

SUMMARY

The Comedy Union is a one-story commercial building located at 5040 West Pico Boulevard between Sycamore Avenue and Orange Drive in the Mid-City neighborhood of Los Angeles. Designed in the Art Deco architectural style, the subject property was constructed in 1930 as an office building. Soon after its construction it assumed what would be its longtime use, as a medical-dental office, and in 1991, it was converted to a performance venue. Since the early 2000s, the subject property has been occupied by the Comedy Union, a stand-up comedy club.

Irregular in plan, the subject property is of wood and brick construction with smooth stucco cladding on the primary facade and has a concrete foundation. The building has a flat roof with a parapet, which is slightly stepped along the cornice line and ornamented with neon tube lighting. The primary, north-facing elevation is asymmetrically configured into three bays that step back from the sidewalk. It features irregularly spaced fluted pilasters of varying widths that are topped by capitals with a raked wave motif. The center bay comprises a stepped rectangular tower that rises past the roof parapet and is ornamented with cast plaster sunbursts and crowned by a gold-painted point. The building's primary entrance is located at the base of the tower and consists of a wide, single metal door with an oversized aluminum tube handle. A fabric canopy supported by metal bars is affixed to the tower directly above the entrance. At the center of the tower, above the primary entrance, is a pierced concrete screen with a stepped geometric pattern. The primary elevation contains only two windows, which are slightly recessed into the façade and comprise of four-over-four double-hung steel windows with wire glass four-lite fixed or hopper windows above. The south-facing façade features single and paired multi-lite windows, and a single entrance door accessed from the surface parking lot. There is a small interior courtyard and a gated vehicular alley that are not visible from the public right-of-way.

The subject property appears to have undergone multiple alterations over the years that include the removal of a portion of the parapet wall in 1968; modifications related to earthquake compliance in 1988; the addition of a freestanding pole sign at the primary façade in 1991; and the replacement of the primary door, infill and replacement of original windows with wood-framed vitrines, and the addition of a fabric entry canopy, mechanical box, and security window bars to the primary façade, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under national, state, and local designation programs as an excellent example of Art Deco commercial architecture in the area.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

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

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: 5040 W. Pico Boulevard		Current address	
Other Associated Names: Comedy Union			
Street Address: 5040 W. Pico Boulevard		Zip: 90019	Council District: 10
Range of Addresses on Property:		Community Name: Wilshire	
Assessor Parcel Number: 5070017004	Tract: 1740	Block: 5	Lot: FR 4
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1930	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Unknown		Contractor: Christ Thoren
Original Use: Commercial (office)		Present Use: Commercial (performance venue)
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Art Deco		Stories: 1	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Brick	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Unknown	Material: Select	
WINDOWS	Type: Double-hung	Type: Select	
	Material: Steel	Material: Select	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Slab	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

	See attached.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Margot Gerber		Company: Art Deco Society of Los Angeles	
Street Address: P.O. Box 972		City: Los Angeles	State: CA
Zip: 90078	Phone Number:	Email: artdecola.adsla@gmail.com	

Property Owner

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

Name: Shlomo Botach		Company: Yb Real Estate Properties IV, LLC	
Street Address: 5113 Pico Blvd.		City: Los Angeles	State: CA
Zip: 90019-4133	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Katie Horak, Mickie Torres-Gil, Mary Ringhoff		Company: Architectural Resources Group	
Street Address: 8 Mills Place, Suite 300		City: Pasadena	State: CA
Zip: 91105	Phone Number: 626-583-1401	Email: k.horak@arg-la.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Margot Gerber
Name:

2/15/18
Date:

Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org



5040 W. Pico Boulevard

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The property at 5040 W. Pico Boulevard (subject property) is located in the Mid-City neighborhood of Los Angeles, approximately seven miles west of downtown Los Angeles. The topography of the area is flat, and the neighborhood adheres to a generally rectilinear street grid that is oriented askew of the cardinal directions; as such, parcels along this portion of Pico Boulevard are slightly angled in the northeast-southwest direction.¹ Pico Boulevard is a heavily trafficked commercial corridor, which charts an east-west course through Los Angeles. Therefore, the area surrounding the subject property is predominantly commercial in character and contains buildings that were constructed between the 1920s and the 1950s and are generally one-story in height. The street features a narrow landscaped median, broad concrete sidewalks, and fairly mature street trees.

The subject property occupies a rectangular parcel of approximately 6,200 square feet on the south side of Pico Boulevard, approximately halfway along the block between Sycamore Avenue and Orange Drive. It contains a one-story commercial building that occupies approximately half of its parcel. The building is set back from the sidewalk on the north and is fronted by raised beds containing mature aloe plants. It abuts one-story buildings on the east and vacant lots on the west, where three adjacent buildings have been demolished in anticipation of a mixed-use building. A surface parking lot fronting a vehicular alley that spans the block between Sycamore Avenue and Orange Drive is located in the southern half of the parcel.

Exterior

The one-story commercial building at 5040 W. Pico Boulevard was constructed as an office in 1930. Designed in the Art Deco style, it features an irregular plan, a concrete foundation, and brick construction that is clad with smooth stucco on the primary, north-facing façade and left exposed on the south and west façades. There is a small interior courtyard, not visible from the public right of way but marked by a mature tree growing through it. The building has a flat roof with a flat parapet, which is slightly stepped along the cornice line and ornamented with neon tube lighting. Though the building is only one story, it exhibits a sense of verticality conveyed through its stepped geometric massing and vertically oriented decorative elements. The primary façade features seismic anchor tie plates and is ornamented with stucco and plaster elements in sunburst patterns and other geometric motifs.

¹ For the purposes of this report, cardinal directions will be used to describe the building.



The primary (north) façade is asymmetrically configured into three bays that step back from the sidewalk from east to west. It features irregularly spaced fluted pilasters of varying widths that are topped by capitals with a raked wave motif. The center bay comprises a stepped rectangular tower that rises past the roof parapet. The peak of the tower resembles a stepped pyramid; it is ornamented with cast plaster sunbursts and crowned by a gold-painted point. The building's primary entrance is located at the base of the tower and consists of a wide, single metal door with an oversized aluminum tube handle. Small, wall-mounted metal light fixtures flank the primary entrance. A fabric canopy supported by metal bars is affixed to the tower directly above the entrance. At the center of the tower, above the primary entrance, is a pierced concrete screen with a stepped geometric pattern.

The façade contains only two windows, located on the north and west faces of the easternmost bay. These windows are slightly recessed into the façade and comprise four-over-four double-hung steel windows with four-light fixed or hopper windows above, all containing wire glass. The west-facing window has metal security bars and is partially obscured by a mechanical or electrical box with a protruding pipe that is affixed to the façade. The westernmost bay of the primary façade contains three wood-framed vitrines, which replaced windows when the building changed use from an office to a performance venue. The vitrines are positioned between pilasters and capped by panels of pierced concrete with a geometric pattern similar to that seen above the primary entrance. The vitrines have slightly articulated stucco sills and two are missing their doors, revealing painted plywood closing the former window openings.

The building's south façade faces a gated vehicular alley and is not visible from the public right-of-way. Aerial photographs indicate that the façade has exposed brick cladding reinforced with seismic anchor tie plates, single and paired multi-light windows, and a single entrance door from the surface parking lot.

The building's east and west façades abut the adjacent commercial buildings and are not visible.

Alterations

Alteration permits obtained from the Los Angeles Department of Building and Safety (LADBS) indicate that the building has experienced only minor cosmetic alterations. This includes the removal of a portion of the parapet wall in 1968 (City of Los Angeles, Permit No. 68984) and modifications related to earthquake compliance in 1988 (City of Los Angeles, Permit No. 7946). In 1989, the building changed use from an office to a wholesale auto paint store. At this time, the building was re-roofed (City of Los Angeles, Permit No. 46286) and unknown tenant improvements related to this change of use were made (City of Los Angeles, Permit No. 3362). In 1991, when the building was converted to a performance venue, the freestanding pole sign at the primary façade was added (City of Los Angeles, Permit No. 71423). ARG's site visit found that the building has experienced some additional, unpermitted alterations. These include replacement of the primary door; infill and replacement of



original windows with the wood-framed vitrines; and addition of the fabric entry canopy, the mechanical box, and security window bars to the primary façade.

Character-Defining Features

Site

- Narrow site along Pico Boulevard, oriented toward the street
- Angled orientation of the parcel in the northeast-southwest direction

Exterior

- Irregular footprint, which fills approximately half of its parcel
- One-story configuration, with a vertical emphasis
- Asymmetrical configuration of the primary (north) façade, which steps back from the sidewalk along Pico Boulevard
- Central tower that rises past the roof parapet, with a stepped cap and gold-painted point at the peak
- Primary entrance located at the base of the tower
- Fenestration including four-over-four double-hung steel windows and four-light steel hopper or fixed windows with leaded glass and recessed window openings
- Art Deco elements including pierced concrete panels with a geometric motif; fluted pilasters capped with panels with a raked wave motif; and decorative sunburst elements at the top of the tower



B. Statement of Significance

Summary

The property at 5040 W. Pico Boulevard meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction.

Constructed in 1930, the commercial property at 5040 W. Pico Boulevard embodies the distinguishing characteristics of the Art Deco architectural style, making it inherently valuable for a study of 1930s architecture in Los Angeles.

In 2015, the SurveyLA citywide historic resources inventory identified the subject property as individually eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Los Angeles Historic-Cultural Monument as an excellent example of the Art Deco style.

Development of Pico Boulevard in Mid-City

The property at 5040 W. Pico Boulevard is located in the southern portion of the Wilshire Community Plan Area, in the neighborhood known as Mid-City and the sub-neighborhood known as Pico Del Mar.² The Mid-City neighborhood encompasses the area of the Wilshire District between Pico Boulevard on the north, Crenshaw Boulevard on the east, Robertson Boulevard on the west, and Interstate 10 on the south. Its northern border demarcates the southern edge of the Mid-Wilshire neighborhood, a residential neighborhood developed during the 1920s and the 1940s that is punctuated with areas of dense commercial development.

Prior to the twentieth century, the area comprising Mid-City was sparsely populated and remained largely rural in character. Though the city's commercial center and outlying residential neighborhoods were increasingly expanding west, development had not yet progressed enough to reach the growing beachfront communities of Santa Monica and Venice, and the space in between, considered "the country," largely comprised alfalfa, barley, and wheat fields peppered with concentrations of oil derricks. It was not until the land speculation boom of the 1880s and the westward expansion of downtown's streetcar network that growth of the area commenced.

The Pico Heights Streetcar line, established in 1887, extended west along Pico Street (now Pico Boulevard) and facilitated the growth of several upscale residential developments between Mid-City and

² The Wilshire District is a vast area that comprises much of central Los Angeles, west of the downtown core. It is generally bounded by Melrose and Rosewood Avenues to the north; 18th Street, and Venice and Pico Boulevards to the south; Hoover Street to the east; and the irregular western boundary of the City of Los Angeles to the west. The Wilshire District contains a number of distinct residential neighborhoods, with its earliest areas located in the eastern portion and dating to the late nineteenth and early twentieth centuries. The area containing the subject property saw most of its development in the 1920s.



downtown in the late nineteenth and early twentieth centuries, such as Pico Heights, College Heights, and Arlington Heights. Development of Mid-City commenced during the 1910s with the construction of such upscale residential neighborhoods as La Fayette Square, located just west of Crenshaw Boulevard. The subdivision and development of additional westward-lying tracts continued in earnest in the 1920s and 1930s. Early commercial development in the largely residential Mid-City neighborhood concentrated along Pico Boulevard, adjacent to the streetcar line. The line became part of the Los Angeles Railway system and continued to influence the development of the Pico Boulevard corridor as it extended west, first to Arlington Avenue, and eventually as far as Rimpau Boulevard. It actually stopped about a half mile short of where the subject property is located, which resulted in a slightly different pattern of commercial development beyond it: buildings tended to be one story instead of two and strictly commercial rather than mixed use.

