURN

RECEIVED
JUL 10 1987
BUREAU OF ENGINEERING
10 10 1987

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

1. LEGAL DESCR.	LOT 3,4	BLK. —	TRACT 1778	COUNTY REF. NO.	DIST. MAP 123B169 CENSUS TRACT 2702
2. TYPE OF SIGN OR NEW WORK (70) WALL SIGN				<input checked="" type="checkbox"/> ON-SITE SIGN	<input type="checkbox"/> OFF-SITE SIGN
3. JOB ADDRESS 8884 VENICE BLVD.				EXP. DATE	FIRE DIST. II
4. BETWEEN CROSS STREETS NATIONAL				AND	COUN. DIST. 10
5. OWNER'S NAME BILL FELDMAN				PHONE	LOT (TYPE) COR
6. OWNER'S ADDRESS				CITY	LOT SIZE IRR
7. ARCHITECT OR ENGINEER D. TAUBMAN				BUS. LIC. NO. NONE	ST. FRONT.
8. ARCHITECT OR ENGINEER ADDRESS 11022 SANTA MONICA BL.				ACTIVE STATE LIC. NO. 1445	ALLEY
9. QUALIFIED INSTALLER AMERICAN WEST SIGN CO.				PHONE 213 934-6361	BLDG. LINE
10. INSTALLER'S ADDRESS 2265 WESTWOOD BL. #909				CITY LA	AFFIDAVITS ZI1740
11. SIZE OF EXISTING BUILDING WIDTH LENGTH				TYPE URM	STORIES 1
12. SIZE OF SIGN 4-0 X 30-0				TOTAL COPY AREA 120 SF	OVERALL HEIGHT 12' 6"
13. JOB ADDRESS 8884 VENICE BLVD.				STREET GUIDE	FROM GRADE 2' 0"
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN				\$ 6200.00	
15. MATERIAL OF SIGN CONSTRUCTION				SUPPORTING FRAME STL.	FRAME OF COPY STL.
16. TYPE OF SIGN OR NEW WORK (70) WALL SIGN				SURFACE OF SIGN MTL.	
17. ILLUMINATION				DIST. OFFICE WLA	
18. NO. OF SIGNS OR GAS TUBE SYSTEMS				HWY. DED. YES	
PERMIT FEES				ZONED BY DP/Smith	
SIGNS/G. T. SYSTEMS				FILE WITH 6-15-92	
ADDITIONAL CIRCUITS				TYPYST JP	
ELECTRICAL SERVICE				INSPECTOR	
CONTROL DEVICES				B & SB-5 (R 9.88)	
ISSUING FEE				DATE 06/15/92 03:01:00PM WLO3 T-7242 C 03	
BLDG. PERMIT				BLOG PLAN CHEC 103.23	
P.C.				BLOG PERMIT CO 243.46	
S.P.C.				INVOICE # 0042420 BB	
I.F.				SI COMMERCIAL 0.93	
S.P.I.				SYS DEV FEE 20.86	
O.S.S.				LINE STOP SURCH 6.95	
ISSUING OFFICE WLA				TOTAL 375.43	
S.O.S.S.				CHECK 375.43	
P.C. NO. CC				92WL 02129	

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

20. 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 6-15-92 Lic. Class C-45 Lic. No. 554400 Contractor's Signature [Signature]

Contractor's Mailing Address 2265 Westwood Blvd #909 LA CA 90064

OWNER-BUILDER DECLARATION

21. 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

22. 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. 120219091 Insurance Company STATE FUND

☐ Certified copy is hereby furnished.

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

Date 6-15-92 Applicant's Signature [Signature]

Applicant's Mailing Address 2265 Westwood Blvd #909 LA CA 90064

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

23. 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

24. 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

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

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

Signed [Signature] (Owner or agent having property owner's consent)

Position OWNER

Date 6-15-92

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT PT B	BLOCK	TRACT FRANK PARTENICO	CITY CLERK REF. NO. MP10-186	DIST. MAP 123B169
	FR. 3-10		1778	MP22-14	CENSUS TRACT 2702
2. PRESENT USE OF BUILDING	(6) RETAIL			NEW USE OF BUILDING () SAME	
3. JOB ADDRESS	8884-88 VENICE BLVD.			SUITE/UNIT NO.	FIRE DIST. II COUN. DIST. 10
4. BETWEEN CROSS STREETS	AND NATIONAL BL. HELMS AVE.			LOT TYPE COR	
5. OWNER'S NAME () TENANT () BUILDING	PHONE 310 822-5770			LOT SIZE LOT TIE RE'G	
6. OWNER'S ADDRESS	CITY LA ZIP 90066			ACREAGE ALLEY	
7. ENGINEER	BUS. LIC. NO. 755730-14 ACTIVE STATE LIC. NO. SE1445 PHONE 310 478-4878			BLOG. LINE	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. 73224-80 ACTIVE STATE LIC. NO. C15548 PHONE 310 559-7467			DOCUMENTS/ EASEMENTS PR 7/29/62 AFF36854,41985 AFF41986,63738 PR 7/29/62 ZI1740 (83)	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY LA ZIP 90034			DIST. OFF. WLA P.C. REQ'D NO (F)	
10. CONTRACTOR	BUS. LIC. NO. B543112 ACTIVE STATE LIC. NO. 310 573-0355			GRADING NO SEISMIC NO	
11. SIZE OF EXISTING. BLDG.	WIDTH 85	LENGTH 444	STORIES 1 HEIGHT 21	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 RETAIL	
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS CONC		ROOF WD	FLOOR CONC	
13. JOB ADDRESS	8884-88 VENICE BLVD.			SUITE/UNIT NO.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 700.00			DIST. OFF. WLA P.C. REQ'D NO (F)	
15. NEW WORK (Describe)	ADD INTERIOR OFFICE WALLS, 1 WINDOW			GRADING NO SEISMIC NO	
2 DOORS - TENANT IMPROVEMENT.					
16. NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	
(16) RETAIL	N/C		N/C	N/C	
TYPE	GROUP OCC.	MAX. OCC.	PLANS CHECKED		ZONING
NA	B-2	N/C	A. SALVADOR		N/C
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED		
NA	N/C	-	J. SALVADOR 7/6/92		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		
NA	N/C	S C HC	CS (GEN) MAJ.S. EQ.		
P. 23.91	G.P.I. NP	CONT. INSP.	5.20		B & S 08-B-3 (R.7/90)
SRC.	P.M.	ND			
B. 28.13	E.I. 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.			
I.F.	F.H.				
S.D.	O.S.S.				
ISS. OFF. WLA	S.O.S.S.	SPRINKLERS REQ'D SPEC. NO			
P.C. NO. CC	C/O	ENERGY NO	DAS YES		
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced					
NEW AFFIDAVITS					
PLAN CHECK EXTENDED TO PER					
ADMINISTRATIVE APPROVAL DATED					
BY					
D.A.D. PLANS CHECKED					
HOUSING MITIGATION FEE ORDINANCE					
REQUIRED EXEMPT					
ASBESTOS NOTIFICATION					
Check Box: Notification letter sent to AQMD or EPA.					
I declare that notification of asbestos removal is not applicable to addressed project.					
Signature Date 7-6-92					

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 6-9-92 Lic. Class B Lic. Number 543112 Contractor (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

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

Policy No. 126983691 Insurance Company STATE FUND

Certified copy is hereby furnished.

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

Date 6-9-92 Applicant's Signature

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date Applicant's Signature

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

I realize that this permit is 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 (Owner or agent having property owner's consent)

CONTRACTOR

6-9-92

Position Date

36700300465

Bureau of Engineering

ADDRESS APPROVED

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

Public Works Improvement

Required

YES ☐ NO ☐

PERMIT

#

SEWERS

RES. NO.

CERT. NO.

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Comm. Safety

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

CEQA

Fire

APPROVED (TITLE 19) (L.A.M.C.-S700)

APPROVED - HYDRANT UNIT, ROOM 920 CHE

6992

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

A/C

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3

APPLICATION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-
REPAIR-DEMOLISH
AND FOR CERTIFICATE
OF OCCUPANCYFOR 3 5 4 0 0 2 0 1 0 247:72
INSPECTION

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

120B169

1. LEGAL DESCR.	LOT B PART OF LOT FRAC. 3 - 10 INCL. =	BLOCK	TRACT FRANK PARTENICO 1778	CITY CLERK REF. NO. MP10-186 MB22-44	DIST. MAP 123B169 CENSUS TRACT 2702
2. PRESENT USE OF BUILDING () RETAIL STORE	NEW USE OF BUILDING () SAME			ZONE M1-1VL	
3. JOB ADDRESS 8884 + 8886 + 8888 VENICE BLVD.	SUITE/UNIT NO.			FIRE DIST. 2	COUN. DIST. 10
4. BETWEEN CROSS STREETS NATIONAL BLVD.	AND HELMS AVE.			LOT TYPE INT	
5. OWNER'S NAME () TENANT () BUILDING BILL FELDMAN	PHONE 310 822-5770			LOT SIZE IRR	
6. OWNER'S ADDRESS 12540 BEATRICE ST.	CITY LA			ZIP 90066	
7. ENGINEER DAVID TAUBMAN	BUS. LIC. NO. 755730-14 SE1445 ACTIVE STATE LIC. NO. 310 478-4878			ALLEY	
8. ARCHITECT OR DESIGNER 8800 VENICE BL.	BUS. LIC. NO. 732241-80 C15548 ACTIVE STATE LIC. NO. 310 559-7467			BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS ALISON WRIGHT	CITY LA			ZIP 90034	
10. CONTRACTOR PAUL G LINDEY	BUS. LIC. NO. 881954 ACTIVE STATE LIC. NO. 441227 818-352676			PHONE 90034	
11. SIZE OF EXISTING BLDG. WIDTH 85 LENGTH 444	STORIES 1	HEIGHT 21	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 RETAL		
12. FRAMING MATERIAL OF EXISTING BLDG. →	EXT. WALLS CONC	ROOF WD	FLOOR CONC	AFF36854 AFF41985 AFF41986 AFF63738	
13. JOB ADDRESS 8884 + 8886 + 8888 VENICE BLVD.	SUITE/UNIT NO.			DIST. OFF. WLA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 100,000				P.C. REQ'D NO F	
15. NEW WORK (Describe) DEMO NON LOAD-BEARING PARTITIONS-CONST. NON LOAD BEARING PARTITIONS, STORE FRONTS, HANDICAP ENTRIES, TOILETS, ROOF, HVAC + OPENINGS				GRADING YES	
NEW USE OF BUILDING SAME				FILE WITH	
TYPE N		GROUP OCC. B2		MAX. OCC. NC	
DWELL UNITS 1		BUILDING AREA NC		ZONING AREA NC	
GUEST ROOMS 1		PARKING REQ'D NC		PARKING PROVIDED S C HC	
PC. 521.14		G.P.I. + NP		CONT. INSP. N/A	
S.P.C.		P.M.		SASS 6932 SAS	
B.P. 613.13		E.I. 21.1		Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.		F.H.		SPRINKLERS REQ'D SPEC. 1	
S.D. NA		O.S.S. 23.11		ENERGY YES	
ISS. OFF.		S.O.S.S. 23.11		DAS YES	
P.C. NO. C7L		C/O VOS		ENERGY YES	
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.					
NEW AFFIDAVITS					
PLAN CHECK EXTENDED TO _____ PER _____					
ADMINISTRATIVE APPROVAL DATED _____ BY _____					
D.A.D. PLANS CHECKED HOUSING MITIGATION FEE ORDINANCE <input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT					
ASBESTOS NOTIFICATION Check Box: <input checked="" type="checkbox"/> Notification letter sent to AQMD or EPA. <input type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project.					
Signature _____ Date 12-30-92					

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 12-30-92 Lic. Class B-1 Lic. Number 441321 Contractor

(Signature)

OWNER-BUILDER DECLARATION

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

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 1274587-01 Insurance Company STANDARD

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

Date 12-30-92 Applicant's Signature

Applicant's Mailing Address 10347 FERN BLVD AV

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 _____ (Owner or agent having property owner's consent)

Position

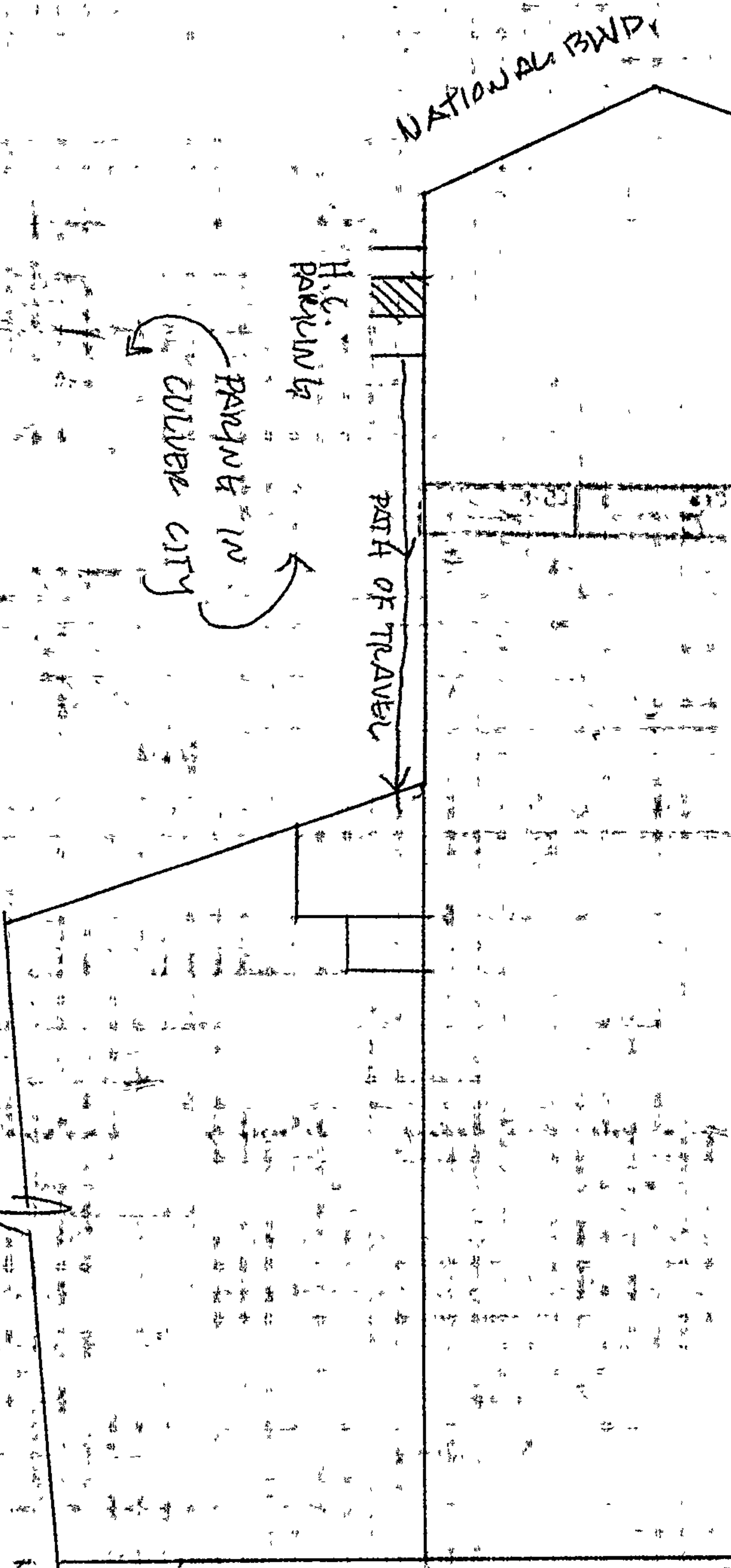
Date

3 5 4 0 0 2 0 3 1 2

Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
Public Works Improvement		FLOOD CLEARANCE		
Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT		#		
SEWERS		SEWERS AVAILABLE		
RES. NO.		NOT AVAILABLE		
CERT. NO.		SFC PAID		
		SFC DUE		
Grading		PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA				
Fire		APPROVED (TITLE 19) (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 OFFICE: THE CITY OF LOS ANGELES		
		IN EXISTING CONC. WALLS		
Housing		HOUSING AUTHORITY AFFIDAVIT NO. 1		
Construction Tax		RECEIPT NO.		
Cultural Affairs				
Rent Stabilization Division				
LEGAL DESCRIPTION		IN EXISTING CONC. WALLS		
21-1740		Example 1.1.3		
		STRUCTURE		

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

NO CHANGE TO PLOT PLAN



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

120B169

9241 01554

LICENSED CONTRACTORS DECLARATION

Date 4-23-92 Lic. Class B-1 Lic. Number 441321 Contractor

(Signature)

OWNER-BUILDER DECLARATION

☐ 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

Policy No. 12745869 Insurance Company

☐ Certified copy is hereby furnished.

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

Date 4-3-92 Applicant's Signature _____

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

(2004, 2005, 2007, 2017).

Lender's Name _____ **Lender's Address** _____

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)

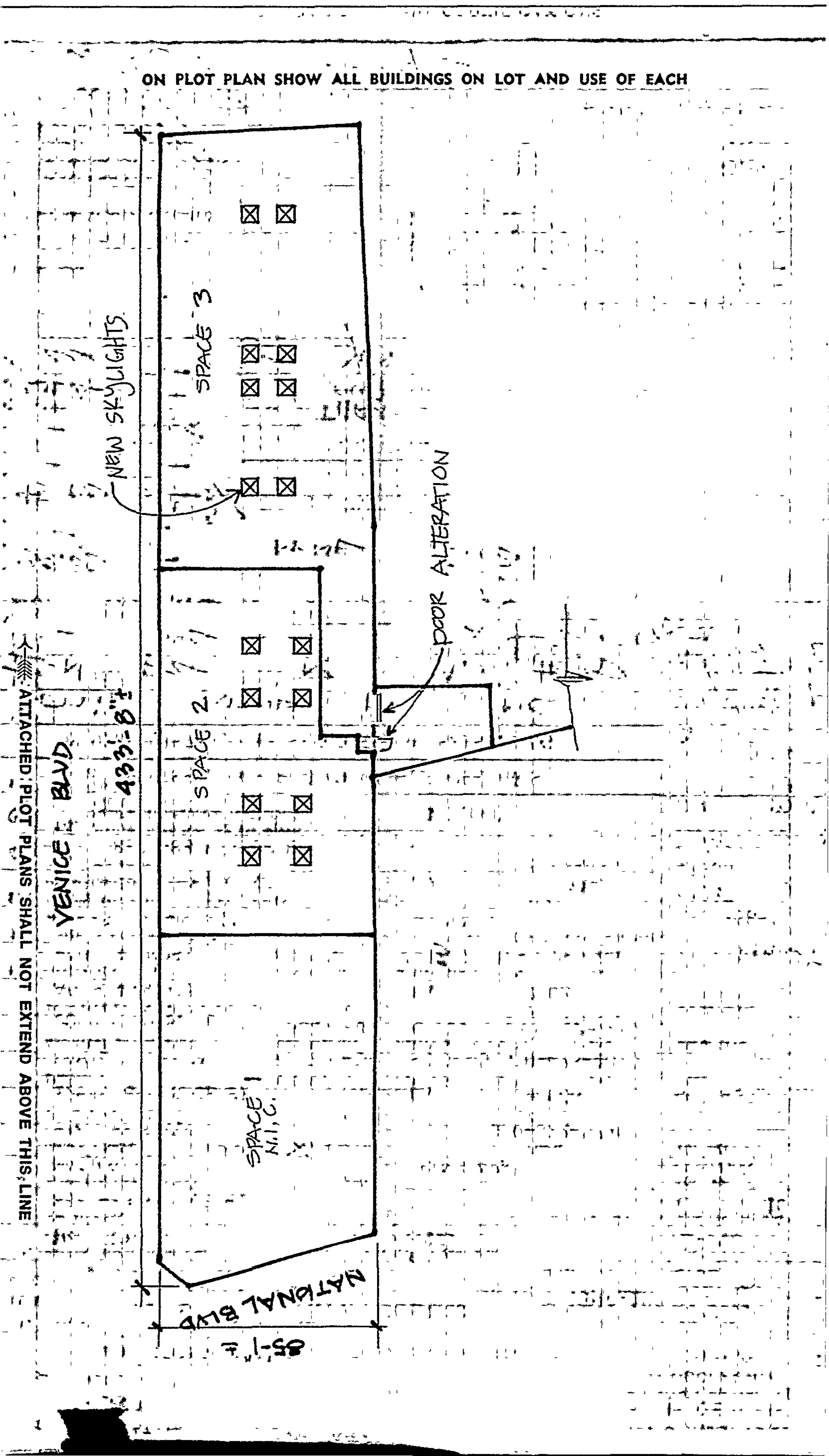
4-23-92
Date

6200500234

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

LEGAL DESCRIPTION

D.A.D. BRAND NEW "SHELL" BLDG - BLDG FULLY COMPLIES W/ HIC CODE AND



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

1. LEGAL DESCR.	LOT 3,4 1,3,4	BLK. -- --	TRACT 1778 1778	COUNTY REF. NO.	DIST. MAP 123B169 CENSUS TRACT 2702
2. TYPE OF SIGN OR NEW WORK (19) Channel Letters				<input type="checkbox"/> ON-SITE SIGN	<input type="checkbox"/> OFF-SITE SIGN
3. JOB ADDRESS 8888 Venice Blvd				<input type="checkbox"/> TEMP.	EXP. DATE
4. BETWEEN CROSS STREETS National AND Helms				LOT (TYPE) corner	
5. OWNER'S NAME Lakeshore Learning Mat				PHONE 559-9630	LOT SIZE --
6. OWNER'S ADDRESS 8888 Venice Blvd				CITY LA	ZIP 90034
7. ARCHITECT OR ENGINEER --				BUS. LIC. NO.	ACTIVE STATE LIC. NO.
8. ARCHITECT OR ENGINEER ADDRESS --				CITY	ZIP
9. QUALIFIED INSTALLER All American Sign				BUS. LIC. NO. none	ACTIVE STATE LIC. NO. 546362
10. INSTALLER'S ADDRESS PO Box 2968				CITY Orange	ZIP 92669
11. SIZE OF EXISTING BUILDING WIDTH 84 LENGTH 126				TYPE URM <input type="checkbox"/>	STORIES 1
12. SIZE OF SIGN 41" x 17 1/2" / 34" x 14 1/8"				NO. OF EXIST. BLDGS. ON LOT AND USE 1-retail	
13. JOB ADDRESS 8888 Venice Blvd				STREET GUIDE 42 D 5	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 12,000 6,000.00					
15. MATERIAL OF SIGN CONSTRUCTION		SUPPORTING FRAME conc.		FRAME OF COPY st	SURFACE OF SIGN INCOMB.
16. TYPE OF SIGN OR NEW WORK Channel Letters				<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input type="checkbox"/> OTHER	
17. ILLUMINATION <input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL				<input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING <input checked="" type="checkbox"/> OTHER NONE	
18. NO. OF SIGNS OR GAS TUBE SYSTEMS		3		NO. OF ADDITIONAL BRANCH CIRCUITS	2
NO. OF CONTROL DEVICES		1			
PERMIT FEES				CONT. INSP.	
SIGNS/G. T. SYSTEMS				FREEMAN	
ADDITIONAL CIRCUITS				500' <input type="checkbox"/> 2000' <input checked="" type="checkbox"/>	
ELECTRICAL SERVICE				see back	
CONTROL DEVICES				DATE	
ISSUING FEE				TRANSPORTATION	
BLDG. PERMIT				DEPT. CLEARANCE	
P.C.				DATE	
S.P.C.				F.H.	
I.F.				INSP. ACTIVITY: BMI	
S.P.I.				P.C. NO.	
O.S.S.					
S.O.S.S.					
ISSUING OFFICE					
LA 3-#20438					
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.					

PLANS CHECKED
m. h. 2. 33549

APPLICATION APPROVED
[Signature]

38.20 92LA 94872

08/07/92 01:40:40PM LA03 T-6389 C 07

BLDG PLAN CHCK 199.80

BLDG PERMIT CO 434.60

INVOICE # 0033549 88

FEI COMMERCIAL 2.52

FEYS DEV 38.22

ONE STOP 12.74

TOTAL 687.88

CHECK 687.88

8-7-92

92LA 94872

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 2000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 8-7-92 Lic. Class C-45 Lic. No. 546362 Contractor's Signature [Signature]

Contractor's Mailing Address PO Box 2968 Orange CA 92669

OWNER-BUILDER DECLARATION

20. 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 a 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 2000) 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 in, for, 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

21. 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

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

Date 8-7-92 Applicant's Signature [Signature]

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

CONSTRUCTION LENDING AGENCY

23. 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

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

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

Signed [Signature]

(Owner or agent having property owner's consent)

Position

Date 8-7-92

Bureau of Engineering 3 7 5 0 0 1 7	ADDRESS APPROVED HIGHWAY DEDICATION	David 8-7-92
CITY PLANNING		
OFF SITE CLEARANCE:		
LEGAL DESCRIPTION:		

COMBINED SIGN AREAS

Existing Sign Area

1. Illum. Canopy Sign
2. Monument Sign
3. Pole Sign
4. Projecting Sign
5. Roof Sign
6. Wall Sign
7. Window Sign
8. Proposed _____ Sign

Total Area

Signs Facing

Allowable Combined Sign Area

Actual Combined Sign Area

Allowable _____ Sign Area

Actual _____ Sign Area

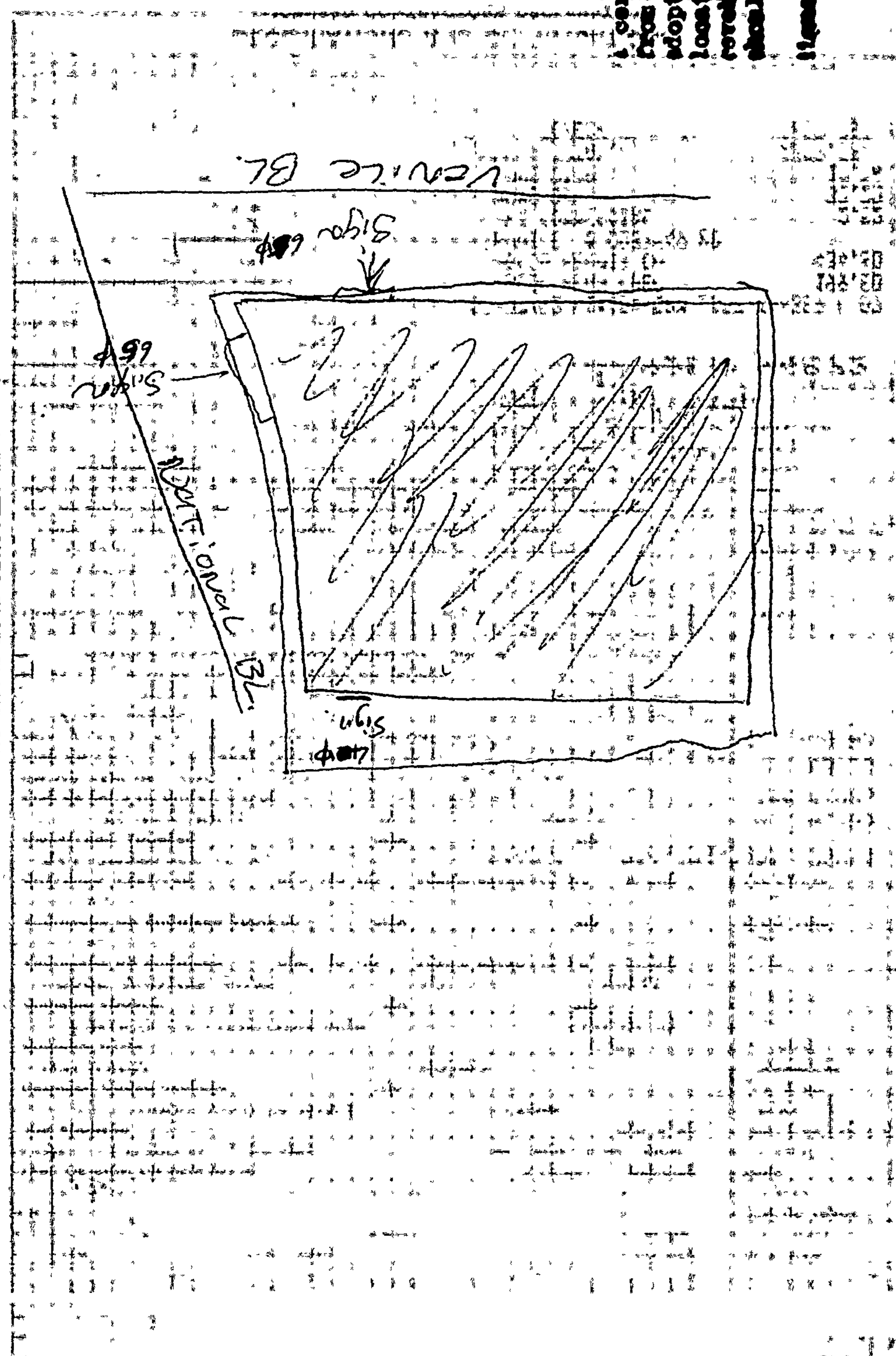
Proposed Sign Facing

I certify that no portion of this sign will be visible from the main traveled roadway of any existing or future adopted freeway that is within 2,000 feet of this sign location. I further understand that this permit may be revoked and the sign required to be altered or removed should field inspection reveal freeway visibility.

[Signature]
Engineer or Authorizing Agent

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGN

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT BLOCK TRACT CITY CLERK REF. NO. DIST. MAP 123B169 CENSUS TRACT 2702

2. PRESENT USE OF BUILDING (16) RETAIL NEW USE OF BUILDING () SAME

3. JOB ADDRESS 8888 VENICE BLVD. SUITE/UNIT NO. FIRE DIST. II COUN. DIST. 10

4. BETWEEN CROSS STREETS NATIONAL AND HELMS LOT TYPE COR

5. OWNER'S NAME () TENANT () BUILDING PHONE LOT SIZE IRR

6. OWNER'S ADDRESS 12540 BEATRICE ST. CITY LA ZIP 90066

7. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ALLEY

8. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE BLDG. LINE

9. ARCHITECT OR ENGINEER'S ADDRESS 8800 VENICE BLVD. CITY ZIP DOCUMENTS/EASEMENTS

10. CONTRACTOR BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ZI17407

11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE AFF36854

12. FRAMING MATERIAL OF EXISTING BLDG. EXT. WALLS ROOF FLOOR CONC CONC 41985 41986

13. JOB ADDRESS 8888 VENICE BLVD. SUITE/UNIT NO. AFF63738

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 5000 DIST. OFF. LA P.C. REQ'D NO F

15. NEW WORK (Describe) ADD ACCESS RAMPS TO ENTRANCE OF BLDG. GRADING NA SEISMIC YES FLOOD

NEW USE OF BUILDING SIZE OF ADDITION STORIES HEIGHT BUILDING ZONING

TYPE III GROUP OCC. B-2 MAX. OCC. N/A C COMBS

DWELL UNITS BUILDING AREA ZONING AREA NR APPLICATION APPROVED 26736

GUEST ROOMS PARKING REQ'D PARKING PROVIDED S C HC INSPECTION ACTIVITY

CS GEN MAJ.S EQ.

PC 5259 G.P.I. + NP CONT. INSP. N/A

S.P.C. P.M.

B.P. 6188 E.I. 105

I.F. F.H.

S.D. NA O.S.S. 231

ISS. OFF. W/LH S.O.S.S. SPRINKLERS REQ'D SPEC.

P.C. NO. C/O N/A ENERGY N/A DAS YES

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

CASHIER'S USE ONLY

03/30/92 01:35:10PM WL01 T-8276 C 06

BLDG PLAN CHECK 52.59

BLDG PERMIT CO 61.88

INVOICE # 0026736 BB

EI COMMERCIAL 1.05

SYS DEV FEE 6.93

ONE STOP SURCH 2.31

TOTAL 124.76

CHECK 124.76

NEW AFFIDAVITS 92-524040

PLAN CHECK EXTENDED TO PER

ADMINISTRATIVE APPROVAL DATED NA

BY

D.A.D. PLANS CHECKED D. McCOMBS

HOUSING MITIGATION FEE ORDINANCE

REQUIRED EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☐ I declare that notification of asbestos removal is not applicable to addressed project.

Signature X Date 3-30-92

DECLARATIONS AND CERTIFICATIONS

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

Date 3-30-92 Lic. Class B1 Lic. Number 441327 Contractor (Signature)

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

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. 127458291 Insurance Company STATE FUND

☒ Certified copy is hereby furnished.

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

Date 3-30-92 Applicant's Signature

Applicant's Mailing Address 10347 FURNGLOW NY JUNE 26 91042

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 (Owner or agent having property owner's consent) Position Date 3-30-92

36000130351

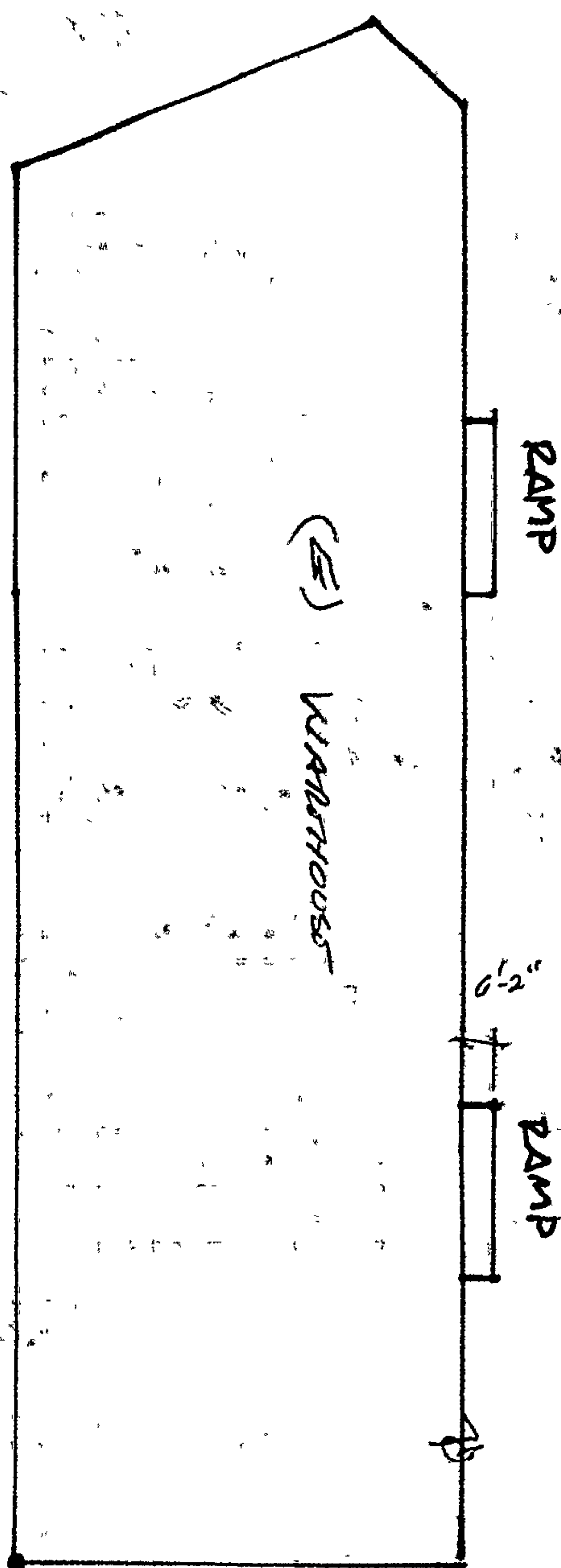
Bureau of Engineering		ADDRESS APPROVED		92-524040
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT		#
SEWERS		SEWERS AVAILABLE		
RES. NO.		NOT AVAILABLE		
CERT. NO.		SFC PAID		
		SFC NOT APPLICABLE		SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED			
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>			
CEQA				
Fire	APPROVED (TITLE 19) (L.A.M.C. 5700)			
	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

AFF 92-524040 : PUBLIC WORK PERMIT FOR
ACROSS RAMP PROSPECTING 6'-2" MAX INTO PUBLIC
WAY. DATED 3/24/92 BY S. HOARD CA # 50956

31-1740 1/4A COMM NOT DEFINED AS PROJECT

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

A parcel of land partly in the City of Culver City, and partly in the City of Los Angeles, County of Los Angeles, State of California, including a portion of Tract No. 1778, as per map recorded in Book 22 Page 44 of Maps, in the office of the County Recorder of said county and a portion of Lot "B" of Frank Partenico Place, as per map recorded in Book 10 Page 186 of said map records, described as a whole as follows:

Beginning at the intersection of the northeast line of National Boulevard, 80 feet wide, as shown on said map of Tract No. 1778 with a line that is parallel with and distant northwesterly 170 feet measured at right angles from the line shown as City Engineer's center line on the map of Tract No. 10234, recorded in Book 175 Pages 1 and 2 of said map records; thence along said northeast line north $48^{\circ} 55' 17''$ west 394.39 feet to the easterly line of the land described in the Decree of Condemnation entered in Case No. 226184, Superior Court for the opening of the southeasterly roadway of Venice Boulevard; thence along the boundary line of the land described in said decree as follows:

North $3^{\circ} 23' 52''$ east 12.23 feet and north $55^{\circ} 43' 02''$ east 517.27 feet to the northeast line of said Lot "B"; thence along said northeast line south $36^{\circ} 14' 32''$ east 500.72 feet to a line that is parallel with and distant northwesterly 50 feet, measured at right angles from the above mentioned City Engineer's center line; thence along said parallel line south $54^{\circ} 18' 28''$ west 65 feet; thence parallel with said northeast line of Lot "B", north $36^{\circ} 14' 32''$ west 120 feet; thence parallel with said City Engineer's center line south $54^{\circ} 18' 28''$ west 373.23 feet to the point of beginning.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. 3,4 BLOCK 1778 CITY CLERK REF. NO. DIST. MAP 123B169 CENSUS TRACT 2702

2. PRESENT USE OF BUILDING 16 RETAIL NEW USE OF BUILDING () SAME ZONE M1-1VL

3. JOB ADDRESS 8888 VENICE BL SUITE/UNIT NO. FIRE DIST. II COUN. DIST. 10

4. BETWEEN CROSS STREETS NATIONAL AND HELMS LOT TYPE REV. COR 1

5. OWNER'S NAME () TENANT () BUILDING PHONE 559-9630 LOT SIZE

6. OWNER'S ADDRESS 8888 VENICE BL CITY LA ZIP 90034 88 X 175

7. ENGINEER DAVID TAUEMAN BUS. LIC. NO. 1445 ACTIVE STATE LIC. NO. 441-0541 ALLEY

8. ARCHITECT OR DESIGNER KANNEP ARCH BUS. LIC. NO. NONE ACTIVE STATE LIC. NO. C16873 PHONE 208-0028 BLDG. LINE

9. ARCHITECT OR ENGINEER'S ADDRESS 10924 LE CONTE CITY LAS ZIP 90024 DOCUMENTS/EASEMENTS

10. CONTRACTOR RENNA CONST BUS. LIC. NO. NONE ACTIVE STATE LIC. NO. B500849 PHONE 619-268-1066 ZI 1583, 1740

11. SIZE OF EXISTING BLDG. WIDTH 84 LENGTH 126 STORIES 1 HEIGHT 24 NO. OF EXISTING BUILDINGS ON LOT AND USE 1- RETAIL AFF 36854, ***

12. FRAMING MATERIAL OF EXISTING BLDG. EXT. WALLS CONC ROOF WD FLOOR CONC AFF 41985

13. JOB ADDRESS 8888 VENICE BL SUITE/UNIT NO. 41986, 63738

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 200,000 DIST. OFF. LA P.C. REQ'D NO F

15. NEW WORK (Describe) TENANT IMPROVEMENT FOR 10,000 S.F. GRADING SEISMIC

SPACE... MODIFY 2 BUILDING ENTRANCES

NEW USE OF BUILDING SAME SIZE OF ADDITION N/A STORIES BUILDING HEIGHT 2 ZONING

TYPE III GROUP B-Z MAX. OCC. NC PLANS CHECKED MCCOMBS

DWELL UNITS 14 BUILDING AREA NC ZONING AREA NO APPLICATION APPROVED

GUEST ROOMS 1 PARKING REQ'D NC PARKING PROVIDED S C HC INSPECTION ACTIVITY

PC 853.83 G.P.I. + NP CONT. INSP. SY 51.23 SSYS 62.79

S.P.C. P.M. B.P. 1004.50 E.I. 42 F.H. I.F. S.D. N/A O.S.S. 17.08 ISS. ORF WA S.O.S.S. 20.22 SPRINKLERS REQ'D SPEC. PC NO. DD117 C/O YES ENERGY YES DAS YES

Unles 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

* REFUSE TO PAY

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO PER

ADMINISTRATIVE APPROVAL DATED BY

D.A.D. PLANS CHECKED (MOON) 4-31-92

HOUSING MITIGATION FEE ORDINANCE

ASBESTOS NOTIFICATION

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

Signature: Joseph M. Annello

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 5/16/92 Lic. Class 13 Lic. Number 500849 Contractor Joseph M. Annello

OWNER-BUILDER DECLARATION

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

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

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

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

Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

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

Policy No. 1280559-92 Insurance Company 1ST FUND

☐ Certified copy is hereby furnished.

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

Date Applicant's Signature Joseph M. Annello

Applicant's Mailing Address 8386 VICKERS ST 5TH FL SAN DIEGO CA 92111

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 Joseph M. Annello Agent 5/11/92

(Owner or agent having property owner's consent) Position Date

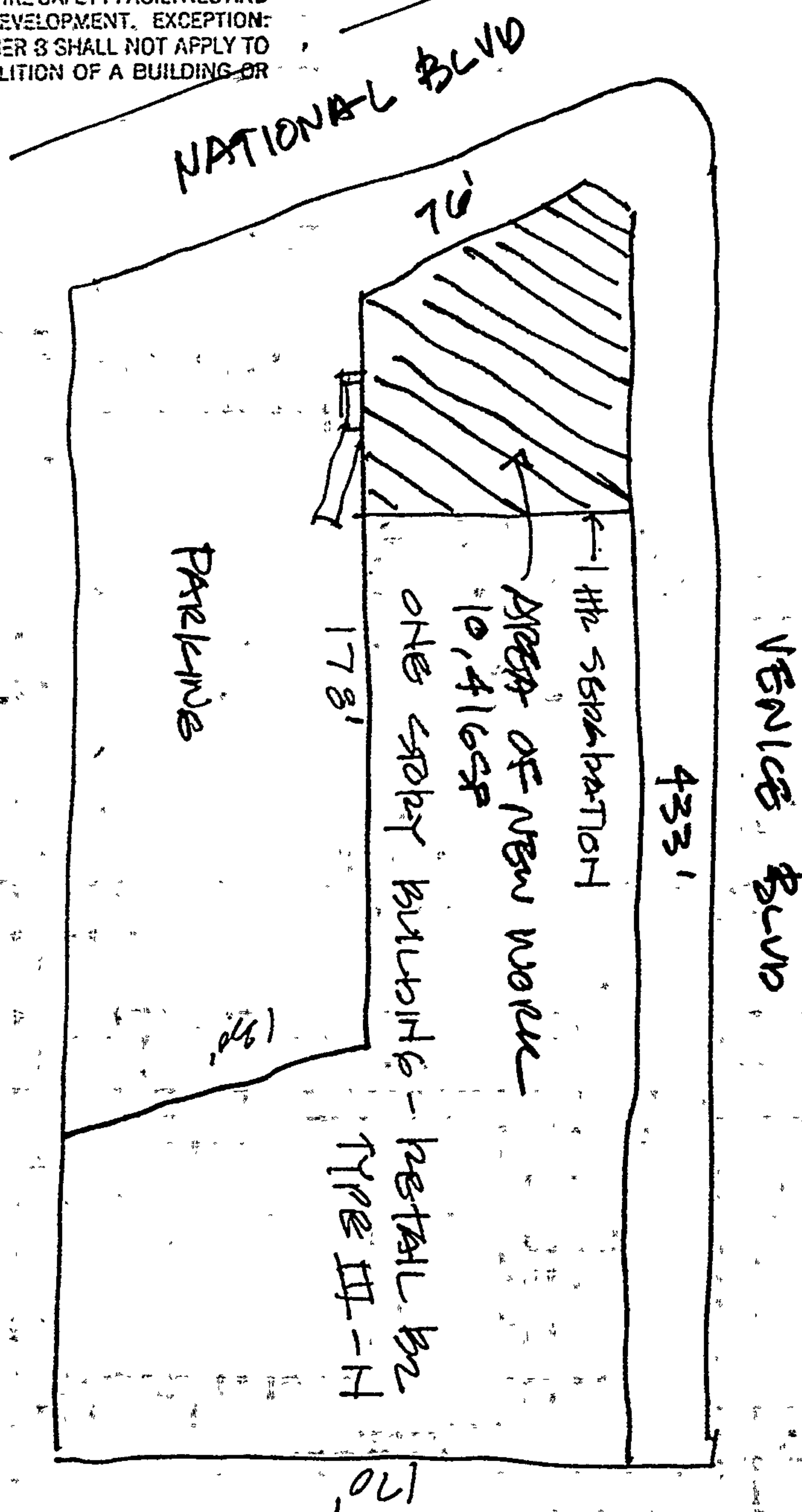
36400500176

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

LEGAL DESCRIPTION

DAD-OK *[Signature]* (MOON) 4-31-92
Z1-1740 N/A *[Signature]*
Z1-1583 PROPOSED

FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES MAY AMEND THE ~~IGN~~ **IGN PLOT PLAN SHOWING** BUILDINGS ON LOT AND USE OF EACH (LAMC SECTION 91.0304 (b) 9). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY TO THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT. EXCEPTION: THIS PARAGRAPH NUMBER 3 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

THIS PERMIT IS FOR (Mark one)
☐ NEW BLDG/STRUCTURE
☒ ADD, ALTER, REPAIR EXISTING BUILDING
☐ RELOCATE EXIST. BLDG.
☐ DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY

INCIDENT CODE



REF. NO.

A PROJECT ADDRESS: 8884-8 VENICE/8833 NATIONAL BLVD.
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20)
1778
SUITE/UNIT NO.:
CROSS STREETS: NATANAEL
BLOCK: 3,4
LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18
DIST. MAP: 123B169
ASSESSOR'S ID:
LOT TYPE: REV. COR LOT SIZE: IRR ZONE: MD-1VI BUILDING LINE: ALLEY:
CENSUS TRACT: 2702 ADDR. APPD. DATE:
AFFIDAVITS, EASEMENTS AND RESTRICTIONS: AFF36854 41986 63738, ZI9100
COUNCIL DIST.: 10 FIRE DISTRICT: II FLOOD ZONE: YES
GRADING: HIGHWAY DED.: SEISMIC STUDY:

B PROPERTY OWNER: VENICE PACIFIC INVESTMENTS
ADDRESS: 3130 WILSHIRE BL. CITY/STATE/ZIP: SM, CA 90403
ARCHITECT NAME: ADDRESS: LIC. CLASS: ACTIVE STATE LIC. NO.: CITY BUS. LIC. NO.: PHONE NO.:
ENGINEER: DAVID TAUBMAN
CONTRACTOR: SPS INC
PROPOSED USE OF BUILDING: (16) SAME
EXISTING USE OF BUILDING (Leave blank for new buildings): (16) RETAIL/WAREHOUSE
DESCRIPTION OF WORK:
☐ DAMAGE REPAIR <10% ☐ PATCH PLASTER/ DRYWALL ☐ INT. NON-STRUCTURAL REMODEL ☐ DOOR/WINDOW CHANGEOUT ☐ RE-STUCCO/SIDING ☐ RE-ROOF
OTHER: (Describe) Seismic Upgrade (Full compliance Division 91, 1774400)

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE.
A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
☐ ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. ☐ PLUMBING (NOT INCLUDING FIRE SPRINKLERS) ☐ HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS
DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)
ELECT. CONTR. NAME: ADDRESS: LIC. CLASS: ACTIVE STATE LIC. NO.: CITY BUS. LIC. NO.: PHONE NO.:
PLUMB. CONTR.:
HVAC CONTR.:
03/19/96 03:57:50PM WLO1 T-2234 C.01
E-B PLAN CHECK 2,032.16
ONE STOP 41.04
SYS DEV 123.13
MISCELLANEOUS 5.00
CITY PLAN SURC 61.57
TOTAL CHECK 2,282.90
8-28-96
96WL 39465
96WL 39465

D NO. OF EXISTING BLDGS. ON LOT AND USE
LENGTH: 435 WIDTH: 20 HEIGHT (BUILDING): ME FLOOR AREA (BUILDING): ME
STORIES: 1 GROUP OCCUPANCY: B2 OCCUPANTS PER GROUP: ME MAX. OCCUPANCY: ME
DWELLING UNITS: 14 GUEST ROOMS: 14 CONSTR. TYPE: ME LIC. FABRICATOR REQ'D FOR: STEEL
REQ'D PARKING: ME PARKING PROVIDED: ME HEIGHT (ZONING): ME FLOOR AREA (ZONING): ME
LOCATION OF REQ'D FIRE SPRINKLERS: STD. COMP. LOC. TYPE OF INSPECTION: CS/EQ/FS/MS/GEN DISTRICT INSP. OFFICE: LA VN WLA SP
LATERAL/FDN. SYSTEMS: ☐ SHEARWALL ☐ CONTINUOUS/SPREAD ☐ PILE/CAISSON ☐ SMRS/OMRSF ☐ OTHER
SPECIAL INSPECTIONS: ☐ CONC > 2000 PSI ☐ FIELD WELTING ☐ MASONRY ☐ REBAR WELTING ☐ GRADING ☐ OTHER

E P.C. NO.: 006012
PLAN CHECK: 2032.16 SUPP. PLAN CHECK: 142.36
HILLSIDE POSTING: 2687.17 PLAN MAINT.: 16.02
PRE-INSPECTION: ELEC. PRMT. (20%) FIRE HYDRANT: ARTS DEV. FEE: 54.55
INVESTIGATION FEE: PLUMB. PRMT. (20%) SCHOOL DIST. FEE: 81.10
RELOCATION FEE: HVAC PRMT. (13%) SCH. DIST. FL. AREA:
ENERGY: ☒ SURCHARGES: ☒ SEWER CAP REQ'D: ☐ D.A. SURCH.: ☐
VALUATION (Including all fixed operating equipment): \$ 11,000.00
SUPPLEMENT TO PERMIT NO.:
PLAN CHECKED BY: SACK COHEN
D.A. PLAN CHECKED BY: SACK COHEN
ZONING VERIFIED BY: SACK COHEN DATE: 8/28/96
APPLICATION APPROVED BY: SACK COHEN DATE: 8/28/96
SIGN: SACK COHEN DATE: 8/28/96
PLOT PLAN ATTACHED: ☒ YES ☐ NO OTHER ATTACHMENTS (Describe):
UNLESS A SHORTER PERIOD OF TIME HAS BEEN ESTABLISHED BY AN OFFICIAL A-101, WHEN CHECK APPROVAL EXPIRES ONE AND A HALF YEARS AFTER THE FEE HAS BEEN PAID. THIS PERMIT EXPIRES TWO YEARS AFTER THE FEE HAS BEEN PAID OR 180 DAYS AFTER THE FEE HAS BEEN PAID AND CONSTRUCTION HAS NOT COMMENCED; OR IF WORK IS SUSPENDED, DISCONTINUED OR ABANDONED FOR A CONTINUOUS PERIOD OF 180 DAYS (SAC 14, 0603 L.A.M.C.). CLAIMS FOR REFUND OF FEES PAID ON PERMITS MUST BE FILED WITHIN ONE YEAR FROM THE DATE OF EXPIRATION FOR BUILDING PERMITS GRANTED BY THE DEPARTMENT OF BUILDING AND SAFETY (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B Rev. 2/95

08/28/96 11:49:05AM WLO1 T-9934 C 09
E-B PERMIT CO 2,687.37
INVOICE # 0040189 88
PLAN MAINTENANCE 16.02
EI COMMERCIAL 24.36
SYS DEV 163.65
ONE STOP 54.55
MISCELLANEOUS 5.00
CITY PLAN SURC 81.10
TOTAL CHECK 3,031.85
CASH 2,987.76
CHANGE 50.09
6.00

REFUSED TO PAY

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

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

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

☒ Building ☐ Electrical ☐ Plumbing ☐ HVAC

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

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

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

Carrier LIBERTY MUTUAL Policy No. WC 2-161-035491

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

Sign David Taubman Date 28 AUG '96

ELECTRICAL CONTRACTOR

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

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

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

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

Carrier _____ Policy No. _____

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

Sign _____ Date _____

PLUMBING CONTRACTOR

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

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

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

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

Carrier _____ Policy No. _____

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

Sign _____ Date _____

HVAC CONTRACTOR

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

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

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

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

Carrier _____ Policy No. _____

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

Sign _____ Date _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's name _____ Lender's Address _____

ASBESTOS REMOVAL

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

☐ I declare that a notification letter has been sent to the AQMD or EPA. Sign David Taubman Date 28 AUG '96

OWNER-BUILDER DECLARATION

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

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

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

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

Print _____ Sign _____ Date _____ ☐ OWNER ☐ AUTHORIZED AGENT

FINAL DECLARATION

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

Print DAVID TAUBMAN Sign David Taubman Date 28 AUG '96 ☐ OWNER ☒ AUTHORIZED AGENT ☐ CONTRACTOR

<input type="checkbox"/> NEW BLDG/ STRUCTURE	<input type="checkbox"/> ADD, ALTER, REPAIR EXISTING BUILDING
<input type="checkbox"/> RELOCATE EXIST. BLDG.	<input type="checkbox"/> DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

BUILDING PERMIT PLOT PLAN

PLEASE DRAW AND LABEL CLEARLY IN INK

INCIDENT CODE



PROJECT ADDRESS

8884-8 VENICE 78837 NATIONAL BLVD.

SUITE/UNIT NO.

CROSS STREETS

LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17,
3, 4

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20)

1778

BLOCK	
--------------	--

LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18

3.4

DIST. MAP

123B169

ASSESSOR'S ID

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES

NORTH

SCALE: 1" = 80'-0"

VENICE BOULEVARD.

BLDG A
8884-8888 VENICE BLVD
LOS ANGELES

BLDG B
8833 NATIONAL BLVD.
LOS ANGELES.

BUILDING USE: WAREHOUSE.

TYPE OF CONSTRUCTION: II-N.

DO NOT MARK IN THIS AREA

1. THE CITY OF LOS ANGELES
 2. DEPARTMENT OF PUBLIC WORKS
 3. DIVISION OF PERMITS
 4. 1200 N. GARDEN STREET
 5. LOS ANGELES, CALIF. 90012
 6. TEL. (213) 475-2000
 7. FAX (213) 475-2000
 8. 1. THE CITY OF LOS ANGELES
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 209. TEL. (213) 475-2000

08/03/78	11:47:STAN ALB	T-9976	0.00
TEC	SALE UNIT 10		2.457.17
	PHONE 1 004019 25		
	PLAN MANTENAN		16.01
	SI DOOR ROTAL		24.38
	SYS DEV		183.48
	END STOP		24.55
	MISCELLANEOUS		5.00
	CITY PLAN BURE		21.10
	TOTAL	37031.90	
	CHECK	2,927.76	
	CASH	30.07	
	CHANGE	6.00	

[illegible]

8886 W-Venice Blvd



Permit #:

99048 - 30000 - 01042

Plan Check #:

Reference #:

Event Code:

Sign	City of Los Angeles - Department of Building and Safety	Status: Ready to Issue
Over the Counter Permit	APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS	Status Date: 06/21/99
		Printed on: 06/21/99 10:12:48

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
FRANK PARTENCIO PLA	B		1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION	
BAS Branch Office - LA	Energy Zone - 8
Council District - 10	Fire District - 2
Census Tract - 2702.000	Highway Dedication - YES
District Map - 123B169	Lot Size - IRR
Lot Type - Corner Thomas Brothers Map Grid - 632	
ZONE(S): M1-1VL/	

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

Owner(s)	Bill Feldman	8886 Venice Blvd	L.A, CA 90034	310-302-8211
Tenant				
Applicant (Relationship: Contractor)				(310) 837-5909

7. EXISTING USE**PROPOSED USE**

19 Sign

8. DESCRIPTION OF WORK

NEW NON-ILLUMINATED WALL SIGN 2'X20'

9. # Bldgs on Site & Use: 1-RETAIL**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Randall Kina	DAS PC By:
OK for Cashier: Randall Kina	Coord. OK:
Signature: <i>[Signature]</i>	Date: 6/21/99

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

For Cashier's Use Only

W/O #: 94801042

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$1,500	PC Valuation:
FINAL TOTAL Sign	113.77 Electrical Service Fee
Permit Fee Subtotal Sign	65.00 Control Devices Fee
Plan Check Subtotal Sign	32.50
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	1.96
Sys. Surcharge	5.88
Planning Surcharge	2.93
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Signs or Gas Tube Systems Fee	
Additional Branch Circuits/Circuits F	
Sewer Cap ID:	Total Bond(s) Due:

06/21/99 10:23:05AM WL03 T-8888 C 10
 BLDG PERMIT CO 65.00
 INVOICE # 000000 PP
 BLDG PLAN CHC 32.50
 EI COMMERCIAL 0.50
 ONE STOP 1.96
 SYS DEV 5.88
 MISCELLANEOUS 5.00
 CITY PLAN SURC 2.93
 TOTAL 113.77
 CHECK 113.77

99WL 59773

12. ATTACHMENTSPlot Plan *[Signature]*

13. STRUCTURE INVENTORY
Sign# 82411(P) # of Faces 1
Sign# 82411(P) Sign Area 40Sqt
Sign# 82411(P) Sign Length 20Feet
Sign# 82411(P) Sign Width 2Feet
Sign# 82411(P) Street Frontage 75Feet

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein 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) Prado Signs	9546 Washington Blvd,		D42 469640	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTORS 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 related to my ability to take prime contracts or subcontracts involving specialty trades (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired).

License Class: CC1 Lic. No.: 469640 Print: CUS PRADO Sign: [Signature]

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 FUND Policy Number: 1109008

☐ 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.

Sign: [Signature] Date: 6/27/99 ☐ Contractor ☐ Authorized Agent ☐ Owner

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. CONSTRUCTION LENDING AGENCY

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

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature] Date: 6/27/99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she 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 the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

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

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

Print: _____ Sign: _____ Date: ____/____/____ ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: CUS PRADO Sign: [Signature] Date: 6/27/99 ☐ Owner ☐ Contractor ☐ Author. Agent

City of Los Angeles - Department of Building and Safety

Initiating Office: WEST LA

PLOT PLAN ATTACHMENT

Printed on: 06/18/99 16:50:59

HELM ST.

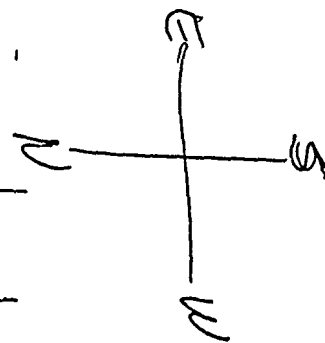
888 - Venice Blvd

STERN LOCATION

2x20

75

NATURAL BUD



1 3 3 7 7 7 7 7 1 3

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



Electrical Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued On: 08/01/2005 Last Status: Issued Status Date: 08/01/2005
APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION		

1. PROPERTY OWNER

Pacific Investment Associates

12540 Beatrice St # 203

LOS ANGELES CA 90066

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Greg Johanson -

2500 Townsgate Road

WESTLAKE VILLAGE, CA 91361 (805) 497-9808

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME**

(C) Solar Electrical Systems

2500 Townsgate Road Suite J Westlake Village, CA 91361

CLASS LICENSE#

C10 575211

PHONE #

8054979808

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (805)497-6199.

6. DESCRIPTION OF WORK

Solar Electrical Panel Installation

7. COUNCIL DISTRICT: 10

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

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For Cashier's Use Only**W/O #: 54118397**

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

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

9. FEE INFORMATION**Inspection Fee Period**Permit Fee: **70.20**

INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 08/01/05
Receipt No: IN050167007
Amount: \$70.20

10. FEE ITEM INFORMATION**NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwell App, Non-Dwell App (3) 37.50

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).

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions 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: **C10** Lic. No.: **575211** Contractor: **SOUTHERN CALIFORNIA SOLAR INC.**

12. WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the 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: **CLARENDON NATIONAL INSURANCE** Policy Number: **05KR0026159**

☐ 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.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree 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: **GREG JOHANSON** Sign: **Internet ePermit System Declaration** Date: **08/01/2005** ☒ Contractor ☐ Authorized Agent

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER**PACIFIC INVESTMENT ASSOCIATES**

**12540 BEATRICE ST # 203
LOS ANGELES CA**

90066

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: BY: JAMES GARRISON	Issued-Valid DATE 04/04/2011
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SITE IDENTIFICATION**ADDRESS: 8876-8888 W VENICE BLVD 90232****LEGAL DESCRIPTION**

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
FRANK PARTENCIO PLACE		B	1 MB 10-186	123B169 1385	4312-015-005

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

COMMENT CHANGE IN NUMBER OF REQUIRED PARKING ONLY.

USE PRIMARY**Warehouse****OTHER****(-) None****PERMITS**

11026-10000-00046 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Type III-N Construction		
B Occ. Group		
Parking Req'd for Bldg (Auto+Bicycle)	-30 Stalls	92 Stalls
Provided Offsite for Bldg	-35 Stalls	0 Stalls
Total Provided Parking for Site	-35 Stalls	94 Stalls

**APPROVAL**

CERTIFICATE NUMBER 92645
 BRANCH OFFICE LA
 COUNCIL DISTRICT 10
 INSPECTION DISTRICT BIGIWL3
 BUREAU: INSPECTN
 DIVISION BLDGINS
 STATUS: CofO Issued
 STATUS BY: JAMES GARRISON
 STATUS DATE: 04/04/2011

APPROVED BY: **JAMES GARRISON**

EXPIRATION DATE:

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
11026-10000-00046	8876-8888 W Venice Blvd	Terminate AFF-36841, 1970 Off-Site Parking for 8876-8888 Venice Blvd. Variance ZA-2010-0538(ZV) has been obtained to allow 92 required parking spaces (existing parking spaces) in lieu of 122 required for 8888 Venice Blvd. Permit to capture the change in number of required parking only. No re-striping and construction done.	CofO Issued - 04/04/2011 JAMES GARRISON

PARCEL INFORMATION

Area Planning Commission: South Los Angeles	LADBS Branch Office: LA	Council District: 10
Certified Neighborhood Council: South Robertson	Community Plan Area: West Adams - Baldwin Hills - Leimert	Census Tract: 2702.00
District Map: 123B169	Energy Zone: 8	Fire District: 2
GPI Plan Route Office: WLA	Earthquake-Induced Liquefaction Area: Yes	Lot Cut Date: PRIOR-07/29/1962
Near Source Zone Distance: 0	Thomas Brothers Map Grid: 632-H7	Zone: [Q]CM-IVL

PARCEL DOCUMENT

Affidavit (AFF) 20110393580 TERMINATION OF AFF-36841	Affidavit (AFF) AFF-36840	Affidavit (AFF) AFF-36841
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CHECKLIST ITEMS

Attachment - Plot Plan

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)			
Pacific Investment Associates	12540 Beatrice St # 203	LOS ANGELES CA 90066	
TENANT			
APPLICANT			
Relationship: Agent for Owner			
Glenn Heald-	9770 Culver Blvd	CULVER CITY, CA 90232	(310) 253-5752

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

NAME	ADDRESS	CLASS LICENSE #	PHONE #
(O) , Owner-Builder	,	NA	0

SITE IDENTIFICATION-ALL

ADDRESS: 8876-8888 W VENICE BLVD 90232

LEGAL DESCRIPTION - ALL

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
FRANK PARTENCIO PLACE		B	1 M B 10-186	123B169 1385	4312-015-005
TR 1778		1	1 M B 22-44	123B169 1455	4312-015-005
TR 1778		3	M B 22-44	123B169 1479	4312-015-005
TR 1778		4	M B 22-44	123B169 1487	4312-015-005

8888 W Venice Blvd



Permit #:

13016 - 30000 - 09672

Plan Check #: B13WL01601

Printed: 05/22/13 12:25 PM

Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 05/22/2013 Last Status: Issued Status Date: 05/22/2013
--	--	---

1. TRACT FRANK PARTENCIO PLACE	BLOCK B	LOT(s) B	ARB 1	COUNTY MAP REF # M B 10-186	PARCEL ID # (PIN #) 123B169 1385	2. ASSESSOR PARCEL # 4312 - 015 - 005
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3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7

ZONES(S): [Q]CM-1VL

4. DOCUMENTS			
Z1 - ZI-2412 Fast Food Establishments	ORD - ORD-172913-SA60	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
Z1 - ZI-2427 FWY Adj Advisory Notice for Se	CUB - CUB-1982-79	AFF - AFF-36854	
ZA - ZA-2010-538-ZV	CPC - CPC-1986-821-GPC	AFF - AFF-41985	
ORD - ORD-165481-SA570	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41986	

5. CHECKLIST ITEMS
Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 31609672
Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --		
Tenant:		
Applicant: (Relationship: Architect) RONALD HOWELL - PO BOX 661007, LOS ANGELES, CA 90066 -- (310) 780-2782		

7. EXISTING USE	PROPOSED USE
(12) Manufacturing	

8. DESCRIPTION OF WORK
Interior alteration to add non-bearing partition wall (11'-6" high, 90 in ft).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Hamilton Ching	DAS PC By:
OK for Cashier: Choi Yan	Coord. OK:
Signature:	Date: 05/22/2013

11. PROJECT VALUATION	
Permit Valuation: \$3,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Owner-Builder Declaration

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

WL 0008 302004223 5/22/2013 12:24:59 PM

BUILDING PERMIT COMM	\$146.25
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$0.63
INVESTIGATION - CE	\$400.00
ONE STOP SURCH	\$10.94
SYSTEMS DEVT FEE	\$32.81
CITY PLANNING SURCH	\$8.78
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$7.31
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$617.72

Permit #: 130163000009672

Receipt #: 0302007334

Building Card #: 2013WL52264



* P 1 3 0 1 6 3 0 0 0 0 9 6 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 - 30000 - 09672**14. APPLICATION COMMENTS:**

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

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

(A) HOWELL, RONALD EDWARDS

P O BOX 661007,

LOS ANGELES, CA 90066

C21122

(O) OWNER-BUILDER

0

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. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.3 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: VICTORIA RICHTERSign: Date: 05/22/2013☐ Owner☒ Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 13016-30000-09672

Project Address: 8888 Venice Blvd.

