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CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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Date **FEB 25 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: Commissioner Barron
Ayes: Commissioners Scott
Absent: Commissioners Dake and Lehrer
Vote: **3-0**


Feely 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
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: Declare the property a Historic-Cultural Monument


OWNER/
APPLICANT: Daniel H. and Susie Scalisi
4754 N. Vanalden Avenue
Tarzana, CA 91356

OWNER'S
REPRESENTATIVE: 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

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.

SUMMARY

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

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.

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
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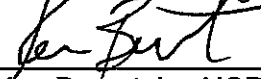
**OWNER/
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4754 N. Vanalden Avenue
Tarzana, CA 91356

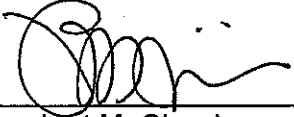
**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

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

SUMMARY

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CRITERIA

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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 AVENUE
- CITY TARZANA ZIP CODE 91356 COUNCIL DISTRICT 3
- ASSESSOR'S PARCEL NO. 2176-033-001
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

DESCRIPTION

6. 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
- A. 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 ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

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

USONIAN STYLE, IRREGULAR-SHAPED PLAN RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A STUCCO FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS FLAT AND HIPPED ROOF IS COVERED WITH METAL TILES AND COMPOSITION, GLASS AND WOOD,
ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

SINGLE AND MULTI PANE FIXED, CASEMENT AND CLERESTORY WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A RECESSED SQUARE PORCH WITH PLATE GLASS WINDOWS TO THE LEFT SIDE
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A FLAT WOODEN OFFSET TO THE RIGHT DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE TIERED HEXAGONAL HIPPED ROOFS AT THE ENDS OF THREE OF THE WINGS AND A
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

LARGE CHIMNEY TO THE LEFT OF THE MAIN ENTRANCE. LARGE ENCLOSED EAVES WITH BRUSHED REDWOOD LOWER
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

SURFACES. LIVING/ENTERTAINMENT AREAS ARE DEFINED BY LARGE EXPANSES OF SINGLE LIGHT FIXED WINDOWS.
ORNAMENTAL WOODWORK SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

WHICH ALLOWS THE INTERPLAY OF THE INTERIOR WITH THE OUTSIDE GARDEN. EAVES ARE FREQUENTLY EXTENSIONS
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

OF THE CEILING AREAS. THE STRUCTURE IS SET BACK WITH AN AUTO COURT IN FRONT OF THE MAIN ENTRANCE. BUILT-IN GARAGES
ADDITIONAL DEFINING ELEMENTS

FOR THREE VEHICLES ARE TO THE LEFT OF THE ENTRANCE. DETAILS INCLUDE CIRCULAR FLUSH BUILT-IN LIGHTS IN VARIOUS EAVE
ADDITIONAL DEFINING ELEMENTS

LOCATIONS. A TUBULAR STEEL RAILING AROUND A SECOND-STORY BALCONY TO THE RIGHT OF THE ENTRY.
ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS ON THE SITE.
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE OPEN BEAMED CEILINGS UNDER HEXAGONAL ROOF SECTIONS. AN OPEN
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

FLOOR PLAN BETWEEN LIVING AND DINING ROOMS. CANTILEVERED STAIRCASE. BUILT-IN FURNITURE THAT WAS
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

DESIGNED BY AIN. A LARGE FLOOR TO CEILING FIREPLACE WITH THE MANTEL MADE OF SMALL GRAY PEBBLES.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

MOVABLE SHOJI PANELS BETWEEN ROOMS TO ALLOW PLAN TO REMAIN OPEN OR BE MORE STRUCTURED AND
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

ORIGINAL CUSTOM LIGHTING FIXTURES. BUILT-IN FIXTURES AND INTERIOR TRIM ARE MADE OF ASH WOOD.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

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
NAME OF PROPOSED MONUMENT
USONIAN STYLE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 6)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

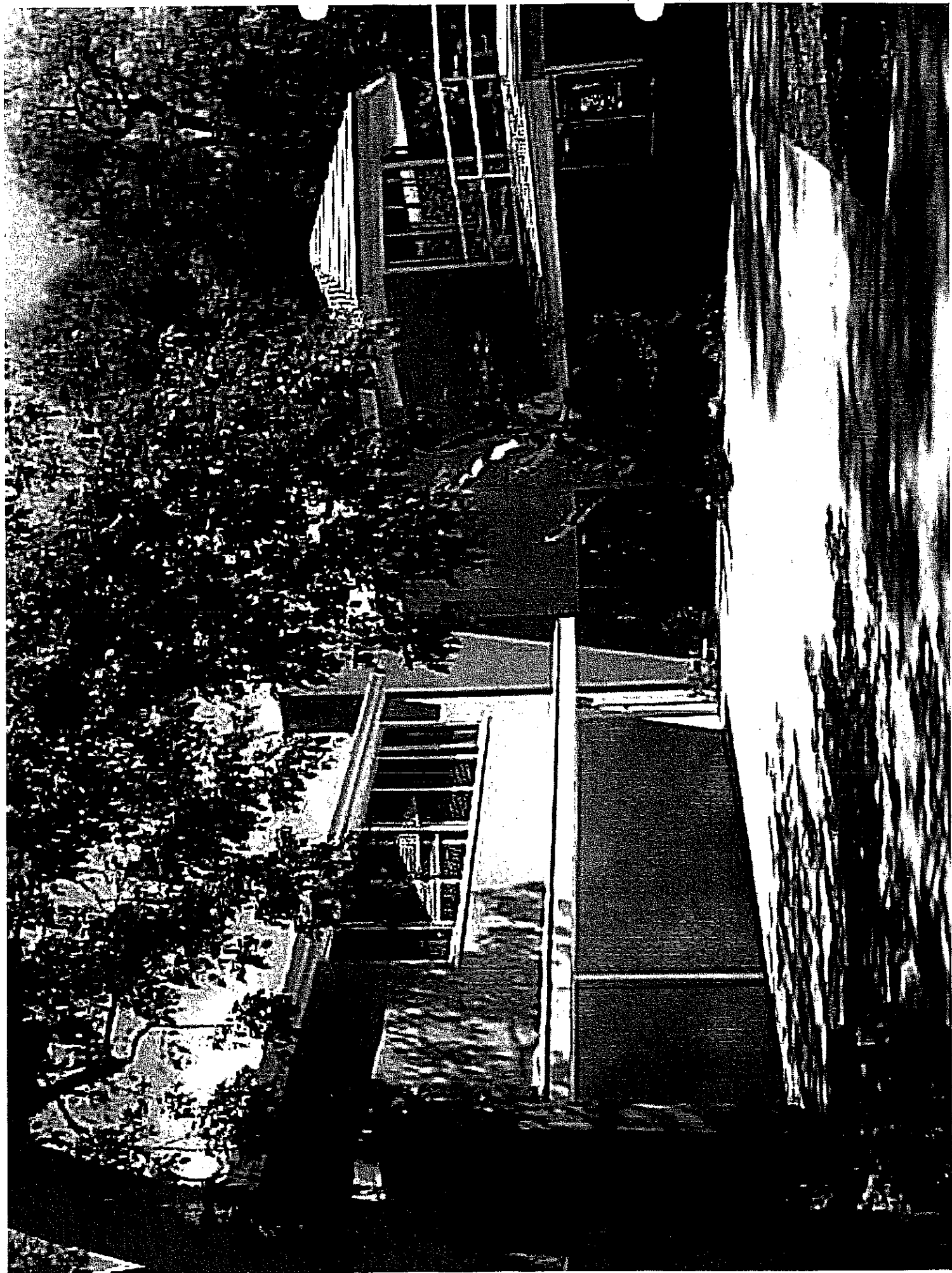
HISTORICAL SIGNIFICANCE

THE KAYE RESIDENCE WAS BUILT IN 1963
NAME OF PROPOSED MONUMENT YEAR BUILT
GREGORY AIN WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE HE WAS OF THE SECOND GENERATION OF MODERN ARCHITECTS THAT WERE TO LEAVE THEIR IMPRINT ON SOUTHERN CALIFORNIA MAKING THE AREA ONE OF THE MOST INNOVATIVE DESIGN CENTERS IN THE WORLD. AIN WAS A USC GRADUATE AND WORKED CLOSELY WITH BOTH RICHARD NEUTRA AND R M SCHINDLER EARLY IN HIS CAREER. HE WAS ALSO AN ASSOCIATE OF HARWELL HAMILTON HARRIS DURING THE SAME PERIOD. BORN OF RUSSIAN IMMIGRANT PARENTS IN PHILADELPHIA, AIN WAS AS WELL KNOWN FOR HIS SOCIALIST POLITICAL VIEWS AS HE WAS FOR HIS PROGRESSIVE ARCHITECTURE. MOST OF HIS CLIENTS TENDED TO SHARE HIS VIEWS. AIN'S EARLY WORK SHARED MANY OF THE CONCEPTS THAT HE LEARNED FROM HIS MENTOR'S, NEUTRA AND SCHINDLER. HOWEVER, AS AIN EVOLVED, ESPECIALLY AFTER WORLD WAR II, HE BEGAN TO DESIGN HOUSING THAT WAS MEANT FOR ALL PEOPLE. HE FIRMLY BELIEVED THAT MODERNISM WAS NOT JUST FOR THE MONEYED CLASS. HE ALSO WORKED TO BREAK DOWN WALLS THAT KEPT MINORITIES FROM LIVING WHERE THEY CHOSE. HIS MAR VISTA TRACT WAS A MEANS OF BUILDING HOMES FOR ALL. INOVATIONS INCLUDED MOVABLE WALLS THAT WOULD ENABLE HOMEOWNERS TO CONFIGURE THEIR HOUSE IN THE BEST MANNER FOR THEIR NEEDS AT THAT PARTICULAR TIME IN LIVES, SUCH AS SINGLES, NEWLY WEDS, YOUNG CHILDREN, OLDER CHILDREN OR EMPTY NEST. A LARGE PROJECT IN THE SAN FERNANDO VALLEY WAS THWARTED WHEN THE FHA BLOCKED BANKS FROM LENDING IN THE TRACT AIN REFUSED TO PLACE THE STANDARD RACIAL COVENANTS TO KEEP MINORITIES FROM BUYING AND LIVING 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 ALSO 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.

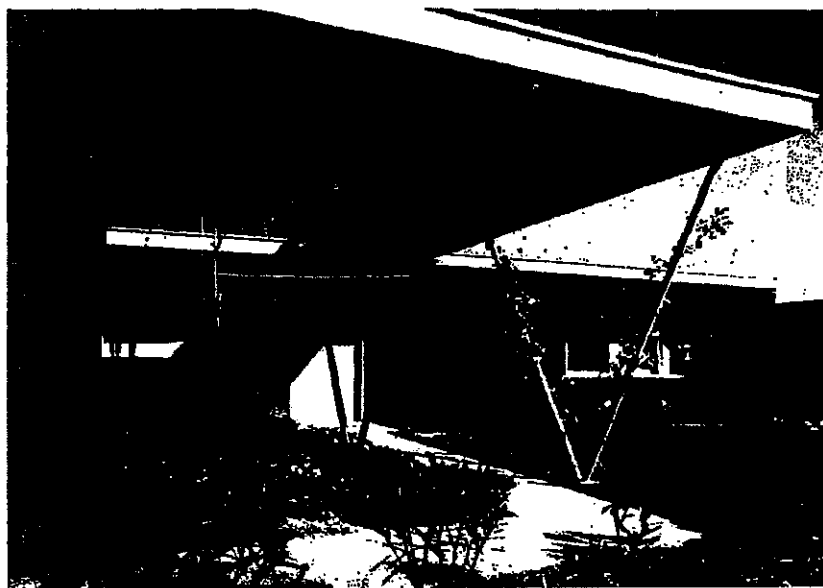


This House Keeps Pace With the Family

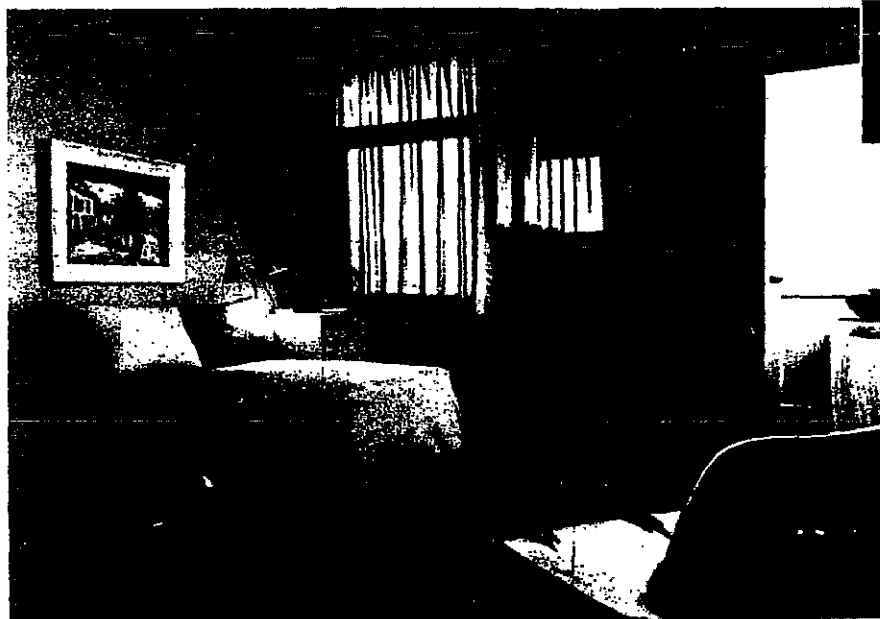
Pauline Berg Graves

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



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

By Pauline Berg Graves

WITH 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.

