

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No 2009-1739 EAF	Existing Zone C2-1-0-CA	District Map 108 B 145
APC West Los Angeles	Community Plan 280	Council District 11
Census Tract 2733	APN 4239-027-002	Staff Approval * <small>*Approval for filing by Community Planning Staff. When Applicable</small>
		Date

CASE No. **APCW 2009-1738 SPE, CDP, ZV**

APPLICATION TYPE **Specific Plan Exception – Zone Variance – Coastal Development Permit**
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project **1305 S. Abbot Kinney Boulevard** Zip Code 90291
 Legal Description: Lot 2, Block C, Ralph Rogers Subdivision or Block "V" Ocean Park Villa Tract No. 2, M.B. 4 - 81
 Lot Dimensions 40' x 84.76' Lot Area (sq. ft.) 3,389.2 Total Project Size (sq. ft.) 1,248

2. PROJECT DESCRIPTION

Describe what is to be done: **Demolish one-story structure – Construct Restaurant**
 Present Use: Vacant Duplex Proposed Use: Restaurant

Plan Check No. (if available) _____ Date Filed: _____

- Check all that apply:
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of use | <input type="checkbox"/> Alterations | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Residential | |
| Additions to the building: | <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height |
| | | | <input type="checkbox"/> Side Yard |

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.20.2-G

A Coastal Development Permit to allow the demolition of a 1,312 square-foot, one-story structure with the construction, use and maintenance of 1,248 square-foot restaurant; with interior seating for 31 patrons and outdoor seating for 16 patrons; in the single permit area of the California Coastal Zone.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.21-C, 6 (a)

No loading zone as otherwise not permitted on a commercially zoned site.

Code Section from which relief is requested: _____ Code Section which authorizes relief: Section 13d & E, Ordinance No. 175,693

To permit a reduction in on-site parking of 6 parking spaces, in lieu of the required 14 parking spaces, as otherwise not permitted under the Venice Specific Plan Parking Procedures.

List related or pending case numbers relating to this site:

ZA 2007-3442-CUB-SPPP-1A

APCW 2009-1738

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name **FRAN CAMAJ**

Address: 1425 S. Abbot Kinney Boulevard

Telephone: (310) 664-1404 Fax: ()

Venice Zip: 90291

E-mail:

Property Owner's Name (if different than applicant)

ADC DEVELOPMENT, INC.

Address: 352 S. Almont Drive

Telephone: (310) 435-4419

Fax: ()

Beverly Hills Zip: 90211

E-mail:

Contact Person for project information - **LIBERTY WINTER**

Address: P.O. Box 82

Telephone: (805) 302-3204

Fax: (818) 654-5237

Van Nuys Zip: 91408

E-mail: libertywinter@gmail

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

X Signature: *[Handwritten Signature]*
(Record owner only)

As Vice President, ADC Development, Inc.

Print: Hadar Aizenman

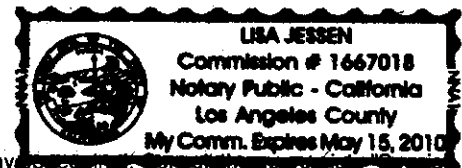
Date: June 5, 2009

Subscribed and sworn before me this (date): 6/5/09

In the County of Los Angeles, State of California

Notary Public *[Handwritten Signature]*

Stamp:



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. See "Additional Information Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE All applicants are eligible to request a onetime, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee 11348	Reviewed and Accepted by <u><i>[Handwritten Signature]</i></u>	Date JUNE 9, 2009
Receipt No. 278583	Deemed Complete by <u><i>[Handwritten Signature]</i></u>	Date

LW 09-2808
1305 S. Abbot Kinney Boulevard

INTRODUCTION

REQUEST:

Pursuant to Code Section 12.20.2-G, a Coastal Development Permit to allow the demolition of a 1,312 square-foot, one-story structure with the construction, use and maintenance of a 1,248 square-foot restaurant; with interior seating for 31 patrons and outdoor seating for 16 patrons; in the single permit area of the California Coastal Zone.

Pursuant to Code Section 12.21-C, 6 (a), no loading zone as otherwise not permitted on a commercial zoned site.