Pico Boulevard's development in the Mid-City area hastened in 1926 and 1927, when the widening and paving of the street to accommodate increased auto traffic established it as a major corridor. Promoted as the city's newest direct route to the ocean, by the 1930s Pico Boulevard was substantially developed with neighborhood-oriented commercial properties such as stores, offices, restaurants, movie theaters, and banks. Unlike some of the City's other east-west arteries like Wilshire Boulevard, development along this part of Pico Boulevard remained rather compact and low-scale. Properties flanking Pico Boulevard west of its intersection with San Vicente Boulevard notably abut vehicular alleys at the rear lot lines and have designated spaces for parking.

5040 W. Pico Boulevard

Like many of the other buildings on this part of Pico Boulevard, 5040 W. Pico Boulevard was constructed for commercial use during a period of rapid development. It was built in 1930 for owners Marter and Bock, most likely for office use.³ The permit does not list an architect, but lists Christ Thoren as the builder. Thoren was a prolific contractor during the 1920s and 1930s, constructing buildings on various scales in Los Angeles, Santa Monica, Glendale, and Burbank from designs by notable architects including Walker & Eisen.⁴

Soon after its construction the subject property had assumed what would be its longtime use, as a medical-dental office. Dentist Eldon Snow established his practice there sometime between 1930 and 1932, and was soon joined by physician Archie A. Steele.⁵ By 1937, Steele had purchased the building, and kept his office there for decades—he did not retire until 1990, at the age of 91.⁶ Steele was a

³ LADBS Permit 27238, 12 November 1930. The owner names on this permit are only partially legible, so Marter and Bock might not be correct; other possibilities include Martter and Marten. No information was found on any permutation of these names.

⁴ *Los Angeles Times*, "Permit for Structure Awarded," 7 April 1929; Keystone Photo Service, 1930 photo of Bay Cities Guaranty Building (Santa Monica Public Library); Santa Monica Conservancy, "Bay Cities Guaranty Building," <http://www.smconservancy.org/property/bay-cities-guaranty-building/>, accessed 6 September 2017.

⁵ Los Angeles city directories, 1932, 1936, 1939, 1942.

⁶ John Johnson, "Patients Don't Want Doctor, 90, to Quit Now," *Los Angeles Times* 9 May 1988; Steve Harvey, "Only in L.A.," *Los Angeles Times* 27 February 1990.



yachtsman and avocational boat builder, and constructed a shed behind his Pico Boulevard office where he retreated every afternoon to work on his hobby.⁷ Snow kept his office in the same building until his death in 1954.⁸ Sometime between 1970 and 1988, ownership of the subject property passed to Shlomo Botach; in 1989, Botach applied for a permit to convert the building (or a portion of the building) into a wholesale auto paint store.⁹ By 1998, the building had been converted into the Mixed Nuts Comedy theater, which after an early 2000s tenant change became the Comedy Union.¹⁰

Art Deco Architecture

The Art Deco style emerged in the United States in the 1920s, inspired primarily by Eliel Saarinen's 1922 unrealized design for the *Chicago Tribune* building and the 1925 *Exposition Internationale des Arts Décoratifs et Industriels Modernes* in Paris. Considered the first major style to consciously reject historical precedents (unlike its Period Revival counterparts), Art Deco drew on the industry of the Machine Age for designs applicable to anything from jewelry to skyscrapers. Art Deco architecture enjoyed a brief but influential reign as Los Angeles' signature style, its sense of exuberance and glamour reflecting the city's 1920s boom resulting from its success in the oil, real estate and film industries.¹¹ It was applied largely to public and commercial buildings like theaters, department stores, and large hotels, with rarer use in single-family residential architecture. Hollywood's film industry played an indispensable role in the regional adaptation of Art Deco architecture, catering to popular interest in exotic worlds by romanticizing the style and bringing it to the masses through the architecture of its theaters and studio buildings as well as its stage sets.

Art Deco is characterized by its vertical emphasis (enhanced by elements like fluted pilasters, stepped towers, piers, and spires), flat roofs with parapets, steel fixed or casement windows, and smooth wall surfaces (typically stucco). Despite Modern tendencies, the style also embraced ornamentation that was uninhibited and extravagant. Decoration included highly stylized, geometric motifs such as zigzags, chevrons, spirals, steps, ziggurats, and pyramids. These appeared both as molded features and as part of ornate metalwork. Ornamentation also depicted motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna and natural features; the latter is commonly seen in Southern California-inspired imagery such as sunbursts, seashells, foliage, and scenes of paradise.¹² Experimentation with materials offered new potential for applied decoration; metals could be treated in a variety of different ways, while terra cotta could be used to apply color to a building's exterior but was

⁷ Robert Jones, "Physician's 6-Year Project May Change Sailing's Shape," *Los Angeles Times* 28 February 1972; Sanborn Map Company, "Los Angeles, California," Volume 23 (1950 corrections to 1926 map).

⁸ *Los Angeles Times*, Obituary: Dr. Eldon Snow, 16 April 1954; Southern California State Dental Association, *Journal*, 1952, 29.

⁹ LADBS Permit 1989HO03362, 4 December 1989.

¹⁰ *Los Angeles Times*, calendar listing for Mixed Nuts Comedy, 2 April 1998; Tamar Brott, "Behind the Scenes at the Comedy Union," *Los Angeles Magazine*, 1 June 2005.

¹¹ Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., *Los Angeles Art Deco* (Charleston, SC: Arcadia Publishing, 2005), 7.

¹² Breeze, *American Art Deco*, 223.



inexpensive and easy to maintain.¹³ The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment.

A growing dependency on the automobile had a significant influence on Los Angeles' pre-World War II architectural design, as architects designed to accommodate the automobile. With its vertical emphasis and exuberant ornamentation, Art Deco proved the ideal style to attract the attention of driving passersby. As a result, a number of prominent Art Deco buildings were constructed along rapidly developing commercial corridors in the Wilshire district and Hollywood, such as Wilshire Boulevard, Santa Monica Boulevard, Melrose Avenue, and W. 3rd Street. Wilshire's Miracle Mile boasted the grandest examples, including the Wilshire Tower (HCM #332), the Wiltern Theatre/Pellisier Building (HCM #118), the E. Clem Wilson Building, and the former Bullocks Wilshire Department Store (now Southwestern Law School, HCM #56). Downtown Los Angeles also had a notable collection of Art Deco buildings, including the Garfield Building (HCM #121), the Oviatt Building (HCM #195), the Eastern Columbia Building (HCM #294) and the Los Angeles Central Library (HCM #46). However, the fact that it was already well established by the 1920s and '30s "precipitated less new building...than the other two 'rival' downtowns'" of Hollywood and Miracle Mile.¹⁴

As the United States hit the height of the Great Depression, Art Deco came to be seen as too lavish and exorbitant. The American public turned to simpler, forward-thinking Moderne styles like the Streamline Moderne, PWA Moderne, and Hollywood Regency/Regency Moderne, all of which transparently "evoked an idea of the future."¹⁵ By the mid-1930s, Art Deco had largely fallen out of fashion, but it had left a significant mark on the architecture of Los Angeles.

The subject building was developed at the height of the Art Deco movement in Los Angeles and is exemplary of the style, with a flat roof with stepped and flat parapets; vertical elements including a stepped entry tower and fluted pilasters; and geometric and natural motif decorative elements including stepped sunscreens and raked panels. Though the Art Deco style was often favored in the design of larger buildings, such as towers or skyscrapers, it was also used to make smaller buildings appear taller and more extravagant. As the City of Los Angeles had a 13-story height limit on all buildings for the first half of the twentieth century, many designers of smaller buildings embraced the qualities of Art Deco that emphasized verticality and decorative detail. Even the smallest commercial building could gain visibility by using Art Deco towers, pilasters, complex massing, and decorative details to draw attention to itself. The subject building is an excellent example of this design tactic, as it uses the highly articulated characteristics of Art Deco to make a small building seem larger and more visually prominent. Its complex, stepped massing, ornate decoration, and vertical elements that draw the eye upward help the property to stand out among others along the street, particularly the more modest Art Deco buildings located directly to the east and north. Such a design was advantageous along a heavily trafficked commercial corridor like Pico Boulevard, and lent the building a sense of drama despite its small scale. Smaller examples of Art Deco commercial architecture like the subject property have become increasingly rare along major automobile

¹³ Tarbell Cooper et al., 27.

¹⁴ Hines, *Architecture of the Sun*, 224.

¹⁵ Gebhard and Winter, *An Architectural Guidebook*, 22.



Architectural
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thoroughfares, as their modest scale makes them candidates for extensive modifications or demolition for new construction.

Period of Significance

The period of significance for 5040 W. Pico Boulevard is defined as 1930, reflecting the year of the building's construction.



Integrity

In addition to meeting an eligibility criterion, 5040 W. Pico Boulevard retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”¹⁶ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The subject property is in its original location and therefore retains this aspect of integrity.
- **Design:** The subject property retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as an Art Deco office building. Exterior alterations have taken place, including primary door replacement, the replacement of some primary façade windows with vitrines, and the addition of a fabric canopy, mechanical box, and freestanding pole sign. However, the primary façade remains largely intact, all window openings are unaltered, and the building’s distinctive decorative elements remain. The property continues to exhibit characteristics of the Art Deco style, including stepped vertical elements (including a distinctive entry tower), steel multi-light windows, fluted pilasters, and other decorative elements incorporating geometric, sunburst, and raked wave motifs. As such, the property retains integrity of design.
- **Setting:** The property is located on the commercial corridor of Pico Boulevard, in the Mid-City neighborhood of Los Angeles. It sits among a number of low-scale commercial properties primarily constructed between the 1920s and the 1940s, a few of which still reflect Art Deco styles. While many of the buildings have experienced alterations and some recent demolition and infill development has occurred, the area retains many original properties and planning features. As such, this element of integrity remains intact.
- **Materials:** The subject property has experienced some alterations that have affected its integrity of materials, primarily its window and door replacement as noted above. However, all other materials dating to the building’s period of significance remain intact, including stucco cladding, steel windows, and molded sunscreens and decorative elements. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains largely intact.
- **Workmanship:** The subject property’s original workmanship is still evident through its overall construction method and materials; minor alterations as noted above have not obscured details

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



like stepped vertical elements, stepped geometric sunscreens, and molded and raked Art Deco elements. The property was built by contractor Christ Thoren, who had extensive experience building Art Deco structures on much larger scales, including for master architects Walker & Eisen. Because the property retains the physical characteristics from the time it was constructed, it continues to reflect Thoren's workmanship. As such, the property retains its integrity of workmanship.

- **Feeling:** The property retains its essential character-defining features and appearance from its historical period. There have been no major, irreversible alterations. Further, the surrounding commercial area, including several Art Deco buildings remains largely intact; while some adjacent properties have undergone alterations and some demolition and infill development has occurred, the streetscape still reflects its original development. As such, the building retains integrity of feeling.
- **Association:** The subject property has been in continuous use as a commercial property since its construction in 1930. As it largely retains its original appearance, it is clearly recognizable as a 1930s Art Deco commercial building, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.