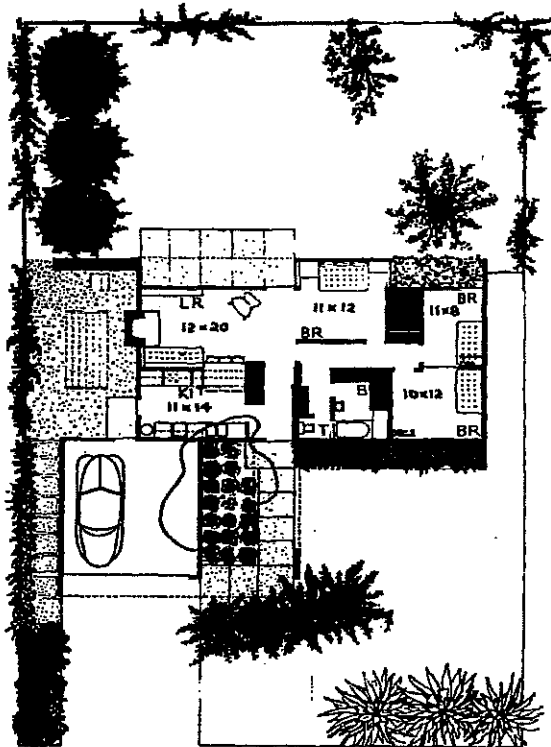
A sliding wall and a folding wall do the trick. Thanks to these, the house can have, one, two or three bedrooms. The largest bedroom is separated from the living room by a folding wall, so that this room can be treated as a den, a bedroom or an extension of the living room. The other two bedrooms can 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 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 wardrobes 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

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.



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 house.

In these days 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 couple

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.



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



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 Angeles on January 9, 1988.

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

1

APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

W

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	SEE		ATTACHED	RMC					
2. JOB ADDRESS				DIST. MAP					
4754 Van Alden Ave., (T)				7362					
3. BETWEEN CROSS STREETS				ZONE					
Rosita St AND Charles St				R-A-1					
4. PURPOSE OF BUILDING				FIRE DIST.					
Dwelling & Att. Garage				1-A					
5. OWNER'S NAME		PHONE		INSIDE					
Dr. Leon Kaye		DI 31655		60'					
6. OWNER'S ADDRESS		P.O. BOX		COR. LOT					
18430 Linnet St.,		TARZANA		REV. COR.					
7. CERT. ARCH.		STATE LICENSE NO.		LOT SIZE					
Gregory Ain		C 535 NO 11449-3-9628		Irreg.					
8. LIC. ENGR.		STATE LICENSE NO.							
NONE									
9. CONTRACTOR		STATE LICENSE NO.		REAR ALLEY					
OWNER				SIDE ALLEY					
10. CONTRACTOR'S ADDRESS		P.O. BOX		BLDG. LINE					
See Ling 6									
11. SIZE OF NEW BLDG	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
84' x 68'	2	18'	NONE						
1 4754 Van Alden Ave.,				DISTRICT OFFICE					
				VN					
12. MATERIAL <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING				SPRINKLES					
EXT. WALLS <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER				REQ. SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. eng. chg. \$32,000.00				VALUATION APPROVED					
				A. Romero					
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED					
RETURN TO ZONING AFTER ADDRESS				PLANS CHECKED					
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.				APPROVED					
Signed <i>[Signature]</i>				CORRECTIONS VERIFIED					
				PLANS APPROVED					
				VALUATION APPROVED					
				INSPECTOR					
				FILE WITH					
				CONT. INSP.					
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CKVN:19699

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P.C. No. K7636

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Leon S. Kaye

owner or agent

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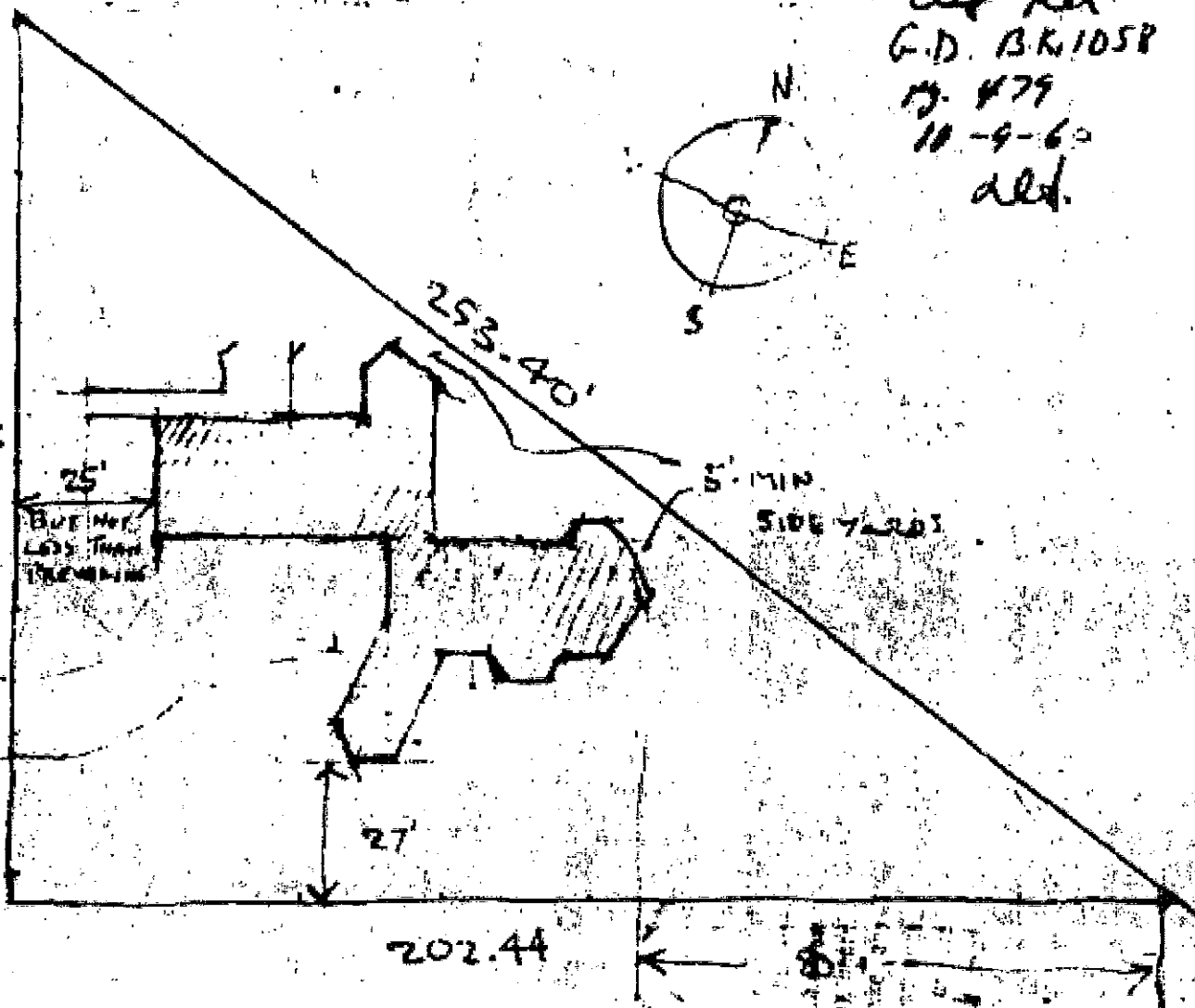
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add.

VAN ALDEN AVENUE

152.41'



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Legal Description of Property

That portion of Lot 74, of Tract No. 2605, in the City of Los Angeles, County of Los Angeles, State of California, as recorded in Book 27, Pages 55 to 75 inclusive of maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in that course in the South line of said Lot 74, shown as having a length of 500 feet distant thereon North 59° 07' West 110.88 feet from the Easterly extremity of said course; thence North 13° 40' East 276.59 feet; thence North 68° 21' 30" West 524.56 feet to the East line of Van Alden Avenue as shown on Map of Tract No. 8200, recorded in Book 114, pages 62 et seq. of Maps, records of said County; thence Southerly and Southeasterly along Van Alden Avenue, and Rosita Street, to the point of beginning.

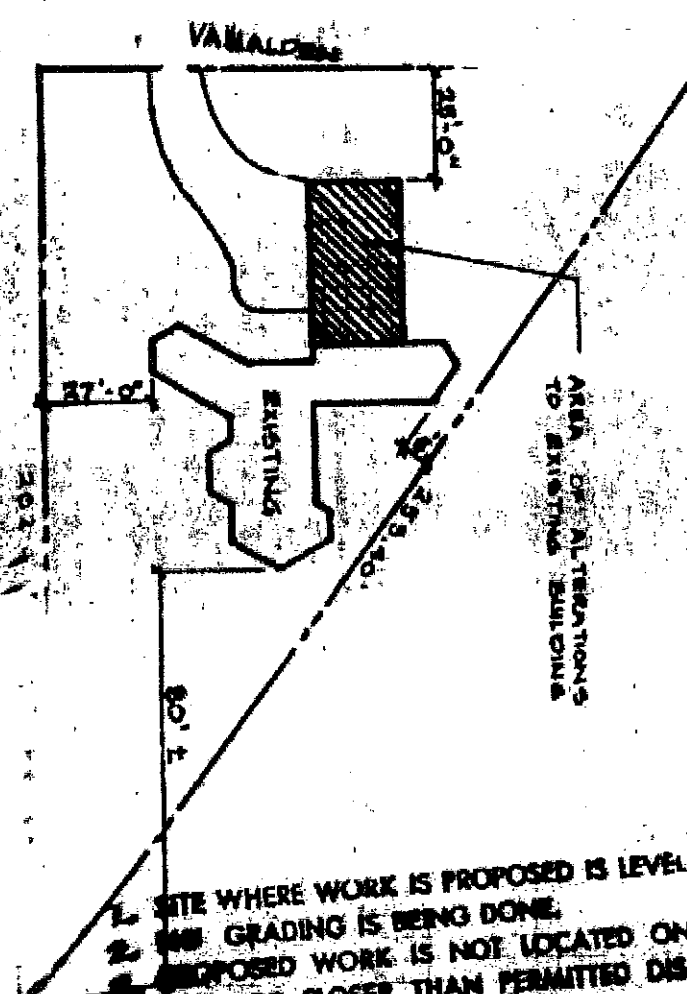
EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

Beginning at the Southeasterly corner of the above described land; thence along the Easterly line thereof, North 13° 40' East 276.59 feet to the Northeastern corner thereof; thence North 68° 21' 30" West to a line parallel with and 168 feet Southeasterly, measured at right angles from the Southeasterly line of the said above described land; thence continuing North 68° 21' 30" West 101.59 feet to an angle point in the Northerly line of the land described in the deed to Herbert Booth and wife recorded on February 29, 1936, as Instrument No. 2550 in Book 5419 Page 146 of Official Records; thence continuing along the Northerly line of said land of Booth, South 74° 30' West to the Easterly line of Van Alden Avenue as shown on the Map of Tract No. 8200, recorded in Book 114 Page 62 of Maps, Records of said County; thence Southerly and Southeasterly along Van Alden Avenue and Rosita Street to the point of beginning.

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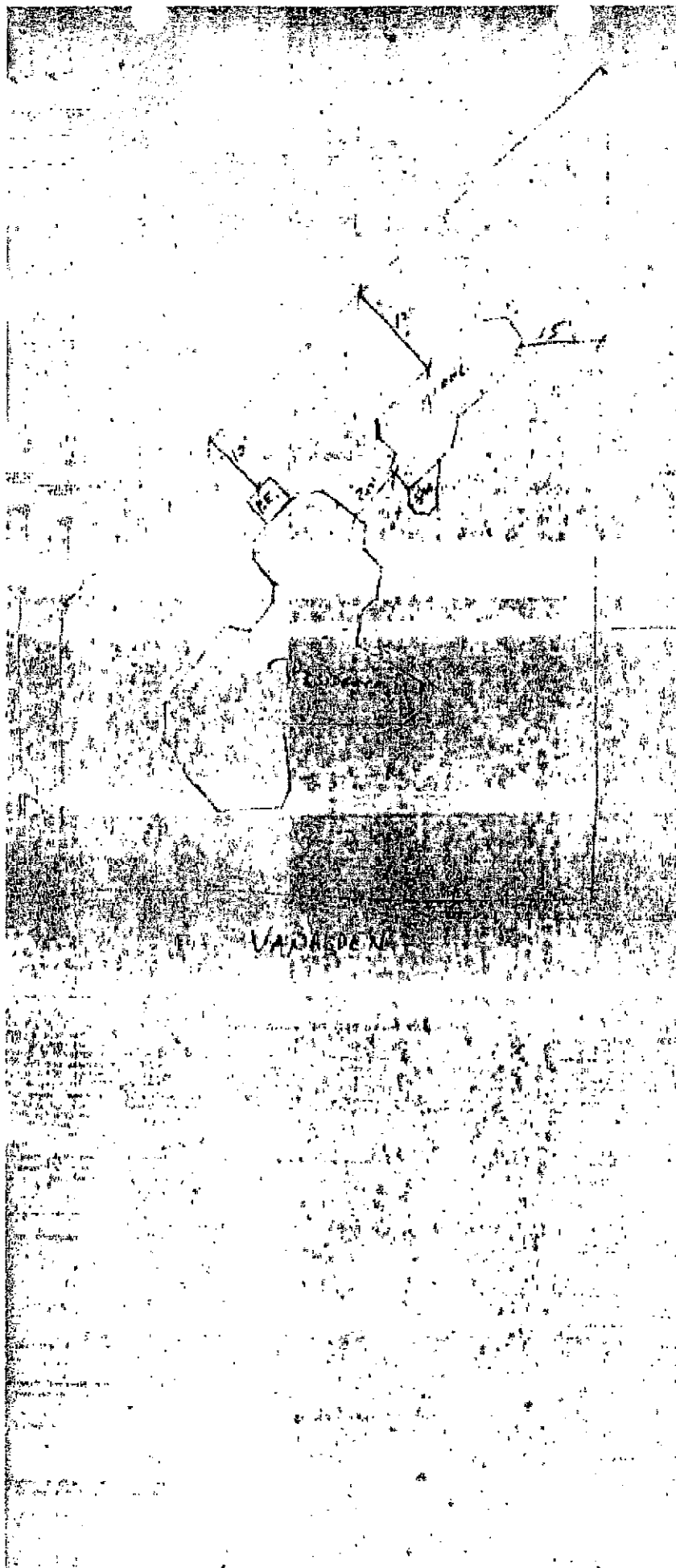
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1. SITE WHERE WORK IS PROPOSED IS LEVEL
2. NO GRADING IS BEING DONE.
3. PROPOSED WORK IS NOT LOCATED ON HILL NOR CLOSER THAN PERMITTED DISTANCE TO SLOPE OR BANK.

