DEPARTMENT OF CITY PLANNING

OFFICE OF HISTORIC RESOURCES 200 N. Spring Street, Room 620 Los Angeles, CA 90012-4801 (213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON PRESIDENT ROELLA H. LOUIE VICE-PRESIDENT

GLEN C. DAKE MIA M. LEHRER OZ SCOTT

FELY C. PINGOL COMMISSION EXECUTIVE ASSISTANT (213) 978-1294

CITY OF LOS ANGEL. 3

CALIFORNIA



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Date FEB 2 5 2009

Los Angeles City Council Room 395, City Hall 200 North Spring Street Los Angeles, California 90012

ATTENTION:

Barbara Greaves, Legislative Assistant

Planning and Land Use Management Committee

CASE NUMBER:

CHC-2008-4716-HCM KAYE RESIDENCE

4754 VANALDEN AVENUE

At the Cultural Heritage Commission meeting of February 19, 2009, the Commission moved to include the interior of the above property as an expansion of the currently designated Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved:

Commissioner Louie

Seconded: Aves:

Commissioner Barron Commissioners Scott

Absent:

Commissioners Dake and Lehrer

Vote:

3-0

Fely C. Pingol, Commission Executive Assistant

Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Dennis P. Zine, Third Council District Daniel H. and Susie Scalisi Charles J. Fisher

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4716-HCM

ENV-2009-400-CE

HEARING DATE:

February 19, 2009

10:00 AM

TIME: PLACE:

City Hall, Room 1010

200 N. Spring Street

Los Angeles, CA

90012

Location: 4754 N. Vanalden Avenue

Council District: 3

Community Plan Area: Encino-Tarzana Area Planning Commission: South Valley

Neighborhood Council: Tarzana

Legal Description: Lot PT 74 of TR 2605

PROJECT:

Historic-Cultural Monument Application for the

KAYE RESIDENCE

REQUEST:

Declare the property a Historic-Cultural Monument

OWNER/ APPLICANT: Daniel H. and Susie Scalisi 4754 N. Vanalden Avenue

Tarzana, CA 91356

OWNER'S

REPRESENATIVE:

Charles J. Fisher 140 S. Avenue 57

Los Angeles, CA 90042

RECOMMENDATION

That the Cultural Heritage Commission:

- 1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
- 2. Adopt the report findings.

S. GAIL GOLDBERG, AICP

Director of Planning

Ken Bernstein, AICP, Manager Office of Historic Resources Lambert M. Giessinger, Preservation Architect

Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner

Office of Historic Resources

Attachments:

November 1, 2008 Historic-Cultural Monument Application

ZIMAS Report

Kaye Residence CHC-2008-4716-HCM Page 2 of 4

FINDINGS

- 1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Modernist-style residential architecture.
- 2. The building is associated with a master builder, designer, or architect, as a work by the master architect Gregory Ain.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Kay Residence as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

<u>SUMMARY</u>

Built in 1963 and located in the community of Tarzana, this two-story residence exhibits character-defining features of Modernist Style architecture with some Usonian style elements. The subject building appears to be irregular in plan, and has a flat-hipped roof covered with metal tiles and composition. A major character-defining feature are tiered hexagonal-hipped roofs at the central two story transverse wing as well as two offset wings to the front and rear. The main façade features a recessed square porch and entry door with glass walls to the left. The primary façade and exteriors are sheathed in stucco with wood casement windows, forming a dominant design element: a horizontal ribbon extending along all the building's elevations. An attached three-car garage is located at the southwest corner of the subject building. A tabular steel railing encircles the second-story balcony. The subject property appears to have mature trees and landscaping.

The subject building is the work of master architect Gregory Ain (1908-1988). Ain was a noted and influential architect of twentieth century modern architecture. Ain attended the University of Southern California, School of Architecture and worked early in his career with master architects Richard Neutra and R.M. Schindler. Two of Ain's earliest residential designs were the Charles H. Edwards House (HCM #260; 1936) and the Amsalem A. Ernst House (HCM #840; 1937). Ain was awarded with a Guggenheim Fellowship in 1940 to study prefabricated housing. Ain moved to Pennsylvania and became the Dean of School of Architecture at Pennsylvania State University from 1963 to 1967. In addition, Ain formed a partnership with Phillip Johnson and Alfred W. Day after World War II, and designed large housing tracts. Completed in 1949, Mar Vista Tract, one of

Kaye Residence CHC-2008-4716-HCM Page 3 of 4

Ain's Modernist tract housing projects, was designated a Historic Preservation Overlay Zone (HPOZ) in 2003, becoming the first post-World War II historic district in the City of Los Angeles.

The proposed Kaye Residence historic monument is noted for its use of Usonian design elements of Frank Lloyd Wright by incorporating nature with the built environment and creating open living areas.

Later additions to the proposed Kaye Residence historic monument include the conversion of the screen porch above the garage to a bedroom and bath, construction of a heated swimming pool, and installation of a fireplace in the master bedroom on the 2nd floor. A portion of the cantilevered deck was enclosed to remodel the kitchen including the windows and cabinets. A master bedroom was added in 1976 and remodeled in 2004 according to Ain's original designs.

DISCUSSION

The Kaye Residence property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) is associated with a master builder, designer, or architect. As a noteworthy residential building designed in the Modernist style by master architect Gregory Ain, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of December 18, 2008, the Cultural Heritage Commission voted to take the application under consideration.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment."

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."

The designation of the Kaye Residence property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

Kaye Residence CHC-2008-4716-HCM Page 4 of 4

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4716-HCM

HEARING DATE:

December 18, 2008

TIME:

10:00 AM

PLACE:

City Hall, Room 1010

200 N. Spring Street

Los Angeles, CA

90012

Location: 4754 N. Vanalden Avenue

Council District: 3

Community Plan Area: Encino-Tarzana Area Planning Commission: South Valley

Neighborhood Council: Tarzana

Legal Description: Lot PT 74 of TR 2605

PROJECT:

Historic-Cultural Monument Application for the

KAYE RESIDENCE

REQUEST:

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OWNER/

APPLICANT:

Daniel H. and Susie Scalisi 4754 N. Vanalden Avenue

Tarzana, CA 91356

OWNER'S

Charles J. Fisher 140 S. Avenue 57

REPRESENATIVE:

Los Angeles, CA 90042

RECOMMENDATION

That the Cultural Heritage Commission:

- 1. Take the property under consideration as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
- 2. Adopt the report findings.

S. GAIL GOLDBERG, AICP

Director of Planning

Ken Bernstein, AICP, Manager Office of Historic Resources

Lambert M. Giessinger, Preservation Architect

Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner

Office of Historic Resources

Attachments:

November 1, 2008 Historic-Cultural Monument Application

ZIMAS Report

Kaye Residence CHC-2008-4716-HCM Page 2 of 3

SUMMARY

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The proposed Kaye Residence historic monument is noted for its use of Usonian design elements of Frank Lloyd Wright by incorporating nature with the built environment and creating open living areas.

Later additions to the proposed Kaye Residence historic monument include the conversion of the screen porch above the garage to a bedroom and bath, construction of a heated swimming pool, and installation of a fireplace in the master bedroom on the 2nd floor. A portion of the cantilever deck was enclosed to remodel the kitchen including the windows and cabinets. A master bedroom was added in 1976 and remodeled in 2004 according to Ain's original designs.

CRITERIA

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Kaye Residence CHC-2008-4716-HCM Page 3 of 3

FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1.	NAME OF PROPOSED MONUMENT KAYE RESIDENCE
2.	STREET ADDRESS 4754 VANALDEN ÄVENUE
	CITY TARZANA ZIP CODE 91356 COUNCIL DISTRICT 3
	ASSESSOR'S PARCEL NO. <u>2176-033-001</u>
3.	COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 2605, AS PER MAP FILED IN BOOK 27, PAGES 55 AND 75
	OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY
	BLOCK N/A LOT(S) LOT 74, PTN BEG AT A POINT N 68° 31' 30" W 271.16 FEET FROM THE MOST SLY CORNER
	OF LOT 4 OF TRACT NO. 19939; THENCE N 68° 31' 30" W 253.04 FT TO ELY LINE OF VANALDEN AVE; THENCE
	S 15° 30' E 152.41 FT; THENCE N 74° 30' W 202.44 FT TO POB. ARB. NO. 10
	RANGE OF ADDRESSES ON PROPERTY 4754 THRU 4760 VANALDEN AVENUE
4.	PRESENT OWNER DANIEL H. AND SUSIE SCALISI
	STREET ADDRESS 4754 VANALDEN AVENUE
	CITY TARZANA STATE CA ZIP CODE 91356 PHONE (818) 728-1523
	OWNER IS: PRIVATE X PUBLIC
5.	PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE
_	·
	ARCHITECTURAL STYLE USONIAN
7.	STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
	SEE DESCRIPTION WORKSHEET
) .