Pursuant to Section 13D & E of Ordinance No. 175,693, to permit a reduction in on-site parking of 6 parking spaces, in lieu of the required 14 parking spaces, as otherwise not permitted under the Venice Specific Plan Parking Procedures.

BACKGROUND:

The subject property is a level, rectangular-shaped, interior, parcel of land consisting of 3,389.2 square-feet of lot area, having a frontage of 40-feet along the northerly side of Abbot Kinney Boulevard and depth of 84.76-feet and 84.68-feet along the westerly and easterly property lines, respectively. The site is developed with a one-story building, last permitted as a duplex, but converted into retail space. Surface parking for the vacant structure occurred at the rear of the site with alley access.

SURROUNDING PROPERTY:

Northerly, across an alleyway identified as Irving Tabor Court, adjoining property is classified in the C2-1-0-CA zone and improved with an unpaved, non-metered parking lot owned by the City of Los Angeles.

Easterly, adjoining property is classified in the C2-1-0-CA zone and improved with a three-story general office building.

Southerly, across Abbott Kinney Boulevard, adjoining property is classified in the C2-1-0-CA zone and improved with one and two-story buildings occupied by a bar and general office use.

Westerly, adjoining property is classified in the C2-1-0-CA zone and improved with a one-story building occupied by an office and a spa business.

CIRCULATION:

Abbot Kinney Boulevard, adjoining the subject property to the south, is a designated Secondary Highway, dedicated to a width of 70-feet and improved with curb, gutter and sidewalk.

The Alley, identified as Irving Tabor Court and adjoining the subject property to the north, terminates at Santa Clara Avenue, is dedicated to a width of 20-feet and is improved with asphalt pavement.

PRIOR CASES, PERMITS, ETC.:

Subject Property:

Case No. ZA 2007-3442(CUB)(SPP) – On January 11, 2008, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with the conversion of a commercial retail space to a new 1,248 square-foot restaurant and a Specific Plan Project Permit Compliance for the conversion of a retail space to a restaurant use.

Case No. ZA 2007-3442-CUB_SPP-1A – On April 8, 2008, the West Los Angeles Area Planning Commission sustained the Zoning Administrator's approvals of: 1) Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with the conversion of a commercial retail space to a new 1,248 square-foot restaurant in the C2 zone; and 2) Pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Specific Plan Project Permit Compliance for the conversion of a retail space to a restaurant use.

Certificate of Occupancy - Issued July 12, 1968 for a One-Story, Type V, 32' x 42'6" Two Family Dwelling. R-Occupancy.

Surrounding Property:

Case No. DIR-2006-6829(SPP) – On October 12, 2006, a Principal City Planner approved a Specific Plan Project Permit Compliance at 505 E. Milwood Avenue to allow a change of use of a 1744 square-foot retail/commercial and a 988 square-foot water analysis laboratory into a restaurant. No additional parking is required. A Project Permit Compliance Review is required because there is an increase in the total occupant load by more than ten percent. The restaurant will provide both indoor and outdoor seating on a property developed with one single-family dwelling unit, one-car garage and one retail space.

Case NO. APCW-2005-5122-SPE-CDP-CUB-SPP – On August 7, 2006, the West Los Angeles Area Planning Commission approved a Specific Plan Exception at 1633 S. Abbot Kinney Boulevard to permit a front yard setback of a maximum of 33'-3" in lieu of the maximum permitted 15-feet, approved a Specific Plan Exception to permit zero (0) on-site parking spaces in lieu of the minimum 15 parking spaces required, approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for consumption on the premises,

approved a Project Permit Compliance Permit, approved the Mello Act Compliance, adopted the Negative Declaration and adopted the findings.

Case No. ZA 2001-3132(CDP)(CUB)(ZV)(SPP) – On February 27, 2002, the Zoning Administrator approved a coastal development permit at 1432 S. Abbot Kinney Boulevard to allow a 1,516 gross square-foot sushi bar with a 1,996 square-foot dwelling unit within the single permit area of the California Coastal Zone, and a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant, and a variance from Section 12.21-A, 5 (h)(2) of the Code to permit three deep tandem parking instead of the permitted two deep tandem spaces, and a variance from Section 12.21-C, 6(e) of the Code to allow a reduced size loading zone, and a variance from Section 12.21-A, 5(c) of the Code to allow two compact spaces instead of one, and a Director's Determination for a Specific Plan Project Permit Compliance to permit the construction, use and maintenance of a three-story restaurant and dwelling in compliance with Section 7-F of Ordinance No. 172,897.