Redmond Construction
 OWNER OR AGENT *in the presence of*
James H. [unclear]

[illegible]



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INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.																																							
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3. ADDRESS															4754 Vanalden Av															LOT TYPE									
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5. OWNER'S NAME															Dennis Goodman															CITY 142-8523									
6. OWNER'S ADDRESS															4754 Vanalden Av															CITY 142-8523									
7. ENGINEER															BOL. P. H. W.															ACTIVE STATE LIC. NO.									
8. ARCHITECT OR DESIGNER															W. H. H. H.															ACTIVE STATE LIC. NO.									
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58. NEW USE OF BUILDING															01 Dwlg w/ att gar															NONE									
59. NEW USE OF BUILDING															01 Dwlg w/ att gar															NONE									
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69. NEW USE OF BUILDING															01 Dwlg w/ att gar															NONE									
70. NEW USE OF BUILDING															01 Dwlg w/ att gar															NONE									
71. NEW USE OF BUILDING															01 Dwlg w/ att gar																								

4754 N Vanalden Ave


 Permit #:
 Plan Check #:
 Event Code:

98014 - 30000 - 03018

Reference #:

Bldg---Addition 1 or 2 Family Dwelling Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 06-24-98 Printed on: 06-24-98 11:34 AM
1 TRACT TR 2695	BLOCK 74	2 BLDG. PAGE PARCEL 2176 - ***
3 PARCEL INFO IF AN Branch Office - VN County of District - 11 Census Tract - 1308-01 District Map - 168B117 ZONING - RA-1	4 PARCEL INFO Energy Zone - Fire District - MFD Exempt Brothers Map and - 500	5 PARCEL INFO 10 MB 27-54-75 168B117 301

1 DOCUMENTS

2 CHECKLIST ITEMS

Special Inspect - Epoxy Bolts

3 PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner: Goodman, Russell A And Donna J 4754 Vanalden Ave TARZANA CA 91346

Tenant:

Applicant: Blythe McKinney 4340 Caleta Rd AGOURA 91301 (818) 991-4060

EXISTING USE PROPOSED USE

1 Dwelling - Single Family 1 Dwelling - Single Family

7 Garage - Private 7 Garage - Private

DESCRIPTION OF WORK

Enclose a portion under cantilever deck (4' x 2') triangular shape, to extend and interior remodel kitchen; change out windows; cabinet type A-X

4 Bldg on Site & Use 1-57D GAR

5 APPLICATION PROCESSING INFORMATION

BLDG. PC By: Phuong Nguyen DAS PC By:

OK for Cashier: Phuong Nguyen Coord. OK:

Signature: *Phuong Nguyen* Date: 6-24-98

For information and/or inspection requests originating within L.A. County, call toll-free (800) 4-4444 T.D. outside L.A. County, call (213) 485-7000.

For Cashier's Use Only

W 0 = 81403018

11. PROJECT VALUATION & FEE INFORMATION Total Fee Permitted	
Permit Valuation: \$8,000	PC Valuation:
FINAL TOTAL Bldg---Addition 440.00	Planning Surcharge 9.08
Permit Fee Subtotal Bldg---Addition 144.00	Planning Surcharge Misc Fee 5.00
Energy Surcharge	Permit Issuing Fee 0.00
Electrical 40.00	
HVAC 20.00	
Plumbing 40.00	
Plan Check Subtotal Bldg---Addition 144.00	
Plan Maintenance 10.00	
Fire Hydrant Refuse-To-Pay	
E Q Instrumentation 0.00	
O.S. Surcharge 8.00	
Sys. Surcharge 24.21	
Sewer Cap ID	Total Bond(s) Due:
12. ATTACHMENTS	
Plot Plan	

06/24/98 11:38:40AM WL01 T-0169 C 11

BLDG PLAN CHECK 138.60

INVOICE # 0000000 PP

BLDG PERMITS R 154.00

EI RESIDENTIAL 0.80

PLAN MAINTENANCE 10.00

ELEC PERMIT RE 40.04

PLBG PERMIT RE 40.04

Htg/RET PMT RE 20.02

ONE STOP 8.07

SYS DEV 24.21

MISCELLANEOUS 5.00

CITY PLAN SURC 9.08

TOTAL 449.86

CHECK 449.86

98WL 52567

12. BUILDING INFORMATION

(P) Height (CCT) 9.3 Feet
 (P) Length 12 Feet
 (P) Stories 1 Levels
 (P) Width 4 Feet
 (P) Dwelling Unit (Changed) 1 Unit Total
 (P) Wood (Plywood, OSB, etc.) Shearwall
 (P) R3 Occupancy 40 Sqft Max Occ.
 (P) Type V-N Construction

(P) Floor Construction - Concrete Slab on Grade
 (P) Roof Construction - Wood Frame Sheathing
 (P) Wall Construction - Wood Stud

13. APPLICATION COMMENTS

In the event that any form (C.C. 1-101) is filled in electronically, it is possible that additional information that has been supplied electronically is not printed. Nevertheless, the information printed herein extends that required by Section 19025 of the Health and Safety Code of the State of California.

14. Building Related Fees**15. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(A) Bulmer Scott 8484 Farralane Avenue West Hills, CA 91304

CLASS LICENSE#

C17793

PHONE#

When a shorter period of time has been established by an official action, permit expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 19002 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration of permits granted by the Dept. of Building & Safety (Sec. 2212 & 2213 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 commencing with Section 7000 of Division 7 of the Business and Professions Code, and my license is in full force and effect. I have read and understand the declaration attachment of separate general electrical, plumbing and/or HVAC contractors & workers comp declarations are required.

License # _____ Date _____ Print _____ Sign _____

18. WORKERS' COMPENSATION DECLARATION

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

☐ I have obtained a workers' compensation certificate of insurance as provided for by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

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

Carrier _____ Policy Number _____

☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I shall agree that I shall become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with these provisions.

Warning: Failure to secure workers' compensation coverage is unlawful and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars in addition to the cost of compensation damages as provided for in Section 3700 of the Labor Code. INTEREST AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1904 LAMC).

Lender Name _____ Lender's Address _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☒ Is not applicable ☐ Letter was sent to the OSHA/NIOSH. Date 6-2-99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7011.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law of Chapter 9 commencing with Sec. 7000 of Division 7 of the Business and Professions Code; or that he or she is exempt therefrom; and the basis for the alleged exemption. Any violation of Section 7011.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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

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

☐ I am exempt under Sec. 7011.5 of the Labor Code for the following reason:

Print: Elythe McKinnis Date: 6-2-99 Signature: [Signature] Information Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer or employee thereof, in any manner, nor shall be responsible for the performance or results of any work described herein, nor the use thereof on the property nor the soil upon which such work is performed. I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement satisfactory to the holder(s) of the easement will be provided (Sec. 91.0104 4.5 LAMC).

Print: Elythe McKinnis Date: 6-2-99 Signature: [Signature] Information Agent

4754 N Vanalden Ave


 Permit #:
 Plan Check #:
 Event Code:

98016 - 20000 - 21447

Reference #:

Bldg--Alter Repair 1 or 2 Family Dwelling Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 10/07/98 Printed on: 10/07/98 16:22:10
---	--	--

1. TRACT TR 2605	BLK & LOTS 74	ABR MAP REF # 10 MB 27-55-75	PARCEL ID # (PIN) 168B117 301	2. BACKFACE PARCEL 2176 - *** . ***
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3. PARCEL INFORMATION No-Zone Permit - HAS Branch Office - UN Council District - 11 Census Tract - 1398 010	District Map - 168B117 Energy Zone - 9 Fire District - MFD Earthquake-Induced Liquefaction Area - YES	Thomas Brothers Map Grid - 560
---	--	--------------------------------

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER/TENANT/APPLICANT INFORMATION

Owner: Donna Goodman	4754 Vanalden Ave	TARZANA, CA	8187082-190
Applicant - Relationship Agent for Owners Dalia - Dmj Design			(818) 789-7205

7. EXISTING USE PROPOSED USE

 1. Dwelling - Single Family
 7. Garage - Private

8. DESCRIPTION OF WORK

Add floor joist at 18"x5" portion canopy for 2nd floor balcony.

9. Bldg. Use Code & Use: 1. DWELLING ATT GAR

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Monty Jong	DAS PC By:
OK for Cashier: Monty Jong	Coord. OK:
Signature: <i>Monty Jong</i>	Date: 10-7-98

For information and/or inspection requests originating within LA County, call toll-free (888) 1-448-1111, outside LA County, call (213) 977-7944.

For Cashier's Use Only

W/O #: 81621447

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$1,000 PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	142.63
Permit Fee Subtotal Bldg--Alter/Re	65.00
Plan Check Subtotal Bldg--Alter/Re	58.50
Fire Hydrant Refuse-To-Pay	
E-Q Instrumentation	0.50
O/S Surcharge	2.48
Sys Surcharge	7.44
Planning Surcharge	3.71
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Permit Fee-Single Inspection Flag	

BLDG PERMITS	
INVOICE # 0000000	
BLDG PLAN CHG	
EI RESIDENTIAL	
ONE STOP	
SYS DEV	
MISCELLANEOUS	
CITY PLAN SURC	
TOTAL	142.63
DSCN 04480009	
CRCAFD	142.63

Sewer Cap ID:

Total Bond(s) Due:

98VN 43313

12. ATTACHMENTS

Plot Plan

4754 N Vanalden Ave


 Permit #:
 Plan Check #:
 Event Code:

04016 - 10000 - 07238

Printed: 04/19/04 03:46 PM

Bldg-Alter/Repair 1 or 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
--	--	--

TRACT	BLOCK	LOT/10	ARE	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 2605		74	10	MB 27-55/75	168B117 301	2176 - 033 - 001

3. PARCEL INFORMATION Area Planning Commission - South Valley LADBS Branch Office - VN Council District - 3 Certified Neighborhood Council - Tarzana Community Plan Area - Encino - Tarzana	Census Tract - 1398.01 District Map - 168B117 Environmentally Sensitive Area - YES Energy Zone - 9 Fire District - MFD	Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Liquefaction Area - YES Near Source Zone Distance - 11.0 Thomas Brothers Map Grid - 560-G4
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ZONE(S): RA-1 /

4. DOCUMENTS
 AFF - AFF-14770
 AFF - AFF-20204
 AFF - AFF-32035
5. CHECKLIST ITEMS
 Combine Elec - Wrk. per 91.107.2.1.1.1
 Combine Plumbg - Wrk. per 91.107.2.1.1.1
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s) Katz, Alan S Co Tr Katz-Simmons Family Tr	4754 Vanalden Ave	TARZANA CA 91356
Tenant Applicant (Relationship Architect) Michael Blatt -	104 N. Avenue 56 #3a	LOS ANGELES, CA 90042 (323) 255-8368

7. EXISTING USE
 (01) Dwelling - Single Family
 (07) Garage - Private
PROPOSED USE**8. DESCRIPTION OF WORK**

Remodel (E) master bedroom and bathroom, add new window.