HISTORIC-CULTURAL MONUMENT APPLICATION

	NAME OF PROPOSED MONUMENT KAYE RESIDENCE
10.	CONSTRUCTION DATE: FACTUAL 1963 ESTIMATED
11.	ARCHITECT, DESIGNER, OR ENGINEER: GREGORY AIN.
12.	CONTRACTOR OR OTHER BUILDER: OWNER BUILDER
13.	DATES OF ENCLOSED PHOTOGRAPHS May 17, 2005
14.	CONDITION: ☑ EXCELLENT ☐ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
Α.	ALTERATIONS: AN ORIGINALLY PLANNED MASTER BEDROOM WAS ADDED IN 1976 AND REMODELED IN 2004
	CLOSER TO AIN'S PLANS, KITCHEN REMODEL IN 1998. SWIMMING POOL WAS ADDED IN 1987.
15.	THREATS TO SITE IN NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16.	IS THE STRUCTURE ☑ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN
SIGNIE	FICANCE
17.	BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND
	PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET)
	This house was designed by the Modernist architect, Gregory Ain (1908-1988) and was the home
	OF LEON S. KAYE AND HIS WIFE, CLAIRE FROM ITS CONSTRUCTION IN 1963 UNTIL 1973. THIS HOUSE WAS
	THE LAST IN THE ARCHITECT'S SOLO CAREER PRIOR TO HIS MOVE TO PENNSYLVANIA TO HEAD THE PENN
	STATE ARCHITECTURAL SCHOOL, IT HAS BEEN NOTED IN MANY PUBLICATIONS AS A MARVEL OF HOW AIN
	EMPLOYED FRANK LLOYD WRIGHT'S USONIAN PRINCIPALS IN CREATING A DESIGN THAT NOT ONLY CREATES
	A STRUCTURE THAT IS WELL BLENDED WITH ITS SURROUNDINGS, BUT IS SO AS A TWO-STORY STRUCTURE ON
	A RELATIVELY FLAT LOT. THE HOUSE RADIATES FROM A FOCAL POINT AT THE ENTRANCE WITH A CENTRAL TWO
	STORY TRANSVERSE WING TOWARD EITHER SIDE OF THE ENTRANCE AND TWO OFFSET WINGS TO THE FRONT
	AND REAR. THE SMALL HEXAGONAL HIPPED ROOFS AT THE ENDS OF THE SIDE AND REAR WINGS HELP TO
	DEFINE THE UNIQUE CHARACTER OF AIN'S DESIGN. THIS WAS A DEPARTURE FROM MUCH OF AIN'S EARLIER WORK.
	SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING PERMITS
	PER ATTACHED, ORIGINAL PLANS FOR THE HOUSE IN POSSESSION OF THE OWNER, LOS ANGELES COUNTY
	ASSESSOR'S RECORDS, RECORDED DEEDS AND VARIOUS BOOKS ON AIN.
18.	DATE FORM PREPARED Nov. 1, 2008 PREPARER'S NAME CHARLES J. FISHER
19.	ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
	CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
	E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE	KAYE RESIDENCE	IS A	2	STORY,
	NAME OF PROPOSED MONUMENT		NUMBER OF STORIES	
	NIAN STYLE			RESIDENCE
ARCHITECTUR	AL STYLE (SEE LINE 8 ABOVE)	PLAN SHAPE (SEE CHAP	सा)	STRUCTURE USE (RESIDENCE, ETC)
WITH A	STUCCO	FINISH AND	Wo	ODTRIM.
MATER	IAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC	MATE	RIAL (WOOD, METAL, ETC.)	
ITS FLATA	ND HIPPED ROOF IS COV	ERED WITH METAL TILES AND COM	POSITION	GLASS AND WOOD
ROOF SHAL	PE (SEE CHART)) M	ATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES	WINDO	DW MATERIAL
SINGLE A	ND MULTI PANE FIXED. CAS	SEMENT AND CLERESTORY V	VINDOWS	ARE PART OF THE DESIGN.
	HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HOR			
THE ENTRY	FEATURES A RECESSED S	SQUARE PORCH WITH PLATE	GLASS WINDOV	VS TO THE LEFT SIDE
1112 41111		(RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)	<u> </u>	
WITH A CL	AT WOODEN OFFSET TO TH	E DICHT DOOD ADDITION		ER DEFINING ELEMENTS
	Y DOOR STYLE (SEE CHART)	ENGIT DOOK: ADDITION	OHAL CHANACI	CA DELIMING ELEMENTS
OF THE CT	NOTINE ARE TIPPED DEV	ACONAL LUBBED BOOKS ATT	HE ENDO OF TH	
Or Ing Sir		AGONAL HIPPED ROOFS AT TI FORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCO		
		WEITER LIBERTING		
		IN ENTRANCE. LARGE ENCLOS Parapets: metal trim: decorative tile or cast stone, ai		BRUSHED REDWOOD LOWER
SURFACES.	LIVING / EN LERI AINMEN LARI RK, SYMMETRY OR ASYMMETRY, CORNICES; FRIEZES; YOWE	FAS ARE DEFINED BY LARGE EXP ERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTAL	PANSES OF SINGI	LE LIGHT FIXED WINDOWS.
	OWS THE INTERPLAY OF THE IT OR INFORMALITY GARDEN WALLS, ETC.	NTERIOR WITH THE OUTSIDE GA	RDEN. LAVES AF	RE FREQUENTLY EXTENSIONS
	is these. The service in a			ummiller Division and
OF THE CEILIN		ET BACK WITH AN AUTO COURT IN F	-RONT OF THE MAI	N ENTRANCE. BUILT-IN GARAGES
EOD TUDEE W		E PATRAMET DETAILS INSTITUTES		III TIN LIGHTO IN MADIOUS CAME
ADDITIONAL DEFINING EL		E ENTRANCE. DETAILS INCLUDE C	IKCULAK FLUSH BU	JILITIN LIGHTS IN VARIOUS EAVE
LOCATIONS	A TUDIU AD CTEEL DAU INC A	DOUBLD A SECOND-STORY BALC	ONV TO THE BIGI	
ADDITIONAL DEFINING EL		ROUND A SECOND-STORY BALC	ONT TO THE RIGI	TI OF THE ENTRY.
ADDITIONAL DEFINING EL	EMENTS			
SECONDAR	Y BUILDINGS CONSIST OF_	THERE ARE NO SECONDARY BU		SITE.
•		IDENTIFY GARAGE, GARDEN SHELTER,	ETC.	
SIGNIFICAN	IT INTERIOR SPACES INCLU	DE <u>OPEN BEAMED CEILINGS UN</u>	IDER HEXAGONAL	L ROOF SECTIONS, AN OPEN
		DENTIFY ORIGINAL FEATURES SUCH AS WOOD PANE	LING; MOLDINGS AND TRIM, SPECI	AL QLASS WINDOWS,
FLOOR PLAN	I RETWEEN LIVING AND DININ	G ROOMS, CANTILEVERED STAIR	RCASE BUILTIN I	FURNITURE THAT WAS
ORNATE CEILINGS, PLAS	TER MOLDINGS, LIGHT FIXTURES; PAINTED DECORATION; C	ERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.		<u> </u>
DESIGNED B	Y AIN A LARGE ELOOR TO CE	EILING FIREPLACE WITH THE MA	NTEL MADE OF S	MALL CRAV PERRIES
IDENTIFY NOTABLE MATU		<u></u>		
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DENTIFY NOTABLE MATU		WO TO BEFORE FOR TO BEMAIN	OI LIV OIL DE MO	MESTINOSTORIES AND
ORIGINAL CI	ISTOM LIGHTING FIXTURES F	BUILT-IN FIXTURES AND INTERIO	R TRIM ARE MARE	FOE ASH WOOD
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HISTORIC-CULTURAL MONUMENT APPLICATION