Bibliography

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THE COMEDY UNION

5040

THE COMEDY UNION
L.A.'S HOTTEST COMEDY CLUB
323 934-9300
LIVE COMEDY NIGHTLY
COMEDIANS AS SEEN ON
HBO DEF JAM 3
COMEDY CENTRAL

PUGET SOUND
&
ARTISTA DESIGN

CASH
THE COMEDY UNION 5040

THE
COMEDY
UNION

LIVE MUSIC
COMEDY CLUB
323 924-9300

COMEDY AS SEEN ON
TV
BUY ONE GET ONE
COMEDY & ENTERTAINMENT

5040





Architectural
Resources Group

Items Attached

Exhibit 1. Tract Map

Exhibit 2. Sanborn Fire Insurance Map, 1950 corrections to 1927

Exhibit 3. Original Building Permits

Exhibit 4. Existing Conditions Photos, ARG, 2017

Exhibit 5. Parcel Profile Report



Architectural
Resources Group

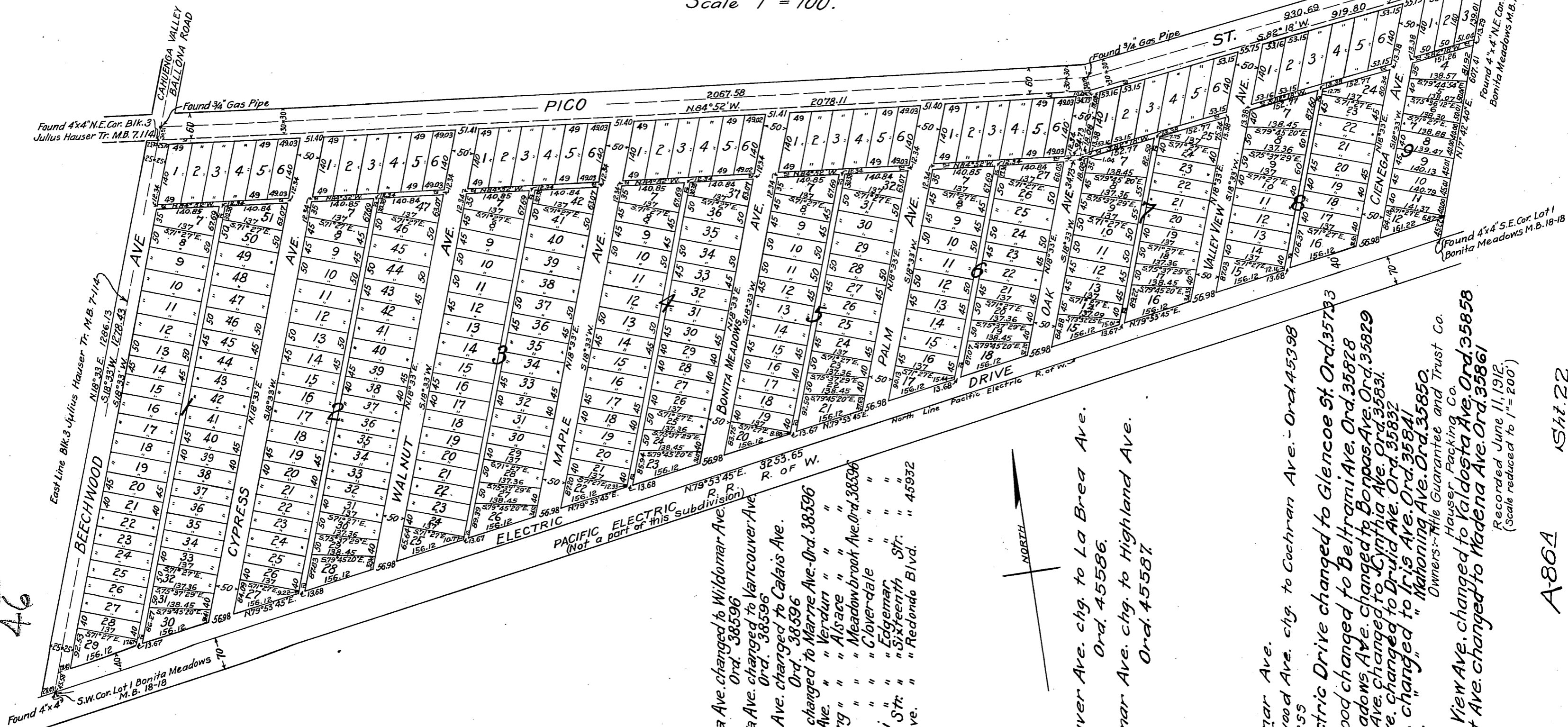
Exhibit 1. Tract Map

TRACT No. 1740

A Subdivision of Lot No. 1 of Bonita Meadows, as Recorded in Map Book 18, pages 18 and 19; and a portion of Lot 3 of the Julius Hauser Tract as recorded in Map Book 7 page 114, Records of Los Angeles County, Cal.

May 1912. Bixby and White, Civil Engineers, Los Angeles, Cal.

Scale 1" = 100'



- Cienega Ave. changed to Wildomar Ave. Ord. 38596
- Valdosta Ave. changed to Vancouver Ave. Ord. 38596
- Druid Ave. changed to Calais Ave. Ord. 38596
- Iris Ave. changed to Marre Ave. Ord. 38596
- Borpas Ave. " " Verdun " " " "
- Mahoning " " " Alsace " " " "
- Madena " " Meadowbrook Ave. Ord. 38596
- Cynthia " " Cloverdale " " " "
- Beltrami " " Edgemar " " " "
- Glencoe Str. " " Sixteenth Str. " " 45932
- Alsace Ave. " " Redondo Blvd. " " " "

- Vancouver Ave. chg. to La Brea Ave. Ord. 45586.
- Wildomar Ave. chg. to Highland Ave. Ord. 45587.

- Edgemar Ave.
- Beachwood Ave. chg. to Cochran Ave. - Ord. 45998
- Cypress
- Electric Drive changed to Glencoe St. Ord. 35733
- Beechwood changed to Beltrami Ave. Ord. 35828
- Bonita Meadows Ave. changed to Borpas Ave. Ord. 35829
- Cypress Ave. changed to Cynthia Ave. Ord. 35831
- Oak Ave. changed to Druid Ave. Ord. 35832
- Palm Ave. changed to Iris Ave. Ord. 35841
- Maple Ave. " " Mahoning Ave. Ord. 35850.
- Owners: The Guarantee and Trust Co. Hauser Packing Co.
- Valley View Ave. changed to Valdosta Ave. Ord. 35858
- Walnut Ave. changed to Madena Ave. Ord. 35861

Recorded June 11, 1912.

(Scale reduced to 1" = 200')

A-86A

SH. 22

46

57 cluo

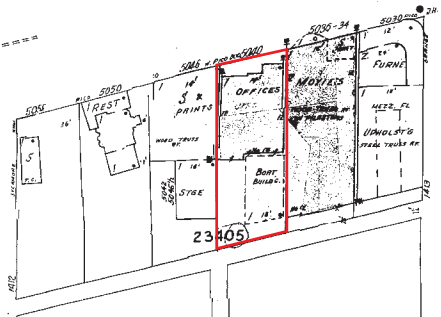
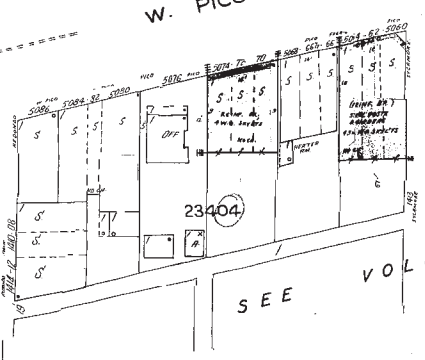
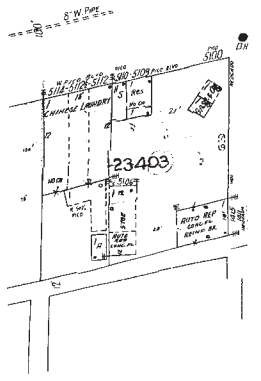
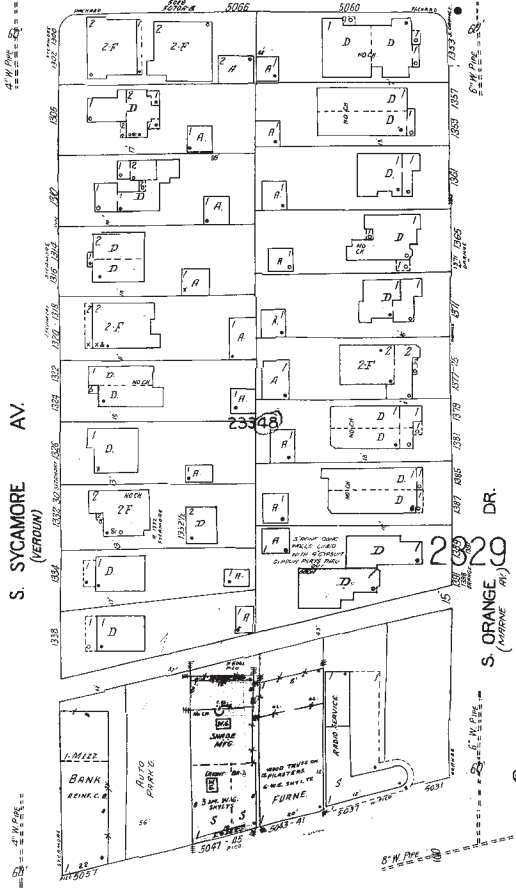
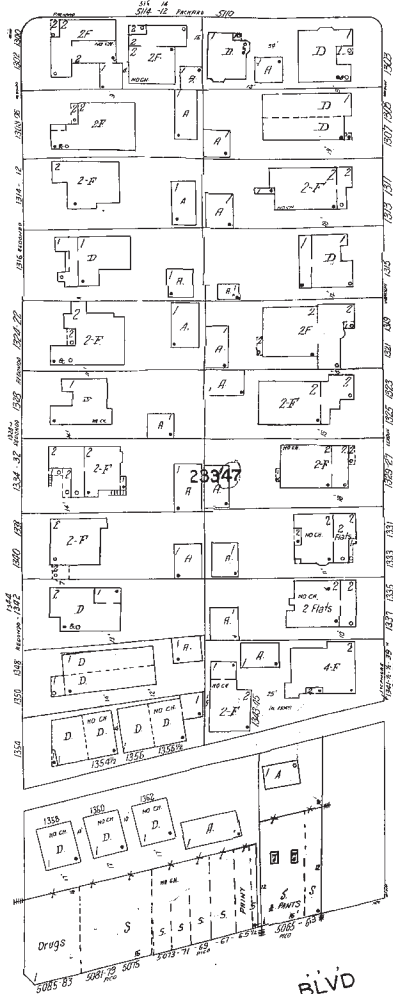
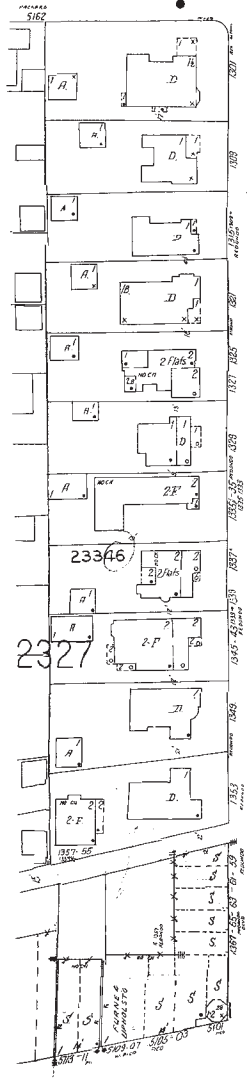


Architectural
Resources Group

Exhibit 2. Sanborn Fire Insurance Map, 1950 corrections to 1927

2379

PACKARD



SEE VOLUME

Scale of Feet. 100 50 0

Copyright 1971 by the Sanborn Map Co.