9. BUILDING & USE SFD**10. APPLICATION PROCESSING INFORMATION**
 BLDG. PC By: Timothy Fan
 OK for Cashier: Timothy Fan
 Signature: *[Signature]*
 DAS PC By:
 Coord. OK:
 Date: 4/19/04

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

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000 (LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 41607238

 LA Department of Building and Safety
 LA 01 10 104479 04/19/04 03:50PM
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$16,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	407.91		
Permit Fee Subtotal Bldg-Alter/Rep	240.00		
Electrical	62.40		
Plumbing	62.40		
Plan Check Subtotal Bldg-Alter/Rep	0.00		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	1.60		
O.S. Surcharge	1.33		
Sys. Surcharge	21.98		
Planning Surcharge	7.20		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	0.00		

BUILDING PERMIT RES	\$240.00
ELECTRICAL PERMIT RES	\$62.40
PLUMBING PERMIT RES	\$62.40
EI RESIDENTIAL	\$1.60
ONE STOP SURCH	\$7.33
SYSTEMS DEVT FEE	\$21.98
CITY PLANNING SURCH	\$7.20
MISCELLANEOUS	\$5.00

 Total Due: \$407.91
 Chg: \$407.91

04LA 57109

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTSPlot Plan *[Signature]* 102062620040504

* P 0 4 0 1 5 1 0 0 0 3 7 2 3 8 F N *

13. STRUCTURE INVENTORY

04016 - 10000 - 07238

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Related From

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(A) Blunt, Michael Rosner
(O) , Owner-Builder

104 North Avenue 56 Suite 3a,

Los Angeles, CA 90042

CLASS LICENSEE PHONE

C19981

0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7009) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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

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

18. WORKERS' 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 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

Carrier: _____

Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING. FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL BLUNTSign: [Signature]Date: 4-19-04☐ Owner☐ Authorized Agent

4754 N Vanalden Ave

Permit Application #: 04016 - 10000 - 07238

Bldg-Alter/Repair
1 or 2 Family Dwelling
No Submit Plan Check

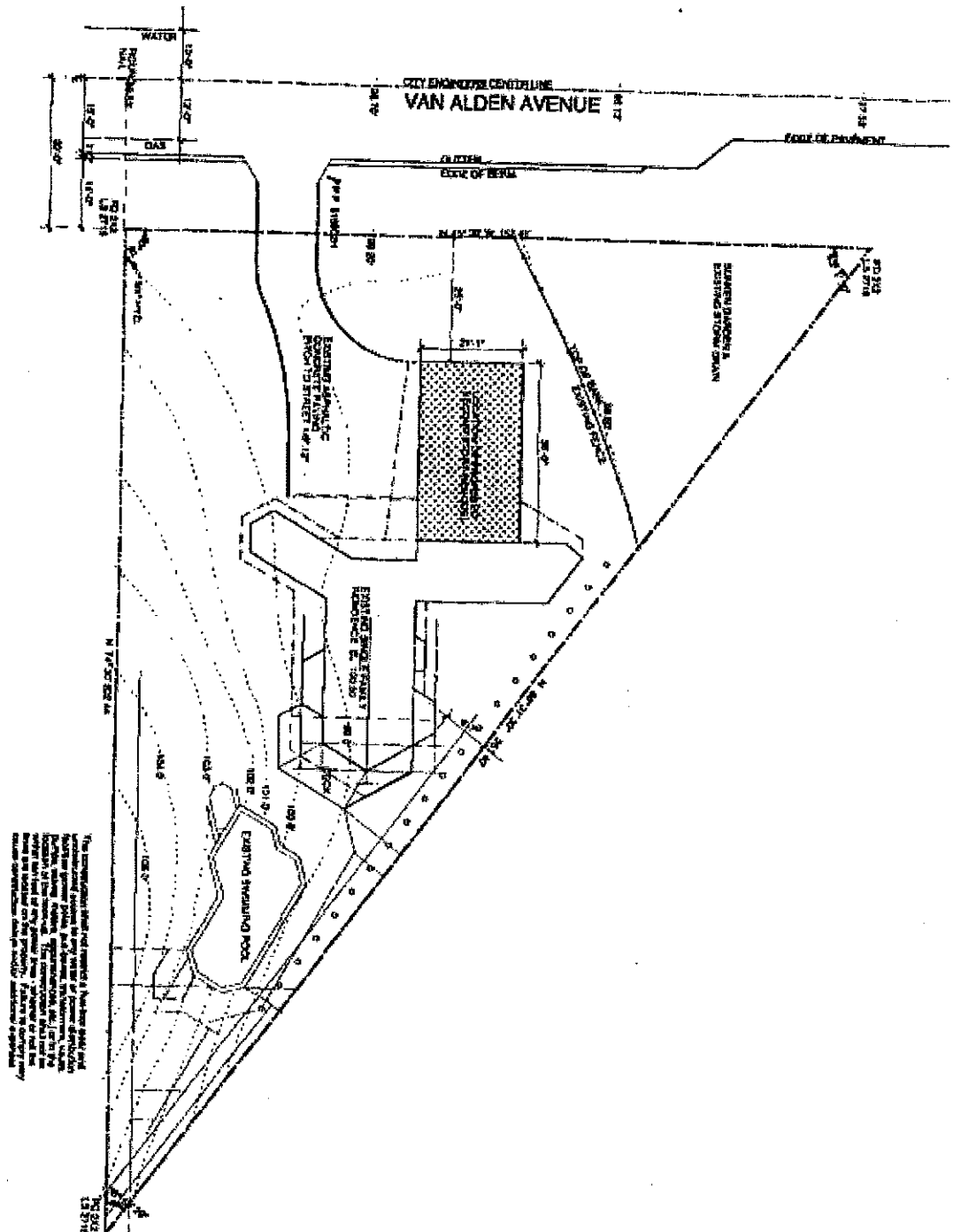
City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 04/19/04 15:46:15

PLOT PLAN ATTACHMENT

1/8" = 1'-0"
PLOT PLAN

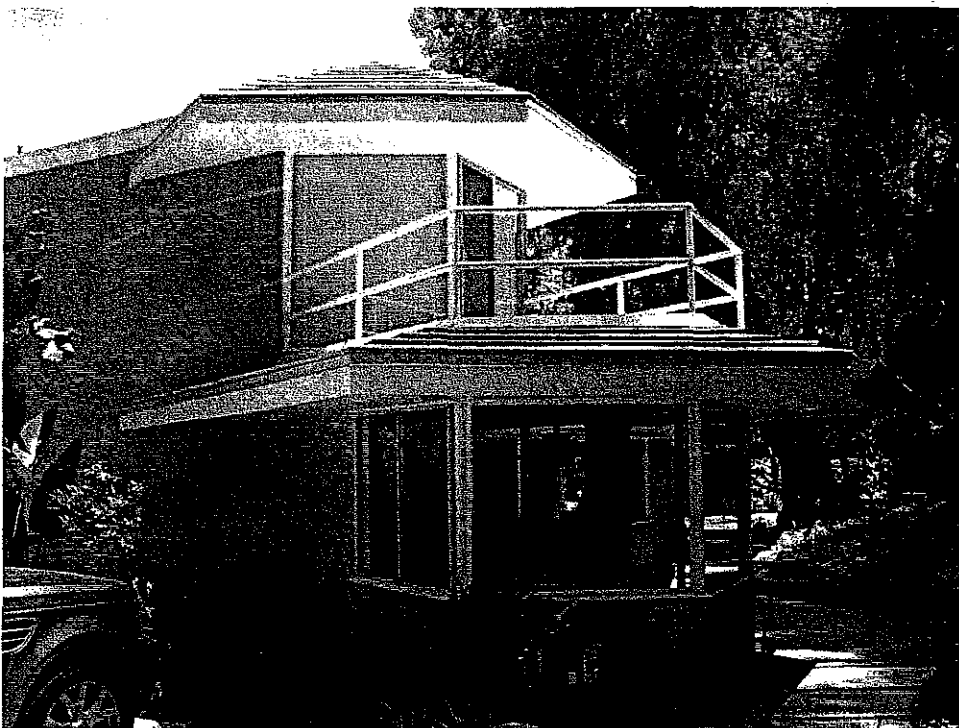
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



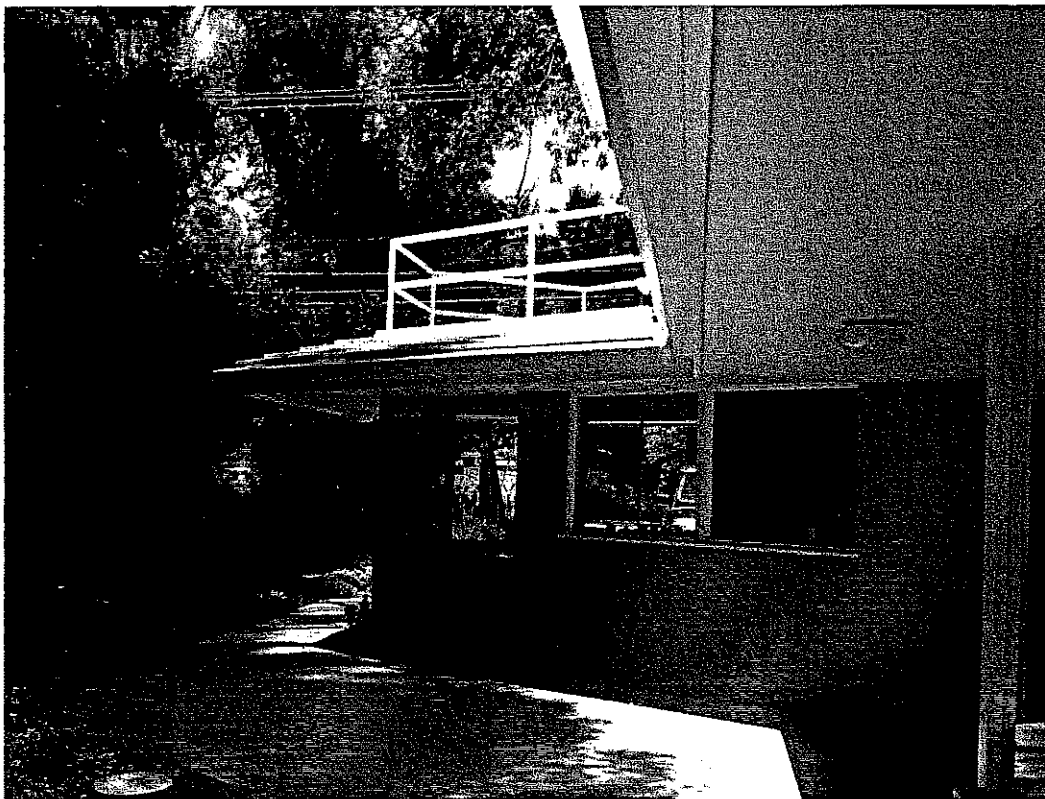
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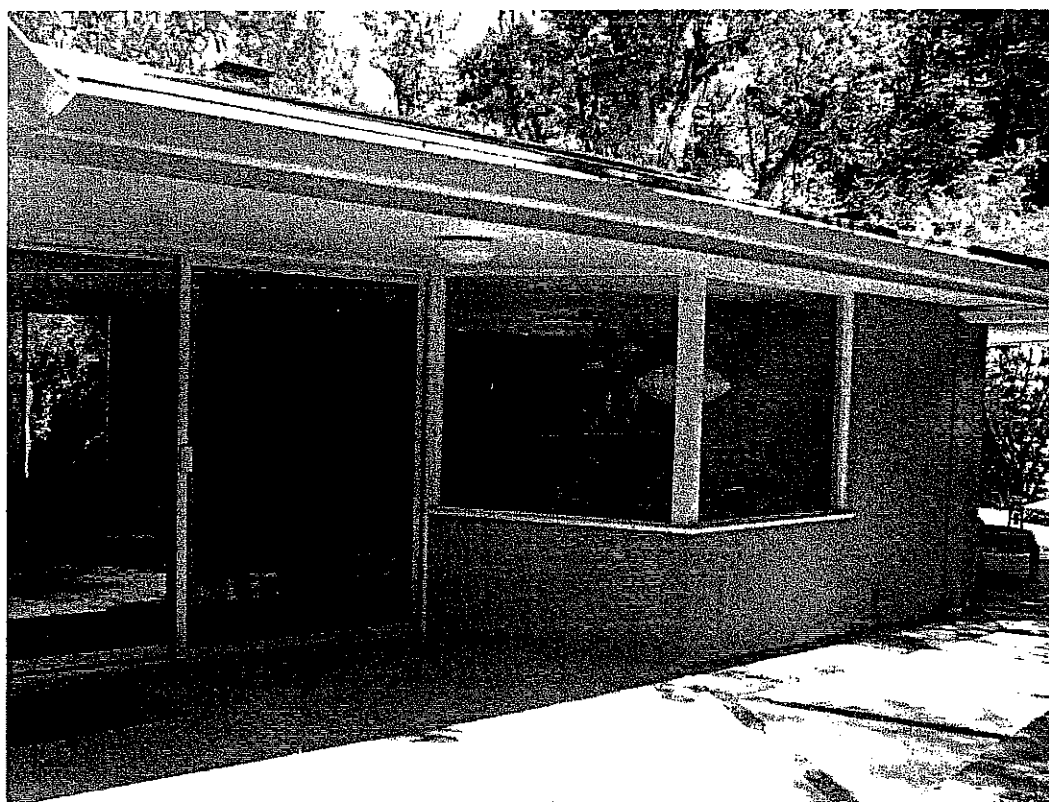
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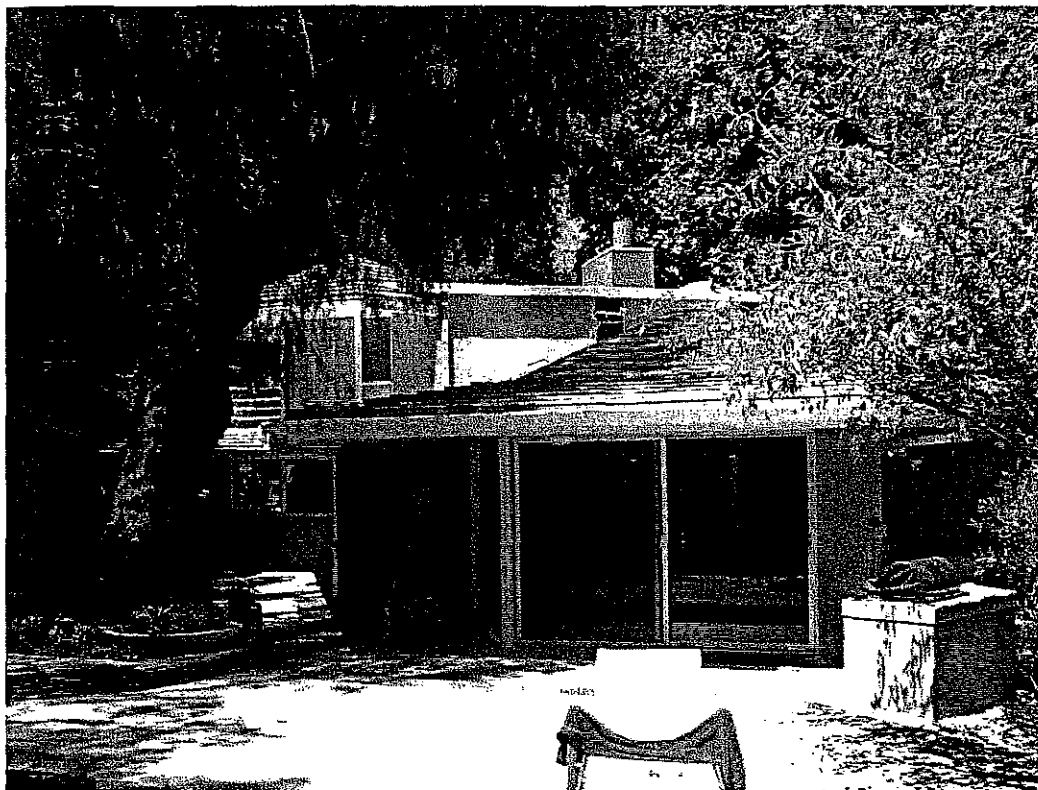
L.bzf!Sftjefodf -!5865!O!V!Wobraf o!Bwf ovf !)!Q!puphsbqi lcz!Di bsft!K!Q!ti f s't