CITY OF LOS ANGELES SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

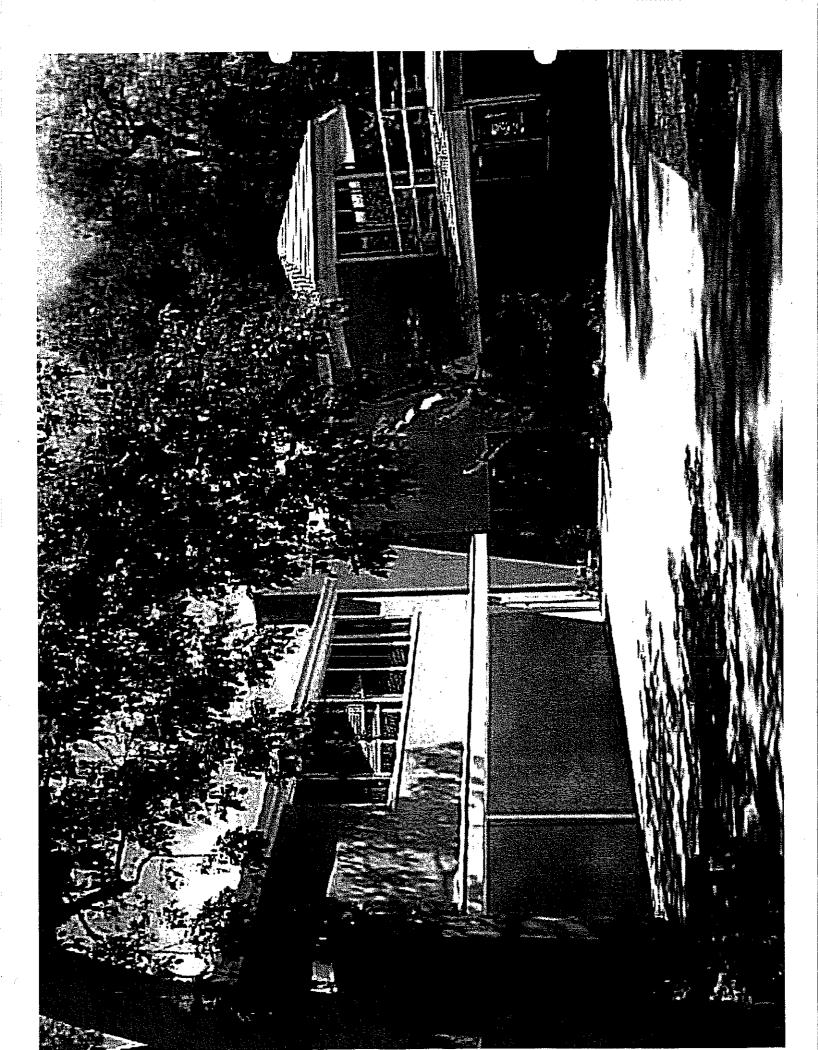
ARCHITECTURAL SIGNIFICANCE

THE	KAYE RESIDENCE	IS AN IMPORTANT EXAMPLE OF	
	USONIAN STYLE ARCHITECTURAL STYLE (SEE LINE 8)	AR	CHITECTURE
	THE CULTURAL HERITAGE ORDINANCE BI INAL FORM, DETAILING AND INTEGRITY.	ECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND T	HE RETENTION
		And/or	
	HISTOR	RICAL SIGNIFICANCE	
THE	KAYE RESIDENCE NAME OF PROPOSED MONUMENT	WAS BUILT IN 1963	· PLT
	GREGORY AIN NAME OF FIRST OR OTHER SIGNIFICANT OWNER	WAS IMPO	RTANT TO THE
DEVELOPME	NT OF LOS ANGELES BECAUSE HE WAS	OF THE SECOND GENERATION OF MODERN ARCHIT	ECTS THAT
WERE TO LE	AVE THEIR IMPRINT ON SOUTHERN CALIF	FORNIA MAKING THE AREA ONE OF THE MOST INNOV	ATIVE DESIGN
CENTERS IN	THE WORLD. AIN WAS A USC GRADUAT	E AND WORKED CLOSELY WITH BOTH RICHARD NEL	TRA AND R M
SCHINDLER	EARLY IN HIS CAREER. HE WAS ALSO AN	ASSOCIATE OF HARWELL HAMILTON HARRIS DURIN	NG THE SAME
PERIOD. BO	ORN OF RUSSIAN IMMIGRANT PARENTS IN	PHILADELPHIA, AIN WAS AS WELL KNOWN FOR HIS	SOCIALIST
POLITICAL V	IEWS AS HE WAS FOR HIS PROGRESSIVE	ARCHITECTURE, MOST OF HIS CLIENTS TENDED TO	SHARE HIS
VIEWS. AIN'	S EARLY WORK SHARED MANY OF THE C	ONCEPTS THAT HE LEARNED FROM HIS MENTOR'S. N	LEUTRA AND
SCHINDLER.	However, as Ain evolved, especial	LY AFTER WORLD WAR II, HE BEGAN TO DESIGN HO	USING THAT
WAS MEANT	FOR ALL PEOPLE. HE FIRMLY BELIEVED	THAT MODERNISM WAS NOT JUST FOR THE MONEYE	D CLASS. HE
ALSO WORK	ED TO BREAK DOWN WALLS THAT KEPT M	MINORITIES FROM LIVING WHERE THEY CHOSE. HIS I	MAR VISTA
TRACT WAS	A MEANS OF BUILDING HOMES FOR ALL.	INOVATIONS INCLUDED MOVABLE WALLS THAT WO	ULD ENABLE
HOMEOWNE	RS TO CONFIGURE THEIR HOUSE IN THE	BEST MANNER FOR THEIR NEEDS AT THAT PARTICUL	AR TIME IN
LIVES, SUCH	AS SINGLES, NEWLY WEDS, YOUNG CHIL	DREN, OLDER CHILDREN OR EMPTY NEST. A LARGE	PROJECT IN
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A IN DECLOSE	TO DUACE THE CTANDADD DACIAL COV	ENIANTE TO LEED MINORPIEC EDOM DIVING AND LIN	UNIC ON THE

CITY OF LOS ANGELES SIGNIFICANCE WORK SHEET

CONTINUED

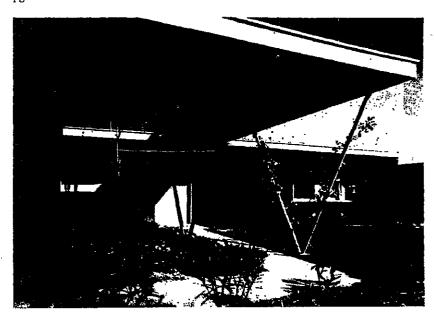
LAND. HOWEVER, AS THE CONSTRAINTS ON MATERIALS AND OTHER RESTRICTIONS IMMEDIATELY AFTER THE WAR
BEGAN TO LOOSEN UP, AIN'S CUSTOM HOMES BEGAN TO TAKE ON A WHOLE NEW DIMENSION OF DESIGN. BY THIS TIME
HE WAS BEGINNING TO DESIGN LARGER AND MORE COMPLEX HOUSES. DURING THIS PERIOD, AIN PARTNERED WITH
JOSEPH L. JOHNSON AND ALFRED W. DAY. AFTER 1955, AIN RAN A SOLO OFFICE. BY THE EARLY 1960S, AIN'S DESIGNS
BEGAN TO TAKE ON SOME INTRIGUING SIMILARITIES WITH SOME OF THE LATER WORK OF R. M. SCHINDLER. AIN'S USE
OF SPATIAL ASPECTS. IN THE KAYE RESIDENCE, AIN WAS ABLE TO BRING ABOUT AN UPDATED VERSION OF USONIAN
CONCEPTS USING SCHINDLER'S VISION OF ROOF ARTICULATION TO GIVE THE INTERIOR SPACES A SPECIAL OPEN FEEL
THAT NOT ONLY GIVES ONE THE FEEL OF ONENESS WITH THE SURROUNDING ENVIRONMENT BUT ALSO BRINGS A FRESH
NEW DESIGN CONCEPT THAT 45 YEARS LATER MAKES THE HOME FEEL AS IF IT IS THE NEWEST DESIGN TO COME INTO
FRUITION. MANY OF AIN'S HOMES WERE NEVER COMPLETED AS ORIGINALLY DESIGNED. THE KAYE RESIDENCE WAS
BUILT WITHOUT THE ORIGINAL MASTER BEDROOM THAT AIN HAD DESIGNED. THE AREA WAS A SCREEN AVIARY UNTIL
1976, WHEN IT WAS TRANSFORMED INTO THE BEDROOM. HOWEVER, IT TOOK A 2004 REMODEL UNDER THE FIRM OF
FUNG AND BLATT, USING AIN'S ORIGINAL DRAWINGS, TO BRING THAT SPACE TO WHAT AIN ORIGINALLY DESIGNED. THE
HOUSE ALS INCLUDES BUILT-IN FURNITURE THAT AIN DESIGNED. THE KAYE RESIDENCE WAS TO BE AIN'S LAST HOUSE
TO BE BUILT IN CALIFORNIA. HE DID ONE OTHER DESIGN THAT WAS BUILT IN PENNSYLVANIA AS HE TAUGHT THERE.
ESTHER MCCOY, IN HER BOOK, "THE SECOND GENERATION" TO DAVID GEBHARD, HERRIETTE VON BRETON AND
LAUREN WEISS, IN THEIR BIOGRAPHY OF AIN AND HIS WORK, "THE ARCHITECTURE OF GREGORY AIN, THE PLAY
BETWEEN RATIONAL AND HIGH ART" AS WELL AS GEBHARD AND WINTER'S FAMOUS GUIDE BOOK, "LOS ANGELES, AN
ARCHITECTURAL GUIDE", WHICH REFERS TO THE HOME'S BLENDING WITH IT'S SITE, AS WELL AS AIN'S NOD TO
SCHINDLER AS "USING AREAS OF GLASS IN THIS HOUSE, AIN EMPHASIZES THE RELATIONSHIP BETWEEN INDOORS AND
OUT. SOME DETAILS OF THE HOUSE INDICATE HIS ADMIRATION FOR SCHINDLER'S DESIGNS OF THE LATE 1920S AND
EARLY 1930S." AIN HAD FIRST MET SCHINDLER AT THE LATTER'S KINGS ROAD HOME-STUDIO WHEN HE WAS 17 AND
STILL ATTENDING LINCOLN HIGH SCHOOL. IT WAS THAT INTRODUCTION THAT FIRST INDUCED HIM TO BECOME AN
ARCHITECT. HE FREQUENTLY RETURNED TO SCHINDLER'S CONCEPTS AND IN THE KAYE RESIDENCE WE FIND THE
CLIMAX OF AIN'S CALIFORNIA CAREER, CLEARLY GIVING TRIBUTE NOT ONLY TO SCHINDLER, BUT TO FRANK LLOYD
Wright as well.



This House Keeps Pace With the Family

Pauline Berg Graves

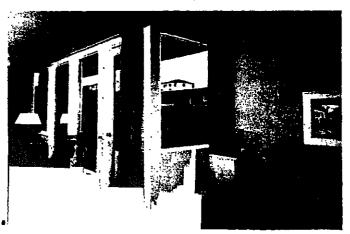
Los Angeles Times (1886-Current File); Dec 18, 1949; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. G4



The house, built on a concrete slab, has brown plaster exterior with white trim. Overhang shelters the walk from garage to house but an open space is left for trees beside garage.



The master bedroom, or den, shown above and below, adjoins living room, can be a part of it or separated for privacy by a folding wall,



This House Keeps Pace



Garber-Rand photos Here are two views of table built between kitchen, living room which seats six in minimum space, overlooks yard.





The kitchen, in tones of brown with yellow and green cabinets, is on the front, separated from the entry by cabinet partition, opaque glass panel.

With the Family

Bookshelves, a couch and chairs are grouped informally around small, off-center fireplace in the simple living room which Michael Costello decorated in tones of brown with a panel of yellow-green over the desk.

By Pauline Berg Graves

ITH passing years the needs of a family in regard to their housing change completely. The newlyweds are happy with a single or one-bedroom apartment or a small house. When a baby arrives, suddenly they're crowded, and as the child grows, his needs grow.

A tiny baby can share the bedroom with his. parents, though it isn't most desirable, but, at the toddling age, a room of his own becomes imperative. Two children can and often do share rooms, but differences in temperament, age and personality make separate rooms infinitely better.

However, not many newlyweds desire to or can look that far ahead. Should they buy a three-bedroom home, one bedroom becomes a catchall, the other a den or guest room, which means more cash outlay. Sometimes it, too, is shut off completely. Consequently, usually as the family grows, they have to move to larger quarters, always with great trouble, sometimes with great expense.

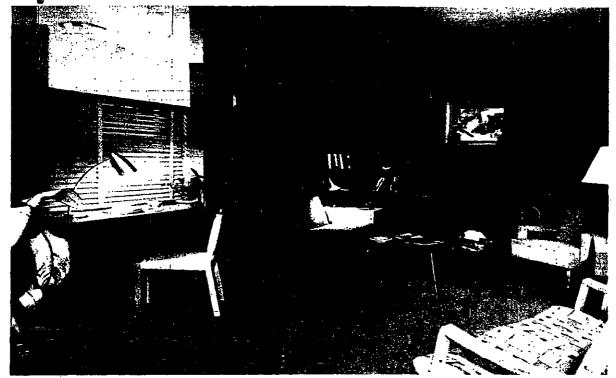
Taking all of these factors into consideration, Architect Gregory Ain, AIA, with Joseph Johnson and Alfred Day collaborating, came up with a solution, a house in Mar Vista that expands to meet the needs of the growing family.