Architectural
Resources Group

Exhibit 3. Original Building Permits

(3915) 505 7/11/30
All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "X" - "X" - "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant, and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 6 (MAIN ST. FLOOR)

ENGINEER PLEASE VERIFY

Lot No. 4 Block 5
(Description of Property)

Tract 1740

District No. 49 M. B. Page 6-7 F. B. Page 141

No. 5040 Pico Blvd. Street
(Location of Job)

bet Sycamore & Orange St.

(USE INK OR INDELIBLE PENCIL)

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

- Purpose of Building Office No. of Rooms 18 No. of Families 1
- Owner's name Matt and Bock Phone EM 7614
- Owner's address 10th & Harvard St.
- Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
- Contractor's name Christ Thoren Phone WH 1101
- Contractor's address 5615 W-4th St.
- TOTAL VALUATION OF BUILDING \$ 8000 (Including all Material, Labor, Finish-Ing, Equipment and Appliances in Completed Building.)
- Any other building or permit for a building on lot at present? No How used?
- Size of proposed building 69 x 47 Size of lot 50 x 140 feet
- Number of stories in height One Height to highest point 28'
- Material of foundation Concrete Character of soil Hard Clay
- Material of exterior walls Brick
- Material of interior construction Wood
- Material of floors Concrete
- Material of roof Comp.
- Will all lathing and plastering comply with Ordinance? Yes
- What zone is property in? C

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

OVER

(Sign Here) [Signature]
(Owner or [Signature])

PERMIT NO. <u>27238</u>	FOR DEPARTMENT USE ONLY	
	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>11-10-30 ZC</u> <u>[Signature]</u> Clerk
		Stamp here when permit is issued <u>NOV 12 1930</u> <u>[Signature]</u>

Plan 7
Patton - 11-13-30
1975

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.	<i>[Handwritten initials]</i>
CONSTRUCTION	O.K.	<i>[Handwritten initials]</i>
ZONING <i>e</i>	O.K.	<i>[Handwritten initials]</i>
SET-BACK LINE	O.K.	<i>[Handwritten initials]</i>
ORD. 33761 (N. S.)	O.K.	<i>[Handwritten initials]</i>
FIRE DISTRICT <i>#3</i>	O.K.	<i>[Handwritten initials]</i>

REMARKS

[Lined area for handwritten remarks, currently blank]

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 4 1st 5

Tract 1740

Location of Building 5040 W. Pico Blvd. (House Number and Street) Approved by City Engineer

Between what cross streets Sycamore and Orange D. Deputy.

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Parking shed Families Rooms
2. Owner (Print Name) A.A. Stedie m.d. Phone 3206
3. Owner's address 1310 S Sycamore
4. Certificated Architect State License No. Phone
5. Licensed Engineer State License No. Phone
6. Contractor State License No. Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$ 475.00
9. State how many buildings NOW on lot and give use of each. one medical dental (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 30 x 42 No. Stories 1 Height to highest point 20' Size lot 47 1/2 x 130
11. Type of soil Hard Foundation (Material) concrete Depth in ground 1'
12. Width of footing 1'6" x 1'6" Width of foundation wall 4' Size of redwood sill 2 x 6
13. Material exterior wall Open Shed Size of studs: (Exterior) 2x6 (Interior bearing) x
14. Joist: First floor Dkt. Second floor x Rafters 2x4 Material of roof 2x6 T. boards
15. Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

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

Sign here (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required. By

PERMIT NO. 2751
FOR DEPARTMENT USE ONLY
Plans and Specifications checked Greenlee
Corrections verified
Plans, Specifications and Application rechecked and approved 1/26/37 R.P. Clerk
Zone C-3 Fire District No. 700
Bldg. Line 700 Ft. Street Widening 700 Ft.
Required Valuation indicated Specified Yes-No
Inspector

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	4	5	1740	
2. PRESENT USE OF BUILDING (13 Office)		NEW USE OF BUILDING (13 Office)		DIST. MAP
3. JOB ADDRESS 5040 West Pico Boulevard				ZONE
4. BETWEEN CROSS STREETS — AND —				FIRE DIST.
5. OWNER'S NAME Mr. A. Steele		PHONE		LOT (TYPE)
6. OWNER'S ADDRESS 5040 West Pico Boulevard		CITY	ZIP	LOT SIZE
7. ARCHITECT OR DESIGNER		STATE LICENSE No.	PHONE	
8. ENGINEER Mike Bayan		STATE LICENSE No.	PHONE CE 12809 HO4-7552	ALLEY
9. CONTRACTOR Owner		STATE LICENSE No.	PHONE	BLDG. LINE
10. LENDER —		BRANCH OFFICE	PHONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG. 48' x 80'	STORIES 1	HEIGHT 19'	NO. OF EXISTING BUILDINGS ON LOT AND USE One Office	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. →	EXT. WALLS Brick	ROOF Compo	FLOOR Concrete	

3

13. JOB ADDRESS 5040 West Pico Boulevard				DISTRICT OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 1500.00				GRADING
15. NEW WORK: (Describe) BRACE AND REMOVE PARAPET WALL AS PER				CRIT. SOIL

PLANS AND DEPT FILE

NEW USE OF BUILDING N/C		SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
TYPE III-A	GROUP G-1	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED		CONS. X7979
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED		ZONED BY
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED	PLANS APPROVED	FILE WITH Parapets
P.C. No. 002909	CONT. INSP.	APPLICATION APPROVED		INSPECTOR	
P.C. \$5.20	S.P.C.	G.P.I.	B.P. 8.00	I.F.	O.S.
			C/O	TYPIST bls	

[Handwritten signature]

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	JUN--6-68	29398	5	• 68985	X -- 2 CK	5.20
	JUN-20-68	32119	5	• 68984	X -- 1 CK	8.00

STATEMENT OF RESPONSIBILITY

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

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

Signed *[Signature]*
(Owner or Agent)

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

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B & S B-3-R12-68

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 4	BLK. 5	TRACT 1740	CENSUS TRACT 2172
2. PRESENT USE OF BUILDING	07 Parking Shed		NEW USE OF BUILDING () Demolished	DIST. MAP 5168
3. JOB ADDRESS	5040 W. Pico Blvd. (Rear Bldg)			ZONE C2-1
4. BETWEEN CROSS STREETS	Orange DR. AND Sycamore			FIRE DIST. 100'
5. OWNER'S NAME	Dr. Steele	PHONE We 4-3206		LOT (TYPE) INT
6. OWNER'S ADDRESS	5040 W. Pico Blvd.		CITY	ZIP
7. ARCHITECT OR DESIGNER		STATE LICENSE No.	PHONE	LOT SIZE 40x129.72
8. ENGINEER		STATE LICENSE No.	PHONE	ALLEY R. 12'
9. CONTRACTOR	owner	STATE LICENSE No.	PHONE	BLDG. LINE
10. LENDER		BRANCH	ADDRESS	AFFIDAVITS
11. SIZE OF EXISTING BLDG.	LENGTH 30	WIDTH 48	STORIES 1	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-Medical office & Shed
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS wood	ROOF metal	FLOOR none	
13. JOB ADDRESS	5040 W. Pico Blvd.			DISTRICT OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 400.00			GRADING
15. NEW WORK: (Describe)	Demo to comply with R.G.A 1-68			CRIT. SOIL
	Handwreck - no plumbing			HIGHWAY DED. YES
	NEW USE OF BUILDING Demolish			FLOOD
TYPE V	GROUP J	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
EDG. AREA 1,400'	MAX. OCC.	TOTAL	COMB	GEN MAJ. S. CONS
WELL UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED	PLANS CHECKED
P.C. No.	CONT. INSP.			PLANS APPROVED
				APPLICATION APPROVED
P.C.	S.P.C.	G.P.I.	B.P. 3.30	I.F. O.S. C/O TYPIST

CASHIER'S USE ONLY

HAR-25-70 15523 E • 5841 W - 1 CS 3.30

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	<i>Dr. Steele</i> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	<i>Dr. Steele</i>	3/25/70
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

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

DEMOLITION BY OWNER

I A. A. Steele M.P.
[Name - Print]

am the owner of the building and lot located at
..... 5040 W. Pico Blvd
[Address - Print]

All demolition work will be performed by me or by day labor in my employ. I will not employ any person in violation of the Calif. State Contractors license law or the Labor Code of the State of California relating to workmen's compensation insurance.

..... 3-25-70
Date

..... *A. A. Steele*
Signature

129B181

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 4	BLOCK 5	REAR 1740	COUNCIL DISTRICT NO. 10	POSTAL ZIP 5168	CENSUS TRACT 2112	
2. PRESENT USE OF BUILDING	office			NEW USE OF BUILDING	same (MP 21-146)		
3. JOB ADDRESS	5040 W. Pico Bl.					ZONE	C4-1-0
4. BETWEEN CROSS STREETS	Orange Drive AND Sycamore Ave.			LOT TYPE	Int.		
5. OWNER'S NAME	Mr. Shlomo Botach			PHONE	(213) 938-3156		
6. OWNER'S ADDRESS	5011 W. Pico Blvd. LA			CITY	90019		
7. ENGINEER	A & S Engineering			BUS. LIC. NO.	B-541535		
8. ARCHITECT OR DESIGNER				ACTIVE STATE LIC. NO.	C-40977		
9. ARCHITECT OR ENGINEER'S ADDRESS	PO Box 6653 Alhambra CA			CITY	91802		
10. CONTRACTOR	N/S			BUS. LIC. NO.			
11. SIZE OF EXISTING BLDG.	WIDTH 50	LENGTH 65	STORIES 1	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE 1		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS URM		ROOF Wood	FLOOR Conc.	ALLEY 12' rear		
13. JOB ADDRESS	5040 W. Pico Bl.					BLDG. LINE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING						AFFIDAVITS	CE 85-154 ZA 17594
15. NEW WORK (Describe)	FULL COMP DIV. 88					GRADING	
	Rc III C					FLOOD	
						Hwy. Ded.	
						CONV.	
						ZONED BY	V. Lit
						FILE WITH	
						INSPECTOR	

TYPE III-N	GROUP B-2	FLOOR AREA N/C	PLANS CHECKED Virginia Lit
DWELL UNITS	MAX OCC. N/C	TOTAL N/C	APPLICATION APPROVED Virginia AS
GUEST ROOMS	PARKING REQ'D N/C	PARKING PROVIDED N/A	INSPECTION ACTIVITY
P.C. 117.72	EPI	CONT. TORQUE TEST	COMB GEN MAJS. CONS. YES
S.E.C. 6.00	F.M. 6.00		
R.F. 138.50	EI 3.45	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.	
S.D. 2.35	F.H.		
DIST. OFFICE LA	S.E.S.S. 2.95	SPRINKLERS REVD. SPEC. N/C	
P.C. NO. D 5076	CID	ENERGY	