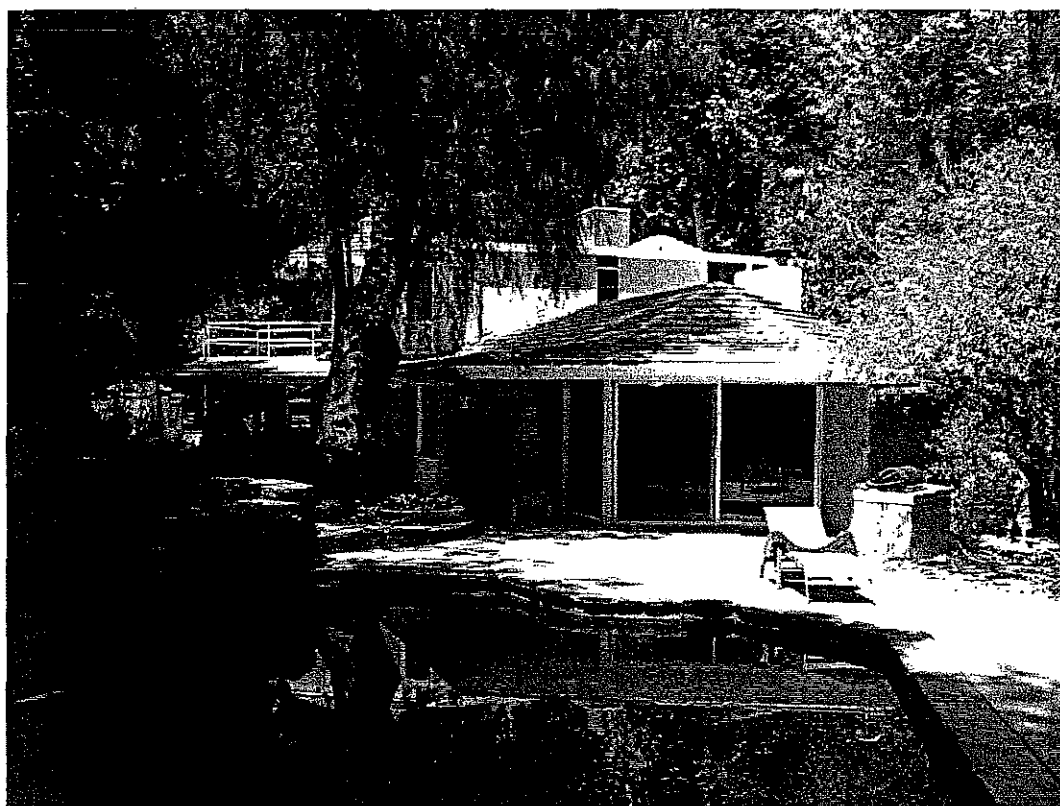
Kaye Residence, South facade, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



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



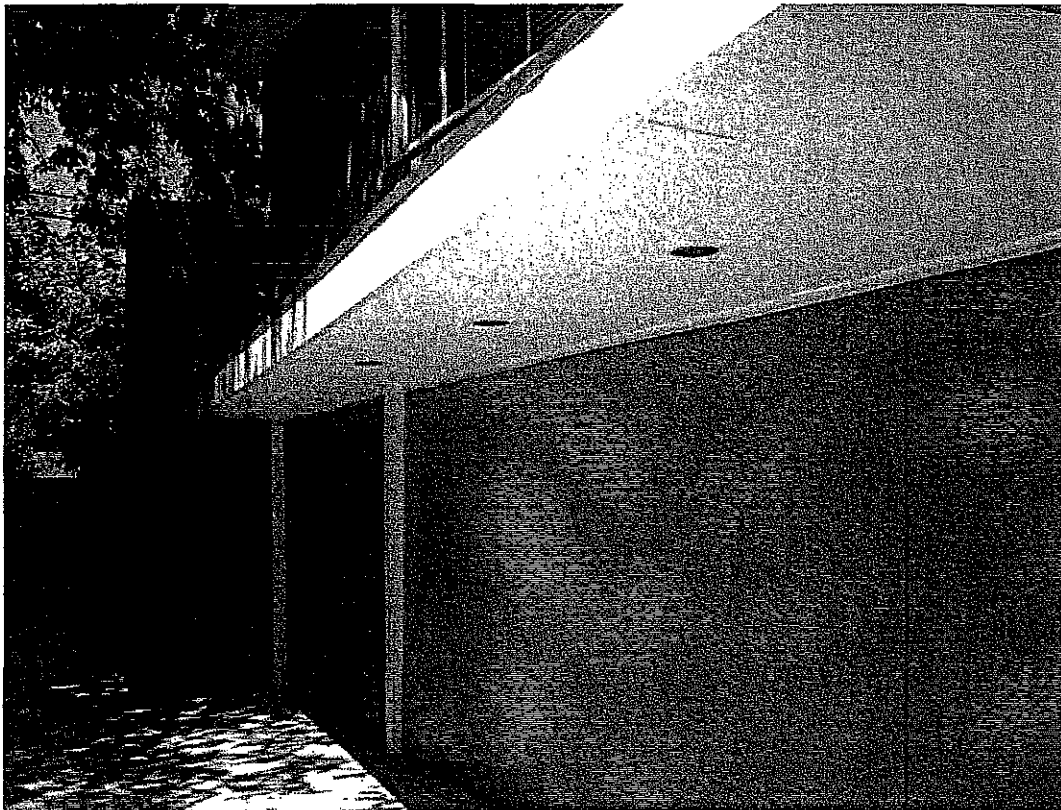
Kaye Residence, rear facade, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



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)



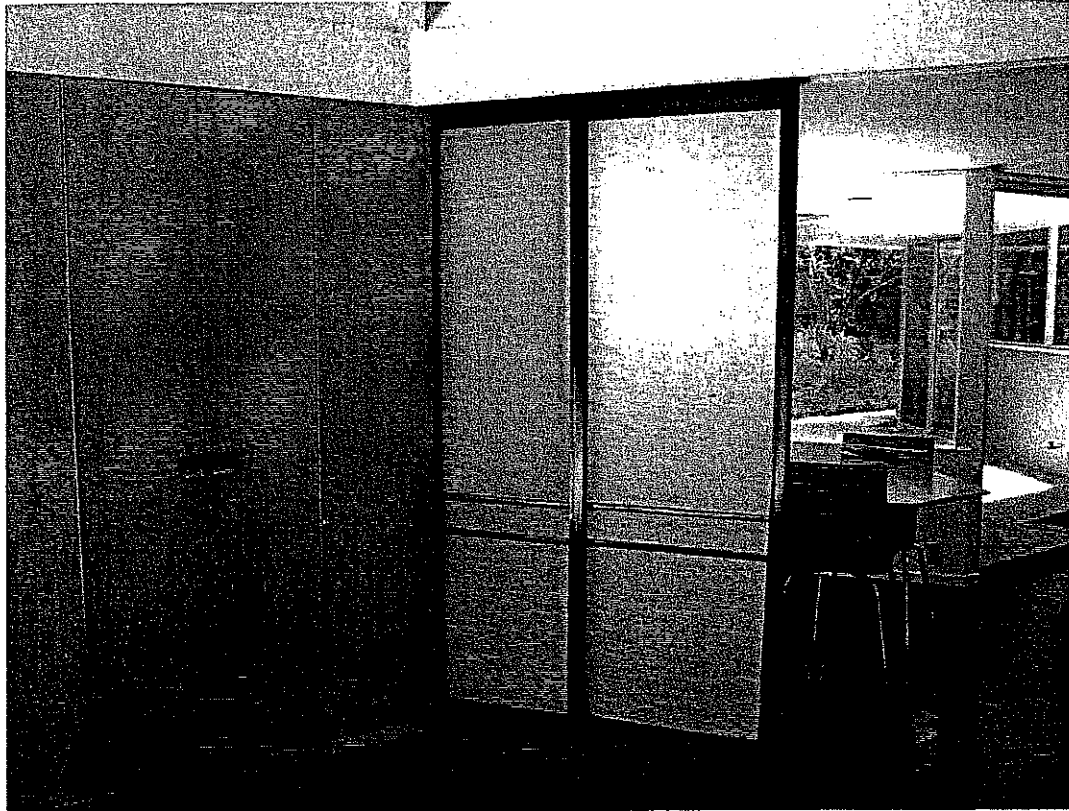
Kaye Residence, fireplace, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



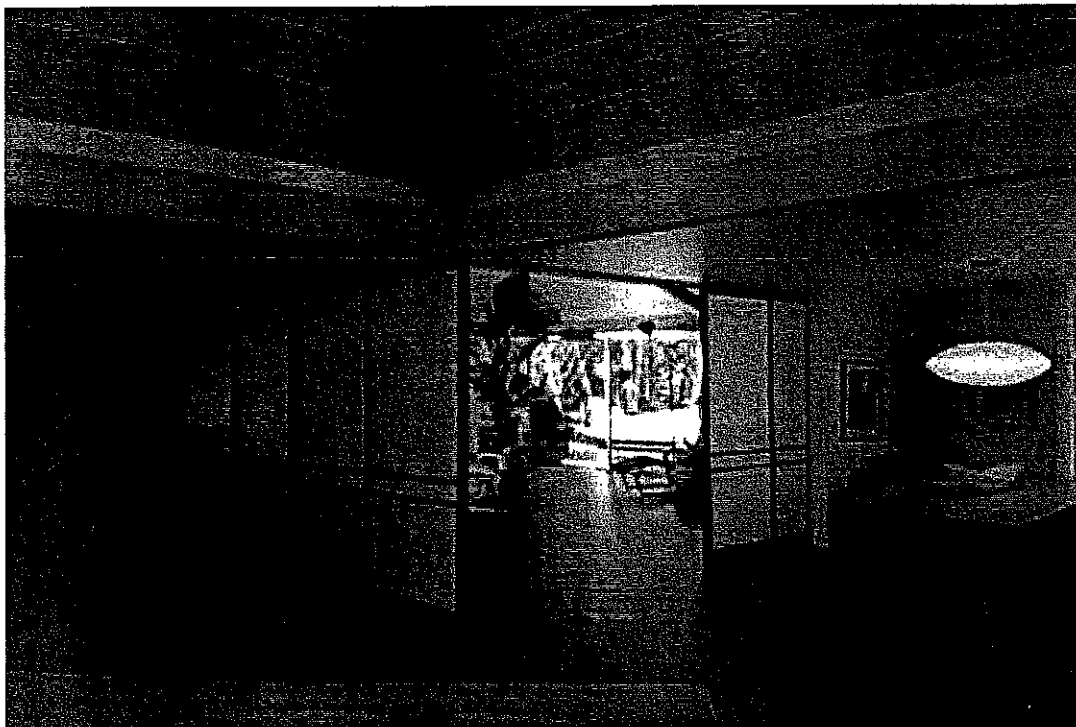
Kaye Residence, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