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

MP 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

MP 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

MP 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

MP 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

MP 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

MP 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

MP 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

MP 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

MP 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 13016-30000-09672

Project Address: 8888 Venice Blvd.

MP 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 8888 Venice Blvd.

MP 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

MP 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: WILLIAM D. FELDMAN

Signature of property owner William D. Feldman Date: 5/20/13

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

8888 W Venice Blvd



Permit #:
Plan Check #: B14LA15081
Event Code:

14016 - 10000 - 22500

Printed: 11/03/14 03:03 PM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 11/03/2014 Last Status: Issued Status Date: 11/03/2014
--	--	---

1. TRACT FRANK PARTENCIO PLACE	BLOCK B	LOT(s)	ARB 1	COUNTY MAP REF # M B 10-186	PARCEL ID # (PIN #) 123B169 1385	2. ASSESSOR PARCEL # 4312 - 015 - 005
--	-------------------	---------------	-----------------	---------------------------------------	--	---

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7
ZONES(S): [Q]CM-1 VL		

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments	ORD - ORD-172913-SA60	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
ZI - ZI-2427 FWY Adj Advisory Notice for Se	CUB - CUB-1982-79	AFF - AFF-36854	
ZA - ZA-2010-538-ZV	CPC - CPC-1986-821-GPC	AFF - AFF-41985	
ORD - ORD-165481-SA570	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41986	

5. CHECKLIST ITEMS
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 41622500
Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 -- Tenant: Applicant: (Relationship: Agent for Contractor) ROBERT MALDONADO - -- (310) 864-2084		
7. EXISTING USE (16) Retail	PROPOSED USE	

8. DESCRIPTION OF WORK
TWO NEW SINGLE ACCOMODATION FULLY HANDICAP ACESSIBLE BATHROOMS IN (E) FURNITURE RETAIL STORE.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Mohammad Firouzbakht	DAS PC By:
OK for Cashier: Mohammad Firouzbakht	Coord. OK:
Signature:	Date: 11/03/2014

11. PROJECT VALUATION	
Permit Valuation: \$17,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

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

LA 0034 101048807 11/3/2014 3:02:49 PM

BUILDING PERMIT COMM	\$284.06
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$4.76
ONE STOP SURCH	\$5.78
SYSTEMS DEVT FEE	\$17.33
CITY PLANNING SURCH	\$17.04
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$14.20
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$354.17

Permit #: 140161000022500
Building Card #: 2014LA39727
Receipt #: 0101365274



* P 1 4 0 1 6 1 0 0 0 0 2 2 5 0 0 F N *

13. STRUCTURE INVENTORY

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

14016 - 10000 - 22500**14. APPLICATION COMMENTS:**

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

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(C) ADVANCED CONTRACTORS INC

ADDRESS

935 W 223RD STREET,

TORRANCE, CA 90502

CLASS

B

LICENSE #

382163

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.: 382163 Contractor: ADVANCED CONTRACTORS 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: BENCHMARK INS. CO.Policy Number: CST5005515

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: ROBERT MALDONADOSign: Robert MaldonadoDate: 11/03/2014

Contractor



Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

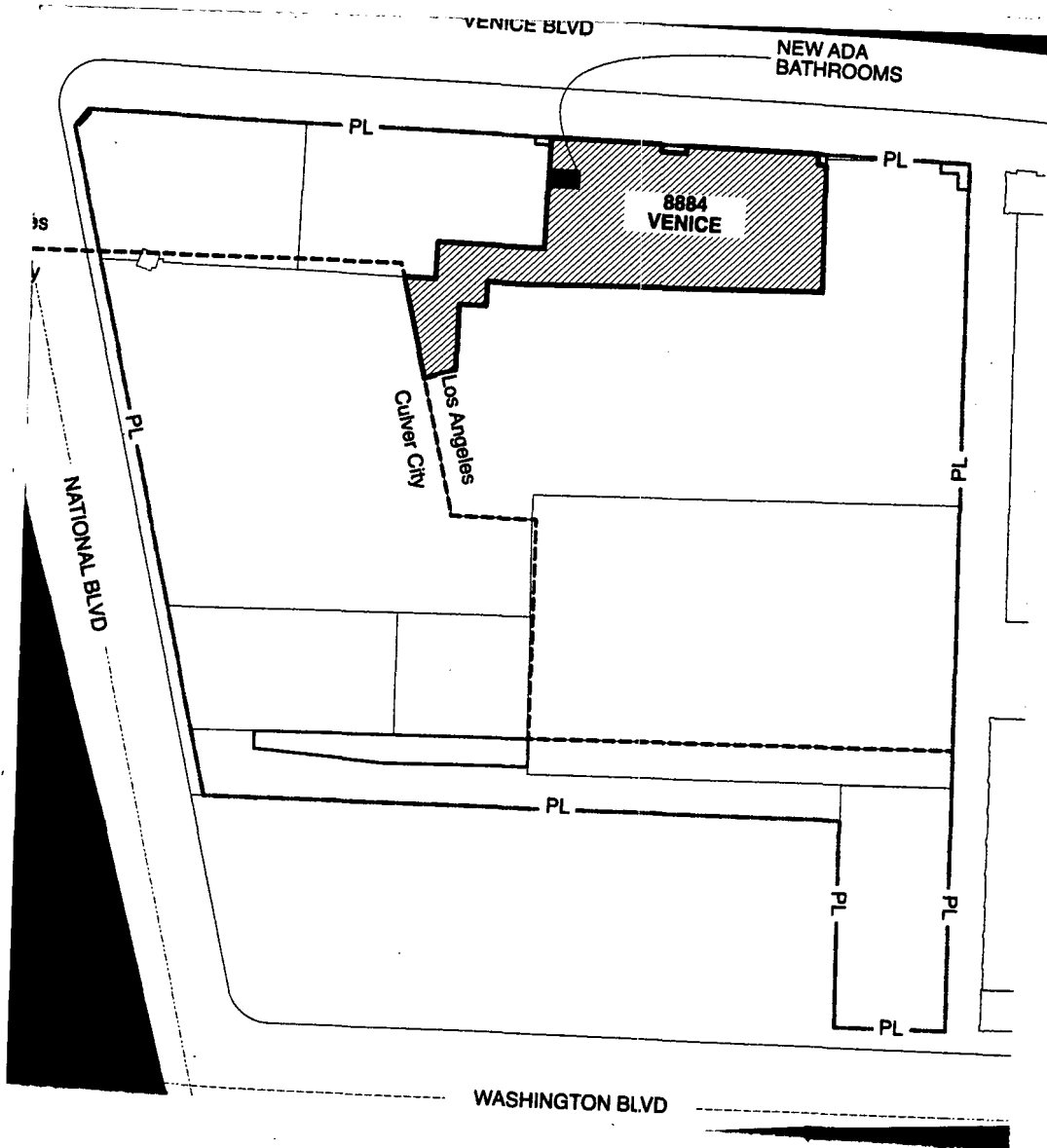
City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA15081

Initiating Office: METRO

Printed on: 11/03/14 15:00:15

PLOT PLAN ATTACHMENT



101114201490449

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

8829 S National Blvd
8876 - 8888 W Venice Blvd



Permit #:
Plan Check #: B15VN16432
Event Code:

14016 - 20002 - 23583

Printed: 12/10/15 09:10 AM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 12/10/2015 Last Status: Issued Status Date: 12/10/2015
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENCIO PLACE	B		1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7
---	---	---

ZONES(S): [Q]ICM-1VL

4. DOCUMENTS

5. CHECKLIST ITEMS Special Inspect - Epoxy Bolts Special Inspect - Structural Observation Fabricator Reqd - Glued-Laminated Timber	Fabricator Reqd - Prefabricated Joist Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel	Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shut Off Valve
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 -- Tenant: Applicant: (Relationship: Agent for Owner) BILL TSUI - 3411 CAROLINE AVE, CULVER CITY, CA 90232 -- (424) 603-4791	For Cashier's Use Only W/O #: 41623583
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7. EXISTING USE	PROPOSED USE
(13) Office (22) Warehouse (16) Retail	

8. DESCRIPTION OF WORK
supplement to permit 14016-10000-23583 to add mechanical room & low partition wall within (e) office space.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Chon Chio Kuo OK for Cashier: Chon Chio Kuo Signature: <i>[Signature]</i>	DAS PC By: Coord. OK: Date: 12/10/2015

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$3,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan *C K*

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

VN TONI 201071984 12/10/2015 9:09:51 AM	
BUILDING PERMIT COMM	\$146.25
EI COMMERCIAL	\$0.84
ONE STOP SURCH	\$2.94
SYSTEMS DEVT FEE	\$8.83
CITY PLANNING SURCH	\$8.78
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$7.31
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$185.95

Permit #: 140162000223583
Building Card #: 2015VN09157
Receipt #: 0201278264



* P 1 4 0 1 6 2 0 0 0 2 2 3 5 8 3 F N *

13. STRUCTURE INVENTORY

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

14016 - 20002 - 23583**14. APPLICATION COMMENTS:**

all the clearance see permit 14016-10000-23583

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

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

(A) ISTANBULLU, ALEKS

1659 ELEVENTH STREET #200,

SANTA MONICA, CA 90404

C11519

(C) ADVANCED CONTRACTORS INC

935 W 223RD STREET,

TORRANCE, CA 90502

B

382163

(E) POLON, GORDON LEONARD

709 19TH STREET,

SANTA MONICA, CA 90402

C28564

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.**

Policy Number: **CST5005515**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **MICHAEL SIETO**

Sign: 

Date: **12/10/2015**

☐ Contractor

☒ Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

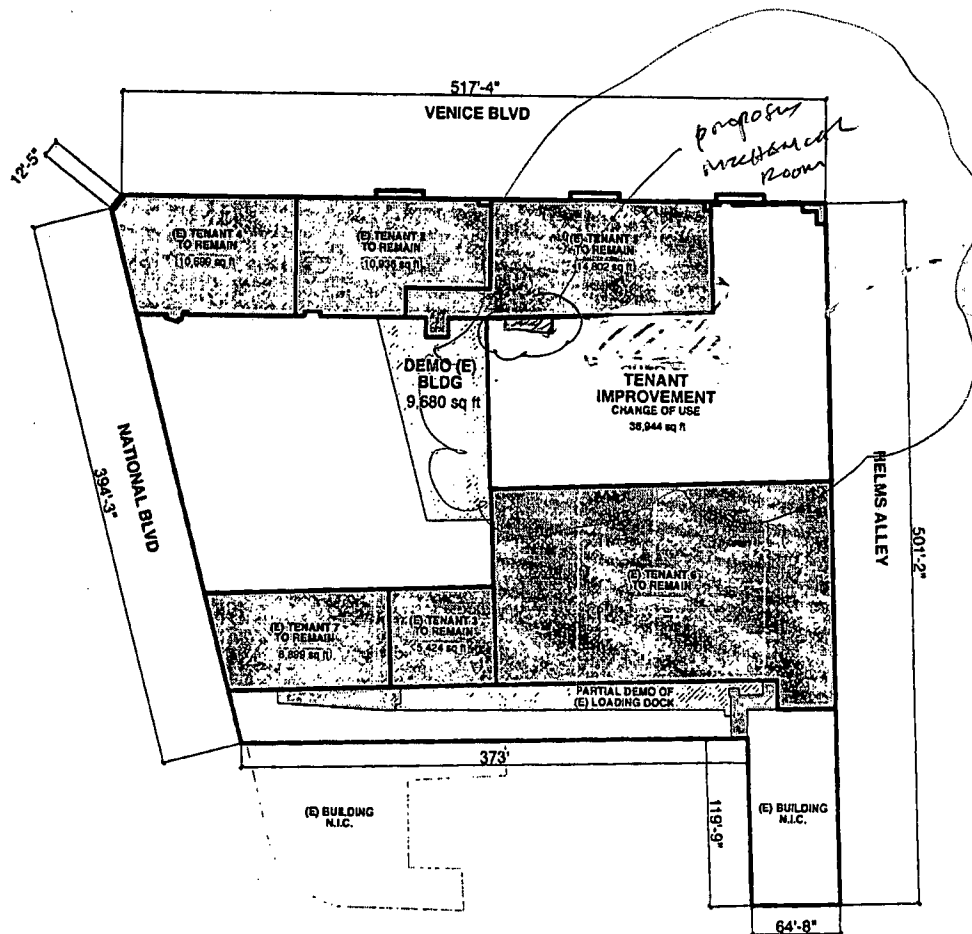
Plan Check #: B15VN16432

Commercial

Initiating Office: VAN NUYS

Plan Check

Printed on: 12/10/15 08:57:56

PLOT PLAN ATTACHMENT**LEGAL DESCRIPTION:**

Parcel 1 per T.R. Lots 3-10 & a portion of Lots 1 & 11 Book 22, Page 44 and a portion of Lot B Frank Partenico Place Book 10, Page 186 both of Maps

W

8888 W Venice Blvd



Permit #:

Plan Check #: B15LA00051

Event Code:

15016 - 10000 - 00089

Printed: 01/08/15 10:11 AM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 01/08/2015 Last Status: Issued Status Date: 01/08/2015
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1. TRACT FRANK PARTENCIO PLACE	BLOCK B	LOT(s) B	ARB I	COUNTY MAP REF # M B 10-186	PARCEL ID # (PIN #) 123B169 1385	2. ASSESSOR PARCEL # 4312 - 015 - 005
--	-------------------	--------------------	-----------------	---------------------------------------	--	---

3. PARCEL INFORMATION		Earthquake-Induced Liquefaction Area - Yes
Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Lot Cut Date - PRIOR-06/01/1946
LADBS Branch Office - LA	District Map - 123B169	Near Source Zone Distance - 0
Council District - 10	Energy Zone - 8	Thomas Brothers Map Grid - 632-H7
Certified Neighborhood Council - South Robertson	Fire District - 2	
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	

ZONES(S): [Q]CM-1VL

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments	ORD - ORD-172913-SA60	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
ZI - ZI-2427 FWY Adj Advisory Notice for Se	CUB - CUB-1982-79	AFF - AFF-36854	
ZA - ZA-2010-538-ZV	CPC - CPC-1986-821-GPC	AFF - AFF-41985	
ORD - ORD-165481-SA570	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41986	

5. CHECKLIST ITEMS	
Permit Flag - Not a Fire Life Safety Project	
Std. Work Descr - Seismic Gas Shut Off Valve	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 51600089
Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --		
Tenant:		
Applicant: (Relationship: Agent for Owner) BILL TSUI - 3411 CAROLINE AVE, CULVER CITY, CA 90232 -- (424) 603-4791		

7. EXISTING USE	PROPOSED USE
(22) Warehouse	

8. DESCRIPTION OF WORK
DEMO EXISTING LOADING DOCK AND CANOPY (NON-STRUCTURAL). INFILL EXISTING EXTERIOR WALL OPENINGS. NEW ADA RAMP. NEW STEPS.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Pranita Shah	DAS PC By:
OK for Cashier: Manatosh Das	Coord. OK:
Signature:	Date: 01/08/2015

11. PROJECT VALUATION	
Permit Valuation: \$50,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

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

LA 0032 101051384 1/8/2015 10:11:09 AM
 BUILDING PERMIT COMM \$528.75
 BUILDING PLAN CHECK \$0.00
 EI COMMERCIAL \$14.00
 ONE STOP SURCH \$10.86
 SYSTEMS DEVT FEE \$32.57
 CITY PLANNING SURCH \$31.73
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$26.44
 CA BLDG STD COMMISSION SURCHARGE \$2.00
 BUILDING PLAN CHECK \$0.00

Sub Total: \$656.35

Permit #: 150161000000089
 Building Card #: 2015LA42013
 Receipt #: 0101387035



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13. STRUCTURE INVENTORY

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

15016 - 10000 - 00089**14. APPLICATION COMMENTS:**

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

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

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

(A) ISTANBULLU, ALEKS

1659 ELEVENTH STREET #200,

SANTA MONICA, CA 90404

B

C11519

(310) 320-3803

(C) ADVANCED CONTRACTORS INC

935 W 223RD STREET,

TORRANCE, CA 90502

B

382163

(310) 320-3803

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.: 382163 Contractor: ADVANCED CONTRACTORS 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: BENCHMARK INS. CO.Policy Number: CST5005515

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: DAVID CROSSSign: Date: 01/08/2015

Contractor



Authorized Agent

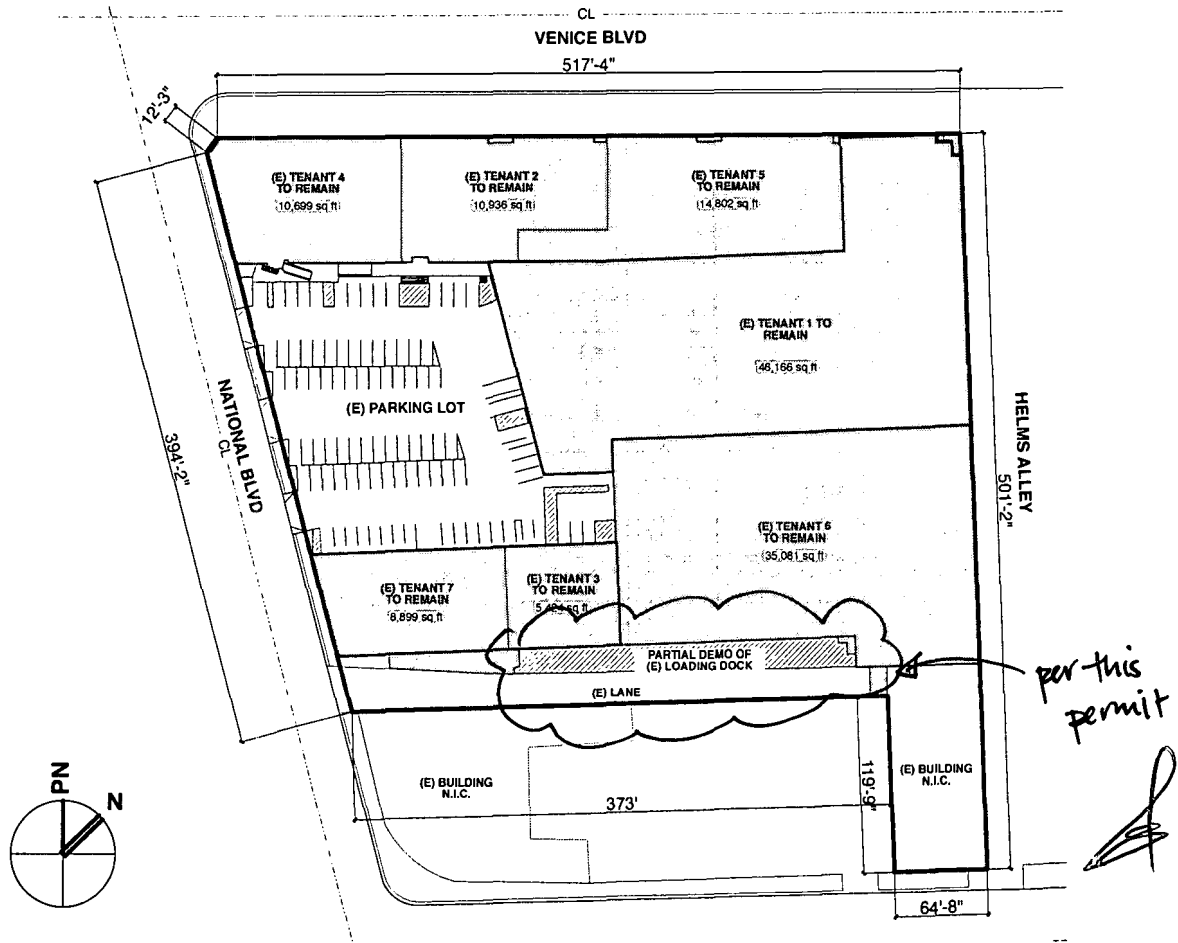
Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA00051
Initiating Office: METRO
Printed on: 01/05/15 14:35:20

PLOT PLAN ATTACHMENT

DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER



LEGAL DESCRIPTION:	Parcel 1 per T.R. Lots 3-10 & a portion of Lots 1 & 11 Book 22, Page 44 and a portion of Lot B Frank Partenico Place Book 10, Page 186 both of Maps
ZONING:	[Q] CM-1VL
PARKING:	Required: 92 Provided: 92
USE + OCCUPANCY:	
Existing Use:	Retail Furniture, Self-storage, Office
Change of Use:	No
Occupancy Groups:	M, S-1, B
CONSTRUCTION:	
Construction Type(s):	TYPE III B
No. of Stories:	1 (3 MAX.)
Building Height:	28'-4" (45' MAX.)
AREA CALCULATION:	
Lot Dimensions:	Varies, see plot plan
Parcel Area (SF):	195,176 SF
Floor Area:	166,982 SF (Existing Building)
FAR:	1.5 : 1

8888 W Venice Blvd



Permit #:

Plan Check #: B14LA15778

Event Code:

14016 - 10000 - 23583

Printed: 03/09/15 03:39 PM

Bldg-Addition GREEN - MANDATORY	City of Los Angeles - Department of Building and Safety	Issued on: 03/09/2015
Commercial	APPLICATION FOR BUILDING PERMIT	Last Status: Issued
Regular Plan Check	AND CERTIFICATE OF OCCUPANCY	Status Date: 03/09/2015
Plan Check		

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENCIO PLACE		B	1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION		
LADBS Branch Office - LA	Energy Zone - 8	Earthquake-Induced Liquefaction Area - Yes
Council District - 10	Fire District - 2	Community Plan Area - West Adams - Baldwin Hills - Leimert
Certified Neighborhood Council - South Robertson	Lot Cut Date - PRIOR-06/01/1946	GPI Plan Route Office - WLA
Census Tract - 2702.00	Thomas Brothers Map Grid - 632-H7	Near Source Zone Distance - 0
District Map - 123B169	Area Planning Commission - South Los Angeles	

ZONES(S): [Q]CM-1VL

4. DOCUMENTS			
Z1 - ZI-2412 Fast Food Establishments	ORD - ORD-172913-SA60	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
Z1 - ZI-2427 FWY Adj Advisory Notice for Se	CUB - CUB-1982-79	AFF - AFF-36854	
ZA - ZA-2010-538-ZV	CPC - CPC-1986-821-GPC	AFF - AFF-41985	
ORD - ORD-165481-SA570	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41986	

5. CHECKLIST ITEMS		
Special Inspect - Epoxy Bolts	Fabricator Reqd - Prefabricated Joist	Permit Flag - Not a Fire Life Safety Project
Special Inspect - Structural Observation	Fabricator Reqd - Shop Welds	Std. Work Descr - Seismic Gas Shut Off Valve
Fabricator Reqd - Glued-Laminated Timber	Fabricator Reqd - Structural Steel	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 41623583
Owner(s):		
PACIFIC INVESTMENT ASSOCIATES		
12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --		
Tenant:		
Applicant: (Relationship: Agent for Owner)		
BILL TSUI -		
3411 CAROLINE AVE, CULVER CITY, CA 90232 -- (424) 603-4791		

7. EXISTING USE	PROPOSED USE
(22) Warehouse	(13) Office
(16) Retail	(22) Warehouse
	(16) Retail

8. DESCRIPTION OF WORK
TENANT IMPROVEMENT. CHANGE OF USE: RETAIL FURNITURE TO OFFICE.
PARTIAL DEMO OF (E) BUILDING. ADD MEZZANINE FLOOR, PARKING LOT
RESTRIPE. PER CASE ZA 290-0538 (ZU)

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Chon Chio Kuo	DAS PC By: Shine Lin
OK for Cashier: Matthew Campbell	Coord. OK:
Signature: <i>Matthew Campbell</i>	Date: 03/09/2015

11. PROJECT VALUATION	
Final Fee Period	
Permit Valuation: \$750,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan <i>me</i>

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

LA 0031 103057965 3/9/2015 3:39:24 PM

BUILDING PERMIT COMM	\$3,918.69
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$78.37
EI COMMERCIAL	\$210.00
ONE STOP SURCH	\$84.14
SYSTEMS DEVT FEE	\$252.42
CITY PLANNING SURCH	\$239.82
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$199.85
ARTS DEV FEE	\$4,670.00
MISCELLANEOUS	\$40.00
SCHOOL DEV COMM	\$1,620.00
CA BLDG STD COMMISSION SURCHARGE	\$30.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$11,353.29

Permit #: 140161000023583
 Building Card #: 2015LA44758
 Receipt #: 0103410983



* P 1 4 0 1 6 1 0 0 0 2 3 5 8 3 F N *

13. STRUCTURE INVENTORY

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

14016 - 10000 - 23583

(P) Floor Area (ZC): +3000 Sqft / Sqft
(P) Height (ZC): 0 Feet / Feet
(P) Length: 0 Feet / Feet
(P) Mezzanine: +1 Levels / 1 Levels
(P) Stories: 0 Stories / Stories
(P) Width: 0 Feet / Feet
(P) NFPA-13 Fire Sprinklers Thru-out
(P) B Occ. Group: +3000 Sqft / Sqft
(P) Long Term Bicycle Parking Provided for Bldg: +8 Spaces /
(P) Long Term Bicycle Parking Req'd for Bldg: +8 Spaces / 8
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 92 Sta
(P) Provided Compact for Bldg: +17 Stalls / 54 Stalls
(P) Provided Disabled for Bldg: +3 Stalls / 7 Stalls
(P) Provided Standard for Bldg: +30 Stalls / 81 Stalls
(P) Short Term Bicycle Parking Provided for Bldg: +4 Spaces
(P) Short Term Bicycle Parking Req'd for Bldg: +4 Spaces / 4
(P) Type III-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** add 3000 sf mezzanine office , per ZA-2010-0538, 92 parking stalls required for site, which already included this proposed addition.

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

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

(A) ISTANBULLU, ALEKS	1659 ELEVENTH STREET #200,	SANTA MONICA, CA 90404		
(C) ADVANCED CONTRACTORS INC	935 W 223RD STREET,	TORRANCE, CA 90502	B	382163
(E) POLON, GORDON LEONARD	709 19TH STREET,	SANTA MONICA, CA 90402		C28564

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.** Policy Number: **CST5005515**

☐ 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.

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19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **ROBERT MALDONADO**

Sign: *Robert Maldonado*

Date: **03/09/2015**



Contractor

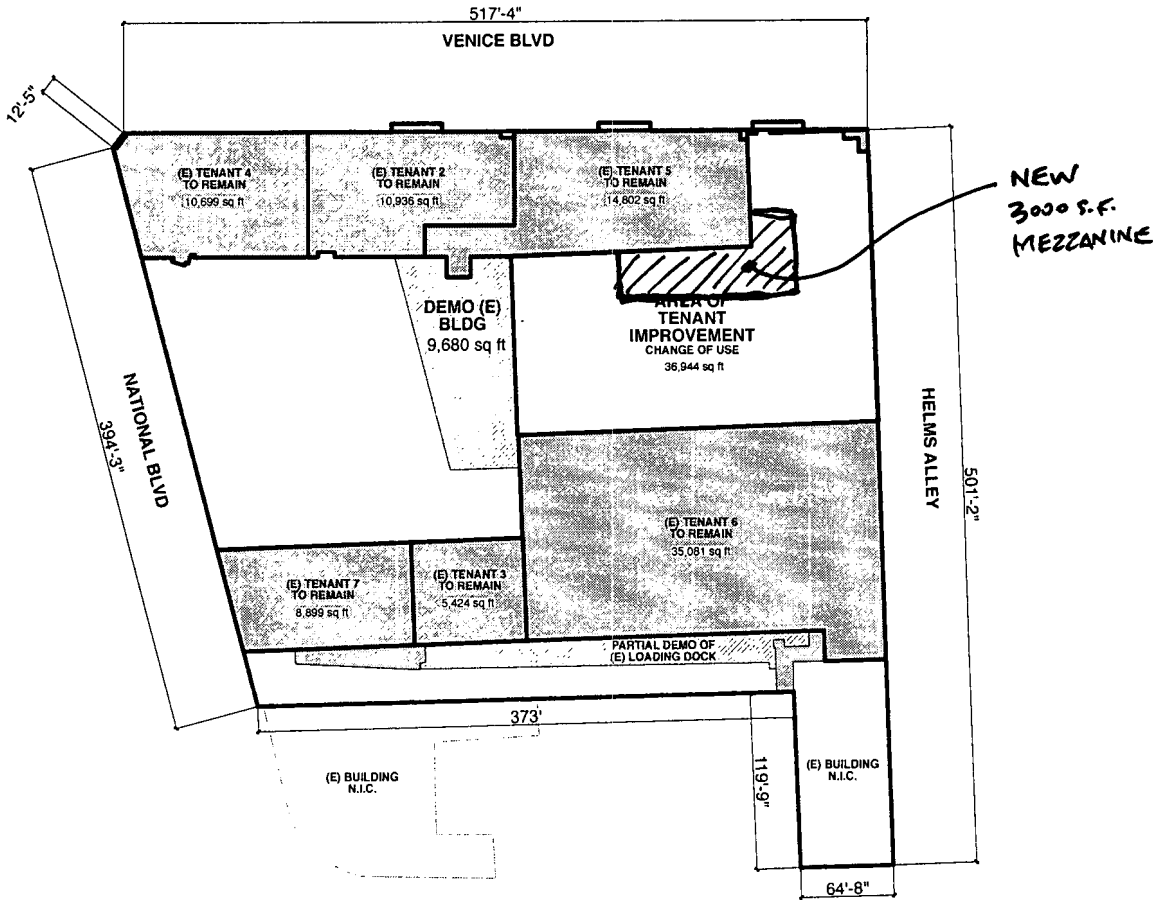


Authorized Agent

PLOT PLAN ATTACHMENT

100205103010101

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



LEGAL DESCRIPTION: Parcel 1 per T.R. Lots 3-10 & a portion of Lots 1 & 11 Book 22, Page 44 and a portion of Lot B Frank Partenico Place Book 10, Page 186 both of Maps

W

8888 W Venice Blvd



Permit #:
Plan Check #: B15VN02572
Event Code:

15030 - 20000 - 01365

Printed: 03/09/15 03:42 PM

Grading Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE	Issued on: 03/09/2015 Last Status: Issued Status Date: 03/09/2015
--	--	---

1. TRACT FRANK PARTENCIO PLACE	BLOCK B	LOT(s) B	ARB 1	COUNTY MAP REF # M B 10-186	PARCEL ID # (PIN #) 123B169 1385	2. ASSESSOR PARCEL # 4312 - 015 - 005
--	-------------------	--------------------	-----------------	---------------------------------------	--	---

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7
ZONES(S): [Q]CM-1VL		

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments	ORD - ORD-172913-SA60	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
ZI - ZI-2427 FWY Adj Advisory Notice for Se	CUB - CUB-1982-79	AFF - AFF-36854	
ZA - ZA-2010-538-ZV	CPC - CPC-1986-821-GPC	AFF - AFF-41985	
ORD - ORD-165481-SA570	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41986	

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --
Tenant:
Applicant: (Relationship:)

For Cashier's Use Only

W/O #: 53001365

7. EXISTING USE	PROPOSED USE (60) Grading - Non-Hillside
------------------------	--

8. DESCRIPTION OF WORK site grading for parking lots, cut 600 cy, fill 800 cy

9. # Bids on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Chon Chio Kuo	DAS PC By:
OK for Cashier: Matthew Campbell	Coord. OK:
Signature: <i>Matthew Campbell</i>	Date: 03/09/2015

11. PROJECT VALUATION	
Final Fee Period	
Permit Valuation: 800 cu yd	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS Plot Plan <i>ml</i>

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

LA 0031 103057966 3/9/2015 3:42:21 PM

GRADING PERMIT	\$1,105.00
GRADING PLAN CHECK	\$0.00
ONE STOP SURCH	\$22.10
SYSTEMS DEVT FEE	\$66.30
CITY PLANNING SURCH	\$66.30
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$55.25
GRADING PLAN CHECK	\$0.00

Sub Total: \$1,324.95

Permit #: 150302000001365
Building Card #: 2015LA44759
Receipt #: 0103410986



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

13. STRUCTURE INVENTORY

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

15030 - 20000 - 01365

(P) Cut: 600 Cuyd
(P) Fill: 800 Cuyd
(P) Import: 200 Cuyd

14. APPLICATION COMMENTS:

all the clearance see permit 14016-10000-23583.

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) ADVANCED CONTRACTORS INC

935 W 223RD STREET,

TORRANCE, CA 90502

B

382163

(310) 665-2800

(E) DAVIS, RICHARD HAYS

2015 CANTATA DR,

LOS ANGELES, CA 90068

C48082

(310) 665-2800

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).

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License Class: **B** License No.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.**Policy Number: **CST5005515**

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20. CONSTRUCTION LENDING AGENCY DECLARATION

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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: **ROBERT MALDONANO**Sign: *Robert Maldonado*Date: **03/09/2015**

Contractor



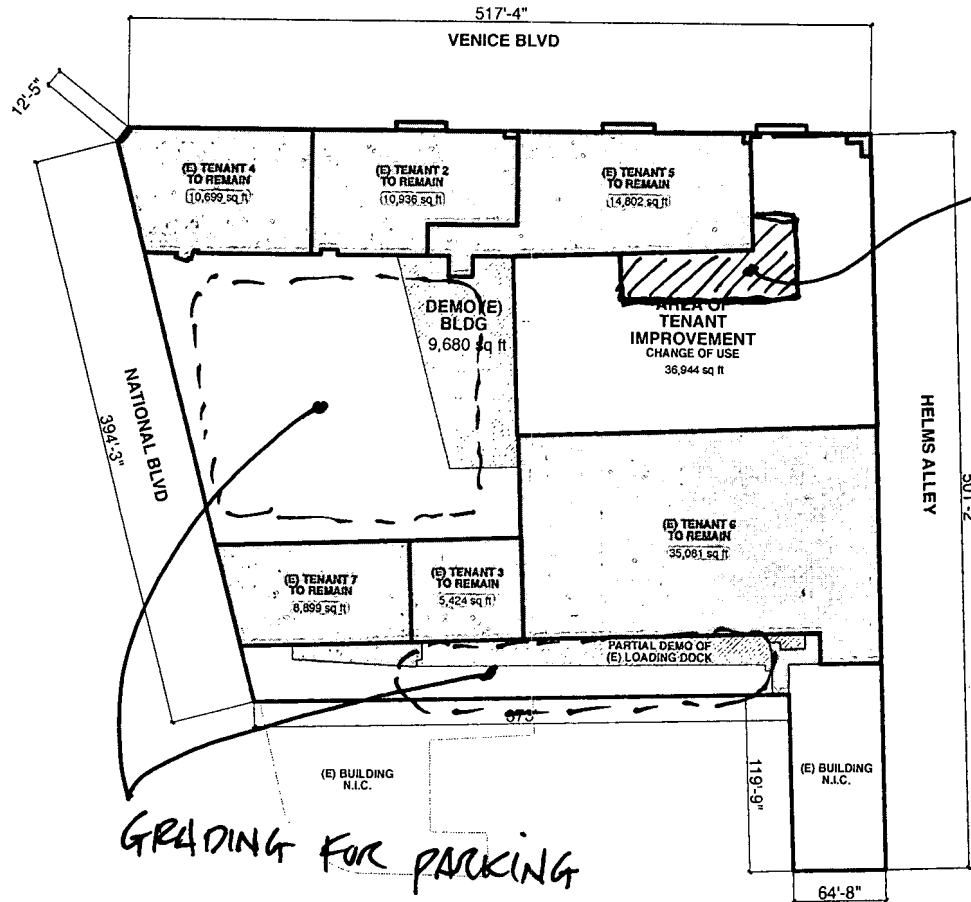
Authorized Agent

Grading Commercial Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15VN02572
Initiating Office: VAN NUYS
Printed on: 03/03/15 10:32:20

PLOT PLAN ATTACHMENT



LEGAL DESCRIPTION:

Parcel 1 per T.R. Lots 3-10 & a portion of
Lots 1 & 11 Book 22, Page 44 and a portion
of Lot B Frank Partenico Place Book 10,
Page 186 both of Maps

8886 W Venice Blvd



Permit #:
Plan Check #: B16LA10517
Event Code:

16016 - 10000 - 16288

Printed: 12/05/16 02:06 PM

Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 12/05/2016 Last Status: Issued Status Date: 12/05/2016
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE		B	1	M B 10-186	123B169 1385	4312 - 015 - 005
TR 1778		1	1	M B 22-44	123B169 1455	4312 - 015 - 005
TR 1778		3		M B 22-44	123B169 1479	4312 - 015 - 005
TR 1778		4		M B 22-44	123B169 1487	4312 - 015 - 005

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Thomas Brothers Map Grid - 632-H7
LADBS Branch Office - LA	Energy Zone - 8	
Council District - 10	Fire District - 2	
Certified Neighborhood Council - South Robertson	Earthquake-Induced Liquefaction Area - Yes	
Community Plan Area - West Adams - Baldwin Hills - Leimert	Near Source Zone Distance - .1	

ZONES(S): [Q]CM-1VL

4. DOCUMENTS

Z1 - ZI-2412 Fast Food Establishments	ORD - ORD-165481-SA570	CPC - CPC-1995-80-CPR-ZC	AFF - 2016-1370419(MB)
Z1 - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-172913-SA60	CPC - CPC-2006-5567-CPU	AFF - 2016-1370420(MB)
Z1 - ZI-2452 Transit Priority Area in the Cit	CUB - CUB-1982-79	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-36854
ZA - ZA-2010-538-ZV	CPC - CPC-1986-821-GPC	AFF - 2016-1370418(MB)	AFF - AFF-41985

5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts
 Permit Flag - Not a Fire Life Safety Project
 Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
PACIFIC INVESTMENT ASSOCIATES
12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --

Tenant:
- BASSETT FURNITURE
3525 FAIRYSTONE PARK HWY, BASSETT, VA 24055 -- (335) 409-8104

Applicant: (Relationship: Architect)
EDWARD MONTANO -
20521 EARL ST., TORRANCE, CA -- (310) 263-3574

7. EXISTING USE

(13) Office	(16) Furniture Store
(16) Furniture Store	(16) Retail
(16) Retail	(22) Warehouse
(22) Warehouse	(13) Office

For Cashier's Use Only

W/O #: 61616288

8. DESCRIPTION OF WORK

TENANT IMPROVEMENT OF EXISTING FURNITURE STORE (10,865 S.F.) PER ZA 2010-0538/ZV. (SEE COMMENTS IN THE BACK OF THE PERMIT)

9. # Bldgs on Site & Use: 3 - FURNITURE STORE, RETAIL, OFFICE, WAREHOUSE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Rudolf Kinar Melikoff	DAS PC By: Eddie Garin	
OK for Cashier: Michelle Cortez	Coord. OK:	
Signature:	Date: 12/05/2016	

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$800,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

Metes & Bounds Legal Plot Plan

Misc. (See Comments)

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-2321.

VN ZABE 202105466 12/5/2016 2:05:59 PM

BUILDING PERMIT COMM	\$3,822.00
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$76.44
EI COMMERCIAL	\$224.00
ONE STOP SURCH	\$82.45
SYSTEMS DEVT FEE	\$247.35
CITY PLANNING SURCH	\$233.91
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$194.92
CA BLDG STD COMMISSION SURCHARGE	\$32.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$4,923.07

Permit #: 160161000016288
 Building Card #: 2016VN31185
 Receipt #: 0202372313



* P 1 6 0 1 6 1 0 0 0 0 1 6 2 8 8 F N *

13. STRUCTURE INVENTORY

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

16016 - 10000 - 16288

(P) NFPA-13 Fire Sprinklers Thru-out
(E) Type III-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** AS PER APPLICANT THE ZONING ADMINISTRATOR DAVID WEINTRAUB HAD DETERMINED THAT THE FURNITURE STORE USE HAD BEEN ESTABLISH ON THIS SITE EVEN THOUGH THERE WERE NO BUILDING PERMITS ISSUED AND HE HAS ALLOWED THE EXISTING NUMBER OF PARKING SPACES TO REMAIN AS DEPICTED IN EXHIBIT A OF ZA -2010-0583(ZV) LETTER OF MODIFICATION DATED JULY 13TH, 2016 .. MAINTENANCE OF BUILDING AFFIDAVIT RECORDED # 2016-1370418 (SEE ATTACHED) REGARDING

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

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

(A) HADAEGH, REZA A

5347 BINDEWALD RD.,

TORRANCE, CA 90505

C25803

(310) 263-3532

(C) CATAMOUNT CONSTRUCTORS INC

1527 COLE BLVD STE 100,

LAKEWOOD, CO 80401

B

760295

(954) /60-5776

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.: **760295** Contractor: **CATAMOUNT CONSTRUCTORS 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: **TBD** Policy Number: **CWC7409290**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **RAY PONTE**Sign: Date: **12/05/2016**

Contractor



Authorized Agent

8986 W. VENICE BLVD

16-16-10000-16288

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND PARTLY IN THE CITY OF CULVER CITY AND PARTLY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING A PORTION OF TRACT NO 1778, LOTS 3 TO 10 AND PORTIONS OF LOTS 1 AND 11, AS PER MAP RECORDED IN BOOK 22 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF LOT "B" OF FRANK PARTENICO PLACE, AS PER MAP RECORDED IN BOOK 10 PAGE 186 OF SAID MAP RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:


BEGINNING AT THE INTERSECTION OF THE NORTHEAST LINE OF NATIONAL BOULEVARD, 80 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 1778 WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 170 FEET MEASURED AT RIGHT ANGLES FROM THE LINE SHOWN AS CITY ENGINEER'S CENTER LINE ON THE MAP OF TRACT NO 10234, RECORDED IN BOOK 175 PAGES 1 AND 2 OF SAID MAP RECORDS, THENCE ALONG SAID NORTHEAST LINE NORTH 48° 55' 17" WEST 394.39 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DECREE OF CONDEMNATION ENTERED IN CASE NO 226184, SUPERIOR COURT FOR THE OPENING OF THE SOUTHEASTERLY ROADWAY OF VENICE BOULEVARD, THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID DECREE AS FOLLOWS.

NORTH 3° 23' 52" EAST 12.23 FEET AND NORTH 55° 43' 02" EAST 517.27 FEET TO THE NORTHEAST LINE OF SAID LOT "B", THENCE ALONG SAID NORTHEAST LINE SOUTH 36° 14' 32" EAST 500.72 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 50 FEET, MEASURED AT RIGHT ANGLES FROM THE ABOVE MENTIONED CITY ENGINEER'S CENTER LINE, THENCE ALONG SAID PARALLEL LINE SOUTH 54° 18' 28" WEST 65 FEET, THENCE PARALLEL WITH SAID NORTHEAST LINE OF LOT "B", NORTH 36° 14' 32" WEST 120 FEET, THENCE PARALLEL WITH SAID CITY ENGINEER'S CENTER LINE SOUTH 54° 18' 28" WEST 373.23 FEET TO THE POINT OF BEGINNING.

FOR COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF BUILDING

11/03/16
Date

Signature


Pacific Investment Associates, L.P.
William D. Feldman, General Partner

page 7 of 8

EXHIBIT B**COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING**
For the property described in Exhibit A and Plot Plan below**Parking, Exits, and Path-of-Travel Maintenance across City Boundaries:**

In consideration of the City of Los Angeles allowing all Buildings on the property to share common Parking Lots that span across city boundaries between City of Los Angeles and Culver City and which meet the parking, exiting and path-of-travel requirements for building components located in each such city,

We do hereby covenants and agrees to and with said City to maintain the 92 parking spaces required by Los Angeles Zoning Variance 2010-0538 (ZV) (comprised of 56 standard spaces, 4 of which shall be ADA accessible, plus 36 compact spaces) to serve the building uses described in said Zoning Variance per LA-DBS Design Standards. Additionally, the Owner shall maintain exits and paths of travel required for buildings in either City that cross city boundaries in compliance with applicable codes.

Owner's Name(s)

Pacific Investment Associates, L.P.

11/03/16
(Date)

William D. Feldman, General Partner

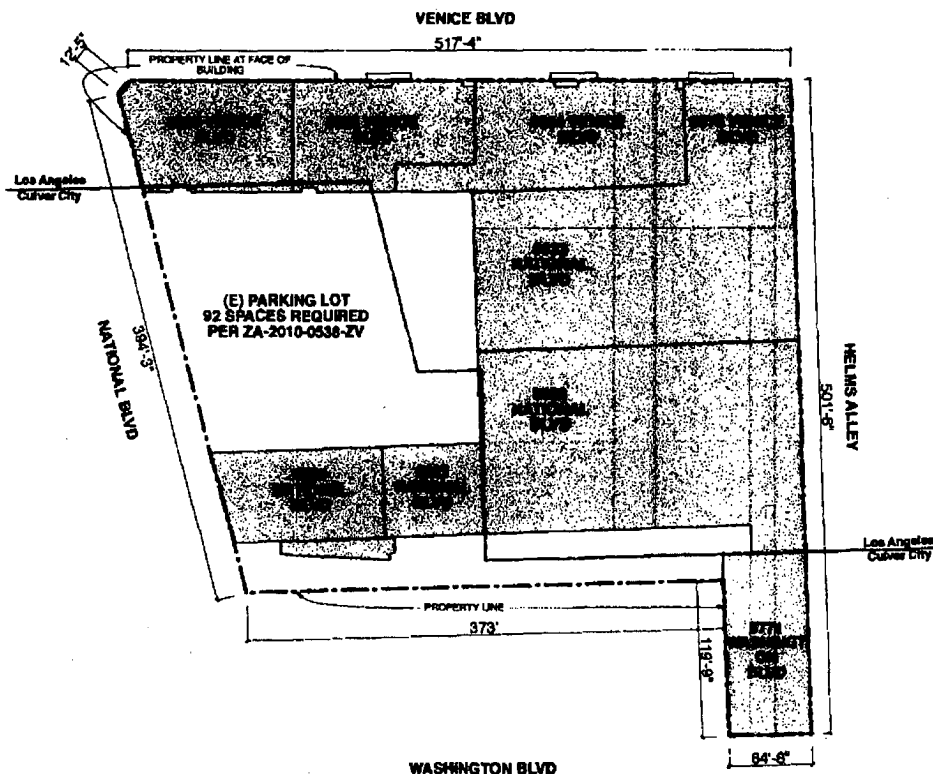


EXHIBIT "E"



CITY OF CULVER CITY

9770 Culver Boulevard, Culver City, California 90232

Sol Blumenfeld
Community Development Director

310 253-5700
310 253-5779 Fax

October 25, 2016

Ifa Kashefi, Ph.D., S.E.
Permit and Engineering Bureau, Chief
Department of Building and Safety
City of Los Angeles

Larry Galstian
Inspection Bureau, Chief
Department of Building and Safety
City of Los Angeles

RE: Addresses 8876, 8884, 8886, 8888 Venice Blvd and 8829, 8831, 8833 National Boulevard.

Dear Dr. Kashefi, and Mr. Galstian,

The existing buildings at 8876, 8884, 8886, 8888 Venice Blvd and 8829, 8831, 8833 National Boulevard (Properties) are unique because while they are located almost entirely in the City of Los Angeles, several exits, paths of travel and a majority of the required parking are located in the City of Culver City (see attached site plan titled "Culver Crossing - Parking and Path-of-Travel Across City Boundaries").

In order to ensure City of Los Angeles Department of Building Safety (LADBS) requirements are satisfied, the City of Culver City authorizes LADBS to utilize those portions of the Properties in Culver City (via a lot tie) for exits and paths of travel purposes in order to review the plans in conformance with LADBS requirements.


For those portions of the Properties in Culver City, Culver City will issue a building permit for the improvements and perform required inspections; in accordance with LADBS requirements.

To avoid complications that could occur as a result of permits being issued by two jurisdictions for the same tenant space, Culver City commits to working cooperatively with LADBS during the inspection and occupancy phases of the project to ensure matters are resolved to the satisfaction of each jurisdiction. In order to clarify what the inspection and occupancy process will entail, the project architect has provided a summary of the anticipated process, which is attached for reference.

Lastly, I agree that the parcels in Los Angeles (Assessor Parcel Number: 4312-015-005 comprised of Lots 3, 4, Portion of Lot 1 and Portion of Lot B) can be tied to the parcels in Culver City (Assessor Parcel Number: 4312-015-006 comprised of Lots 5, 6, 7, 8, 9, 10 and 11) for parking purposes. Pursuant to Culver City records, there is sufficient parking onsite to satisfy Los Angeles and Culver City Municipal Code requirements.

Please contact Todd Tipton, Economic Development Manager, at (310) 253-5783 if you have questions or require additional information.

Sincerely,

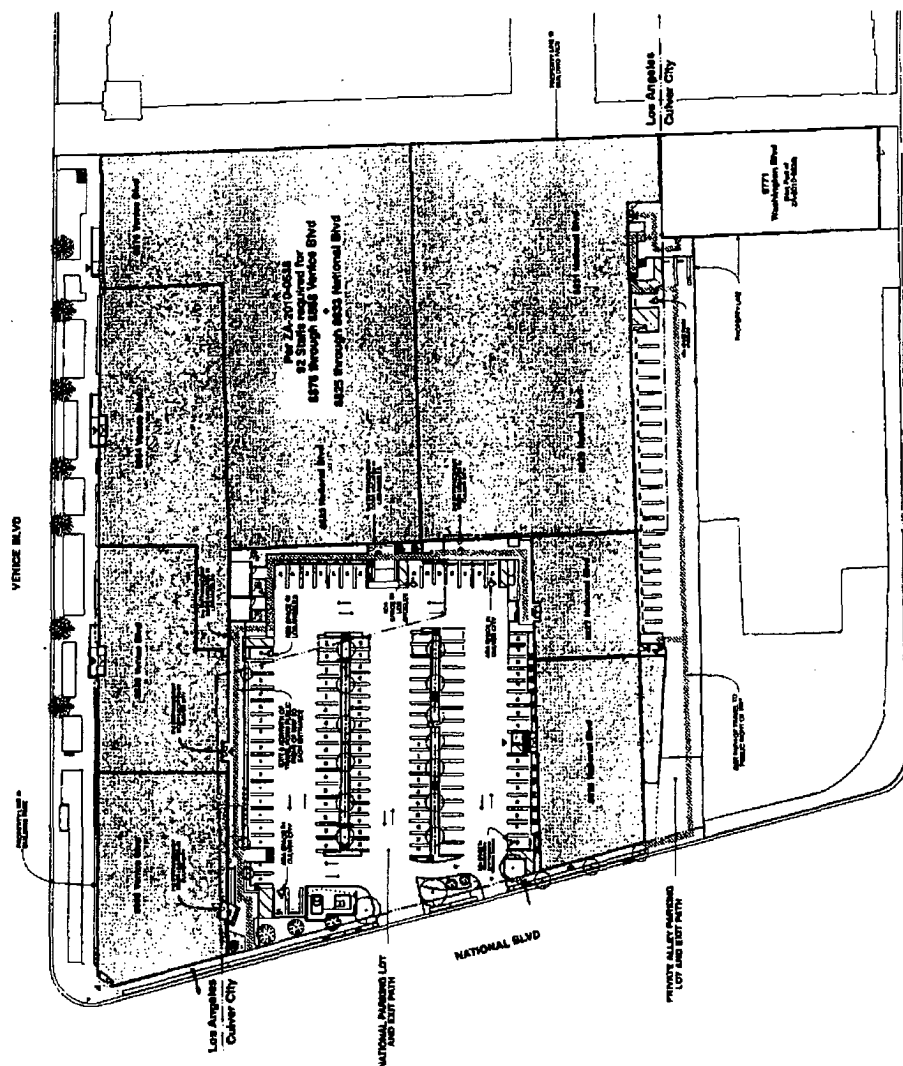

Sol Blumenfeld,
Community Development Director

Copy: Craig Johnson, Building Official
Todd Tipton, Economic Development Manager
Thomas Gorham, Planning Manager

Attachments:

1. Site Plan
2. Summary of the anticipated process

16016-10000-16288



**Culver Crossing - City of Los Angeles and
City of Culver City
Parking and Path-of-Travel Across City
Boundaries**

10/14/16

page 5 of 8

Below is the sequence for processing building permit applications in the City of Los Angeles and Culver City for the tenant improvements (T.I.) at 8886 Venice Boulevard:

1. Aleks Istanbulu Architects (AI Architects) submits T.I. plans to Culver City's Building Department for review by JAS Pacific;
2. JAS Pacific to review T.I. plans in accordance with LADBS requirements;
3. Culver City issues a building permit for the portions of the T.I.s in Culver City;
4. AI Architects provides Culver City building permit to LADBS;
5. LADBS treats the approved T.I. plans similar to a "Clearance" from another department and completes their plan check on the elements within Los Angeles.;
6. LADBS issues a permit for the elements in Los Angeles;
7. Construction begins and concludes;
8. AI Architects assists the contractor in scheduling inspections with Culver City and Los Angeles inspectors with each city signing off on their respective portions of the project;
9. Culver City inspectors to final the permit in Culver City;
10. AI Architects delivers the finalized permit to LADBS;
11. LADBS collates all signoffs and finals/closes out their permit, resulting in a Certificate of Occupancy for the T.I.

8886 W. VENICE BLVD

16016-10000-16288

EXHIBIT C
to
COVENANT AND AGREEMENT REGARDING MAINTENANCE
OF OFF-SITE PARKING SPACE

(Located in Culver
City)

DESCRIPTION of LOT APN: 4312-015-006
(Parking)

Lot 5,6,7,8,9,10 and portion of Lot 11 of Tract No. 1776, Map Book 22-44;
and a portion of Lot B, Frank Partenico Place, Map Book 10-186 within City of Culver City Boundaries.

For a valuable consideration, receipt of which is hereby acknowledged, covenantor hereby covenant with the following undersigned covenantee, and agree to provide 92 parking spaces as required by Los Angeles Zoning Variance 2010-0538 (ZV) (comprised of 56 standard spaces, 4 of which shall be ADA accessible, plus 36 compact spaces) on the covenantor's above described property LOT APN: 4312-015-006: (Parking) for the benefit of and use by the covenantee's building located at Lot LOT APN: 4312-015-005: (Building) described in Exhibit D.

William D. Feldman
Signature of Covenantor and Parking Site Owner

11/03/2016
Date

William D. Feldman
Signature of Covenantee

11/03/2016
Date

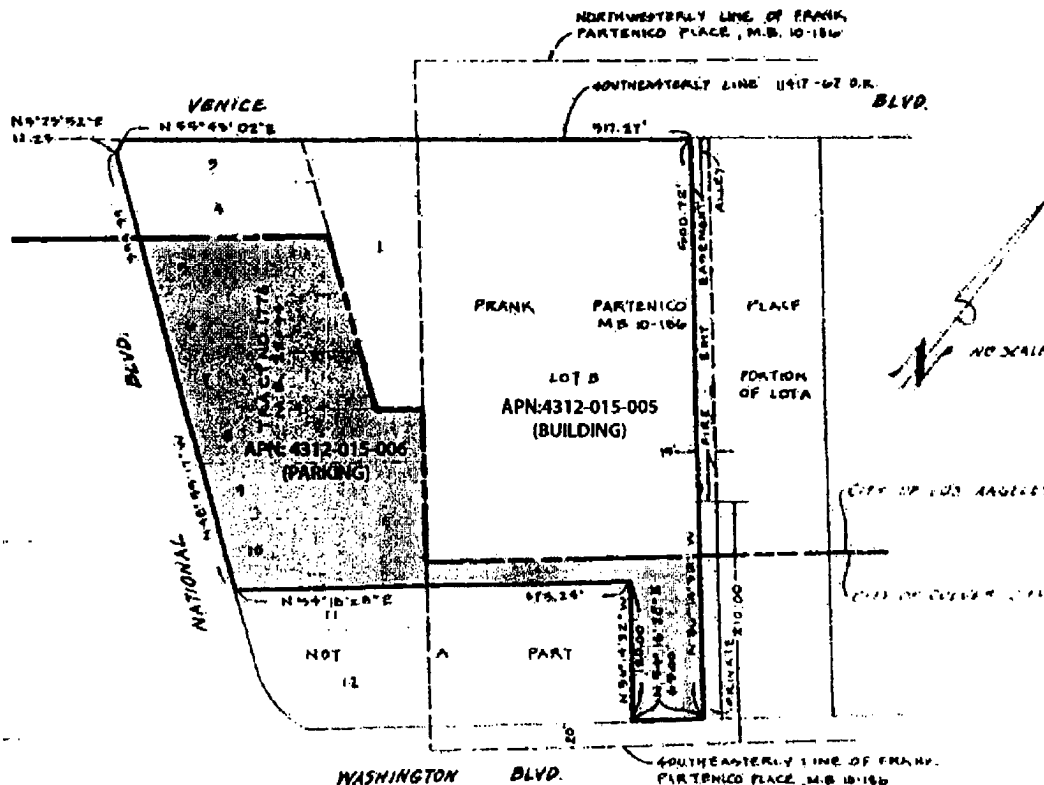



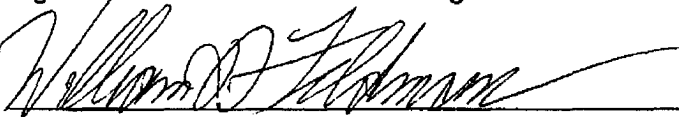
EXHIBIT D
to
COVENANT AND AGREEMENT REGARDING MAINTENANCE
OF OFF-SITE PARKING SPACE

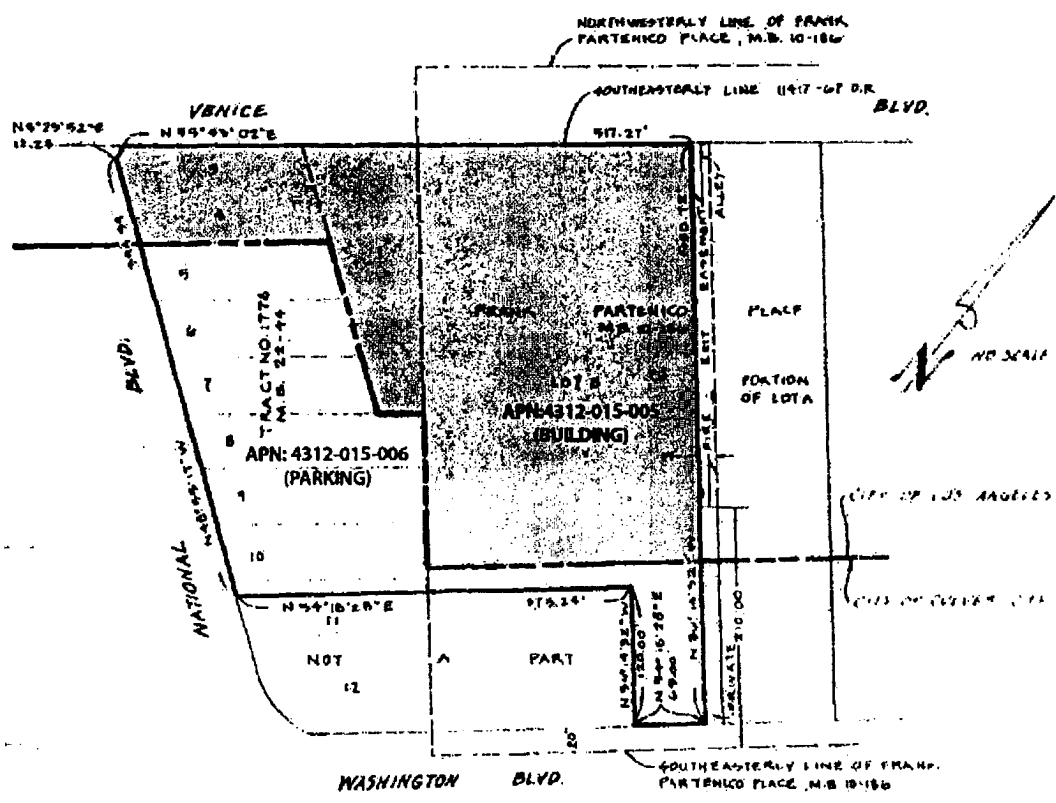
DESCRIPTION of LOT APN: 4312-015-005
(Building)

Por. Lot 1, Por. Lot 3, Lot 4 of Tract No. 1776, Map Book 22-44; and a portion of Lot B, Frank Partenico Place, Map Book 10-186 within City of Los Angeles boundaries.

For a valuable consideration, receipt of which is hereby acknowledged, covenantor hereby covenant with the following undersigned covenantee, and agree to provide 92 parking spaces required by Los Angeles Zoning Variance 2010-0538 (ZV) (comprised of 56 standard spaces, 4 of which shall be ADA accessible, plus 36 compact spaces) on the covenantor's property LOT APN: 4312-015-006: (Parking) described in Exhibit C, for the benefit of and use by the covenantee's buildings located at the above described Lot LOT APN: 4312-015-005 (Building)


Signature of Covenantor and Parking Site Owner
11/03/2016
Date


Signature of Covenantee
11/03/2016
Date



Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA10517FO

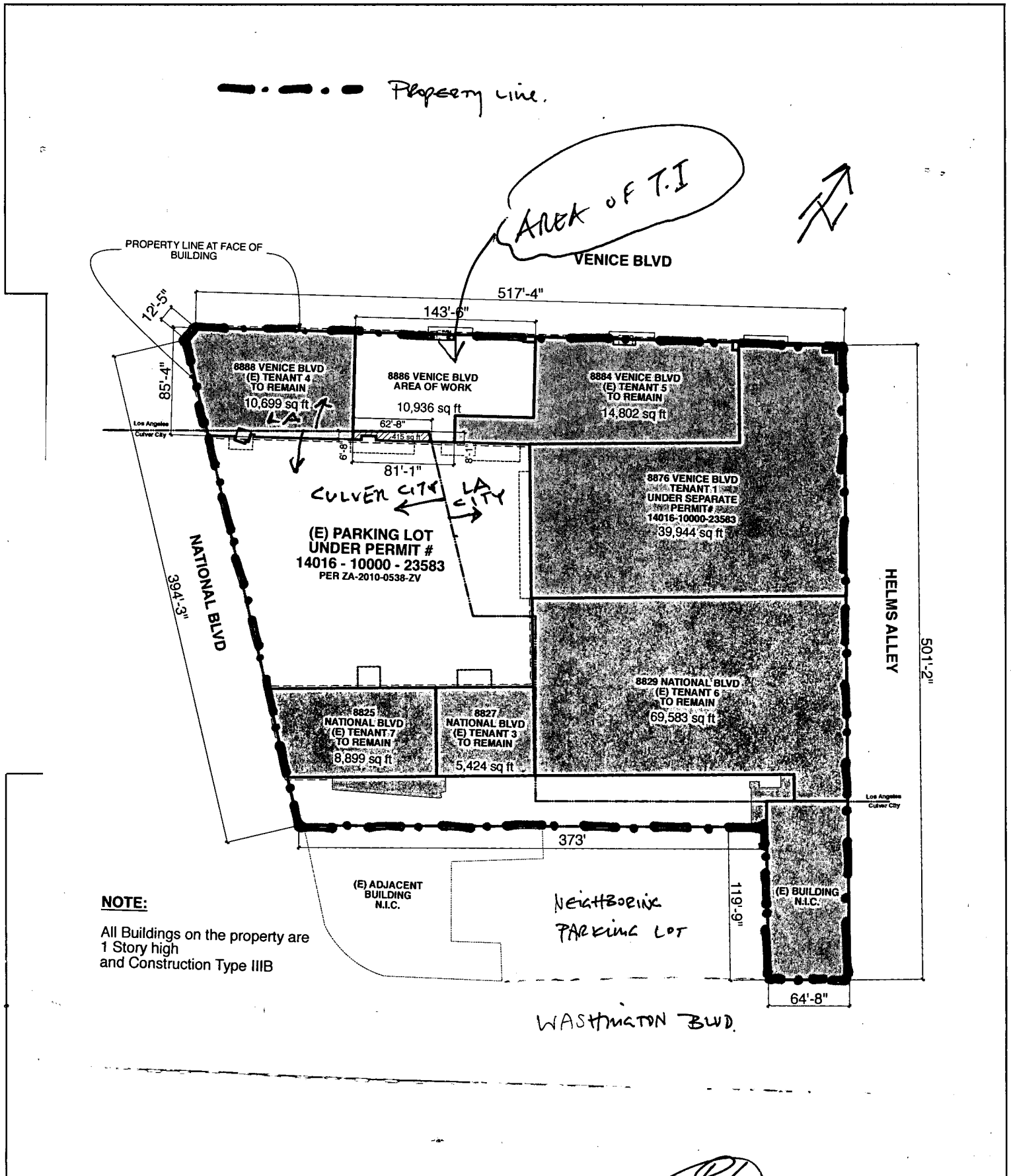
Commercial

Initiating Office: METRO

Plan Check

Printed on: 08/17/16 12:14:28

PLOT PLAN ATTACHMENT



...