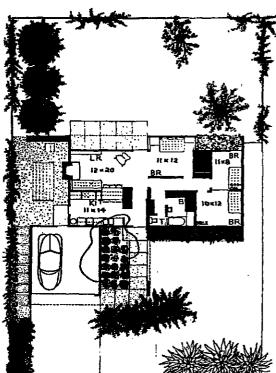
A sliding wall and a folding wall do the trick. Thanks to these, the house can have, one, two or three bedrooms. The largest bedroom is separated from the living room by a folding wall, so that this room can be treated as a den, a bedroom or an extension of the living room. The other two bedrooms can be made into one room by rolling the partition between them along a blank wall in the hallway.

The plan has many other advantages in addition to its flexibility, for it makes full use of its 1050 square feet. The partition that separates the kitchen and living room from the entrance not only forms an entrance hall, but is a closet as well. The bathroom is divided into sections, the wash basin and tub-shower in one part, the toilet by itself.

In every room built-ins make the most of the available space. There are ward robes and drawers in every bedroom and between the living room and kitchen a permanent table for dining, seating three on each side. Cupboards above conceal a Venetian blind that can be dropped to divide the table, hiding the kitchen from living room view. With this arrangement, the table doubles as a built-in desk when so needed.

Rooms have been placed for maximum livability. Each can be reached from a hallway and the living room, removed from the main line of traffic through the house, is away from the street, connecting with the





The simple plan can be adapted to varying locations by moving the garage or reversing the room arrangements.

garden area at the rear of the

In these day's when building costs have so risen that every inch is precious, an ingenious plan such as this offers much to the small homeowner. And the advantages of its flexibility are obvious, for a young cou-

ple can start out with the two rooms treated as one for their own bedroom, using the front room as a den or part of the living room, and as their family grows or when unexpected guests arrive they can change the function of the rooms practically by a twist of the wrist.



This bedroom can function as a single unit or be added to second bedroom by pushing back sliding partition between.



Gardeer-Read photos
Here partition has been pushed alongside blank wall in hall
and room pictured above becomes one with second bedroom.

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Gregory Ain

Gregory Ain, Architect (1908-1988)

By Charles J. Fisher

Gregory Ain was born in Pittsburgh, Pennsylvania on March 28, 1908, to Russian immigrants, Baer and Chiah Ain. In 1911, after a brief stay in Kentucky, his Socialist Father relocated to Los Angeles.

The elder Ain was a bit of a frustrated revolutionary, who had been exiled to Siberia for his anti-czarist political activities before coming to the United States in 1906. He was an avid supporter of Socialist Job Harriman in his 1911 campaign for mayor and after Harriman's defeat, opted to move to the new Utopian colony at Llano, that Harriman established.

Friction among the colonists soon caused the family to move back to Los Angeles, where Baer Ain set up a tire shop in Lincoln Heights and where Gregory received his education, graduating from Lincoln High School and, ultimately, graduating from USC in 1927, where he went to study architecture after leaving UCLA where he had initially gone to study mathematics and physics at his Father's insistence.

While still in high school, Ain was introduced to R. M. Schindler at the latter's Kings Road studio home. It was a defining moment that set him on the path to become an architect. At the age of 19, he began his apprenticeship working as a draftsman in the office of B. Marcus Priteca, where he remained until 1929. The Priteca firm had specialized in Beaux Arts designs, especially theaters, which were not the type that fascinated the young Ain, but it did give him the experience he needed to propel him for future endeavors.

It was during this time that Ain married his Russian born wife, 17 year old Agnes Budin, who had arrived in the United States with her family in 1922. The couple soon took up residence in an apartment at 560 Kingsley Drive, in Hollywood. That marriage ended in divorce. Ain married Ruth Marsh in 1938. That marriage produced a daughter, Emily, born in 1942 and a son, Christopher.

Ain started working in the office of Richard Neutra in 1930. For the next five years, he and his friend and colleague, Harwell Hamilton Harris worked

with Neutra on his many projects, such as his "Rush City Reformed" project in 1930, the William Beard House in Altadena, the Kun House in Hollywood and Neutra's own VDL Research House (HCM 640). During this period, Ain also worked evenings in the office of R. M. Schindler, whom he had met several years earlier at U.C.L.A.

It was Schindler who had instilled the original desire to follow architecture in the young Ain. Both Neutra and Schindler were to leave indelible marks in the work of Ain as an architect.

Two of Ain's earliest built houses were the Charles H. Edwards House (HCM 260) in 1936 and the Amsalem A. Ernst House (HCM 840) in 1937, both in the Hollywood Hills. The two structures show much of Neutra and Schindler's influences and were to set the stage for most of Ain's prewar work.

One of Ain's earliest passions was the design of low-income housing. This work secured him a Guggenheim Foundation award in 1940.

During World War II, Ain was the chief engineer for Evans Products Company, Moulded Plywood Division, where he worked with Charles Eames in the development of the latter's famous plywood furniture.

After the war, Ain formed a partnership with Phillip Johnson and Alfred W. Day. During this time, he worked to create modern housing for the average person. His Mar Vista Tract in 1949 (now an HPOZ) was one of his projects with Modernist tract housing. Ain utilized movable wall panels, which could be reconfigured to meet the homeowners various needs.

He attempted a larger project in the San Fernando Valley, met with failure due to the FHA not allowing banks to loan on developments that did not have racial covenants. Ain and his partners had tried to make the new homes available to all and had refused to place restrictive covenants on the tract.

By this time, Ain had become well versed in the idea of flexible housing designs. In a 1951 article in the Los Angeles Times, Ain wrote that: "The basic layout of you house should serve a great variety of needs. It should expand and contract as required. It should be truly flexible."

By 1955, Ain had dissolved his partnership with Johnson and Day and set up his own office, continuing to design unique modern homes. By the end of the 1950s, he was also designing school buildings, with an eye toward how they could best be a conduit for the learning experience.

His design for the Dr. Leon Kaye Residence in Tarzana (1962-63) was to be his last to be built in California. The irregular shaped home was designed on an irregular plan with four wings. The roof includes three hexagonal tiered hipped sections. The house is heavily influenced by the last designs by R. M. Schindler, which bring in the use of natural light to enhance the living experience. The interplay of interior and exterior spaces are reminiscent of the Usonian designs of Frank Lloyd Wright.

Later that year, Ain closed his office and moved to his native Pennsylvania, where he became the Dean of School of Architecture at Pennsylvania State University. While there, he designed his final house to be built, the William Ginoza Residence (1966-67), where he reworked the wooden sheathed box into a late 60s product.

Ain returned to California in 1967. Although he did several designs before closing his practice for good, none were built. He passed away in Los Angels on January 9, 1988.

© 2008, by Charles J. Fisher

Building Permit History 4754 Vanalden Avenue Tarzana

November 10, 1962: Building Permit No. VN19699 for the construction of a 2-story,

84' X 68' 7-room frame and stucco residence on a portion of Lot

74 of Tract No. 2605. Owner: Dr. Leon Kaye Architect: Gregory Ain

Engineer: None Contractor: Owner Cost: \$32,000.00

August 31, 1976:

Building Permit No. VN44519 to convert screen porch above

garage to bedroom and bath (22' X 36'). Owner: R. J. Novick Construction Co.

Architect: Clyde L. Smith, Jr.

Engineer: Jitu Matha

Contractor: R. J. Novick Construction Co.

Cost: \$3,000.00

April 22, 1986:

Building Permit No. VN02851 to construct a 18' X 32'/7' X 6'

heated gunite swimming pool.

Owner: Goodman

Architect: William Ferrell Engineer: William Ferrell Contractor: Cal Pools Cost: \$14,000.00

May 3, 1989:

Building Permit No. VN61406 to install pre-fab fireplace in

master bedroom on 2nd floor. Owner: Donna Goodman

Architect: None Engineer: None Contractor: Owner

Cost: \$1,500

June 24, 1998:

Building Permit No. WL52567 to enclose a portion under

cantilever deck (4' X 12') triangular shape to extend and interior

remodel kitchen, change out windows. Cabinet type V-N.

Owner: Russell A. and Donna J. Goodman

Architect: Scott Bulmer

Engineer: None Contractor: Owner Cost: \$8, 000.00

October 7, 1998:

Building Permit No. VN43313 to add floor joist at 18' X 5'

portion canopy for 2nd floor balcony.

Owner: Donna Goodman

Architect: None

Engineer: Carl Howe Contractor: Owner Cost: \$1,000.00

May 20, 1935:

Building Permit No. 8445 for interior tile.

Owner: Victor Heerman

Architect: None

Engineer: Carl Howe Contractor: Owner Cost: 1,000.00

April 19, 2004:

Building Permit No. LA57109 to remodel master bedroom and

bathroom, add new window.

Owner: Alan S. Kats, Co-trustee, Kats-Simmons Family Trust

Architect: Michael Rosner Blatt (Fung and Blatt)

Engineer: None Contractor: Owner Cost: \$16,000.00

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form #-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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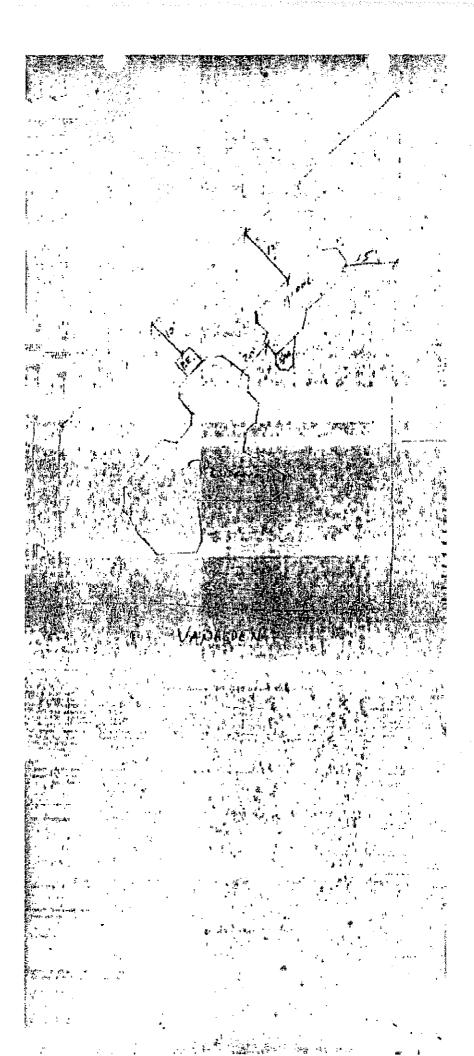
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City of Los Angeles - Department of Building and Safety Ready to Issue Bldg --- Addition Status: APPLICATION FOR BUILDING PERMIT Status Date: 06-24 98 1 of 21 arms Dwelling AND CERTIFICATE OF OCCUPANCY Printed on: 06/24/98 11 14 67 Over the Counter Permit MOCK L (atie: MAPREY. PARCEL (2) 15 P. P. P. MERSKY LOR PLACES ٠. MB 27-55 75 TR 2695 168B117 301 S PARK IT INFORMATION Emerga Zumera e BAS Branch Office - VS Craft of Phain, t-11 For District - MED Consus Frant - 1508 (1) Inches Brothers May und - Son District May - 198B127 ZOSTIN R L-1 i noctations . Checkling Items Special Inspect - Epoxy Bolts 4 PROPERTY OWNER TENANT REPLICANT INFORMATION Goodman, Russell A Aria Donna J 4754 Vanalden Ave TARZANA CA 91356 somulate i ike itu sandi. Njetobroj baher 🗟 (818) 941-4060 Blythe Mckinney -4340 Caleta Rd AGOURA 91301 🖟 LOESCRIPTION OF WORK