ZONE VARIANCE & SPECIFIC PLAN EXCEPTION RESPONSES

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

1. That the strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

The frontage along Abbot Kinney Boulevard has experienced a commercial rejuvenation which has resulted in a desirable destination point for local residents, visitors and tourists attracted to the area. The proposed project will add to the diversification of commercial activities along this well established commercial corridor. The project will replace an old structure that has fallen into disuse and is no longer desirable for residential purposes. The new commercial building will be an in-fill to other nearby commercial uses and should not have significant adverse effects, either individual or cumulatively, on surrounding development and uses.

The lot width is narrow at 40-feet and this makes development difficult and limits the provision to provide all required parking on-site without some type of variance relief. However, the designer has designed an imaginative building and the current structure on the site is in a deteriorated condition and will be demolished. The building foot print will cover 37% of the lot area and the remaining portion of the parcel can only accommodate 6 surface parking spaces with no additional space for a loading zone. A restaurant, as small as the one proposed, will not generate enough deliveries to justify a full size loading area. In fact, most small restaurant operators will go to suppliers rather than have supplies delivered.

Section 13D of the Venice Coastal Zone Specific Plan requires restaurants to provide one parking space for each fifty (50) square feet of Service Floor Area, including outdoor service areas. Service Floor Area is defined as all areas where the customer can be served (except restrooms) and includes the indoor and outdoor dining area, bar, waiting room and tavern.

As proposed, the project includes 375 square-feet of interior Service Floor Area and 225 square-feet of exterior Service Floor Area, resulting in 12 required parking spaces.

Under the prior authorization, Condition No. 7 of Case No. ZA 2007-3442(CUB)(SPP)(A1) states: *The maximum service area of the restaurant shall not exceed 600 square feet, and seating capacity of the subject restaurant shall not exceed 50 patrons, or as determined by the Fire Department, whichever is less.*

Pursuant to Section 13E (Beach Impact Zone Parking) of the Venice Specific Plan, a minimum of one (1) parking space per 640 square-feet of Ground Floor area is required, which results in an additional two required parking spaces.

Under the prior authorization, Condition No. 18 of Case No. ZA 2007-3442(CUB)(SPP)(A1) states: *Prior to the issuance of a Certificate of Occupancy for the restaurant, the applicant shall provide the Zoning Administrator with documentation showing that parking spaces are provided as follows:*

a. *Pursuant to Section 13D (Parking) of the Venice Specific Plan, a minimum of 1 space per 50 square-foot of service area (12 spaces).*

b. *Pursuant to Section 13E (Beach Impact Zone Parking) of the Venice Specific Plan, a minimum of 1 parking space per 640 square-feet of Ground Floor area (2 spaces).*

c. *Pursuant to Section 13C and E of the Venice Specific Plan (Existing Developments, and Beach Impact Zone Parking Requirements), any parking space which cannot be accounted for, on-site or by means of a valet parking, in compliance with Section 12.24-A, 4(g) and 12.26-E, 5 of the Municipal Code, shall be subject to an in lieu fee of \$18,000 to be paid into the Venice Coastal Parking Impact Trust Fund.*

The Department of Building and Safety shall determine the number of nonconforming parking spaces, if any, which may be credited to the applicant pursuant to applicable Department policies.

d. *Parking attendant(s) shall be provided free of charge to the patrons at all times the restaurant is open to the public in order to park patrons vehicles on site, in compliance with Section 12.21-A, 5(h) of the Municipal Code.*

Therefore, the project would realize a deficiency of 8 parking spaces and the applicant will consider both the in lieu fee as well as securing off-site parking under valet supervision. The size of the parcel only allows for the small proposed restaurant. The width of the parcel makes subterranean parking impossible due to the turning and back-up radius for vehicles. The strict application of the parking requirements and loading zone would result in practical difficulties and unnecessary hardships that are not the intent of the zoning regulations.