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
14016-10000-23583	8876 W Venice Blvd	TENANT IMPROVEMENT. CHANGE OF USE: RETAIL FURNITURE TO OFFICE. PARTIAL DEMO OF (E) BUILDING. ADD MEZZANINE FLOOR, PARKING LOT RESTRIPE. PER CASE ZA 2010-0538 (ZV)	CofO Issued - 10/04/2016 DAVID TSAU
14016-20002-23583	8876 W Venice Blvd	supplement to permit 14016-10000-23583 to add mechanical room & low partition wall within (e) office space.	Permit Finaled - 09/30/2016 JASON MARKOWSKI

PARCEL INFORMATION

Area Planning Commission: South Los Angeles	Census Tract: 2702.00	Certified Neighborhood Council: South Robertson
Community Plan Area: West Adams - Baldwin Hills - Leimert	Council District: 10	District Map: 123B169
Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 8	Fire District: 2
GPI Plan Route Office: WLA	LADBS Branch Office: LA	Lot Cut Date: PRIOR-06/01/1946
Near Source Zone Distance: 0	Thomas Brothers Map Grid: 632-H7	Zone: [Q]CM-1VL

PARCEL DOCUMENT

Affidavit (AFF) AFF-36854	Affidavit (AFF) AFF-41985	Affidavit (AFF) AFF-41986
Affidavit (AFF) AFF-63738	City Planning Cases (CPC) CPC-1986-821-GPC	City Planning Cases (CPC) CPC-1995-80-CPR-ZC
City Planning Cases (CPC) CPC-2013-621-ZC-GPA-SP	Conditional Use - Alcoholic Beverage (CUB) CUB-1982-79	Ordinance (ORD) ORD-165481-SA570
Ordinance (ORD) ORD-172913-SA60	Zoning Administrator"s Case (ZA) ZA-2010-538-ZV	Zoning Information File (ZI) ZI-2412 Fast Food Establishments
Zoning Information File (ZI) ZI-2427 FWY Adj Advisory Notice for Sensitive Uses		

CHECKLIST ITEMS

Attachment - Plot Plan	Fabricator Reqd - Glued-Laminated Timber	Fabricator Reqd - Prefabricated Joist
Fabricator Reqd - Shop Welds	Fabricator Reqd - Structural Steel	Permit Flag - Not a Fire Life Safety Project
Special Inspect - Epoxy Bolts	Special Inspect - Structural Observation	Std. Work Descr - Seismic Gas Shut Off Valve

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

<u>OWNER(S)</u>			
Pacific Investment Associates	12540 Beatrice St # 203	LOS ANGELES CA 90066	
<u>TENANT</u>			
<u>APPLICANT</u>			
Relationship: Agent for Owner			
Bill Tsui-	3411 Caroline Ave	CULVER CITY, CA 90232	(424) 603-4791

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

<u>NAME</u>	<u>ADDRESS</u>		<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>
(A) Istanbulu, Aleks	1659 Eleventh Street #200,	Santa Monica, CA 90404	NA	C11519	
(C) Advanced Contractors Inc	935 W 223rd Street,	Torrance, CA 90502	B	382163	
(E) Polon, Gordon Leonard	709 19th Street,	Santa Monica, CA 90402	NA	C28564	

SITE IDENTIFICATION-ALL

ADDRESS:
8876 W VENICE BLVD 90034

LEGAL DESCRIPTION-ALL

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO.MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
FRANK PARTENCIO PLACE		B	1	M B 10-186	123B169 1385	4312-015-005

8884 - 8888 W Venice Blvd



Permit #:
Plan Check #: B16WL01480
Event Code:

16014 - 30000 - 01321

Printed: 05/12/16 12:07 PM

Bldg-Addition GREEN - MANDATORY Commercial Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 05/12/2016 Last Status: Issued Status Date: 05/12/2016			
1. TRACT		BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE		B		1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7

ZONES(S): [Q]CM-1VL	
----------------------------	--

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments ZI - ZI-2427 FWY Adj Advisory Notice for Se ZI - ZI-2452 Transit Priority Area in the Cit ZA - ZA-2010-538-ZV	ORD - ORD-165481-SA570 ORD - ORD-172913-SA60 CUB - CUB-1982-79 CPC - CPC-1986-821-GPC	CPC - CPC-1995-80-CPR-ZC CPC - CPC-2013-621-ZC-GPA-SP AFF - AFF-36854 AFF - AFF-41985	AFF - AFF-41986 AFF - AFF-63738

5. CHECKLIST ITEMS	
Special Inspect - Epoxy Bolts Special Inspect - Structural Observation Fabricator Reqd - Shop Welds	Fabricator Reqd - Structural Steel Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shur Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		For Cashier's Use Only W/O #: 61401321
Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 -- Tenant: Applicant: (Relationship: Agent for Owner) BILL TSUI - -- (424) 603-4791		

7. EXISTING USE	PROPOSED USE
(13) Office (22) Warehouse (16) Retail	

8. DESCRIPTION OF WORK	
3- canony, 10' x 52', 10' x 27'6" 10' x 19'4" and facade work at exterior of building	

9. # Bldgs on Site & Use:	
--------------------------------------	--

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Chon Chio Kuo OK for Cashier: Matthew Campbell Signature: <i>[Signature]</i>	DAS PC By: Wai Lau Coord. OK: Date: 05/12/2016

11. PROJECT VALUATION	
Permit Valuation: \$100,000 Sewer Cap ID:	Final Fee Period PC Valuation: Total Bond(s) Due:

12. ATTACHMENTS	
Plot Plan <i>UC</i>	

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.	
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LA ERIC 103083748 5/12/2016 12:07:42 PM

BUILDING PERMIT COMM	\$987.13
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$19.74
EI COMMERCIAL	\$28.00
ONE STOP SURCH	\$20.70
SYSTEMS DEVT FEE	\$62.09
CITY PLANNING SURCH	\$60.41
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$50.34
CA BLDG STD COMMISSION SURCHARGE	\$4.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$1,242.41

Permit #: 160143000001321
 Building Card #: 2016LA63913
 Receipt #: 0103581431



* P 1 6 0 1 4 3 0 0 0 0 1 3 2 1 F N *

1050518201609440

13. STRUCTURE INVENTORY

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

16014 - 30000 - 01321

(P) Floor Area (ZC): +995 Sqft / 37432 Sqft
(P) Height (ZC): 0 Feet / Feet
(P) Length: 0 Feet / Feet
(P) Stories: 0 Stories / Stories
(P) Width: 0 Feet / Feet
(P) NFPA-13 Fire Sprinklers Thru-out
(P) B Occ. Group: 0 Sqft / Sqft
(P) M Occ. Group: +995 Sqft / Sqft
(P) S2 Occ. Group: 0 Sqft / Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 94 St

(P) Provided Compact for Bldg: 0 Stalls / 54 Stalls
(P) Provided Disabled for Bldg: 0 Stalls / 7 Stalls
(P) Provided Standard for Bldg: 0 Stalls / 81 Stalls
(P) Type III-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** per ZA-2010-0538, 92 parking stalls required for site. for this permit add 997 sf open canopy for furniture retail, 2 additional parking required, 92 + 2=94 required. max allowable area for III-B 12500 + 12500 x 2= 37500, (e) 36437+995=37432 < 37500,ok

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

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

(A) ISTANBULLU, ALEKS	1659 ELEVENTH STREET #200,	SANTA MONICA, CA 90404
(C) ADVANCED CONTRACTORS INC	935 W 223RD STREET,	TORRANCE, CA 90502
(E) POLON, GORDON LEONARD	709 19TH STREET,	SANTA MONICA, CA 90402

		B	C11519	
			382163	
			C28564	

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.: 382163 Contractor: ADVANCED CONTRACTORS 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: BENCHMARK INS. CO. Policy Number: CST5005515

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: MICHAEL SIETO

Sign: Michael Sieto

Date: 05/12/2016

☐ Contractor ☒ Authorized Agent

Bldg-Addition

City of Los Angeles - Department of Building and Safety

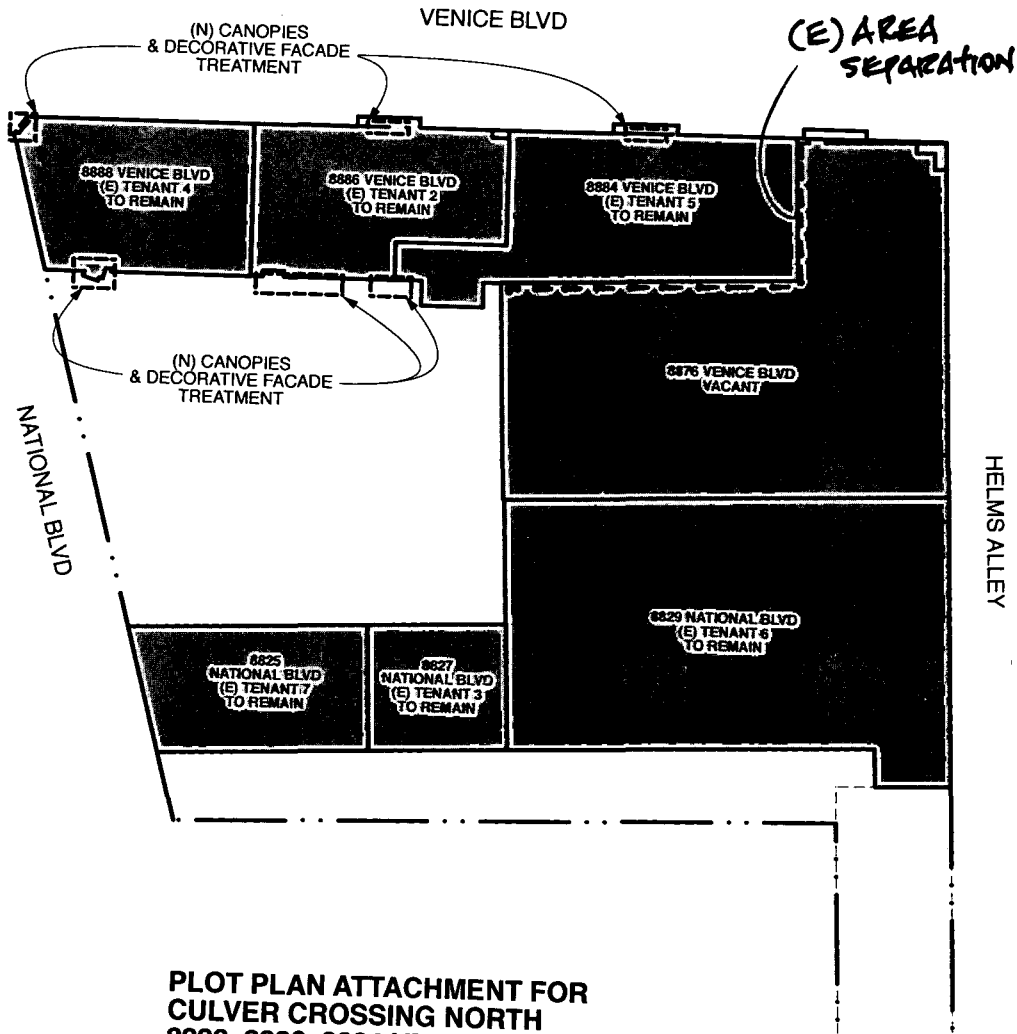
Plan Check #: B16WL01480FO

Commercial

Initiating Office: WEST LA

Plan Check

Printed on: 04/06/16 07:19:21

PLOT PLAN ATTACHMENT

**PLOT PLAN ATTACHMENT FOR
CULVER CROSSING NORTH
8888, 8886, 8884 VENICE BLVD**

LEGAL DESCRIPTION:

Lot 3, 4 and a portion of Lot 1 of Tract No 1778
+ a portion of Lot B Frank Partenico Place
Assessors Parcel Map 4312 Sheet 15

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER **PACIFIC INVESTMENT ASSOCIATES**

**12540 BEATRICE ST # 203
LOS ANGELES CA**

90066

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.

CERTIFICATE:	Issued-Valid	DATE:
BY:	DAVID TSAU	01/11/2017

GREEN - MANDATORY

SITE IDENTIFICATION

ADDRESS: 8884-8888 W VENICE BLVD 90034

LEGAL DESCRIPTION

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
FRANK PARTENICO PLACE		B	1	M B 10-186	123B169 1385	4312-015-005

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

COMMENT THREE CANOPIES: 10' x 52', 10' x 27'-6", 10' x 19'-4" AND FACADE WORK AT EXTERIOR OF BUILDING.

<u>USE</u>	<u>PRIMARY</u>	<u>OTHER</u>
	Office	Retail Warehouse

PERMITS

16014-30000-01321 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	995 Sqft	37432 Sqft
Height (ZC)	0 Feet	
Length	0 Feet	
NFPA-13 Fire Sprinklers Thru-out		
Stories	0 Stories	
Type III-B Construction		
Width	0 Feet	
B Occ. Group	0 Sqft	
M Occ. Group	995 Sqft	
S2 Occ. Group	0 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	2 Stalls	94 Stalls
Provided Compact for Bldg	0 Stalls	54 Stalls
Provided Disabled for Bldg	0 Stalls	7 Stalls
Provided Standard for Bldg	0 Stalls	81 Stalls



APPROVAL

CERTIFICATE NUMBER	148590
BRANCH OFFICE:	LA
COUNCIL DISTRICT:	10
BUREAU:	INSPECTN
DIVISION:	BLDGINSF
STATUS:	CofO Issued
STATUS BY:	DAVID TSAU
STATUS DATE:	01/11/2017

David B. Tsaui

APPROVED BY: **DAVID TSAU**
EXPIRATION DATE:

PERMIT DETAIL

PERMIT NUMBER 16014-30000-01321	PERMIT ADDRESS 8884-8888 W Venice Blvd	PERMIT DESCRIPTION 3- canopy, 10' x 52', 10' x 27'6" 10' x 19'4" and facade work at exterior of building	STATUS - DATE - BY CofO Issued - 01/11/2017 DAVID TSAU
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PARCEL INFORMATION

Area Planning Commission: South Los Angeles	Census Tract: 2702.00	Certified Neighborhood Council: South Robertson
Community Plan Area: West Adams - Baldwin Hills - Leimert	Council District: 10	District Map: 123B169
Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 8	Fire District: 2
GPI Plan Route Office: WLA	LADBS Branch Office: LA	Lot Cut Date: PRIOR-06/01/1946
Near Source Zone Distance: 0	Thomas Brothers Map Grid: 632-H7	Zone: [Q]CM-IVL

PARCEL DOCUMENT

Affidavit (AFF) AFF-36854	Affidavit (AFF) AFF-41985	Affidavit (AFF) AFF-41986
Affidavit (AFF) AFF-63738	City Planning Cases (CPC) CPC-1986-821-GPC	City Planning Cases (CPC) CPC-1995-80-CPR-ZC
City Planning Cases (CPC) CPC-2013-621-ZC-GPA-SP	Conditional Use - Alcoholic Beverage (CUB) CUB-1982-79	Ordinance (ORD) ORD-165481-SA570
Ordinance (ORD) ORD-172913-SA60	Zoning Administrator's Case (ZA) ZA-2010-538-ZV	Zoning Information File (ZI) ZI-2412 Fast Food Establishments
Zoning Information File (ZI) ZI-2427 FWY Adj Advisory Notice for Sensitive Uses	Zoning Information File (ZI) ZI-2452 Transit Priority Area in the City of Los A	

CHECKLIST ITEMS

Attachment - Plot Plan	Fabricator Reqd - Shop Welds	Fabricator Reqd - Structural Steel
Permit Flag - Not a Fire Life Safety Project	Special Inspect - Epoxy Bolts	Special Inspect - Structural Observation
Std. Work Descr - Seismic Gas Shut Off Valve		

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

<u>OWNER(S)</u>		
Pacific Investment Associates	12540 Beatrice St # 203	LOS ANGELES CA 90066
<u>TENANT</u>		
<u>APPLICANT</u>		
Relationship: Agent for Owner		
Bill Tsui-		(424) 603-4791

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

<u>NAME</u>	<u>ADDRESS</u>		<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>
(A) Istanbulu, Aleks	1659 Eleventh Street #200,	Santa Monica, CA 90404	NA	C11519	
(C) Advanced Contractors Inc	935 W 223rd Street,	Torrance, CA 90502	B	382163	
(E) Polon, Gordon Leonard	709 19th Street,	Santa Monica, CA 90402	NA	C28564	

SITE IDENTIFICATION-ALL

ADDRESS:

8884-8888 W VENICE BLVD 90034

LEGAL DESCRIPTION-ALL

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO.MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
FRANK PARTENICO PLACE		B	1	M B 10-186	123B169 1385	4312-015-005



HVAC
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR HVAC
PLAN CHECK AND INSPECTION**

Issued On: 05/19/2016

Last Status: Issued

Status Date: 05/19/2016

1. PROPERTY OWNER

PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203 LOS ANGELES CA 90066

2. APPLICANT INFORMATION (Relationship: Not Applicant)

LEO ZAICHIK 16154 WYANDOTTE ST VAN NUYS, CA 91361 (818) 781-4227

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) HEATING & AIR 16154 VAN NUYS, CA 91406 C20 758964 (818) 781-4227

5. APPLICATION COMMENTS

Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card, fax number-> (818)782-8522.

6. DESCRIPTION OF WORK

Like for Like Replacements of 5 Package Rooftop Units

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 10**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 64405389

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: **154.44**

INSPECTION TOTAL HVAC	154.44
Permit Total	154.44
Permit Fee Subtotal HVAC	120.00
Permit One Stop Surcharge	2.86
Permit Sys. Development Surcharge	8.58
Permit Issuing Fee	23.00

Payment Date: 05/19/16
Receipt No: ON129932
Amount: \$154.44

11. FEE ITEM INFORMATION**COMPRESSOR**

AC <= 25 HP (5) 120.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous 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).

12. 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: **C20** License No.: **758964** Contractor: **HEATING & AIR CONDITIONING INC**

13. 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: **CIGNA INS. CO.** Policy Number: **RWCC48550381**

☐ 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.

14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at 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

15. 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: _____

16. 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: **LEO ZAICHIK**

Sign: **Internet e-Permit System Declaration**

Date: **05/19/2016**



Contractor



Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 05/19/16
Receipt No: ON129932
Amount: \$154.44
Method: Credit Card

PERMIT #: 16044 - 90000 - 05389
ADDRESS: 8886 W Venice Blvd
OWNER: PACIFIC INVESTMENT ASSOCIATES
12540 BEATRICE ST # 203
LOS ANGELES CA 90066

HVAC
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Like for Like Replacements of 5 Package Rooftop Units

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

[illegible]

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

8886 W Venice Blvd



Permit #:

Plan Check #: B16LA14317

Event Code:

16016 - 10000 - 22058

Printed: 09/16/16 04:19 PM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 09/16/2016 Last Status: Issued Status Date: 09/16/2016
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1778		1	1	M B 22-44	123B169 1455	4312 - 015 - 005

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-07/29/1962 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7
ZONES(S): [Q]CM-1VL		

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments	ORD - ORD-165481-SA570	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41985
ZI - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-172913-SA60	CPC - CPC-2006-5567-CPU	AFF - AFF-41986
ZI - ZI-2452 Transit Priority Area in the Cit	MODF - 9/16/16 "REQUEST FOR MOD. FO	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
ZA - ZA-2010-538-ZV	CPC - CPC-1986-821-GPC	AFF - AFF-36854	

5. CHECKLIST ITEMS
Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Patch Plaster/Drywall

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 61622058
Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 -- Tenant: Applicant: (Relationship: Agent for Owner) JULIO SOTO - 695 W LA CANADA DR, RIVERSIDE, CA 92501 -- (909) 772-0066		

7. EXISTING USE	PROPOSED USE
(16) Retail	

8. DESCRIPTION OF WORK
EARLY START PERMIT INTERIOR TI. DEMO TO ONLY CONSIST OF DUCT WORK, BLACK FILM AT UNDERSIDE OF ROOFDECK, WOOD PANEL, AND CHIP OUT (E) CONCRETE 1/2" DEEP FOR NEW WALK OFF MAT. INTERIOR NON-STRUCTURAL DEMOLITION ONLY.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Michael Lopez	DAS PC By:
OK for Cashier: Vladimir Arutyunyan	Coord. OK:
Signature:	Date: 09/16/2016

11. PROJECT VALUATION	
Permit Valuation: \$10,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Misc. (See Comments) Plot Plan

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

LA M CA 101087483 9/16/2016 4:19:35 PM

BUILDING PERMIT COMM	\$185.63
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$2.80
ONE STOP SURCH	\$3.77
SYSTEMS DEVT FEE	\$11.31
CITY PLANNING SURCH	\$11.14
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$9.28
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$234.93

Permit #: 160161000022058
Building Card #: 2016LA69780
Receipt #: 0101633844



* P 1 6 0 1 6 1 0 0 0 2 2 0 5 8 F N *

1060923201618679

13. STRUCTURE INVENTORY

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

16016 - 10000 - 22058**14. APPLICATION COMMENTS:**

INTERIOR NON-STRUCTURAL DEMOLITION ONLY. MISC ATTACHMENT TO CONSIST OF "ASSUMPTION OF RISK AGREEMENT FOR AN EARLY START PERMIT".

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) RIVERSIDE DEMO

P O BOX 6146,

MORENO VALLEY, CA 92554

C21

996632

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: C21 License No.: 996632 Contractor: RIVERSIDE DEMO**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. FUNDPolicy Number: 9107494

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: JAKE BRYANT

Sign: _____

Date: 09/16/2016

Contractor



Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

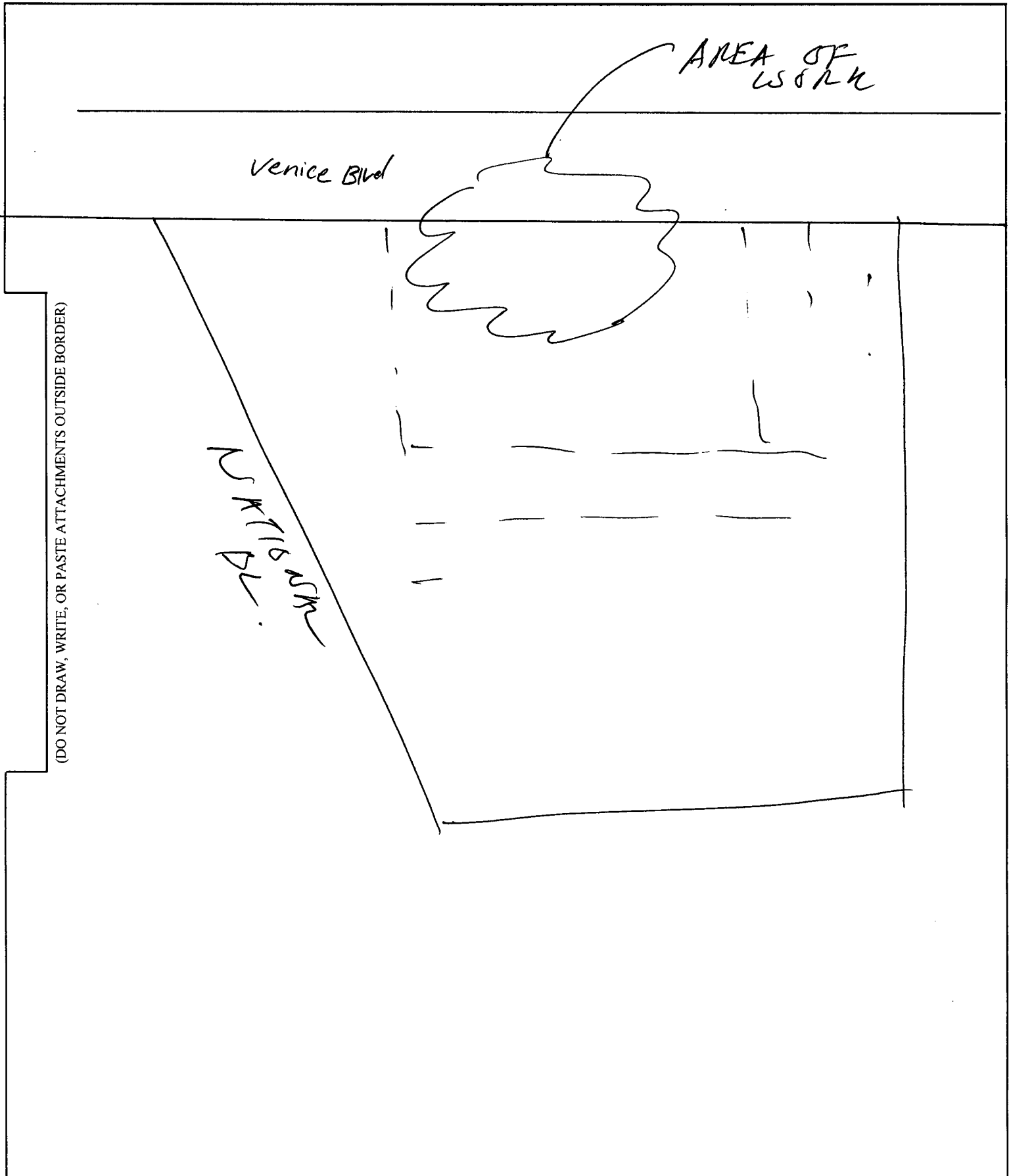
City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA14317

Initiating Office: METRO

Printed on: 09/16/16 13:39:43

PLOT PLAN ATTACHMENT



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

ASSUMPTION OF RISK AGREEMENT FOR AN EARLY START PERMIT

JOB ADDRESS 8886 W Venice Blvd.

PERMIT No. 10016 - 10000 - 22058

The undersigned owner, architect, and engineer responsible for the structural design, understand that the early start permit is issued based on incomplete plans and understand that the plans are neither checked nor approved for construction of the complete structure.

Further, the undersigned assume all risk and responsibility due to the construction of the work included in the early start permit, and will strictly adhere to all code requirements and make any changes to the construction approved as part of the early start permit that may be needed if conditions are different from those originally assumed. We understand that no vested rights are conveyed by this permit in the event that a conflict with any code or regulation is later identified upon checking the complete plans. Moreover, we indemnify and hold the City harmless from any and all liability, loss or expenditure of any kind or nature which may be sustained as a result of the construction or as to the loads presumed to be carried on the structure. Before a permit is issued for the construction of any structure on the new foundation, the entire structure must be made to conform in every manner with all applicable codes and regulations.

VENICE PACIFIC INVESTMENTS [Signature] 9-12-16
 Owner's Name & Title Signature Date
SHEILA MACWILLIAMS (AGENT)

 Architect's Name Signature (with building owner's consent) Date

 Engineer's Name Signature (with building owner's consent) Date

All three signatures are required for a Foundation-only permit. Only one of the signatures is required for an interior non-structural demolition permit.

1060923201618679



Electrical
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Issued On: 12/19/2016

Last Status: Issued

Status Date: 12/19/2016

1. PROPERTY OWNER

PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203 LOS ANGELES CA 90066

2. APPLICANT INFORMATION (Relationship: Not Applicant)

CRISTIANO DE PAOLIS 14758 KESWICK ST VAN NUYS, CA 91405 (626) 372-2048

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) FINANCIAL SYSTEMS 14758 KESWICK VAN NUYS, CA 91405 C10 641288 (626) 372-2048

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)503-8655.

6. DESCRIPTION OF WORK

LOW VOLTAGE - TENANT IMPROVEMENT

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 10

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 64144502

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: **59.95**

INSPECTION TOTAL Electrical	59.95
Permit Total	59.95
Permit Fee Subtotal Electrical	55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 12/19/16

Receipt No: ON163175

Amount: \$59.95

11. FEE ITEM INFORMATION**NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwell App, Non-Dwell App (1) 17.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous 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).

12. 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: **C10** License No.: **641288** Contractor: **FINANCIAL SYSTEMS SUPPORT INC**

13. 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: **EMPLOYERS COMP. INS. CO. NAIC** Policy Number: **ADP0316367**

☐ 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.

14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at 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

15. 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: _____

16. 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: **CRISTIANO DE PAOLIS**

Sign: **Internet e-Permit System Declaration**

Date: **12/19/2016**



Contractor



Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 12/19/16
Receipt No: ON163175
Amount: \$59.95
Method: Credit Card

PERMIT #: 16041 - 90000 - 44502
ADDRESS: 8886 W Venice Blvd
OWNER: PACIFIC INVESTMENT ASSOCIATES
12540 BEATRICE ST # 203
LOS ANGELES CA 90066

Electrical
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: LOW VOLTAGE - TENANT IMPROVEMENT

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

8886 W Venice Blvd



Permit #:
Plan Check #: B16LA13725
Event Code:

16048 - 10000 - 02122

Printed: 09/08/16 12:02 PM

Sign	City of Los Angeles - Department of Building and Safety	Issued on: 09/08/2016
Onsite	APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS	Last Status: Issued
Plan Check at Counter		Status Date: 09/08/2016
Plan Check		

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1778		1	1	M B 22-44	123B169 1455	4312 - 015 - 005

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	District Map - 123B169	Lot Cut Date - PRIOR-07/29/1962
Council District - 10	Energy Zone - 8	Near Source Zone Distance - 0
Certified Neighborhood Council - South Robertson	Fire District - 2	Thomas Brothers Map Grid - 632-H7
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	
ZONES(S): [Q]CM-1VL		

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments	ORD - ORD-165481-SA570	CPC - CPC-2006-5567-CPU	AFF - AFF-41986
ZI - ZI-2427 FWY Adj Advisory Notice for St	ORD - ORD-172913-SA60	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
ZI - ZI-2452 Transit Priority Area in the Cit	CPC - CPC-1986-821-GPC	AFF - AFF-36854	
ZA - ZA-2010-538-ZV	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41985	

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 -- Tenant: Applicant: (Relationship: Contractor) OSCAR BYANKO SANCHEZ-QUINTO - 1018 SANTEE ST, LOS ANGELES, CA 90015 -- (323) 252-1252	For Cashier's Use Only	W/O #: 64802122
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7. EXISTING USE	PROPOSED USE
	(19) Wall Sign

8. DESCRIPTION OF WORK
NON ILLUMINATED WALL SIGN: 24" X 96.125" = 16.02 SQ FT "BASSETT"

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Michael Lopez	DAS PC By:
OK for Cashier: Dean Lee	Coord. OK:
Signature:	Date: 09/08/2016

11. PROJECT VALUATION	
Permit Valuation: \$900	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
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LA ERIC 102083980 9/8/2016 12:02:47 PM

BUILDING PERMIT COMM	\$130.00
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$0.50
ONE STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.83
CITY PLANNING SURCH	\$7.80
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$6.50
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$166.24

Permit #: 160481000002122
Building Card #: 2016LA69384
Receipt #: 0102629860



* P 1 6 0 4 8 1 0 0 0 0 2 1 2 2 F N *

13. STRUCTURE INVENTORY

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

16048 - 10000 - 02122

(P) # 420073: # of Faces: +1 Faces / 1 Faces
 (P) # 420073: Height from Grade: +15 Feet / 15 Feet
 (P) # 420073: Sign Area: +16 Sqft / 16 Sqft
 (P) # 420073: Sign Length: +8 Feet / 8 Feet
 (P) # 420073: Sign Width: +2 Feet / 2 Feet
 (P) # 420073: Street Frontage: 142.92 Feet

14. APPLICATION COMMENTS:

SPI IS NOT REQUIRED PER SIGN INSPECTOR JIM BUCHAN

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) SIGN ZONE INC

4873 MELROSE AVENUE,

LOS ANGELES, CA 90029

C45

984708

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: C45 License No.: 984708 Contractor: SIGN ZONE 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: TBD Policy Number: 72WECLZ4770

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: OSCAR BYANKO SANCHEZ-QUINTO

Sign: 

Date: 09/08/2016

☐ Contractor ☒ Authorized Agent

Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

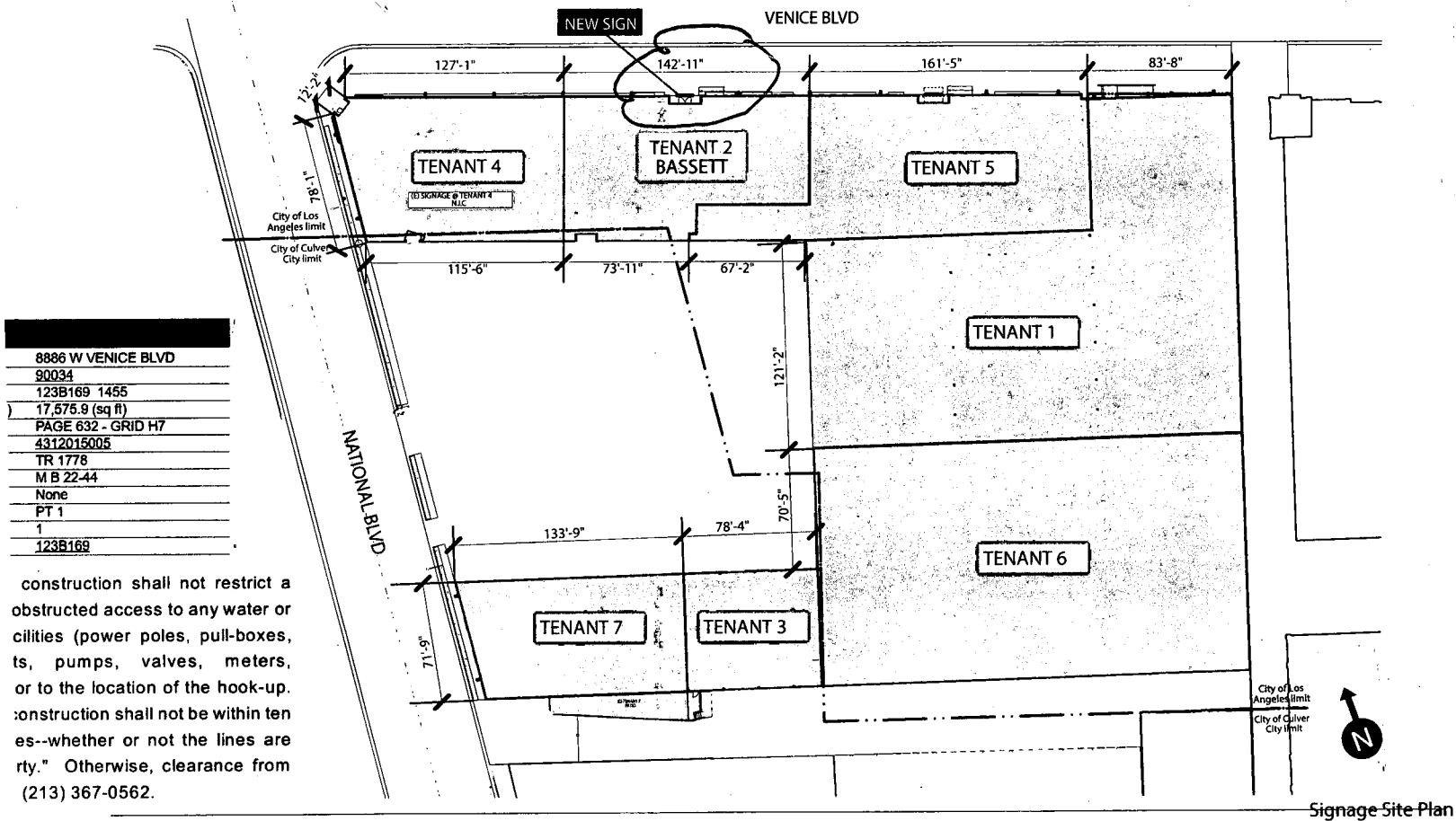
PLOT PLAN ATTACHMENT

Plan Check #: B16LA13725

Initiating Office: METRO

Printed on: 09/08/16 11:15:26

0 5 2 1 9 1 0 2 8 1 6 0 9 0 1
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Fire Sprinkler
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR FIRE SPRINKLER
PLAN CHECK AND INSPECTION**

Issued On: 09/12/2016

Last Status: Issued

Status Date: 09/12/2016

1. PROPERTY OWNER

PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203 LOS ANGELES CA 90066

2. APPLICANT INFORMATION (Relationship: Not Applicant)

CAL-WEST FIRE PROTECTION 1113 N GATES ST SANTA ANA, CA 92703 (714) 497-7227

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) CAL - WEST FIRE 1113 N GATES SANTA ANA, CA 92703 C16 870249 (714) 497-7227

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (714)622-5509.

6. DESCRIPTION OF WORK

RELOCATE #12 NEW PENDANTS FOR TENANT IMPROVEMANT

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 10**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 64304212

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: **156.60**

INSPECTION TOTAL Fire Sprinkler	156.60
Permit Total	156.60
Permit Fee Subtotal Fire Sprinkler	122.00
Permit One Stop Surcharge	2.90
Permit Sys. Development Surcharge	8.70
Permit Issuing Fee	23.00

Payment Date: 09/12/16
Receipt No: ON147730
Amount: \$156.60

8886 W Venice Blvd
16043 - 90000 - 04212

11. FEE ITEM INFORMATION**SYSTEM AND DEVICES**

New Sprinkler Head (12) 122.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous 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).

12. 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: **C16** License No.: **870249** Contractor: **CAL - WEST FIRE PROTECTION SPECIALIST**

13. 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: **N.T.L. LIABILITY & FIRE INS. CO.** Policy Number: **A9WC700575**

☐ 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.

14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at 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

15. 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: _____

16. 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: **CAL-WEST FIRE PROTECTION**

Sign: **Internet e-Permit System Declaration**

Date: **09/12/2016**



Contractor



Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 09/12/16
Receipt No: ON147730
Amount: \$156.60
Method: Credit Card

PERMIT #: 16043 - 90000 - 04212
ADDRESS: 8886 W Venice Blvd
OWNER: PACIFIC INVESTMENT ASSOCIATES
12540 BEATRICE ST # 203
LOS ANGELES CA 90066

Fire Sprinkler
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: RELOCATE #12 NEW PENDANTS FOR TENANT IMPROVEMANT

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

8886 - 8888 W Venice Blvd



Permit #:

16016 - 10000 - 10822

Plan Check #: X16LA07837

Printed: 05/12/16 09:13 AM

Event Code:

Bldg-Alter/Repair GREEN - MANDATORY Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 05/12/2016 Last Status: Issued Status Date: 05/12/2016
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1778		1	1	M B 22-44	123B169 1455	4312 - 015 - 005

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	District Map - 123B169	Lot Cut Date - PRIOR-07/29/1962
Council District - 10	Energy Zone - 8	Near Source Zone Distance - 0
Certified Neighborhood Council - South Robertson	Fire District - 2	Thomas Brothers Map Grid - 632-H7
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	

ZONES(S): [Q]CM-1VL

4. DOCUMENTS

ZI - ZI-2412 Fast Food Establishments	ORD - ORD-165481-SA570	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
ZI - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-172913-SA60	AFF - AFF-36854	
ZI - ZI-2452 Transit Priority Area in the Cit	CPC - CPC-1986-821-GPC	AFF - AFF-41985	
ZA - ZA-2010-538-ZV	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41986	

5. CHECKLIST ITEMS
 Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 PACIFIC INVESTMENT ASSOCIATES
 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --
 Tenant:

 Applicant: (Relationship: Contractor)
 STEVE KLINGMAN -
 , -- (323) 750-6694

7. EXISTING USE **PROPOSED USE**
 (16) Retail

For Cashier's Use Only W/O #: 61610822

8. DESCRIPTION OF WORK
 Re-roof with Class A or B material weighing less than 6 pound per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149 (b).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:	DAS PC By:
OK for Cashier: Krisandra Torres	Coord. OK:
Signature: <i>Krisandra Torres</i>	Date: 05/12/2016

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$210,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

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

LA M CA 101080025 5/12/2016 9:13:00 AM BUILDING PERMIT COMM \$1,243.00 EI COMMERCIAL \$58.80 ONE STOP SURCH \$26.58 SYSTEMS DEVT FEE \$79.73 CITY PLANNING SURCH \$76.20 MISCELLANEOUS \$10.00 PLANNING GEN PLAN MAINT SURCH \$63.50 CA BLDG STD COMMISSION SURCHARGE \$9.00 BUILDING PLAN CHECK \$27.00 <div style="text-align: right;"> Sub Total: \$1,593.81 </div>	Permit #: 160161000010822 Building Card #: 2016LA63895 Receipt #: 0101581193
--	--



* P 1 6 0 1 6 1 0 0 0 1 0 8 2 2 F N *

1050518201609447

13. STRUCTURE INVENTORY

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

16016 - 10000 - 10822**14. APPLICATION COMMENTS:**

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

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

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

(C) BUILT - RITE CONSTRUCTION INC

10301 SO SAN PEDRO STREET,

LOS ANGELES, CA 90003

C39

623305

(323) 750-6694

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: **C39** License No.: **623305** Contractor: **BUILT - RITE CONSTRUCTION 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: **9003176**

☐ 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

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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: **STEVE KLINGMAN**Sign: Date: **05/12/2016**

Contractor



Authorized Agent

8886 W Venice Blvd



Permit #:
Plan Check #: B16LA05608
Event Code:

16016 - 10000 - 08706

Printed: 04/25/16 11:32 AM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/25/2016 Last Status: Issued Status Date: 04/25/2016
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENCIO PLACE		B	I	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Census Tract - 2702.00 District Map - 123B169	Energy Zone - 8 Fire District - 2 Highway Dedication - YES Lot Size - IRR Lot Type - Corner
---	---

Thomas Brothers Map Grid - 632

ZONES(S): M1-1VL

4. DOCUMENTS

5. CHECKLIST ITEMS

Permit Flag - Fire Life Safety by LADBS
 Std. Work Descr - Interior Non-struct. Remo
 Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
PACIFIC INVESTMENT ASSOCIATES
12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --

Tenant:

Applicant: (Relationship: Agent for Contractor)
MICHAEL SIETO -
935 W 223RD, 90502 -- (310) 320-3803

7. EXISTING USE **PROPOSED USE**

(16) Furniture Store

For Cashier's Use Only

W/O #: 61608706

8. DESCRIPTION OF WORK

RELOCATE EXISTING BATHROOMS TO REAR RIGHT CORNER OF BUILDING.
 DEMO INTERIOR NON LOAD BEARING PARTITIONS.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Ricardo Ramirez	DAS PC By:	
OK for Cashier: Ricardo Ramirez	Coord. OK:	
Signature:	Date: 04/25/2016	

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$20,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

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

LA SELV 102075343 4/25/2016 11:32:50 AM

BUILDING PERMIT COMM	\$326.25
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$5.60
ONE STOP SURCH	\$6.64
SYSTEMS DEVT FEE	\$19.91
CITY PLANNING SURCH	\$19.58
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$16.31
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$405.29

Permit #: 160161000008706
 Building Card #: 2016LA63110
 Receipt #: 0102573815



* P 1 6 0 1 6 1 0 0 0 0 8 7 0 6 F N *

13. STRUCTURE INVENTORY

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

16016 - 10000 - 08706**14. APPLICATION COMMENTS:**

** Approved Seismic Gas Shut-Off Valve may be required. ** NO CHANGE OF USE NO CHANGE IN OCCUPANCY NO CHANGE IN PARKING

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

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

(A) ISTANBULLU, ALEKS

1659 ELEVENTH STREET #200,

SANTA MONICA, CA 90404

B

C11519

(310) 320-3803

(C) ADVANCED CONTRACTORS INC

935 W 223RD STREET,

TORRANCE, CA 90502

B

382163

(310) 320-3803

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.**

Policy Number: **CST5006756**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **MICHAEL SIETO**

Sign: *Michael Sieto*

Date: **04/25/2016**



Contractor



Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA05608

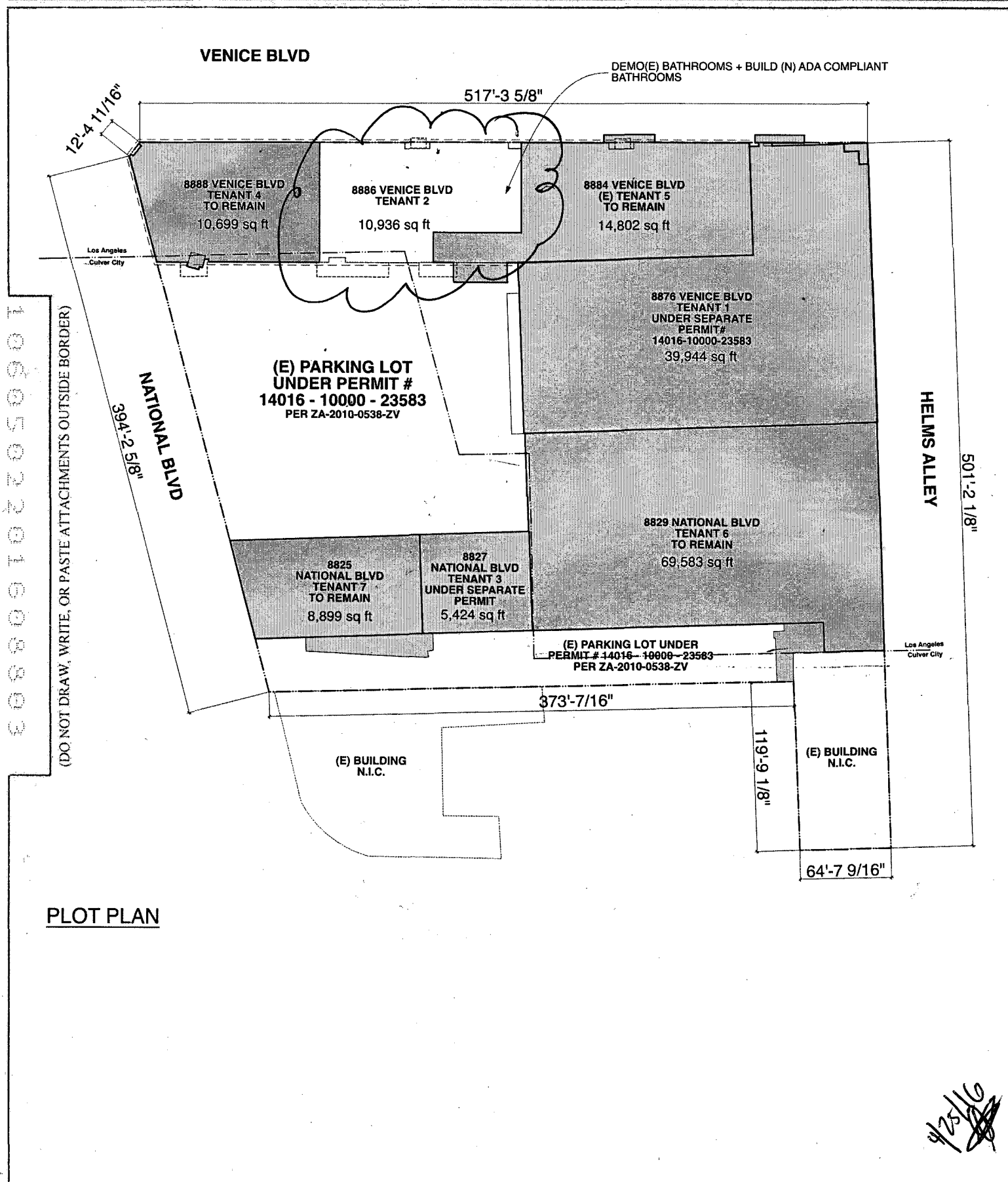
Commercial

Initiating Office: METRO

Plan Check

Printed on: 04/19/16 14:25:28

PLOT PLAN ATTACHMENT



8886 W Venice Blvd



Permit #:

16016 - 30000 - 11277

Plan Check #: B16WL02575

Printed: 05/26/16 02:10 PM

Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 05/26/2016 Last Status: Issued Status Date: 05/26/2016
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1778		1	1	M B 22-44	123B169 1455	4312 - 015 - 005

3. PARCEL INFORMATION	
Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA
Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-07/29/1962 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7	
ZONES(S): [Q]CM-1VL	

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments	ORD - ORD-165481-SA570	CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-63738
ZI - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-172913-SA60	AFF - AFF-36854	
ZI - ZI-2452 Transit Priority Area in the Cit	CPC - CPC-1986-821-GPC	AFF - AFF-41985	
ZA - ZA-2010-538-ZV	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41986	

5. CHECKLIST ITEMS
Special Inspect - Epoxy Injection Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): PACIFIC INVESTMENT ASSOCIATES 12540 BEATRICE ST # 203, LOS ANGELES CA 90066 -- Tenant: Applicant: (Relationship: Architect) BILL TSUI - -- (424) 603-4791

For Cashier's Use Only

W/O #: 61611277

7. EXISTING USE	PROPOSED USE
(16) Furniture Store	

8. DESCRIPTION OF WORK
Infill 8' x 12' exterior door in masonry wall of furniture store.

9. # Bldgs on Site & Use:	COMMERCIAL
--------------------------------------	------------

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Sergio Silva	DAS PC By:
OK for Cashier: Manatosh Das	Coord. OK:
Signature:	Date: 05/26/2016

11. PROJECT VALUATION	
Final Fee Period	
Permit Valuation: \$10,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

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

LA ESTE 104085578 5/26/2016 2:10:02 PM

BUILDING PERMIT COMM	\$185.63
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$2.80
ONE STOP SURCH	\$3.77
SYSTEMS DEVT FEE	\$11.31
CITY PLANNING SURCH	\$11.14
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$9.28
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$234.93

Permit #: 160163000011277

Building Card #: 2016LA64603

Receipt #: 0104587535



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

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" applies "change 2: numeric value / total resulting numeric value")

16016 - 30000 - 11277**14. APPLICATION COMMENTS:**

Existing commercial/manufacturing space per certificate of occupancy no. 1951LA10308

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

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

(A) ISTANBULLU, ALEKS	1659 ELEVENTH STREET #200,	SANTA MONICA, CA 90404		C11519	
(C) ADVANCED CONTRACTORS INC	935 W 223RD STREET,	TORRANCE, CA 90502	B	382163	(310) 320-3803
(E) POLON, GORDON LEONARD	709 19TH STREET,	SANTA MONICA, CA 90402		C28564	

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.** Policy Number: **CST5006756**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **MICHAEL SIETO**Sign: Date: **05/26/2016**☐ Contractor ☒ Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B16WL02575

Initiating Office: WEST LA

Printed on: 05/17/16 12:55:10

PLOT PLAN ATTACHMENT

RTI

Handwritten signature/initials

NATIONAL BLVD
394'-2 5/8"

Los Angeles
Culver City

12'-4 11/16"

VENICE BLVD

8898 VENICE BLVD
TENANT 4
TO REMAIN
10,699 sq ft

8886 VENICE BLVD
TENANT 2
TO REMAIN
10,936 sq ft

8884 VENICE BLVD
(E) TENANT 5
TO REMAIN
14,802 sq ft

8876 VENICE BLVD
TENANT 1
UNDER SEPARATE
PERMIT #
14016-10000-23583
39,944 sq ft

8829 NATIONAL BLVD
TENANT 6
TO REMAIN
69,583 sq ft

8825 NATIONAL BLVD
TENANT 7
TO REMAIN
8,899 sq ft

8827 NATIONAL BLVD
TENANT 3
UNDER SEPARATE
PERMIT #
5,424 sq ft

(E) PARKING LOT
UNDER PERMIT #
14016 - 10000 - 23583
PER ZA-2010-0538-ZV

(E) PARKING LOT UNDER
PERMIT # 14016 - 10000 - 23583
PER ZA-2010-0538-ZV

517'-3 5/8"

THIRD EXIT CLOSURE -
CMU INFILL IN (E) CONC TILT UP WALL
+ POURED CONC INFILL @ (E) CONC SLAB

HELMS ALLEY

373'-7/16"

1050022201011211



Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

Issued on: 02/10/2017

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Issued

Status Date: 02/10/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE		B	1	MB 10-186	123B169 1385	4312 - 015 - 005
TR 1778		1	1	MB 22-44	123B169 1455	4312 - 015 - 005
TR 1778		3		MB 22-44	123B169 1479	4312 - 015 - 005
TR 1778		4		MB 22-44	123B169 1487	4312 - 015 - 005

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles

LADBS Branch Office - LA

Council District - 10

Certified Neighborhood Council - South Robertson

Community Plan Area - West Adams - Baldwin Hills - Leimert

Census Tract - 2702.00

Energy Zone - 8

Fire District - 2

Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - .1

Thomas Brothers Map Grid - 632-H7

ZONES(S): [Q]CM-1VL

4. DOCUMENTS

ZI - ZI-2412 Fast Food Establishments ORD - ORD-165481-SA570

ZI - ZI-2427 FWY Adj Advisory Notice for Se ORD - ORD-172913-SA60

ZI - ZI-2452 Transit Priority Area in the Cit CUB - CUB-1982-79

ZA - ZA-2010-538-ZV CPC - CPC-1986-821-GPC

CPC - CPC-1995-80-CPR-ZC

CPC - CPC-2006-5567-CPU

CPC - CPC-2013-621-ZC-GPA-SP

AFF - 2016-1370418(MB)

AFF - 2016-1370419(MB)

AFF - 2016-1370420(MB)

AFF - AFF-36854

AFF - AFF-41985

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts

Permit Flag - Fire Life Safety by LADBS

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

PACIFIC INVESTMENT ASSOCIATES

12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --

Tenant:

Applicant: (Relationship:)

For Cashier's Use Only

W/O #: 61616288

7. EXISTING USE

(16) Retail

PROPOSED USE**8. DESCRIPTION OF WORK**

INSTALLATION OF FURNITURE OF EXISTING FURNITURE STORE (10,547 S.F.)

PER ZA2010-0538(ZV) INCONJUNCTION WITH & SUPPLEMENTAL TO

PERMIT#16016-10000-16288.