12017 150.00

CASHIER'S USE ONLY

117.72 EQBP
2.35 PL/M
6.00 PL/M
3.45 EI-C
2.95 DSS
7846 DDBI

K2080 1-08/19/88

K2080 LA 7946

DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

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

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

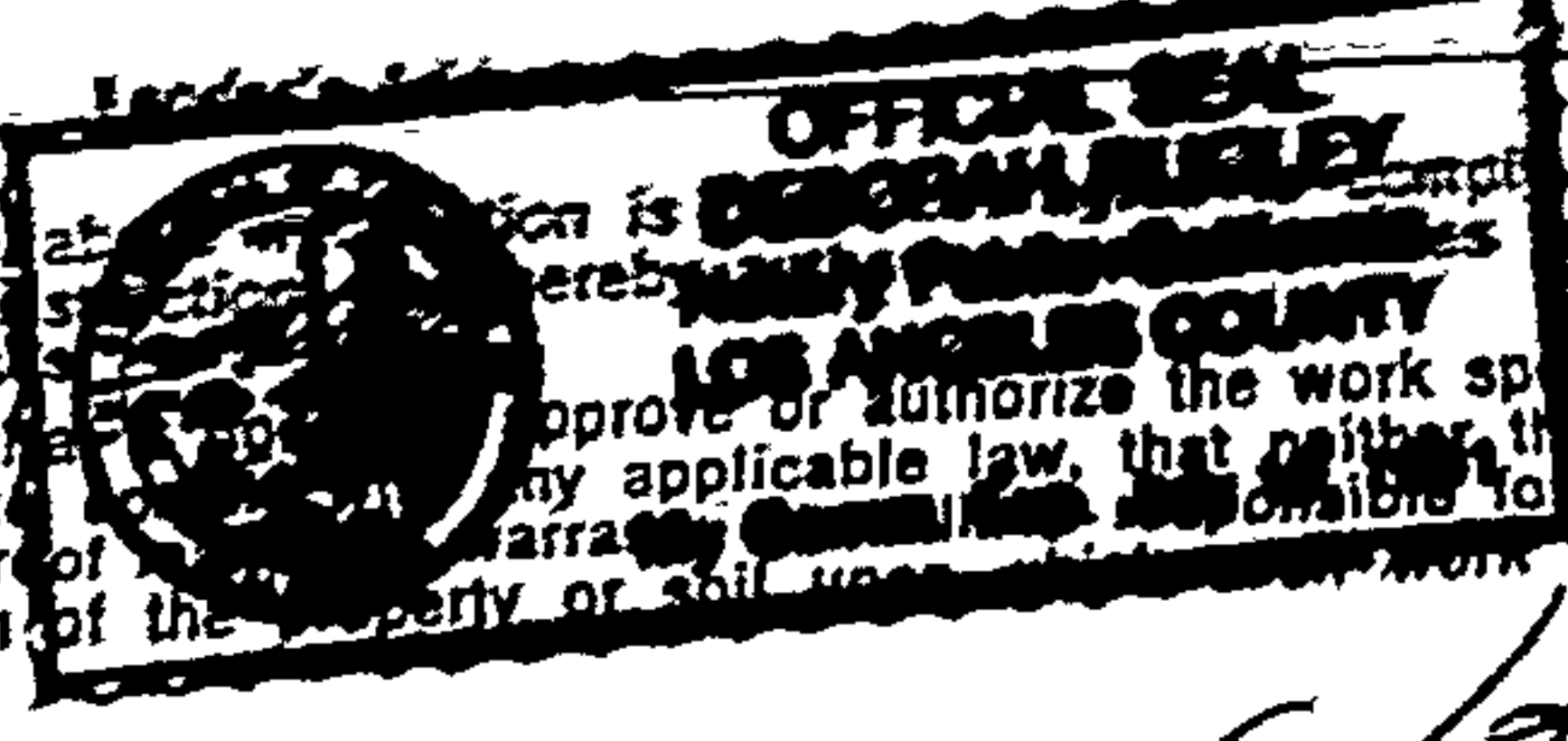
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).

Lender's Name _____

21. I certify that I have read this application and state that the applicant is hereby authorized with all city and county ordinances and state laws relating to building construction to enter upon the above-mentioned property for inspection purposes. I 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 is liable for any warrent, or any other action, that the performance or results of any work described herein or the condition of the property or soil upon which the work is performed.

Signed _____ Position _____ Date 6/20/86

(Owner or agent having property owner's consent)



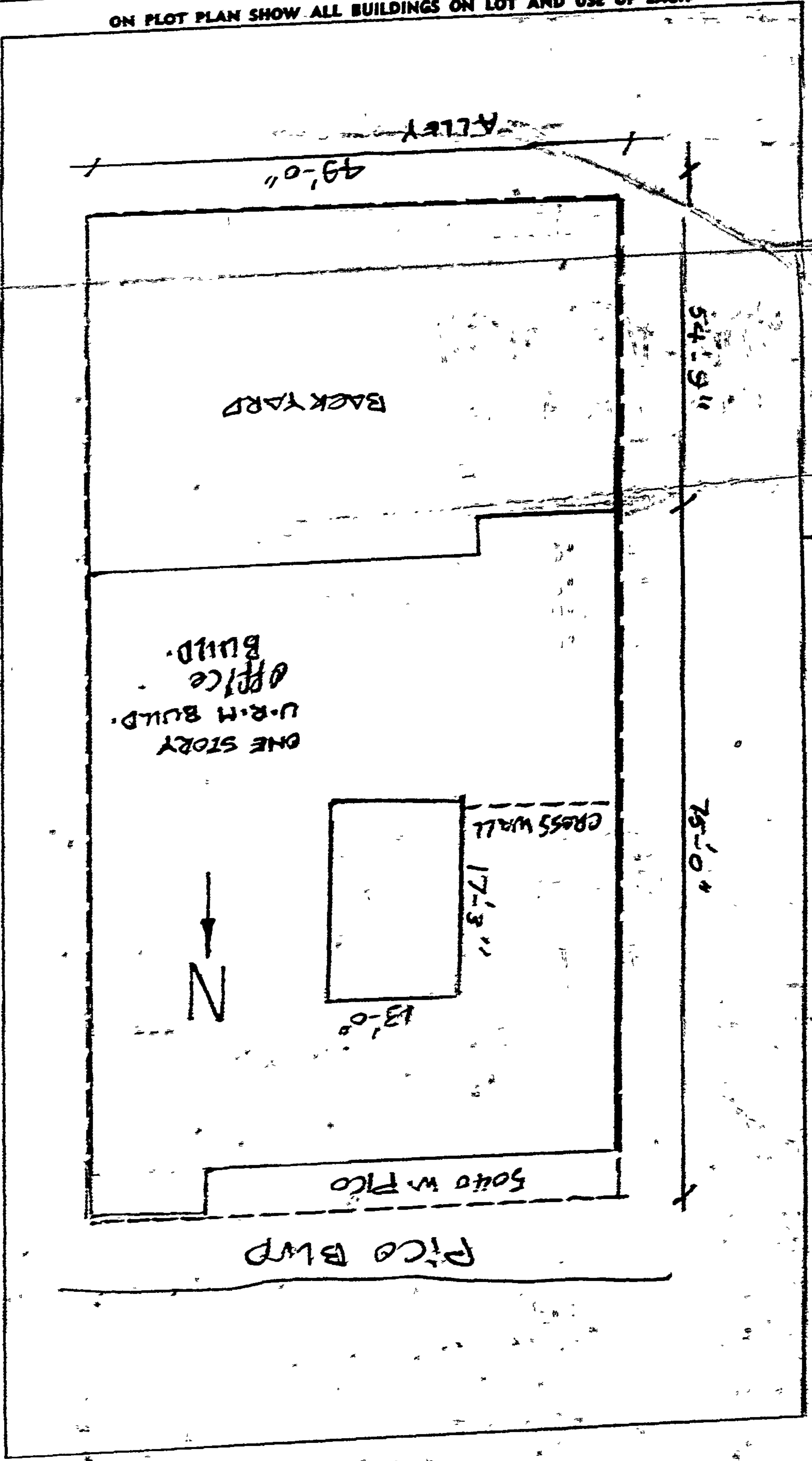
Bureau of Engineering 203004

ADDRESS APPROVED 3
DRIVEWAY
HIGHWAY
DEDICATION COMPLETED
FLOOD-CONTROL FOR VIOLETZ CORNERS
SEWERS AVAILABLE
NOT AVAILABLE CELEST SEWT
SFC PAID
SFC DUE
SFC NOT APPLICABLE

Grading	PRIVATE SEWAGE SYSTEM APPROVED
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)
Housing	HOUSING AUTHORITY APPROVAL
Planning	APPROVED UNDER CASE #
Traffic	APPROVED FOR
Construction Tax	RECEIPT NO. DWELLING UNITS

LEGAL DESCRIPTION
 MAX OCC. LOED = 99 DUE TO STRUCTURAL DESIGN

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



IT-1101 REV 1/87 Individual Acknowledgment

STATE OF CALIFORNIA

COUNTY OF Los Angeles

J 3 0 0 4 0 0 0 9 4

SS.

On this 20th day of June in the year 1988

before me, the undersigned, a Notary Public in and for said County and State,
personally appeared Shlomo Botiach

personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

Signature

Deborah Rugley

Notary Public in and for said County and State

Deborah Rugley

7946

FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL
DEBORAH RUGLEY
Notary Public-Candidate
LOS ANGELES COUNTY

My Comm. Exp. July 22, 1989

3 0 0 3 0 0 4 3 5

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Fr 4	BLOCK --	TRACT 1740	COUNTY REF. NO. MP 21-146/147	DIST. MAP 129B181 CENSUS TRACT 2172
2. PRESENT USE OF BUILDING (16) retail	NEW USE OF BUILDING (16) same			ZONE C4-1-0	
3. JOB ADDRESS 5040 W. Pico Blvd	FIRE DIST. 2			COUN. DIST. 10	
4. BETWEEN CROSS STREETS Orange	AND Sycamore			LOT TYPE int	
5. OWNER'S NAME Rotach Management	PHONE			LOT SIZE 49x1129	
6. OWNER'S ADDRESS 5037 W. Pico Bl	CITY L.A. 90019			ZIP	
7. ENGINEER	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			ZIP	
10. CONTRACTOR Sunrise Roofing Co	BUS. LIC. NO. 457829			ACTIVE STATE LIC. NO. 213-384 7663	
11. SIZE OF EXISTING BLDG. WIDTH - LENGTH	STORIES	HEIGHT	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 5040 W. Pico Bl	STREET GUIDE			AFFIDAVITS ZI 1583 ✓ Ord 160,849 ZA 17594	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 3,000.00			DIST. OFF. LA	P.C. REQ'D NO (f)
15. NEW WORK (Describe) Remove old roof, reroof w/blt up class A roof.	GRADING ---			SEISMIC ---	
NEW USE OF BUILDING Same			SIZE OF ADDITION N/A	STORIES	HEIGHT
TYPE TEN	GROUP OCC. B2	FLOOR AREA NA	PLANS CHECKED		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		
PC.	G.P. NP	CONT. INSP.	CS	GEN	MAJ.S.
S.P.C.	PM	NA	EQ.	B & S B-3 (R.7/89)	
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	CASHIER'S USE ONLY		
I.F.	F.H.		BP-R	32.00	
S.D.	O.S.S.		EI-C	.50	
ISS. OFF.	S.O.S.S.		OSS	1.00	
PC. NP	C/O	ENERGY	46236#		
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.			33.50 NOV 15 89 4777H1769 16:18R LA 46236		

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 11-15-89 Lic. Class B Lic. Number 457829 Contractor: X [Signature]
 (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. 107484489 Insurance Company ST FUND

Certified copy is hereby furnished.