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Plot Plan

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City of Los Angeles - Department of Building and Safety Bldg-Alter Repair Ready to Issue APPLICATION FOR BUILDING PERMIT 1 or 2 Family Dwelling Status Date 1007/08 AND CERTIFICATE OF OCCUPANCY Over the Counter Permit Printed on: 10 07-98 16.22:10 IN MAPRIFE PARCEL ID *(FIX) I KWT **30 (3) &** LAPTER L COOKTAGE TARETE 168B117 301 2176 - *** - *** TR 2605 74 M B 27-55:75 J. PARCILINFORMATION No-York Permit -District Map - 168B117 Thomas Brothers Man Circl - 560 HAS Branch Office - UN Energy Zone - 9 Conneil District - 11 Fire District - MFD Census Tract - 1398 010 Earthquake-Induced Liquefaction Area - YES ZONEIS a doct ments CHICKLET LIENS C^{*} \$187082-190 Donna Goodman 4754 Vanalden Ave (C)Empire and Accusionable Leads by Contact Dalia - Dmj Design ·(818) 789-7205 PROPOSED USE Add floor joist at 18'x5' portion canopy for 2nd floor ballons Dwelling - Single Family Garage - Private 📑 LA BERTH SEE A THE I DWELLING ATT GAR For information and or inspectacit requests originating within LA County call mill-free (1886)-ILA4RCTED, material ILA Copers, call (213-977-694) IN APPLICATION PROCESSING INFORMATION W 0 =: 81621417 For Cashier's' Use Only BLDG PC By: Monty Jong DAS PC By: OK for Cashier: Monty Jong Coord, OK: Signature: 🖊 🦟 Date: PLOG PERMITS E VOICE # 00000 PLOG PLAN CHE(it. Project Cultation 4 fee information i * 0000000 Permit Valuation: \$1,000 PC Valuation: ET RESIDENTIAL ONE STOP ETS DEV FINAL TOTAL Bidg-Alter/Repair 142.63 Permit Fee Subtotal Bldg--Alter/Re-65 (6) Plan Check Subject Bldg-Alter Re-58.50 MISCELLANDOWS Fire Hydrust Refuse-To-Pay CITY PLAN SUF(E.Q. Instrumentwisen 0.50 TOTAL O.S. Surcharge 2.48 0000 T04430009 000450 Sys Surchurge 7.44 Planning Surcharge 3.71 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00 Permit Fee-Single Inspection Flag 98VN 43313 Sewer Cap ID: Total Bond(s) Due: IZ ATTACHMENTS Plot Plan

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mployee thereof, make my mare	nig, sor shall be resp	ousible for the participation or results of	my with distribute house, so the confirm of the serie	were that the self white which such work is need to
The party species on the second of the second secon	ejdy istorfor will	CALL AND	surprises with any access as afficy encourant polytoping subministracy up the heldfulls) of the encourant field he per	on maken, their including may property, but its the right \$ (See, 94.0496.4.1.4 [.A.M.]).
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04016 - 10000 - 07238

Printed: 04/19/04 03:46 PM

Bldg-Alter/Repair For 2 Family Dwelling Plan Check at Counter No Submit Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 04/19/2004

LUMIT TR 2605

LOTE BUCK 74

ARE COUNTY MAPREE 10 MB 27-55/75

EARCEL ID # (PEN m) 1688117 301

Z ASSESSOR PARCEL A 2176 - 033 - 001

A PARCEL INFORMATION

Area Planning Commission - South Valley LADBS Branch Office - VN

Conneil District - 3

Cenified Neighborhood Council - Tarzana Community Plan Area - Encine - Tarzana

Census Tract - 1398.01 District Map - 1689117

Environmentally Sensitive Area - YES

Energy Zone - 9 Fire District - MFD Hillside Grading Area - YES Hillside Ordinance • YBS

Earthquake-Induced Liquefaction Area - YES

Near Source Zone Distance - 11.0 Thomas Brothers Map Grid - 560-G4

ZONE(S): RA-1/

4. DOCUMENTS

AFF - AFF-14770 AFF - AFF-20204 AFF - AFF-32035

A CHECKLET ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk, per 91,107-2.1.1.1

A PROPERTY OWNER TENANT, APPLICANT INFORMATION

Kats, Alan S Co Tr Katz-Simmons Family Tn 4754 Vanalden Ave

PROPOSED USE

TARZANA CA 91356

Applicant (Relationated Architect)

Michael Blatt -

104 N. Avenue 56 #3a

LOS ANGELES, CA 90042

(323) 255-8368

LEXISTING USE

(01) Dwelling - Single Family (07) Garage - Private

Remodel (E) master bedam and bathem, add new window.

9. W Histon on Site & Pres SFD

ID APPLICATION PROCESSING LAPORMATION

Timothy Fan BLDG. PC By:

OK for Cashier Timoth DAS PC By: Coord. OX:

Signature:

Date:

For Cashier's Use Only

Outside LA County, call (213) 482-0000

Call toll-free (888) LA4BUILD

(LA4B\JLLD = \$24-2845) W/0 #: 41607238

LA Deput lacm: " "Worlding and Safety LA 01 10 104479 04/19/04 03:50FM

. For information and/or inspection requests originating within LA County.

BUILDING PERMIN WES	\$240.00
ELECTRICAL PERMIT RES	\$62.40
PLUMBING PERMIT RES	\$62,40
EI RESIDENTIAL	\$1.60
DNE STOP SURCH	\$7.33
SYSTEMS DEVT FEE	\$21.98
CITY PLANNING SURCH	\$7.20
niscellaneous	\$5.00

Total Due: Chair

04LA 57109

\$407.71

5407.91

11. PROJECT VALUATION & FEE INFORMATION Final For Period Permit Valuation: \$16,000 PC Valuation:

FINAL TOTAL Bidg-Alter/Repair 407 91 Permit Fee Subtotal Bldg-Alter/Repa 240.00 Electrical 62 40 (4.40)Plumbine Plan Check Subtotal Bldg-Alter/Ren a.ca Fire Hydrant Refuse-To-Pay E.O. Instrumentation LØJ 7.33 O S. Suicharge 21.98 Sys. Surcharge Planning Surcinings 7.20 5.00 Planning Surcharge Mise Fee Petrait Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

12 ATTACHMENTS Plot Plan

102062620046564



18. STRUCTURE INVENTORY	04016 - 10000 - 07238
	1
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A APLICATION COMMENTS	In the event that any box (i.e. 1-16) is filled to capacity, it
** Approved Seismic Cas Shut-Off Valve may be required. **	is possible that additional information has been captured electronically and could not be printed due to space
	restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and
	Safety Cade of the State of California.
15, Byllinos Rebealed Franci	
16 CONTRACTOR ARCHITECT & ENGINEER NAME ADDRESS (A) Blun, Michael Rosner 104 North Avenue 56 Suite 3a, Los Angeles, CA 90042	CLASS LICENSER PHONE * C19981
(O) , Owner-Builder .	O
•	
This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed.	
LAMC). Claims for referrd of fees paid must be filed within one year from the date of expiration for permits granted by the Dept.	of Building & Safety (Sec. 22-12 & 22-13 LAMC).
17. OWNER BUIL DER DECLARATION 1 hereby affern under penelty of perfory that I am exempt from the Contractor's State License Low for the following reason (Section 703).	S. Buriness and Professions Code:
Any city or county which requires a permit to construct, alter, improve, demotish, or repair any structure, prior to its issuance, also	o requires the applicant for such permit to file a
signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Charget 9 (sammencing will <u>Professions Code</u>) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of <u>Section 7031.5</u>	
a civil penalty of not more than five hundred dallars (\$500).):	
() 1, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure if (Sec. 7044, Business & Profestions Code, The Contractors Luceme Law does not apply to an owner of property why builds	
himself or herself or through his or lest own employees, provided that such improvements are not intended as offered for sale sold within one year from completion, the owner-builder will have the burden of proving that he or the did not build or impro-	e. If, however, the building or improvement of
ion.	
1. As the owner of the property, an exclusively contracting with ticersed contractors to contracts the project (See, 7044, Busi Law does not apply to an owner of property who builds at improves thereon, and who contracts for such projects with a con-	
License Law.) 18. Wurkers' Compensation Declaration	
I hereby affirm, under penalty of perjury, one of the following declarations:	
() I have and will maintain a certificate of current to self insure for workers compensation, as provided for by Section 1300 of	the Labor Code, for the performance of the work for
which this permit is respect	
() I have and will maintain workers' congressance insurance, as required by Section 3700 of the Labor Code, for the performan workers' compensation insurance carrier and policy number are:	set of the work for which this penuit is issued. My
Carrier Policy Number:	
certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so a	
laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the	
provisions.	
WARNING. FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT I AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMP	
IN SECTION 1706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	
19. ASBESTOS REMOVAL DECLARATION [Contify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 or	of the Health and Safety Code.
10. FRAL DECLARATION	
I certify that I have read this application including the above declarations and state that the above information including the	
with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified becaus, and it	does not authorize or permit any violation or failure to
comply with any applicable law. Furthermore, neither the City of Los Angeles pur any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described berein, nor the condition of the property nor the soil upon which such work it performed, I further affirm under penalty of perjury, that the proposed	
work will not destroy or unreasonably interfere with any access or unitry easement belonging to others and located on my property, but in the with such easement, a substitute externences satisfactory to the holderts) of the casement will be provided (Sec. 91 0106 4.3.4 LAMC).	
By signing below, I certify that:	
(1) I recept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Ashestos Remova	I Declaration and Final Declaration; and
(2) This period is being ablastical with the consent of the legal owner of the property.	
Print Name Michard Burt &	· 19 · 04 Downer Dauburged Agent