9. # Bldgs on Site & Use:

3 - FURNITURE STORE, RETAIL, OFFICE, WAREHOUSE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Cristina Salazar

OK for Cashier: Ronald Allen

DAS PC By:

Coord. OK:

Signature:

Date: 02/10/2017

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$48,000

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

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

LA ESTE 104102546 2/10/2017 10:16:46 AM
BUILDING PERMIT COMM \$515.25
BUILDING PLAN CHECK \$0.00
EI COMMERCIAL \$13.44
DEV SERV CENTER SURCH \$15.86
SYSTEMS DEVT FEE \$31.72
CITY PLANNING SURCH \$30.92
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$25.76
CA BLDG STD COMMISSION SURCHARGE \$2.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$644.95

Permit #: 160161000216288

Building Card #: 2017LA77044

Receipt #: 0104693234



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13. STRUCTURE INVENTORY

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

16016 - 10002 - 16288**14. APPLICATION COMMENTS:**

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

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

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

(A) HADAEGH, REZA A	5347 BINDEWALD RD.,	TORRANCE, CA 90505		C25803	(310) 263-3532
(C) CATAMOUNT CONSTRUCTORS INC	1527 COLE BLVD STE 100,	LAKEWOOD, CO 80401	B	760295	(303) 679-0087
(E) OKAMOTO, KATSUHIKO KENNETH	3186 F AIRWAY AVE,	COSTA MESA, CA 92626		S2244	(714) 444-2422

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.: **760295** Contractor: **CATAMOUNT CONSTRUCTORS 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: **TBD**Policy Number: **CWG7409290**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **JIM MCKINNEY**Sign: Date: **02/10/2017**☐ Contractor ☒ Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

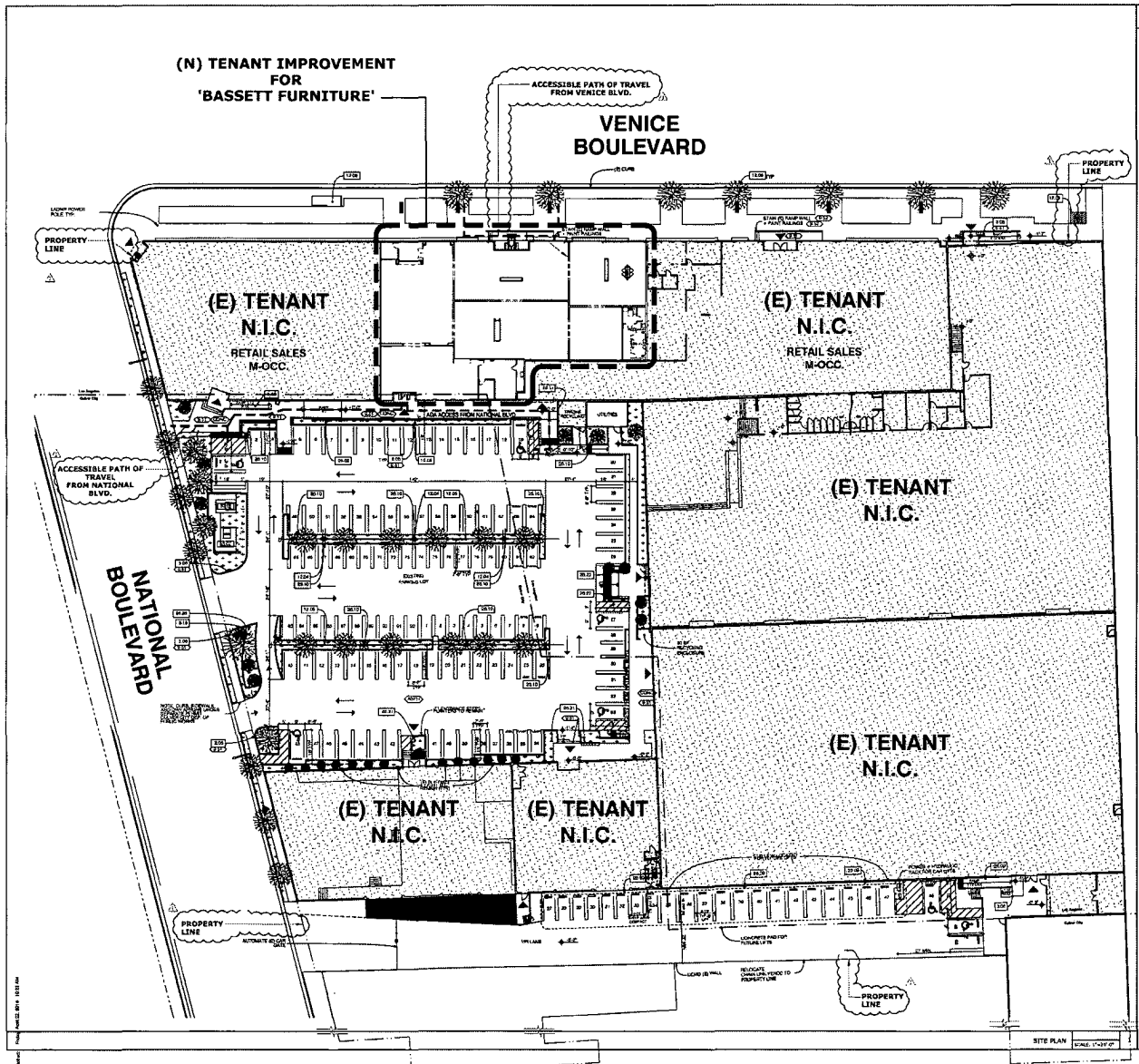
City of Los Angeles - Department of Building and Safety

Plan Check #: B17LA00316

Initiating Office: METRO

Printed on: 01/10/17 12:20:09

PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 10

INSPECTION DISTRICT: BIGIWL3

READY TO PLOT PLANS
BY VI
JAN 2 2017
Signature: *[Handwritten Signature]*

1060221201728112

8888 W Venice Blvd



Permit #:

17019 - 30000 - 05402

Plan Check #: B17WL07387

Printed: 12/21/17 10:43 AM

Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 12/21/2017 Last Status: Issued Status Date: 12/21/2017
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1778		3		M B 22-44	123B169 1479	4312 - 015 - 005

3. PARCEL INFORMATION Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert			Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - .1 Thomas Brothers Map Grid - 632-H7
ZONES(S): C2-2D-CPIO				

4. DOCUMENTS ZI - ZI-2427 FWY Adj Advisory Notice for Se ORD - ORD-165481-SA570 ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-172913-SA60 ZI - ZI-2468 West Adams Community Plan Im ORD - ORD-184794 ZA - ZA-2010-538-ZV ORD - ORD-184796-SA620			CPC - CPC-1986-821-GPC CPC - CPC-1995-80-CPR-ZC CPC - CPC-2006-5567-CPU CPC - CPC-2013-621-ZC-GPA-SP	AFF - AFF-36854 AFF - AFF-41985 AFF - AFF-41986 AFF - AFF-63738
--	--	--	---	--

5. CHECKLIST ITEMS Permit Flag - Not a Fire Life Safety Project Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): PACIFIC INVESTMENT ASSOCIATES 8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 -- Tenant: Applicant: (Relationship: Agent for Contractor) JACK ROY - PROWEB BUILDING SERVICES 1055 SEGOVIA CIRCLE, PLACENTIA, CA 92870 -- (714) 632-9900	For Cashier's Use Only W/O #: 71905402
---	---

7. EXISTING USE (16) Retail	PROPOSED USE
---------------------------------------	---------------------

8. DESCRIPTION OF WORK EARLY START INTERIOR DEMOLITION OF EXISTING RETAIL.
--

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Diego Bautista OK for Cashier: Diego Bautista Signature:	DAS PC By: Coord. OK: Date: 12/21/2017

11. PROJECT VALUATION	Final Fee Period
Permit Valuation: \$5,000 Sewer Cap ID:	PC Valuation: Total Bond(s) Due:

12. ATTACHMENTS Plot Plan

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

WL MARI 302061403 12/21/2017 10:43:32 AM
 BUILDING PERMIT COMM \$146.25
 BUILDING PLAN CHECK \$11.53
 EI COMMERCIAL \$1.40
 DEV SERV CENTER SURCH \$4.78
 SYSTEMS DEVT FEE \$9.55
 CITY PLANNING SURCH \$9.47
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$11.04
 CA BLDG STD COMMISSION SURCHARGE \$1.00
 BUILDING PLAN CHECK \$0.00

Sub Total: \$205.02

Permit #: 170193000005402
 Building Card #: 2017WL86156
 Receipt #: 0302114312



* P 1 7 0 1 9 3 0 0 0 0 5 4 0 2 F N *

1050104201848593

13. STRUCTURE INVENTORY

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

17019 - 30000 - 05402**14. APPLICATION COMMENTS:**

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

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

(C) PROWEST BUILDING SERVICES INC

1055 SEGOVIA CIRCLE,

PLACENTIA, CA 92870

B

743450

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.: **743450** Contractor: **PROWEST BUILDING SERVICES 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: **CIGNA INS. CO.**Policy Number: **RWCC48820104**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

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

Print Name: **JACK ROY**

Sign: _____

Date: **12/21/2017**☐ Contractor☒ Authorized Agent

Bldg-Demolition
Commercial
Plan Check

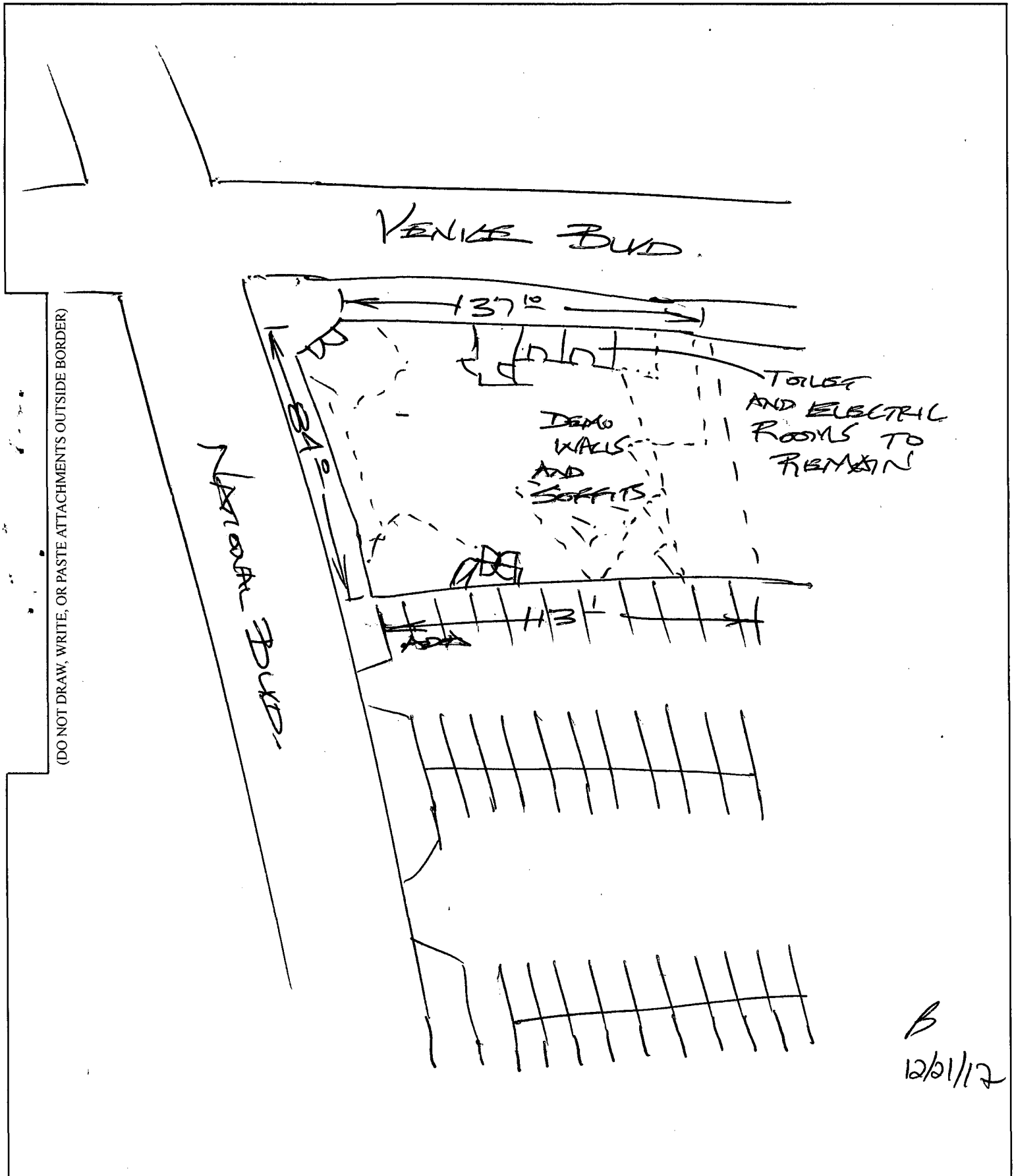
City of Los Angeles - Department of Building and Safety

Plan Check #: B17WL07387

Initiating Office: WEST LA

Printed on: 12/19/17 12:29:24

PLOT PLAN ATTACHMENT



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

8876 W Venice Blvd
8829 W National Blvd



Permit #:
Plan Check #: B18WL02417
Event Code:

18016 - 30000 - 11794
Printed: 06/05/18 09:36 AM

Bldg-Alter/Repair GREEN - NONE Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 06/05/2018 Last Status: Issued Status Date: 06/05/2018
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE	B		1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7
---	---	---

ZONES(S): C2-2D-CPIO

4. DOCUMENTS ZI - ZI-2427 FWY Adj Advisory Notice for Se ORD - ORD-165481-SA570 ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-172913-SA60 ZI - ZI-2468 West Adams Community Plan Im ORD - ORD-184794 ZA - ZA-2010-538-ZV ORD - ORD-184796-SA620	CUB - CUB-1982-79 CPC - CPC-1986-821-GPC CPC - CPC-1995-80-CPR-ZC CPC - CPC-2006-5567-CPU	CPC - CPC-2013-621-ZC-GPA-SP AFF - AFF-36854 AFF - AFF-41985 AFF - AFF-41986
--	--	---

5. CHECKLIST ITEMS Special Inspect - Structural Observation Std. Work Descr - Excess Flow Shut Off Valve Permit Flag - Fire Life Safety by LADBS	Std. Work Descr - Seismic Gas Shut Off Valve
--	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): PACIFIC INVESTMENT ASSOCIATES 8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 -- Tenant: Applicant: (Relationship: Agent for Contractor) JEFF HALL - -- (714) 632-8333
--

For Cashier's Use Only W/O #: 81611794

7. EXISTING USE (22) Warehouse	PROPOSED USE
--	---------------------

8. DESCRIPTION OF WORK REPAIR OF BOTTOM CHORD OF (E) TRUSS
--

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Lamar Davis OK for Cashier: Lamar Davis Signature: <i>Lamar Davis</i> Date: 06/05/2018	DAS PC By: Choi Yan Coord. OK: Date: 06/05/2018
---	---

11. PROJECT VALUATION Final Fee Period Permit Valuation: \$27,500 PC Valuation: Sewer Cap ID: Total Bond(s) Due:
--

12. ATTACHMENTS Plot Plan <i>2D</i>

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

WL ESTE 301030786 6/5/2018 9:36:15 AM	
BUILDING PERMIT COMM	\$380.25
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$10.00
EI COMMERCIAL	\$7.70
DEV SERV CENTER SURCH	\$11.94
SYSTEMS DEVT FEE	\$23.88
CITY PLANNING SURCH	\$23.42
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$27.32
CA BLDG STD COMMISSION SURCHARGE	\$2.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$496.51

Permit #: 180163000011794
Building Card #: 2018WL90507
Receipt #: 0301127901



* P 1 8 0 1 6 3 0 0 0 1 1 7 9 4 F N *

13. STRUCTURE INVENTORY

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

18016 - 30000 - 11794**14. APPLICATION COMMENTS:**

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

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

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

(A) ISTANBULLU, ALEKS

1659 ELEVENTH STREET #200,

SANTA MONICA, CA 90404

C11519

(C) SPS INC

3000 E MIRALOMA AVE,

ANAHEIM, CA 92806

B

309472

(E) PANEK, GREGORY MILES

138 W BORROMEO AVE,

PLACENTIA, CA 92870

C79148

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.: **309472** Contractor: **SPS 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: **EVEREST NTL. INS. CO.**Policy Number: **7600015129**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **JEFF HALL**Sign: Date: **06/05/2018**☐

Contractor

☒

Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B18WL02417FO

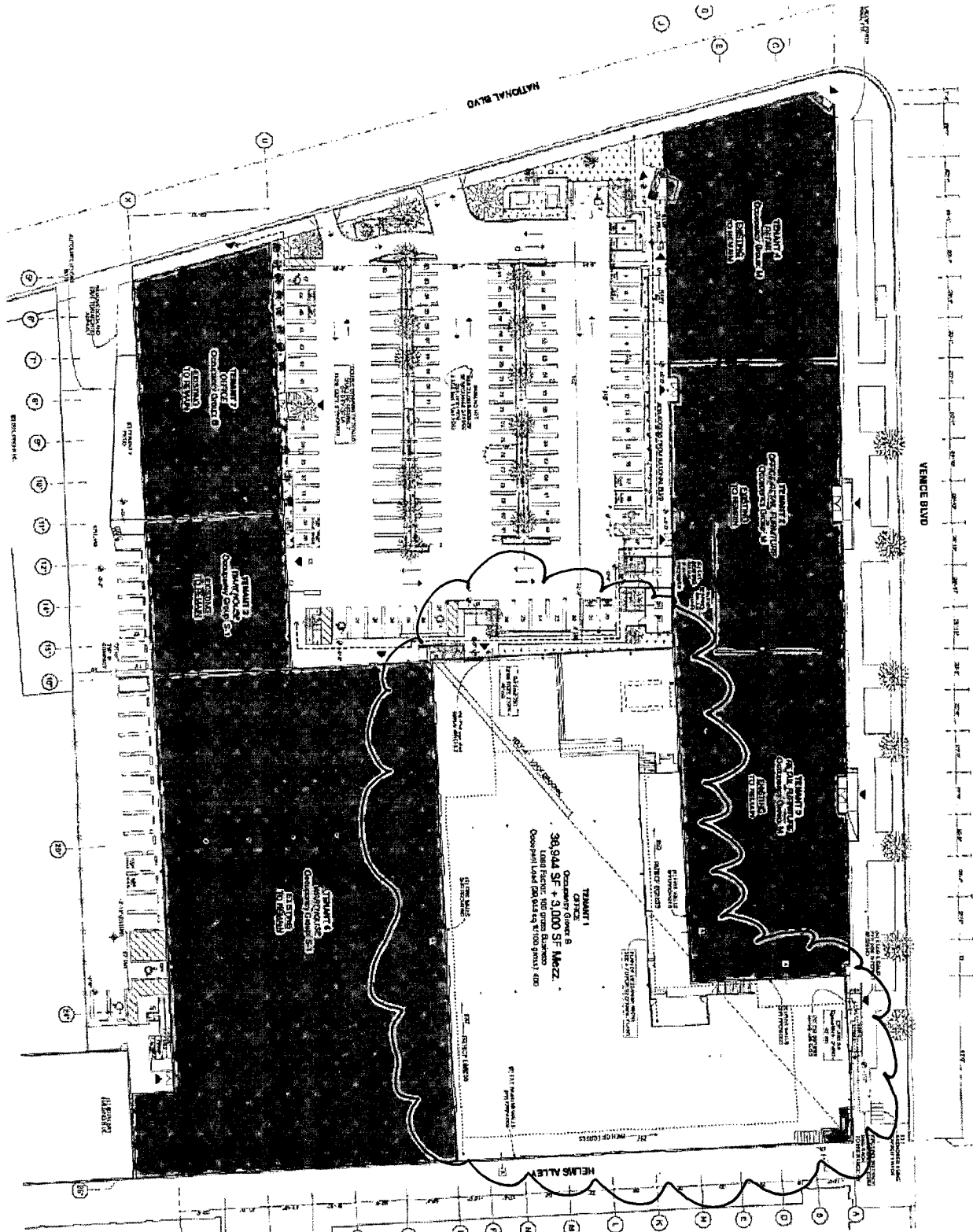
Commercial

Initiating Office: WEST LA

Plan Check

Printed on: 05/18/18 10:09:37

PLOT PLAN ATTACHMENT



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENT'S OUTSIDE BORDER)

LD



Sign	City of Los Angeles - Department of Building and Safety	Issued on: 10/18/2018
Onsite	APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS	Last Status: Issued
Plan Check at Counter		Status Date: 10/18/2018
Plan Check		

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 1778		3		M B 22-44	123B169 1479	4312 - 015 - 005

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	District Map - 123B169	Near Source Zone Distance - .1
Council District - 10	Energy Zone - 8	Thomas Brothers Map Grid - 632-H7
Certified Neighborhood Council - South Robertson	Fire District - 2	
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	
ZONES(S): C2-2D-CPIO		

4. DOCUMENTS		
ZI - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-165481-SA570	CPC - CPC-1986-821-GPC
ZI - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-172913-SA60	CPC - CPC-1995-80-CPR-ZC
ZI - ZI-2468 West Adams Community Plan Im	ORD - ORD-184794	CPC - CPC-2006-5567-CPU
ZA - ZA-2010-538-ZV	ORD - ORD-184796-SA620	CPC - CPC-2013-621-ZC-GPA-SP
		AFF - AFF-20180723659
		AFF - AFF-36854
		AFF - AFF-41985
		AFF - AFF-41986

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 84800669
Owner(s):		
PACIFIC INVESTMENT ASSOCIATES		
8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 --		
Tenant:		
Applicant: (Relationship: Agent for Owner)		
CHRIS MALBANDIAN -		
4873 MELROSE AVE, LA, CA 90029 -- (323) 465-8200		

7. EXISTING USE	PROPOSED USE
	(19) Wall Sign

8. DESCRIPTION OF WORK
NEW WALL SIGN, LED DISPLAY, 8' H X 15' L, 120 SQ FT, 10 FT FROM GRADE

9. # Bids on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Paul Pierre	DAS PC By:
OK for Cashier: Devin Gordon	Coord. OK:
Signature:	Date: 10/18/2018

11. PROJECT VALUATION	
Permit Valuation: \$60,000	Final Fee Period
Sewer Cap ID:	PC Valuation:
Total Bond(s) Due:	

12. ATTACHMENTS
Plot Plan

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

LA DAVI 104143788 10/18/2018 10:36:12 AM	
BUILDING PERMIT COMM	\$2,100.00
BUILDING PLAN CHECK	\$962.50
EI COMMERCIAL	\$16.80
DEV SERV CENTER SURCH	\$94.99
SYSTEMS DEVT FEE	\$189.98
CITY PLANNING SURCH	\$185.37
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$216.27
CA BLDG STD COMMISSION SURCHARGE	\$3.00
BUILDING PLAN CHECK	\$27.00
ELECTRICAL PERMIT-COMM	\$36.00
BUILDING PERMIT COMM	\$12.00
BUILDING PERMIT COMM	\$12.00

Sub Total:	\$3,865.91
Permit #:	180481000000669
Building Card #:	2018LA12605
Receipt #:	0104957166



13. STRUCTURE INVENTORY

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

18048 - 10000 - 00669**14. APPLICATION COMMENTS:**

SPI FOR WALL SIGN 18048-10000-00531 AFF. FOR DIGITAL DISPLAY RECORD #20180723659,
DATED 7/19/2018. PROJECTION OF STRUCTURE UNDER SEPERATE PERMIT. ALLOWABLE
SIGN AREA = 85'4" (STREET FRONTAGE) *2= 170 SQFT

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) SIGN ZONE INC

4873 MELROSE AVENUE,

LOS ANGELES, CA 90029

C45

984708

(323) 465-8200

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C45** License No.: **984708** Contractor: **SIGN ZONE 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: **HARTFORD INS. CO. OF MIDWEST**

Policy Number: **72WECAA716R**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

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

Print Name: **KJ MILLER**

Sign: _____

Date: **10/18/2018**

☐ Contractor

☒ Authorized Agent

Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B18LA04816

Initiating Office: METRO

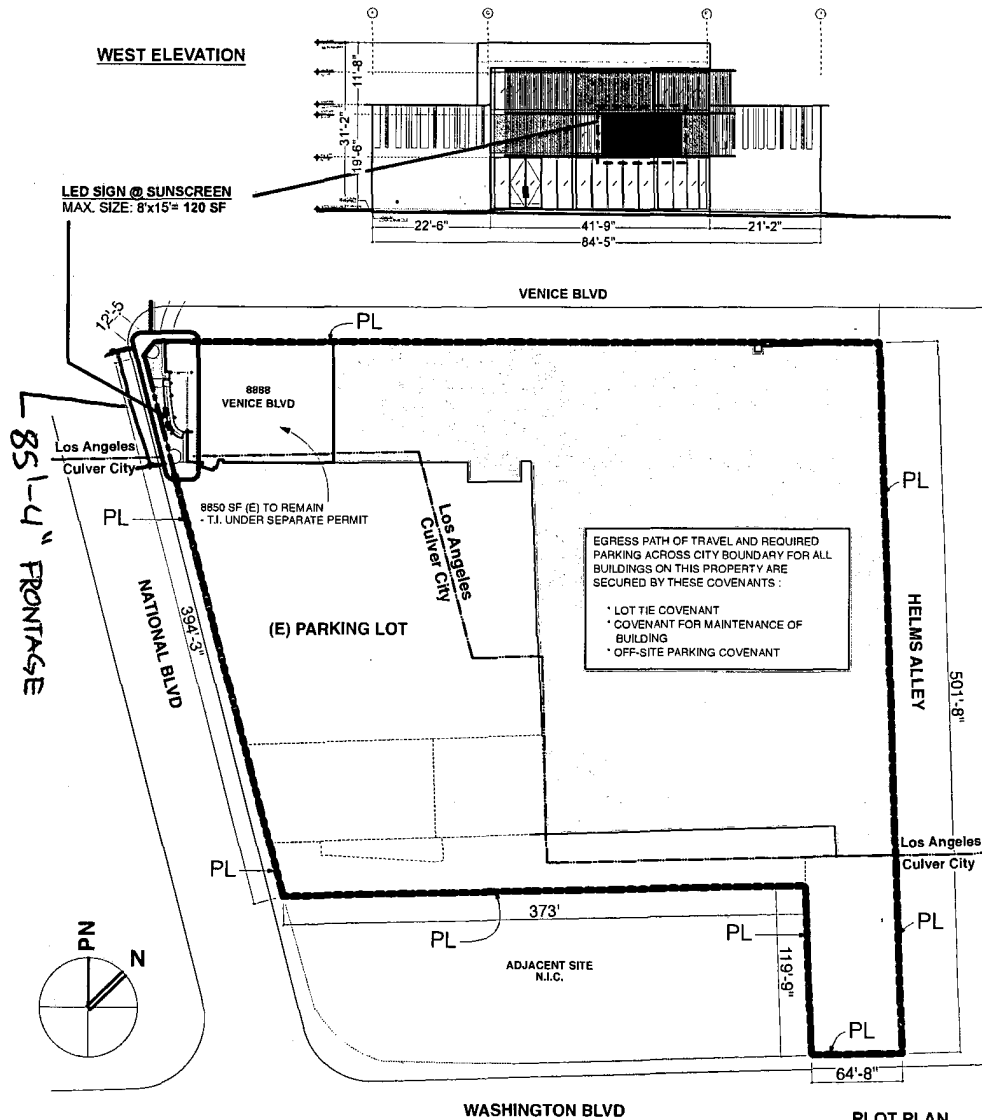
Printed on: 03/13/18 14:15:44

PLOT PLAN ATTACHMENT

ATTACHMENT II

PLOT PLAN

PLOT PLAN (shall show type of sign, size, location, and orientation):



PC/STR/Aff.41 – Digital Display Sign (10/01/2015)

PLOT PLAN

www.ladbs.org

Page 3 of 3

8888 W Venice Blvd



Permit #:

17016 - 20000 - 32554

Plan Check #: B17VN16769

Printed: 03/09/18 10:28 AM

Event Code:

Bldg-Alter/Repair GREEN - MANDATORY	City of Los Angeles - Department of Building and Safety	Issued on: 03/09/2018
Commercial	APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Issued
Regular Plan Check		Status Date: 03/09/2018
Plan Check		

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE		B	1	M B 10-186	123B169 1385	4312 - 015 - 005
TR 1778		1	1	M B 22-44	123B169 1455	4312 - 015 - 005
TR 1778		3		M B 22-44	123B169 1479	4312 - 015 - 005
TR 1778		4		M B 22-44	123B169 1487	4312 - 015 - 005

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Highway Dedication - YES
LADBS Branch Office - LA	District Map - 123B169	Earthquake-Induced Liquefaction Area - Yes
Council District - 10	Energy Zone - 8	Lot Size - IRR
Certified Neighborhood Council - South Robertson	Fire District - 2	Lot Type - Corner
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	Near Source Zone Distance - .1
ZONES(S): C2-2D-CPIO		

4. DOCUMENTS			
ZI - ZI-2412 Fast Food Establishments	ZA - ZA-2010-538-ZV	ORD - ORD-184796-SA620	CPC - CPC-2006-5567-CPU
ZI - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-165481-SA570	CUB - CUB-1982-79	CPC - CPC-2013-621-ZC-GPA-SP
ZI - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-172913-SA60	CPC - CPC-1986-821-GPC	AFF - 2016-1370418(MB)
ZI - ZI-2468 West Adams Community Plan Im	ORD - ORD-184794	CPC - CPC-1995-80-CPR-ZC	AFF - 2016-1370419(MB)

5. CHECKLIST ITEMS		
Special Inspect - Concrete>2.5ksi	Special Inspect - Grade Beam/Caisson	Fabricator Reqd - Structural Steel
Special Inspect - Epoxy Bolts	Special Inspect - Structural Observation	Permit Flag - Not a Fire Life Safety Project
Special Inspect - Field Welding	Fabricator Reqd - Shop Welds	Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
PACIFIC INVESTMENT ASSOCIATES
12540 BEATRICE ST # 203, LOS ANGELES CA 90066 --
Tenant:
Applicant: (Relationship: Architect)
CORINNA GERBERT -
SAME AS ARCH, SANTA MONICA 90404 -- (310) 450-8246

For Cashier's Use Only

W/O #: 71632554

7. EXISTING USE	PROPOSED USE
(16) Furniture Store	(16) Furniture Store
(22) Warehouse	(22) Warehouse
(16) Retail	(16) Retail
(13) Office	(13) Office

8. DESCRIPTION OF WORK
REMOVE FRONT PORTION OF EXISTING WAREHOUSE (CORE & SHELL ONLY)-& RE-FRAME. T.I. BY TENANT UNDER SEPARATE PERMIT) NEW FRAMED / STOREFRONT FACADE INCLUDING (N) ROOF PROJECTION (Store front under separate plan check & permit) No change to existing Warehouse use.

9. # Bldgs on Site & Use:	3 - FURNITURE STORE, RETAIL, OFFICE, WAREHOUSE
--------------------------------------	--

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Rudolf Kinar Melikoff	DAS PC By: Ollie Carter
OK for Cashier: Cynthia Carrasco	Coord. OK:
Signature:	Date: 03/09/2018

11. PROJECT VALUATION	
Final Fee Period	
Permit Valuation: \$445,500	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS	
Metes & Bounds Legal	
Plot Plan	

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

VN SELV 202142752 3/9/2018 10:28:13 AM

BUILDING PERMIT COMM	\$2,396.10
BUILDING PLAN CHECK	\$1,513.55
BUILDING PLAN CHECK	\$756.78
PLAN MAINTENANCE	\$47.92
EI COMMERCIAL	\$124.74
DEV SERV CENTER SURCH	\$145.17
SYSTEMS DEVT FEE	\$290.35
CITY PLANNING SURCH	\$282.86
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$330.00
CA BLDG STD COMMISSION SURCHARGE	\$18.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$5,915.47

Permit #: 170162000032554
Building Card #: 2018VN62399
Receipt #: 0202501084



* P 1 7 0 1 6 2 0 0 0 3 2 5 5 4 F N *

13. STRUCTURE INVENTORY

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

17016 - 20000 - 32554

(P) Floor Area (ZC): -999 Sqft / Sqft
(P) Height (BC): 0 Feet / Feet
(P) Height (ZC): +12.25 Feet / 32.5 Feet
(P) S2 Occ. Group: -999 Sqft / Sqft
(P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / Stall
(P) Provided Compact for Site: 0 Stalls / Stalls
(P) Provided Disabled for Site: 0 Stalls / Stalls
(P) Provided Standard for Site: 0 Stalls / Stalls

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** As per previous building permit # 16016-10000-16288 : AS PER APPLICANT THE ZONING ADMINISTRATOR DAVID WEINTRAUB HAD DETERMINED THAT THE FURNITURE STORE USE HAD BEEN ESTABLISH ON THIS SITE EVEN THOUGH THERE WERE NO BUILDING PERMITS ISSUED AND HE HAS ALLOWED THE EXISTING NUMBER OF PARKING SPACES TO REMAIN AS DEPICTED IN EXHIBIT A OF ZA -2010-0583(ZV) LETTER OF MODIFICATION DATED JULY 13TH, 2016 .. MAINTENANCE OF BUILDING AFFIDAVIT

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 #**

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) ISTANBULLU, ALEKS	1659 ELEVENTH STREET #200,		C11519	(310) 450-8246
(C) ADVANCED CONTRACTORS INC	935 W 223RD STREET,	B	382163	(310) 320-3803
(E) POLON, GORDON LEONARD	709 19TH STREET,		C28564	(310) 998-5611

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.**

Policy Number: **CST5008518**

☐ 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.

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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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: **DAVID CROSS**

Sign: 

Date: **03/09/2018**



Contractor



Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

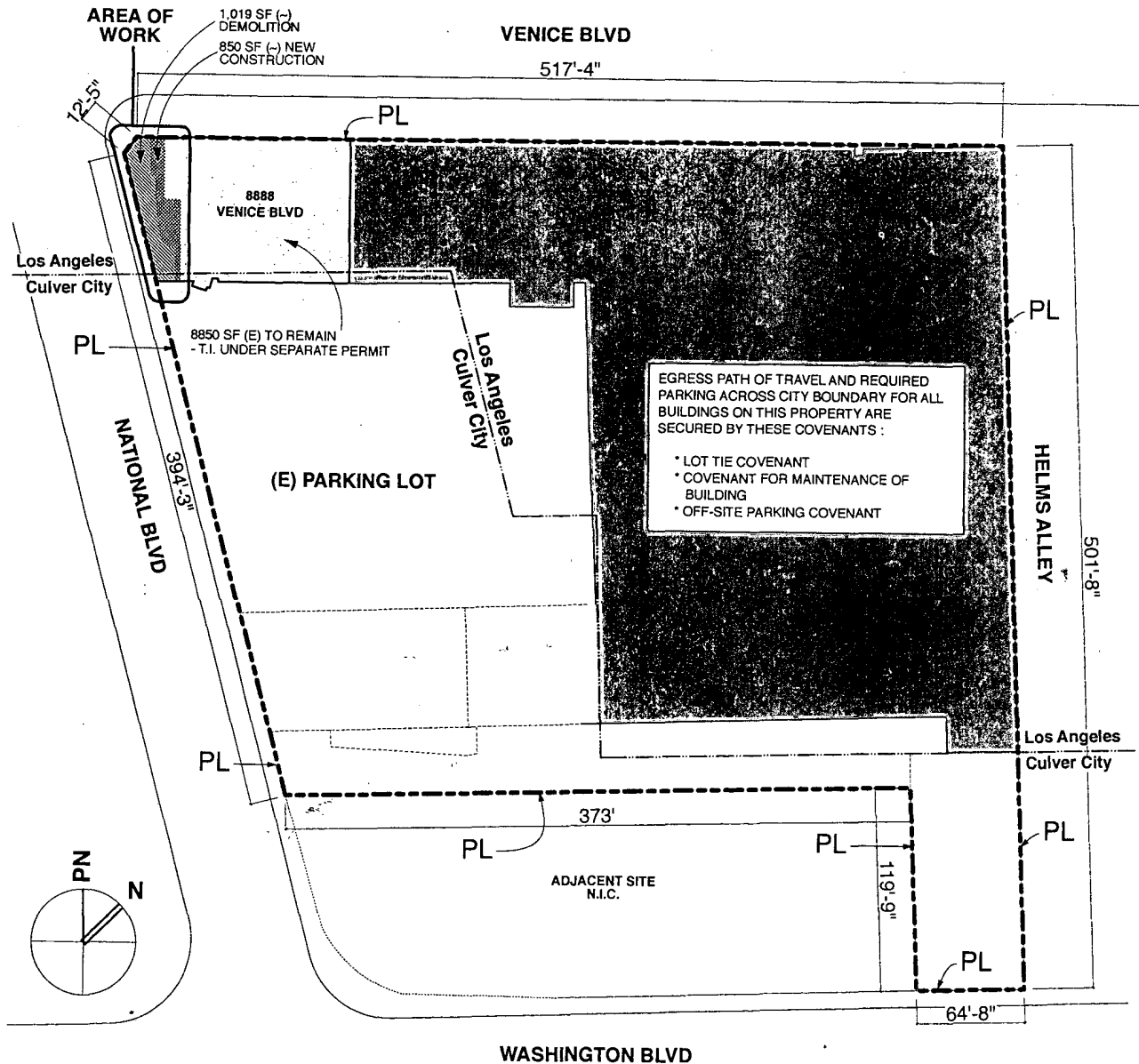
City of Los Angeles - Department of Building and Safety

Plan Check #: B17VN16769FO

Initiating Office: VAN NUYS

Printed on: 11/14/17 14:28:50

PLOT PLAN ATTACHMENT

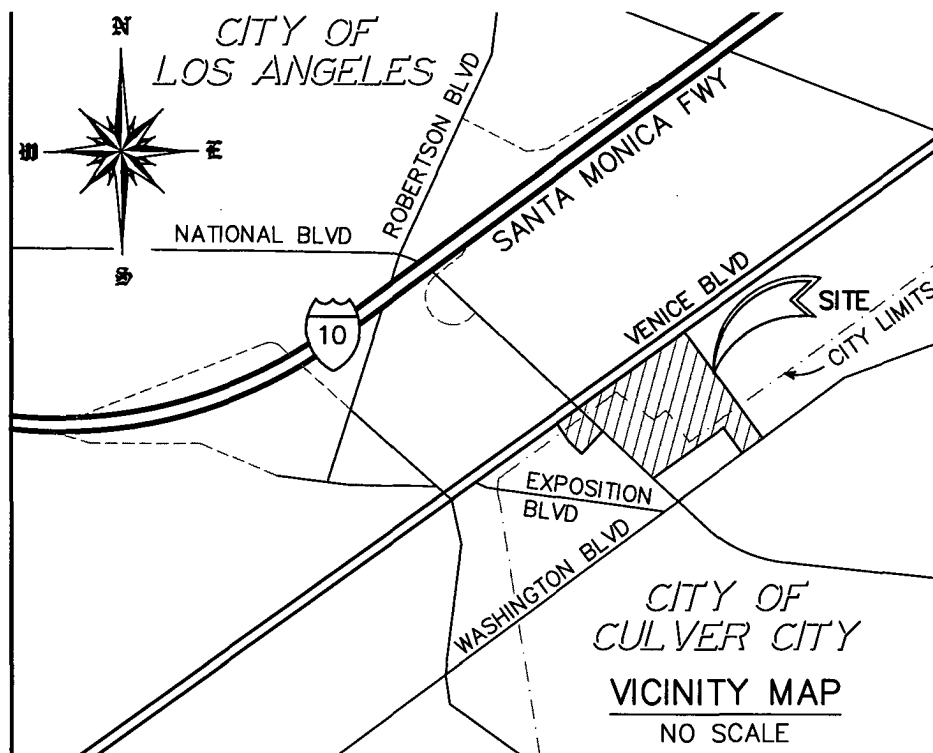


EGRESS PATH OF TRAVEL AND REQUIRED PARKING ACROSS CITY BOUNDARY FOR ALL BUILDINGS ON THIS PROPERTY ARE SECURED BY THESE COVENANTS:

- * LOT TIE COVENANT
- * COVENANT FOR MAINTENANCE OF BUILDING
- * OFF-SITE PARKING COVENANT

RECEIVED
BY: J. J. J. J.
MAR 09 2013
Signature _____

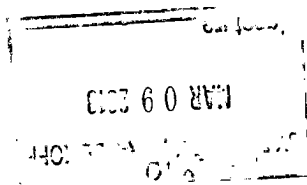
(Handwritten mark)

**LEGAL DESCRIPTION:****PARCEL 1:**

A PARCEL OF LAND PARTLY IN THE CITY OF CULVER CITY AND PARTLY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING A PORTION OF TRACT NO. 1778, LOTS 3 TO 10 AND PORTIONS OF LOTS 1 AND 11, AS PER MAP RECORDED IN BOOK 22 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF LOT "B" OF FRANK PARTENICO PLACE, AS PER MAP RECORDED IN BOOK 10 PAGE 186 OF SAID MAP RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST LINE OF NATIONAL BOULEVARD, 80 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 1778 WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 170 FEET MEASURED AT RIGHT ANGLES FROM THE LINE SHOWN AS CITY ENGINEER'S CENTER LINE ON THE MAP OF TRACT NO. 10234, RECORDED IN BOOK 175 PAGES 1 AND 2 OF SAID MAP RECORDS; THENCE ALONG SAID NORTHEAST LINE NORTH 48° 55' 17" WEST 394.39 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DECREE OF CONDEMNATION ENTERED IN CASE NO. 226184, SUPERIOR COURT FOR THE OPENING OF THE SOUTHEASTERLY ROADWAY OF VENICE BOULEVARD; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID DECREE AS FOLLOWS:

NORTH 3° 23' 52" EAST 12.23 FEET AND NORTH 55° 43' 02" EAST 517.27 FEET TO THE NORTHEAST LINE OF SAID LOT "B"; THENCE ALONG SAID NORTHEAST LINE SOUTH 36° 14' 32" EAST 500.72 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 50 FEET, MEASURED AT RIGHT ANGLES FROM THE ABOVE MENTIONED CITY ENGINEER'S CENTER LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 54° 18' 28" WEST 65 FEET; THENCE PARALLEL WITH SAID NORTHEAST LINE OF LOT "B", NORTH 36° 14' 32" WEST 120 FEET; THENCE PARALLEL WITH SAID CITY ENGINEER'S CENTER LINE SOUTH 54° 18' 28" WEST 373.23 FEET TO THE POINT OF BEGINNING.



1050316201853253

8884 - 8888 Venice Blvd



Permit #:
Plan Check #: B18LA06185
Event Code:

18016 - 10000 - 09715

Printed: 01/10/19 09:36 AM

Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 01/10/2019 Last Status: Issued Status Date: 01/10/2019
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PTIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE		B	1	M B 10-186	123B169 1385	4312 - 015 - 005
TR 1778		1	1	M B 22-44	123B169 1455	4312 - 015 - 005
TR 1778		3		M B 22-44	123B169 1479	4312 - 015 - 005
TR 1778		4		M B 22-44	123B169 1487	4312 - 015 - 005

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	District Map - 123B169	Lot Cut Date - PRIOR-06/01/1946
Council District - 10	Energy Zone - 8	Near Source Zone Distance - 0
Certified Neighborhood Council - South Robertson	Fire District - 2	Thomas Brothers Map Grid - 632-H7
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	

ZONES(S): C2-2D-CPIO

4. DOCUMENTS

ZI - ZI-2427 FWY Adj Advisory Notice for Se ORD - ORD-165481-SA570	CUB - CUB-1982-79	CPC - CPC-2013-621-ZC-GPA-SP
ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-172913-SA60	CPC - CPC-1986-821-GPC	AFF - AFF-36854
ZI - ZI-2468 West Adams Community Plan In: ORD - ORD-184794	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41985
ZA - ZA-2010-538-ZV ORD - ORD-184796-SA620	CPC - CPC-2006-5567-CPU	AFF - AFF-41986

5. CHECKLIST ITEMS

Permit Flag - Fire Life Safety by LADBS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
PACIFIC INVESTMENT ASSOCIATES
8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 --

Tenant:

Applicant: (Relationship: Other)
CORINNA GEBERT -
1659 11TH STREET, SANTA MONICA, CA 90404 -- (310) 985-2254

7. EXISTING USE	PROPOSED USE
(13) Office	(22) Warehouse
(22) Warehouse	(13) Office
	(16) Retail

For Cashier's Use Only

W/O #: 81609715

8. DESCRIPTION OF WORK

CONVERT (3) WAREHOUSE SPACES TO RETAIL AND FURNITURE STORE SPACES
PER ZA 2010-538-ZV. NO CONSTRUCTION.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Lawrence Quirante	DAS PC By: Shine Lin	
OK for Cashier: Marvin Anderson	Coord. OK:	
Signature:	Date: 01/10/2019	

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$501	PC Valuation: \$0	
Sewer Cap ID:	Total Bond(s) Due:	

12. ATTACHMENTS

Plot Plan

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

LA ERIC 102138188 1/10/2019 9:36:32 AM

BUILDING PERMIT COMM	\$73.13
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$10.00
EI COMMERCIAL	\$0.50
DEV SERV CENTER SURCH	\$2.51
SYSTEMS DEVT FEE	\$5.02
CITY PLANNING SURCH	\$4.99
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$5.82
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$112.97

Permit #: 180161000009715
Building Card #: 2019LA17080
Receipt #: 0102988337



* P 1 8 0 1 6 1 0 0 0 0 9 7 1 5 F N *

1060122201970485

13. STRUCTURE INVENTORY

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

1801 - 10000 - 09715

(P) Floor Area (ZC): 0 Sqft / Sqft
 (P) B Occ. Group: 0 Sqft / 48843 Sqft
 (P) M Occ. Group: +36336 Sqft / 45235 Sqft
 (P) S2 Occ. Group: -36336 Sqft / 75063 Sqft
 (P) M Occ. Load: +607 Max Occ. / 756 Max Occ.
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 92 Sta
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 142 St
 (P) Provided Offsite for Site: 0 Stalls / 50 Stalls
 (P) Total Provided Parking for Site: 0 Stalls / 142 Stalls
 (E) Type III-B Construction

14. APPLICATION COMMENTS:

- See 14016-10000-23583/11026-10000-00046 for (E) retail/office/warehouse bldg. and (92) required parking stalls located in Culver City jurisdiction. - See 18016-10000-16288 for existing furniture store, egress and exit signs (Tenant #2) - See offsite parking in Culver City (AFF 20161370420) and egress through Culver City (AFF 20161370418) - See AFF 20161370419 for lot tie (LA city and Culver City portions of lot) - See AFF 20181180764 for over-sized bldg. affidavit.

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

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

(A) ISTANBULLU, ALEKS
 (C) ADVANCED CONTRACTORS INC

1659 ELEVENTH STREET #200,
 935 W 223RD STREET,

SANTA MONICA, CA 90404
 TORRANCE, CA 90502

B

C11519
 382163

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.**

Policy Number: **CST5013489**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

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

Print Name: **DAVID CROSS**

Sign: 

Date: **01/10/2019**

☐ Contractor

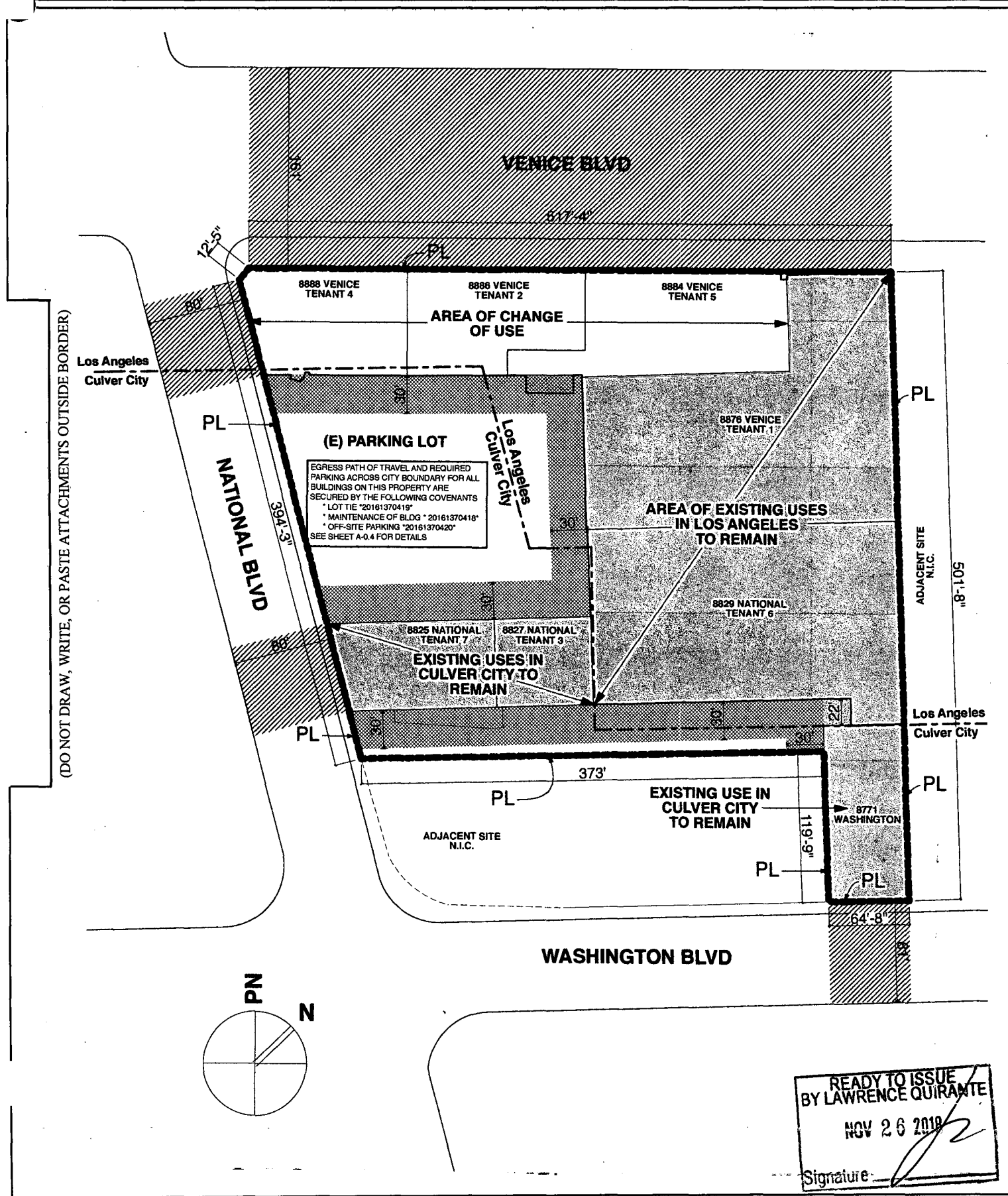
☒ Authorized Agent

Plan Check #: B18LA06185FO

Initiating Office: METRO

Printed on: 04/23/18 07:46:49

PLOT PLAN ATTACHMENT





Plumbing
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION**

Issued On: 09/21/2021

Last Status: Issued

Status Date: 09/21/2021

1. PROPERTY OWNER

PACIFIC INVESTMENT ASSOCIATES

8771 WASHINGTON BLVD STE CULVER CITY CA 90232

2. APPLICANT INFORMATION (Relationship: Not Applicant)

EDUARDO CANTONI

19470 ENVOY AVENUE

CORONA, CA 92881

(951) 279-1041

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) CANTONI PLUMBING INC

19470 ENVOY

CORONA, CA 92881

C36 885524

(951) 279-1041

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (951)279-1061.

6. DESCRIPTION OF WORK

Tenant Improvement of breakroom and restrooms

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 10**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 14234926****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: 794.61

INSPECTION TOTAL Plumbing	794.61
Permit Total	794.61
Permit Fee Subtotal Plumbing	705.00
Permit D.S.C. Surcharge	21.87
Permit Sys. Development Surcharge	43.74
Permit Issuing Fee	24.00

Payment Date: 09/21/21

Receipt No: ON752522

Amount: \$794.61

11. FEE ITEM INFORMATION**INSTALL ORIGINAL FIXTURES**

Original All Other Fixtures	(15)	345.00	Original Dish Washers	(2)	46.00	Original Floor Drains/Floor Sinks	(4)	92.00
Original Garbage Disposal	(1)	23.00	Original Kitchen Sinks	(3)	69.00	Original Other Sinks/Lavatories	(2)	46.00
Original Showers	(1)	23.00	Original Toilets	(2)	46.00			

WATER HEATERS AND GAS SYSTEMS

Thermo Expansion Tank	(1)	15.00
-----------------------	-----	-------

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous 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).

12. 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: **C36** License No.: **885524** Contractor: **CANTONI PLUMBING INC**

13. 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: **INS. CO. OF THE WEST** Policy Number: **WSD505923100**

☐ 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.

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15. 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: _____

16. 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:

- 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
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: **EDUARDO CANTONI**

Sign: **Internet e-Permit System Declaration**

Date: **09/21/2021**



Contractor



Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 09/21/21
Receipt No: ON752522
Amount: \$794.61
Method:

PERMIT #: 21042 - 90000 - 34926
ADDRESS: 8876 W Venice Blvd
OWNER: PACIFIC INVESTMENT ASSOCIATES
8771 WASHINGTON BLVD STE B
CULVER CITY CA 90232

Plumbing
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Tenant Improvement of breakroom and restrooms

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044



HVAC
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR HVAC
PLAN CHECK AND INSPECTION**

Issued On: 10/14/2021

Last Status: Issued

Status Date: 10/14/2021

1. PROPERTY OWNER

PACIFIC INVESTMENT ASSOCIATES 8771 WASHINGTON BLVD STE CULVER CITY CA 90232

2. APPLICANT INFORMATION (Relationship: Not Applicant)

JOCELYN PINEDA 888 E WALNUT PASADENA, CA 91101 (818) 915-1006

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) ACCO ENGINEERED 888 EAST PASADENA, CA 91101 C20 120696 (818) 915-1006

5. APPLICATION COMMENTS

Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card, fax number-> (818)244-1959.

6. DESCRIPTION OF WORK

Tenant improvement

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 10**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 14417992

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: 2,754.43

INSPECTION TOTAL HVAC	2,754.43
Permit Total	2,754.43
Permit Fee Subtotal HVAC	2,503.00
Permit D.S.C. Surcharge	75.81
Permit Sys. Development Surcharge	151.62
Permit Issuing Fee	24.00

Payment Date: 10/14/21

Receipt No: ON789135

Amount: \$2,754.43

11. FEE ITEM INFORMATION**COMPRESSOR**

AC <= 25 HP (22) 528.00

ENVIRONMENTAL VENT SYSTEM

Environmental Vent System - Misc (4) 48.00

MISCELLANEOUS

Add/Alter/Repair (1) 24.00

SYSTEM COMPONENTS

Air Handling Unit (22) 528.00 Air Inlet/Outlet (275) 1,375.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous 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).

12. 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: **C20** License No.: **120696** Contractor: **ACCO ENGINEERED SYSTEMS INC**

13. 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: **LM INS. CORP.** Policy Number: **WA566D067353011**

☐ 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.

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15. 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: _____

16. 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).

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- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **JOCELYN PINEDA**

Sign: **Internet e-Permit System Declaration**

Date: **10/14/2021**



Contractor



Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 10/14/21
Receipt No: ON789135
Amount: \$2,754.43
Method:

PERMIT #: 21044 - 90000 - 17992
ADDRESS: 8876 W Venice Blvd
OWNER: PACIFIC INVESTMENT ASSOCIATES
8771 WASHINGTON BLVD STE B
CULVER CITY CA 90232

HVAC
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Tenant improvement

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

3

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

B&S B-3-R8.74

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

AC-7

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	Parcel B Tr Frank	DIST. MAP	4995
	8-See Rear ATTACHED			partenico Pl. 1778	CENSUS TR.	2702.00
2. PRESENT USE OF BUILDING	(12) mfg. & warehouse	NEW USE OF BUILDING	(12) same		ZONE	M1-1
3. JOB ADDRESS	8825-29 National Blvd.				FIRE DIST.	2
4. BETWEEN CROSS STREETS	AND	Venice Blvd. Washington Blvd.			LOT (TYPE)	COR
5. OWNER'S NAME	New England Mutual Life Ins.				LOT SIZE	1.00
6. OWNER'S ADDRESS	1801 Ave. of Stoars LA 90067					
7. ENGINEER	ACTIVE STATE LICENSE No.	PHONE	Shambu Kayastha & Assoc 1543 990-2238			
8. ARCHITECT OR DESIGNER	ACTIVE STATE LICENSE No.	PHONE				
9. CONTRACTOR	ACTIVE STATE LICENSE No.	PHONE	Randall Eng. 165293 85346-5330			
10. BRANCH LENDER	ADDRESS	CITY				
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
WIDTH LENGTH	1	22	1			
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR			
	conc	wd/comp	conc			
13. JOB ADDRESS	8825-29 National Blvd.				DIST. OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 35,000.				CRIT. SOIL	/
15. NEW WORK: (Describe)	int remodeling				GRADING	/
					HIGHWAY DED.	/
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	FLOOD	
Same - Mfg & Warehouse	4 x 8		1	8	yes	
TYPE	GROUP OCC.	TOTAL		PLANS CHECKED	CONS.	
III-B/IV	G-1			Larry Westfall	/	
BLDG. AREA	MAX OCC.			PLANS APPROVED	ZONED BY	
+32	-			Westfall	Myers	
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PROVIDED	APPLICATION APPROVED	FILE WITH	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	(Includes Reg'd for C. City)		INSPECTION ACTIVITY	INSPECTOR	
Yes	-			COMB	GEN	MAJ. S. CONS
P.C. No.	S.P.C.	B.P.	I.F.	G.P.I.	O.S.	C/O
165.32	194.50	/				PM 5.00
W06272	PLANNING CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.					

CASHIER'S USE ONLY

FEB-5-76 540215 • • T-6 CK 165.32

MAR-16-76 641695 • 22814 U-1 CK 199.50

STATEMENT OF RESPONSIBILITY

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

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

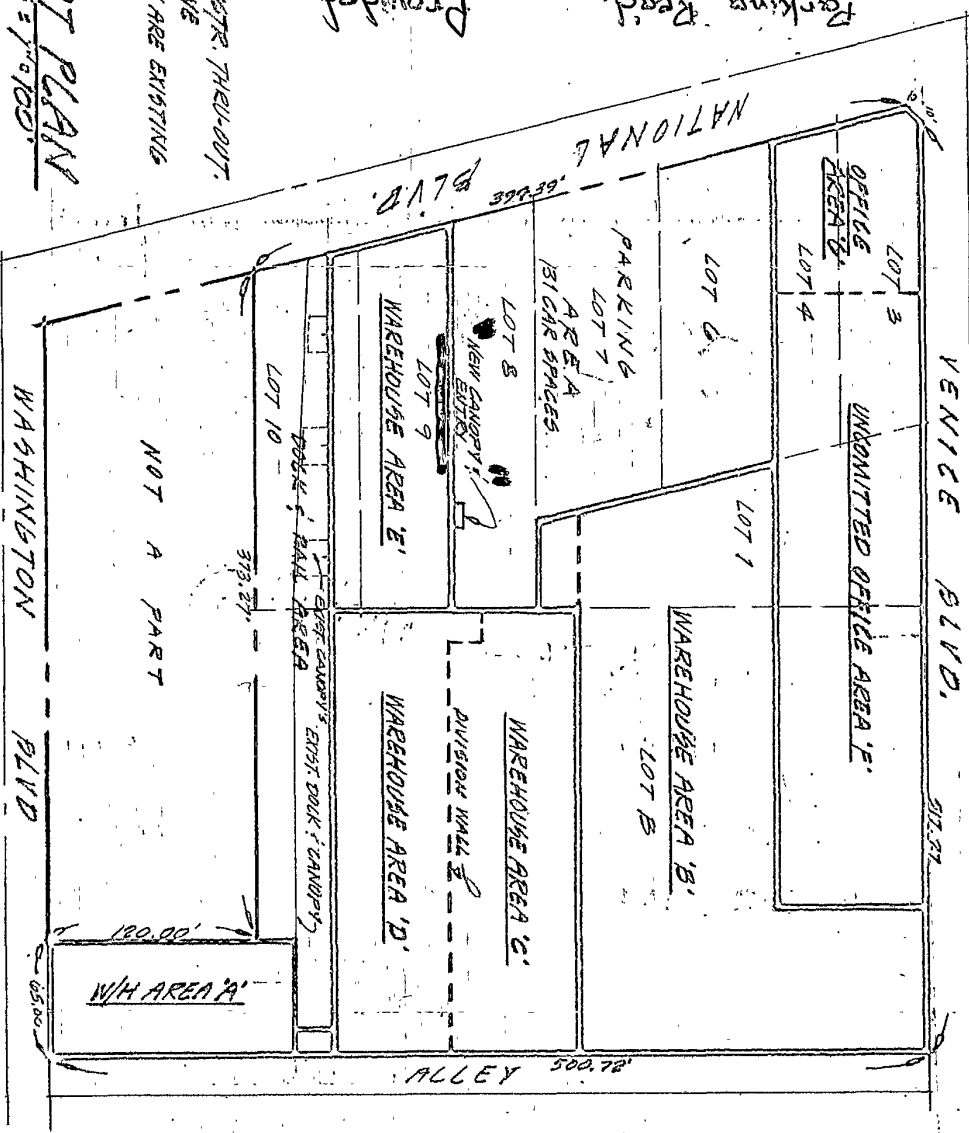
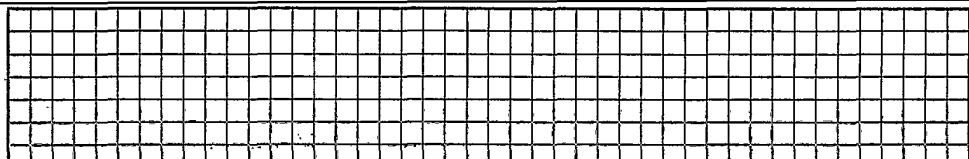
Signed RANDALL ENGINEERING CO.
by J.O. Miller (Agent)
(Owner or Agent)

Signature/Date

Bureau of Engineering	ADDRESS APPROVED	3/15/76	Patterson 2-5-76
	SEWERS	SEWERS AVAILABLE	2-9-76
		NOT AVAILABLE	
		SFC PAID	NO SEWER/PLUMBING REQ'D.
		SFC DUE	2-9-76
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE	NO FILE	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		Carl E. Nelson 2-11-76
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

LOTS 4 TO 10, PART OF LOTS 1, 3, AND 11
 TRACT NO. 1778, MAP BOOK 22, PAGE 44
 PART OF LOT 'B', FRANK PARTENICO TRACT
 MAP BOOK 10, PAGE 186
 CITY OF LOS ANGELES, CALIFORNIA
 SEE ATTACHED FOR PORTION OF LEGAL
~~DESCRIPTION~~ IN CITY OF LOS ANGELES.

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



3

CITY OF LOS ANGELES

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCYB&S B-3—R1.76
DEPT. OF BUILDING AND SAFETY

AC-1

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	DIST. MAP
see attached			Parcel B Tr. Frank	4995
			Partenico Pl. 1778	CENSUS TRACT 2792.00
2. PRESENT USE OF BUILDING (12) Mfg & Warehouse	NEW USE OF BUILDING (12) same		ZONE M1-1	
3. JOB ADDRESS 8825-29 National Blvd.			FIRE DIST. 2	
4. BETWEEN CROSS STREETS Venice Blvd.	AND Washington Blvd.		LOT (TYPE) COR	
5. OWNER'S NAME New England Mutual Life Ins.	PHONE 277-2100		LOT SIZE	
6. OWNER'S ADDRESS 1801 Ave. of Stars	CITY LA	ZIP 90067		
7. ENGINEER Shambu Kayastha & Assoc	ACTIVE STATE LICENSE No. 1543	PHONE 990-2238	ALLEY /	
8. ARCHITECT OR DESIGNER	ACTIVE STATE LICENSE No.	PHONE	BLDG. LINE	
9. CONTRACTOR Randall Eng.	ACTIVE STATE LICENSE No. 165293	PHONE 346-5330	AFFIDAVITS aff. 36854	
10. BRANCH LENDER	ADDRESS	CITY	prior 41985 41986 6-1-46	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 1	HEIGHT 22	NO. OF EXISTING BUILDINGS ON LOT AND USE 1	7-29-62
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS conc	ROOF wd/comp	FLOOR conc	
13. JOB ADDRESS 8825-29 National Blvd.			DIST. OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 3500		CRIT. SOIL /	
15. NEW WORK: (Describe)	new exit door installation		GRADING /	
				HIGHWAY DED. yes
NEW USE OF BUILDING Same - Mfg. & Warehouse				FLOOD
TYPE III-B/IV	GROUP OCC. G-1	BLDG. AREA NC	PLANS CHECKED	CONS.
DWELL. UNITS 0	MAX OCC. NC	TOTAL	PLANS APPROVED	ZONED BY
GUEST ROOMS 0	PARKING REQ'D NC	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED	FILE WITH LA 22814/76
SPRINKLERS REQ'D SPECIFIED Yes	CONT. INSP. /	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS		INSPECTOR
P.C. 23.80	S.P.C.	B.P. 28.00	T.I.	P.M. 5.00
P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPIST as

CASHIER'S USE ONLY

MAY-11-76 797855 026008 V-6 CK 23.80

MAY-11-76 797865 026008 V-1 CK 33.00

STATEMENT OF RESPONSIBILITY

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

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

Signed Robert B. B. Co.
(Owner or Agent, having Property Owner's Consent)

Signature/Date

Bureau of Engineering

ADDRESS APPROVED

see LA22814/76

DRIVEWAY

HIGHWAY DEDICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

NO SEWER/PLUMBING REQ'D.

SFC PAID

SFC NOT APPLICABLE

SFC DUE

Conservation

APPROVED FOR ISSUE ☐NO FILE ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-S700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

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

see LA 22814 / 76

A parcel of land partly in the City of Culver City, and partly in the City of Los Angeles, in the county of Los Angeles, State of California, including a portion of Tract No. 1778, as per map recorded in book 22 page 44 of maps, in the office of the County Recorder of said county and a portion of Lot "B" of Frank Partenico Place, as per map recorded in book 10 page 186 of said map records, described as a whole as follows:

Beginning at the intersection of the Northeast line of National Boulevard, 80 feet wide, as shown on said map of Tract No. 1778 with a line that is parallel with and distant northwesterly 170 feet measured at right angles from the line shown as city engineer's center line on the map of tract No. 10234, recorded in book 175 pages 1 and 2 of said map records; thence along said Northeast line North $48^{\circ}55'17''$ West 394.39 feet to the Easterly line of the land described in the decree of condemnation entered in case No. 226184, Superior Court for the opening of the Southeasterly roadway of Venice Boulevard; thence along the boundary line of the land described in said decree as follows:

North $3^{\circ}23'52''$ East 12.23 feet and north $55^{\circ}43'02''$ East 517.27 feet to the Northeast line of said Lot "B" thence along said Northeast line South $36^{\circ}14'32''$ East 500.72 feet to a line that is parallel with and distant Northwesterly 50 feet, measured at right angles from the above mentioned city engineer's center line; thence along said parallel line South $54^{\circ}18'20''$ West 65 feet; thence parallel with said Northeast line of Lot "B", North $36^{\circ}14'32''$ West 120 feet; thence parallel with said city engineer's center line South $54^{\circ}18'28''$ West 373.23 feet to the point of beginning.

3

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

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3—R1.76
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	DIST. MAP
	part of B		frank Partenico Pl	49945
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		CENSUS TRACT	
(22) warehouse	(22) same w/office		2702.00	
3. JOB ADDRESS	FIRE DIST.		ZONE	
8829 National Bl.	2		M1-1	
4. BETWEEN CROSS STREETS	AND		LOT (TYPE)	
Washington	Venice--		int	
5. OWNER'S NAME	PHONE		LOT SIZE	
New England Mutual Life Ins. Co.			incomp	
6. OWNER'S ADDRESS	CITY	ZIP	legal	
1801 Ave of the Stars	LA	90067		
7. ENGINEER	ACTIVE STATE LICENSE No.	PHONE	ALLEY	
			/	
8. ARCHITECT OR DESIGNER	ACTIVE STATE LICENSE No.	PHONE	BLDG. LINE	
			/	
9. CONTRACTOR	ACTIVE STATE LICENSE No.	PHONE	AFFIDAVITS	
Dennis W. Bailey	318651	664-7940	prior	
10. BRANCH LENDER	ADDRESS	CITY	6/1/46	
			aff 36854	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 50 LENGTH 250	1	20	1 warehouse	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
conc	conc	wd/comp	cwno	
13. JOB ADDRESS	DIST. OFFICE			
8829 National Bl.	LA			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 4000		CRIT. SOIL	
15. NEW WORK: (Describe)	build office, shop area, subdivide restrm		GRADING	
	in existing warehouse		HIGHWAY DED.	
			yes	
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
(12) Warehouse / office	N/C	1		
TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED	CONS.
III B / IV	G-1	N/C		
DWELL. UNITS	MAX OCC.	TOTAL	PLANS APPROVED	ZONED BY
				THHayne
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	APPLICATION APPROVED	FILE WITH
	N/C	STD. COMP.		
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
		COMB GEN MAJ. S. CONS		
P.C.	S.P.C.	B.P.	T.I.	P.M.
2630		3/100		
P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPIST

CASHIER'S USE ONLY

MAY-25-76 848507 26723 T-60K 26.35
MAY-25-76 848517 26723 T-60K 31.00

STATEMENT OF RESPONSIBILITY

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

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

Signed [Signature]
(Owner or Agent having Property Owner's Consent)

Signature/Date

Dalton 5-25-76

Bureau of Engineering

ADDRESS APPROVED

DRIVEWAY

HIGHWAY DEDICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

NO SEWER/PLUMBING REQ'D.