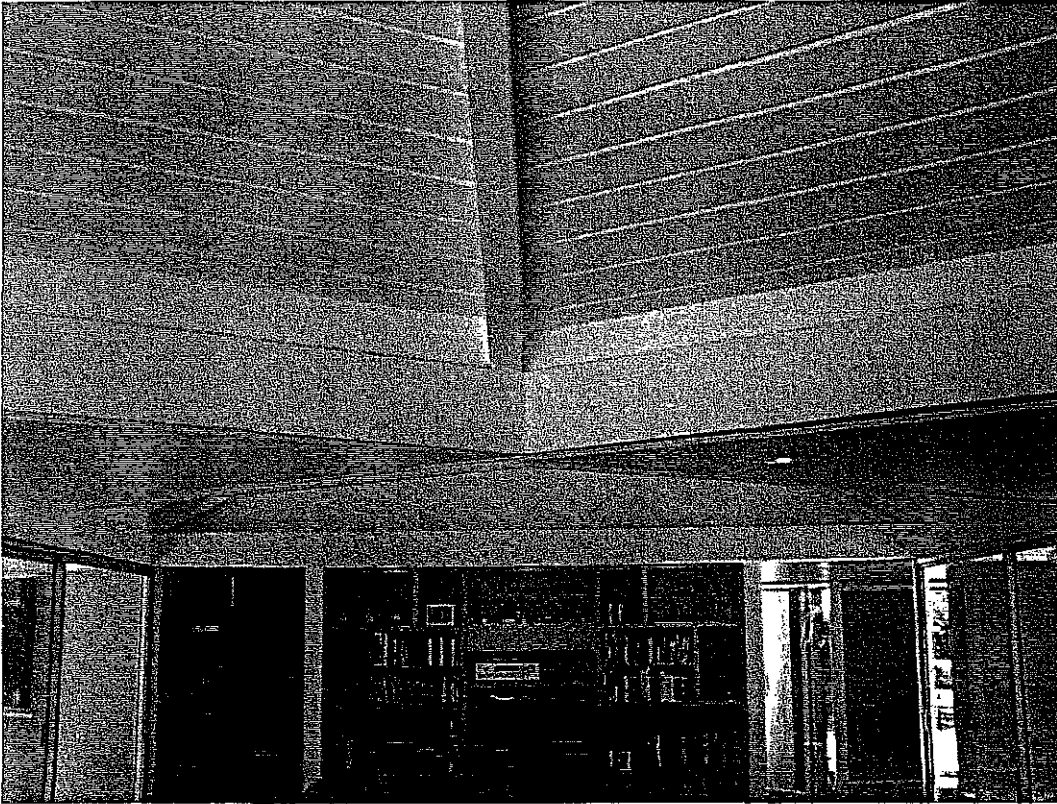
Kaye Residence, Ais designed built-ins (2004), 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



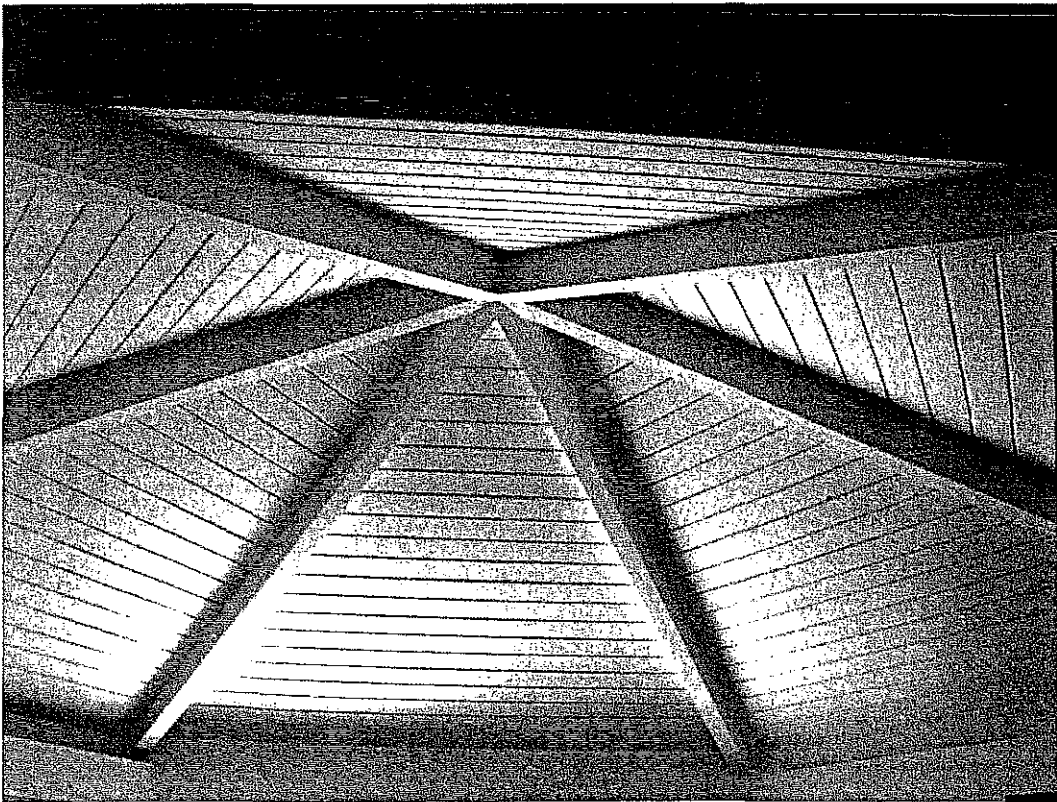
Kaye Residence, skojl screen in living room, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



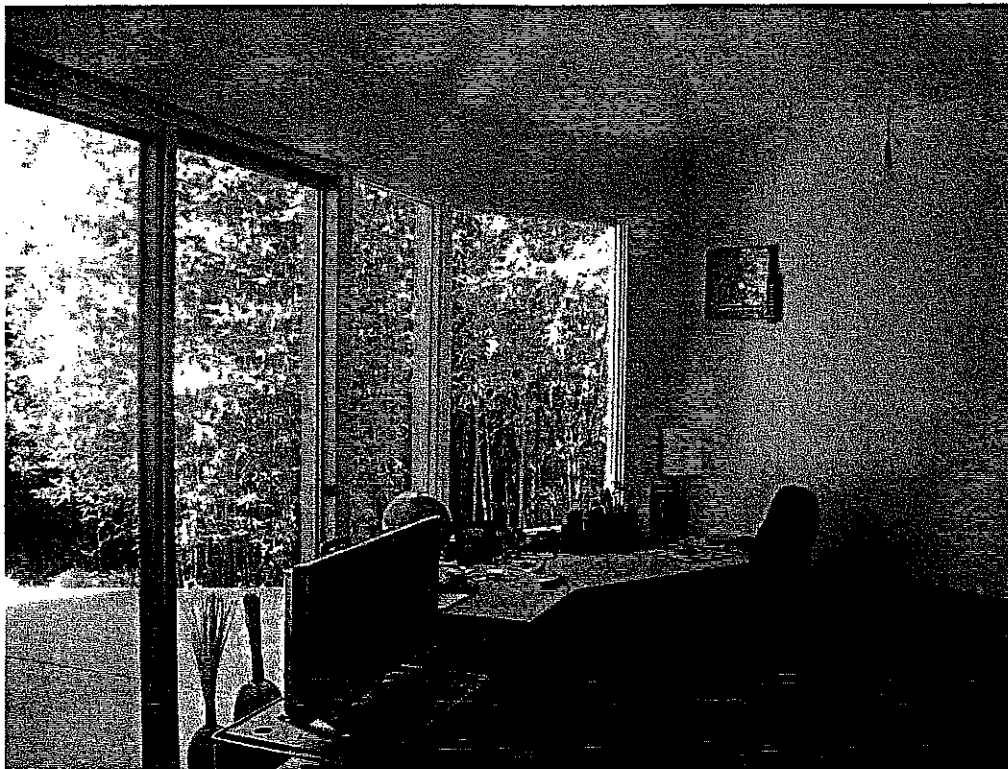
Kaye Residence, skojl screens, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



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



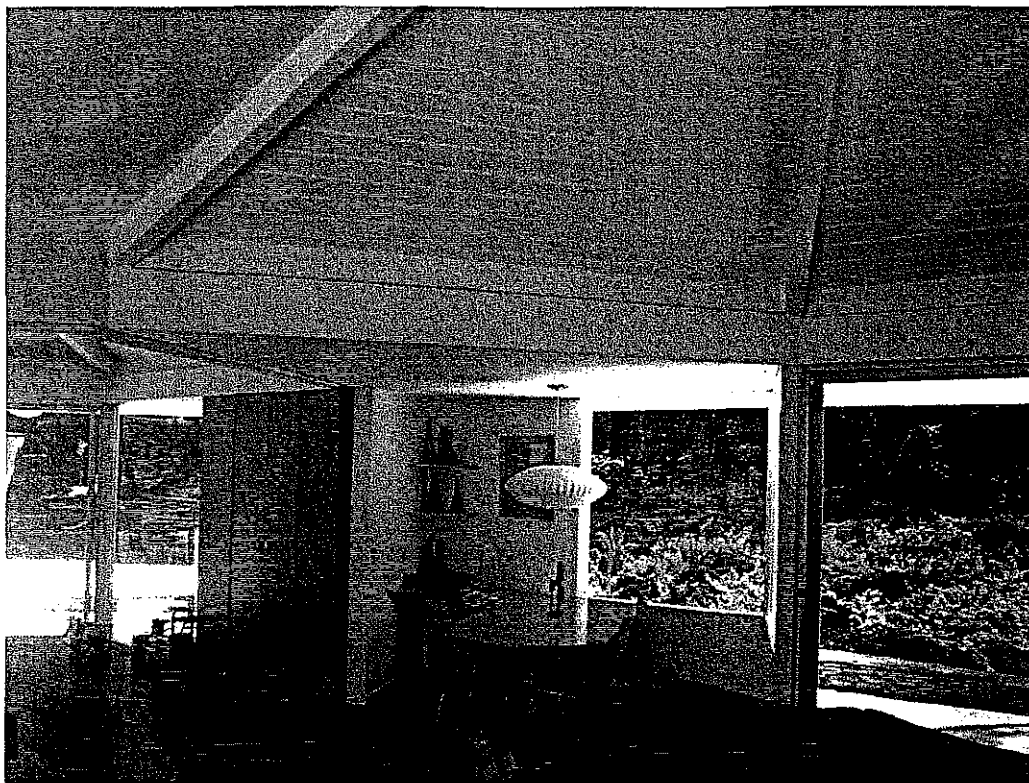
Kaye Residence, living room ceiling, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



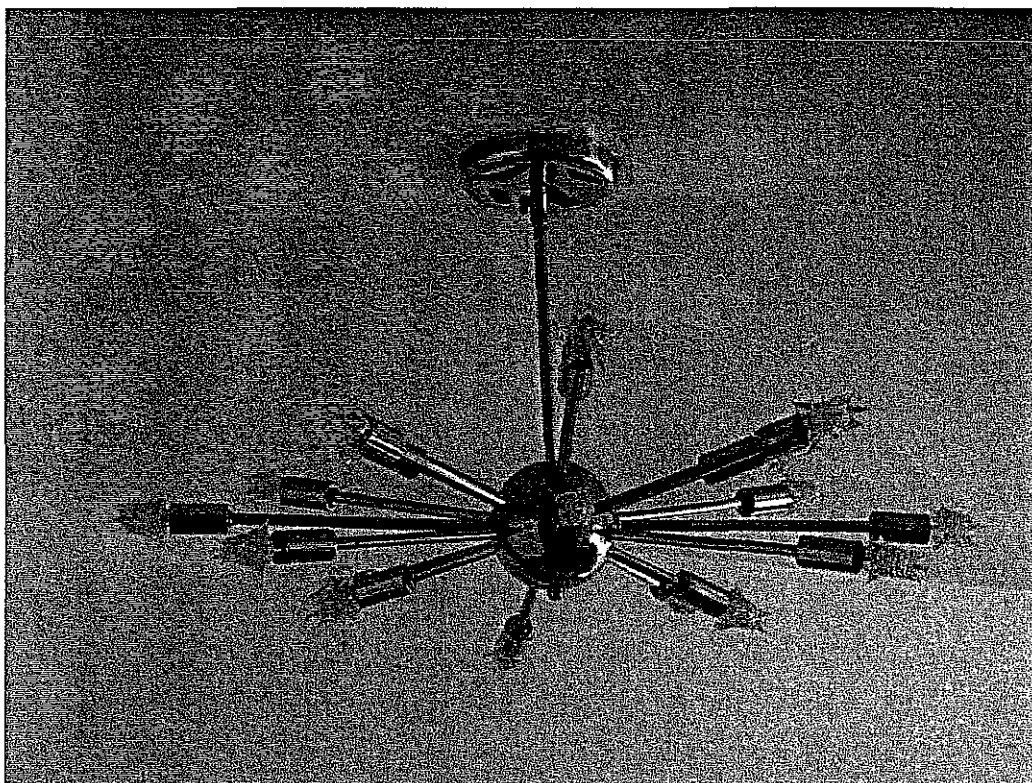
Kaye Residence, downstairs office, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