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04016 - 10000 - 07238³ 4754 N Vanalden Ave Permit Application #: Bldg-Alter/Repair Plan Check #: City of Los Angeles - Department of Building and Safety 1 or 2 Family Dwelling Initiating Office: METRO PLOT PLAN ATTACHMENT No Submit Plan Check Printed on: 04/19/04 15:46:15 VAN ALDEN AVENUE (DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

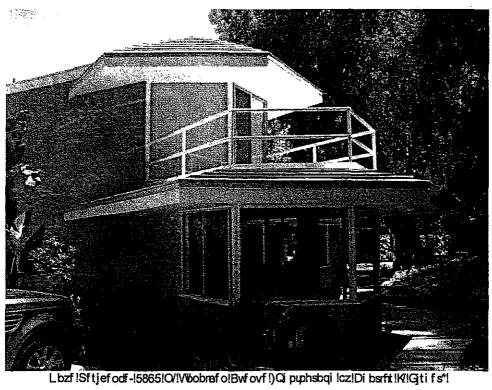
PLOT PLAN ATTACISMENT

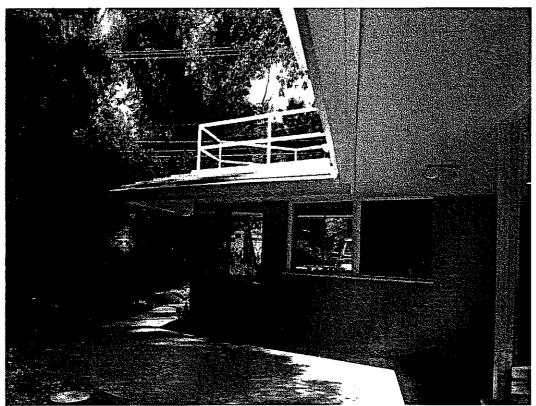
COUNCIL DISTRICT: 3

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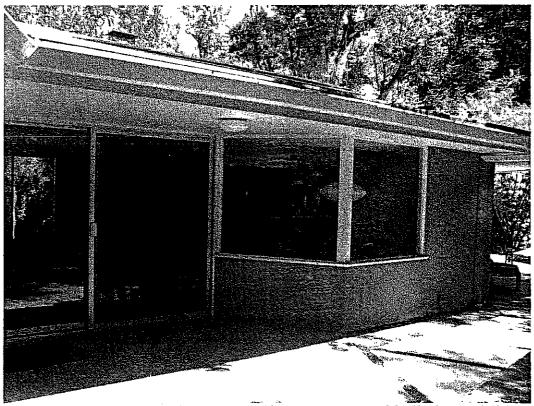


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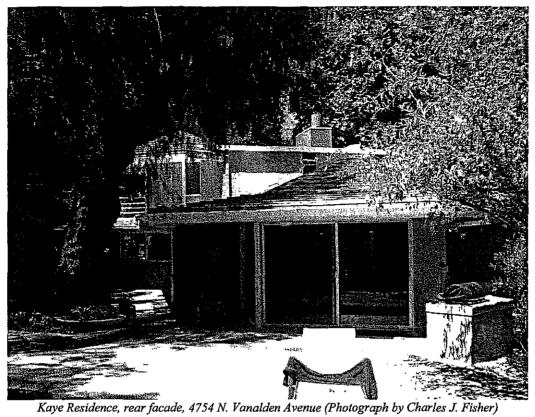


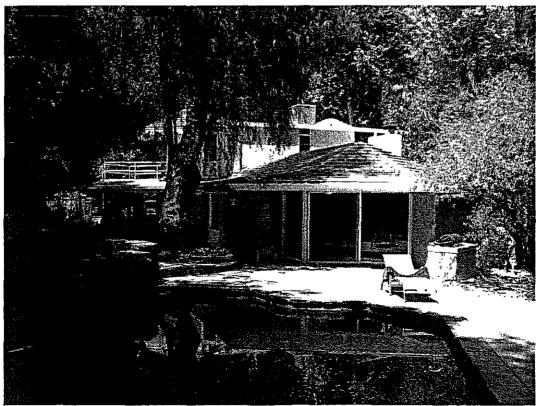


Kaye Residence, South facade, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)

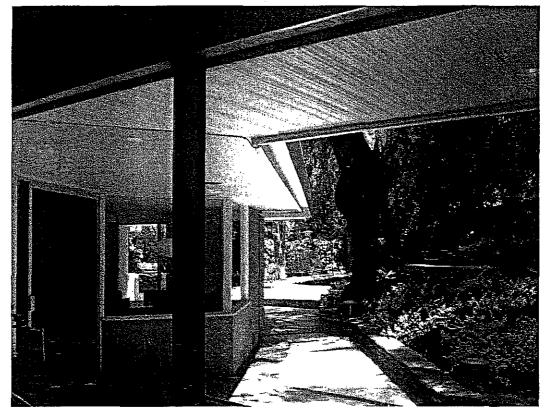


Kaye Residence, South facade, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)

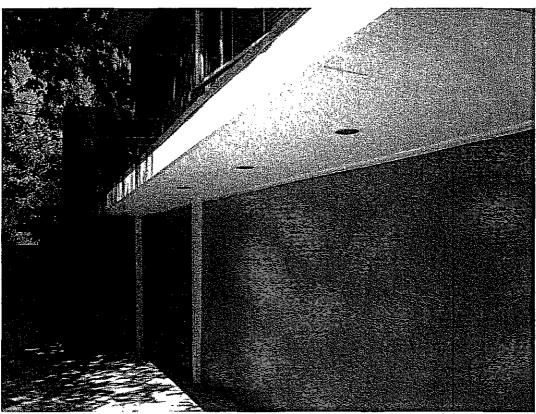




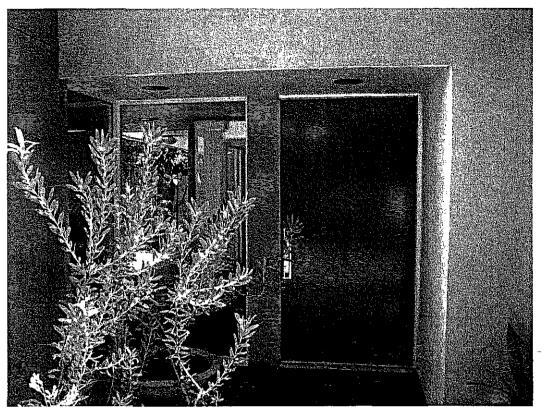
Kaye Residence rear elevation, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, brushed redwood eaves, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, garage doors, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



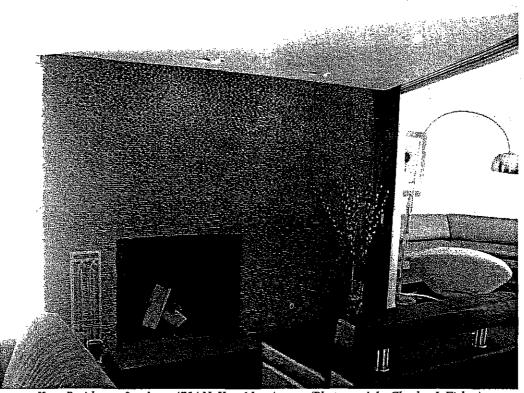
Kaye Residence, front porch, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



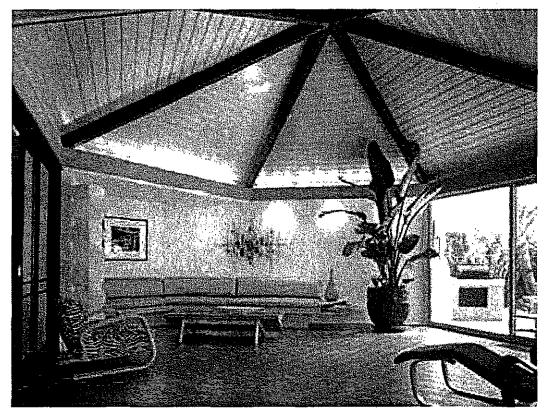
Kaye Residence, front entry, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, cantilevered staircase in entry, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



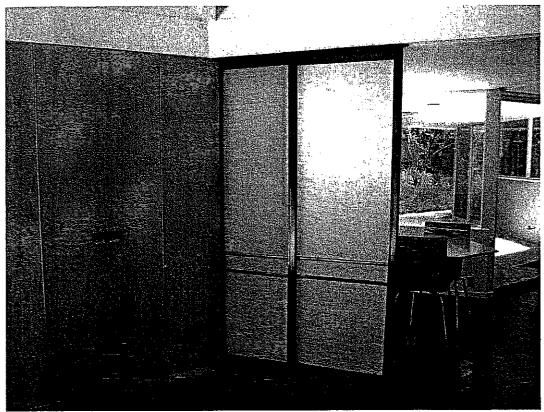
Kaye Residence, fireplace, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



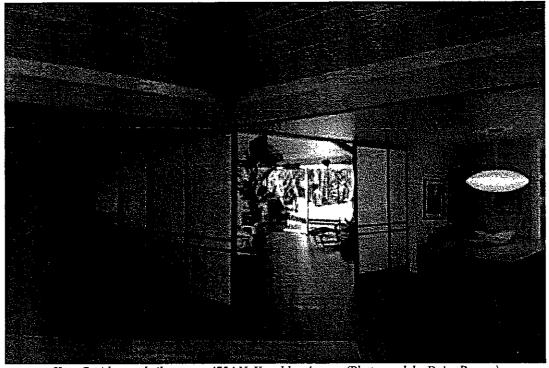
Kaye Residence, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