SFC PAID

SFC NOT APPLICABLE

SFC DUE

Conservation

APPROVED FOR ISSUE ☐NO FILE ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-S700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

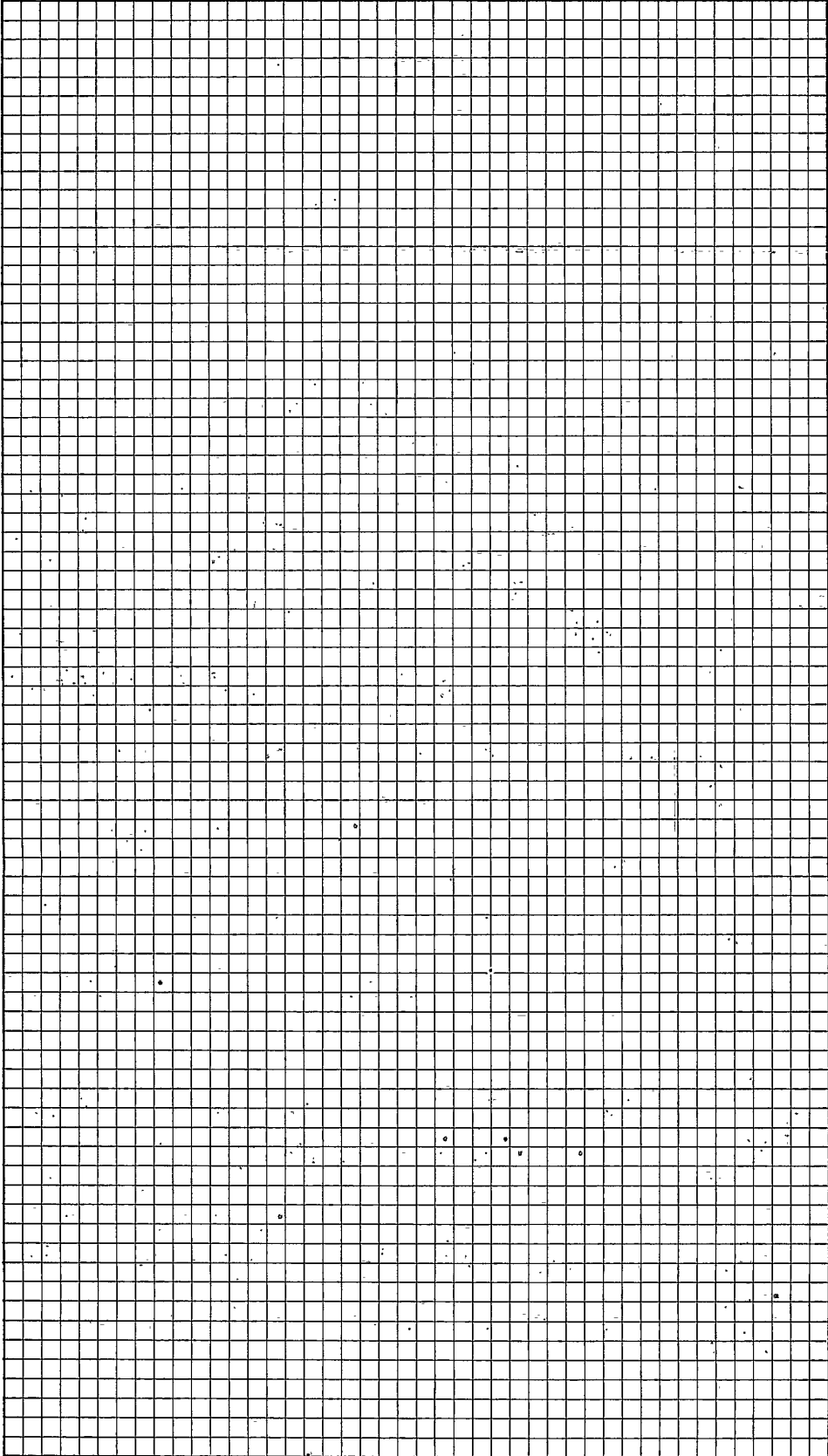
APPROVED UNDER CASE #

Traffic

APPROVED FOR

LEGAL DESCRIPTION

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



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

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO. 5	DIST. MAP
Port 4	--	1778			4995
					CENSUS TRACT 2702
2. TYPE OF SIGN OR NEW WORK (19 wall sign (on site))					ZONE M1-1
3. JOB ADDRESS 8829 National Blvd.					FIRE DIST. Two
4. BETWEEN CROSS STREETS Venice Blvd. AND Washington Blvd.					LOT (TYPE) Int.
5. OWNER'S NAME Palms (see storage)					LOT SIZE Incl. legal
6. OWNER'S ADDRESS 333 S. Beverly, Beverly Hills, CA 90212					50x175
7. ARCHITECT OR ENGINEER J. Hajek BUS. LIC. NO. C27912 ACTIVE STATE LIC. NO. 223-4141					ALLEY ----
8. ARCHITECT OR ENGINEER ADDRESS 3225 Lacy St., L.A. CA 90031					BLDG. LINE ----
9. QUALIFIED INSTALLER W. Heath & Co. BUS. LIC. NO. 414351 ACTIVE STATE LIC. NO. 223-4141					AFFIDAVITS AFF 36854 AFF 41985 AFF 41986
10. INSTALLER'S ADDRESS 3225 Lacy Street L.A., CA 90031					
11. SIZE OF EXISTING BUILDING TYPE STORIES NO. OF EXISTING BUILDINGS ON LOT AND USE					
12. SIZE OF SIGN 6'-4"x14'-8" TOTAL COPY AREA 93 OVERALL HEIGHT FROM GRADE FROM ROOF					HIGHWAY DED. YES
13. JOB ADDRESS 8829 National Blvd.					DIST. OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 5110					GRADING ----
15. MATERIAL OF SIGN CONSTRUCTION SUPPORTING FRAME metal FRAME OF COPY metal SURFACE OF SIGN plex					CONS. ---
16. TYPE OF SIGN OR NEW WORK wall signs					ZONED BY AR
17. ILLUMINATION NONE INTERNAL EXTERNAL FLASHING REVOLVING OTHER NONE					FREEWAY CLEARANCE OK
18. NO. OF SIGNS OR GAS TUBE SYSTEMS 2 NO. OF ADDITIONAL BRANCH CIRCUITS NO. OF CONTROL DEVICES					CONT. INSP. LIC FAB
PERMIT FEES					FILED WITH
SIGNS/G. T. SYSTEMS 21 10					TYPIST sh
ADDITIONAL CIRCUITS					
ELECTRICAL SERVICE					
CONTROL DEVICES					
ISSUING FEE 10 00					
BLDG. PERMIT 135 93					
P.C. 167.96 TOTAL 164.93					
S.P.C. EI 0.50					
I.F. O.S.S. 4.71					
DISTRICT OFFICE WLA					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. 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 10-21-86 Lic. Class C4C Lic. No. 414351 Contractor's Signature [Signature] Contractor's Mailing Address 3225 Lacy St., L.A., CA 90031

OWNER-BUILDER DECLARATION

20. 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. G. for this reason. Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

21. 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. 7420411428304 Insurance Company [Signature]

Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date 10-21-86 Applicant's Signature [Signature]

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. 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

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3027, Civ. C.). Lender's Name Lender's Address

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

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

Signed [Signature] (Owner or agent having property owner's consent) Position Date 10-21-86

130003

ADDRESS APPROVED -not LA address	
DRIVEWAY Twcker 10-14-86	
HIGHWAY	REQUIRED
DEDICATION	COMPLETED
FLOOD CLEARANCE	

SEWERS

	S
Grading	F
Conservation	A
Fire	A
Housing	T
Planning	A
Traffic	A
Construction Tax	R

LEGAL DESCRIPTION

COMBINED SIGN AREAS

Existing Sign Area

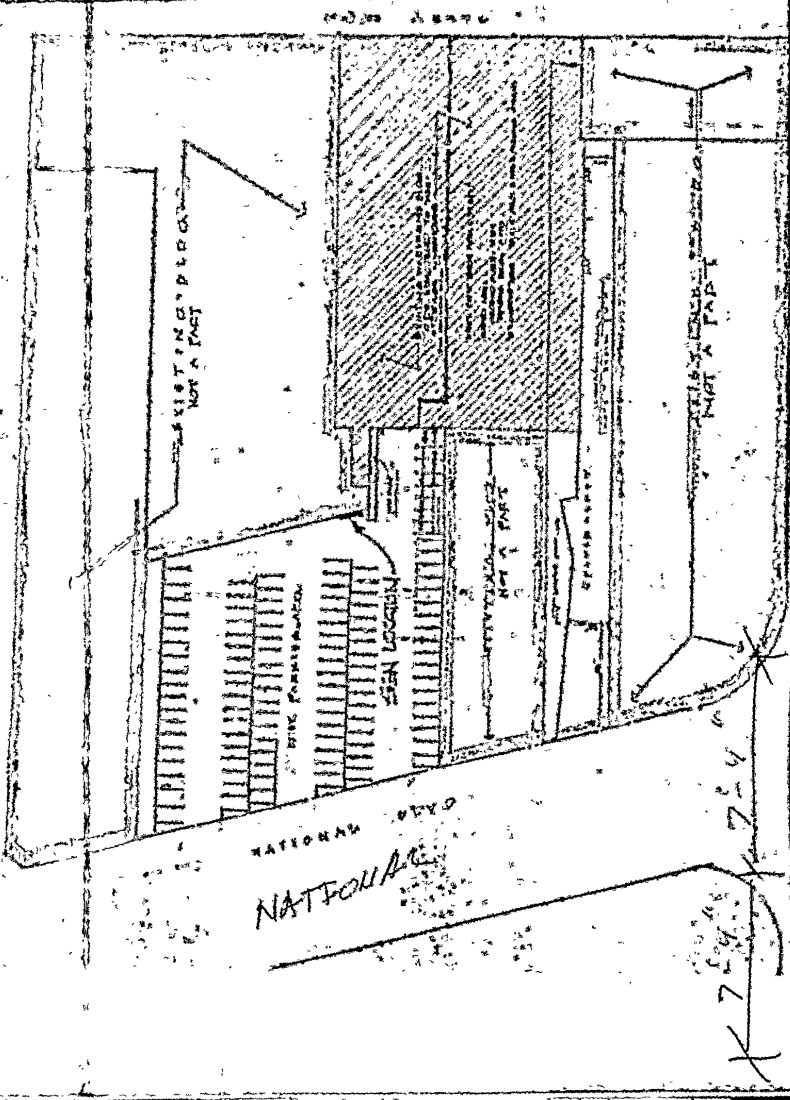
- 1. Illum. Canopy Sign..... 0
- 2. Monument Sign..... 0
- 3. Pole Sign..... THREE 764
- 4. Projecting Sign..... 0
- 5. Roof Sign..... 0
- 6. Wall Sign..... ~~SIX~~ NONE 1038
- 7. Window Sign..... 0
- 8. Proposed WALL Sign 100

530' + 540' + 420' Total Area 1490
Allowable Combined Area (4x) 5960
Allowable ~~WALL~~ Sign Area... 1420
Actual ~~WALL~~ Sign Area..... 350

ON

* FACING NATIONAL RD

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



WASHING TUB
SITE PLAN
839-50R
TRUCK RENTAL
P.O. BOXES
PALMS
SELF STORAGE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Part of 1 Part B	BLOCK	TRACT 1778 Frank Partenico Pl. 5	COUNCIL DISTRICT NO 1. 5	DIST. MAP 4995 CENSUS TRACT 2702
2. PRESENT USE OF BUILDING	22 Warehouse & Manuf			NEW USE OF BUILDING	ZONE M1-1
3. JOB ADDRESS	8825-33 National Blvd.				FIRE DIST. two
4. BETWEEN CROSS STREETS	Venice Blvd. AND Washington Blvd.				LOT TYPE int
5. OWNER'S NAME	Pacific Investment Assoc.			PHONE 391-0373	LOT SIZE inc. legal
6. OWNER'S ADDRESS	5995 Sepulveda Blvd. Culver City			CITY ZIP 90230	ALLEY
7. ENGINEER	David Taubman			BUS. LIC NO. SE1445	ACTIVE STATE LIC. NO. 475-0441
8. ARCHITECT OR DESIGNER				BUS. LIC NO.	ACTIVE STATE LIC. NO.
9. ARCHITECT OR ENGINEER'S ADDRESS	2940 Westwood Blvd. LA			CITY ZIP 90064	AFFIDAVITS see map
10. CONTRACTOR	Parish Construction			BUS LIC NO C23246498	ACTIVE STATE LIC NO. 583-3431
11. SIZE OF EXISTING. BLDG.	WIDTH	LENGTH	STORIES 1	HEIGHT 20	NO OF EXISTING BUILDINGS ON LOT AND USE 1
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS conc		ROOF wood	FLOOR conc	DISTRICT OFFICE WLA
13. JOB ADDRESS	8825-33 National Blvd.				STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 7,000				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Repair failed roof trusses(5)				GRADING FLOOD

NEW USE OF BUILDING Warehouse	SIZE OF ADDITION	STORIES	HEIGHT	FILED BY Skarin
TYPE NC	GROUP OCC. NC	FLOOR AREA NC	PLANS CHECKED m	FILE WITH
DWELL UNITS -	MAX OCC. NC	TOTAL	APPLICATION APPROVED m	TYPIST SC
GUEST ROOMS -	PARKING REQ'D NC	PARKING PROVIDED STD. NC COMP NC	INSPECTION ACTIVITY COMB GEN. MAJ. S. CONS.	INSPECTOR
P.C. 4165	G.P.I.	CONT INSP Licensed Welder	B & S B-3 (R 1.83)	
S.P.C.	P.M.			
B.P. 4900	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	CASHIER'S USE ONLY	
I.F.	O.S.S.		.50 E.I. 1.82 O.S.S. 41.66 B-PC 49.00 BP-R 63820-0051 J8265 4-05/13/83 92.97 CHTD LA 63822	
O/S	S.O.S.S.			
DIST OFFICE WLA	C/O	SPRINKLERS REQ'D SPEC. NC		
P.C. NO.		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 12 MAY '83 Lic. Class B-1 Lic. Number B246498 Contractor David Taubman (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. KP2676803 Insurance Company Firemans

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. 1-1-84

Date 12 MAY '83 Applicant's Signature David Taubman

Applicant's Mailing Address 2940 WESTWOOD BLVD

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 David Taubman AUTH. AGENT 12 MAY '83
(Owner or agent having properly owner's consent) Position Date

0 2 4 0 0 2 0 0 0 2 2 Fuller 5-12-83

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT B	BLOCK	TRACT Frank Partenico	COUNCIL DISTRICT NO. 5	DIST. MAP 123-169 CENSUS TRACT 2702
2. PRESENT USE OF BUILDING	22 Warehouse		NEW USE OF BUILDING warehouse		ZONE M1-1
3. JOB ADDRESS	8825 National Blvd.				FIRE DIST. TWO
4. BETWEEN CROSS STREETS	Venice Blvd.		AND Washington Blvd.		LOT TYPE INT.
5. OWNER'S NAME	EJL Development Corp.		PHONE 552-1444		LOT SIZE Irreg.
6. OWNER'S ADDRESS	333 S Beverly Dr., Beverly Hills		CITY ZIP 90212		ALLEY
7. ENGINEER	JITL Mehta & Assoc.		BUS. LIC. NO. CE18760 ACTIVE STATE LIC. NO. 818 PHONE 345-6636		BLDG. LINE
8. ARCHITECT OR DESIGNER	Jerrold M. Caris		BUS. LIC. NO. C 2575 ACTIVE STATE LIC. NO. 558-0025		AFFIDAVITS
9. ARCHITECT OR ENGINEER'S ADDRESS	10764 1/2 Washington Bl., Culver City		CITY ZIP 90232		AFF 36854 41985 41986 Prior 46
10. CONTRACTOR	Owner		BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE		P.C. REQ'D NO(f)
11. SIZE OF EXISTING BLDG.	WIDTH 140'	LENGTH 250'	STORIES 1	HEIGHT 24	NO. OF EXISTING BUILDINGS ON LOT AND USE 4-Warehouse/sales
12. CONST. MATERIAL OF EXISTING BLDG.	Concrete		EXT. WALLS Concrete	ROOF Compo	FLOOR Concrete
13. JOB ADDRESS	8825 National Blvd.				STREET GUIDE DISTRICT OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	625,000.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Interior Remodel (No Structural changes) Add 2nd floor within building				GRADING FLOOD HWY. DED. CONS. Yes
NEW USE OF BUILDING	Warehouse		SIZE OF ADDITION	139 x 248	STORIES 2 HEIGHT 14
TYPE DWELL UNITS	GROUP OCC. B-2	FLOOR AREA 34641	PLANS CHECKED	FILE WITH	
GUEST ROOMS	MAX OCC. 231	TOTAL 231	APPLICATION APPROVED	TYPIST	
PARKING REQ'D	8	PARKING PROVIDED	8	INSPECTION ACTIVITY	
P.C. 938.40	G.P.I. 3483	CONT. INSP.	INSPECTION ACTIVITY		
SEC 541.87	EL 4375	CASHIER'S USE ONLY			
B.P. 1741.59	FM 1375	CLAIMS FOR REFUND OF FEE 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.			
IF.	18.77	SPRINKLERS REQ'D SPEC.			
D/S	18.77	ENERGY none			
DIST. OFFICE WLA	3033	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.			
P.C. NO. Z 4486	W/O	LA 46162			

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 8/25/06 Lic. Class B-1 Lic. Number 326006 Contractor: Jerry Leung (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason: _____
Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 92-42-2060 Insurance Company Statefarm
☒ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 8/25/06 Applicant's Signature Jerry Leung

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is 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 Jerry Leung (Owner or agent having property owner's consent) Position Date 8/25/06

BUTCHER 9/3/86

[illegible]

3

APPLICATION
FOR
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

1 7 7 0 0 4 3 3 2

123-169

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

120B169

1. LOT	2. BLOCK	3. TRACT	4. COUNCIL DISTRICT NO.	5. DIST. MAP
Pl. of B		Frank Partenico Pl.	10	4995
6. PRESENT USE OF BUILDING	7. NEW USE OF BUILDING	8. ZONE	9. FIRE DIST.	10. LOT TYPE
() Self Storage	() Same	MI-1	II	INT
11. JOB ADDRESS	12. BETWEEN CROSS STREETS	13. AND	14. OWNER'S NAME	15. PHONE
8829 National Blvd.	Venice Blvd.	Washington Blvd.	Palm's Sel Storage/Jerry Levitz	213-552-1444
16. OWNER'S ADDRESS	17. CITY	18. ZIP	19. ENGINEER	20. BUS. LIC. NO.
333 S. Beverly Dr., Ste. 208, B.H.	90212			
21. ARCHITECT OR DESIGNER	22. BUS. LIC. NO.	23. ACTIVE STATE LIC. NO.	24. PHONE	25. ARCHITECT OR ENGINEER'S ADDRESS
Jerrold M. Caris		62575	213-558-0025	
26. CONTRACTOR	27. BUS. LIC. NO.	28. ACTIVE STATE LIC. NO.	29. PHONE	30. DISTRICT OFFICE
B&J Plumbing & Const. & Improvement		499463	213-552-1444	LA
31. SIZE OF EXISTING BLDG.	32. STORIES	33. HEIGHT	34. NO. OF EXISTING BUILDINGS ON LOT AND USE	35. P.C. REQ'D
WIDTH 12 LENGTH 36	2	20'	1	Yes
36. CONST. MATERIAL	37. EXT. WALLS	38. ROOF	39. FLOOR	40. DISTRICT OFFICE
OF EXISTING BLDG. →	CONC	Wood	slab	LA
41. JOB ADDRESS	42. STREET GUIDE	43. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	44. \$	45. SEISMIC STUDY ZONE
8829 National Blvd.		3,000.00		
46. NEW WORK (Describe)	47. GRAVING	48. FLOOD	49. HWY. DED.	50. CONS.
Add one-half bath, a tub in second bath and remove two non-bearing walls & one window			Yes	
51. NEW USE OF BUILDING	52. SIZE OF ADDITION	53. STORIES	54. HEIGHT	55. ZONED BY
Self Storage	N/C	2	20'	SG
56. TYPE	57. GROUP	58. FLOOR AREA	59. PLANS CHECKED	60. FILE WITH
III	B-2	N/C	Henry Ngo	
61. DWELL UNITS	62. MAX OCC.	63. TOTAL	64. APPLICATION APPROVED	65. TYPEIST
	N/C	N/C		hla
66. GUEST ROOMS	67. PARKING REQ'D	68. PARKING PROVIDED	69. INSPECTION ACTIVITY	70. INSPECTOR
N/C	N/C	STD. N/C COMP. N/C	COMB (GEN) MAIS. CONS. ED.	
71. P.C.	72. EFL	73. CONT. INSP.	74. CASHIER'S USE ONLY	75. B&SB-3R27
29.92				
SFC	PM			
35.20	EL	0.30		
LF	FL			
SEA	BSS	131		
DIST. OFFICE	S.O.S.S.	SPRINKLERS REQ'D SPEC.		
LA		YES		
P.C. NO	CC	ENERGY		
		NO/12-A-5		
		YES		

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 1-27-88 Lic. Class X B-1 Lic. Number 499463 Contractor B&J Plumbing

OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Sec. B. & P. C. for this reason.Date 1-27-88 Owner's Signature [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 a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. X 046880002275 Insurance Company X State Fund

Certified copy is hereby furnished.

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

Date 1-27-88 Applicant's Signature [Signature]Applicant's Mailing Address [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 [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. 3097, Ch. C.).

Lender's Name NOAIE Lender's Address [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 realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and 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. (Sec. 91.0202, Lab. C.)

Date 1-27-88 Position OWNER Date 1-27-88

(Owner or agent having property owner's consent)

Bureau of
Engineering

1 / 7 0

ADDRESS APPROVED
DRIVEWAY

Clarison 1-27-

HIGHWAY REQUIRED
DEDICATION COMPLETED

FLOOD CLEARANCE

SEWERS
W.L.A. 4995-3 "K"

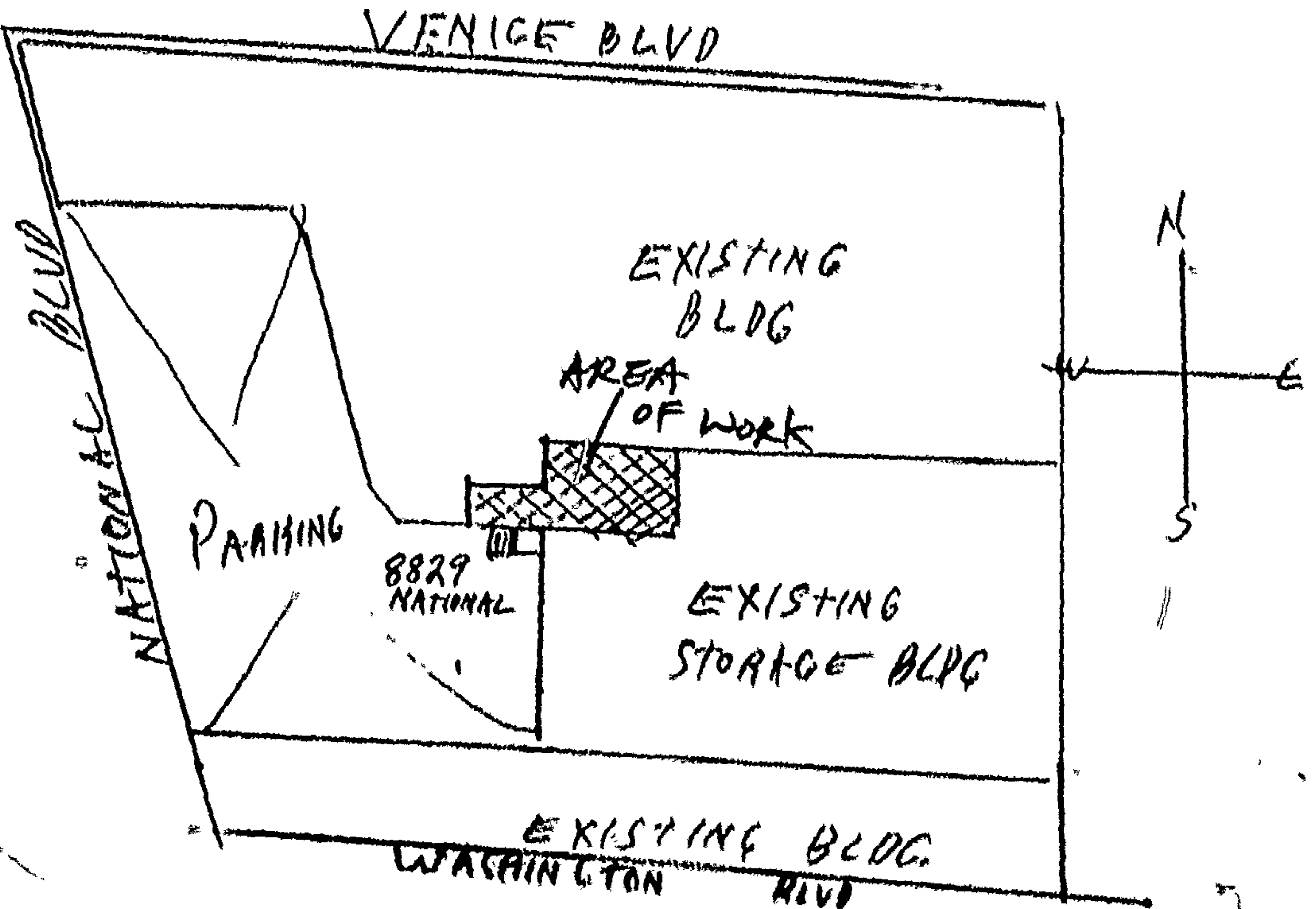
SEWERS AVAILABLE
NOT AVAILABLE

M.H. 1/27/8

<input checked="" type="checkbox"/>	SFC NOT APPLICABLE		SFC PAID	
	PRIVATE SEWAGE SYSTEM APPROVED		SFC DUE	
Grading				
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.-STO)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			
Construction Tax	RECEIPT NO.	DWELLING UNITS		

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Parcel B Lot 3	BLOCK	TRACT Frank Patinico Pl. 1778	COUNTY REF. NO. Mp 22-44	DIST. MAP 120-169/4995 CENSUS TRACT 2702
2. PRESENT USE OF BUILDING	(22) Self Storage Facility			NEW USE OF BUILDING () Same	ZONE M1-1
3. JOB ADDRESS	8829 National Bl. Culver City				FIRE DIST. 2 COUN. DIST. 10
4. BETWEEN CROSS STREETS	Washington AND Vencie bl				LOT TYPE Corner
5. OWNER'S NAME	Palm's Self Storage LTD Jerry Levitz Gen. Partnership				LOT SIZE IRR.
6. OWNER'S ADDRESS	8829 National Bl. Ste 300 Culver City 90232				ALLEY ---
7. ENGINEER	BUS. LIC. NO. Jim Mehta (818) 987-3363				BLDG. LINE ---
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. Jerry Caric C2573				AFFIDAVITS 21-1583
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP Reseda (818) 987-3363				
10. CONTRACTOR	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE EJI Construction & Investment 499463 (213) 837-8654				
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 120 LENGTH 250	2	20	1		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
---	block	truss/asphalt	slab		
13. JOB ADDRESS	8829 National Bl.				STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1500.00				DIST. OFF. LA P.C. REQ'D No(F) GRADING HWY. DED. yes FLOOD
15. NEW WORK (Describe)	Adding one door, closing one door, taking down one wall (22'), install partial ceiling				FILE WITH 86LA 46162 ZONED BY J. Martinez TYPIST Toya INSPECTOR
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	HEIGHT
Same				2	NIC
TYPE	GROUP	FLOOR AREA	PLANS CHECKED		
N/C	B2	N/C	G. EDWARDS		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		
---	---	N/C	B. Edwards		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		
---	---	STD. COMP.	CS GEN. MAJ.S. EQ.		
P.C.	G.P.I.	CONT. INSP.			
21.51	---	---			
S.P.C.	P.M.				
---	---				
B.P.	F.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.			
25.30	---				
I.F.	F.H.				
---	---				
S.D.	S.P.S.				
---	---				
ISSUING OFFICE	S.O.S.S.	SPRINKLERS REQ'D SPEC.			
LA	---	---			
P.C. NO.	C/O	ENERGY			
CC	---	YES			

UNLESS A SHORTER PERIOD OF TIME HAS BEEN ESTABLISHED BY AN OFFICIAL ACTION, PLAN CHECK APPROVAL EXPIRES ONE YEAR AFTER THE FEE IS PAID AND THIS PERMIT EXPIRES TWO YEARS AFTER THE FEE IS PAID OR 180 DAYS AFTER THE FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C 21.51 B-PC
C 25.30 BP-R
C .50 BI-C
C 1.00 OSS
39215 0001
F9820 2 08/07/89 48.31-CHTD

LA 39215

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 8-7-89 Lic. Class B-1 Lic. Number 499463 Contractor Jerry Levitz (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. WA 73007-0721 Insurance Company UNITED HARD INSURANCE

☐ Certified copy is hereby furnished. WE 57507-189

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address 8829 NATIONAL BLVD STE 300 CULVER CITY 90232

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 8-7-89 Applicant's Signature Jerry Levitz

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 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 Jerry Levitz (Owner or agent having property owner's consent)

BONDERS Position

8-7-89 Date

24900300497

Bureau of Engineering	ADDRESS APPROVED		A.T.C. 8-4-89
	DRIVEWAY		
	HIGHWAY	REQUIRED	
	DEDICATION	COMPLETED	
FLOOD CLEARANCE			
SEWERS RES. NO. 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"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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

N/C

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

8290 P/3334 88

ADDRESS

yes

nc

Owner or Agent, position

yes

nc

Haz Mat Unit, Fire Dept

yes

nc

~~Owner or Agent, COSIT~~

3

APPLICATION

FOR INSPECTION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

5100500340

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.

LOT 1

BLOCK

TRACT 1778

CITY CLERK REF. NO.

DIST. MAP 123B169
CENSUS TRACT 2702

2. PRESENT USE OF BUILDING (23) STORAGE

NEW USE OF BUILDING () SAME

ZONE M1-1VI

3. JOB ADDRESS 8829 NATIONAL BLVD.

SUITE/UNIT NO.

FIRE DIST. 11

COUN. DIST. 10

4. BETWEEN CROSS STREETS VENICE AND WASHINGTON BL

LOT TYPE INT

5. OWNER'S NAME () TENANT (X) BUILDING VENICE PACIFIC INVESTMENTS

PHONE 310 822-5990

LOT SIZE IRR

6. OWNER'S ADDRESS 8825 NATIONAL BL

CITY CC

ZIP 90232

7. ENGINEER

BUS. LIC. NO.

ACTIVE STATE LIC. NO.

PHONE

ALLEY

8. ARCHITECT OR DESIGNER JERROLD M. CARIS

BUS. LIC. NO.

ACTIVE STATE LIC. NO.

PHONE

BLDG. LINE

9. ARCHITECT OR ENGINEER'S ADDRESS 10764 1/2 WASH BL

CITY CC

ZIP

DOCUMENTS/EASEMENTS

10. CONTRACTOR OWNER N/A

BUS. LIC. NO.

ACTIVE STATE LIC. NO.

PHONE

AFF36854

11. SIZE OF EXISTING BLDG. WIDTH LENGTH

STORIES

HEIGHT

NO. OF EXISTING BUILDINGS ON LOT AND USE

AFF41985/86

12. FRAMING MATERIAL OF EXISTING BLDG.

EXT. WALLS

ROOF

FLOOR

ZI1740

13. JOB ADDRESS 8829 NATIONAL BLVD.

SUITE/UNIT NO.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 800

DIST. OFF. LA

P.C. REQ'D

15. NEW WORK (Describe) ADD GUARD RAIL, CONFORM TO STAIR LANDING REQUIREMENTS per order to comply D7061 H (SEE OVER)

GRADING

SEISMIC

HWY. DED. YES

FLOOD

FILE WITH

ZONED BY BP 5/94

INSPECTION ACTIVITY

INSPECTOR JEANNETT

NEW USE OF BUILDING

SIZE OF ADDITION

STORIES

HEIGHT

BLDG. PLANS CHECKED

ZONING

TYPE

GROUP OCC

MAX. OCC

DWELL UNITS

BUILDING AREA

ZONING AREA

GUEST ROOMS

PARKING REQ'D

PARKING PROVIDED S C HC

INSPECTION ACTIVITY

BS

GEN.

MAJ.S.

EQ.

BS

SSYS

B & S 08-B-3 (R.7/90)

PC.

G.P.I. + NP

CONT. INSP.

S.P.C.

P.M.

B.P. 42

E.I. 50

I.F.

F.H.

S.D.

O.S.S.

ISS. OFF. WLA

S.O.S.S.

PC. NO. u

C/O

ENERGY

DAS

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.

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

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO PER

ADMINISTRATIVE APPROVAL DATED BY

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

REQUIRED

EXEMPT

ASBESTOS NOTIFICATION

Check Box; Notification letter sent to AQMD or EPA.

I declare that notification of asbestos removal is not applicable to addressed project.

Signature J. Keelwell

Date 5-9-94

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

Date 5/9/94 Owner's Signature J. Keelwell

WORKERS' COMPENSATION DECLARATION

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

Policy No. 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

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 5-9-94 Applicant's Signature J. Keelwell

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

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

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 J. Keelwell

Owner or agent having property owner's consent)

OWNER

Position

5-9-94

Date

05/09/94 08:17:50AM WL01 T-5091 C 11

BLDG PERMIT CO 42.00

INVOICE # 0054238 BB

FEI COMMERCIAL 0.50

SYS DEV 2.55

ONE STOP SURCH 1.00

TOTAL 46.05

CHECK 46.05

94WL 15369

CASHIER'S USE ONLY

255

SEND COPY TO MULLENEX

4 7 1 1 2 5 7 9 3 4 1

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

LEGAL DESCRIPTION

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

OK PER JERRY STRONG TO ISSUE PERMIT.



N/C.

EXIT DOOR TO PRIVATE ALLEYWAY IS AN
EXISTING EXIT ONLY (NO ENTRY HARDWARE)
O.K. per J. Strong.

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

8829 W National Blvd



Permit #:

18016 - 10000 - 22302

Plan Check #: B18LA14236

Printed: 11/09/18 08:06 AM

Event Code:

Bldg-Alter/Repair GREEN - MANDATORY	City of Los Angeles - Department of Building and Safety	Issued on: 11/09/2018
Commercial	APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Issued
Regular Plan Check		Status Date: 11/09/2018
Plan Check		

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE		B	1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION	
Area Planning Commission - South Los Angeles	Census Tract - 2702.00
LADBS Branch Office - LA	District Map - 123B169
Council District - 10	Energy Zone - 8
Certified Neighborhood Council - South Robertson	Fire District - 2
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA
Earthquake-Induced Liquefaction Area - Yes	
Lot Cut Date - PRIOR-06/01/1946	
Near Source Zone Distance - 0	
Thomas Brothers Map Grid - 632-H7	
ZONES(S): C2-2D-CPIO	

4. DOCUMENTS		
ZI - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-165481-SA570	CUB - CUB-1982-79
ZI - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-172913-SA60	CPC - CPC-1986-821-GPC
ZI - ZI-2468 West Adams Community Plan Im	ORD - ORD-184794	CPC - CPC-1995-80-CPR-ZC
ZA - ZA-2010-538-ZV	ORD - ORD-184796-SA620	CPC - CPC-2006-5567-CPU
		CPC - CPC-2013-621-ZC-GPA-SP
		AFF - AFF-36854
		AFF - AFF-41985
		AFF - AFF-41986

5. CHECKLIST ITEMS	
Special Inspect - Anchor Bolts	Fabricator Reqd - Structural Steel
Special Inspect - Epoxy Injection	Permit Flag - Not a Fire Life Safety Project
Special Inspect - Field Welding	Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 81622302
Owner(s): PACIFIC INVESTMENT ASSOCIATES 8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 -- Tenant: Applicant: (Relationship: Other) CORINNA GEBERT - 1659 11TH STREET, SANTA MONICA, CA -- (310) 985-2254		

7. EXISTING USE	PROPOSED USE
(13) Office	

8. DESCRIPTION OF WORK
FIRST TENANT IMPROVEMENT IN EXISTING OFFICE [18014-10000-01702, CORE AND SHELL]. NEW FULLGIEGHT PARTITIONS, MILLWORK AND FINISHES.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: John Francia	DAS PC By: Elizabeth Toms
OK for Cashier: Somkiat Supanyachotskul	Coord. OK:
Signature:	Date: 11/09/2018

11. PROJECT VALUATION	
Permit Valuation: \$615,000	Final Fee Period
	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Misc. (See Comments)
Plot Plan

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

WL NELI 301034811 11/9/2018 8:05:47 AM

BUILDING PERMIT COMM	\$3,085.46
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$61.71
EI COMMERCIAL	\$172.20
DEV SERV CENTER SURCH	\$99.58
SYSTEMS DEVT FEE	\$199.16
CITY PLANNING SURCH	\$188.83
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$220.30
CA BLDG STD COMMISSION SURCHARGE	\$25.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$0.00

Sub Total: \$4,062.24

Permit #: 180161000022302
 Building Card #: 2018WL94667
 Receipt #: 0301140791



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

1051116201866963

13. STRUCTURE INVENTORY

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

18016 - 10000 - 22302

(P) Floor Area (ZC): 0 Sqft / Sqft
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) B Occ. Group: 0 Sqft / 11600 Sqft
 (P) B Occ. Load: +114 Max Occ. / 114 Max Occ.
 (P) Type III-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] Miscellaneous attachment for Letter dated August 23, 2018 from Culver City relinquishing Building, Electrical and Plumbing plan/check and inspection. [2] Recorded affidavits - AFF 20161370419 for lot-tie spanning City of LA and Culver City lots. Aff 20161370418 for means of egress and access, parking and path of travel between lots of City of LA and Culver City. Aff 20161370420 for offsite-parking for lots located in Culver City. [3] Permit No.:

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

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

(A) ISTANBULLU, ALEKS	1659 ELEVENTH STREET #200,	SANTA MONICA, CA 90404		C11519	
(C) 360 CONSTRUCTION GROUP INC	15705 LONDON AVE UNIT D-1,	LAWNDAL, CA 90260	B	937854	(714) 272-8809
(E) POLON, GORDON LEONARD	709 19TH STREET,	SANTA MONICA, CA 90402		C28564	

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.: **937854** Contractor: **360 CONSTRUCTION GROUP 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: **9038124**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **BRIAN ASTRAN**

Sign: 

Date: **11/09/2018**

☒ Contractor ☐ Authorized Agent



August 23rd, 2018

Mr. John Francia
Plan Check Engineer
Los Angeles Department of Building Safety
City of Los Angeles
201 North Figueroa
Los Angeles, CA, 90012

r.e.; relinquishment of jurisdiction for building, plumbing, mechanical, and electrical plan check and field inspection for a commercial construction project at 8829 National Blvd.

Dear Mr. Francia; I hope you are well.

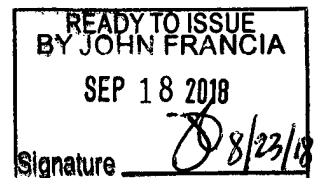
Please consider this letter a relinquishment of jurisdiction for building, plumbing, mechanical, and electrical plan check and field inspection for a commercial construction project at 8829 National Blvd., for the small portion of the project within the City of Culver City, with the majority of the project within the City of Los Angeles.

The LADBS permit number is 18016-10000-22302.

Of course please feel free to contact me with any questions or comments, best wishes, sincerely,

Craig Johnson, Building Official, Culver City Building Safety Division

cc: national 8829 file



Bldg-Alter/Repair
Commercial
Plan Check

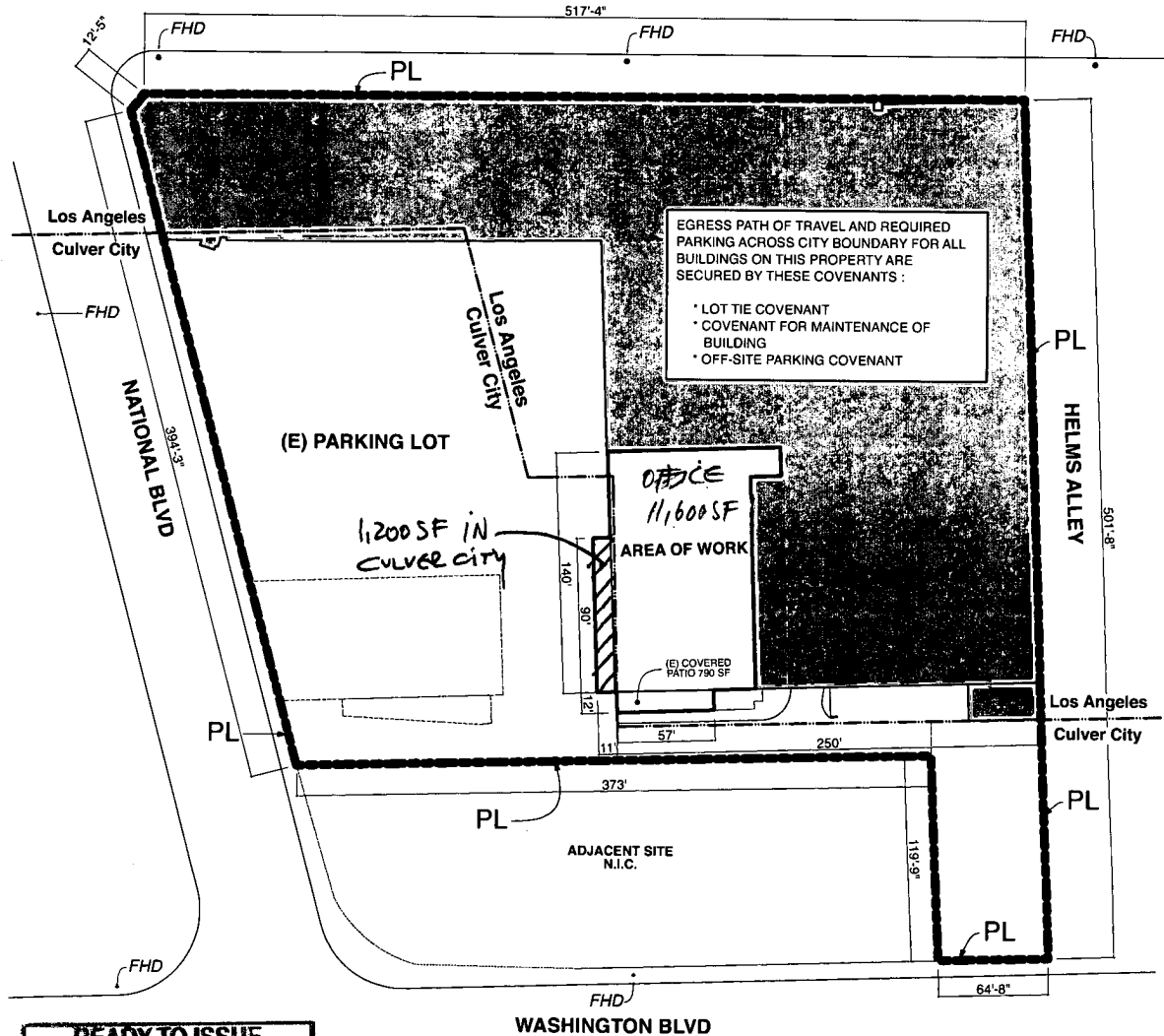
City of Los Angeles - Department of Building and Safety

Plan Check #: B18LA14236FO

Initiating Office: METRO

Printed on: 08/08/18 09:47:18

PLOT PLAN ATTACHMENT



READY TO ISSUE
BY: [Signature]
DATE: 8/8/18

2/2

8829 W National Blvd



Permit #:

Plan Check #: B18LA06179

Event Code:

18014 - 10000 - 01702

Printed: 07/24/18 12:21 PM

Bldg-Addition GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 07/24/2018 Last Status: Issued Status Date: 07/24/2018
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE	B		1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7
---	---	---

ZONES(S): C2-2D-CPJO

4. DOCUMENTS

ZI - ZI-2427 FWY Adj Advisory Notice for Se ORD - ORD-165481-SA570 ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-172913-SA60 ZI - ZI-2468 West Adams Community Plan In: ORD - ORD-184794 ZA - ZA-2010-538-ZV ORD - ORD-184796-SA620	CUB - CUB-1982-79 CPC - CPC-1986-821-GPC CPC - CPC-1995-80-CPR-ZC CPC - CPC-2006-5567-CPU	CPC - CPC-2013-621-ZC-GPA-SP AFF - AFF. 20180708476 PA AFF - AFF-36854 AFF - AFF-41985
--	--	---

5. CHECKLIST ITEMS

Special Inspect - Field Welding Special Inspect - Structural Observation Permit Flag - Not a Fire Life Safety Project	Std. Work Descr - Seismic Gas Shut Off Valve
---	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 PACIFIC INVESTMENT ASSOCIATES
 8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 --
 Tenant:

 Applicant: (Relationship: Other)
 CORINNA GEBERT -
 1659 11TH STREET #200, SANTA MONICA, CA 90404 -- (310) 450-8246

7. EXISTING USE	PROPOSED USE
(16) Furniture Store	(16) Furniture Store
(22) Warehouse	(16) Retail
(16) Retail	(13) Office
	(07) Parking Garage

8. DESCRIPTION OF WORK
 SHELL & CORE RENOVATION TO INCLUDE: CHANGE OF USE FROM WAREHOUSE TO OFFICE & PARKING GARAGE, NEW DEMISING WALLS, AND NEW ATTACHED PATIO.

9. # Bids on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Sam Chang OK for Cashier: Adimika Thomas Signature:	DAS PC By: Shine Lin Coord. OK: Date: 07/24/2018
--	--

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$935,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

 Plot Plan

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

For Cashier's Use Only

W/O #: 81401702

LA ERIC 102127573 7/24/2018 12:20:51 PM

BUILDING PERMIT COMM	\$4,715.34
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$94.31
EI COMMERCIAL	\$261.80
DEV SERV CENTER SURCH	\$152.14
SYSTEMS DEVT FEE	\$304.29
CITY PLANNING SURCH	\$288.58
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$336.68
SCHOOL DEV COMM	\$0.00
CA BLDG STD COMMISSION SURCHARGE	\$38.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$6,201.14

Permit #: 180141000001702

Building Card #: 2018LA07106

Receipt #: 0102920008



* P 1 8 0 1 4 1 0 0 0 0 0 1 7 0 2 F N *

13. STRUCTURE INVENTORY

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

18014 - 10000 - 01702

(P) Floor Area (ZC): +22260 Sqft / Sqft	(P) Parking Req'd for Bldg (Auto+Bicycle): +6 Stalls / 98 St	(P) Provided Disabled for Site: 6 Stalls
(P) Height (ZC): 0 Feet / Feet	(P) Provided Compact for Bldg: +30 Stalls / 69 Stalls	(P) Provided Standard for Site: 119 Stalls
(P) Length: +12 Feet / Feet	(P) Provided Disabled for Bldg: +2 Stalls / 6 Stalls	(P) Short Term Bicycle Parking Provided for Site: 4 Spaces
(P) Stories: 0 Stories / 1 Stories	(P) Provided Standard for Bldg: +60 Stalls / 119 Stalls	(P) Short Term Bicycle Parking Req'd for Site: 4 Spaces
(P) Width: 0 Feet / Feet	(P) Short Term Bicycle Parking Provided for Bldg: +4 Spaces	(P) Total Provided Parking for Site: +102 Stalls / 194 Stall
(P) B Occ. Group: +11600 Sqft / 11600 Sqft	(P) Short Term Bicycle Parking Req'd for Bldg: +2 Spaces /	(P) Type III-B Construction
(P) S1 Occ. Group: -34650 Sqft / Sqft	(P) Long Term Bicycle Parking Provided for Site: +4 Spaces /	
(P) S2 Occ. Group: +23050 Sqft / 23050 Sqft	(P) Long Term Bicycle Parking Req'd for Site: +2 Spaces / S	
(P) Long Term Bicycle Parking Provided for Bldg: +6 Spaces /	(P) Parking Req'd for Site (Auto+Bicycle): +6 Stalls / 98 St	
(P) Long Term Bicycle Parking Req'd for Bldg: +2 Spaces / S	(P) Provided Compact for Site: Stalls	

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** (e) warehouse area = 34650 sf. change of use to office area = 11600 sf. (additional 3 req'd parking stalls). change of use to parking area = 23050 sf. (provided additional 70 stalls) (n) cover patio = 740 sf. (additional 1 parking stalls) (e) open parking = 124 stalls (n) cover parking = 70 stalls. aff. 20180708476 parking attendant.

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) ISTANBULLU, ALEKS	1659 ELEVENTH STREET #200,	SANTA MONICA, CA 90404	C11519	
(C) ADVANCED CONTRACTORS INC	935 W 223RD STREET,	TORRANCE, CA 90502	382163	
(E) POLON, GORDON LEONARD	709 19TH STREET,	SANTA MONICA, CA 90402	C28564	

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.: 382163 Contractor: ADVANCED CONTRACTORS 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: BENCHMARK INS. CO. Policy Number: CST501785

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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


21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

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

Print Name: DAVID CROSS

Sign: 

Date: 07/24/2018

☐ Contractor ☒ Authorized Agent

Bldg-Addition
Commercial
Plan Check

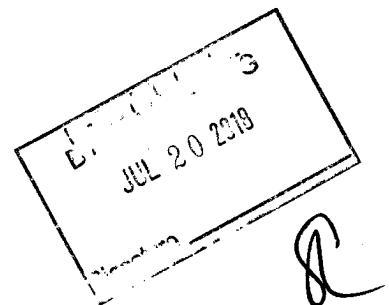
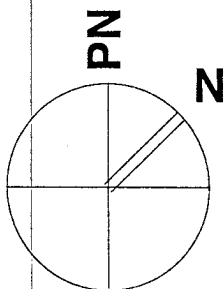
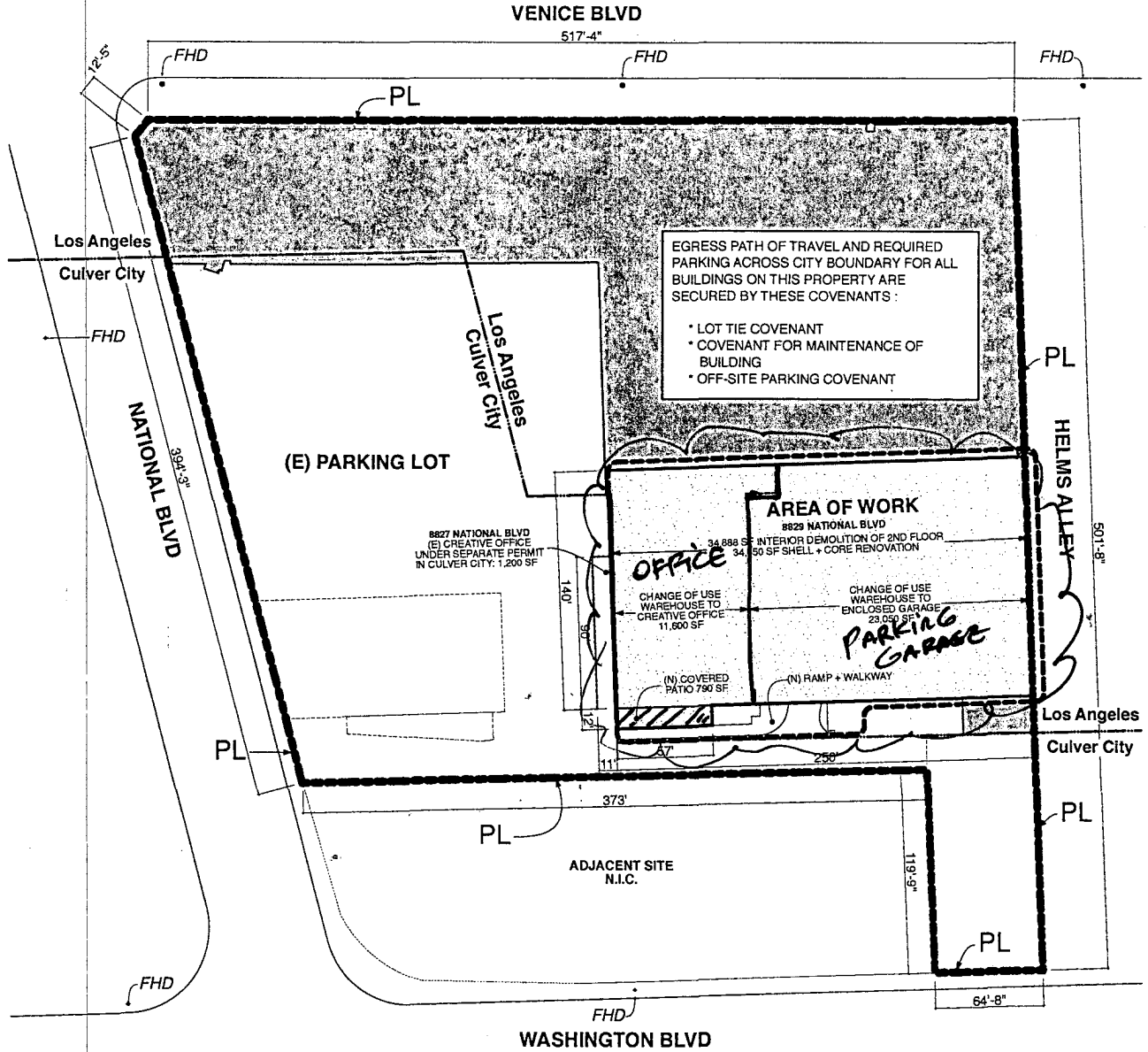
City of Los Angeles - Department of Building and Safety

Plan Check #: B18LA06179FO

Initiating Office: METRO

Printed on: 04/24/18 10:51:55

PLOT PLAN ATTACHMENT



8829 W National Blvd



Permit #:

Plan Check #: B18LA20589

Event Code:

18014 - 10001 - 01702

Printed: 09/25/18 04:22 PM

Bldg-Alter/Repair GREEN - NONE		City of Los Angeles - Department of Building and Safety		Issued on: 09/25/2018	
Commercial		APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Last Status: Issued	
Plan Check at Counter				Status Date: 09/25/2018	
Plan Check					

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE	B		I	MB 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION		
Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	District Map - 123B169	Lot Cut Date - PRIOR-06/01/1946
Council District - 10	Energy Zone - 8	Near Source Zone Distance - 0
Certified Neighborhood Council - South Robertson	Fire District - 2	Thomas Brothers Map Grid - 632-H7
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	

ZONES(S): C2-2D-CPIO

4. DOCUMENTS		
ZI - ZI-2427 FWY Adj Advisory Notice for Se ORD - ORD-165481-SA570	CUB - CUB-1982-79	CPC - CPC-2013-621-ZC-GPA-SP
ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-172913-SA60	CPC - CPC-1986-821-GPC	AFF - AFF. 20180708476 PA
ZI - ZI-2468 West Adams Community Plan Int ORD - ORD-184794	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-36854
ZA - ZA-2010-538-ZV	ORD - ORD-184796-SA620	CPC - CPC-2006-5567-CPU
		AFF - AFF-41985

5. CHECKLIST ITEMS	
Permit Flag - Not a Fire Life Safety Project	
Std. Work Descr - Seismic Gas Shut Off Valve	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only
Owner(s):	<div style="text-align: right;">W/O #: 81401702</div>
PACIFIC INVESTMENT ASSOCIATES	
8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 --	
Tenant:	
Applicant: (Relationship: Other)	
CORINNA GEBERT -	
1659 11TH STREET #200, SANTA MONICA, CA 90404 -- (310) 450-8246	

7. EXISTING USE	PROPOSED USE
(13) Office	
(16) Retail	
(16) Furniture Store	
(07) Parking Garage	

8. DESCRIPTION OF WORK
supplemental permit to permit # 18014-10k-01702 to include add framing for 5 AC units weight 1090 # each and 2 ac units weight 496# each

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Sam Chang	DAS PC By:
OK for Cashier: Sam Chang	Coord. OK:
Signature:	Date: 09/25/2018

11. PROJECT VALUATION	
Final Fee Period	PC Valuation:
Permit Valuation: \$12,000	
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

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

LA DAVI 102131762 9/25/2018 4:21:55 PM

BUILDING PERMIT COMM	\$213.75
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$3.36
DEV SERV CENTER SURCH	\$6.51
SYSTEMS DEVT FEE	\$13.03
CITY PLANNING SURCH	\$12.83
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$14.96
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$0.00

Sub Total: \$275.44

Permit #: 180141000101702
 Building Card #: 2018LA11046
 Receipt #: 0102947441



* P 1 8 0 1 4 1 0 0 0 1 0 1 7 0 2 F N *

106100022018064127

13. STRUCTURE INVENTORY

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

18014 - 10001 - 01702**14. APPLICATION COMMENTS:**

** Approved Seismic Gas Shut-Off Valve may be required. **
Linkage Fee Exempt: Non-residential developments less than 15,000 square feet

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

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

(A) ISTANBULLU, ALEKS	1659 ELEVENTH STREET #200,	SANTA MONICA, CA 90404
(C) ADVANCED CONTRACTORS INC	935 W 223RD STREET,	TORRANCE, CA 90502
(E) POLON, GORDON LEONARD	709 19TH STREET,	SANTA MONICA, CA 90402

B	C11519
	382163
	C28564

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.** Policy Number: **CST501785**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

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

Print Name: **DAVID CROSS**

Sign: _____

Date: **09/25/2018**



Contractor



Authorized Agent

Bldg-Addition

Commercial

Plan Check

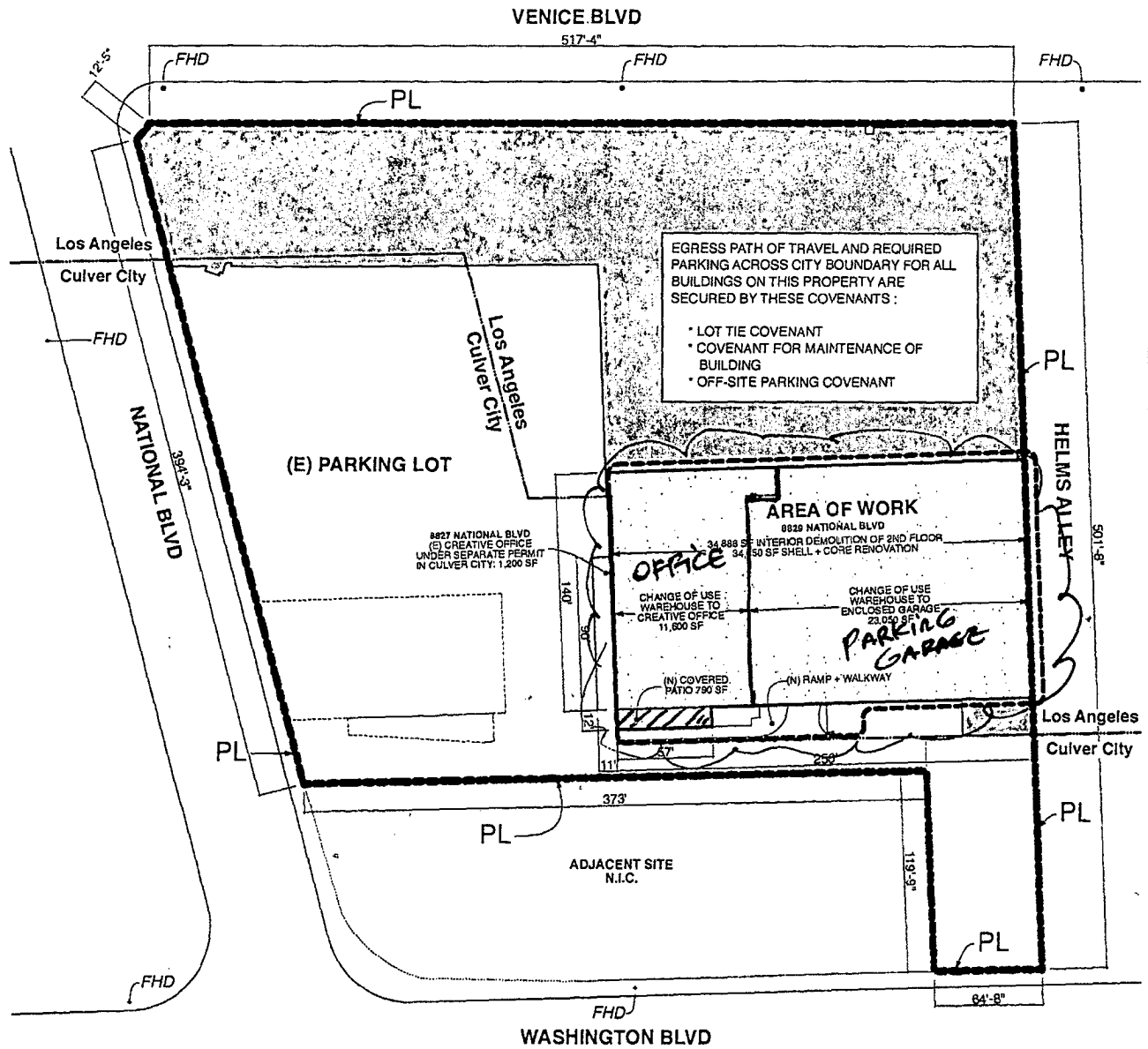
City of Los Angeles - Department of Building and Safety

Plan Check #: B18LA06179FO

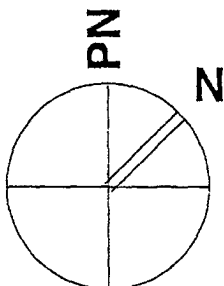
Initiating Office: METRO

Printed on: 04/24/18 10:51:55

PLOT PLAN ATTACHMENT



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

[illegible]

8829 W National Blvd



Permit #:

Plan Check #: B18LA16140

Event Code:

18030 - 10000 - 05321

Printed: 08/03/18 02:25 PM

Grading GREEN - MANDATORY	City of Los Angeles - Department of Building and Safety	Issued on: 08/03/2018
Commercial	APPLICATION FOR GRADING PERMIT	Last Status: Issued
Plan Check at Counter	AND GRADING CERTIFICATE	Status Date: 08/03/2018
Plan Check		

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
FRANK PARTENICO PLACE	B		1	M B 10-186	123B169 1385	4312 - 015 - 005

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles	Census Tract - 2702.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	District Map - 123B169	Lot Cut Date - PRIOR-06/01/1946
Council District - 10	Energy Zone - 8	Near Source Zone Distance - 0
Certified Neighborhood Council - South Robertson	Fire District - 2	Thomas Brothers Map Grid - 632-H7
Community Plan Area - West Adams - Baldwin Hills - Leimert	GPI Plan Route Office - WLA	

ZONES(S): C2-2D-CPIO

4. DOCUMENTS

Z1 - ZI-2427 FWY Adj Advisory Notice for Se	ORD - ORD-165481-SA570	CUB - CUB-1982-79
Z1 - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-172913-SA60	CPC - CPC-1986-821-GPC
Z1 - ZI-2468 West Adams Community Plan Inr	ORD - ORD-184794	CPC - CPC-1995-80-CPR-ZC
ZA - ZA-2010-538-ZV	ORD - ORD-184796-SA620	CPC - CPC-2006-5567-CPU

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 PACIFIC INVESTMENT ASSOCIATES
 8771 WASHINGTON BLVD STE B, CULVER CITY CA 90232 --
 Tenant:

 Applicant: (Relationship: Other)
 CORINNA GEBERT -
 1659 11TH STREET #200, SANTA MONICA, CA 90404 -- (310) 450-8246

7. EXISTING USE	PROPOSED USE
	(60) Grading - Non-Hillside

8. DESCRIPTION OF WORK
 grading - site prep. and fill grade at new patio and driveway ramp to the parking garage

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Sam Chang	DAS PC By:
OK for Cashier: Michael Irigoyen	Coord. OK:
Signature:	Date: 08/03/2018

11. PROJECT VALUATION Final Fee Period

Permit Valuation: 260 cu yd	PC Valuation: 0 cu yd
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

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

LA NELI 101129176 8/3/2018 2:25:21 PM GRADING PERMIT \$473.00 GRADING PLAN CHECK \$0.00 DEV SERV CENTER SURCH \$15.00 SYSTEMS DEVT FEE \$30.00 CITY PLANNING SURCH \$30.00 MISCELLANEOUS \$10.00 PLANNING GEN PLAN MAINT SURCH \$35.00 GRADING PLAN CHECK \$27.00 Sub Total: \$620.00	Permit #: 180301000005321 Building Card #: 2018LA07837 Receipt #: 0101925247
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1060809201861211

13. STRUCTURE INVENTORY

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

18030 - 10000 - 05321

(P) Fill: 260 Cuyd

(P) Import: 260 Cuyd

14. APPLICATION COMMENTS:

(e) warehouse area = 34650 sf. change of use to office area = 11600 sf. (additional 3 req'd parking stalls). change of use to parking area = 23050 sf. (provided additional 70 stalls) (n) cover patio = 740 sf. (additional 1 parking stalls) (e) open parking =124 stalls (n) cover parking = 70 stalls. aff. 20180708476 parking attendant.

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

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

(A) ISTANBULLU, ALEKS

1659 ELEVENTH STREET #200,

SANTA MONICA, CA 90404

C11519

(C) ADVANCED CONTRACTORS INC

935 W 223RD STREET,

TORRANCE, CA 90502

B 382163

(E) POLON, GORDON LEONARD

709 19TH STREET,

SANTA MONICA, CA 90402

C28564

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.: **382163** Contractor: **ADVANCED CONTRACTORS 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: **BENCHMARK INS. CO.**

Policy Number: **CST501785**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

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

Print Name: **DAVID CROSS**

Sign: 

Date: **08/03/2018**



Contractor



Authorized Agent

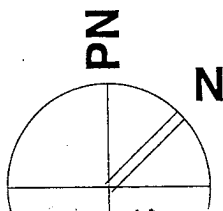
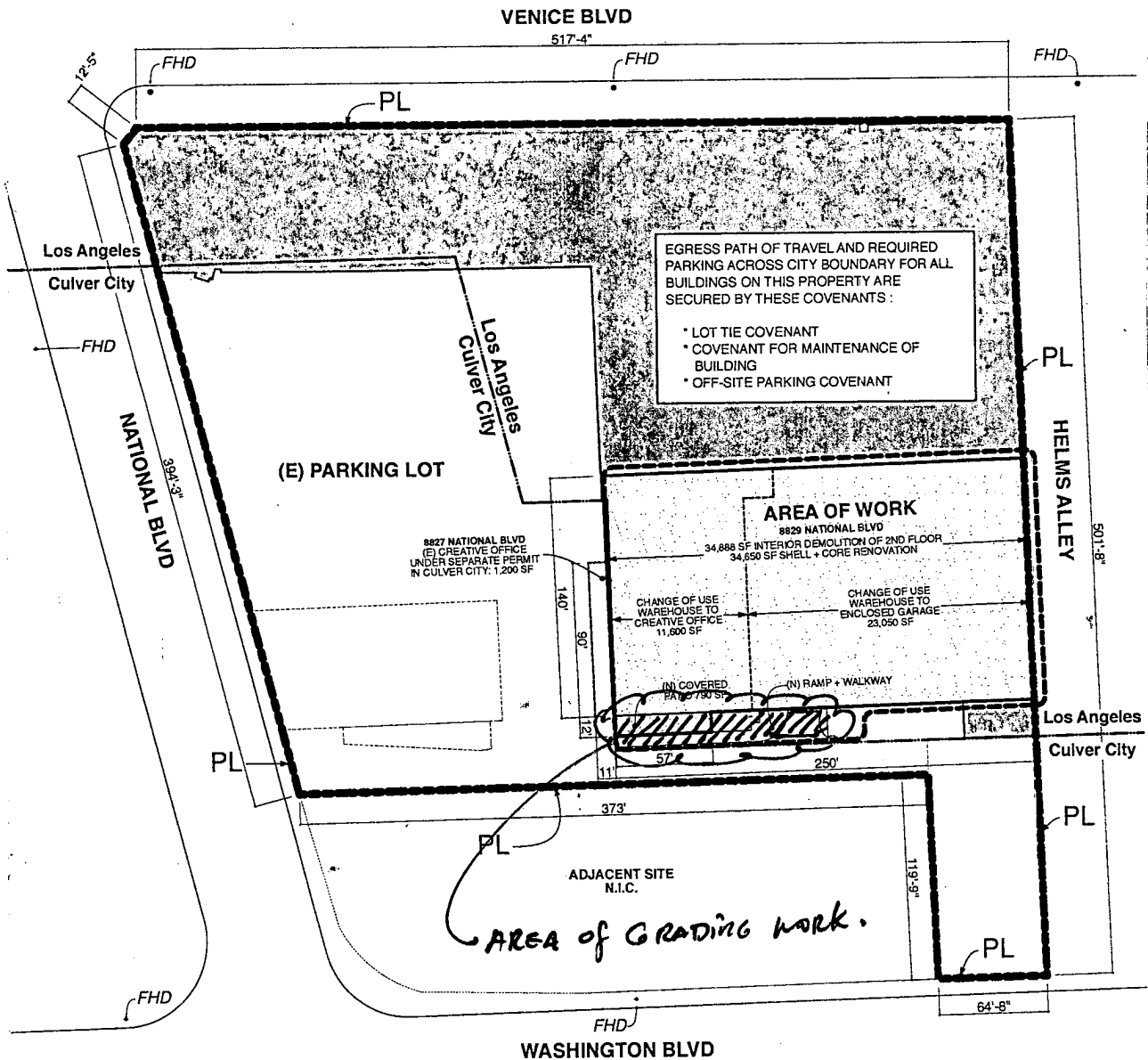
Grading
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B18LA16140

Initiating Office: METRO

Printed on: 08/03/18 08:28:10

PLOT PLAN ATTACHMENT

READY TO ISSUE
BY SAM CHANG
AUG 02 2018



HVAC
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR HVAC
PLAN CHECK AND INSPECTION**

Issued On: 12/05/2018

Last Status: Issued

Status Date: 12/05/2018

1. PROPERTY OWNER

PACIFIC INVESTMENT ASSOCIATES 8771 WASHINGTON BLVD STE CULVER CITY CA 90232

2. APPLICANT INFORMATION (Relationship: Not Applicant)

MICHELLE JIMINEZ 650 COCHRAN ST SUITE 2 SIMI VALLEY, CA 93065 (805) 582-9188

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) DAHME HEATING AND AIR 650 COCHRAN SIMI VALLEY, CA 93065 C20 590084 (805) 582-9188

5. APPLICATION COMMENTS

Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card, fax number-> (805)582-2947.