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

Date 11-15-89 Applicant's Signature [Signature]

Applicant's Mailing Address 421 N. HELIOTROPE DR. #120, L.A., CA 90009

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)

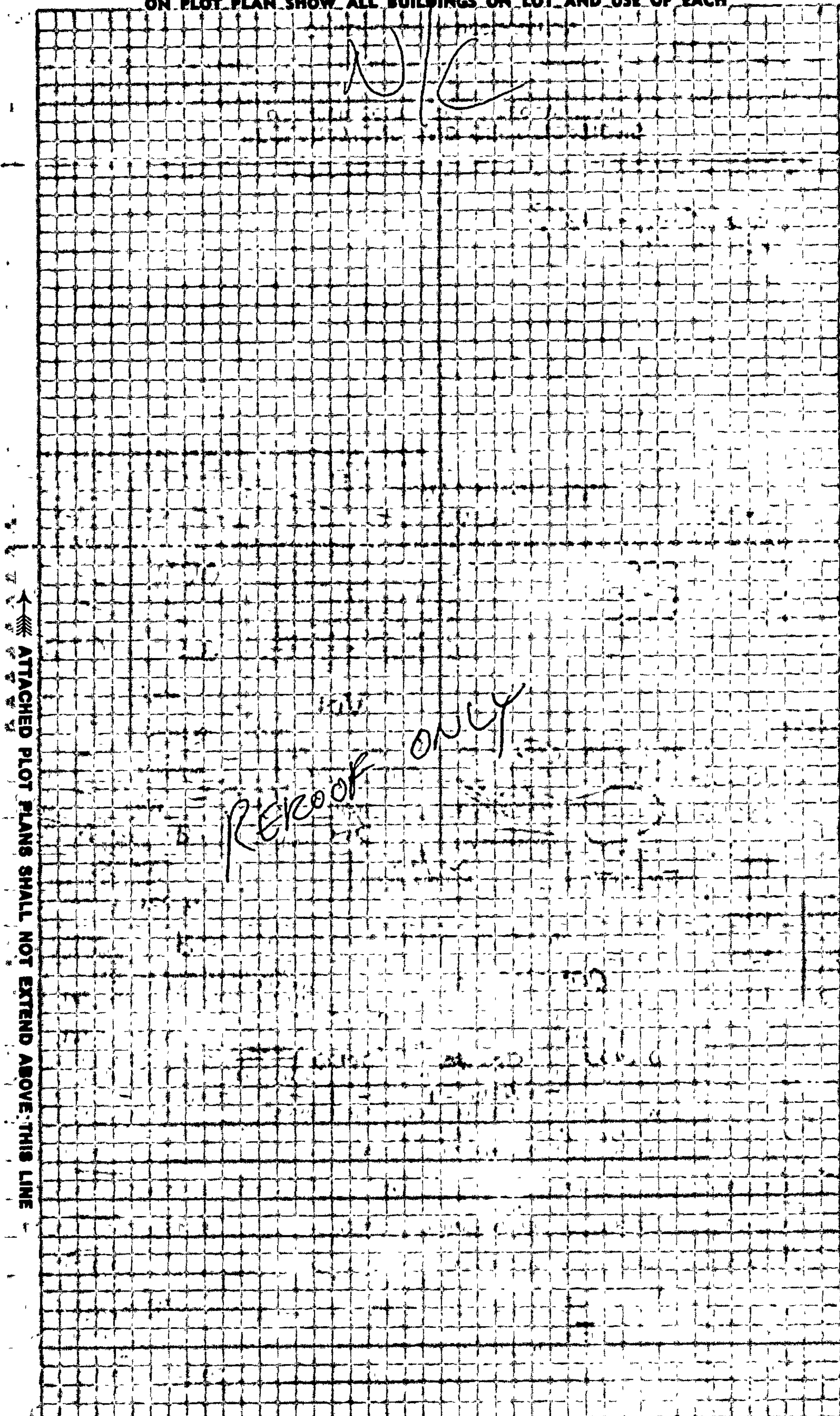
Signed X [Signature] (Owner or agent having property owner's consent) Contractor [Signature] Position _____ Date 11-15-89

2 0 3 0 0 3 0 0 4 3 7

Bureau of Engineering	ADDRESS APPROVED		Rae 11-15-89
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
SEWERS RES. NO. CERT. NO.	FLOOD CLEARANCE		
		SEWERS AVAILABLE	
		NOT AVAILABLE	
		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"/>		
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



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 4 FR	BLOCK 5	TRACT I740	COUNTY REF. NO. MB 21-146/147	DIST. MAP 129-181	CENSUS TRACT 252172
2. PRESENT USE OF BUILDING	(13) OFFICE			NEW USE OF BUILDING (16) AUTO PAINT STORE WHOLESALE	ZONE C4-1-0	
3. JOB ADDRESS	3040 W. PICO BL				FIRE DIST. TWO	COUN. DIST. 10
4. BETWEEN CROSS-STREETS	SYCAMORE AV.		AND	REDONDO ORANGE AV.		
5. OWNER'S NAME	SHLOMO BOTACH (818) 938-5156				PHONE	LOT TYPE INT
6. OWNER'S ADDRESS	5037 W. PICO BL		CITY LA	ZIP 90019		LOT SIZE 49x129
7. ENGINEER	ATS ENG B541535		BUS. LIC. NO.	C40977		PHONE 282-5954
8. ARCHITECT OR DESIGNER	A & S ENG B541535		BUS. LIC. NO.	C40977		PHONE 282-5954
9. ARCHITECT OR ENGINEER'S ADDRESS	P.O. BOX 6653 ALHAMBRA CA 91801				AFFIDAVITS 2a 17594	
10. CONTRACTOR	AES CONST.		BUS. LIC. NO.	B-575180		PHONE (818) 282-5954
11. SIZE OF EXISTING BLDG.	WIDTH 50	LENGTH 65	STORIES 1	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-store	
12. FRAMING MATERIAL OF EXISTING BLDG.	BRICK		EXT. WALLS BRICK	ROOF wood	FLOOR conc	
13. JOB ADDRESS	3040 W. PICO BL				STREET GUIDE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 22,000				\$ 35,000	
15. NEW WORK (Describe)	T.I - Change of use				DIST. OFF. LA	P.C. REQ'D None
NEW USE OF BUILDING wholesale auto paint store				SIZE OF ADDITION None	STORIES 1	HEIGHT NC
TYPE III-N	GROUP OCC. B2/HZ	FLOOR AREA NC	PLANS CHECKED D. HILTS		ZONED BY KITO	
DWELL UNITS -	MAX OCC.	TOTAL	APPLICATION APPROVED D. Hilts		TYPYST GDS	
GUEST ROOMS -	PARKING REQ'D NC	PARKING PROVIDED STD. 6 COMP. -	INSPECTION ACTIVITY		INSPECTOR	
G.P.I. 133.71		CONT. INSP		CS		EQ.
S.P.C. 54.69		P.M. 6.00		GEN.		MAJ.S.
B.P. 221.65		E.I. 5.25		EQ.		
I.F. -		F.H. -				
S.D. -		S.O.S. 2.67				
ISSUING OFFICE HO		S.O.S. 5.75		SPRINKLERS REQ'D SPEC. YES		
P.C. NO. E-4448		C/O -		ENERGY -		DAS YES

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 11/22/89 Lic. Class B Lic. Number 575180 Contractor J. Allice (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):

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. 1047505-89 Insurance Company STATE FUND (EXP. 5-4-90)

Certified copy is hereby furnished.

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

Date 11/22/89 Applicant's Signature J. Allice

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 11/22/89 Applicant's Signature J. Allice

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 J. Allice (Owner or agent having property owner's consent) Presol. 11/22/89 Date

CASHIER'S USE ONLY

RECEIVED 133.71 4-PC
133.71 6.00 06/27/89
136.38 CHTD.

54.69 EDPC
221.65 EDOP
6.00 PL/M
575180

136.38
282.84 CHTD

HO-3362
12-4-89

136.38
29334

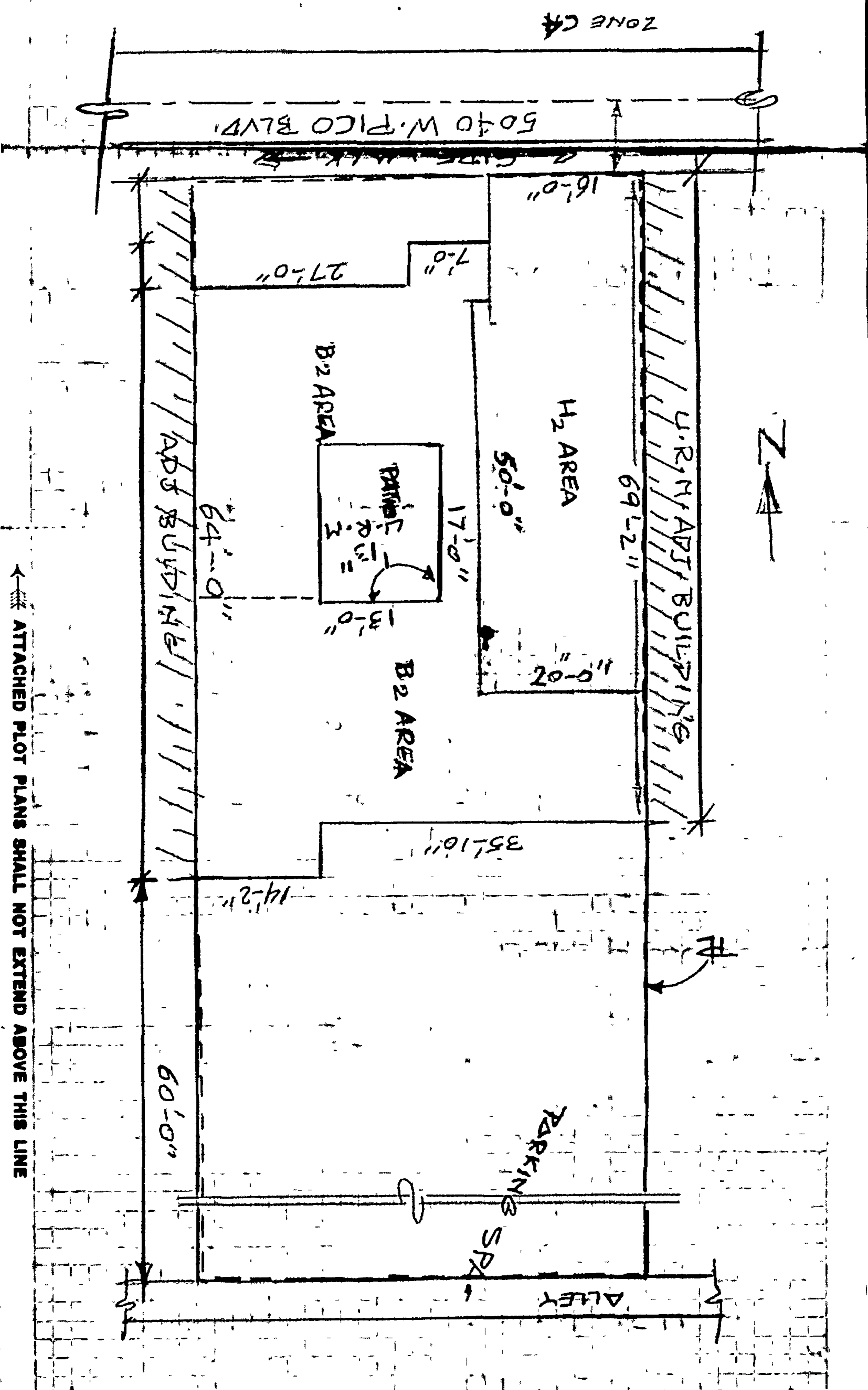


2 6 5 0 0 5 0 0 1 3 5

Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
SEWERS RES. NO. CERT. NO.	FLOOD CLEARANCE		
	<input checked="" type="checkbox"/>	SEWERS AVAILABLE	Scott 11/30/89
		NOT AVAILABLE	
	<input checked="" type="checkbox"/>	SFC NOT APPLICABLE	Scott 11/30/89
	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"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		11-30-89
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		OK 7/15/83 - R. Wood 9-29-89
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