2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

2. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.

The small size of the subject property results in a minimally sized restaurant serving 47 patrons and with physical constraints, only a very limited area for parking and a loading zone. No other similarly zoned property in the area shares this combination of circumstances which requires 14 parking spaces, one of them for disabled access, and a loading zone which covers the entire width of the lot 10-feet in depth. These are special and exceptional circumstances applicable to the subject property or to the intended use that do not apply generally to other property in the same zone and vicinity or the specific plan area.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

3. That an exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

This area has increasingly become more of a magnet for tourists because of these emerging uses and the site's proximity to the beach. The improvement of the subject property as a restaurant provides a type of use which is compatible with the area. The proposed location will be just as convenient when compared to other restaurants that have been authorized alcohol sales and reduction in on-site parking requirements.

With respect to the prior authorization; that is, Case No. ZA 2007-3442-CUB-SPP-1A, the West Los Angeles Area Planning Commission determined that the Conditional Use – Alcohol Sales and Project Permit Compliance Findings were made in the affirmative in the following manner:

- a) The proposed location will be desirable to the public convenience or welfare and the location is proper in relation to adjacent uses or the development of the community;
- b) The use will not be materially detrimental to the character of the development in the immediate neighborhood;
- c) The proposed location will be harmony with the various elements and objectives of the General Plan;

d) The location will not adversely affect the economic welfare of the community or result in undue concentration of premises for the sale of alcoholic beverages; and

e) The use will not detrimentally affect the nearby residentially zoned communities in the area after giving consideration to the distance of the proposed use from residential uses, religious facilities, school and other public uses and other establishments selling and dispensing alcoholic beverages.

Other recent development in the area have been able to combine lots for greater lot width, create more efficient parking design, or have nonconforming parking or less intensive uses which require less parking and do not provide valet supervision. The subject project can provide some of the required and the presence of the loading zone would achieve no practical purpose since it would displace two critically needed parking spaces. Therefore, the project cannot enjoy the development rights of these other properties due to the special and exceptional circumstances noted above. The variance relief will allow the subject property to realize some measure of parity with surrounding properties.

4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

4. That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property.

Under Case No. ZA 2007-3442-CUB-SPP-1A, the subject property has been reviewed and scrutinized by the Office of Zoning Administration as well as the West Los Angeles Area Planning Commission which resulted in 27 operative conditions. Condition No. 25 states: *Within one year of the date of issuance of a Certificate of Occupancy for the restaurant, the applicant shall file for a plan approval application, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions.*

Further, Condition No. 26 was imposed regarding automatic expiration of the authorization; whereby, requiring renewal of the conditional use permit in five (5) years. This condition has become a standard in protecting communities. An expiration period is imposed in case of an operator's possible lack of sensitivity to the needs of the community and consideration of changed conditions in the surrounding area. The intent is that through this process, the Office of Zoning Administration is able to further the City's goal to ensure that the establishment does not become a nuisance or require additional resources from other governmental agencies. These conditions for a periodic review and an expiration date, in conjunction with the imposition of special parking conditions, the nearby public parking lots and the fact that this is a small restaurant with a limited seating capacity should ensure that no material detriments should occur as a result of this variance relief.

5. That the granting of such variance will not adversely affect any element of the General Plan.

5. That the granting of an exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.

The Venice Plan Map designates the subject property for Community Commercial land use with its corresponding zone of C2. The site is within the boundary area of the Venice Coastal Zone Specific Plan and the Los Angeles Coastal Transportation Corridor. The General Plan promotes the provision of services throughout the City in locations that are convenient to the public yet do not impact nearby properties. Given the content of the prior conditions and limitations, and any that could be imposed as a result of this action, the surrounding land uses should be protected from potential impacts of the proposed use. Therefore, it appears that the subject request is in harmony with the various elements and objectives of the General Plan as well as the principles, intent and goals of the specific plan.

COASTAL DEVELOPMENT PERMIT RESPONSES

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code).

Recreation and visitor serving facilities: The project involves the establishment of a restaurant use, a use generally considered as a visitor serving facility, therefore the request appears to be consistent with the policy of providing for visitor serving facilities in the coastal zone.