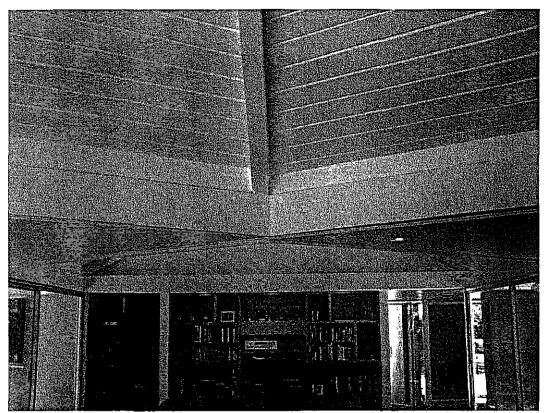
Kaye Residence, Ain designed built-ins (2004), 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



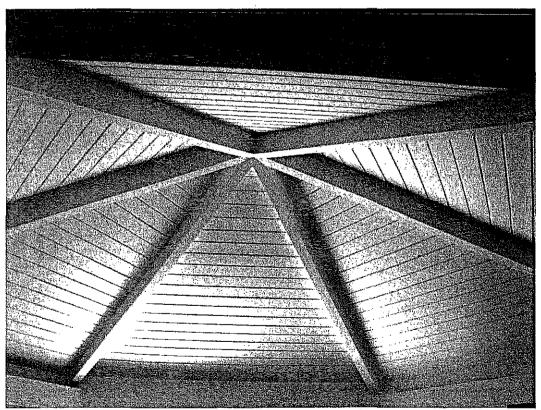
Kaye Residence, skojl screen in living room, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



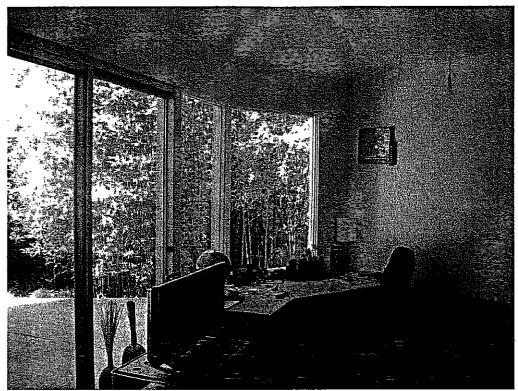
Kaye Residence, skojl screens, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



Kaye Residence, roofline in living room, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



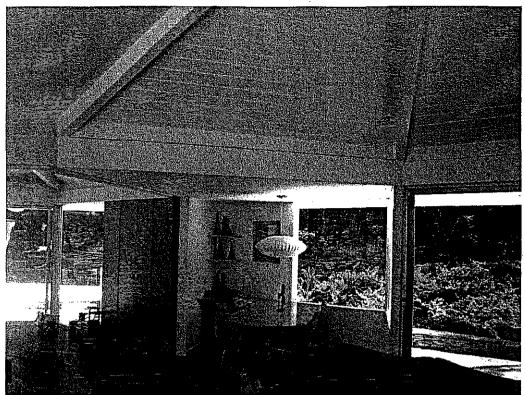
Kaye Residence, living room ceiling, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



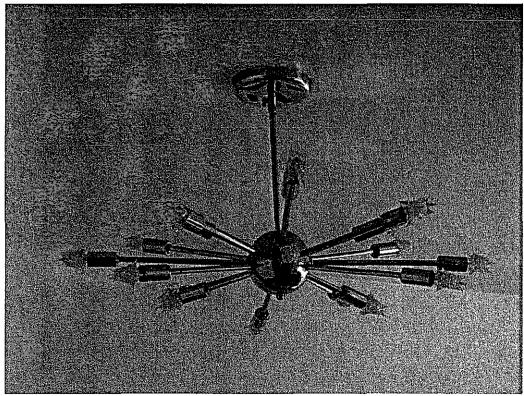
Kaye Residence, downstairs office, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, dining room area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, dining room area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, original lighting fixture, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



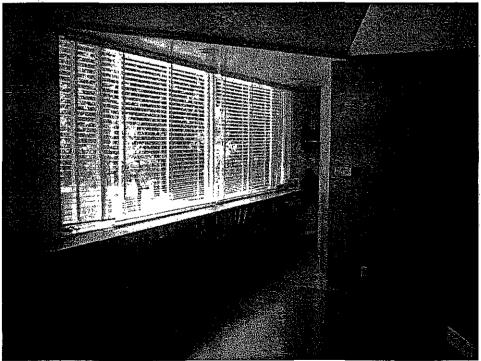
Kaye Residence, breakfast area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



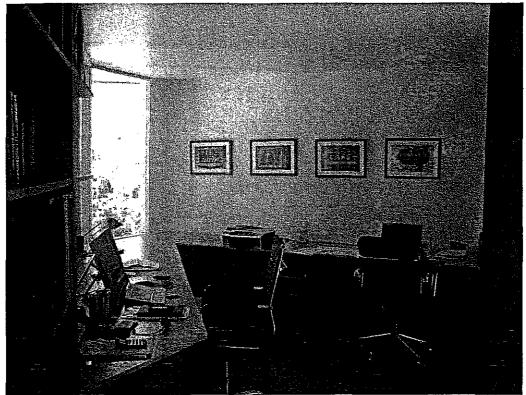
Kaye Residence, kitchen and breakfast area (remodeled), 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



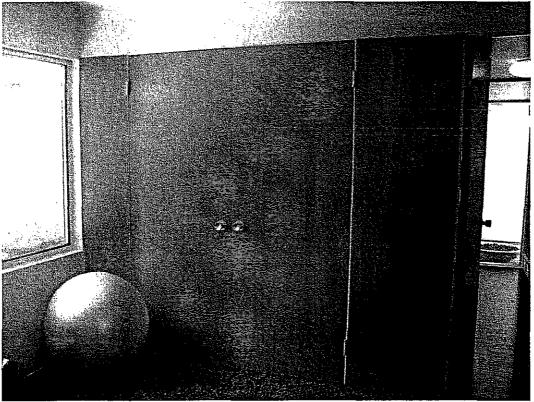
Kaye Residence, main staircase, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



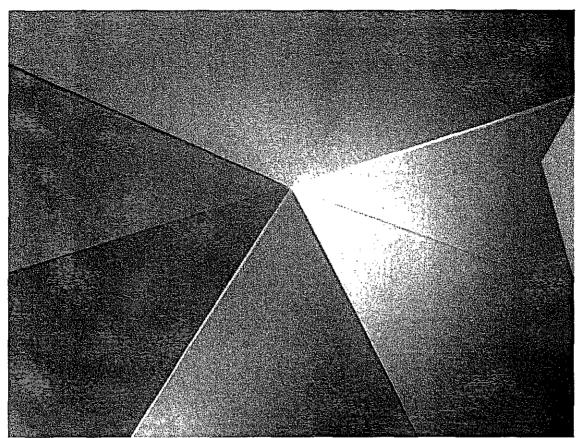
Kaye Residence, upstairs hallway, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



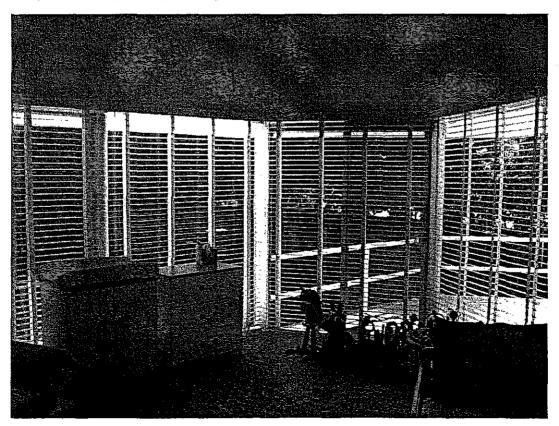
Kaye Residence, upstairs office, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)

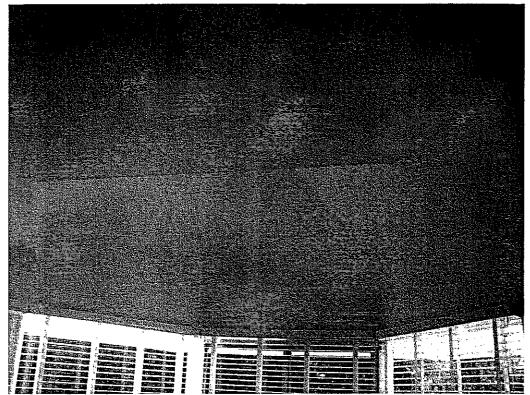


Kaye Residence, original ash closets, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)

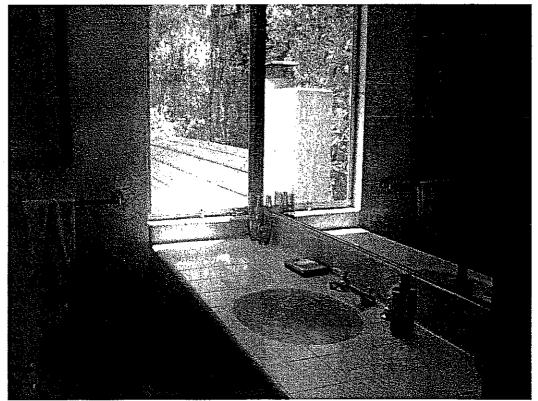


Kaye Residence, upstairs office ceiling, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)