2A-1759A N/A to this project; WS 89-4674 of Vol 11/30/89

LEGAL DESCRIPTION
 NOTE: MAXIMUM OF 120 GAL. OF CLASS B FLAMMABLE LIQUIDS PERMITTED OUTSIDE OF H-2 OCCUPANCY PER TABLE No. 9-A.
 ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



2 3 5 0 0 5 7 0 1 3 7

Job Address 5040 W. Pico Bl.

I have read the Hazardous Material Information Guide and understand my requirements under Section 15505, 15533 and 15534 of the Health and Safety Code and Section 5708 of the LMC regarding hazardous materials.

I have also read the Information Guide regarding Air Pollution Permits and understand my requirements under Section 42303 of the Health and Safety Code.

Will the applicant or future building occupant handle a hazardous or an acutely hazardous material or a mixture containing a hazardous or acutely hazardous material equal to or greater than the threshold quantities specified on the Hazardous Materials Information Guide?

yes

no

[Signature]
Owner or Agent, position

Is the proposed work within 1000 feet from the outer boundary of a school? (Fire Department clearance is required prior to issuance of the permit if marked yes).

yes

no

[Signature]
Haz Mat Unit, Fire Dept.

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the Air Quality Management Districts?

yes

no

[Signature]
Owner or Agent, position

IF #2 YES

2 6 5 0 0 5 0 0 1 3 0
LA CHE RM 990-B
FIRE HAZ MAT.



**South Coast
AIR QUALITY MANAGEMENT DISTRICT**

9150 FLAIR DRIVE, EL MONTE, CA 91731 (818) 572-6200

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

M E M O R A N D U M

DATE: October 4, 1989
TO: Los Angeles City Building Department
FROM: Tran D. Vo, P.E., Senior Air Quality Engineer *TAV*
SUBJECT: BUILDING PERMITTING UNDER AB3205, WATERS BILL

Regarding PLAN CHECK #:

LOCATION: PICO Automotive Paint
and Supply Depot Inc
5040 West Pico Blvd
Los Angeles, CA 90019

This site has met or is meeting the requirements of Section 42303 of the Health and Safety Code and the requirements for a permit to construct and operate for the South Coast Air Quality Management District .

APPLICANT HAS ALL REQUIRED PERMITS FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FOR THIS SITE AND/OR PLAN CHECK ONLY.

APPLICANT HAS FILED FOR PERMITS TO CONSTRUCT EQUIPMENT WITH THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT.

APPLICANT IS EXEMPT FROM PERMIT REQUIREMENTS AT THIS SITE AND/OR PLAN CHECK ONLY.

S APPLICATION FOR INSPECTION

1 U 0 0 S P 0 1 3 3

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

1. LOT	BLK.	TRACT	COUNTY REC. NO.	DIST. MAP
Fr. 4	5	1740	Mp21-146/147	129-181
2. TYPE OF SIGN OR NEW WORK (19) Pole Sign			<input checked="" type="checkbox"/> ON-SITE SIGN	<input type="checkbox"/> OFF-SITE SIGN
3. JOB ADDRESS 5040 W. Pico Blvd.			EXP. DATE	FIRE DIST. 11 COUN. DIST. 10
4. BETWEEN CROSS STREETS Sycamore AND Orange			LOT (TYPE) int.	
5. OWNER'S NAME Sholomo Botach			PHONE 213/938-5156	LOT SIZE 49x129.72
6. OWNER'S ADDRESS 5037 W. Pico Blvd.			CITY Los Angeles	ZIP 90019
7. ARCHITECT OR ENGINEER			BUS. LIC. NO.	ACTIVE STATE LIC. NO.
8. ARCHITECT OR ENGINEER ADDRESS			CITY	ZIP
9. QUALIFIED INSTALLER Sign Course			BUS. LIC. NO. 793623-24	ACTIVE STATE LIC. NO. C45-575496
10. INSTALLER'S ADDRESS 12718 Downey Ave.			CITY Downey	ZIP 90242
11. SIZE OF EXISTING BUILDING WIDTH 49' LENGTH 70'		TYPE URM <input type="checkbox"/>	STORIES 1	NO. OF EXIST. BLDGS. ON LOT AND USE 1-auto paint store
12. SIZE OF SIGN 54"x87"x48"x100		TOTAL COPY AREA 66sf	OVERALL HEIGHT	FROM GRADE 18 FROM ROOF
13. JOB ADDRESS 5040 W. Pico Blvd.			STREET GUIDE 91LA 71423	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 7500.00				
15. MATERIAL OF SIGN CONSTRUCTION		SUPPORTING FRAME steel	FRAME OF COPY alum. ext.	SURFACE OF SIGN lexan
16. TYPE OF SIGN OR NEW WORK Pole Sign			<input type="checkbox"/> SINGLE FACE	<input type="checkbox"/> DOUBLE FACE
17. ILLUMINATION <input checked="" type="checkbox"/> INTERNAL			<input type="checkbox"/> FLASHING	<input type="checkbox"/> OTHER
18. NO. OF SIGNS OR GAS TUBE SYSTEMS 1			NO. OF ADDITIONAL BRANCH CIRCUITS 0	NO. OF CONTROL DEVICES 1

PERMIT FEES		CONT. INSP.	PLANS CHECKED	TYRIST
SIGNS/G. T. SYSTEMS	19.00		SAEOL LEE	Toya
ADDITIONAL CIRCUITS	8.00		APPLICATION APPROVED	INSPECTOR
ELECTRICAL SERVICE		600 deposit by [unclear]		
CONTROL DEVICES	12.00			
ISSUING FEE	12.00	DATE 7-6-91		
BLDG. PERMIT	249.75	DEPARTMENT		
P.C.	124.88	DATE 7-6-91		
S.P.C.	1.13	F.H.		
I.F.	50.00	INSP. ACTIVITY: BMI		
ISSUING OFFICE	8.52	P.C. NO. F2724		
<p>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.</p>				

DECLARATIONS AND CERTIFICATIONS

9/1LA 71423

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 2-6-91 Lic. Class C-45 Lic. No. 575496 Contractor's Signature [Signature]
 Contractor's Mailing Address 12718 DOWNEY AVE DOWNEY 90242

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. 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. 3900, 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 2-6-91 Applicant's Signature [Signature]

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

CONSTRUCTION LENDING AGENCY
 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 declare 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 of 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 2-6-91

Bureau of Engineering	No. Dad. Reg'd CITY PLANNING OFF SITE CLEARANCE: LEGAL DESCRIPTION:	ADDRESS APPROVED HIGHWAY DEDICATION	Bullard 8/16/90 Mo. D. 3-6-91 H. Gurdin EA 3/6/91
pole sign approved at the lot having less than 50 ft by B.F. 902016			
* 21 1583-PROPOSED, ZA 17594 - N.A.			

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 pole Sign 66
- Total Area 66