Water and marine resources: The proposed project will not impact any marine resources insofar as the project is well above the high tide line and will not have any identifiable effect on the Pacific Ocean, the Venice breakwater or on the sandy inter-tidal zone.

Environmentally sensitive habitat areas: The subject property is located within a developed commercial area and is a fill in development and is not located within or should not affect any environmentally sensitive habitat areas.

The new commercial building will be an in-fill to other nearby commercial uses and should not have significant adverse effects, either individual or cumulatively, on coastal resources.

2. The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

Currently there is no adopted Local Coastal Program (LCP) for this portion of the Coastal Zone. Therefore, the adopted Venice Community Plan and the Venice Specific Plan serves as the functional equivalent plan. The Community Plan designates the subject property for Art Craft with its corresponding zone of C2 and Height District No. 1-0-CA. The basic use is permitted by the Plan designation and corresponding zone and on an individual basis, the proposed project is not anticipated to prejudice the ability of the City to prepare a Local Coastal Plan.

3. The Interpretative Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making its determination.

Such Guidelines are designed to provide direction to decision makers in rendering discretionary determinations on requests for coastal development permits pending adoption of a Local Coastal Program. The provisions of the Venice Specific Plan associated with new development as it relates to a change of use and parking issues will come under the review and by the scrutiny of the Zoning Administrator.

4. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625 (c) of the Public Resources Code.

There are numerous examples of minor and major deviations from the Los Angeles Municipal Code as well as exception to the provisions of the Venice Specific Plan. These deviations and exceptions include density, height, setback and parking issues and requests were granted because of unique circumstances, practical difficulties or unnecessary hardships that a property owner could incur without some forsaking of the strict interpretation of the zoning regulations. Generally, the Coastal Commission has tended to encourage and support restaurant uses along Abbot Kinney Boulevard and this particular development does not appear to generate any precedent contrary to the request herein.

5. If the development is located between the nearest public road and the sea of shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

It appears that the proposed project will not interfere with the public's right to access to the sea as its location does not affect such access.

Address of Building 1305-07 Washington Blvd.

Permit No. and Year None

Certificate Issued 7-12-68

DEPARTMENT OF CITY OF LOS ANGELES

DEPARTMENT OF CITY OF LOS ANGELES

DEPARTMENT OF CITY OF LOS ANGELES

One-Story, Type V, 32' x 42'6" Two-Family Dwelling.
R-Occupancy

Owner Mr. Juan Padilla
Owner's Address 657 Millwood Avenue
Address Venice, California 90291

Form B106-20M-12-52

Perintendent of Building by C. M. WILSON:bls

7



There are two ways to request a copy of the document image.

- 1) By fax using the request form. Click on the following link http://www.ladbs.org/permits/permit_related_forms/Research_Request_form.pdf to download the request form.
- 2) In person. Bring the following summary to one of the following Record counters.

COUNTER HOURS

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM
 WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles, CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys, CA 91401

Address: 1305 - 1307 WASHINGTON

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame
BUILDING PERMIT	BLDG-NEW	10/7/1908	1908LA05603	HIST: P1011 001 1053
BUILDING PERMIT	NEW CONSTRUCTION	10/7/1908	1908LA05603	IDIS: P5012 00526 0000 thru P5012 0001 HIST: P1011 001 1053
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/21/1952	1952VE03953	HIST: P1477 001 2891
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/21/1952	1952VE03953	HIST: P1477 001 2891
BUILDING PERMIT	BLDG-ALTER/REPAIR	9/14/1960	1960LA70285	HIST: P1689 002 2934
BUILDING PERMIT	ALTERATION	6/25/1982	1982WL41354	
CERTIFICATE OF OCCUPANCY		7/12/1968		IDIS: O0781 02684 0000 HIST: O336
RANGE FILE	MISCELLANEOUS	6/3/1986		HIST: M0176 005 0490
RANGE FILE	MISCELLANEOUS	6/3/1986		HIST: M0176 005 0490
RANGE FILE	MISCELLANEOUS	11/15/2000		HIST: M1264 007 0464
RANGE FILE	MISCELLANEOUS	11/15/2000		HIST: M1264 007 0464



All Applications Must be Filled Out by Applicant

Ward K

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for Erection of "Class B & C" Buildings

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

B.H. Exd.