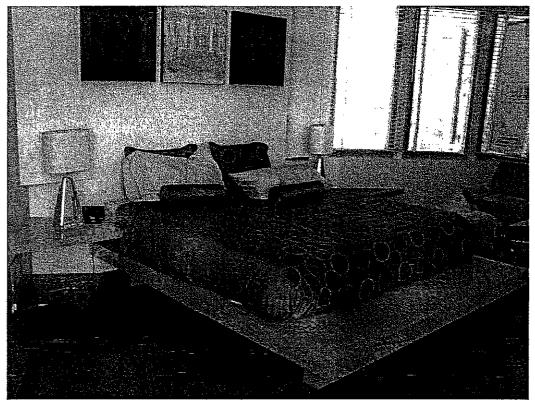




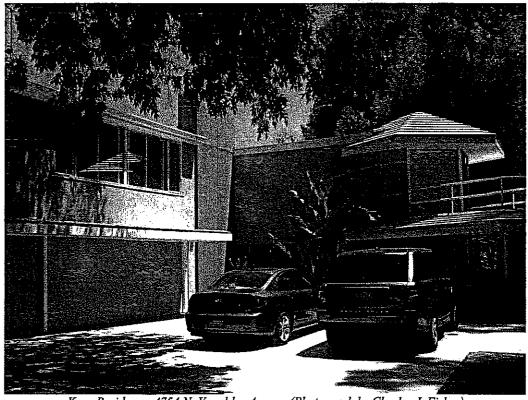
Kaye Residence, ceiling in children's bedroom, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, original upstairs bathroom, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, master bedroom built to Ain's plans, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)





City of Los Angeles Department of City Planning

11/11/2008 PARCEL PROFILE REPORT

PROPERTY ADDRESSES 4754 N VANALDEN AVE

ZIP CODES 91356

RECENT ACTIVITY None

CASE NUMBERS

CPC-2005-8252-CA ENV-2005-8253-MND AFF-32035 AFF-20204 AFF-14770

Address/Legal Information

PIN Number: 168B117 301 Lot Area (Calculated): Thomas Brothers Grid: 15,433.3 (sq ft) PAGE 560 - GRID G4 Assessor Parcel No. (APN): 2176033001 TR 2605 Tract: Map Reference: M B 27-55/75 Block: None PT 74 Lot: Arb (Lot Cut Reference): 10 Map Sheet: 168B117

Jurisdictional Information

Community Plan Area:
Area Planning Commission:
Neighborhood Council:
Council District:
Census Tract #:
LADBS District Office:

Encino - Tarzana
South Valley
Tarzana
CD 3 - Dennis P. Zine
1398.01
Van Nuys

Planning and Zoning Information

Special Notes: None Zoning: RA-1 Zoning Information (ZI): None General Plan Land Use: Very Low I Residential Plan Footnote - Site Req.: Additional Plan Footnotes: Encino Specific Plan Area: None Design Review Board: No Historic Preservation Review: No Historic Preservation Overlay Zone: Other Historic Designations: None None Other Historic Survey Information: None Mills Act Contract: None POD - Pedestrian Oriented Districts: CDO - Community Design Overlay: None None Streetscape: No Sign District: No Adaptive Reuse Incentive Area: None CRA - Community Redevelopment Agency: Central City Parking: None No Downtown Parking: No Building Line: 500 Ft School Zone: None No 500 Ft Park Zone: No

Assessor Information

Assessor Parcel No. (APN): 2176033001 APN Area (Co. Public Works)*: 0.350 (ac) Use Code: 0101 - Single Residence with Pool Assessed Land Val.: \$723,180 \$653,820 Assessed Improvement Val.: Last Owner Change: 06/06/08 Last Sale Amount: \$1,350,013 Tax Rate Area: 37 Deed Ref No. (City Clerk): 7-462 598032

Building 1:

1. Year Built: 1963 1. Building Class: D85A

1. Number of Units:	1
Number of Bedrooms:	4
Number of Bathrooms:	3
Building Square Footage:	3,167.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0 -
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	Not Augilable
3. Year Built:	Not Available Not Available
Building Class: Number of Units:	0
3. Number of Bedrooms:	Ö
3. Number of Bathrooms:	ŏ
Building Square Footage:	0.0 (sq ft)
Building 4:	0.0 (04)
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	-
5. Building Square Footage:	0.0 (sq ft)
Additional Information	
Additional Information	None
Airport Hazard:	None
Airport Hazard: Coastal Zone:	None
Airport Hazard: Coastal Zone: Farmland:	None Urban and Built-up Land
Airport Hazard: Coastal Zone: Farmland; Very High Fire Hazard Severity Zone:	None Urban and Built-up Land Yes
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1:	None Urban and Built-up Land Yes No
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2:	None Urban and Built-up Land Yes No No
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone:	None Urban and Built-up Land Yes No
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site:	None Urban and Built-up Land Yes No No No
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas:	None Urban and Built-up Land Yes No No None No
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading:	None Urban and Built-up Land Yes No No No None No None No None Yes
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells:	None Urban and Built-up Land Yes No No No None No None No Yes No None
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone:	None Urban and Built-up Land Yes No No None No None No Yes No None No None No None No None No None No
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Aiquist-Priolo Fault Zone: Distance to Nearest Fault:	None Urban and Built-up Land Yes No No No None No Yes No None No O None No None No None No None No None
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Aiquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide:	None Urban and Built-up Land Yes No No No None No Ves No None No None No Yes None No 10.99895 (km)
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Aiquist-Priolo Fault Zone: Distance to Nearest Fault:	None Urban and Built-up Land Yes No No No None No Yes No None No O None No None No None No None No None
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction:	None Urban and Built-up Land Yes No No No None No Ves No None No None No Yes None No 10.99895 (km)
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Aiquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas	None Urban and Built-up Land Yes No No None No None No Yes None No 10.99895 (km) No Yes
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District:	None Urban and Built-up Land Yes No No None No None No Yes None No 10.99895 (km) No Yes
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District: Federal Empowerment Zone:	None Urban and Built-up Land Yes No No No None No None No Yes None No 10.99895 (km) No Yes None
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District: Federal Empowerment Zone: Renewal Community:	None Urban and Built-up Land Yes No No No None No None No Yes None No 10.99895 (km) No Yes None No
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Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District: Federal Empowerment Zone: Renewal Community: Revitalization Zone: State Enterprise Zone: Targeted Neighborhood Initiative:	None Urban and Built-up Land Yes No No No None No None No Yes None No 10.99895 (km) No Yes None No
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Airport Hazard: Coastal Zone: Farmland; Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District: Federal Empowerment Zone: Renewal Community: Revitalization Zone: State Enterprise Zone: Targeted Neighborhood Initiative: Public Safety Police Information: Bureau: Division / Station:	None Urban and Built-up Land Yes No No No None No None No Yes None No 10.99895 (km) No Yes None No No Yes None No
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District: Federal Empowerment Zone: Renewal Community: Revitalization Zone: State Enterprise Zone: Targeted Neighborhood Initiative: Public Safety Police Information: Bureau: Division / Station: Report District: Fire Information:	None Urban and Built-up Land Yes No No No No None No Yes None No 10.99895 (km) No Yes None None None None None None None Non
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Alquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District: Federal Empowerment Zone: Renewal Community: Revitalization Zone: State Enterprise Zone: Targeted Neighborhood Initiative: Public Safety Police Information: Bureau: Division / Station: Report District: Fire Information: District / Fire Station:	None Urban and Built-up Land Yes No No No None No None No Yes None No 10.99895 (km) No Yes None None No Ves Valley West Valley 1095
Airport Hazard: Coastal Zone: Farmland: Very High Fire Hazard Severity Zone: Fire District No. 1: Fire District No. 2: Flood Zone: Hazardous Waste / Border Zone Properties: Methane Hazard Site: High Wind Velocity Areas: Hillside Grading: Oil Wells: Aiquist-Priolo Fault Zone: Distance to Nearest Fault: Landslide: Liquefaction: Economic Development Areas Business Improvement District: Federal Empowerment Zone: Renewal Community: Revitalization Zone: State Enterprise Zone: Targeted Neighborhood Initiative: Public Safety Police Information: Bureau: Division / Station: Report District: Fire Information: District / Fire Station: Batallion:	None Urban and Built-up Land Yes No No No None No None No Yes None No 10.99895 (km) No Yes None None None None None None None Non
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CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number:

CPC-2005-8252-CA

Required Action(s):

CA-CODE AMENDMENT

Project Description(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

Case Number:

ENV-2005-8253-MND

Required Action(s):

MND-MITIGATED NEGATIVE DECLARATION

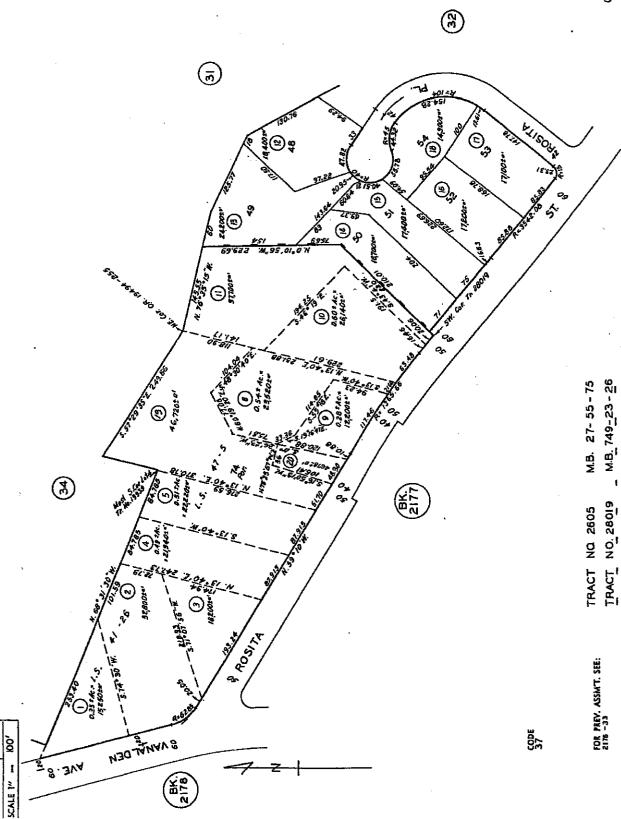
Project Description(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE

MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

AFF-32035 AFF-20204 AFF-14770

2176 | 33



ASSESSOR'S MAP



DECLARATION LETTER CHC-2008-4716-HCM KAYE RESIDENCE MAILIN-3 DATE: 02/25/09

Daniel H. & Susie Scalisi 4754 N. Vanalden Avenue Tarzana, CA 91356

Charles J. Fisher 140 S. Avenue 57 Los Angeles, CA 90042

> Council Member Dennis P. Zine Third Council District City Hall, Room 450 Mail Stop #204

Fae Tsukamoto- G.I.S Section 200 N. Spring St., Room 825 Mail Stop #395