6. DESCRIPTION OF WORK

install new units, Exhaust fans, and new ductwork

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 10**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 84414814

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: **651.82**

INSPECTION TOTAL HVAC	651.82
Permit Total	651.82
Permit Fee Subtotal HVAC	574.00
Permit D.S.C. Surcharge	17.94
Permit Sys. Development Surcharge	35.88
Permit Issuing Fee	24.00

Payment Date: 12/05/18
Receipt No: ON364037
Amount: \$651.82

11. FEE ITEM INFORMATION**ENVIRONMENTAL VENT SYSTEM**

Bathroom (3) 36.00

MISCELLANEOUS

Add/Alter/Repair (9) 216.00

SYSTEM COMPONENTS

Air Handling Unit (3) 72.00 Air Inlet/Outlet (50) 250.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous 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).

12. 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: **C20** License No.: **590084** Contractor: **DAHME HEATING AND AIR CONDITIONING**

13. 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: **INS. CO. OF THE WEST** Policy Number: **WPL5033334**

☐ 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.

14. 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at 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

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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: _____

16. 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: **MICHELLE JIMINEZ**

Sign: **Internet e-Permit System Declaration**

Date: **12/05/2018**



Contractor



Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 12/05/18
Receipt No: ON364037
Amount: \$651.82
Method:

PERMIT #: 18044 - 90000 - 14814
ADDRESS: 8829 W National Blvd
OWNER: PACIFIC INVESTMENT ASSOCIATES
8771 WASHINGTON BLVD STE B
CULVER CITY CA 90232

HVAC
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: install new units, Exhaust fans, and new ductwork

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

[illegible]

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044



Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

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

Issued On: 10/08/2018
Last Status: Issued
Status Date: 10/08/2018

1. TRACT FRANK PARTENICO PLACE	BLOCK B	LOT(s) B	ARB 1	COUNTY MAP REF # M B 10-186	PARCEL ID # (PIN #) 123B169 1385	2. ASSESSOR PARCEL # 4312 - 015 - 005
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3. PARCEL INFORMATION Area Planning Commission - South Los Angeles LADBS Branch Office - L.A. Council District - 10 Certified Neighborhood Council - South Robertson Community Plan Area - West Adams - Baldwin Hills - Leimert	Census Tract - 2702.00 District Map - 123B169 Energy Zone - 8 Fire District - 2 GPI Plan Route Office - WLA	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - PRIOR-06/01/1946 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 632-H7
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ZONE(S): C2-2D-CPIO

4. DOCUMENTS

ZI - ZI-2427 FWY Adj Advisory Notice for	ORD - ORD-165481-SA570	CUB - CUB-1982-79	CPC - CPC-2013-621-ZC-GPA-SP
ZI - ZI-2452 Transit Priority Area in the City	ORD - ORD-172913-SA60	CPC - CPC-1986-821-GPC	AFF - AFF-36854
ZI - ZI-2468 West Adams Community Plan	ORD - ORD-184794	CPC - CPC-1995-80-CPR-ZC	AFF - AFF-41985
ZA - ZA-2010-538-ZV	ORD - ORD-184796-SA620	CPC - CPC-2006-5567-CPU	AFF - AFF-41986

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

PACIFIC INVESTMENT ASSOCIATES 8771 WASHINGTON BLVD STE B CULVER CITY CA 90232

Tenant:

Applicant: (Relationship: Net Applicant)

STEVE KLINGMAN 10301 S SAN PEDRO ST LOS ANGELES, CA 90003 (323) 750-6694

7. EXISTING USE

(22) Warehouse

PROPOSED USE

8. DESCRIPTION OF WORK

Reroof with 120 sqrs BUILT UP roofing. Existing solid sheathing.
Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By :
OK for Cashier: Coord. OK :
Signature: Date :

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

For Cashier's Use Only

W/O #: 81632510

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation: \$24,000.00 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	434.34
Permit Fee Subtotal Bldg-Alter/Repair	314.00
E.Q. Instrumentation	6.72
D.S.C. Surcharge	10.43
Sys. Surcharge	20.86
Planning Surcharge	20.46
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	23.87
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	27.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Payment Date: 10/08/18
Receipt No: ON347292
Amount: \$434.34

2018OL24921

13. STRUCTURE INVENTORY

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

18016 - 90000 - 32510

14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number-> (323)750-6697. Approved Seismic Gas Shut-Off Valve May Be Required.

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

ADDRESS

CLASS

LICENSE

PHONE

(C) BUILT - RITE CONSTRUCTION INC 10301 SO SAN PEDRO LOS ANGELES, CA 90003

C39 623305

(323) 750-6694

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: C39 License No.: 623305 Contractor: BUILT - RITE CONSTRUCTION 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: 9003176

☐ 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.

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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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at 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

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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).

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- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: STEVE KLINGMAN

Sign: Internet e-Permit System Declaration

Date: 10/08/2018



Contractor



Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 10/08/18
Receipt No: ON347292
Amount: \$434.34
Method:

PERMIT #: 18016 - 90000 - 32510
ADDRESS: 8829 W National Blvd
OWNER: PACIFIC INVESTMENT ASSOCIATES
8771 WASHINGTON BLVD STE B
CULVER CITY CA 90232

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Reroof with 120 sqrs BUILT UP roofing. Existing solid sheathing.

Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface.

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044



CITY OF CULVER CITY
Building Safety Division
Building Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
(310) 253-5800 (O) | (310) 253-5824 (F)

**SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 1 YEAR FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION THEREAFTER.**

PERMIT NO: B19-0203

APPLIED: 03/12/2019

PERMIT TYPE: BUILD

APPROVED: 02/11/2020

ADDRESS: 8827 NATIONAL BLVD

ISSUED: 03/12/2019

FINALED:

OWNER

NAME: PACIFIC INVESTMENT
ASSOCIATES

ADDRESS: 12540 BEATRICE ST UNIT
203

PHONE:

APPLICANT

NAME: PACIFIC INVESTMENT
ASSOCIATES

ADDRESS: 12540 BEATRICE ST UNIT
203

PHONE:

PROFESSIONALS

NAME: ADIMPACT CORPORATE SIGNAGE

ADDRESS: 15445 REDHILL AVE #A
TUSTIN, CA 92780

PHONE: (714) 247-0011

STATE LIC: 490124

PROJECT DESCRIPTION: Illuminated wall sign.

Valuation: \$500

Commercial SQ FT

EXISTING

NEW

Commercial: - -

Garage: - -

Permit Category: Commercial

Permit Type: Commercial
Signage

TCO Status: n/a

TOTAL FEES:

\$84.05

TOTAL PAYMENTS:

\$84.05

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

A. Solid waste handling and recyclable waste material handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste handling and recyclable material handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.

The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of The City of Culver City's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address. For further information, contact the Sanitation Division at (310) 253-6400.

Parkway Standards (CCMC § 9.08.210) : Proposed changes to the parkway must comply with CCMC § 9.08.210 and the Parkway Standards approved by Council Resolution. Tree removals/plantings require a separate application and must be approved by the Maintenance Operations Division, (310) 253-6420. For all other questions, please contact the Engineering Division at (310) 253-5600.

Culver City Construction Hours (CCMC § 9.07.035) : All construction activity shall be prohibited, except between the hours of: 8:00 a.m. and 8:00 p.m. Monday through Friday, 9:00 a.m. and 7:00 p.m. Saturday, 10:00 a.m. and 7:00 p.m. Sunday. It is prohibited for any person to operate a device, which amplifies music or sound, at a construction site in a manner that results in noise levels that are audible beyond the construction site property line.

Signature:

Print Name:

Azad Gulshani

Ed Smith

UPDATED

3/4/20



CITY OF CULVER CITY
Building Safety Division
Electrical Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
(310) 253-5800 (O) | (310) 253-5824 (F)



SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 1 YEAR FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION THEREAFTER.

PERMIT NO: E20-0100

APPLIED: 02/11/2020

PERMIT TYPE: ELECTRICAL

APPROVED:

ADDRESS: 8827 NATIONAL BLVD

ISSUED: 02/11/2020

FINALED:

OWNER

APPLICANT

PROFESSIONALS

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: ADIMPACT CORPORATE SIGNAGE

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 15445 REDHILL AVE #A
TUSTIN, CA 92780

PHONE: (714) 247-0011

PHONE:

PHONE:

STATE LIC: 490124

PROJECT DESCRIPTION: Illuminated wall sign.

Permit Category: Commercial

Illuminated Sign: 1

TOTAL FEES:

\$117.97

TOTAL PAYMENTS:

\$117.97

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

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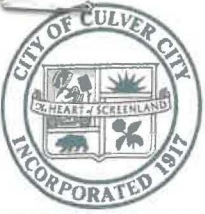
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Signature:

Print Name:

Azad Golshahi

3-4-20



CITY OF CULVER CITY
Building Safety Division
Electrical Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
(310) 253-5800 (O) | (310) 253-5824 (F)



SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: E19-0168

APPLIED: 03/12/2019

PERMIT TYPE: ELECTRICAL

APPROVED:

ADDRESS: 8827 NATIONAL BLVD

ISSUED: 03/12/2019

FINALED:

OWNER

NAME: PACIFIC INVESTMENT
ASSOCIATES

ADDRESS: 12540 BEATRICE ST UNIT
203

PHONE:

APPLICANT

NAME: PACIFIC INVESTMENT
ASSOCIATES

ADDRESS: 12540 BEATRICE ST UNIT 203

PHONE:

PROFESSIONALS

NAME: ADIMPACT CORPORATE SIGNAGE

ADDRESS: 15445 REDHILL AVE #A
TUSTIN, CA 92780

PHONE: (714) 247-0011

STATE LIC: 490124

PROJECT DESCRIPTION: Illuminated wall sign, 1 electrical device

Permit Category: Commercial

Electrical Device Qty: 1

Illuminated Sign: 1

TOTAL FEES:

\$120.80

TOTAL PAYMENTS:

\$120.80

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

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The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of The City of Culver City's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address. For further information, contact the Sanitation Division at (310) 253-6400.

Signature:

Azad golshani

Print Name:

Azad Golshani

Ed Smith

UPDATED

3-27-19

8827
NATIONAL
BLVD

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Building Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL

Address: 8829 NATIONAL BL CULV

Permit #: 65606

Permit Type: Building Permit

- COMALT

cation:

Occupancy Type:

Construction Type: TBA

Applied: 09/15/2005

Approved: 09/26/2005

Issued: 09/27/2005

Finalized:

Permit Expires 6 months from Date Issued

Legal Description:

Owner: VENICE PACIFIC INVESTMENTS - WILLIAM D. FELDMAN

Applicant:

PALMS SELF STORAGE (TENANT)

Address: 12540 BEATRICE AVE.
LOS ANGELES CA

Phone: 310 305 8554

Address: 8829 NATIONAL BLVD.
CULVER CITY CA

Phone: 310 837 8654

Signature: Randy Levitz

Print Name: Randy Levitz

Contractor: OWNER/BUILDER

O/B Palm Self Storage

Engineer:

Architect:

Description: Installing wheel chair lift

Valuation: \$11,000.00

FINAL
11-17-5

	Existing	New
1st Floor Area Square Footage	35000	0
2nd Floor Area Square Footage	35000	0
Garage Area Square Footage	0	0

TOTAL PERMIT FEES: \$465.93

TOTAL PAYMENTS: \$465.93

Received by: lm

Issued by: cs

TYPE OF APPLICATION: Over the Counter

PLAN REVIEW DUE DATE: ✓

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Electrical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8829 NATIONAL BL CULV

Permit #: 65944

Permit Type: Electrical Permit

Applied: 10/27/2005

Approved: 10/27/2005

Issued: 10/27/2005

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS - WILLIAM D. FELDMAN
(TENANT)

Address: 12540 BEATRICE AVE.
LOS ANGELES CA

Phone: 310 305 8554

Applicant:

PALMS SELF STORAGE

Address: 8829 NATIONAL BLVD.
CULVER CITY CA

Phone: 310 837 8654

Signature: Randy Levitz

Print Name: RANDY Levitz

Contractor: OWNER/BUILDER

State License Number:

O/B

Engineer:

Architect:

Description: 1 circuit

TOTAL FEES: \$41.80

TOTAL PAYMENTS: \$41.80

Received by: Im

Issued by: Im

FINAL

8825

NATIONAL

Lot 9 & 10, Tract 1778
New England Mutual Life Ins. 8825 National Blvd.
OWNER
Randal Engineering Co. ADDRESS
3-12-76
CONTRACTOR
A 20566 DATE
Interior remodel
(offices & warehouse)
PERMIT NO.

P-21

FOUNDATION INSPECTOR DATE

STEEL

FOOTINGS *pass 4-16-76 JB*

WALLS *drywall nail 4-29-76 JB*

COLUMNS *deck 6-23-76 JB*

FIREPLACE

FORMS

LATH

EXTERIOR

Keith F. Campbell
Paul Barnard plbg
PLUMBING CONTRACTOR
27 F. S. Hendon

INSPR. DATE

rough 3-25-76 CB
4-19-76 CB

FINAL *7-21-76* FINAL GAS

WATER SYSTEM

SEWER

Paul Barnard plbg
CONTR.

PROP. LINE *✓*

CESSPOOL

CONTR.

HOLE

SEPTIC TANK

CONTR.

SEEPAGE PIT

HEATING, REFRIG *Barnard Htg. Corp.*
CONTR.

FLOOR *2 7' dia* WALL

2 Comp.

STEEL INSPR. DATE

BOND BEAM

COLUMNS *drywall nailing 6-18-76 JB*

WALL *trimming joints 6-14-76 JB*

FRAMING *6-17-76 JB*

RAT PROOFING

INTERIORS

C12535 4-14-76
C12479 3-23-76

PERMIT DATE

INSPR. DATE

NO. FIXTURES *21*

NO. GAS OUTLETS

NO. WATER HEATERS & VENT *2 + 2*

C12479 3-23-76
PERMIT DATE

EASEMENT

PERMIT DATE

BRICK

PERMIT DATE

LEACH LINE

C12548 4-19-76
PERMIT DATE

ROUGH FINAL *4-21-76 CB*

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

APPLICATION FOR PERMIT TO BUILD
Two sets of Plans and Specifications
including Details and Cross Sections
Must be filed with Application and
Approved by Building Inspector.

\$ 140⁰⁰
AMOUNT OF PERMIT
\$ 25,000
Value of Construc-
tion, Including
Labor & Materials

Permit No. A-20566 Culver City, Calif. 3/9/1976

Job Address 8825 NATIONAL BLVD.

Lot #9 & 10, Block _____, Tract 1778

Owner's Name NEW ENGLAND MUTUAL LIFE INSURANCE CO. Address 210 CHARTERHOUSE INVESTMENT CO. Phone No. 2772100

Contractor RANDALL ENGRS. CO. Address 1801 AVE OF STARS Phone No. 3465330

State License No. 165293 Workmen's Comp. STATE FUND Policy No. _____

City License No. _____

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.
INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for OFFICES & WAREHOUSE

Description of Building

Size of New Building or Addition 30 x 68 None Total floor area 2067 No. of Rooms _____
1st Floor 2nd Floor Sq.Ft.

Size of Garage _____ x _____ Size of Lot _____ x _____ Size of Girders _____ x _____

Size of Mudsill _____ x _____ Size of floor joists _____ x _____
1st Floor 2nd Floor

Size of exterior studs _____ x _____ Size of interior studs _____ x _____

Size of Ceiling Joists _____ x _____ Size of Roof Rafters _____ x _____

Material of Foundation _____, Width of Footings _____ Depth in Ground _____

Material of Exterior Walls _____ Interior Walls _____ Floor _____

Roof _____

COMMERCIAL		GARAGE APTS	
INDUSTRIAL		RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS



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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant RANDALL ENGRS. CO.
By J.D. WHITE

DATE 7-15-76

New England Mutual Life
OWNERS NAME

8825-43 National Blvd.
ADDRESS OF JOB

Jack Randell Inc.
CONTRACTOR

A20829
PERMIT #

Water Heater _____

Disposal
Plbg. _____

Water Softener _____

Elec. _____

Water Service _____

Type of Fence _____

Sprinkling System _____ Heads

BLOCK WALL

fig 7-19-76 *TH*

JOB COMPLETED 12-8-76
DATE

J. Blackwood
INSPECTOR

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

APPLICATION FOR PERMIT TO BUILD
Two sets of Plans and Specifications
including Details and Cross Sections
Must be filed with Application and
Approved by Building Inspector.

\$ 22.50
AMOUNT OF PERMIT
\$ 1500.00
Value of Construc-
tion, Including
Labor & Materials

Permit No. 9-20829

R-29 THIS PROPERTY LOCATED
WITHIN THE WASHINGTON-CULVER Culver City, Calif. JULY 9, 1976
REDEVELOPMENT PROJECT

Job Address 8825-43 NATIONAL BLVD, CULVER CITY

Lot _____, Block _____, Tract _____

Owner's Name NEW ENGLAND MUTUAL LIFE INS. CO.
1001 AVE OF STARS Phone No. 2772100
L.D. 00067

Contractor JACK L. RABDOE INC. Address 23167 CRAFTSMAN RD. Phone No. 3465330
CALABEAS

State License No. 29 Workmen's Comp. _____ Policy No. _____

City License No. _____

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.

INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for WINE HOUSE & OFFICES

Description of Building

Size of New Building
or Addition _____ x _____ Total floor area _____ No. of Rooms _____
1st Floor 2nd Floor Sq.Ft.

Size of Garage _____ x _____ Size of Lot _____ x _____ Size of Girders _____ x _____

Size of Mudsill _____ x _____ Size of floor joists _____ x _____
1st Floor 2nd Floor

Size of exterior studs _____ x _____, Size of interior studs _____ x _____

Size of Ceiling Joists _____ x _____, Size of Roof Rafters _____ x _____

Material of Foundation _____, Width of Footings _____ Depth in Ground _____

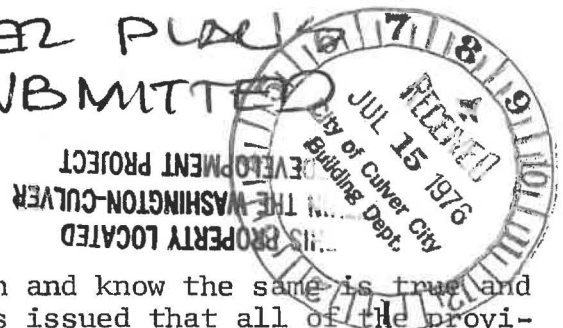
Material of Exterior Walls _____ Interior Walls _____ Floor _____

Roof _____

COMMERCIAL		GARAGE APTS	
INDUSTRIAL		RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS

BLOCK WALL AS
PER PLANS
SUBMITTED



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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant JACK L. RABDOE, INC.

BUILDING DIVISION

By J.O. [Signature]

1976 JUL -9 PM 12:35

RECEIVED

OFFICE OF ASSESSOR

BOOK

PAGE

PARCEL

DATE 12-8-78

Ben Har, Co.
OWNERS NAME

8825 National Blvd.
ADDRESS OF JOB

Burkett Fence
CONTRACTOR

A 22661
PERMIT #

Water Heater _____

Disposal _____

Water Softener _____

Plbg. _____

Elec. _____

Water Service _____

Type of Fence _____

CHAIN LINK FENCE

Sprinkling System _____ Heads

JOB COMPLETED 3-18-80
DATE

D. Sullivan
INSPECTOR

PLEASE
PRINT

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

1978 NOV -7 PM 1:44
APPLICATION FOR PERMIT TO BUILD
Two sets of Plans and Specifications
including Details and Cross Sections
Must be filed with Application and
Approved by Building Inspector.

\$ 21.50
AMOUNT OF PERMIT
\$ 1330.00
Value of Construc-
tion, Including
Labor & Materials

Permit No. A-22661 Culver City, Calif. 11-7- 1978

Job Address 8825 NATIONAL BLVD

Lot _____, Block _____, Tract _____

Owner's Name BEN HAR CO. Address 8825 NATL Phone No. 839-6786

Contractor BURKETT FENCE Address 9405 W. JEFFERSON Phone No. 870-2959

State License No. 97320 Workmen's Comp. WESTERN EMPLOYERS Policy No. CC420178-16081

City License No. 27462

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.

INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for manufacturing

Description of Building CHAIN LINK FENCE WITH 3 STRANDS OF BARB WIRE

Size of New Building or Addition _____
1st Floor _____ 2nd Floor _____ Total floor area _____ No. of Rooms _____
Sq.Ft.

Size of Garage _____x_____ Size of Lot _____x_____ Size of Girders _____x_____

Size of Mudsill _____x_____ Size of floor joists _____x_____ 1st Floor _____ 2nd Floor _____

Size of exterior studs _____x_____ Size of interior studs _____x_____

Size of Ceiling Joists _____x_____ Size of Roof Rafters _____x_____

Material of Foundation _____, Width of Footings _____ Depth In Ground _____

Material of Exterior Walls _____ Interior Walls _____ Floor _____

Roof _____

COMMERCIAL		GARAGE APTS	
INDUSTRIAL	✓	RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS Proposed to install
149' new 8' chain link fence
and remove & relocate
3 posts, 1 slide gate
10'x8' + 3 strands barbed wire
also new 10'x8' chain
link fence + 10'x8' slide gate
with 3 strands barbed wire

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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

appear to be completed
3-18-80 O.P.

PLEASE
PRINT

Applicant BURKETT FENCE CO

By R. WILKINS
R. WILKINS

Title CO-ORDINATOR

LEO WOLF	8825 NATIONAL BLVD.
OWNER	ADDRESS
A25926	2-11-82
CONTRACTOR	DATE
1-3	INTERIOR PARTITIONS
PERMIT NO.	

FOUNDATION	INSPECTOR	DATE	STEEL	INSPR.	DATE
STEEL			BOND BEAM		
FOOTINGS			COLUMNS		
WALLS			WALL		
COLUMNS					
FIREPLACE			FRAMING		
FORMS			RAT PROOFING		
LATH					
EXTERIOR			INTERIORS		

PLUMBING CONTRACTOR	PERMIT	DATE
INSPR.	INSPR.	DATE
ROUGH	NO. FIXTURES	
FINAL	NO. GAS OUTLETS	
WATER SYSTEM	NO. WATER HEATERS & VENT	
SEWER		
CONTR.	PERMIT	DATE
PROP. LINE	EASEMENT	
CESSPOOL	PERMIT	DATE
HOLE	BRICK	
SEPTIC TANK	PERMIT	DATE
SEEPAGE PIT	LEACH LINE	
HEATING, REFRIG. <i>Arch Inc</i>	<i>C-18978</i>	<i>2-19-82</i>
CONTR.	PERMIT	DATE
FLOOR 1 <i>Comp</i>	<i>2-23-82-18</i>	
WALL	ROUGH	FINAL
<i>1 air unit</i>		

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

P.C. 26
13.00 Due

APPLICATION FOR PERMIT TO BUILD

Two sets of Plans and Specifications including Details and Cross Sections Must be filed with Application and Approved by Building Inspector.

\$ 20.00
AMOUNT OF PERMIT
\$ 5000.00
Value of Construction, Including Labor & Materials.

Permit No. A-25926

City Of Culver City, CA Feb. 9, 1982, 19 _____

Job Address 8825 National Blvd.,

Lot _____, Block _____, Tract _____, Assessor's Map Book No. _____, Page _____, Parcel _____

Owner's Name Leo Wolf Address 8825 National Blvd., Phone No. 870-1128

Contractor Owner Address _____ Phone No. _____

Designer Bill Ding Address 3303 Cardiff Ave., LA CA 90034 Phone No. 838-7112

Arch./Engineer _____ Address _____ Phone No. _____

State License No. _____ Workmen's Comp. _____ Policy No. _____

City License No. _____ Exp. Date _____

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.

INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for Offices and Mfg.

Description of Building

Size of New Building or Addition _____ x _____ x _____ Total floor area _____ No. of Rooms _____
1st Floor 2nd Floor Sq. Ft.

Size of Garage _____ x _____ Size of Lot _____ x _____ Size of Girders _____ x _____

Size of Mudsill _____ x _____ Size of floor joists _____ x _____
1st Floor 2nd Floor

Size of exterior studs _____ x _____, Size of interior studs _____ x _____

Size of Ceiling Joists _____ x _____, Size of Roof Rafters _____ x _____

Material of Foundation conc, Width of Footings _____ Depth in Ground _____

Material of Exterior Walls Tilt Up Interior Walls Frame & stucco Floor Conc.
Compo

Roof _____

COMMERCIAL		GARAGE APTS.	
INDUSTRIAL		RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS

Add offices and conference room.

RECEIVED
Culver City
Building Dept.

FEB 11 1982

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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant BENHAD PRODUCTS by Leo Wolf

"OWNER-BUILDER DECLARATION"

I hereby affirm that I am exempt from the Contractor's License law because: (check one)

☐ I, as the owner of the property or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale.

☒ I, as the owner of this property, am exclusively contracting with licensed contractors to construct the project.

Owner Applicant Leo Wolf

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

Validated:

FOR INSPECTION CALL
(213) 202-5806

Treasurer	Account Number	Account Title	Amount
118	01-457-3211	Building Permits	5728
128	01-457-3489	Plan Check Fees	
132	01-22005	Deposits	

M-4

20280 DEC -5 A9:43

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 NATIONAL Blvd

Legal: Map Book _____ Page _____ Parcel _____

Zone M1 Lot _____ Tract _____

Occupancy Type Warehouse Construction Type _____

Owner Les Sunfas

Mailing Address 10441 Jefferson

Culver City, CA

Phone Number 559-4770 90232

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 at the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature Les Sunfas

Print Name Les Sunfas

Contractor OWNER

Address _____

Phone Number _____

Signature _____

State License Number _____

Type _____

City Business License No. _____

Engineer OTO KOTVER

Address Motor Ave

Phone Number _____

State Registration Number C-2511

Architect _____

Address _____

Phone Number _____

State Registration Number _____

Existing New

1st Floor Area Square Footage: _____

Number of Stories: _____

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

Distribution: White-Office Green-Assessors Office

Canary-Inspector Pink-Applicant

Gold-Cashier

	Existing	New
Garage Area Square Footage:		
Square Feet Above Grade:		
Square Feet Below Grade:		
Valuation \$	400.00	2646.00
Description of Work:	<input type="checkbox"/> Alter <input type="checkbox"/> Repair <input type="checkbox"/> Demolish	
	<input type="checkbox"/> New <input checked="" type="checkbox"/> Misc. <input type="checkbox"/> Addition	
	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential	
	Office Remodel	

FOR OFFICIAL USE ONLY		
Permit Fees	16.00	5728
Plan Check #	14922	Plan Check Fees 3780
Plan Check Deposit	10.50	
Balance of Plan Check Fees	2730	
Bedroom Tax		
Sewer Facility Fees		
Street Use Fee		
OCCSD/OLASD Dev. Fee		
DEV. Impact Fee		
Investigation		
Approvals	Inspector	Date
Foundation		
Concrete Slab		
Wall Steel & Grout		
Floor Joist		
Roof Nail		
Shear Panel		
Framing	MAC	12/4/89
Exterior Lath		
Insulation		
<input type="checkbox"/> Wall <input type="checkbox"/> Ceiling		
Interior Lath		
Dry Wall Nail		
Scratch Coat		
Brown Coat		
Haz. Mat. CCR		
Final Inspection	MAC	9-6-90

Application Received By: LRU Date 11/13/89

Application Approved By: LRU Date 11/27/89

Permit Issued By: LRU Date 12/5/89

CULVER CITY BUILDING AND SAFETY Validated:
4095 OVERLAND AVENUE
CULVER CITY, CALIFORNIA 90232-0507

INCIDENTAL

FOR INSPECTION CALL
(213) 202-5806

Treasurer	Account Number	Account Title	Amount
118	01-457-3211	Building Permits	36.40
128 137	01-457-3489 01-151-3190	Plan Check Fees TAX	25.00
132	01-22005	Deposits	

CITY OF CULVER CITY #004455
ACCT/DEPT. 118 36.40
DATE: 01/08/92 TIME: 14:40:49
CITY OF CULVER CITY #004456
ACCT/DEPT. 137 25.00
DATE: 01/08/92 TIME: 14:41:04

Permit # B

27134

JAN -8 P2:38

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 NATIONAL BLVD.

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner SunFas Inc

Mailing Address SAME

Phone Number 310 559-4770

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 at the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature [Signature]

Print Name Les SunFas

Contractor owner / Builder

Address _____

Phone Number _____

Signature [Signature]

State License Number _____

Type _____

City Business License No. _____

Engineer _____

Address _____

Phone Number _____

State Registration Number _____

Architect _____

Address _____

Phone Number _____

State Registration Number _____

	Existing	New
1st Floor Area Square Footage:		
Number of Stories:		
Total Floor Area Square Footage:		
Number of Parking Spaces:		

Distribution: White-Office Green-Assessors Office
Canary-Inspector Pink-Applicant
Gold-Cashier

	Existing	New
Garage Area Square Footage:		
Square Feet Above Grade:		
Square Feet Below Grade:		
Valuation \$		<u>1500.00</u>

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☐ Addition
☒ Commercial ☐ Residential

T.I PARTITION WALL

FOR OFFICIAL USE ONLY

Permit Fees 36.40

Plan Check # 16831 Plan Check Fees 24.50

Plan Check Deposit 24.50

Balance of Plan Check Fees 0

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

OCCSD/OLASD Dev. Fee _____

DEV. Impact Fee _____

Investigation _____

Approvals	Inspector	Date
Foundation		
Concrete Slab		
Wall Steel & Grout		
Floor Joist		
Roof Nail		
Shear Panel		
Framing	<u>MB</u>	<u>1/10/92</u>
Exterior Lath		
Insulation <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling		
Interior Lath		
Dry Wall Nail	<u>MB</u>	<u>1/10/92</u>
Scratch Coat		
Brown Coat		
Haz. Mat. CCR		
Final Inspection	<u>MB</u>	<u>1/10/92</u>

Application Received By: [Signature] Date 1/19/91

Application Approved By: [Signature] Date 12/19/91

Permit Issued By: _____ Date _____

CULVER CITY BUILDING SAFETY, 9770 CULVER BOULEVARD

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 253-5800



Treasurer	Account Number	Account Title	Amount
118	01-457-3211	Building Permits	434.61
137	01-151-3190	Tax	—
132	01-22005	Deposits	
128	01-457-3489	Plan Check	

K-30

CITY OF CULVER CITY #001834
ACCT/DEPT. 118 434.60
DATE: 04/24/97 TIME: 11:17:56

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 - 27th ST NATIONAL BLVD

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type 3N

Owner VENICE PACIFIC INVESTMENT

Mailing Address 3130 WILSHIRE BLVD #300
SANTA MONICA CA 90403

Phone Number (310) 8225770

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 of the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature _____

Print Name _____

Contractor SPS Inc.

Address 3000 E. Miraloma

City/Zip Anaheim, CA. 92806

Phone Number (714) 632-8333

Signature [Signature]

State License Number 309472

Type B1

Culver City Business License No. 17936

Engineer DAVID TAUBMAN

Address 2930 WESTWOOD BLVD

L.A. CA. 90064

Phone Number (310) 4410541

State Registration Number SE1445

Architect _____

Address _____

Phone Number _____

State Registration Number _____

1st Floor Area Square Footage: 49000

Number of Stories: 1

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

Garage Area Square Footage: _____ Existing 049229 APR 24 '97 New 0
Square Feet Above Grade: _____
Square Feet Below Grade: _____
Valuation \$ \$49000

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

SEISMIC UPGRADE PER DIV 91
OF UCBC

FOR OFFICIAL USE ONLY

Permit Fees 424.32

Plan Check # 19555 Plan Check Fees 285.60

Plan Check Deposit 285.60

Balance of Plan Check Fees 0

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Seismic Fee 10.29

OCCSD/OLASD Dev. Fee _____

DEV. Impact Fee _____

Investigation _____

Approvals	Inspector	Date
Foundation		
Concrete Slab		
Wall Steel & Grout		
Floor Joist		
Roof Nail	<u>5/22/97</u>	<u>12</u>
Shear Panel		
Framing		
Exterior Lath		
Insulation		
<input type="checkbox"/> Wall <input type="checkbox"/> Ceiling		
Interior Lath		
Dry Wall Nail		
Scratch Coat		
Brown Coat		
Haz. Mat. CCR		
Final Inspection	<u>6/24/97</u>	<u>22</u>

Application Received By: [Signature] Date 3/20/96

Application Approved By: [Signature] Date 4/13/96

Permit Issued By: [Signature] Date 4-24-97

CULVER CITY BUILDING AND SAFETY, 4095 OVERLAND AVENUE

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 202-5806

Treasurer	Account Number	Account Title	Amount
118	01-457-3211	Building Permits	205.68
137	01-151-3190	Tax	25.00
132	01-22005	Deposits	
128	01-457-3489	Plan Check	

Validated CITY OF CULVER CITY #000317
ACCT/DEPT. 118 205.68
DATE: 01/27/95 TIME: 14:25:12
36653 JAN 27 P2:04
Permit # B

CITY OF CULVER CITY #000318
ACCT/DEPT. 137 25.00
DATE: 01/27/95 TIME: 14:25:27

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 National Blvd.
Legal: Map Book _____ Page _____ Parcel _____
Zone _____ Lot _____ Tract _____
Occupancy Type _____ Construction Type _____
Owner WILLIAM D. FELDMAN
Mailing Address 12540 Beatrice St.
LA CA 90066.
Phone Number (310) 822-5770.

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 of the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature William D. Feldman
Print Name William D. Feldman

Contractor M.S. Elite Gen. Const. Inc
Address 2842 Panorama 9 terr
City/Zip LA CA 90039
Phone Number (213) 913-7047
Signature Shirley Johnson
State License Number #B 660454. Exp. 12/31/96
Type B
City Business License No. 39581

Engineer _____
Address _____
Phone Number _____
State Registration Number _____
Architect _____
Address _____
Phone Number _____
State Registration Number _____

Existing New

1st Floor Area Square Footage: _____
Number of Stories: _____
Total Floor Area Square Footage: _____
Number of Parking Spaces: _____

Garage Area Square Footage: _____
Square Feet Above Grade: _____
Square Feet Below Grade: _____
Valuation \$ 10,000.

Description of Work: ☐ Alter ☒ Repair ☒ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Demo existing office
for warehouse use AND NEW
HANDICAP CHAIRLIFT.

FOR OFFICIAL USE ONLY

Permit Fees 121.68
Plan Check # _____ Plan Check Fees 81.90
Plan Check Deposit 0
Balance of Plan Check Fees 81.90
Bedroom Tax _____
Sewer Facility Fees _____
Street Use Fee _____
Seismic Fee 2.10
OCCSD/OLASD Dev. Fee _____
DEV. Impact Fee _____
Investigation _____

Approvals	Inspector	Date
Foundation		
Concrete Slab		
Wall Steel & Grout		
Floor Joist		
Roof Nail		
Shear Panel		
Framing (OVER)	RM	2-14-95
Exterior Lath		
Insulation <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling		
Interior Lath		
Dry Wall Nail (OVER)	RM	11-13-95
Scratch Coat		
Brown Coat		
Haz. Mat. CCR		
Final Inspection	RM	12-11-95

Application Received By: [Signature] Date 1/27/95
Application Approved By: [Signature] Date [Signature]
Permit Issued By: [Signature] Date [Signature]

CULVER CITY BUILDING AND SAFETY
9770 CULVER BLVD.
CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 253-5800

Treasurer	Account Number	Account Title	Amount
118	01-515-3211	Building Permits	216.23
137	01-151-3180	Tax	
132	01-22005	Deposits	
128	01-515-3489	Plan Check	

Permit #

CITY OF CULVER CITY #000210
ACCT/DEPT. 118 216.23
DATE: 05/01/97 TIME: 10:59:52
048273 MAY 1 '97

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 NATIONAL BLVD

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner JIM MURRAY, SPS INC

Mailing Address 3000 EAST MIRALOMA

ANAHEIM CA

Phone Number (714) 632-8333 92806

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 at the Health and Safety Code and the requirements for a permit for construction or modification from the Quality Management District.

Signature [Signature]

Print Name KEVIN ATKINSON

Contractor BUILT RITE ROOFING

Address 6519 MCKINLEY AVE

City/Zip LOS ANGELES CA

Phone Number 213-750-6694

Signature [Signature]

State License Number 623305

Type B1 + C-39

City Business License No. 39627

Engineer _____

Address N/A

Phone Number _____

State Registration Number _____

Architect _____

Address N/A

Phone Number _____

State Registration Number _____

Existing New

1st Floor Area Square Footage: _____

Number of Stories: _____

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

Distribution: White-Office Canary-Inspector Pink-Applicant Gold-Cashier

Garage Area Square Footage: _____

Square Feet Above Grade: _____

Square Feet Below Grade: _____

Valuation \$ 19,400 Class "B" min

Description of Work: ☐ Alter ☒ Repair ☐ Demolish

172 SQ ☐ New ☐ Misc. ☐ Addition

☒ Commercial ☐ Residential

To EXISTING ROOF: REPLACE W 1 LAYER

#28 LB BASE, 2 LAYER #11 LB PLY & ONE

LAYER 72 LB GLASS CAP ALL TO BE HOT MAPPED

FOR OFFICIAL USE ONLY

Permit Fees 207 N.D. \$568.05

Plan Check # 212.16 Plan Check Fees [Signature]

Plan Check Deposit [Signature]

Balance of Plan Check Fees _____

Sewer Facility Fees _____

Seismic Instrum. Fee 4.07

CCSD Dev. Fee _____

DEV. Impact Fee _____

Investigation _____

Approvals Inspector Date

Foundation _____

Concrete Slab _____

Wall Steel & Grout _____

Floor Joist _____

Roof Nail 6/22/97

Shear Panel _____

Framing _____

Exterior Lath _____

Insulation _____

☐ Wall ☐ Ceiling

Interior Lath _____

Dry Wall Nail _____

Scratch Coat _____

Brown Coat _____

Haz. Mat. CCR _____

Final Inspection 6/22/97

Application Received By: [Signature] Date 5-1-97

Application Approved By: _____ Date _____

Permit Issued By: _____ Date _____

TYPE OF APPLICATION: 5 Day

PLAN REVIEW DUE DATE: ✓ ✓

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Building Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL

Address: 8825 NATIONAL BL CULV

Permit #: 67699

Permit Type: Building Permit

- COMALT

Applied: 07/11/2006

Approved: 12/05/2006

Issued: 06/06/2007

Finaled:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Applicant: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Signature: 

Print Name: MATT BEEBE

Contractor: CANNON CONSTRUCTORS, INC.
17000 VENTURA BL. #301 ENCINO CA

State License Number: 361568
818 906 6200

Engineer: DAVID TAUBMAN & ASSOCIATES
2990 SEPULVEDA #208 LOS ANGELES CA

310 268 9433

Architect: PMA ARCHITECT
3008 LINCOLN BLVD. SANTA MONICA CA

310 396 8282

Description: CC6 - Remodeling facade, adding new roof top platform and screening for mechanical equipment,
adding stair and handicap ramp, removing one parking space

Valuation: \$40,000.00

	Existing	New
1st Floor Area Square Footage	0	0
2nd Floor Area Square Footage	0	0
Garage Area Square Footage	0	0

TOTAL FEES: \$2,200.19

TOTAL PAYMENTS: \$2,200.19

Received by: tm

Issued by: cs

TYPE OF APPLICATION: 5 Business Days

PLAN REVIEW DUE DATE:

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Building Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL

Address: 8825 NATIONAL BL CULV

Permit #: 71097

Permit Type: Building Permit

- COMMISC

Applied: 11/12/2007

Approved: 11/30/2007

Issued: 12/28/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC PROPERTIES

Address: 12540 BEATRICE ST. # 202
LOS ANGELES CA

Phone: 310 822 5770

Applicant: PITCH MARKETING

Address: 6330 SAN VICENTE BL.
LOS ANGELES CA

Phone: 323 932 4415

Signature:



Print Name:

MATT Beebe

Contractor: CANNON CONSTRUCTORS, INC.
17000 VENTURA BL. #301 ENCINO CA

State License Number: 361568
818 906 6200

Engineer:

Architect: PABLO MAIDA ARCHITECT
3008 LINCOLN BLVD. SANTA MONICA CA

310 396 8282

Description: Tenant Improvement (interior/non-structural) - 8,688 sq. ft.

Valuation: \$75,000.00

	Existing	New
1st Floor Area Square Footage	8688	0
2nd Floor Area Square Footage	0	0
Garage Area Square Footage	0	0

TOTAL FEES: \$2,096.94

TOTAL PAYMENTS: \$2,096.94

Received by: cs
Issued by: ak





CITY OF CULVER CITY
Building Safety Division
Building Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.

PERMIT NO.: B16-0825

PERMIT TYPE: BUILD

ADDRESS: 8825 NATIONAL BLVD

APPLIED: 09/26/2016

APPROVED:

ISSUED: 09/26/2016

FINALED:

OWNER

NAME: PACIFIC INVESTMENT ASSOCIATES

ADDRESS: 12540 BEATRICE ST UNIT 203

PHONE:

APPLICANT

NAME: BASSETT FURNITURE

ADDRESS: 8825 NATIONAL BLVD.
CULVER CITY, CA 90232

PHONE: (310) 378-4001

PROFESSIONALS

NAME: SIGN ZONE INC

ADDRESS: 4873 MELROSE AVENUE

PHONE: (323) 465-8200

State Lic: 984708

PROJECT DESCRIPTION: fabrication and installation of 2 illuminated signs

VALUATION: \$3,800

EXISTING SQUARE FOOTAGE

NEW SQUARE FOOTAGE

1st Floor Area Sq. Ft.:

2nd Floor Area Sq. Ft.:

Other Habitable Sq. Ft.:

Garage Area Sq. Ft.:

ESTIMATED TOTAL FEES: **\$266.18**

TOTAL PAYMENTS: **\$266.18**

Signature: [Signature]

Print Name: CECILIA SANCHEZ

[Signature]

11-29-17



CITY OF CULVER CITY
Building Safety Division
Building Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.

PERMIT NO.: B16-0210

APPLIED: 03/11/2016

PERMIT TYPE: BUILD

APPROVED: 05/16/2016

ADDRESS: 8825 NATIONAL BLVD

ISSUED: 06/17/2016

FINALED:

OWNER

NAME: VENICE PACIFIC INVESTMENTS

ADDRESS: 8829 NATIONAL BLVD.
CULVER CITY, CA 90232

PHONE:

APPLICANT

NAME: VENICE PACIFIC INVESTMENTS

ADDRESS: 8825 NATIONAL BLVD
CULVER CITY, CA 90232

PHONE: (310) 882-1556

PROFESSIONALS

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 935 W 223RD STREET

PHONE: (310) 320-3803

State Lic: 382163

PROJECT DESCRIPTION: Light /art pole installation.

VALUATION: \$100,000

EXISTING SQUARE FOOTAGE

NEW SQUARE FOOTAGE

1st Floor Area Sq. Ft.:

2nd Floor Area Sq. Ft.:

Other Habitable Sq. Ft.:

Garage Area Sq. Ft.:

ESTIMATED TOTAL FEES: **\$2,974.12**

TOTAL PAYMENTS: **\$2,974.12**

Signature:

Michael Siefo

Print Name:

Michael Siefo

Ed Smith

11-29-17

Bohman apt 8825 National
OWNER ADDRESS
Blb7 3/18/60
CONTRACTOR DATE
PERMIT NO.

FOUNDATION	INSPECTOR	DATE	STEEL	INSPR.	DATE
STEEL			BOND BEAM		
FOOTINGS			COLUMNS		
WALLS			WALL		
COLUMNS					
FIREPLACE			FRAMING		
FORMS			RAT PROOFING		
LATH					
EXTERIOR			INTERIORS		

F C Schilling *B-7723* *3/5/60*
PLUMBING CONTRACTOR PERMIT DATE

INSPR.	DATE	INSPR.	DATE
ROUGH		NO. FIXTURES	<i>4</i>
FINAL <i>7-18-58</i> ^m FINAL GAS		NO. GAS OUTLETS	<i>5</i>
WATER SYSTEM		NO. WATER HEATERS & VENT	<i>Waste & Vent 6/5/58</i>

F C Schilling *B-7723* *3/5/58*
CONTR PERMIT DATE

PROP. LINE <i>7/14/58</i> <i>Magnus</i>		EASEMENT	
CESSPOOL		PERMIT	DATE
HOLE		BRICK	
SEPTIC TANK		PERMIT	DATE
SEEPAGE PIT		LEACH LINE	
HEATING, REFRIG.		PERMIT	DATE
FLOOR WALL		ROUGH	FINAL

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837-5211

Application For Permit PLUMBING

CONTRACTOR

Name Paul Barnett
Address 9250 Noble Ave
City Sepulveda Tel. No. 892543
City License No. State License No. 160857

PERMIT NO.

C 12479

RECEIVED BY

TR

DATE ISSUED

3-23-76

READY FOR FIRST
INSPECTION

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES

FEE

Job Address 8825 National

OWNER

Name New England Mutual Life
Mail Address 1801 Ave of the Stars
City Los Angeles Tel. No.

I am the Legal Possessor of the above Culver City
Certificate of Qualification.

Paul Barnett
Contractor

I am the Legal Owner of the property described above.

Owner

FIRE SPRINKLER AND STANDPIPES

PERMIT FEES	No.	Each	FEE
Issuing permit			\$6.00
Repair, alter, add to fire , sprinkler system, underground fire sprinkler piping system (when permit for complete system has not been obtained)			25.00
Standpipes wet or dry (outlets)			5.00
1 to 10 heads			10.00
11 to 25 "			17.00
26 to 50 "			30.00
51 to 100 "			50.00
101 to 200 "			75.00
201 to 300 "			105.00
301 to 500 "			175.00
501 to 1000 "			300.00
1001 to 2000 "			400.00
2001 to 3000 "			500.00
3001 to 4000 "			600.00
4001 to 5000 "			700.00
Over 5000 "			800.00

TOTAL FEES

TOTAL FEES

84.00

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837-5211

APR 14 1 06 PM '76

Application For Permit ELECTRIC

CITY OF CULVER CITY
CALIFORNIA

ELECTRICAL
CONTRACTOR

Name CALIF. COMM. ELECT.
Address 18710 SO. NORMANDIE AVE
City GARDENA Tel. No. 342-6619
City License No. State License No. 296421

PERMIT NO.

DATE ISSUED

B11005

4-14-76

RECEIVED BY

READY FOR FIRST
INSPECTION

Law

Approved Ready

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES	No.	Each	Fee
Issuing permit			\$6.00
Light outlets	<u>20</u>	.35	<u>7.00</u>
Switch outlets	<u>16</u>	.35	<u>5.60</u>
Receptacle outlets	<u>43</u>	.35	<u>15.05</u>
Light fixtures	<u>28</u>	.35	<u>9.80</u>
Disposal		2.00	
Food center		2.00	
Vent fan		2.00	
Range		2.50	
Cook top		2.50	
Dishwasher		2.50	
Heater		2.50	
Heat zones		2.50	
F.A.U.		2.50	
Signs		5.00	
Trans. over 4		1.00	
No. of sign lamps		.10	
Flood lite poles		5.00	
Temp. work lights		6.00	
Comm. & Ind. panel		6.00	
Busways		p.ft. .10	
Power Duct		p.ft. .10	
Under floor duct		p.ft. .07	
Motor $\frac{1}{2}$ hp.		2.00	
$\frac{1}{2}$ hp. to 5 hp.	<u>2</u>	3.00	<u>6.00</u>
5 hp. to 15 hp.		5.00	
15 hp. to 50 hp.		10.00	
50 hp. to 200 hp.		20.00	
200 hp. and over		30.00	
Transformers		KVA	
Welders		KVA	
Generators		KVA	
Timers		2.00	
Supplement permit		6.00	
Miscellaneous		5.00	
Extra inspection		7.50	
Investigation		20.00	
Temporary service		6.00	
Power service		6.00	
TOTAL FEES			<u>49.45</u>

Job Address 8825 NATIONAL

OWNER
Name
Mail
Address
City
Tel. No.

I am the Legal Possessor of the above Culver City
Certificate of Qualification.

J. W. Knight
Electrician

I am the Legal Owner of the property described above.

Owner

CORRECTIONS

RECORDS

plan on job

APPROVALS

	Date	Inspector
Temp.		
Underground		
Rough wiring	<u>4-14-76</u>	<u>JP</u>
Fixtures		
Power		
Meters called		
FINAL	<u>7-16-76</u>	<u>JP</u>

8825 National

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837 5211

Application For Permit
HEATING AND
AIR CONDITIONING

CONTRACTOR	Name <u>Darrow Heating Corporation</u>		PERMIT NO.	DATE ISSUED
	Address <u>11944 Valerio</u>		<u>C 125-48</u>	<u>4-19-76</u>
	City No. <u>Hollywood</u>	Tel. No. <u>983-0662</u>	RECEIVED BY	READY FOR FIRST INSPECTION
	City License No. <u>14933</u>	State License No. <u>114301</u>	<u>AW</u>	

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES			FEE
Issuing permit	No.	Each	\$6.00
FAU or ground type furnace including duct & vent up to 100,000 BTU	2	6.00	12.00
FAU or ground type furnace including duct & vent over 100,000 BTU		10.00	
Floor furnace		6.00	
Heater-suspended		6.00	
Heater-recessed		6.00	
Heater-floor mounted		6.00	
Appliance vent only		4.00	
Gas system (including 5)		3.00	
Gas system (over 5)		.60	
Repair, alter/add to heat ventilation or A/C		6.00	
Boiler, Compressor or Absortion system			
Up to 3 hp.			
Up to 100,000 BTU	2	6.00	12.00
3 hp. to 15 hp.			
100,001 to 500,000 BTU		10.00	
15 hp. to 30 hp.			
500,001 to 1,000,000 BTU		12.00	
30 hp. to 50 hp.			
1,000,001 to 1,750,000 BTU		20.00	
Over 50 hp.			
Over 1,750,000 BTU		30.00	
Air Handling Unit			
Including duct			
Under 10,000 CFM		5.00	
Over 10,000 CFM		8.00	
Evaporative Cooler (non portable)		5.00	
Vent fan / single duct		4.00	
Mechanical exhaust hood		5.00	
Ventilation (not a part of heat or A/C system)		5.00	
Commercial/Industrial Incinerators		25.00	
Any equipment regulated but not listed above		5.00	
Supplement		6.00	
Extra inspection		7.50	
Investigation		20.00	
TOTAL FEES			30.00

Job Address <u>8825 National Blvd.</u>	
<u>Culver City</u>	
OWNER	Name <u>Randall Engineering</u>
	Mail Address <u>23987 Craftsman Rd.</u>
	City <u>Calabasas</u> Tel. No. <u>346-533</u>
I am the Legal Possessor of the above Culver City Certificate of Qualification.	
<u>A. Darrow</u> Contractor	
I am the Legal Owner of the property described above.	
Owner	

CORRECTIONS

RECORDS

APPROVALS

	date	inspector
Underground		
Rough		
Ducts		
Fire dampers		
Vent		
Gas test		
FINAL		

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837-5211

Application For Permit
PLUMBING

CONTRACTOR	Name	SCOTT E. CAMPBELL CO.		PERMIT NO.	PC-4090 C-12535	DATE ISSUED	4-14-76
	Address	7673 MELROSE AVE		RECEIVED BY	C.E.B.		
	City	LOS ANGELES	Tel. No.	1651-4044			
	City License No.		State License No.	160206			

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES			FEE
Issuing permit	No.	Each	\$ 6.00
Building Sewer		7.00	
Sewer cap		6.00	
Sump		5.00	
Gas system including 5		3.00	
Gas system over 5		.60	
Industrial waste interceptor		3.00	
Water closet		3.00	
Bidet		3.00	
Bathtub		3.00	
Lavatory		3.00	
Shower and/ or pan		3.00	
Sink-kitchen		3.00	
Sink-bar		3.00	
Sink-floor		3.00	
Laundry tub		3.00	
Washer standpipe		3.00	
Garbage disposal		3.00	
Dishwasher		3.00	
Floor drain		3.00	
Urinal		3.00	
Drinking fountain		3.00	
Dental unit		3.00	
Slop sink		3.00	
Roof drains		3.00	
Repair of waste and/ or vent piping		3.00	
Water service		3.00	
Water piping inside building		3.00	
Lawn sprinkler system		3.00	
Backflow device including 5		3.00	
Over 5		.60	
Water softener		3.00	
Water pressure regulator		3.00	
Water heater		2.00	
Water heater vent		2.00	
Swimming pool private		14.00	
Swimming pool public		24.00	
Supplement		6.00	
Miscellaneous		3.00	
Extra inspection		7.50	
Investigation		20.00	
TOTAL FEES			

Job Address 8825- 43 NATIONAL BLVD
1957

OWNER Name RANDALL - DOHRMANS
Mail Address 8825- 43 NATIONAL BLVD.
City CULVER CITY Tel. No.

I am the Legal Possessor of the above Culver City Certificate of Qualification.

Contractor
I am the Legal Owner of the property described above.

Owner

FIRE SPRINKLER AND STANDPIPES

PERMIT FEES	No.	Each	FEE
Issuing permit			\$6.00
Repair, alter, add to fire , sprinkler system, underground fire sprinkler piping system (when permit for complete system has not been obtained)		25.00	
Standpipes wet or dry (outlets)		5.00	
1 to 10 heads		10.00	
11 to 25 "		17.00	
26 to 50 "	27	30.00	30.00
51 to 100 "		50.00	
101 to 200 "		75.00	
201 to 300 "		105.00	
301 to 500 "		175.00	
501 to 1000 "		300.00	
1001 to 2000 "		400.00	
2001 to 3000 "		500.00	
3001 to 4000 "		600.00	
4001 to 5000 "		700.00	
Over 5000 "		800.00	
TOTAL FEES			36.00

P/C \$15.00 + 36.00 =
\$51.00

Application For Permit HEATING AND AIR CONDITIONING

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

Job Address 8825 NATIONAL BLVD
CULVER CITY
OWNER
Name BENHAR INC.
Mail
Address SAME
City CULVER CITY Tel. No. 870-1128
I am the Legal Possessor of the above Culver City
Certificate of Qualification.
DASH INC
Contractor
I am the Legal Owner of the property described above
Owner

RECEIVED
1987 FEB 19 AM 9:59
BUILDING DIVISION

RECORDS

	date	inspector
Underground		
Rough		
Ducts		
Fire dampers		
Vent		
Gas test		
FINAL		

INSURER INSURANCE CO. OF THE WEST

POLICY # 163-71 5483-1

EXPIRATION DATE JAN 1983

NOTICE WHEN YOUR WORKERS COMPENSATION
EXPIRES ALL OF YOUR ACTIVE PERMITS
EXPIRE.

Application For Permit ELECTRIC

ELECTRICAL CONTRACTOR	Name	VANDENKOP ELECTRIC INC.	PERMIT NO.	DATE ISSUED
	Address	9009 DE SOTO AVE.	B14942	2-19-82
	City	Camogosa Park	RECEIVED BY	READY FOR FIRST INSPECTION
	City		CELEB	NOW READY
	License No.	12479	State License No.	370171

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES	No.	Each	Fee
Issuing permit			6.00
Light outlets	7	.35	2.45
Switch outlets	8	.35	2.80
Receptacle outlets	19	.35	5.60
Light fixtures		.35	2.45
Disposal		2.00	
Food center		2.00	
Vent fan		2.00	
Range		2.50	
Cook top		2.50	
Dishwasher		2.50	
Heater		2.50	
Heat zones		2.50	
F.A.U.		2.50	
Signs		5.00	
Trans. over 4		1.00	
No. of sign lamps		.10	
Flood lite poles		5.00	
Temp. work lights		6.00	
Comm. & Ind. panel		6.00	
Busways		p.ft. .10	
Power Duct		p.ft. .10	
Under floor duct		p.ft. .07	
Motor $\frac{1}{2}$ hp.		2.00	
$\frac{1}{2}$ hp. to 5 hp.	1	3.00	3.00
5 hp. to 15 hp.		5.00	
15 hp. to 50 hp.		10.00	
50 hp. to 200 hp.		20.00	
200 hp. and over		30.00	
Transformers		KVA	
Welders		KVA	
Generators		KVA	
Timers		2.00	
Supplement permit		6.00	
Miscellaneous		6.00	
Extra inspection		7.50	
Investigation		20.00	
Temporary service		6.00	
Power service		6.00	
TOTAL FEES			22.30

Job Address 8825 NATIONAL BLVD

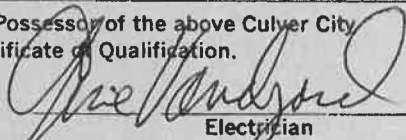
OWNER

Name BEN HAR

Mail Address 8825 NATIONAL

City C.C. Tel. No. 8701120

I am the Legal Possessor of the above Culver City
Certificate of Qualification.


Electrician

I am the Legal Owner of the property described above.

Owner

CORRECTIONS

1. The first step in the process of the scientific method is to ask a question. This question should be based on observation and should be something that can be tested.

2. The second step is to do background research. This involves looking up information about the topic to see what is already known and to help you formulate a hypothesis.

3. The third step is to make a hypothesis. A hypothesis is a statement that predicts the outcome of an experiment. It should be based on the background research and be something that can be tested.

4. The fourth step is to design an experiment. This involves deciding what variables to test, how to control the experiment, and what data to collect.

5. The fifth step is to conduct the experiment. This involves actually performing the experiment and collecting data.

6. The sixth step is to analyze the data. This involves looking at the data to see if it supports the hypothesis or not.

7. The seventh step is to draw a conclusion. This involves stating whether the hypothesis was supported or not and what the results mean.

8. The eighth step is to communicate the results. This involves sharing the results of the experiment with others, either through a presentation or a written report.

RECORDS

APPROVALS

	Date	Inspector
Temp.		
Underground		
Rough wiring	2-22-82	<i>JS</i>
Fixtures		
Power		
Meters called		
FINAL	7-8-82	<i>JS</i>

8825 National Ch

WORKERS COMPENSATION INFORMATION

TOWNSHIP Fremont Dudman

POLICY # AA-81152855

EXPIRATION DATE 4/1/82

CULVER CITY BUILDING AND SAFETY Validated:
4095 OVERLAND AVENUE
CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(213) 202-5806

treasurer	account number	account title	amount
120	01-457-3223	Plumbing & Heating Permits	24
117	01-457-3489	Plan Check Fees	
132	01-22005	Deposits	

CITY OF CULVER CITY #006866
ACCT/DEPT. 120 24.00
DATE: 06/30/94 TIME: 14:35:13

34728 JUN 30 P2:34
Permit #P

APPLICATION FOR PLUMBING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 National Bl.

Owner Les Surfas

Mailing Address 8825 National Bl.

70 232 - 2317

Phone Number 30-539-4770

Contractor John F. Link (CD B 4)

Address P.O. Box 23 Drake

Signature John F. Link

Phone Number 310-399-3233

State License Number 253305

City Business License Number

Engineer/Architect

Phone Number

Description of Work: ☒ Alter ☐ Repair

☐ New ☐ Misc.

we are installing
a mop sink.

Valuation \$ 380.00

Size of Building Square Feet

Application Approved By: Date: 6-30-94

Application Approved By: Date:

Permit Issued By: Date:

Approvals	Inspector	Date
Groundwork		
Rough Plumbing		
Top Out Water Piping		
Building Sewer		
Water Heater		
Fixtures		
Gas Test		
Final Gas		
Final Plumbing		
Utility Company Notified		

Permit Fee Schedule	No.	Each	Fee
Issuance Fee	1		15
Water Closets			
Lavatories			
Bathtubs			
Shower and/or Pan			
Bidet			
Urinals			
Floor Drain			
Sinks: Kitchen/Bar	1		8
Floor/Service			
Dishwashers			
Food Waste Disposal			
Sump			
Clothes Washer Standpipe			
Laundry Trays			
Drinking Fountains			
Water Softeners			
Water Heaters			
Vents			
Water Service or			
Dist. Systems			
Water Pressure Regulator			
Repair/Alter Drain/Vent Piping			
Building Sewer			
Sewer Cap			
Gas System 1-5 Outlets			
Added Outlets			
Lawn Sprinkler Systems			
Backflow Devices, 1-5			
Over 5 Heads			
Rain Water Systems			
/Per Head			
Swimming Pools/Spas			
(Residential)			
Swimming Pools/Spas			
(Public)			
Surcharge		@ 4%	1
Miscellaneous Cost		@ 1%	
Extra Inspection			
Investigation			
Subtotal			23
Plan Check		70%	
Total Fees			24

Distributions: White-Office
Green-Assessor
Gold-Cashier
Canary-Inspector
Pink-Applicant

CULVER CITY BUILDING AND SAFETY Validated:

9770 CULVE BLVD.

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 253-5800

Treasurer	Account Number	Account Title	Amount
119	01-515-3212	Electrical Permits	23.00
128	01-515-3489	Plan Check Fees	
132	01-22005	Deposits	

P A I D
DEC 04 1995

SUE A. MCCABE
CITY TREASURER

39411 Permit Fee DEC-4 AM 1:00

APPLICATION FOR ELECTRICAL PERMIT

Job Address 8825 NATIONAL BL
Owner GEO WOLF
Mailing Address SAME
CC 90232
Phone Number 310/839-0308
Contractor OWNER BUILDER
Address 8825 NATIONAL BL
City CULVER CITY CA 90232
Phone Number 310/839-0308
Signature [Signature]
City Business License No
State License Number
Engineer/Architect

Phone Number
Use of Building: ☐ Alter ☐ Repair
☐ New ☐ Misc.

Corrections

Application Received By Date:
Application Approved By Date: 12/4/95
Permit Issued By Date:

APPROVALS	INSPECTOR	DATA
Plans		
Temporary Power		
Underground		
Rough		
Fixtures		
Meter		
Final	[Signature]	12-5-95

NOTE: New commercial buildings and remodels over 1,000 square feet require plan check for Title 24 Energy Conservation Requirements.