(Sign here) M. H. Hurns
Los Angeles, Cal. Oct 7 - 1908 1908

S 60 ft.
Location: Lot 1 + 2 Block _____

Assessor Please Verify

Keene at Grand

Engineer Please Verify

District No. 19 M. B. page 4 F. B. page 29
No. 1301-1303-1305-1307 W Washington Street

1. Purpose of the Building and Number of Rooms 4 Stored

Is any part to be used for store or other business purposes? If so, state what stores only

2. Owner's name Gen. J. Wildshelm owner

3. Owner's address Wetia Bldg

4. Architect's name S. D. Hatten

5. Builder's name Morris Hurns

6. Builder's address 417 Morgan Bldg

7. Estimated Cost of the Proposed Improvements, \$ 7,500

8. Size of lot? 75 x 100 Size of Building 75 by 60

Are there any buildings within 30 feet of proposed structure other than a blank wall yes

9. Number of stories one s. aft.

Height from curb level to highest point: main building? 20 feet

10. What is the character of the ground: rock, clay, sand, filled, etc. gravel

11. Will there be a basement? no

12. What will be the footing: stone, concrete or brick? concrete

Give thickness and width 6 inch thick by 2 ft 6 wide

13. What will be the depth of foundation walls below curb level? 3 ft

14. Give thickness of foundation walls and material to be used 21 inch brick following cont

15. Give size of piers and cap plates or stones 21 wide piers

16. Of what materials will the upper walls be constructed?

What will be thickness of walls? 17 inches

Basement _____ 5th story: _____

1st story: brick 6th story: _____

2d story: _____ 7th story: _____

3d story: _____ 8th story: _____

4th story: _____

17. What will be the materials of the front cream faced brick If stone, what kind?

If ashlar, give thickness _____

18. Number and kind of chimneys and flues 4 12 x 10

PERMIT NO. 5603

2

19. Will any wall be supported on iron or steel girders? front
 Front, material 2" steel size 2" x 4" weight or thickness 25 lbs to foot
 Side, " " size " " " " " "
 Rear, " " size " " " " " "
 Interior, " " size " " " " " "

Will any wall be supported on iron or steel columns?
 Front, material " size " weight or thickness "
 Side, " " size " " " " "
 Rear, " " size " " " " "
 Interior " " size " " " " "

20. Give material of girders still of columns still
 Under 1st tier—size of girders _____ Size of columns _____
 " 2nd " " " _____ " _____
 " 3d " " " _____ " _____
 " 4th " " " _____ " _____
 " 5th " " " _____ " _____
 " 6th " " " _____ " _____
 " 7th " " " _____ " _____
 " Roof " " " _____ " _____

21. Give material, size and distance on centres of floor joist.
 1st tier, material O.P. ; size 2 x 8 ; distance on centres 20 inches
 2d " " _____ ; size _____ ; " " " "
 3d " " _____ ; size _____ ; " " " "
 4th " " _____ ; size _____ ; " " " "
 5th " " _____ ; size _____ ; " " " "
 6th " " _____ ; size _____ ; " " " "
 7th " " _____ ; size _____ ; " " " "
 8th " " _____ ; size _____ ; " " " "
 Ceiling joist tier, material O.P. ; size 2 x 14 ; " " 20 inches
 Roof " " O.P. ; size 2 x 6 ; " " " "

22. Specify construction of floors. O.P.

23. Of what material will partitions be built? tile 6 inch wide + 12 x 12
 24. What will be the material of roofing? Cooper's Roofing
 25. Of what material will elevator shafts and other shafts be constructed? brick
 26. What will be the material of the cornices? Brick
 27. Will fire escapes be provided, and where placed? none

28. Will metal lath be used in entire first floor of proposed building? none

29. Is there any other building erected on lot or permit granted for one? none

30. Are any buildings to be taken down? yes ; how many _____

31. Will freight elevators be enclosed or be provided with doors and fuseable links? none

32. How will soffits of stairs be plastered? no stairs

33. Of what material will stairways be constructed? _____