Signs Facing PICO BLVD

Allowable Combined Sign Area 198

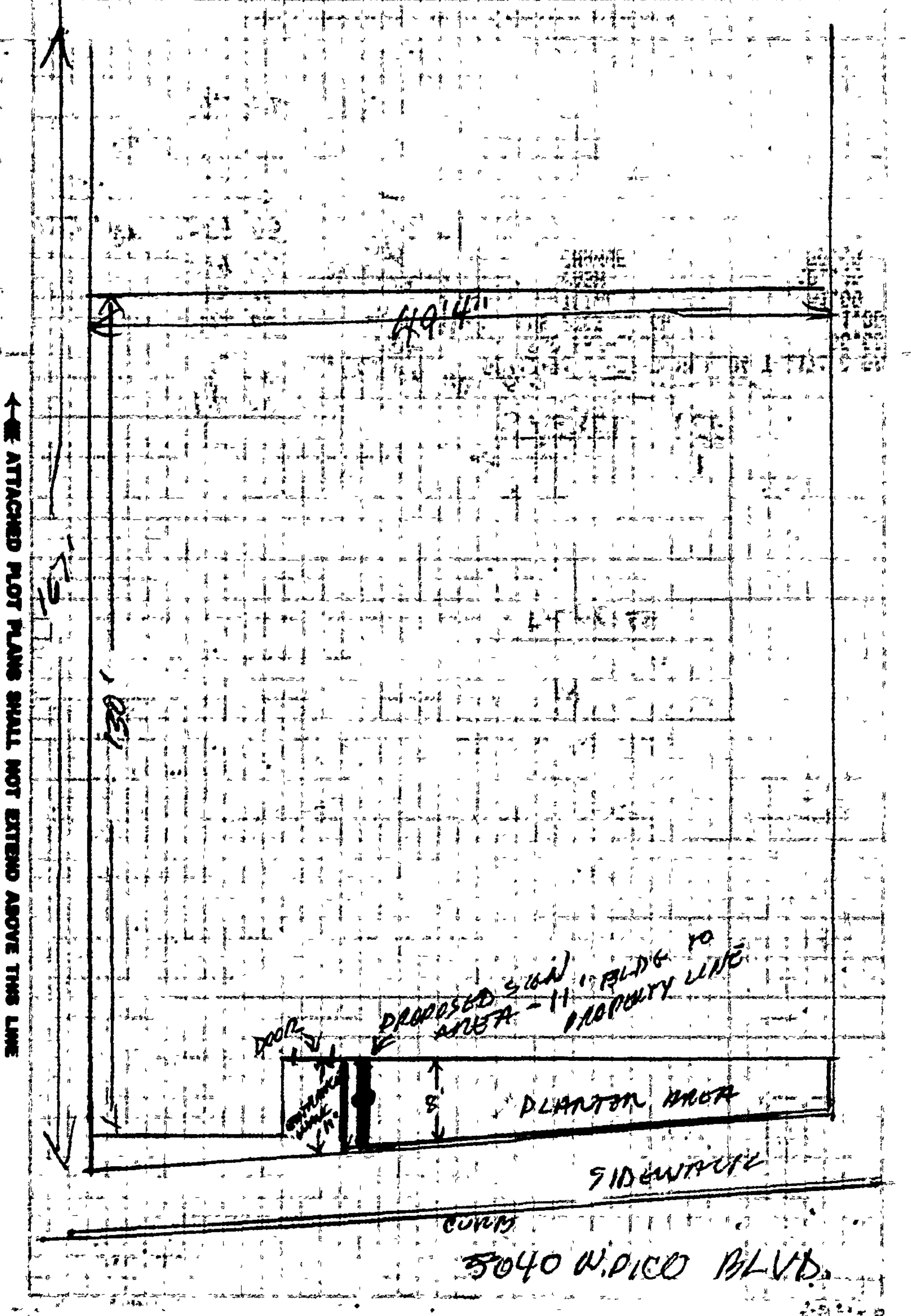
Actual Combined Sign Area 66

Allowable pole Sign Area 98

Actual pole Sign Area 66

Proposed Sign Facing PICO

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT





Architectural
Resources Group

Exhibit 4. Existing Conditions Photos, ARG, 2017



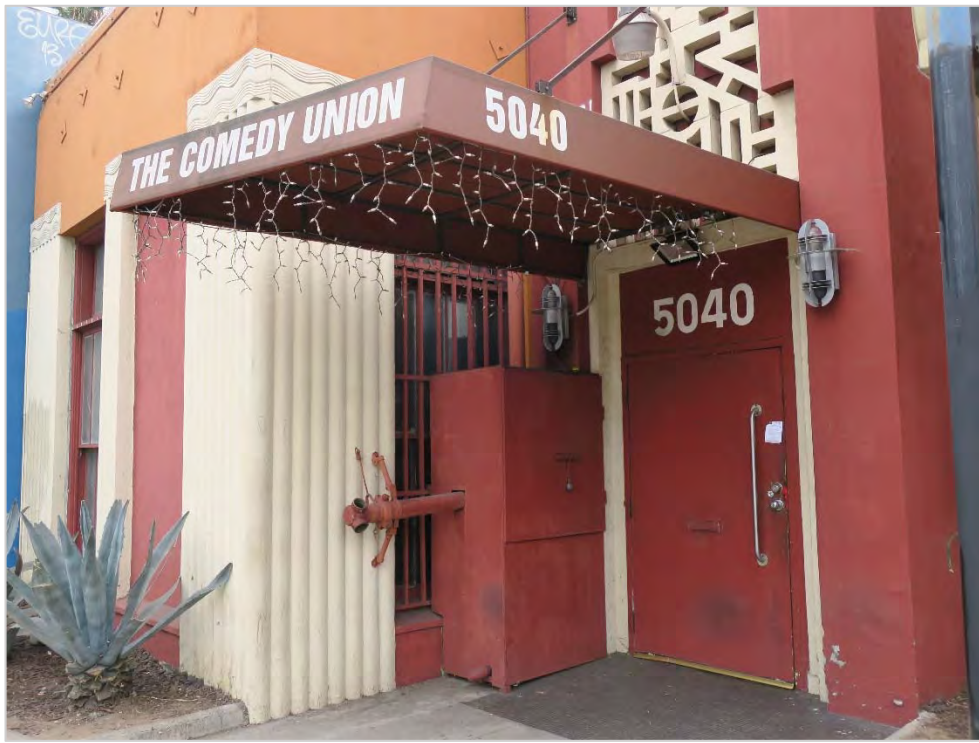
Architectural
Resources Group



Primary (north) façade, view south (ARG, 2017).



Primary (north) façade, view south (ARG, 2017).



Detail of primary entrance on primary (north) façade (ARG, 2017).



Detail of vitrines on primary (north) façade (ARG, 2017).



Architectural
Resources Group



Detail of steel double-hung window on primary (north) façade (ARG, 2017).



Architectural
Resources Group

Exhibit 5. Parcel Profile Report



City of Los Angeles Department of City Planning

8/30/2018 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5040 W PICO BLVD

ZIP CODES

90019

RECENT ACTIVITY

ZA-2006-805-CUB-PA1

ENV-2007-2713

CHC-2018-5097-HCM

ENV-2018-5098-CE

ENV-2006-806

CASE NUMBERS

CPC-9802

CPC-25405

CPC-2004-2395-ICO

CPC-1999-2293-ICO

ORD-177323

ORD-173607

ORD-160849

ORD-147155

ORD-114391

ZAI-1801

ZA-2006-805-CUB

ZA-1997-904-CUB

ZA-17594

ENV-2011-1590-CE

ENV-2006-806-CE

ENV-1997-2701-CE

ED-74-533-SU-O

ND-85-376-ZC

Address/Legal Information

PIN Number	129B181 1006
Lot/Parcel Area (Calculated)	6,180.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D4 PAGE 633 - GRID D5
Assessor Parcel No. (APN)	5070017004
Tract	TR 1740
Map Reference	M B 21-146/147
Block	5
Lot	FR 4
Arb (Lot Cut Reference)	None
Map Sheet	129B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	P.I.C.O.
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2172.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C4-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2174 Mid City Recovery Redevelopment Project ZI-2280 Mid City Recovery Redevelopment Project
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 2
CRA - Community Redevelopment Agency	Mid City Recovery Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5070017004
Ownership (Assessor)	
Owner1	YB REAL ESTATE PROPERTIES IV LLC C/O C/O YOAV BOTACH
Address	5113 W PICO BLVD LOS ANGELES CA 90019
Ownership (Bureau of Engineering, Land Records)	
Owner	YB REAL ESTATE PROPERTIES IV LLC
Address	5119 W PICO BLVD LOS ANGELES CA 90019
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	1700 - Commercial - Office Building - One Story
Assessed Land Val.	\$1,144,440
Assessed Improvement Val.	\$239,292
Last Owner Change	02/23/2016
Last Sale Amount	\$1,330,013
Tax Rate Area	401
Deed Ref No. (City Clerk)	783293 466776 190989 1807618 1598616 1427174 1020843-4
Building 1	
Year Built	1930
Building Class	C7B
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,892.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.0900624
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	Pico

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	765
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	68
Red Flag Restricted Parking	No

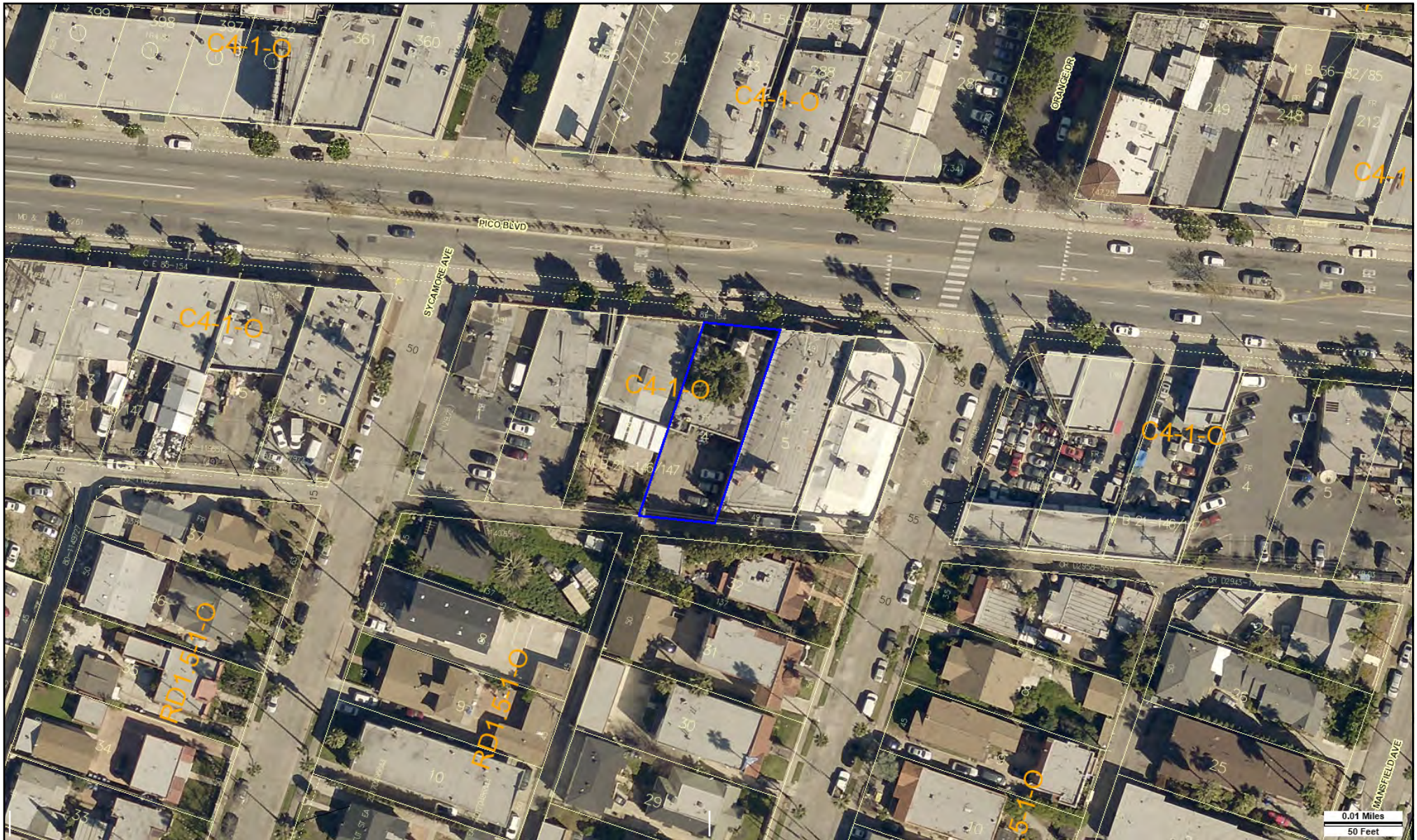
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	ZA-2006-805-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	
Case Number:	ZA-1997-904-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AND A VARIANCE TO ALLOW PARKING BY LEASE AGREEMENT
Case Number:	ENV-2011-1590-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	APPROVAL OF PLANS FOR CONDITIONS CHECK AND THE REMOVAL OF CONDITION NOS. 13, 16, AND 36 FOR A CONDITIONAL USE TO CONTINUE A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AND ZONE VARIANCE FOR PARKING FOR LEASE IN LIEU OF THE LEASE AND COVENANT IN CONJUNCTION WITH AN EXISTING FULLY PERMITTED RESTAURANT/COMEDY CLUB.
Case Number:	ENV-2006-806-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	APPROVAL OF PLANS FOR CONDITIONS CHECK AND THE REMOVAL OF CONDITION NOS. 13, 16, AND 36 FOR A CONDITIONAL USE TO CONTINUE A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AND ZONE VARIANCE FOR PARKING FOR LEASE IN LIEU OF THE LEASE AND COVENANT IN CONJUNCTION WITH AN EXISTING FULLY PERMITTED RESTAURANT/COMEDY CLUB.
Case Number:	ENV-1997-2701-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AND A VARIANCE TO ALLOW PARKING BY LEASE AGREEMENT
Case Number:	ED-74-533-SU-O
Required Action(s):	O-METHODS AND CONDITIONS - OIL DRILLING CASES
Project Descriptions(s):	Data Not Available
Case Number:	ND-85-376-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-9802
CPC-25405
ORD-177323
ORD-173607
ORD-160849
ORD-147155
ORD-114391
ZAI-1801
ZA-17594



Address: 5040 W PICO BLVD

APN: 5070017004

PIN #: 129B181 1006

Tract: TR 1740

Block: 5

Lot: FR 4

Arb: None

Zoning: C4-1-O

General Plan: General Commercial