PERMIT FEE SCHEDULE	NO.	EACH	FEES
Issuance Fee			15.00
0 to 120 Branch Circuits	1	7	7.00
227V Branch Circuits			
Residential Appliances (0 to 3 H.P.)			
Motor/Heater/Transformer HP/KW/KVA (3 or Less)			
Over 3 - Including 5			
Over 5 - Including 15			
Over 15- Including 50			
Over 50- Including 200			
Over 200			
Service/Switchboard/Panel Amps Under 200			
200 Including 600			
Over 600 - Including 1200			
Over 1200			
Over 600V			
Temporary Service			
Extra Inspection			
Signs			
Busways Per Foot			
Power Duct Per Foot			
Underfloor Duct Per Foot			
Swimming Pool/Hot Tub/Spa (Residential)			
Swimming Pool/Hot Tub/Spa (Public)			
Temporary Lighting			
Time Clock			
Smoke Detectors			
Add to Existing Circuit	1-10	11+	
Flood Light Pole			
Miscellaneous			
Sub Total			22.00
Investigation			
Plan Check		70%	
Surcharge		4%	1.00
TOTAL AMOUNT DUE			23.00

TYPE OF APPLICATION: 5 Business Days

PLAN REVIEW DUE DATE:



Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Electrical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 70800

Permit Type: Electrical Permit

Applied: 09/20/2007

Approved: 10/08/2007

Issued: 10/09/2007

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Applicant: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Signature: WILL SWICK

Print Name: William L. Swick

Contractor: MONTGOMERY ELECTRICAL CONTRACTORS, INC.
5310R DERRY AVE. AGOURA HILLS CA

State License Number: 750389
800 311 2111

Engineer:

Will > 818-279-3303

Architect:

Description: 8 circuits, 45 electrical devices, 2 motors, 5 service/sub panels, 1 time clock

TOTAL FEES: \$1,055.20

TOTAL PAYMENTS: \$1,055.20

Received by: tm

Issued by: cs

12/10/07
Don't

TYPE OF APPLICATION: 5 Day

PLAN REVIEW DUE DATE:

Culver CITY

✓

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Mechanical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 70473

Permit Type: Mechanical Permit -

Applied: 08/09/2007

Approved: 09/11/2007

Issued: 09/18/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: PACIFIC INVESTMENT ASSOCIATES
ASSOCIATES

Address: 12540 BEATRICE ST # 203
LOS ANGELES CA

Phone:

Applicant: PACIFIC INVESTMENT

Address: 12540 BEATRICE ST # 203
LOS ANGELES CA

Phone:

Signature: Tim Dahm

Print Name: Tim Dahm

Contractor: DAHME HEATING & A.C., INC.
650 COCHRAN ST. #2 SIMI VALLEY CA

State License Number: 590084
805 582 9188

Engineer: SPEC ENGINEERING
16830 VENTURA BLVD. ENCINO CA

818 783 6965

Architect: PABLO MAIDA
1551 16TH ST SANTA MONICA CA

Description: 27 registers, 4 boilers/compressors, 4 air handling units, 4 duct or area smoke detectors, 2 bathroom exhaust fans, 1 test witness fee

TOTAL FEES: \$2,971.38

TOTAL PAYMENTS: \$2,971.38

Received by: Im
Issued by: tm

2-22-08

Final

SA

TYPE OF APPLICATION: 5 Day

PLAN REVIEW DUE DATE:

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Plumbing Permit *****

Phone: (310) 253-5800
FAX: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 70280

Permit Type: Plumbing Permit

Applied: 07/18/2007

Approved: 07/20/2007

Issued: 07/25/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Applicant: VENICE PACIFIC INVESTMENTS

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature:



Print Name:

ALBINO MENDOZA

Contractor: NEPTUNE PLUMBING COMPANY
8933 LANKERSHIM BL. SUN VALLEY CA

456590
818 768 7048

Engineer:

Architect:

Description: 4 water closets, 2 lavatories, 1 kitchen sink, 1 trap primer, 2 floor or area drains, 1 water heater

TOTAL FEES: \$380.99

TOTAL PAYMENTS: \$380.99

Received by: tm

Issued by: cs

2-27-08

Final



TYPE OF APPLICATION: 5 Business Days

PLAN REVIEW DUE DATE:

✓

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Electrical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 71289

Permit Type: Electrical Permit

Applied: 12/13/2007

Approved: 12/17/2007

Issued: 12/19/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC PROPERTIES

Address: 12540 BEATRICE ST. #203
LOS ANGELES CA

Phone: 310 822 5770

Applicant: PITCH

Address: 8825 NATIONAL BLVD.
CULVER CITY CA

Phone:

Signature:

Print Name:

Jesus Duran

Contractor: MONTGOMERY ELECTRICAL
21525 STRATHON ST. CANOGA PARK CA

State License Number: 750389
818 598 0101

Engineer: ATLANTIS ENGINEERING INC.
6442 COLDWATER CYN. #103

NORTH HOLLYWOOD CA 818 623 4954

Architect: PABLO MAIDA
3008 LINCOLN BLVD. SANTA MONICA CA

310 396 8282

Description: 52 circuits, 196 electrical devices, 1 service panel, 1 time clock

TOTAL FEES: \$2,688.31

TOTAL PAYMENTS: \$2,688.31

Received by: tm

Issued by: tm

Don
2/20/08



9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Work Permit *****

For Inspections Call
(310) 253-5800

Address: 8825 NATIONAL BL CULV

Permit #: 71290

Permit Type: Work Permit

- ELEC

Location:
Occupancy Type:
Construction Type:

Applied: 12/13/2007
Approved: 12/13/2007
Issued: 12/13/2007
Finalled:

**Legal Description: *LAND DESC IN DOC 0052479, 77-1-17 PAR 1 *TR=1778*LOTS 5
THRU 10 AND POR OF LOT 11*TR=FRANK PARTENICO PL*THAT POR IN
CULVER CITY*POR OF LOT B**

Permit Expires 6 months from Date Issued

Owner: PACIFIC INVESTMENT ASSOCIATES
Address: 12540 BEATRICE ST. #203
LOS ANGELES CA
Phone: 310 822 5770

Applicant: PITCH
Address: 8825 NATIONAL BLVD.
CULVER CITY CA
Phone:

Contractor: MONTGOMERY ELECTRICAL
21525 STRATHON ST. CANOGA PARK CA

750389
818 598 0101

Signature:

A handwritten signature in black ink, appearing to be "H. K. K.", written over a horizontal line.

Engineer:

State Registration Number:

Architect:

State Registration Number:

FINAL
11-5-9dc

Valuation: \$0.00

Description: PERMIT TO BEGIN ELECTRICAL WORK WHILE IN PLAN CHECK #71289

TOTAL PERMIT FEES: \$112.94

TOTAL PAYMENTS: \$112.94

Item#	Description	Account Code	Tot Fee	Paid	Prv.	Pmts	Cur.	Pmts
2004	Electrical Fees	10151500.322	108.58	108.58	108.58		.00	
2010	Technology Surc	41251500.321	4.36	4.36	4.36		.00	

Application Received by: CSAEZ

Permit Issued by: tm

TYPE OF APPLICATION: Over the Counter

PLAN REVIEW DUE DATE:

Culver CITY

✓

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Plumbing Permit *****

Phone: (310) 253-5800
FAX: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 71383

Permit Type: Plumbing Permit

Applied: 12/27/2007

Approved: 12/27/2007

Issued: 12/27/2007

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Applicant: VENICE PACIFIC INVESTMENTS

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature: *A. Mendoza*

Print Name: ALEIND MENDOZA

Contractor: NEPTUNE PLUMBING CO.
8933 LANKERSHIM BL. SUN VALLEY CA

456590
818 768 7048

Engineer:

Architect:

Description: 1 sink, 1 food waste disposal, 1 water heater

TOTAL FEES: \$160.93

TOTAL PAYMENTS: \$160.93

Received by: tm
Issued by: tm

2-27-08 Final *SPM*

TYPE OF APPLICATION: Over the Counter

PLAN REVIEW DUE DATE:

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Plumbing Permit *****

Phone: (310) 253-5800
FAX: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 73023

Permit Type: Plumbing Permit

Applied: 07/22/2008

Approved: 07/22/2008

Issued: 07/22/2008

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: PACIFIC INVESTMENT ASSOCIATES
ASSOCIATES

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

Phone: 310 451 8001

Applicant: PACIFIC INVESTMENT

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature:

Joel Gomez

Print Name:

JOEL Gomez

Contractor: GOMEZ J LANDSCAPING
P O BOX 662

CULVER CITY CA

840541

Engineer:

Architect:

Description: 2 backflow devices, 1 repair/alteration to existing piping

TOTAL FEES: \$122.52

TOTAL PAYMENTS: \$0.00

Received by: CES

Issued by: CES

8-26-08 Final PJ



CITY OF CULVER CITY
Building Safety Division
Electrical Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: E16-0754

APPLIED: 09/26/2016

PERMIT TYPE: ELECTRICAL

APPROVED:

ADDRESS: 8825 NATIONAL BLVD

ISSUED: 09/26/2016

FINALED:

OWNER	APPLICANT	PROFESSIONALS
NAME: PACIFIC INVESTMENT ASSOCIATES	NAME: BASSETT FURNITURE	NAME: SIGN ZONE INC
ADDRESS: 12540 BEATRICE ST UNIT 203	ADDRESS: 8825 NATIONAL BLVD. CULVER CITY, CA 90232	ADDRESS: 4873 MELROSE AVENUE
PHONE:	PHONE: (310) 378-4001	PHONE: 3234658200
		State Lic: 984708

PROJECT DESCRIPTION: 2 illuminated signs

Permit Category: Commercial	Plan Check Timeframe: Over the Counter	Plan Check Due Date:
Electrical Device Qty: Low Voltage/Data Cabling: Temp Service/Power Pole: CIRCUITS 120 Volt: MOTOR/HEATER TRANSFORMER/GENERATOR: Up to 3 HP: Over 15 to 50 HP: POOL/SPA/HOTTUB: Private/Residential: SERVICE PANEL/SUB-PANEL Up to 200 AMP: FEES: Investigation Fee: After-Hours Inspection:	Flood Light Pole: Solar Photovoltaic System: Time Clock: 208, 240, 277, 480: Over 3 to 5 HP: Over 50 to 200 HP: Public/Commercial: Over 200 to 600 AMP: Appeal Fee: Re-Inspection Fee:	Illuminated Signs: 2 Temp Lighting Circuit: Miscellaneous: Over 5 to 15 HP: Over 200 HP: Over 600 to 1200 AMP: Over 1200 AMP: Additional Plan Check: Outside Review Fee:

TOTAL FEES: \$170.66

TOTAL PAYMENTS: \$170.66

Signature:

Print Name:

TYPE OF APPLICATION: Over the Counter

PLAN REVIEW DUE DATE:

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Electrical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 73022

Permit Type: Electrical Permit

Applied: 07/22/2008

Approved: 07/22/2008

Issued: 07/22/2008

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: PACIFIC INVESTMENT ASSOCIATES
ASSOCIATES

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

Phone: 310 451 8001

Applicant: PACIFIC INVESTMENT

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature: 

Print Name: JOEL GOMEZ

Contractor: GOMEZ J LANDSCAPING
P O BOX 662

CULVER CITY CA

State License Number:
323 363 3150

840541

Engineer:

Architect:

Description: 1 electrical device, low voltage/ data cabling

TOTAL FEES: \$58.29

TOTAL PAYMENTS: \$58.29

Received by: CES

Issued by: CES

12-13-17 



CITY OF CULVER CITY
Building & Safety Division
Plumbing Permit

9770 CULVER BOULEVARD; CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: P18-0137

APPLIED: 03/08/2018

PERMIT TYPE: PLUMBING

APPROVED:

ADDRESS: 8825 NATIONAL

ISSUED: 03/08/2018

FINALED:

OWNER

APPLICANT

PROFESSIONALS

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 935 W 223RD STREET

PHONE:

PHONE:

PHONE: ((310) 320-3803

State Lic: 382163

PROJECT DESCRIPTION: 1 hose bib, 1 repair/alteration to existing piping

Permit Category: Commercial

Hose Bib: 1

Repair Alteration to Existing 1
Piping:

TOTAL FEES:

\$127.44

TOTAL PAYMENTS:

\$127.44

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

A. Solid waste handling and recyclable waste material handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste handling and recyclable material handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.

The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of the Building & Safety Division's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address.

Signature:

Print Name:

3/20/18

FINAL

Ext Lg Bin



CITY OF CULVER CITY
Building & Safety Division
Building Permit

9770 CULVER BOULEVARD; CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: B17-0806

APPLIED: 09/13/2017

PERMIT TYPE: BUILD

APPROVED: 10/03/2017

ADDRESS: 8825 NATIONAL BLVD

ISSUED: 12/21/2017

FINALED:

OWNER

APPLICANT

PROFESSIONALS

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 935 W 223RD STREET

PHONE: ((310) 320-3803

PHONE:

PHONE:

State Lic: 382163

PROJECT DESCRIPTION: (8827 National Blvd.) - Demo 4564 sf. of existing 5424 sf. and re-build 1000 sf. to be part of 8827 National Blvd., new driveway, pedestrian walkway, parking and landscape.

Valuation: \$300,000

Commercial SQ FT

EXISTING NEW

Commercial: - -

Garage: - -

Permit Category: Commercial

Permit Type: Commercial
Alteration

TCO Status: n/a

TOTAL FEES:

\$13,269.85

TOTAL PAYMENTS:

\$13,269.85

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

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The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of the Building & Safety Division's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address.

Signature:

Robert Maldonado

Print Name:

ROBERT MALDONADO

FINALED

3-13-19

[Handwritten signature]



CITY OF CULVER CITY
Building & Safety Division
Electrical Permit

9770 CULVER BOULEVARD; CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: E18-0183

APPLIED: 03/08/2018

PERMIT TYPE: ELECTRICAL

APPROVED:

ADDRESS: 8825 NATIONAL

ISSUED: 03/08/2018

FINALED:

OWNER

APPLICANT

PROFESSIONALS

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 935 W 223RD STREET

PHONE:

PHONE:

PHONE: ((310) 320-3803

State Lic: 382163

PROJECT DESCRIPTION: 2 circuits

Permit Category: Commercial

120 Volt Branch Circuit: 2

TOTAL FEES:

\$120.49

TOTAL PAYMENTS:

\$120.49

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

A. Solid waste handling and recyclable waste material handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste handling and recyclable material handling, including, but not limited to, frequency of collection, means of collection and transportation, level of service, charges, fees, and nature, location and extent of providing solid waste handling services.

The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of the Building & Safety Division's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address.

Signature:

Print Name:

FINALED 2-20-2019

8825

NATIONAL

Lot 9 & 10, Tract 1778
New England Mutual Life Ins. 8825 National Blvd.
OWNER
Randal Engineering Co. ADDRESS
3-12-76
CONTRACTOR
A 20566 DATE
Interior remodel
(offices & warehouse)
PERMIT NO.

P-21

FOUNDATION INSPECTOR DATE

STEEL

FOOTINGS *pass 4-16-76 JB*

WALLS *drywall nail 4-29-76 JB*

COLUMNS *deck 6-23-76 JB*

FIREPLACE

FORMS

LATH

EXTERIOR

Keith F. Campbell
Paul Barnard plbg
PLUMBING CONTRACTOR
27 F. S. Reader

INSPR. DATE

rough 3-25-76 CB
4-19-76 CB

FINAL *7-21-76* FINAL GAS

WATER SYSTEM

SEWER

Paul Barnard plbg
CONTR.

PROP. LINE *✓*

CESSPOOL

CONTR.

HOLE

SEPTIC TANK

CONTR.

SEEPAGE PIT

HEATING, REFRIG *Barnard Htg Corp.*
CONTR.

FLOOR *2 7th* WALL

2 Camp.

STEEL INSPR. DATE

BOND BEAM

COLUMNS *drywall nailing 6-18-76 JB*

WALL *trimming joints 6-14-76 JB*

FRAMING *6-17-76 JB*

RAT PROOFING

INTERIORS

C12535 4-14-76
C12479 3-23-76

PERMIT DATE

INSPR. DATE

NO. FIXTURES *21*

NO. GAS OUTLETS

NO. WATER HEATERS & VENT *2 + 2*

C12479 3-23-76
PERMIT DATE

EASEMENT

PERMIT DATE

BRICK

PERMIT DATE

LEACH LINE

C12548 4-19-76
PERMIT DATE

ROUGH FINAL *4-21-76 CB*

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

APPLICATION FOR PERMIT TO BUILD
Two sets of Plans and Specifications
including Details and Cross Sections
Must be filed with Application and
Approved by Building Inspector.

\$ 140.00
AMOUNT OF PERMIT
\$ 25,000
Value of Construc-
tion, Including
Labor & Materials

Permit No. A-20566 Culver City, Calif. 3/9/1976

Job Address 8825 NATIONAL BLVD.

Lot #9 & 10, Block _____, Tract 1778

Owner's Name NEW ENGLAND MUTUAL LIFE INSURANCE CO. Address 210 CHARTERHOUSE INVESTMENT CO. Phone No. 2772100

Contractor RANDALL ENGINEERING CO. Address 1801 AVE OF STARS Phone No. 3465330

State License No. 165293 Workmen's Comp. STATE FUND Policy No. _____

City License No. _____

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.
INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for OFFICES & WAREHOUSE

Description of Building

Size of New Building or Addition 30 x 68 None Total floor area 2067 No. of Rooms _____
1st Floor 2nd Floor Sq.Ft.

Size of Garage _____ x _____ Size of Lot _____ x _____ Size of Girders _____ x _____

Size of Mudsill _____ x _____ Size of floor joists _____ x _____
1st Floor 2nd Floor

Size of exterior studs _____ x _____ Size of interior studs _____ x _____

Size of Ceiling Joists _____ x _____ Size of Roof Rafters _____ x _____

Material of Foundation _____, Width of Footings _____ Depth in Ground _____

Material of Exterior Walls _____ Interior Walls _____ Floor _____

Roof _____

COMMERCIAL		GARAGE APTS	
INDUSTRIAL		RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS



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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant RANDALL ENGINEERING CO.
By J.D. WHITE

DATE 7-15-76

New England Mutual Life
OWNERS NAME

8825-43 National Blvd.
ADDRESS OF JOB

Jack Randell Inc.
CONTRACTOR

A20829
PERMIT #

Water Heater _____

Disposal
Plbg. _____

Water Softener _____

Elec. _____

Water Service _____

Type of Fence _____

Sprinkling System _____ Heads

BLOCK WALL

fig 7-19-76 *TH*

JOB COMPLETED 12-8-76
DATE

J. Blackwood
INSPECTOR

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

APPLICATION FOR PERMIT TO BUILD
Two sets of Plans and Specifications
including Details and Cross Sections
Must be filed with Application and
Approved by Building Inspector.

\$ 22.50
AMOUNT OF PERMIT
\$ 1500.00
Value of Construc-
tion, Including
Labor & Materials

Permit No. 9-20829

R-29 THIS PROPERTY LOCATED
WITHIN THE WASHINGTON-CULVER
REDEVELOPMENT PROJECT

Culver City, Calif. JULY 9, 1976

Job Address 8825-43 NATIONAL BLVD, CULVER CITY

Lot _____, Block _____, Tract _____

Owner's Name NEW ENGLAND MUTUAL LIFE INS. CO.
1001 AVE OF STARS Phone No. 2772100
L.D. 10067

Contractor JACK L. RABDOE INC. Address 23167 CRAFTSMAN RD. Phone No. 3465330
CALABASAS

State License No. 29 Workmen's Comp. _____ Policy No. _____

City License No. _____

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.

INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for WINE HOUSE & OFFICES

Description of Building

Size of New Building
or Addition _____ x _____ Total floor area _____ No. of Rooms _____
1st Floor 2nd Floor Sq.Ft.

Size of Garage _____ x _____ Size of Lot _____ x _____ Size of Girders _____ x _____

Size of Mudsill _____ x _____ Size of floor joists _____ x _____
1st Floor 2nd Floor

Size of exterior studs _____ x _____, Size of interior studs _____ x _____

Size of Ceiling Joists _____ x _____, Size of Roof Rafters _____ x _____

Material of Foundation _____, Width of Footings _____ Depth in Ground _____

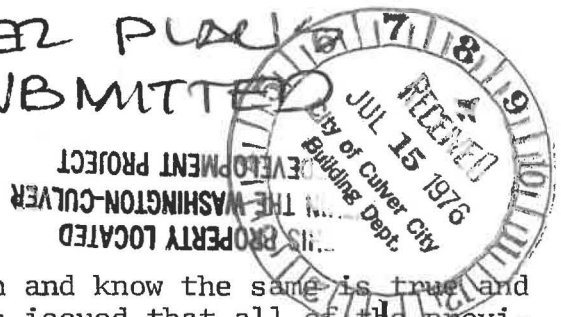
Material of Exterior Walls _____ Interior Walls _____ Floor _____

Roof _____

COMMERCIAL		GARAGE APTS	
INDUSTRIAL		RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS

BLOCK WALL AS
PER PLANS
SUBMITTED



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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant JACK L. RABDOE, INC.

BUILDING DIVISION

By J.O. [Signature]

1976 JUL -9 PM 12:35

RECEIVED

OFFICE OF ASSESSOR

BOOK

PAGE

PARCEL

DATE 12-8-78

<u>Ben Har, Co.</u>	<u>8825 National Blvd.</u>
OWNERS NAME	ADDRESS OF JOB

<u>Burkett Fence</u>	<u>A 22661</u>
CONTRACTOR	PERMIT #

Water Heater	Disposal
	Plbg.
Water Softener	Elec.
	Water Service

Type of Fence	Sprinkling System	Heads
<u>CHAIN LINK FENCE</u>		

JOB COMPLETED <u>3-18-80</u>	<u>D. Sullivan</u>
DATE	INSPECTOR

PLEASE
PRINT

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

1978 NOV -7 PM 1:44
APPLICATION FOR PERMIT TO BUILD
Two sets of Plans and Specifications
including Details and Cross Sections
Must be filed with Application and
Approved by Building Inspector.

\$ 21.50
AMOUNT OF PERMIT
\$ 1330.00
Value of Construc-
tion, Including
Labor & Materials

Permit No. A-22661 Culver City, Calif. 11-7- 1978

Job Address 8825 NATIONAL BLVD

Lot _____, Block _____, Tract _____

Owner's Name BEN HAR CO. Address 8825 NATL Phone No. 839-6786

Contractor BURKETT FENCE Address 9405 W. JEFFERSON Phone No. 870-2959

State License No. 97320 Workmen's Comp. WESTERN EMPLOYERS Policy No. CC420178-16081

City License No. 27462

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.

INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for manufacturing

Description of Building CHAIN LINK FENCE WITH 3 STRANDS OF BARB WIRE

Size of New Building or Addition _____
1st Floor _____ 2nd Floor _____ Total floor area _____ No. of Rooms _____
Sq.Ft.

Size of Garage _____x_____ Size of Lot _____x_____ Size of Girders _____x_____

Size of Mudsill _____x_____ Size of floor joists _____x_____ 1st Floor _____ 2nd Floor _____

Size of exterior studs _____x_____ Size of interior studs _____x_____

Size of Ceiling Joists _____x_____ Size of Roof Rafters _____x_____

Material of Foundation _____, Width of Footings _____ Depth In Ground _____

Material of Exterior Walls _____ Interior Walls _____ Floor _____

Roof _____

COMMERCIAL		GARAGE APTS	
INDUSTRIAL	✓	RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS Proposed to install
149' new 8' chain link fence
and remove & relocate
3 posts, 1 slide gate
10'x8' + 3 strands barbed wire
also new 10'x8' chain
link fence + 10'x8' slide gate
with 3 strands barbed wire

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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant BURKETT FENCE CO

By R. WILKINS

PLEASE
PRINT

Title CO-ORDINATOR

LEO WOLF	8825 NATIONAL BLVD.
OWNER	ADDRESS
A25926	2-11-82
CONTRACTOR	DATE
1-3	INTERIOR PARTITIONS
PERMIT NO.	

FOUNDATION	INSPECTOR	DATE	STEEL	INSPR.	DATE
STEEL			BOND BEAM		
FOOTINGS			COLUMNS		
WALLS			WALL		
COLUMNS					
FIREPLACE			FRAMING		
FORMS			RAT PROOFING		
LATH					
EXTERIOR			INTERIORS		

PLUMBING CONTRACTOR	PERMIT	DATE
INSPR.	INSPR.	DATE
ROUGH	NO. FIXTURES	
FINAL	NO. GAS OUTLETS	
WATER SYSTEM	NO. WATER HEATERS & VENT	
SEWER		
CONTR.	PERMIT	DATE
PROP. LINE	EASEMENT	
CESSPOOL	PERMIT	DATE
HOLE	BRICK	
SEPTIC TANK	PERMIT	DATE
SEEPAGE PIT	LEACH LINE	
HEATING, REFRIG. <i>Arch Inc</i>	<i>C-18978</i>	<i>2-19-82</i>
CONTR.	PERMIT	DATE
FLOOR 1 <i>Comp</i>	<i>2-23-82-18</i>	
WALL	ROUGH	FINAL
<i>1 air unit</i>		

GROUP _____
TYPE _____
FIRE ZONE _____
USE ZONE _____

P.C. 26
13.00 Due
APPLICATION FOR PERMIT TO BUILD

Two sets of Plans and Specifications including Details and Cross Sections Must be filed with Application and Approved by Building Inspector.

\$ 20.00
AMOUNT OF PERMIT
\$ 5000.00
Value of Construction, Including Labor & Materials.

Permit No. A-25926

P.C. 7811
I-3 132
City Of Culver City, CA Feb. 9, 1982, 19

Job Address 8825 National Blvd.,

Lot _____, Block _____, Tract _____, Assessor's Map Book No. _____, Page _____, Parcel _____

Owner's Name Leo Wolf Address 8825 National Blvd., Phone No. 870-1128

Contractor Owner Address _____ Phone No. _____

Designer Bill Ding Address 3303 Cardiff Ave., LA CA 90034 Phone No. 838-7112

Arch./Engineer _____ Address _____ Phone No. _____

State License No. _____ Workmen's Comp. _____ Policy No. _____

City License No. _____ Exp. Date _____

ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.

INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.

Purpose building is to be used for Offices and Mfg.

Description of Building

Size of New Building or Addition _____ x _____ x _____ Total floor area _____ No. of Rooms _____
1st Floor 2nd Floor Sq. Ft.

Size of Garage _____ x _____ Size of Lot _____ x _____ Size of Girders _____ x _____

Size of Mudsill _____ x _____ Size of floor joists _____ x _____
1st Floor 2nd Floor

Size of exterior studs _____ x _____, Size of interior studs _____ x _____

Size of Ceiling Joists _____ x _____, Size of Roof Rafters _____ x _____

Material of Foundation cone, Width of Footings _____ Depth in Ground _____

Material of Exterior Walls Tilt Up Interior Walls Frame & stucco Floor Conc.

Roof Compo

COMMERCIAL		GARAGE APTS.	
INDUSTRIAL		RESIDENCE	
APARTMENTS		FIREPLACE	
UNITS		FURNACE	
DUPLEX		TILE WORK	

REMARKS

Add offices and conference room.

RECEIVED
Culver City
Building Dept.

FEB 11 1982

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 and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant BENHAD PRODUCTS by Leo Wolf

"OWNER-BUILDER DECLARATION"

I hereby affirm that I am exempt from the Contractor's License law because: (check one)

☐ I, as the owner of the property or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale.

☒ I, as the owner of this property, am exclusively contracting with licensed contractors to construct the project.

Owner Applicant Leo Wolf

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

Validated:

FOR INSPECTION CALL
(213) 202-5806

Treasurer	Account Number	Account Title	Amount
118	01-457-3211	Building Permits	5728
128	01-457-3489	Plan Check Fees	
132	01-22005	Deposits	

M-4

20280 DEC -5 A9:43

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 NATIONAL BLVD

Legal: Map Book _____ Page _____ Parcel _____

Zone M1 Lot _____ Tract _____

Occupancy Type Warehouse Construction Type _____

Owner LES SUNFAS

Mailing Address 10441 JEFFERSON

CULVER CITY, CA

Phone Number 559-4770 90232

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 at the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature LES SUNFAS

Print Name LES SUNFAS

Contractor OWNER

Address _____

Phone Number _____

Signature _____

State License Number _____

Type _____

City Business License No. _____

Engineer OTO KORVER

Address MOTOR AVE

Phone Number _____

State Registration Number C-2511

Architect _____

Address _____

Phone Number _____

State Registration Number _____

Existing New

1st Floor Area Square Footage: _____

Number of Stories: _____

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

Distribution: White-Office Green-Assessors Office

Canary-Inspector Pink-Applicant

Gold-Cashier

	Existing	New
Garage Area Square Footage:		
Square Feet Above Grade:		
Square Feet Below Grade:		
Valuation \$	<u>400.00</u>	<u>2646.00</u>
Description of Work:	<input type="checkbox"/> Alter <input type="checkbox"/> Repair <input type="checkbox"/> Demolish	
	<input type="checkbox"/> New <input checked="" type="checkbox"/> Misc. <input type="checkbox"/> Addition	
	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential	
	<u>Office Remodel</u>	

FOR OFFICIAL USE ONLY		
Permit Fees	<u>16.00</u>	<u>5728</u>
Plan Check # <u>14922</u>	Plan Check Fees	<u>3780</u>
Plan Check Deposit <u>10.50</u>		
Balance of Plan Check Fees	<u>2730</u>	
Bedroom Tax		
Sewer Facility Fees		
Street Use Fee		
OCCSD/OLASD Dev. Fee		
DEV. Impact Fee		
Investigation		
Approvals	Inspector	Date
Foundation		
Concrete Slab		
Wall Steel & Grout		
Floor Joist		
Roof Nail		
Shear Panel		
Framing	<u>MAC</u>	<u>12/4/89</u>
Exterior Lath		
Insulation		
<input type="checkbox"/> Wall <input type="checkbox"/> Ceiling		
Interior Lath		
Dry Wall Nail		
Scratch Coat		
Brown Coat		
Haz. Mat. CCR		
Final Inspection	<u>MAC</u>	<u>9-6-90</u>

Application Received By: TR Date 11/13/89

Application Approved By: MAC Date 11/27/89

Permit Issued By: TR Date 12/5/89

CULVER CITY BUILDING AND SAFETY Validated:
4095 OVERLAND AVENUE
CULVER CITY, CALIFORNIA 90232-0507

INCIDENTAL

FOR INSPECTION CALL
(213) 202-5806

Table with 4 columns: Treasurer, Account Number, Account Title, Amount. Rows include Building Permits (36.40), Plan Check Fees (25.00), and Deposits.

CITY OF CULVER CITY #004455
ACCT/DEPT. 118 36.40
DATE: 01/08/92 TIME: 14:40:49
CITY OF CULVER CITY #004456
ACCT/DEPT. 137 25.00
DATE: 01/08/92 TIME: 14:41:04
Permit # B 27134 JAN -8 P2:38

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)
Job Address 8825 NATIONAL BLVD.
Legal: Map Book Page Parcel
Zone Lot Tract
Occupancy Type Construction Type
Owner SunFas Inc
Mailing Address SAME
Phone Number 310 559-4770

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant will will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 at the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature Les SunFas
Print Name Les SunFas

Contractor owner / Builder
Address

Phone Number
Signature

State License Number
Type

City Business License No.
Engineer

Address

Phone Number
State Registration Number

Architect
Address

Phone Number
State Registration Number

Existing New
1st Floor Area Square Footage:
Number of Stories:
Total Floor Area Square Footage:
Number of Parking Spaces:

1st Floor Area Square Footage:
Number of Stories:
Total Floor Area Square Footage:
Number of Parking Spaces:

Distribution: White-Office Green-Assessors Office
Canary-Inspector Pink-Applicant
Gold-Cashier

Existing New
Garage Area Square Footage:
Square Feet Above Grade:
Square Feet Below Grade:
Valuation \$ 1500.00
Description of Work: Alter Repair Demolish
New Misc. Addition
Commercial Residential
T.I. PARTITION WALL

Table with 3 columns: Approvals, Inspector, Date. Rows include Foundation, Concrete Slab, Wall Steel & Grout, Floor Joist, Roof Nail, Shear Panel, Framing, Exterior Lath, Insulation, Interior Lath, Dry Wall Nail, Scratch Coat, Brown Coat, Haz. Mat. CCR, Final Inspection.

Application Received By: Date 11-19-91
Application Approved By: Date 12/19/91
Permit Issued By: Date

CULVER CITY BUILDING SAFETY, 9770 CULVER BOULEVARD

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 253-5800



Treasurer	Account Number	Account Title	Amount
118	01-457-3211	Building Permits	434.61
137	01-151-3190	Tax	—
132	01-22005	Deposits	
128	01-457-3489	Plan Check	

K-30

CITY OF CULVER CITY #001834
ACCT/DEPT. 118 434.60
DATE: 04/24/97 TIME: 11:17:56

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 - 27th ST NATIONAL BLVD

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type 3N

Owner VENICE PACIFIC INVESTMENT

Mailing Address 3130 WILSHIRE BLVD #300

SANTA MONICA CA 90403

Phone Number (310) 8225770

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 of the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature _____

Print Name _____

Contractor SPS Inc.

Address 3000 E. Miraloma

City/Zip Anaheim, CA. 92806

Phone Number (714) 632-8333

Signature [Signature]

State License Number 309472

Type B1

Culver City Business License No. 17936

Engineer DAVID TAUBMAN

Address 2930 WESTWOOD BLVD

L.A. CA. 90064

Phone Number (310) 4410541

State Registration Number SE1445

Architect _____

Address _____

Phone Number _____

State Registration Number _____

1st Floor Area Square Footage: 49000

Number of Stories: 1

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

Garage Area Square Footage: _____ Existing 049229 APR 24 '97 New 0
Square Feet Above Grade: _____
Square Feet Below Grade: _____
Valuation \$ \$49000

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

SEISMIC UPGRADE PER DIV 91
OF UCBC

FOR OFFICIAL USE ONLY

Permit Fees 424.32
Plan Check # 19555 Plan Check Fees 285.60
Plan Check Deposit 285.00
Balance of Plan Check Fees 0
Bedroom Tax _____
Sewer Facility Fees _____
Street Use Fee _____
Seismic Fee 10.29
OCCSD/OLASD Dev. Fee _____
DEV. Impact Fee _____
Investigation _____

Approvals	Inspector	Date
Foundation		
Concrete Slab		
Wall Steel & Grout		
Floor Joist		
Roof Nail	<u>5/22/97</u>	<u>12</u>
Shear Panel		
Framing		
Exterior Lath		
Insulation <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling		
Interior Lath		
Dry Wall Nail		
Scratch Coat		
Brown Coat		
Haz. Mat. CCR		
Final Inspection	<u>6/24/97</u>	<u>22</u>

Application Received By: [Signature] Date 3/20/96
Application Approved By: [Signature] Date 4/13/96
Permit Issued By: [Signature] Date 4-24-97

CULVER CITY BUILDING AND SAFETY, 4095 OVERLAND AVENUE

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 202-5806



Treasurer	Account Number	Account Title	Amount
118	01-457-3211	Building Permits	205.68
137	01-151-3190	Tax	25.00
132	01-22005	Deposits	
128	01-457-3489	Plan Check	

205.68 + 25.00 = 230.68

Validated CITY OF CULVER CITY #000317
ACCT/DEPT. 118 205.68
DATE: 01/27/95 TIME: 14:25:12
36653 JAN 27 P2:04
Permit # B

CITY OF CULVER CITY #000318
ACCT/DEPT. 137 25.00
DATE: 01/27/95 TIME: 14:25:27

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 National BLVD.
Legal: Map Book _____ Page _____ Parcel _____
Zone _____ Lot _____ Tract _____
Occupancy Type _____ Construction Type _____
Owner WILLIAM D. FELDMAN
Mailing Address 12540 Beatrice St.
LA CA 90066.
Phone Number (310) 822-5770.

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 of the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature William D. Feldman
Print Name William D. Feldman

Contractor M.S. Elite Gen. Const. Inc
Address 2842 Panorama 9 terr
City/Zip LA CA 90039
Phone Number (213) 913-7047
Signature Shirley Johnson
State License Number #B 660454. Exp. 12/31/96
Type B
City Business License No. 39581

Engineer _____
Address _____
Phone Number _____
State Registration Number _____
Architect _____
Address _____
Phone Number _____
State Registration Number _____

Existing New

1st Floor Area Square Footage: _____
Number of Stories: _____
Total Floor Area Square Footage: _____
Number of Parking Spaces: _____

Garage Area Square Footage: _____
Square Feet Above Grade: _____
Square Feet Below Grade: _____
Valuation \$ 10,000.

Description of Work: ☐ Alter ☒ Repair ☒ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Demo existing office
for warehouse use AND NEW
HANDICAP CHAIRLIFT.

FOR OFFICIAL USE ONLY

Permit Fees 121.68
Plan Check # _____ Plan Check Fees 81.90
Plan Check Deposit 0
Balance of Plan Check Fees 81.90
Bedroom Tax _____
Sewer Facility Fees _____
Street Use Fee _____
Seismic Fee 2.10
OCCSD/OLASD Dev. Fee _____
DEV. Impact Fee _____
Investigation _____

Approvals	Inspector	Date
Foundation		
Concrete Slab		
Wall Steel & Grout		
Floor Joist		
Roof Nail		
Shear Panel		
Framing (OVER)	RM	2-14-95
Exterior Lath		
Insulation <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling		
Interior Lath		
Dry Wall Nail (OVER)	RM	11-13-95
Scratch Coat		
Brown Coat		
Haz. Mat. CCR		
Final Inspection	RM	12-11-95

Application Received By: [Signature] Date 1/27/95
Application Approved By: [Signature] Date [Signature]
Permit Issued By: [Signature] Date [Signature]

✓

CULVER CITY BUILDING AND SAFETY
9770 CULVER BLVD.
CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 253-5800

Treasurer	Account Number	Account Title	Amount
118	01-515-3211	Building Permits	216.23
137	01-151-3180	Tax	
132	01-22005	Deposits	
128	01-515-3489	Plan Check	

Permit #

CITY OF CULVER CITY #000210
ACCT/DEPT. 118 216.23
DATE: 05/01/97 TIME: 10:59:52
048273 MAY 1 '97

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 NATIONAL BLVD

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner JIM MURRAY, SPS INC

Mailing Address 3000 EAST MIRALOMA

ANAHEIM CA

Phone Number (714) 632-8333 92806

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 at the Health and Safety Code and the requirements for a permit for construction or modification from the Quality Management District.

Signature [Signature]

Print Name KEVIN ATKINSON

Contractor BUILT RITE ROOFING

Address 6519 MCKINLEY AVE

City/Zip LOS ANGELES CA

Phone Number 213-750-6694

Signature [Signature]

State License Number 623305

Type B1 + C-39

City Business License No. 39627

Engineer _____

Address N/A

Phone Number _____

State Registration Number _____

Architect _____

Address N/A

Phone Number _____

State Registration Number _____

Existing New

1st Floor Area Square Footage: _____

Number of Stories: _____

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

Distribution: White-Office Canary-Inspector Pink-Applicant Gold-Cashier

Garage Area Square Footage: _____

Square Feet Above Grade: _____

Square Feet Below Grade: _____

Valuation \$ 19,400 Class "B" min

Description of Work: ☐ Alter ☒ Repair ☐ Demolish

172 SQ ☐ New ☐ Misc. ☐ Addition

☒ Commercial ☐ Residential

To EXISTING ROOF: REPLACE W 1 LAYER
#28 LB BASE, 2 LAYER #11 LB PLY & ONE
LAYER 72 LB GLASS CAP ALL TO BE HOT MAPPED

FOR OFFICIAL USE ONLY

Permit Fees 207 N.D. \$568735

Plan Check # 212.16 Plan Check Fees [Signature]

Plan Check Deposit [Signature]

Balance of Plan Check Fees _____

Sewer Facility Fees _____

Seismic Instrum. Fee 4.07

CCSD Dev. Fee _____

DEV. Impact Fee _____

Investigation _____

TYPE OF APPLICATION: 5 Day

PLAN REVIEW DUE DATE:

✓ ✓

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Building Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL

Address: 8825 NATIONAL BL CULV

Permit #: 67699

Permit Type: Building Permit

- COMALT

Applied: 07/11/2006

Approved: 12/05/2006

Issued: 06/06/2007

Finaled:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Applicant: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Signature: 

Print Name: MATT BEEBE

Contractor: CANNON CONSTRUCTORS, INC.
17000 VENTURA BL. #301 ENCINO CA

State License Number: 361568
818 906 6200

Engineer: DAVID TAUBMAN & ASSOCIATES
2990 SEPULVEDA #208 LOS ANGELES CA

310 268 9433

Architect: PMA ARCHITECT
3008 LINCOLN BLVD. SANTA MONICA CA

310 396 8282

Description: CC6 - Remodeling facade, adding new roof top platform and screening for mechanical equipment, adding stair and handicap ramp, removing one parking space

Valuation: \$40,000.00

	Existing	New
1st Floor Area Square Footage	0	0
2nd Floor Area Square Footage	0	0
Garage Area Square Footage	0	0

TOTAL FEES: \$2,200.19

TOTAL PAYMENTS: \$2,200.19

Received by: tm

Issued by: cs



TYPE OF APPLICATION: 5 Business Days

PLAN REVIEW DUE DATE:

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Building Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL

Address: 8825 NATIONAL BL CULV

Permit #: 71097

Permit Type: Building Permit

- COMMISC

Applied: 11/12/2007

Approved: 11/30/2007

Issued: 12/28/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC PROPERTIES

Address: 12540 BEATRICE ST. # 202
LOS ANGELES CA

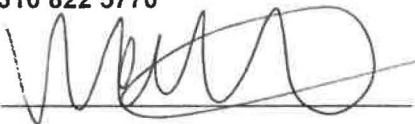
Phone: 310 822 5770

Applicant: PITCH MARKETING

Address: 6330 SAN VICENTE BL.
LOS ANGELES CA

Phone: 323 932 4415

Signature:



Print Name:

MATT Beebe

Contractor: CANNON CONSTRUCTORS, INC.
17000 VENTURA BL. #301 ENCINO CA

State License Number: 361568
818 906 6200

Engineer:

Architect: PABLO MAIDA ARCHITECT
3008 LINCOLN BLVD. SANTA MONICA CA

310 396 8282

Description: Tenant Improvement (interior/non-structural) - 8,688 sq. ft.

Valuation: \$75,000.00

	Existing	New
1st Floor Area Square Footage	8688	0
2nd Floor Area Square Footage	0	0
Garage Area Square Footage	0	0

TOTAL FEES: \$2,096.94

TOTAL PAYMENTS: \$2,096.94

Received by: cs
Issued by: ak





CITY OF CULVER CITY
Building Safety Division
Building Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.

PERMIT NO.: B16-0825

APPLIED: 09/26/2016

PERMIT TYPE: BUILD

APPROVED:

ADDRESS: 8825 NATIONAL BLVD

ISSUED: 09/26/2016

FINALED:

OWNER

NAME: PACIFIC INVESTMENT ASSOCIATES

ADDRESS: 12540 BEATRICE ST UNIT 203

PHONE:

APPLICANT

NAME: BASSETT FURNITURE

ADDRESS: 8825 NATIONAL BLVD.
CULVER CITY, CA 90232

PHONE: (310) 378-4001

PROFESSIONALS

NAME: SIGN ZONE INC

ADDRESS: 4873 MELROSE AVENUE

PHONE: (323) 465-8200

State Lic: 984708

PROJECT DESCRIPTION: fabrication and installation of 2 illuminated signs

VALUATION: \$3,800

EXISTING SQUARE FOOTAGE

NEW SQUARE FOOTAGE

1st Floor Area Sq. Ft.:

2nd Floor Area Sq. Ft.:

Other Habitable Sq. Ft.:

Garage Area Sq. Ft.:

ESTIMATED TOTAL FEES: \$266.18

TOTAL PAYMENTS: \$266.18

Signature: 

Print Name: CECER SANCHES



11-29-17



CITY OF CULVER CITY
Building Safety Division
Building Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.

PERMIT NO.: B16-0210

APPLIED: 03/11/2016

PERMIT TYPE: BUILD

APPROVED: 05/16/2016

ADDRESS: 8825 NATIONAL BLVD

ISSUED: 06/17/2016

FINALED:

OWNER

NAME: VENICE PACIFIC INVESTMENTS

ADDRESS: 8829 NATIONAL BLVD.
CULVER CITY, CA 90232

PHONE:

APPLICANT

NAME: VENICE PACIFIC INVESTMENTS

ADDRESS: 8825 NATIONAL BLVD
CULVER CITY, CA 90232

PHONE: (310) 882-1556

PROFESSIONALS

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 935 W 223RD STREET

PHONE: (310) 320-3803

State Lic: 382163

PROJECT DESCRIPTION: Light /art pole installation.

VALUATION: \$100,000

EXISTING SQUARE FOOTAGE

NEW SQUARE FOOTAGE

1st Floor Area Sq. Ft.:

2nd Floor Area Sq. Ft.:

Other Habitable Sq. Ft.:

Garage Area Sq. Ft.:

ESTIMATED TOTAL FEES: **\$2,974.12**

TOTAL PAYMENTS: **\$2,974.12**

Signature:

Michael Siefo

Print Name:

Michael Siefo

Ed Smith

11-29-17

Bohman apt 8825 National
OWNER ADDRESS
Blb7 3/18/60
CONTRACTOR DATE
PERMIT NO.

FOUNDATION	INSPECTOR	DATE	STEEL	INSPR.	DATE
STEEL			BOND BEAM		
FOOTINGS			COLUMNS		
WALLS			WALL		
COLUMNS					
FIREPLACE			FRAMING		
FORMS			RAT PROOFING		
LATH			INTERIORS		
EXTERIOR					
<i>F C Schilling</i> PLUMBING CONTRACTOR			<i>B-7723</i> PERMIT	<i>3/5/60</i> DATE	
INSPR.		DATE	INSPR.		DATE
ROUGH			NO. FIXTURES	<i>4</i>	
FINAL <i>7-18-58</i> ^m FINAL GAS			NO. GAS OUTLETS	<i>5</i>	
WATER SYSTEM			NO. WATER HEATERS & VENT	<i>Waste & Vent 4/5/58</i>	
SEWER			<i>B-7723</i> PERMIT	<i>3/5/58</i> DATE	
PROP. LINE <i>7/14/58</i> <i>Magner</i>			EASEMENT		
CESSPOOL			PERMIT		DATE
HOLE			BRICK		
SEPTIC TANK			PERMIT		DATE
SEEPAGE PIT			LEACH LINE		
HEATING, REFRIG.			PERMIT		DATE
FLOOR		WALL	ROUGH		FINAL

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837-5211

Application For Permit PLUMBING

CONTRACTOR

Name Paul Barnett
Address 9250 Noble Ave
City Sepulveda Tel. No. 892543
City License No. State License No. 160857

PERMIT NO.

C 12479
RECEIVED BY

TR

DATE ISSUED

3-23-76

READY FOR FIRST
INSPECTION

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES

FEE

Job Address 8825 National

OWNER

Name New England Mutual Life
Mail Address 1801 Ave of the Stars
City Los Angeles Tel. No.

I am the Legal Possessor of the above Culver City
Certificate of Qualification.

Paul Barnett
Contractor

I am the Legal Owner of the property described above.

Owner

FIRE SPRINKLER AND STANDPIPES

PERMIT FEES	No.	Each	FEE
Issuing permit			\$6.00
Repair, alter, add to fire , sprinkler system, underground fire sprinkler piping system (when permit for complete system has not been obtained)			25.00
Standpipes wet or dry (outlets)			5.00
1 to 10 heads			10.00
11 to 25 "			17.00
26 to 50 "			30.00
51 to 100 "			50.00
101 to 200 "			75.00
201 to 300 "			105.00
301 to 500 "			175.00
501 to 1000 "			300.00
1001 to 2000 "			400.00
2001 to 3000 "			500.00
3001 to 4000 "			600.00
4001 to 5000 "			700.00
Over 5000 "			800.00

TOTAL FEES

TOTAL FEES

84.00

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837-5211

APR 14 1 06 PM '76

Application For Permit ELECTRIC

CITY OF CULVER CITY
CALIFORNIA

ELECTRICAL
CONTRACTOR

Name CALIF. COMM. ELECT.
Address 18710 SO. NORMANDIE AVE
City GARDENA Tel. No. 342-6619
City License No. State License No. 296421

PERMIT NO.

DATE ISSUED

B11005

4-14-76

RECEIVED BY

READY FOR FIRST
INSPECTION

Law

Approved Ready

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES	No.	Each	Fee
Issuing permit			\$6.00
Light outlets	<u>20</u>	.35	<u>7.00</u>
Switch outlets	<u>16</u>	.35	<u>5.60</u>
Receptacle outlets	<u>43</u>	.35	<u>15.05</u>
Light fixtures	<u>28</u>	.35	<u>9.80</u>
Disposal		2.00	
Food center		2.00	
Vent fan		2.00	
Range		2.50	
Cook top		2.50	
Dishwasher		2.50	
Heater		2.50	
Heat zones		2.50	
F.A.U.		2.50	
Signs		5.00	
Trans. over 4		1.00	
No. of sign lamps		.10	
Flood lite poles		5.00	
Temp. work lights		6.00	
Comm. & Ind. panel		6.00	
Busways		p.ft. .10	
Power Duct		p.ft. .10	
Under floor duct		p.ft. .07	
Motor $\frac{1}{2}$ hp.		2.00	
$\frac{3}{4}$ hp. to 5 hp.	<u>2</u>	3.00	<u>6.00</u>
5 hp. to 15 hp.		5.00	
15 hp. to 50 hp.		10.00	
50 hp. to 200 hp.		20.00	
200 hp. and over		30.00	
Transformers		KVA	
Welders		KVA	
Generators		KVA	
Timers		2.00	
Supplement permit		6.00	
Miscellaneous		5.00	
Extra inspection		7.50	
Investigation		20.00	
Temporary service		6.00	
Power service		6.00	
TOTAL FEES			<u>49.45</u>

Job Address 8825 NATIONAL

OWNER

Name
Mail
Address

City

Tel. No.

I am the Legal Possessor of the above Culver City
Certificate of Qualification.

J. W. Knight
Electrician

I am the Legal Owner of the property described above.

Owner

CORRECTIONS

RECORDS

plan on job

APPROVALS

	Date	Inspector
Temp.		
Underground		
Rough wiring	<u>4-14-76</u>	<u>JP</u>
Fixtures		
Power		
Meters called		
FINAL	<u>7-16-76</u>	<u>JP</u>

8825 National

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837 5211

Application For Permit
HEATING AND
AIR CONDITIONING

CONTRACTOR	Name <u>Darrow Heating Corporation</u>		PERMIT NO.	DATE ISSUED
	Address <u>11944 Valerio</u>		<u>C 125-48</u>	<u>4-19-76</u>
	City No. <u>Hollywood</u>	Tel. No. <u>983-0662</u>	RECEIVED BY	READY FOR FIRST INSPECTION
	City License No. <u>14933</u>	State License No. <u>114301</u>	<u>AW</u>	

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES			FEE
Issuing permit	No.	Each	\$6.00
FAU or ground type furnace including duct & vent up to 100,000 BTU	2	6.00	12.00
FAU or ground type furnace, including duct & vent over 100,000 BTU		10.00	
Floor furnace		6.00	
Heater-suspended		6.00	
Heater-recessed		6.00	
Heater-floor mounted		6.00	
Appliance vent only		4.00	
Gas system (including 5)		3.00	
Gas system (over 5)		.60	
Repair, alter/add to heat ventilation or A/C		6.00	
Boiler, Compressor or Absortion system			
Up to 3 hp.			
Up to 100,000 BTU	2	6.00	12.00
3 hp. to 15 hp.			
100,001 to 500,000 BTU		10.00	
15 hp. to 30 hp.			
500,001 to 1,000,000 BTU		12.00	
30 hp. to 50 hp.			
1,000,001 to 1,750,000 BTU		20.00	
Over 50 hp.			
Over 1,750,000 BTU		30.00	
Air Handling Unit			
Including duct			
Under 10,000 CFM		5.00	
Over 10,000 CFM		8.00	
Evaporative Cooler (non portable)		5.00	
Vent fan / single duct		4.00	
Mechanical exhaust hood		5.00	
Ventilation (not a part of heat or A/C system)		5.00	
Commercial/Industrial Incinerators		25.00	
Any equipment regulated but not listed above		5.00	
Supplement		6.00	
Extra inspection		7.50	
Investigation		20.00	
TOTAL FEES			30.00

Job Address <u>8825 National Blvd.</u>	
<u>Culver City</u>	
OWNER	Name <u>Randall Engineering</u>
	Mail Address <u>23987 Craftsman Rd.</u>
	City <u>Calabasas</u> Tel. No. <u>346-533</u>
I am the Legal Possessor of the above Culver City Certificate of Qualification.	
<u>A. Darrow</u> Contractor	
I am the Legal Owner of the property described above.	
_____ Owner	

CORRECTIONS

RECORDS

APPROVALS

	date	inspector
Underground		
Rough		
Ducts		
Fire dampers		
Vent		
Gas test		
FINAL		

DEPARTMENT OF BUILDING & SAFETY
CULVER CITY, CALIFORNIA
837-5211

Application For Permit
PLUMBING

CONTRACTOR	Name	SCOTT E. CAMPBELL CO.		PERMIT NO.	PC - 4090 C-12535		DATE ISSUED	4-14-76	
	Address	7673 MELROSE AVE		RECEIVED BY	CIB		READY FOR FIRST INSPECTION		
	City	LOS ANGELES	Tel. No.	651-4044					
	City License No.		State License No.	160206					

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES			FEE
Issuing permit	No.	Each	\$ 6.00
Building Sewer		7.00	
Sewer cap		6.00	
Sump		5.00	
Gas system including 5		3.00	
Gas system over 5		.60	
Industrial waste interceptor		3.00	
Water closet		3.00	
Bidet		3.00	
Bathtub		3.00	
Lavatory		3.00	
Shower and/ or pan		3.00	
Sink-kitchen		3.00	
Sink-bar		3.00	
Sink-floor		3.00	
Laundry tub		3.00	
Washer standpipe		3.00	
Garbage disposal		3.00	
Dishwasher		3.00	
Floor drain		3.00	
Urinal		3.00	
Drinking fountain		3.00	
Dental unit		3.00	
Slop sink		3.00	
Roof drains		3.00	
Repair of waste and/ or vent piping		3.00	
Water service		3.00	
Water piping inside building		3.00	
Lawn sprinkler system		3.00	
Backflow device including 5		3.00	
Over 5		.60	
Water softener		3.00	
Water pressure regulator		3.00	
Water heater		2.00	
Water heater vent		2.00	
Swimming pool private		14.00	
Swimming pool public		24.00	
Supplement		6.00	
Miscellaneous		3.00	
Extra inspection		7.50	
Investigation		20.00	
TOTAL FEES			

Job Address	8825- 43 NATIONAL BLVD			
#	1957			
OWNER	Name	RANDALL - DOHRMANS		
	Mail Address	8825- 43 NATIONAL BLVD.		
	City	CULVER CITY	Tel. No.	
	I am the Legal Possessor of the above Culver City Certificate of Qualification.			
I am the Legal Owner of the property described above.				
Contractor				
Owner				

FIRE SPRINKLER AND STANDPIPES			
PERMIT FEES	No.	Each	FEE
Issuing permit			\$6.00
Repair, alter, add to fire , sprinkler system, underground fire sprinkler piping system (when permit for complete system has not been obtained)		25.00	
Standpipes wet or dry (outlets)		5.00	
1 to 10 heads		10.00	
11 to 25 "		17.00	
26 to 50 "	27	30.00	30.00
51 to 100 "		50.00	
101 to 200 "		75.00	
201 to 300 "		105.00	
301 to 500 "		175.00	
501 to 1000 "		300.00	
1001 to 2000 "		400.00	
2001 to 3000 "		500.00	
3001 to 4000 "		600.00	
4001 to 5000 "		700.00	
Over 5000 "		800.00	
TOTAL FEES			36.00

P/C \$15.00 + 36.00 =
\$51.00

Application For Permit HEATING AND AIR CONDITIONING

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

Job Address 8825 NATIONAL BLVD
CULVER CITY
OWNER Name BENHAR INC.
Mail Address SAME
City CULVER CITY Tel. No. 870-1128
I am the Legal Possessor of the above Culver City
Certificate of Qualification.
DASH INC
Contractor
I am the Legal Owner of the property described above
Owner

RECEIVED
1987 FEB 19 AM 9:59
BUILDING DIVISION

RECORDS

	date	inspector
Underground		
Rough		
Ducts		
Fire dampers		
Vent		
Gas test		
FINAL		

INSURER INSURANCE CO. OF THE WEST

POLICY # 163-71 5483-1

EXPIRATION DATE JAN 1983

NOTICE WHEN YOUR WORKERS COMPENSATION
EXPIRES ALL OF YOUR ACTIVE PERMITS
EXPIRE.

Application For Permit ELECTRIC

ELECTRICAL CONTRACTOR	Name	VANDENKOP ELECTRIC INC.	PERMIT NO.	DATE ISSUED
	Address	9009 DE SOTO AVE.	B14942	2-19-82
	City	Camogosa Park	RECEIVED BY	READY FOR FIRST INSPECTION
	City		CELEB	NOW READY
	License No.	12479	State License No.	370171

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

PERMIT FEES	No.	Each	Fee
Issuing permit			6.00
Light outlets	7	.35	2.45
Switch outlets	8	.35	2.80
Receptacle outlets	19	.35	5.60
Light fixtures		.35	2.45
Disposal		2.00	
Food center		2.00	
Vent fan		2.00	
Range		2.50	
Cook top		2.50	
Dishwasher		2.50	
Heater		2.50	
Heat zones		2.50	
F.A.U.		2.50	
Signs		5.00	
Trans. over 4		1.00	
No. of sign lamps		.10	
Flood lite poles		5.00	
Temp. work lights		6.00	
Comm. & Ind. panel		6.00	
		p.ft.	
Busways		.10	
		p.ft.	
Power Duct		.10	
		p.ft.	
Under floor duct		.07	
Motor $\frac{1}{2}$ hp.		2.00	
$\frac{1}{2}$ hp. to 5 hp.	1	3.00	3.00
5 hp. to 15 hp.		5.00	
15 hp. to 50 hp.		10.00	
50 hp. to 200 hp.		20.00	
200 hp. and over		30.00	
Transformers		KVA	
Welders		KVA	
Generators		KVA	
Timers		2.00	
Supplement permit		6.00	
Miscellaneous		6.00	
Extra inspection		7.50	
Investigation		20.00	
Temporary service		6.00	
Power service		6.00	
TOTAL FEES			22.30

Job Address 8825 NATIONAL BLVD

OWNER

Name BEN HAR

Mail Address 8825 NATIONAL

City C.C. Tel. No. 870-1120

I am the Legal Possessor of the above Culver City
Certificate of Qualification.

Joe Anderson
Electrician

I am the Legal Owner of the property described above.

Owner

CORRECTIONS

1. The first step in the process of the scientific method is to ask a question. This question should be based on observation and should be something that can be tested.

2. The second step is to do background research. This involves looking up information about the topic to see what is already known and to help you form a hypothesis.

3. The third step is to form a hypothesis. A hypothesis is a statement that predicts the outcome of an experiment. It should be based on the background research and be something that can be tested.

4. The fourth step is to design an experiment. This involves deciding what variables to test, how to control the experiment, and how to collect data.

5. The fifth step is to conduct the experiment. This is where you actually perform the experiment and collect data.

6. The sixth step is to analyze the data. This involves looking at the data to see if it supports or refutes the hypothesis.

7. The seventh step is to draw a conclusion. This is where you state whether the hypothesis was supported or not and what the results of the experiment were.

8. The eighth step is to communicate the results. This involves sharing the results of the experiment with others, either through a presentation or a written report.

RECORDS

APPROVALS

	Date	Inspector
Temp.		
Underground		
Rough wiring	2-22-82	<i>JS</i>
Fixtures		
Power		
Meters called		
FINAL	7-8-82	<i>JS</i>

8825 National Ch

WORKERS COMPENSATION INFORMATION

TOWNSHIP Fremont Dudman

POLICY # AA-81152855

EXPIRATION DATE 4/1/82

CULVER CITY BUILDING AND SAFETY Validated:
4095 OVERLAND AVENUE
CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(213) 202-5806

treasurer	account number	account title	amount
120	01-457-3223	Plumbing & Heating Permits	24
117	01-457-3489	Plan Check Fees	
132	01-22005	Deposits	

CITY OF CULVER CITY #006866
ACCT/DEPT. 120 24.00
DATE: 06/30/94 TIME: 14:35:13

34728 JUN 30 P2:34
Permit #P

APPLICATION FOR PLUMBING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 8825 National Bl.

Owner Les Surfas

Mailing Address 8825 National Bl.

70 232 - 2317

Phone Number 30-539-4770

Contractor John F. Link (CD B 4)

Address P.O. Box 23 Drake

Signature John F. Link

Phone Number 310-399-3233

State License Number 253305

City Business License Number

Engineer/Architect

Phone Number

Description of Work: ☒ Alter ☐ Repair

☐ New ☐ Misc.

we are installing
a mop sink.

Valuation \$ 380.00

Size of Building Square Feet

Application Approved By: LB Date: 6-30-94

Application Approved By: Date:

Permit Issued By: Date:

Approvals	Inspector	Date
Groundwork		
Rough Plumbing		
Top Out Water Piping		
Building Sewer		
Water Heater		
Fixtures		
Gas Test		
Final Gas		
Final Plumbing		
Utility Company Notified		

Permit Fee Schedule	No.	Each	Fee
Issuance Fee	1		15
Water Closets			
Lavatories			
Bathtubs			
Shower and/or Pan			
Bidet			
Urinals			
Floor Drain			
Sinks: Kitchen/Bar	1		8
Floor/Service			
Dishwashers			
Food Waste Disposal			
Sump			
Clothes Washer Standpipe			
Laundry Trays			
Drinking Fountains			
Water Softeners			
Water Heaters			
Vents			
Water Service or			
Dist. Systems			
Water Pressure Regulator			
Repair/Alter Drain/Vent Piping			
Building Sewer			
Sewer Cap			
Gas System 1-5 Outlets			
Added Outlets			
Lawn Sprinkler Systems			
Backflow Devices, 1-5			
Over 5 Heads			
Rain Water Systems			
/Per Head			
Swimming Pools/Spas			
(Residential)			
Swimming Pools/Spas			
(Public)			
Surcharge		@ 4%	1
Miscellaneous Cost		@ 1%	
Extra Inspection			
Investigation			
Subtotal			23
Plan Check		70%	
Total Fees			24

Distributions: White-Office
Green-Assessor
Gold-Cashier
Canary-Inspector
Pink-Applicant

CULVER CITY BUILDING AND SAFETY Validated:

9770 CULVE BLVD.

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 253-5800

Treasurer	Account Number	Account Title	Amount
119	01-515-3212	Electrical Permits	23.00
128	01-515-3489	Plan Check Fees	
132	01-22005	Deposits	

P A I D
DEC 04 1995

SUE A. MCCABE
CITY TREASURER

39411 Permit # DEC-4 All :00

APPLICATION FOR ELECTRICAL PERMIT

Job Address 8825 NATIONAL BL
Owner GEO WOLF
Mailing Address SAME
Phone Number CC 90232 310/839-0308
Contractor OWNER BUILDER
Address 8825 NATIONAL BL
City CULVER CITY CA 90232
Phone Number 310/839-0308
Signature [Signature]
City Business License No
State License Number
Engineer/Architect

Phone Number
Use of Building: ☐ Alter ☐ Repair
☐ New ☐ Misc.

Corrections

Application Received By Date:
Application Approved By Date: 12/4/95
Permit Issued By Date:

APPROVALS	INSPECTOR	DATA
Plans		
Temporary Power		
Underground		
Rough		
Fixtures		
Meter		
Final	[Signature]	12-5-95

NOTE: New commercial buildings and remodels over 1,000 square feet require plan check for Title 24 Energy Conservation Requirements.