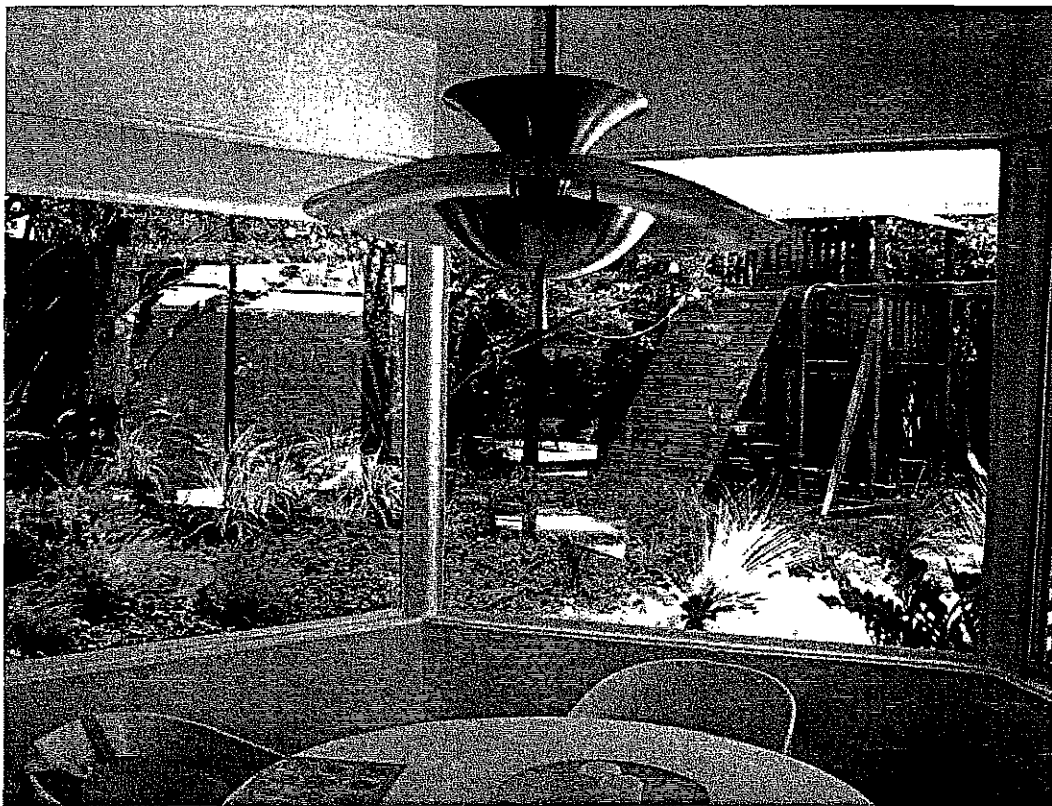
Kaye Residence, dining room area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



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)



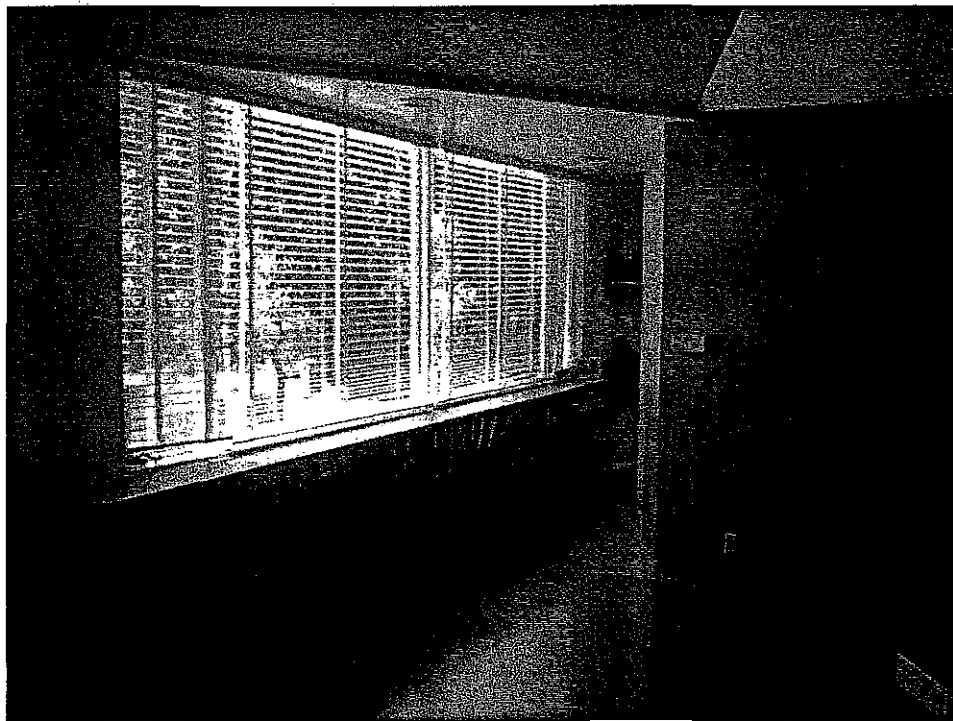
Kaye Residence, breakfast area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



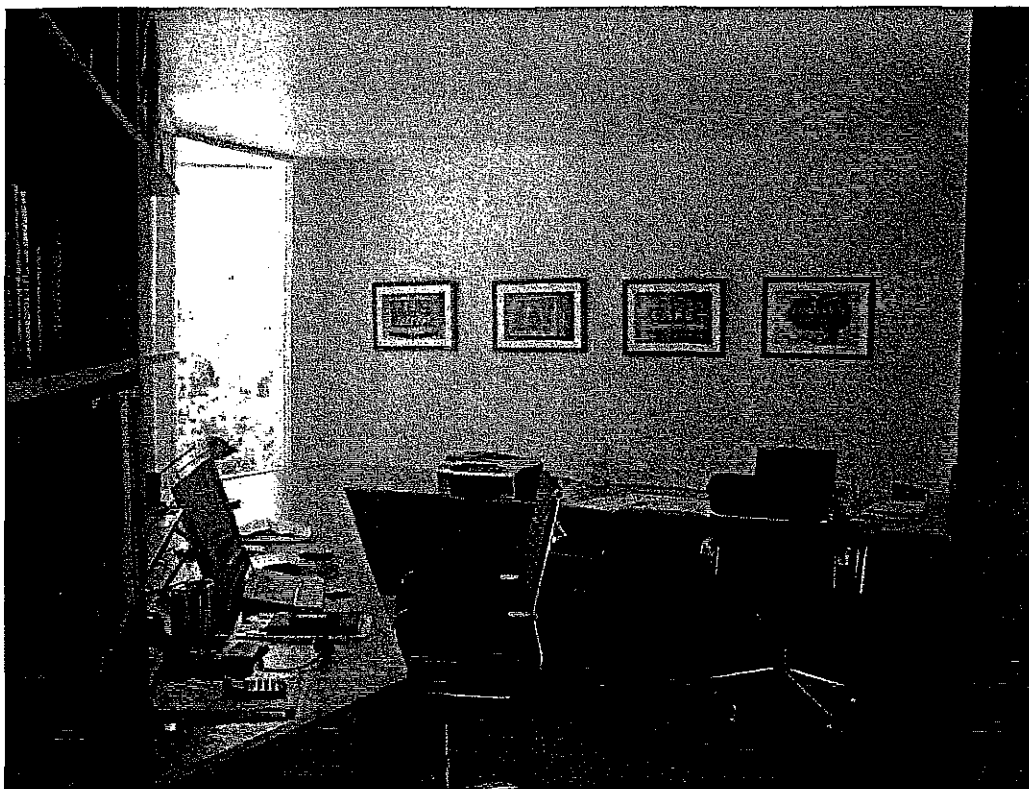
Kaye Residence, kitchen and breakfast area (remodeled), 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



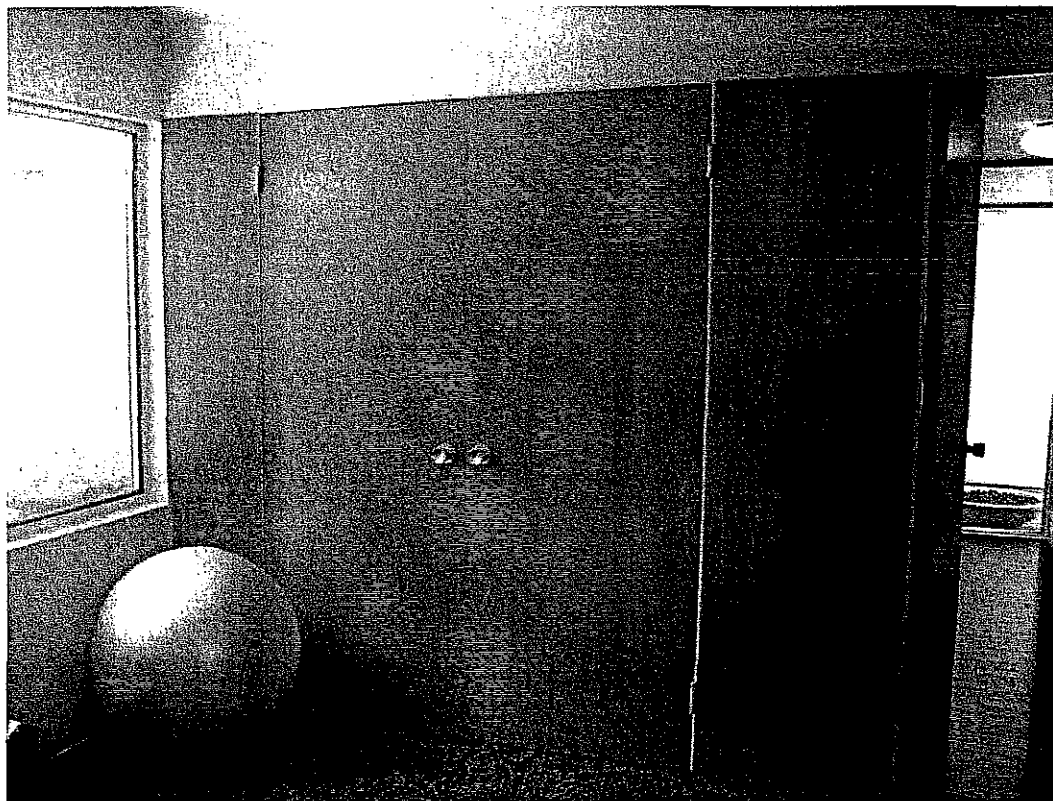
Kaye Residence, main staircase, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



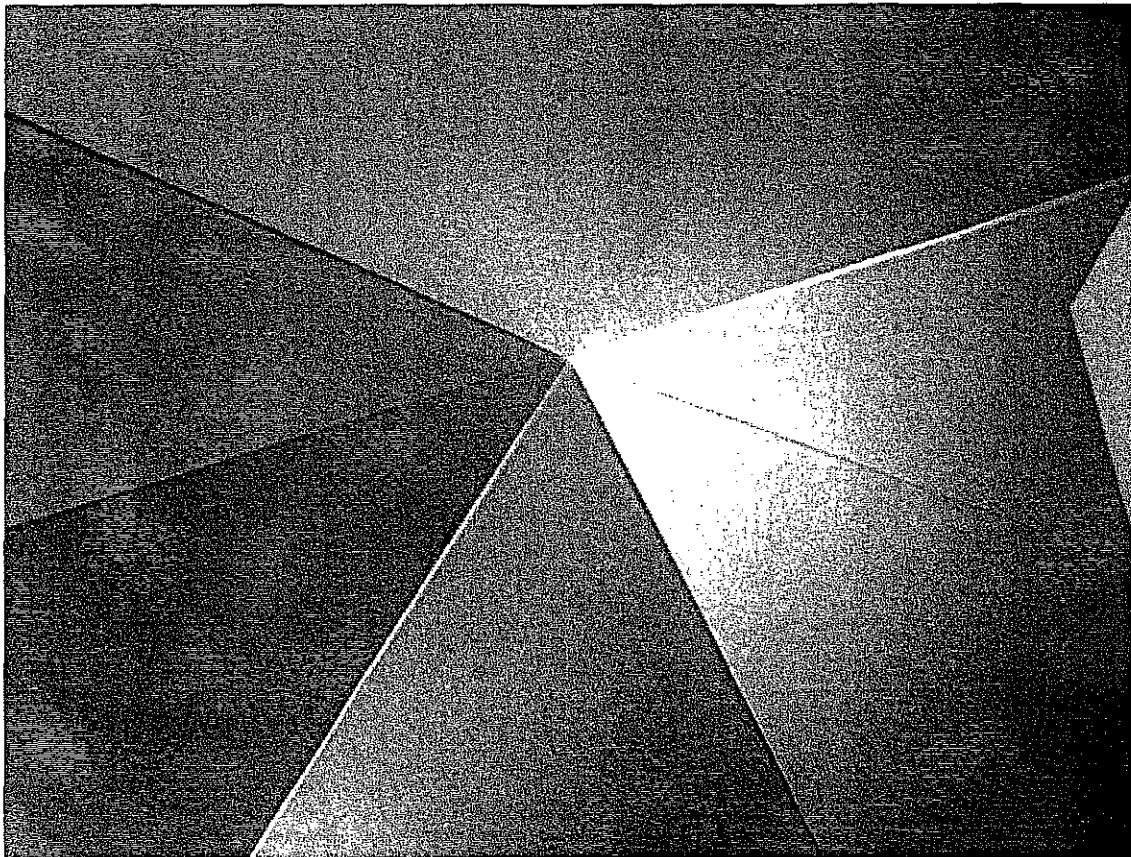
Kaye Residence, upstairs hallway, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