PERMIT FEE SCHEDULE	NO.	EACH	FEES
Issuance Fee			15.00
0 to 120 Branch Circuits	1	7	7.00
227V Branch Circuits			
Residential Appliances (0 to 3 H.P.)			
Motor/Heater/Transformer HP/KW/KVA(3 or Less)			
Over 3 - Including 5			
Over 5 - Including 15			
Over 15- Including 50			
Over 50- Including 200			
Over 200			
Service/Switchboard/Panel Amps Under 200			
200 Including 600			
Over 600 - Including 1200			
Over 1200			
Over 600V			
Temporary Service			
Extra Inspection			
Signs			
Busways Per Foot			
Power Duct Per Foot			
Underfloor Duct Per Foot			
Swimming Pool/Hot Tub/Spa (Residential)			
Swimming Pool/Hot Tub/Spa (Public)			
Temporary Lighting			
Time Clock			
Smoke Detectors			
Add to Existing Circuit	1-10	11+	
Flood Light Pole			
Miscellaneous			
Sub Total			22.00
Investigation			
Plan Check		70%	
Surcharge		4%	1.00
TOTAL AMOUNT DUE			23.00

TYPE OF APPLICATION: 5 Business Days

PLAN REVIEW DUE DATE:



Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Electrical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 70800

Permit Type: Electrical Permit

Applied: 09/20/2007

Approved: 10/08/2007

Issued: 10/09/2007

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Applicant: VENICE PACIFIC INVESTMENTS

Address: 3130 WILSHIRE BLVD. #360
SANTA MONICA CA

Phone: 310 822 5770

Signature: WILL SWICK

Print Name: William L. Swick

Contractor: MONTGOMERY ELECTRICAL CONTRACTORS, INC.
5310R DERRY AVE. AGOURA HILLS CA

State License Number: 750389
800 311 2111

Engineer:

Will > 818-279-3303

Architect:

Description: 8 circuits, 45 electrical devices, 2 motors, 5 service/sub panels, 1 time clock

TOTAL FEES: \$1,055.20

TOTAL PAYMENTS: \$1,055.20

Received by: tm

Issued by: cs

12/10/07
Don't

TYPE OF APPLICATION: 5 Day

PLAN REVIEW DUE DATE:

Culver CITY

✓

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Mechanical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 70473

Permit Type: Mechanical Permit -

Applied: 08/09/2007

Approved: 09/11/2007

Issued: 09/18/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: PACIFIC INVESTMENT ASSOCIATES
ASSOCIATES

Address: 12540 BEATRICE ST # 203
LOS ANGELES CA

Phone:

Applicant: PACIFIC INVESTMENT

Address: 12540 BEATRICE ST # 203
LOS ANGELES CA

Phone:

Signature: Tim Dahm

Print Name: Tim Dahm

Contractor: DAHME HEATING & A.C., INC.
650 COCHRAN ST. #2 SIMI VALLEY CA

State License Number: 590084
805 582 9188

Engineer: SPEC ENGINEERING
16830 VENTURA BLVD. ENCINO CA

818 783 6965

Architect: PABLO MAIDA
1551 16TH ST SANTA MONICA CA

Description: 27 registers, 4 boilers/compressors, 4 air handling units, 4 duct or area smoke detectors, 2 bathroom exhaust fans, 1 test witness fee

TOTAL FEES: \$2,971.38

TOTAL PAYMENTS: \$2,971.38

Received by: Im

Issued by: tm

2-22-08

Final

SA

TYPE OF APPLICATION: 5 Day

PLAN REVIEW DUE DATE:

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Plumbing Permit *****

Phone: (310) 253-5800
FAX: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 70280

Permit Type: Plumbing Permit

Applied: 07/18/2007

Approved: 07/20/2007

Issued: 07/25/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Applicant: VENICE PACIFIC INVESTMENTS

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature:



Print Name:

ALBINO MENDOZA

Contractor: NEPTUNE PLUMBING COMPANY
8933 LANKERSHIM BL. SUN VALLEY CA

456590
818 768 7048

Engineer:

Architect:

Description: 4 water closets, 2 lavatories, 1 kitchen sink, 1 trap primer, 2 floor or area drains, 1 water heater

TOTAL FEES: \$380.99

TOTAL PAYMENTS: \$380.99

Received by: tm

Issued by: cs

2-27-08

Final



TYPE OF APPLICATION: 5 Business Days

PLAN REVIEW DUE DATE:

✓

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Electrical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 71289

Permit Type: Electrical Permit

Applied: 12/13/2007

Approved: 12/17/2007

Issued: 12/19/2007

Finalel:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC PROPERTIES

Address: 12540 BEATRICE ST. #203
LOS ANGELES CA

Phone: 310 822 5770

Applicant: PITCH

Address: 8825 NATIONAL BLVD.
CULVER CITY CA

Phone:

Signature:

Print Name:

Jesus Duran

Contractor: MONTGOMERY ELECTRICAL
21525 STRATHON ST. CANOGA PARK CA

State License Number: 750389
818 598 0101

Engineer: ATLANTIS ENGINEERING INC.
6442 COLDWATER CYN. #103

NORTH HOLLYWOOD CA 818 623 4954

Architect: PABLO MAIDA
3008 LINCOLN BLVD. SANTA MONICA CA

310 396 8282

Description: 52 circuits, 196 electrical devices, 1 service panel, 1 time clock

TOTAL FEES: \$2,688.31

TOTAL PAYMENTS: \$2,688.31

Received by: tm

Issued by: tm

Don
2/20/08



9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Work Permit *****

For Inspections Call
(310) 253-5800

Address: 8825 NATIONAL BL CULV

Permit #: 71290

Permit Type: Work Permit

- ELEC

Location:
Occupancy Type:
Construction Type:

Applied: 12/13/2007
Approved: 12/13/2007
Issued: 12/13/2007
Finalled:

**Legal Description: *LAND DESC IN DOC 0052479, 77-1-17 PAR 1 *TR=1778*LOTS 5
THRU 10 AND POR OF LOT 11*TR=FRANK PARTENICO PL*THAT POR IN
CULVER CITY*POR OF LOT B**

Permit Expires 6 months from Date Issued

Owner: PACIFIC INVESTMENT ASSOCIATES
Address: 12540 BEATRICE ST. #203
LOS ANGELES CA
Phone: 310 822 5770

Applicant: PITCH
Address: 8825 NATIONAL BLVD.
CULVER CITY CA
Phone:

Contractor: MONTGOMERY ELECTRICAL
21525 STRATHON ST. CANOGA PARK CA

750389
818 598 0101

Signature:

A handwritten signature in black ink, appearing to read "H. PITCH", written over a horizontal line.

Engineer:

State Registration Number:

Architect:

State Registration Number:

FINAL
11-5-9dc

Valuation: \$0.00

Description: PERMIT TO BEGIN ELECTRICAL WORK WHILE IN PLAN CHECK #71289

TOTAL PERMIT FEES: \$112.94

TOTAL PAYMENTS: \$112.94

Item#	Description	Account Code	Tot Fee	Paid	Prv.	Pmts	Cur.	Pmts
2004	Electrical Fees	10151500.322	108.58	108.58	108.58		.00	
2010	Technology Surc	41251500.321	4.36	4.36	4.36		.00	

Application Received by: CSAEZ

Permit Issued by: tm

TYPE OF APPLICATION: Over the Counter

PLAN REVIEW DUE DATE:

Culver CITY

✓

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Plumbing Permit *****

Phone: (310) 253-5800
FAX: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 71383

Permit Type: Plumbing Permit

Applied: 12/27/2007

Approved: 12/27/2007

Issued: 12/27/2007

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: VENICE PACIFIC INVESTMENTS

Applicant: VENICE PACIFIC INVESTMENTS

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Address: 1299 OCEAN AVE. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature: *A. Mendoza*

Print Name: ALEJO MENDOZA

Contractor: NEPTUNE PLUMBING CO.
8933 LANKERSHIM BL. SUN VALLEY CA

456590
818 768 7048

Engineer:

Architect:

Description: 1 sink, 1 food waste disposal, 1 water heater

TOTAL FEES: \$160.93

TOTAL PAYMENTS: \$160.93

Received by: tm
Issued by: tm

2-27-08 Final *SPM*

TYPE OF APPLICATION: Over the Counter

PLAN REVIEW DUE DATE:



Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Plumbing Permit *****

Phone: (310) 253-5800
FAX: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 73023

Permit Type: Plumbing Permit

Applied: 07/22/2008

Approved: 07/22/2008

Issued: 07/22/2008

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: PACIFIC INVESTMENT ASSOCIATES
ASSOCIATES

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

Phone: 310 451 8001

Applicant: PACIFIC INVESTMENT

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature: 

Print Name: JOEL Gomez

Contractor: GOMEZ J LANDSCAPING
P O BOX 662

CULVER CITY CA

840541

Engineer:

Architect:

Description: 2 backflow devices, 1 repair/alteration to existing piping

TOTAL FEES: \$122.52

TOTAL PAYMENTS: \$0.00

Received by: CES

Issued by: CES

8-26-08 Final PJ



CITY OF CULVER CITY
Building Safety Division
Electrical Permit

9770 CULVER BOULEVARD, CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: E16-0754

APPLIED: 09/26/2016

PERMIT TYPE: ELECTRICAL

APPROVED:

ADDRESS: 8825 NATIONAL BLVD

ISSUED: 09/26/2016

FINALED:

OWNER	APPLICANT	PROFESSIONALS
NAME: PACIFIC INVESTMENT ASSOCIATES	NAME: BASSETT FURNITURE	NAME: SIGN ZONE INC
ADDRESS: 12540 BEATRICE ST UNIT 203	ADDRESS: 8825 NATIONAL BLVD. CULVER CITY, CA 90232	ADDRESS: 4873 MELROSE AVENUE
PHONE:	PHONE: (310) 378-4001	PHONE: 3234658200
		State Lic: 984708

PROJECT DESCRIPTION: 2 illuminated signs

Permit Category: Commercial	Plan Check Timeframe: Over the Counter	Plan Check Due Date:
Electrical Device Qty: Low Voltage/Data Cabling: Temp Service/Power Pole: CIRCUITS 120 Volt: MOTOR/HEATER TRANSFORMER/GENERATOR: Up to 3 HP: Over 15 to 50 HP: POOL/SPA/HOTTUB: Private/Residential: SERVICE PANEL/SUB-PANEL Up to 200 AMP: FEES: Investigation Fee: After-Hours Inspection:	Flood Light Pole: Solar Photovoltaic System: Time Clock: 208, 240, 277, 480: Over 3 to 5 HP: Over 50 to 200 HP: Public/Commercial: Over 200 to 600 AMP: Appeal Fee: Re-Inspection Fee:	Illuminated Signs: 2 Temp Lighting Circuit: Miscellaneous: Over 5 to 15 HP: Over 200 HP: Over 600 to 1200 AMP: Over 1200 AMP: Additional Plan Check: Outside Review Fee:

TOTAL FEES: \$170.66

TOTAL PAYMENTS: \$170.66

Signature:

Print Name:

TYPE OF APPLICATION: Over the Counter

PLAN REVIEW DUE DATE:

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Electrical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8825 NATIONAL BL CULV

Permit #: 73022

Permit Type: Electrical Permit

Applied: 07/22/2008

Approved: 07/22/2008

Issued: 07/22/2008

Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: PACIFIC INVESTMENT ASSOCIATES
ASSOCIATES

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

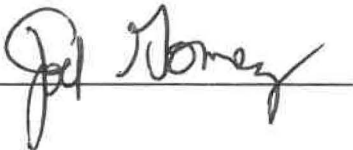
Phone: 310 451 8001

Applicant: PACIFIC INVESTMENT

Address: 1299 OCEAN AV. #400
SANTA MONICA CA

Phone: 310 451 8001

Signature:



Print Name:

JOEL GOMEZ

Contractor: GOMEZ J LANDSCAPING
P O BOX 662

CULVER CITY CA

State License Number:
323 363 3150

840541

Engineer:

Architect:

Description: 1 electrical device, low voltage/ data cabling

TOTAL FEES: \$58.29

TOTAL PAYMENTS: \$58.29

Received by: CES

Issued by: CES

12-13-17 Ed Smith



CITY OF CULVER CITY
Building & Safety Division
Plumbing Permit

9770 CULVER BOULEVARD; CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: P18-0137

APPLIED: 03/08/2018

PERMIT TYPE: PLUMBING

APPROVED:

ADDRESS: 8825 NATIONAL

ISSUED: 03/08/2018

FINALED:

OWNER

APPLICANT

PROFESSIONALS

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 935 W 223RD STREET

PHONE:

PHONE:

PHONE: ((310) 320-3803

State Lic: 382163

PROJECT DESCRIPTION: 1 hose bib, 1 repair/alteration to existing piping

Permit Category: Commercial

Hose Bib: 1

Repair Alteration to Existing 1
Piping:

TOTAL FEES:

\$127.44

TOTAL PAYMENTS:

\$127.44

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

A. Solid waste handling and recyclable waste material handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste handling and recyclable material handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.

The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of the Building & Safety Division's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address.

Signature:

Print Name:

3/20/18

FINAL

Ext Lg Bin



CITY OF CULVER CITY
Building & Safety Division
Building Permit

9770 CULVER BOULEVARD; CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: B17-0806

APPLIED: 09/13/2017

PERMIT TYPE: BUILD

APPROVED: 10/03/2017

ADDRESS: 8825 NATIONAL BLVD

ISSUED: 12/21/2017

FINALED:

OWNER

APPLICANT

PROFESSIONALS

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 935 W 223RD STREET

PHONE: ((310) 320-3803

PHONE:

PHONE:

State Lic: 382163

PROJECT DESCRIPTION: (8827 National Blvd.) - Demo 4564 sf. of existing 5424 sf. and re-build 1000 sf. to be part of 8827 National Blvd., new driveway, pedestrian walkway, parking and landscape.

Valuation: \$300,000

Commercial SQ FT

EXISTING NEW

Commercial: - -

Garage: - -

Permit Category: Commercial

Permit Type: Commercial
Alteration

TCO Status: n/a

TOTAL FEES:

\$13,269.85

TOTAL PAYMENTS:

\$13,269.85

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

A. Solid waste handling and recyclable waste material handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste handling and recyclable material handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.

The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of the Building & Safety Division's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address.

Signature:

Robert Maldonado

Print Name:

ROBERT MALDONADO

FINALED

3-13-19

[Handwritten signature]



CITY OF CULVER CITY
Building & Safety Division
Electrical Permit

9770 CULVER BOULEVARD; CULVER CITY, CA 90232
310-253-5800 (O) | 310-253-5824 (F)

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR 6 MONTHS FROM LAST INSPECTION

PERMIT NO.: E18-0183

APPLIED: 03/08/2018

PERMIT TYPE: ELECTRICAL

APPROVED:

ADDRESS: 8825 NATIONAL

ISSUED: 03/08/2018

FINALED:

OWNER

APPLICANT

PROFESSIONALS

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: PACIFIC INVESTMENT
ASSOCIATES

NAME: ADVANCED CONTRACTORS INC

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 12540 BEATRICE ST UNIT
203

ADDRESS: 935 W 223RD STREET

PHONE:

PHONE:

PHONE: ((310) 320-3803

State Lic: 382163

PROJECT DESCRIPTION: 2 circuits

Permit Category: Commercial

120 Volt Branch Circuit: 2

TOTAL FEES:

\$120.49

TOTAL PAYMENTS:

\$120.49

CONSTRUCTION & DEMOLITION (C&D)/WASTE RECYCLING AND DISPOSAL SERVICES (Culver City Municipal Code 5.01.010 MUNICIPAL SERVICE EXCLUSIVE)

A. Solid waste handling and recyclable waste material handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste handling and recyclable material handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.

The City of Culver City provides waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. As part of the Building & Safety Division's Permitting process, the information provided will assist in establishing your waste disposal and recycling services account and initiate waste collection, processing and disposal services for materials generated at the project address.

Signature:

Print Name:

FINALED 2-20-2019

Culver CITY

9770 Culver Blvd
Culver City, CA 90232

CITY OF CULVER CITY
Building Safety Division
***** Mechanical Permit *****

Phone: (310) 253-5800
Fax: (310) 253-5824

Address: 8771 WASHINGTON BL CULV

Permit #: 71181 Permit Type: Mechanical Permit - COM

Applied: 11/26/2007

Approved: 11/26/2007

Issued: 11/26/2007


Finalized:

PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION

Owner: PATCO PROPERTIES

Address: 8771 W. WASHINGTON BLVD.
CULVER CITY CA

Phone: 310 305 8554

Signature: 

Applicant: PATCO PROPERTIES

Address: 8771 W. WASHINGTON BLVD.
CULVER CITY CA

Phone: 310 305 8554

Print Name: 

Contractor: BRODY HEATING & AIR CONDITIONING, INC.
2718 S. ROBERTSON BLVD.

State License Number: 256821
LOS ANGELES CA 310 836 0606

Engineer:

Architect:

Description: 2 heater units

TOTAL FEES: \$151.26

TOTAL PAYMENTS: \$151.26

Received by: tm

Issued by: tm

01-04-10

Final

SA

Culver CITY

9770 Culver Blvd
Culver City, CA 90232CITY OF CULVER CITY
Building Safety Division
***** Building Permit *****Phone: (310) 253-5800
Fax: (310) 253-5824**SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL****Address: 8771 WASHINGTON BL CULV****Permit #: 85112****Permit Type: Building Permit****- COMALT****Applied: 09/04/2013****Approved: 10/10/2013****Issued: 11/06/2013****Finalled:****PERMIT EXPIRES 6 MONTHS FROM DATE ISSUED OR
6 MONTHS FROM DATE OF LAST INSPECTION****Owner: VENICE PACIFIC INDUSTRIES
PACIFIC INDUSTRIES****Address: 12540 BEATRICE ST # 203
LOS ANGELES CA****Phone: 310 305 8554****Applicant: VENICE****Address: 12540 BEATRICE ST # 203
LOS ANGELES CA****Phone: 310 305 8554****Signature:****Print Name:****Contractor: ADVANCED CONTRACTORS, INC.****State License Number: 38216:****935 W. 223RD ST.****TORRANCE CA****310 320 3803****Engineer:****Architect: ALEKS ISTANBULLU ARCHITECTS****1659 11TH ST. #200****SANTA MONICA CA****310 450 8246****Description: Facade, install new glass pedestrian door, roll up door, new handrails, skylights, lighting. Foam
address numbers****Valuation: \$50,500.00**

	Existing	New
1st Floor Area Square Footage	9100	0
2nd Floor Area Square Footage	0	0
Garage Area Square Footage	0	0

TOTAL FEES: \$2,688.17**TOTAL PAYMENTS: \$2,688.17**Received by: ac
Issued by: tm**UPDATED**

Appendix E

DPR Forms

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

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

***Resource Name or #:** 8825 National Boulevard

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** Beverly Hills **Date** 2012 **T** 2S; **R** 14W ; **¼ of ¼ of Sec** N/A; **B.M.** San Bernardino

c. Address: 8825 National Boulevard

City Culver City

Zip 90232

d. UTM: Zone 11S, 371948 mE/ 3766212 mN

e. Other Locational Data:

***P3a. Description:** The Project Site located at 8825 National Boulevard in Culver City, California, 90232 is currently developed with a warehouse building of 9,739-sf building. For purposes of this report, it will be referred to as CC-1. CC-1 was constructed in 1954 as a retail and office space addition to LA-1. At the time of its construction, CC-1 was attached to LA-1's western elevation. The connection was demolished in 2015 and CC-1 became a free-standing structure. CC-1 was also constructed during a period of industrial and manufacturing development in the area. It has undergone extensive alterations, including the separation from LA-1. (See Continuation Sheet)

***P3b. Resource Attributes:**

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: View of the primary west façade (facing National Boulevard) of CC-1 (8825 National Boulevard). View to the east

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

☒ Historic ☐ Prehistoric
☐ Both

***P7. Owner and Address:**

P8. Recorded by: Shannon Papin, ESA
626 Wilshire Blvd., Suite 1100, Los Angeles, CA 90017

***P9. Date Recorded:** October 28, 2021

***P10. Survey Type:**
Intensive Pedestrian

***P11. Report Citation:** ESA, Crossings Campus, Culver City and Los Angeles, CA
Historic Resources Assessment, July 2022

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

***Resource Name or #:** 8771 Washington Boulevard

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** Beverly Hills **Date** 2012 **T 2S; R 14W; N/A Sec** ; **B.M.** San Bernardino

c. Address 8771 Washington Boulevard

City Culver City

Zip 90232

d. UTM: Zone 11S, 32080 mE/ 3766237 mN

e. Other Locational Data:

***P3a. Description:** The Project Site located at 8771 Washington Boulevard in Culver City, California, 90232 and Culver City Parcel is currently developed with a 9,082-sf building and will be referred to as CC-2 for the purposes of this report. CC-2 was constructed in 1954 as a garage and service building for a car lot that was located to its immediate west that is no longer extant. CC-2's immediate setting has changed dramatically since its original construction due to the demolition of its historically associated car lot, as well as changes on Washington Boulevard that have affected the number of extant historic automotive buildings that previously lined the street. CC-2 has further undergone alterations over time, including two new doors and a façade replacement.

***P3b. Resource Attributes:**

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: View of CC-2's (8771 Washington Boulevard) primary south façade, view to the north

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

☒ Historic ☐ Prehistoric

☐ Both

***P7. Owner and Address:**

P8. Recorded by: Shannon Papin, ESA
626 Wilshire Blvd., Suite 1100, Los Angeles,
CA90017

***P9. Date Recorded:** October 28, 2021

***P10. Survey Type:**
Intensive Pedestrian

***P11. Report Citation:** ESA, Crossings Campus, Culver City and Los Angeles, California
Historic Resources Assessment, July 2022

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7 *Resource Name or #: 8876- 8888 Venice Boulevard, 8827 - 8829 National Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

*b. USGS 7.5' Quad Beverly Hills Date 2012 T 2S; R 14W; ¼ of ¼ of Sec N/A ; B.M. San Bernardino

c. Address 8876- 8888 Venice Boulevard, 8827 and 8829 National Boulevard City Los Angeles Zip 90232

d. UTM: Zone 11S, 371965 mE/ 3766325 mN

e. Other Locational Data:

*P3a. **Description:** The Project Site is located at 8876, 8884, 8886, and 8888 Venice Boulevard and 8827 and 8829 National Boulevard in Los Angeles, California, 90232 (Los Angeles Parcel), and is currently improved with a warehouse building partitioned into six separate spaces that total 86,226 sf of floor area: 51,500 sf of office space and 34,726 sf of retail space. For the purposes of this Report, the Los Angeles building will be referred to as LA-1. LA-1 was designed by architectural firm Meyer & Evers and constructed for the Dohrmann Hotel Supply Company in 1951. LA-1 has undergone extensive alterations which have detracted from its integrity, including the removal and replacement of its north façade (2017–2018). LA-1, comprised of 8876, 8883 and 8884–8888 Venice Boulevard, has an L-shape footprint. The original building permit describes the structure as being a one-story building measuring 517' x 338' with precast concrete walls. The building faces Venice Boulevard to its north, National Boulevard to the west and the Helms Bakery Complex to the east. The portion along Venice Boulevard (LA-1a) has a flat roof spanning from west to east; the rest of the building has a series of three semicircular vault roofs that span from west to east. The lot on which LA-1 sits has a central interior parking lot on its west side and concrete walkways, grass, trees, and plantings.

***P3b. Resource Attributes:**

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

View of the north elevation of LA-1 facing Venice Boulevard, view to the east

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

☒ Historic ☐ Prehistoric

☐ Both

***P7. Owner and Address:**

P8. Recorded by: Shannon Papin, ESA
626 Wilshire Blvd., Suite 1100, Los Angeles, CA90017

***P9. Date Recorded:** October 28, 2021

***P10. Survey Type:**

Intensive Pedestrian

***P11. Report Citation:** ESA, Crossings Campus, Culver City and Los Angeles, California
Historic Resources Assessment, July 2022

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 8825 National Boulevard (CC-1) NRHP Status Code
Page 2 of 7

- B1. Historic Name: 8825 National Boulevard
B2. Common Name: 8825 National Boulevard
B3. Original Use: Warehouse
*B5. Architectural Style: Utilitarian
*B6. Construction History: (Construction date, alterations, and date of alterations)
B4. Present Use: Commercial

According to the Assessor data CC-1 was constructed in 1954. From 1976 to 1977, there were various additions to the structure in form of offices and a warehouse and block walls, along with electrical, plumbing, and HVAC additions. The structure underwent additions in the form of offices, conference rooms, and a new roof in 1982, along with a new electrical and heating system. In 1989 and 1991, the building underwent interior remodel and substantial changes occurred to the property. In 1995, when part of the existing office was demolished for warehouse space, and a new handicap chairlift was installed. Additional electrical work, involving the installation of branch circuits, also occurred the same year. In 1997, the building underwent a seismic upgrade and the roof of the building was also replaced the same year. From 2007 to 2008, the building underwent electrical, heating, and plumbing upgrades. In 2017, 4,564 square feet of existing 5,424 square feet and re-build 1,000 square feet to be part of LA-1c. This demolished the connection between 8829 National Boulevard and 8827–8829 National Boulevard at its rear. A new driveway, pedestrian walkway, and parking spots were constructed, and the area was also landscaped. A plumbing permit was issued the next year, 2018, for repairs and alterations to pipes in the building.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:
See Continuation Sheets

B9a. Architect: b. Builder: Randall Engineering
*B10. Significance: Theme Industrial Development (1850-1980) Area Los Angeles
Period of Significance 1954 Property Type Warehouse Applicable Criteria NR, CR and CC

CC-1 and CC-2 were both evaluated under the same three SurveyLA contexts as LA-1. CC-2 was also evaluated under the SurveyLA context *Commercial Development, 1850–1980, Commercial Development and the Automobile, 1910–1970*. In addition, CC-1 and CC-2 were evaluated within the contexts of *Development and Incorporation of Culver City (1917–1960)*, *Tract 1778 (1913–1960)* and *Culver City Commercial and Industrial Development (1922–1986)*. Both CC-1 and CC-2 are over 50 years of age and consequently meet Culver City's Threshold Criteria A-1, meaning that they will also be evaluated under Culver City's Assessment Criteria B-1 and B-2. (See Continuation Sheets)

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

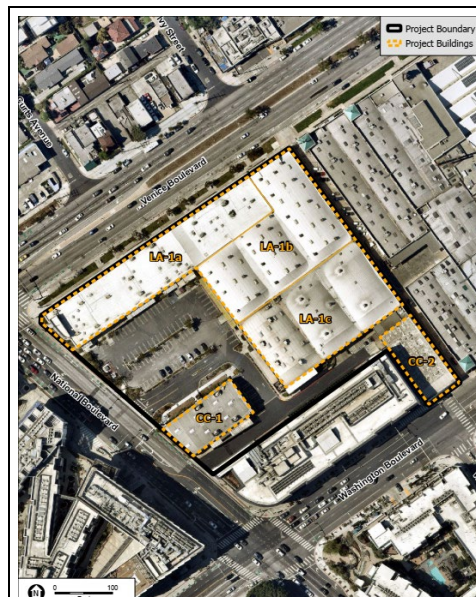
*B12. References:

(See Continuation Sheets)

B13. Remarks:

*B14. Evaluator: Shannon Papin
*Date of Evaluation: July 2022

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 8771 Washington Boulevard NRHP Status Code

Page 2 of 3

B1. Historic Name: 8771 Washington Boulevard
B2. Common Name: 8771 Washington Boulevard
B3. Original Use: Warehouse

B4. Present Use: Commercial

*B5. Architectural Style: Utilitarian Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations)

According to the Los Angeles County Assessor's Office, the structure was constructed in 1954. There are only two permits on record for CC-2 with the Culver City Building Safety Division. The first was issued in November 2013 for the installation of a new glass pedestrian door and roll up door on the building's primary south façade (currently extant) and the installation of new handrails, skylights (extant), and lighting. The next permit on file was issued in November 2017 for the installation of two heating units in the building. Aerial photographs from 1964 to 2012 show that the footprint of the structure has remained consistent. It underwent changes in 2015 when the canopy and loading dock at the rear of 8827–8829 National Boulevard/on the north side of 8771 Washington was demolished. Otherwise, the building footprint has remained the same. Façade renovation in 2013 included the addition of metal letters reading "8771" to the south façade, along with an awning above the pedestrian door. The building has also been painted on its south and east elevations.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

See Continuation Sheets

B9a. Architect: Meyer & Evers

b. Builder:

*B10. Significance: Theme Industrial Development (1850-1980)

Area Los Angeles

Period of Significance 1951

Property Type Warehouse

Applicable Criteria NR, CR, CC and

LA

CC-1 and CC-2 were both evaluated under the same three SurveyLA contexts as LA-1. CC-2 was also evaluated under the SurveyLA context *Commercial Development, 1850–1980, Commercial Development and the Automobile, 1910–1970*. In addition, CC-1 and CC-2 were evaluated within the contexts of *Development and Incorporation of Culver City (1917–1960)*, *Tract 1778 (1913–1960)* and *Culver City Commercial and Industrial Development (1922–1986)*. Both CC-1 and CC-2 are over 50 years of age and consequently meet Culver City's Threshold Criteria A-1, meaning that they will also be evaluated under Culver City's Assessment Criteria B-1 and B-2. (See Continuation Sheets)

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

*B12. References:

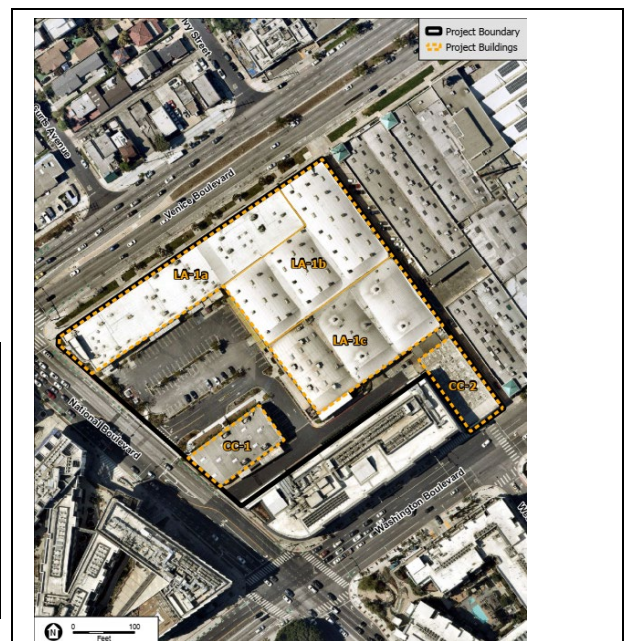
(See Continuation Sheets)

B13. Remarks:

*B14. Evaluator: Shannon Papin

*Date of Evaluation: July 2022

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 8876- 8888 Venice Boulevard, 8827- 8829 National Boulevard NRHP Status Code

Page 2 of 3

- B1. Historic Name: Dohrmann Hotel Supply Co.
B2. Common Name: 8876 – 8888 Venice Boulevard, 8827-8829 National Boulevard
B3. Original Use: Warehouse B4. Present Use: Commercial
*B5. Architectural Style: Utilitarian Contemporary
*B6. Construction History: (Construction date, alterations, and date of alterations)

LA-1 (all three addresses) was constructed as a one-story utilitarian style warehouse building in 1951. From 1951-52 new roof, precast concrete walls and new partitions were added and the roof truss was altered. The building underwent many iterations of interior alterations (1976, 1992, 2013, and other years), the exterior walls were remodeled in 1982, window and door openings were closed in 1959 and 1969, windows and doors were added in 1992, and entrances on Venice Boulevard were modified in 1992. The loading dock and canopy present at the southern rear of LA-1c was demolished in 2015. The same year, the western portion of LA-1b was demolished. In 2018, the front of LA-1a facing Venice Boulevard was removed and new storefront façades were constructed, which are present today. These storefronts have no original material. The exterior façade that fronts onto Venice Boulevard is constructed almost entirely of new materials.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Meyer & Evers b. Builder:

*B10. Significance: Theme Industrial Development (1850-1980)
Period of Significance 1951 Property Type Warehouse
LA

Area Los Angeles
Applicable Criteria NR, CR, CC, and

LA-1 was evaluated in this Report under the following historical and architectural contexts from SurveyLA: Industrial Development, 1850–1980, Industrial Identity, 1850–1980; Industrial Development, 1850–1980, Industrial Architecture, 1850–1980; and Commercial Development, 1850–1980, Commercial Identity, 1920–1980. LA-1 was also analyzed in the context of Frank Partenico Place (1913–1960) and as part of the West Adams–Baldwin Hills–Leimert Community Plan Area. Due to its proximity to Culver City and because it was connected to CC-1 for part of its history and it is currently connected to CC-2, LA-1 is also evaluated under Culver City's Assessment Criteria B-1 and B-2.

(See Continuation Sheets)

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

*B12. References:

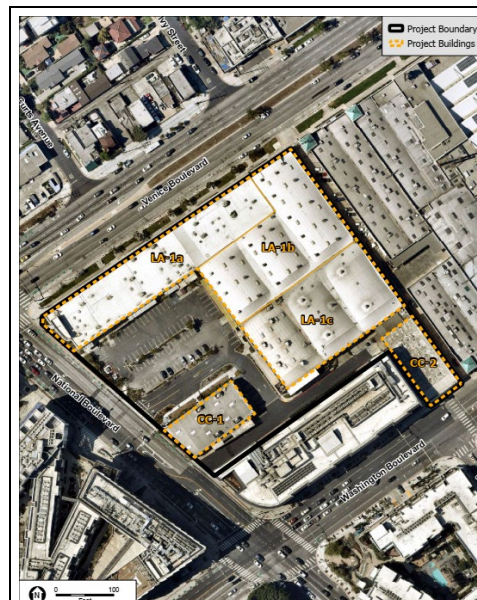
(See Continuation Sheets)

B13. Remarks:

*B14. Evaluator: Shannon Papin

*Date of Evaluation: July 2022

(This space reserved for official comments.)



CONTINUATION SHEET

Trinomial

Page 3 of 7 *Resource Name or # (Assigned by recorder) 8825 National Boulevard

*Recorded by: Shannon Papin ESA, 626 Wilshire Boulevard, Los Angeles, CA 90017 *Date: October 29, 2021 ☒ Continuation ☐ Update

***P3a. (Continued)**

CC-1 is a rectangular building situated on the west side of the Project Site. The building sits directly east of National Boulevard, although its primary entry façade faces north onto the parking lot. The structure is simple and utilitarian with limited ornamentation. The building has a rectangular footprint and flat roof that houses the building's HVAC and other mechanical equipment. It is constructed of concrete that has been painted on the north and south façades. CC-1's west façade is symmetrical and is three bays wide with three decorative (non-original) windows (**Figure 3**). The windows have three rectangular lites in the center and are flanked by seven smaller lites on either side. The northernmost window features a glass door in an aluminum frame that is built into the window. There is a shadow of a previous sign reading "P" that was installed on the northern end of the façade, which likely was from when the property was occupied by advertising agency Phase. Otherwise, the façade is unornamented.

CC-1's north elevation (**Figure 4**) has been remodeled extensively. The asymmetrical façade is concrete that has been painted a dark grey. The main entry to the building is located at the approximate center of the elevation and is accessible via a flight of concrete stairs with a metal handrail that lead to a small concrete porch with metal balustrade. The front entrance is a double door of glass with aluminum surround. There is a rectangular glass transom above the front door; it is flanked by a column of six rectangular windows on either side. There is a horizontal rectangular window composed of three six-lite windows to the east and west of the front entrance. There is another identical window on the west end of the elevation. None of these windows are original. A non-original green awning extends from above the roofline to the transom window. There is landscaping that includes grass and low shrubs in front of the elevation.

CC-1's east elevation (**Figure 5**) has minimal original material. CC-2 used to extend further east to connect to the warehouses at 8827–8829 National Boulevard. This connection was demolished in 2017 and 8825 National Boulevard was separated from the other buildings. This elevation was re-built after the demolition; it originally would have been part of the building's interior. The east elevation is curved and supported with large metal beams in a zig-zag pattern. At the time of the site visit, the entrance of this portion was covered, so additional views of the elevation could not be ascertained. Non-original lights are installed on the north and south sides of the elevation. There are parking spaces and trees directly to the east of this elevation.

CC-1's south elevation (**Figure 6**) is uninterrupted concrete with no fenestration or decorative detailing. Most of the elevation is dominated by a large loading dock, covered with a metal awning supported by metal columns. The loading dock is currently fenced off with non-original wooden fencing. The loading dock is accessible via a concrete ramp on its east side. On the west side, it is accessible via a flight of concrete stairs with a metal railing that lead to the dock itself as well as to a single-leaf metal door.



SOURCE: ESA 2021

Figure 3
View of the primary west façade (facing National Boulevard) of CC-1 (8825 National Boulevard). View to the east.



SOURCE: ESA 2021

Figure 4
View of the north elevation of CC-1 (8825 National Boulevard). View to the south.



SOURCE: ESA 2021

Figure 5

View of the east elevation of CC-1 (8825 National Boulevard). There are no original materials on this elevation. View to the west.



SOURCE: ESA 2021

Figure 6

View of the south elevation of CC-1 (8825 National Boulevard). View to the northwest.

***B10. Significance (continued):**

Broad Patterns of History

When examining the subject property in the context of broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 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.

Culver City Assessment Criterion B-2: Is the structure(s) of “historical or cultural significance”?

CC-1

CC-1 was constructed in 1954 as a supplemental space for LA-1. CC-1 was originally connected to LA-1 through its eastern elevation; this connection was demolished in 2017. The structure was built during a period of intensive industrial and automotive development in Culver City, notably the Hayden Tract and Washington Boulevard, intended to promote economic growth in the post-World War II period (see the evaluation of LA-1 above for more details on this historical background, as well as Section 4.0 “Environmental Setting” and Section 7.0 “Historic Contexts” of this report). While the building is a part of this broad pattern of development during a period of industrial and automotive development in post-World War II Culver City, it does not retain the integrity necessary to convey this significance. CC-1 lacks integrity of setting, feeling, and association due to alterations to the surrounding lot and the demolition of its connection to LA-1c. As a result of this demolition, the building’s entire east elevation was re-built with new materials and a new design, detrimentally affecting the building’s integrity of design, materials, and workmanship. As a result, the building does not appear as it did when it was first constructed and does not retain the integrity necessary to convey its historical associations with this broad pattern of history. CC-1 further does not have strong associations with a particular company or business that played a prominent role in the history of Culver City, Los Angeles, California, or the country.

Therefore, CC-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 1, or Culver City Assessment Criterion B-2.

Significant Persons

Regarding associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city, or local history.

Culver City Assessment Criterion B-2: Is the structure(s) of “historical or cultural significance”?

CC-1

CC-1 is not identified with historic personages or events in the main currents of national, state, or local history and is not associated with significant individual owners or occupants. CC-1 was constructed in 1954 and originally served as a garage and service building for the adjacent car lot that was located to its immediate west (current location of contemporary building located at 8777 Washington Boulevard). It is unclear how many years this building served this function, although it seems likely that it was used as a garage and service building for several decades. Research did not indicate that the building was associated with any significant individual through its early years as a garage and service station. Research did not locate any individuals associated with the car dealership that played a significant role in history. Subsequent occupants, including Stone Candles, a company that occupied the property from at least 2009 until approximately 2014 and has re-located to a new location in Santa Monica, also do not have significant individuals associated with the company and, therefore, the property.

Therefore, CC-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 2, or Culver City Assessment Criterion B-2.

Architecture

Regarding the subject property’s architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 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.

Culver City Assessment Criterion B-2: Is the structure(s) of “architectural significance”?

Therefore, LA-1 does not appear to meet eligibility requirements for individual eligibility under National Register Criterion C, California Register Criterion 3, Los Angeles HCM Criterion 3, or Culver City Assessment Criterion B-1.

CC-1

The original architect, firm, or individual responsible for the design and construction of CC-1 is unknown although it does not appear to have been designed by a master architect or firm. The building is a simple, vernacular rectangular garage and service building constructed for practical purposes in support of an adjacent car lot. The building’s architecture is not exceptional, nor is it a unique typology for the city, region, or state. There are many similar garage and service station buildings constructed around the same time as CC-1 in Culver City, Los Angeles, Southern California, and the nation. The structure was designed for utilitarian purposes and has no notable design features. In addition to its unexceptional original design, CC-1 has experienced substantial alterations and does not retain its integrity of materials, design, workmanship, setting, feeling, or association. The building’s windows and door on the west façade have been altered and replaced, and the north elevation entrance is non-original. The connection between the east portion of the building and LA-1c to its rear was demolished in 2017 and the east elevation of CC-1 has been re-built with new materials and a new design. The setting surrounding the building has also been altered, due to new landscaping, walkways, and driveways added in 2015. These alterations have also affected the building’s integrity of feeling and association as the appearance differs substantially from its original construction and does not visually read as a historic building.

Therefore, CC-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 3, or Culver City Assessment Criterion B-1.

Data

National Register Criterion D: It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. LA-1, CC-1, and CC-2 do not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The sites reflect common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, CC-1 does not meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

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CONTINUATION SHEET

Trinomial

Page 3 of 7 *Resource Name or # (Assigned by recorder) 8771 Washington Boulevard

*Recorded by: Shannon Papin ESA, 626 Wilshire Boulevard, Los Angeles, CA 90017 *Date: October 28, 2022 ☒ Continuation ☐ Update

*P3a. Description:

CC-2 is simple and utilitarian with no ornament or decorative detailing. The one-story, wood-frame building has a rectangular footprint, a flat roof and is constructed of painted concrete brick. It is oriented with its primary (south) façade facing Washington Boulevard (**Figure 3**). The south façade has a non-original single-leaf glass door in an aluminum frame, with a non-original awning. This entry is located on the east side of the main façade. To the west is a non-original metal sign reading “8771,” the building’s address. To the east of the main entrance is a large rectangular 21-lite window in an aluminum frame, designed to mimic a paneled garage door. The brick on the front façade is painted white and features a line of stretcher bricks near the roofline that have been painted a contrasting grey. This is the only decorative detail on the south façade.

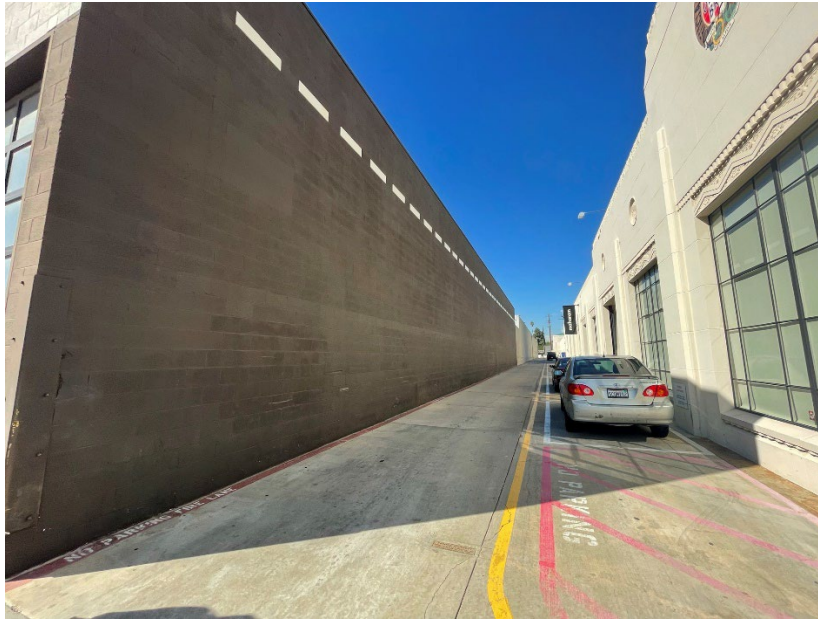
The line of painted stretcher bricks on the south façade rounds the corner to the east elevation (**Figure 4**), which inverses the paint colors of the south façade: the east elevation is painted grey while the line of stretcher bricks is painted white. The east elevation, which faces an alleyway and the neighboring Helms Bakery Complex, has no fenestration or additional detail; it is uninterrupted coated brick.

The building’s west elevation abuts the adjacent contemporary building at 8777 Washington Boulevard and is largely obscured from the public right-of-way. The elevation is uncoated brick. Part of the northern end of the elevation is exposed (**Figure 5**) and features a single-leaf grey metal door at its northern end. A non-original, one-story addition connects CC-2 to LA-1c to its direct north. The north elevation of CC-2 is unornamented brick and is obscured from view. It is now dominated by the one-story non-original connector between CC-2 and LA-1 (8827–8829 National Boulevard).



SOURCE: ESA, 2021

Figure 3
View of CC-2's (8771 Washington Boulevard) primary south façade, view to the north.



SOURCE: ESA, 2021

Figure 4
View of CC-2's (8771 Washington Boulevard) east elevation, facing the Helm's Bakery Complex (on the right of the image). View to the north.



SOURCE: ESA, 2021

Figure 5
View of CC-2's (8771 Washington Boulevard) exposed west elevation. The remainder of the west elevation is obscured by the adjacent contemporary building at 8777 Washington Boulevard. View to the east.

B10. Significance (continued):

Broad Patterns of History

When examining the subject property in the context of broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 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.

Culver City Assessment Criterion B-2: Is the structure(s) of "historical or cultural significance"?

CC-2

CC-2 was constructed in 1954 as a garage and service station for a car lot that was formerly extant to the building's west (current location of the contemporary building at 8777 National Boulevard). The building was constructed during a boom of development related to the automotive industry on Washington Boulevard in the 1950s and 1960s. During this period, development of car lots proliferated rapidly in the neighborhood, although the structure does not have a strong association with a particularly notable car company or dealership that would rise to the level of significance required for eligibility.¹ The property demonstrates convenient automobile access from the street, although it does not have distinctive features other than its roll-up door, which is a replacement that dates to 2013. While CC-2 was a part of this pattern of mid-century automotive development in Culver City, the structure does not retain sufficient integrity to convey this history. The building's setting has been substantially altered over the years; the car lot with which it was affiliated was demolished. Many similar buildings on Washington Boulevard constructed at the same time have either been demolished or adaptively reused for different purposes. The building itself has undergone alterations to its primary south façade, including a new glass entrance door and non-original roll-up door, and has been converted to commercial retail use, affecting the structure's integrity of association and feeling. The structure thus does not retain its integrity of materials or design. As a result of these changes to its setting and to the building itself, CC-2 does not appear to retain sufficient integrity to convey its history as part of midcentury automotive development on Washington Boulevard.

Therefore, CC-2 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 1, or Culver City Assessment Criterion B-2.

Significant Persons

Regarding associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city, or local history.

Culver City Assessment Criterion B-2: Is the structure(s) of "historical or cultural significance"?

CC-2

CC-2 is not identified with historic personages. The building was constructed to provide additional space to existing warehouse and manufacturing businesses. The property was occupied by a series of different manufacturing and commercial companies. No information was found connecting persons involved with these companies to important events in history.

Therefore, CC-2 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 2, or Culver City Assessment Criterion B-2.

¹ "Culver City Timeline: A Work in Progress," Culver City Historical Society, N.D., <https://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>.

Architecture

Regarding the subject property's architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 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.

Culver City Assessment Criterion B-2: Is the structure(s) of "architectural significance"?

CC-2

CC-2 was also constructed by an unknown architect or firm. It was built as a supplemental structure to a no longer extant car lot located to its immediate west. The structure is rectilinear with no ornament or other decorative elements. There are many similar examples of this building typology in Culver City, Los Angeles, Southern California, and the nation. The architecture of the structure is not exceptional nor is it unique. In addition to not being an exceptional work of architecture, the building has undergone alterations on its primary south façade, including the addition of a new glass and metal door and roll up door, affecting its integrity of materials, design, and workmanship. The demolition of the adjacent lot has also harmed its integrity of association, feeling, and setting.

Therefore, CC-2 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 3, or Culver City Assessment Criterion B-1.

Data

National Register Criterion D: It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. LA-1, CC-1, and CC-2 do not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The sites reflect common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, LA-1, CC-1, and CC-2 do not meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

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CONTINUATION SHEET

Trinomial

Page 3 of 7 *Resource Name or # (Assigned by recorder) 8876- 8888 Venice Boulevard, 8827 - 8829 National Boulevard
*Recorded by: Shannon Papin ESA, 626 Wilshire Boulevard, Los Angeles, CA 90017 *Date: October 28, 2021 ☒ Continuation ☐ Update

***P3a. Description:**

LA-1, comprised of 8876, 8883 and 8984–8888 Venice Boulevard, has an L-shape footprint. The original building permit describes the structure as being a one-story building measuring 517' x 338' with precast concrete walls. The building faces Venice Boulevard to its north, National Boulevard to the west and the Helms Bakery Complex to the east. The portion along Venice Boulevard (LA-1a) has a flat roof spanning from west to east; the rest of the building has a series of three semicircular vault roofs that span from west to east. The lot on which LA-1 sits has a central interior parking lot on its west side and concrete walkways, grass, trees, and plantings (**Figure 3** and **4**). The lot's current landscaping and configuration dates to 2017 according to building permits.

1: North Elevation (LA-1a, facing Venice Boulevard)

The north elevation consists of LA-1a spans the entire width of the northern lot boundary (**Figure 5**). The northeast portion of the elevation (**Figure 6**) is divided into three bays, with a central bay with a vaulted ceiling and a façade constructed of nine divided-lite windows. The eastern bay is devoid of any fenestration, while the western bay has a glazed door with four lites, a side lite and a wood veneer transom. A low height concrete planter, a concrete ADA ramp, and steps with a metal guard rail were added in 2017 along the central and western bay (also visible in Figure 50).

The other portion of the north elevation is asymmetrical and has the rear entrances for 8884–8886 Venice Boulevard. This elevation is entirely new material and design; the original warehouse front was removed in 2017–2018 and the current façade was added in its place. The elevation features vertical white and black lines that run down from the roofline approximately one-third of the way down the wall. These lines are of differing widths and placed at irregular intervals to form a decorative pattern. Non-original lights have been installed across the elevation and a low hedge extends across most of the elevation's width. To the west of the 8876 Venice Boulevard entrance are four large plate-glass windows (**Figure 7**), followed by a recessed entrance with a non-original aluminum frame double door flanked by plate-glass windows on either side (**Figure 8**). The entrance has concrete stairs with metal railings and balustrade and another plate glass window sits to the entrance's immediate west.

There are four small rectangular windows to the west of this entrance, followed by two bays of tripartite plate-glass windows with a two-lite plate glass window in the center and three-lite windows on either side. There is another recessed entrance accessible via a flight of concrete stairs with metal railings (**Figure 9**). The entrance has a glass double door in an aluminum frame, flanked by three-lite windows on either side with an overhang covering the door. All these details are non-original. Immediately abutting the entrance to the west is another plate glass window divided into three sections. The remainder of the elevation west of the entrance has the same decorative vertical white and black lines as the rest of the elevation. This portion of the elevation has no fenestration.

2: West Elevation (LA-1a, facing National Boulevard)

The western elevation facing National Boulevard has a rounded corner (**Figure 10**). Most of the western elevation is single story, but the middle section is a faux façade that is three stories high. This portion of the façade has 14-lites on the ground floor, with alternating plate glass and solid wall on the second and third levels, covered by a screen of vertical louvers. The one-story portion on either side of this faux façade has the same appearance as the north elevation.

3: South Elevation (LA-1a; facing parking lot)

The south elevation (**Figure 11**) continues the same design as the north elevation, with minimal fenestration and decorative white lines of applied moldings descending from the roofline. On the west end of the elevation, sits a recessed corner entrance with non-original wood around the door and a sign reading “Jaxon”. The entrance is a glass double door in an aluminum frame. There is a recessed non-original entrance on the east side of the elevation covered by a metal overhang (**Figure 12**). There are three nine-lite aluminum frame windows to the east of this door and one to the west. The westernmost side of this elevation projects out of the wall and has a gate and concrete planters.

4: Primary Western Elevation (LA-1b and LA-1c, facing National Boulevard)

The primary western elevation of LA-1 has the main entrance to LA-1b at the north end (**Figure 13**). This section has a row of eight fixed-pane, two-lite windows with aluminum frames and eight smaller four-lite rectangular windows in aluminum frames above. To the south of this row of windows is a recessed entrance to LA-1b, which is clad in wood and features a wood door (**Figure 14**). To the south of the entrance are two additional fixed-pane, plate-glass windows divided into two lites, with four-lite rectangular windows above. A low concrete planter and a canopy added in 2017 project from the wall.

To the south is an entrance for LA-1c (**Figure 15**). A projecting entry bay contains a recessed single-leaf door painted red. There is a plate-glass window on the south side of this elevation and a red logo at the top north corner. The remainder of the elevation (**Figure 16**) is two-stories tall and has three plate-glass windows on the first and second floors. The second-floor windows are covered with a louvered exterior sunshade of decorative bars. There is a taller rectangular volume at the southwest corner of the elevation. This portion of the building used to be attached to CC-1, but the connection was demolished in 2017.

5: South Elevation (LA-1c)

The south elevation (**Figure 17**) is constructed almost entirely of new materials and has been significantly altered, including the demolition of the connection between this building and CC-1 in 2017. There is a rectangular concrete volume with a two-lite vertical rectangular window at the southwest corner of the elevation. A flight of concrete stairs leads to an outdoor patio covered with a metal overhang supported by four thin columns. A wood fence surrounds the patio area. A concrete planter with trees in it and an ADA ramp stretch across the south elevation. This patio area was added in 2018 after the demolition of the building’s original loading docks. On the east side of the elevation (**Figure 18**) is an aluminum frame entrance door surrounded by three windows with a sign reading “8829” above. There is also a large opening for loading and unloading. The remainder of the elevation is unornamented and connects to a one-story volume painted orange, accessible via a flight of concrete stairs that attaches LA--1c with CC-2. There is a single-leaf entry door to this wing, as well as a larger opening for loading and unloading.

6: East Elevation (facing the Helms Bakery Complex)

The east elevation (**Figure 19**) of the building (consisting of LA-1b and LA-1c) is unornamented concrete with two door openings, both located approximately midway across the elevation. There are no fenestration openings or any decorative detailing. The elevation faces the Helms Bakery Complex to the east and overlooks an alleyway between the two structures.



SOURCE: ESA 2021

Figure 3
Entrance, parking lot, and landscaping of the Project Site.
View to the east.



SOURCE: ESA 2021

Figure 4
Parking lot and landscaping of the Project Site. View to the
southeast.



SOURCE: ESA 2021

Figure 5
Overall view of LA-1's north elevation, across Venice Boulevard. View to the southeast.



SOURCE: ESA 2021

Figure 6
LA-1b's north elevation, facing Venice Boulevard. View to the southeast.



SOURCE: ESA 2021

Figure 7
Four windows on LA-1a's and LA-1b's north elevation, view to the south.



SOURCE: ESA 2021

Figure 8
LA-1b's entry, located at the approximate center of the north elevation. View to the south.



SOURCE: ESA 2021

Figure 9
Western portion of LA-1b's northern elevation with no fenestration. View to the east.



SOURCE: ESA 2021

Figure 10
LA-1b's west elevation at the corner of Venice Boulevard and National Boulevard. View to the east.



SOURCE: ESA 2021

Figure 11
Overall view of LA-1a's south elevation. View to the north.



SOURCE: ESA 2021

Figure 12
Entrance on the south elevation for LA-1b. View to the north.



SOURCE: ESA 2021

Figure 13
Northern portion of the west elevation, LA-1b. View to the east.



SOURCE: ESA 2021

Figure 14
Entrance to LA-1b on the west elevation of LA-1. View to the east.



SOURCE: ESA 2021

Figure 15
Entrance to 8827 National Boulevard on the west elevation of LA1c. View to the east.



SOURCE: ESA 2021

Figure 16
Southern portion of the west elevation of LA-1c. This portion of the building used to be connected to CC-1; the connection was demolished in 2017. View to the east.



SOURCE: ESA 2021

Figure 17

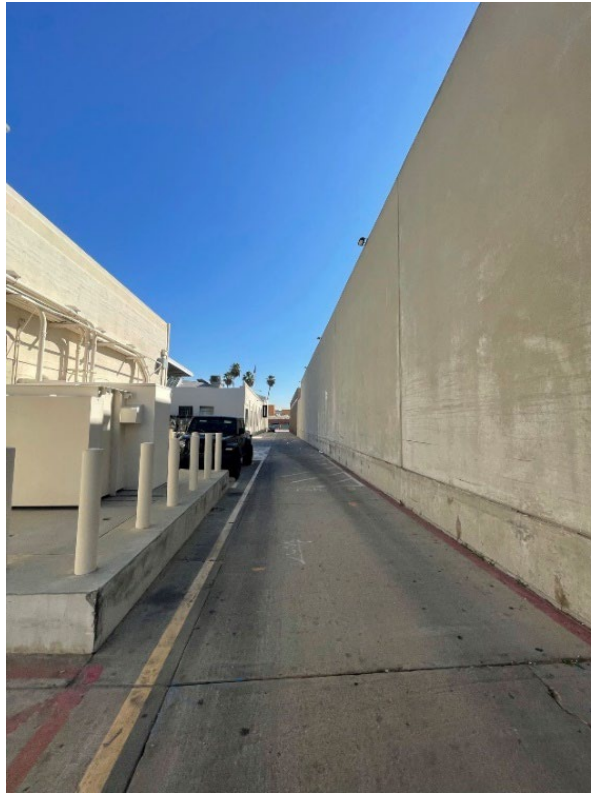
Overall view of LA-1c's south elevation. The outdoor patio is non-original. This portion of the building used to be connected to CC-1. View to the northeast.



SOURCE: ESA 2021

Figure 18

View of LA-1c's south elevation showing a loading and unloading area and the connection between LA-1c and CC-2. View to the east.



SOURCE: ESA 2021

Figure 19
LA-1's east elevation (consisting of LA-1b and LA-1c) facing an alleyway and the Helms Bakery Complex. View to the south

B10. Significance (continued):

Broad Patterns of History

When examining the subject property in the context of broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 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.

Culver City Assessment Criterion B-2: Is the structure(s) of "historical or cultural significance"?

LA-1

LA-1 was constructed on the border of Los Angeles and Culver City in 1951 to serve as a warehouse, manufacturing facility, and store for the Dohrmann Hotel Supply Company. The Dohrmann Hotel Supply Company was founded in San Francisco and evolved into one of the country's largest wholesale hotel goods supply firms by the 1960s.¹ The company had facilities and stores throughout the country, including Reno, Honolulu, Seattle, and Phoenix. In addition to LA-1, the company also had a store in downtown Los Angeles located at 444 South Broadway Street in the 1930s. While the company was prominent in the first half of the twentieth century, it was not specifically attached to Los Angeles; it was founded in San Francisco and conducted business throughout the country. LA-1 was one of many manufacturing facilities associated with the company and the subject property was not the founding location of the company. The company also appears to have vacated the property around 1970, occupying LA-1 for only approximately 20 years, a relatively short period of time in its history. The building does not have any notable design

¹

"Broadway-Hale Sells Unit for \$10 Million," *San Francisco Examiner*, November 2, 1961.

elements that directly connect it with the Dohrmann Hotel Supply Company. As a result, its association with this company does not meet the eligibility thresholds for broad patterns of history under Criterion A/1/1.

LA-1 was constructed during a period of neighborhood transition. While the building is technically in Los Angeles, it is impossible to separate its development history from what was occurring a block south in Culver City. Prior to World War II, Washington Boulevard was home to several restaurants and bars, which defied prohibition and helped bolster Culver City's economy, as neighboring Los Angeles had banned alcohol. After World War II, however, economic priorities and interests had shifted, and much of Washington Boulevard was built up with garages, auto sales lots, as well as warehouses and other associated buildings. Similarly, large warehouses and industrial buildings were also being built along Venice Boulevard in Los Angeles. LA-1 was a part of this pattern of development and was constructed during this period of evolution.

LA-1, however, has undergone extensive alterations since its original construction and consequently no longer visually conveys this historic pattern of development. The building's entire northern front façade was removed and replaced with a contemporary front for retail stores in 2017–2018. Additional alterations, including the demolition of the building's original dock and canopy at its southern rear in 2015, the demolition of the western portion of LA-1b (2015), and the addition of a new façade to LA-1c, as well as re-roofing, alterations to individual doorways, the closing of windows and doors, and the addition of skylights have all detrimentally affected the building's integrity of design, materials, and workmanship. Almost none of the building's original layout, style, or materials remain, and the structure does not read as a midcentury building due to these alterations. The integrity of the building's setting has further been affected by the re-landscaping and re-configuration of the lot's parking lot on its western side in 2015. The usage and configuration of the building also changed when it was converted from a warehouse into individual retail stores which have affected its feeling and association. As a result, the building does not appear to retain sufficient integrity to convey the historical pattern of industrial development.

Research also did not identify any important local, state, or national historical events that occurred at LA-1. **Therefore, LA-1 does not appear to meet the thresholds of significance for individual eligibility under National Register Criterion A, California Register Criterion 1, Los Angeles HCM Criterion 1, or Culver City Assessment Criterion B-2.**

Significant Persons

Regarding associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city, or local history.

Culver City Assessment Criterion B-2: Is the structure(s) of "historical or cultural significance"?

LA-1 was originally constructed as a manufacturing facility, warehouses, and storage for Dohrmann Hotel Supply Company in 1951. Dohrmann Hotel Supply Company had headquarters in San Francisco and facilities in several towns in California. Research did not indicate that any significant individuals associated with the company were affiliated with LA-1. The property has served various functions throughout its history, including manufacturing, warehouse storage, and retail space. Subsequent occupants of the building include Lakeshore Learning Materials (LA-1a; ca. 1976 to ca. 2014); Palms Self Storage and Mail (8829 National Boulevard; 1981–2014); and various furniture retail stores and companies, including Plummer Furniture (LA-1b; 1987) and Jaxon Home Furnishes (LA-1c; 2014). Research did not identify any significant individuals associated with these companies that were affiliated with LA-1. No information was found connecting persons involved with these companies to important events in history.

Therefore, LA-1 does not appear to meet the eligibility requirements under National Register Criterion B, California Register Criterion 2, Los Angeles HCM Criterion 2, or Culver City Assessment Criterion B-2.

Architecture

Regarding the subject property's architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 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.

Culver City Assessment Criterion B-2: Is the structure(s) of “architectural significance”?

LA-1

LA-1 is a utilitarian warehouse and manufacturing structure originally constructed in 1951. The architectural firm responsible for the design of the building is Meyer & Evers, a San Francisco-based partnership of Frederick H. Meyer (1876–1961) and Albert John Evers (1888–1977) that appeared to have operated most prolifically in the 1950s. The partnership designed many manufacturing and warehouse facilities in California, including Lucky Lager Brewing Company located at 5001 24th Street Road, Sacramento, California in 1954 (extant). There are many examples of this firm’s work throughout the state. Both architects had prolific careers, both as solo architects and through additional design partnerships and have designed more significant and notable buildings than LA-1. For example, Meyer designed the Humboldt Bank Building in San Francisco (1908; extant) and Evers designed the Floral Depot building in Oakland, California (1931; extant). Although both Meyer and Evers were significant architects who designed several notable buildings as individuals, the subject property is not an exceptional work of either man’s work. There are better, more intact examples of both men’s individual work, as discussed above.

As partners, their work appears to have resulted primarily in functional and utilitarian warehouse and manufacturing facilities. A-1 is not an exceptional example of their work and there are more intact examples of the work spawned by their partnership throughout California, including the "play pavilion" at the Marin Art and Garden Center in Ross, California (1953; extant) and the Lucky Lager Brewing Company Warehouse in Sacramento (1952; extant). LA-1 is not a significant nor is it an intact example in their body of work. LA-1’s architecture is further austere and utilitarian; it was designed for functional rather than aesthetic purposes. Warehouse and manufacturing facilities of this type are common throughout Los Angeles and Southern California. LA-1’s architecture is not unique for buildings of its typology and there are similar mid-century warehouses that are more intact throughout Southern California. Further, the architecture of the building itself is reflective of the production needs of the plant rather than any particular aesthetic. The building is a simple facility with no decorative ornament or detailing. It is neither an exceptional nor a rare example of its type.

While the building retains integrity of location, it does not retain integrity of setting due to the alterations to the Project Site over time, most notably in 2015 when the current landscaping, walking paths, and parking configuration were put into place. Additionally, the demolition of the connection between CC-1 and LA-1c has also affected integrity of setting due to the changes in the configuration of the Project Site as a result of this demolition. This has also affected the integrity of design, materials, and workmanship. These alterations further affected the building’s integrity of association; the uses of the buildings have changed to primarily retail over time and extensive alterations have been done to fit this use. The building does not visually read as a mid-century warehouse due to these changes. LA-1 has undergone myriad changes over the years to best adapt to its occupants at a given time. The building underwent many iterations of interior alterations (1976, 1992, 2013, and other years), the exterior walls were remodeled in 1982, window and door openings were closed in 1959 and 1969, windows and doors were added in 1992, and entrances on Venice Boulevard were modified in 1992. The loading dock and canopy present at the southern rear of LA-1c was demolished in 2015. The same year, the western portion of LA-1b was demolished. In 2018, the front of LA-1a facing Venice Boulevard was removed and new storefront façades were constructed, which are present today. These storefronts have no original material. The exterior façade that fronts onto Venice Boulevard is constructed almost entirely of new materials. These alterations, among others, detrimentally affect the building’s integrity of association, workmanship, design, and materials. As a result, the building retains minimal original material and lacks integrity.

Therefore, LA-1 does not appear to meet eligibility requirements for individual eligibility under National Register Criterion C, California Register Criterion 3, Los Angeles HCM Criterion 3, or Culver City Assessment Criterion B-1.

Data

National Register Criterion D: It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. LA-1, CC-1, and CC-2 do not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The sites reflect common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, LA-1, CC-1, and CC-2 do not meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

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