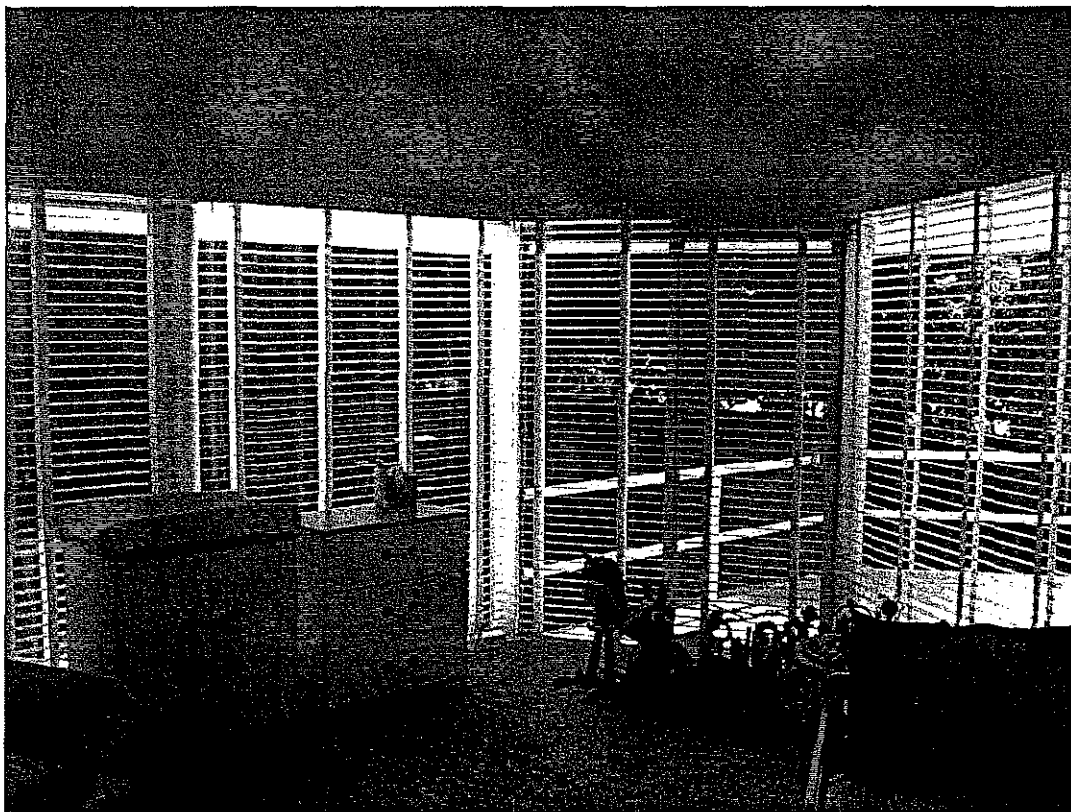
Kaye Residence, upstairs office, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



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



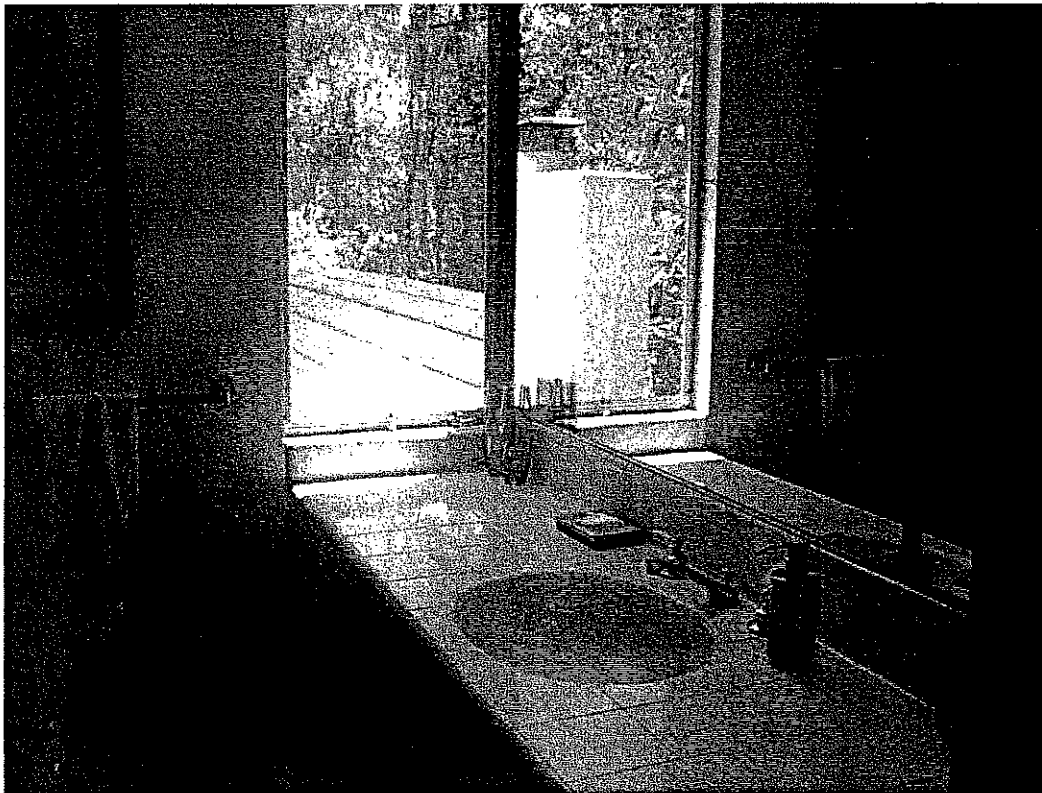
Kaye Residence, upstairs office ceiling, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



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



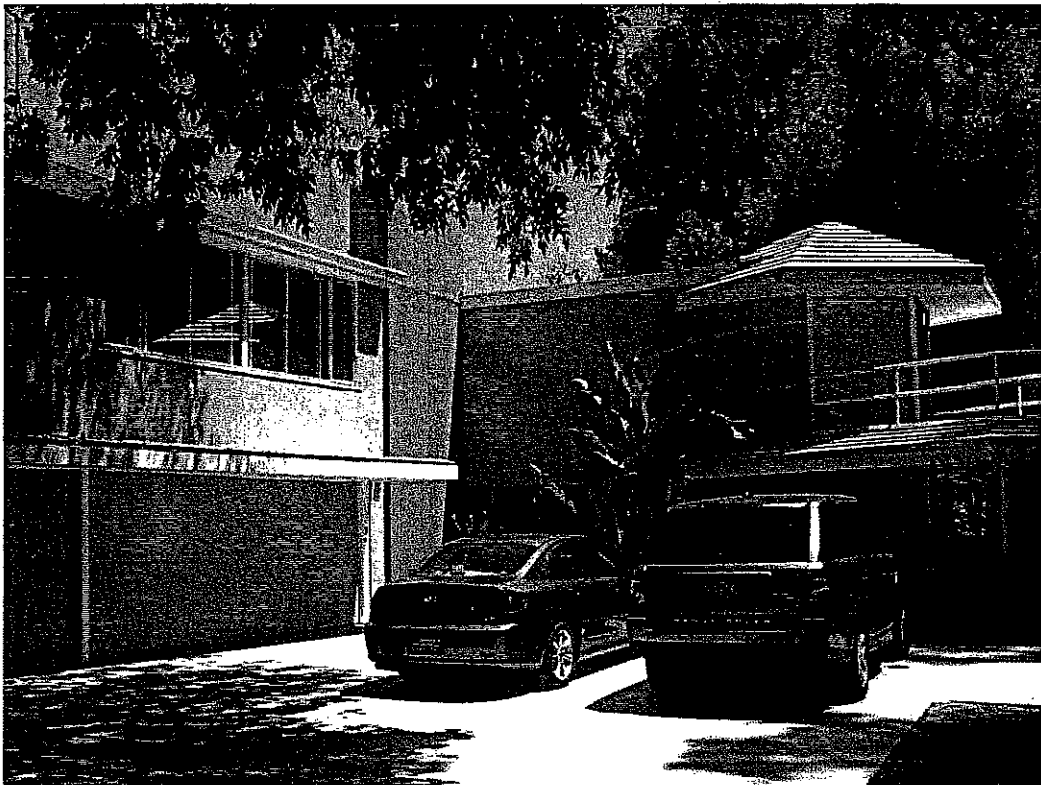
Kaye Residence, ceiling in children's bedroom, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



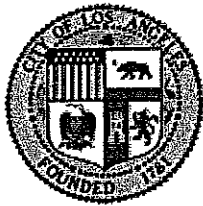
Kaye Residence, original upstairs bathroom, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



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

Jurisdictional Information

Community Plan Area:	Encino - Tarzana
Area Planning Commission:	South Valley
Neighborhood Council:	Tarzana
Council District:	CD 3 - Dennis P. Zine
Census Tract #:	1398.01
LADBS District Office:	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.:	5
Additional Plan Footnotes:	Encino
Specific Plan Area:	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
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
CRA - Community Redevelopment Agency:	None
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):	2176033001
APN Area (Co. Public Works)*:	0.350 (ac)
Use Code:	0101 - Single Residence with Pool
Assessed Land Val.:	\$723,180
Assessed Improvement Val.:	\$653,820
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
1. Number of Bedrooms:	4
1. Number of Bathrooms:	3
1. 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:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. 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:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Urban and Built-up Land
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	10.99895 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Valley
Division / Station:	West Valley
Report District:	1095
Fire Information:	
District / Fire Station:	93
Batallion:	17
Division:	3
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-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.

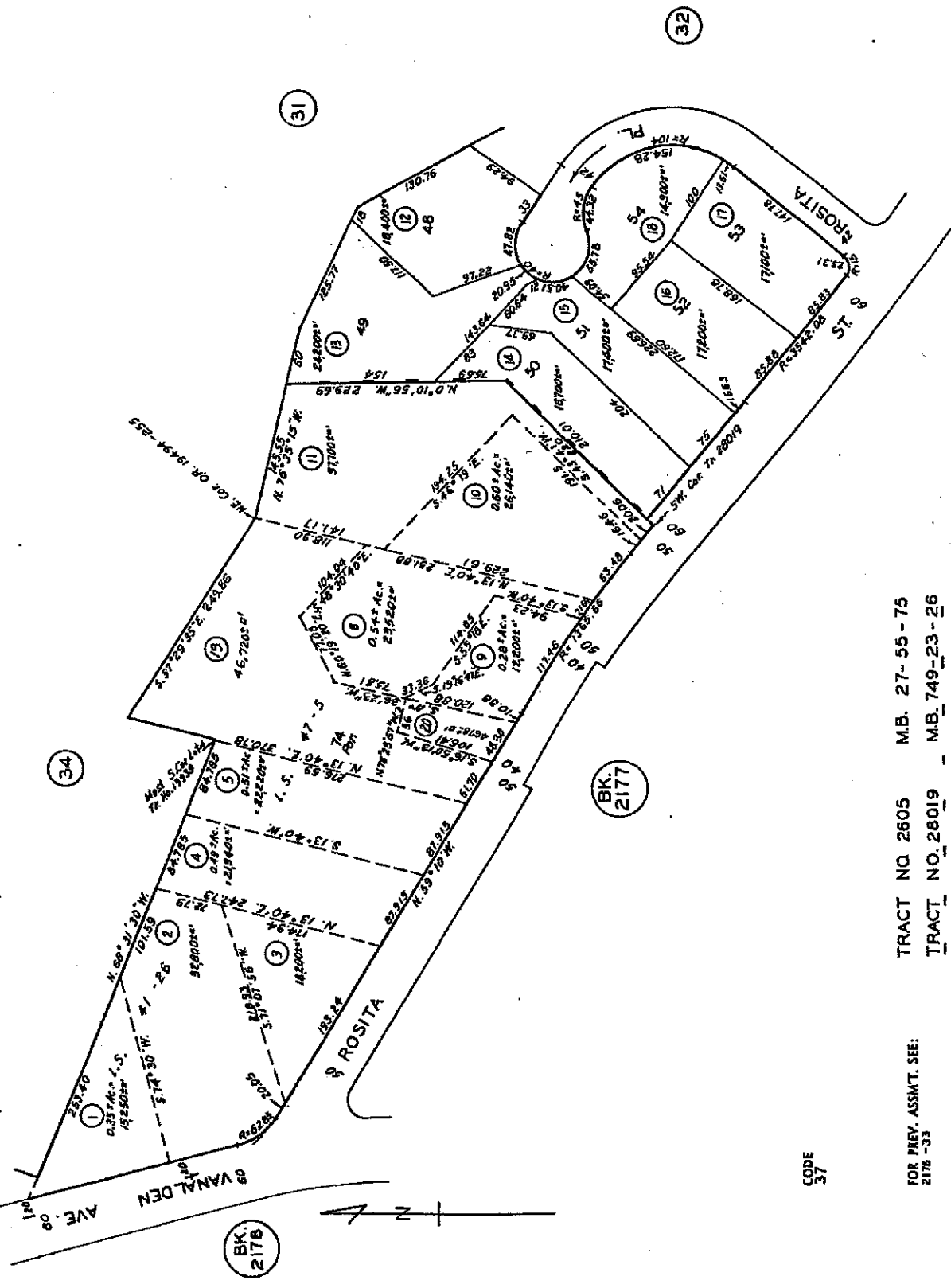
DATA NOT AVAILABLE

AFF-32035
AFF-20204
AFF-14770

72/122801 750405
770310

2176 33

SCALE 1" = 100'



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

TRACT NO 2605 MB. 27-55-75
TRACT NO 28019 MB. 749-23-26

FOR PREP. ASSM'T. SEE:
2176-33

CODE
37

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

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

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

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

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140 S. Avenue 57
Los Angeles, CA 90042