

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

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ROELLA H. LOUIE
VICE-PRESIDENT

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OZ SCOTT

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CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date:

NOV 15 2012

Root 3 Corporation
4060 W. Washington Boulevard
Los Angeles, CA 90018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2012-1985-HCM**
KITE COFFEE SHOP
4000 W. WASHINGTON BOULEVARD

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

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

Moved:	Commissioner Barron
Seconded:	Commissioner Kennard
Ayes:	Commissioner Louie
Abstained:	Commissioner Scott
Absent:	Commissioner Hamacher

Vote: 4-0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application, Revised Findings

c: Councilmember Herb Wesson, Tenth Council District
Mitzi March Mogul
GIS

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4803
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CULTURAL HERITAGE COMMISSION

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INFORMATION
(213) 978-1270
www.planning.lacity.org

Date: **NOV 15 2012**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 410
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2012-1985-HCM**
KITE COFFEE SHOP
4000 W. WASHINGTON BOULEVARD

At the Cultural Heritage Commission meeting of **October 4, 2012**, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council. On **November 1, 2012** meeting, the Commission rescinded the third revised findings.

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:

October 4, 2012 Meeting

Moved: Commissioner Barron
Seconded: Commissioner Kennard
Ayes: Commissioners Louie & Barron
Abstained: Commissioner Scott
Absent: Commissioner Hamacher

Vote: 4-0

November 1, 2012 Meeting

Commissioner Louie
Commissioner Barron
Commissioners Kennard & Scott
Commissioner Hamacher
None

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application, Revised Findings

- c: Councilmember Herb Wesson, Tenth Council District
- Root 3 Corporation
- Mitzi March Mogul
- GIS

REVISED 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 Googie style commercial architecture.
2. Building represents cultural anchor and meeting place that was important to the local community and to the particular corner of West Washington and 10th Avenue in West Adams.
3. Cultural Heritage Commission requests further information regarding the cultural significance of the meeting place and to include the storefronts on 10th Avenue.
(RESCINDED BY THE CULTURAL HERITAGE COMMISSION AT ITS MEETING ON NOVEMBER 1, 2012)

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-1985-HCM
ENV-2012-1986-CE

HEARING DATE: October 4, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4000 W. Washington Blvd.
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of the Historic Arlington Heights, West Adams, and Jefferson Park
Legal Description: FR 1, TR 2659

PROJECT: Historic-Cultural Monument Application for the KITE COFEE SHOP

REQUEST: Declare the property a Historic-Cultural Monument


APPLICANT: Mitzi March Mogul
1725 Wellington Road
Los Angeles, CA 90019

OWNER: Root 3 Corporation
4060 W. Washington Blvd.
Los Angeles, CA 90018

RECOMMENDATION That the Cultural Heritage Commission:

1. **Not 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.

MICHAEL J. LOGRANDE
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: Historic-Cultural Monument Application

SUMMARY

Built in 1967, this one-story commercial building exhibits character-defining features of Googie Style architecture. Located in the West Adams neighborhood, the building is irregular in plan and located on the corner of Washington Blvd and 10th Ave. It is located within a large commercial development consisting of shops and parking lot. The asymmetrical steeply pitched roof comes to a peak on the eastern portion of the subject building. A recessed wall at the corner contains a circular sign pole that bisects the roof as well as a low planter that encircles part of the subject building. The smooth-surfaced roof is lined with neon. Below the roofline, a row of large vertical plate glass windows lines the northern and eastern façades. The main entrance is located on the eastern side through a series of steps leading down to a vestibule. The exterior surface also consists of dark decorative tile panels with slightly slanted sections forming a star-like pattern. Channel lettering above the windows reads "Vintage Hollywood." An awning is located over the main entrance. A series of attached commercial storefronts are located behind the subject building. The interior of the subject building appears to contain walls with the same decorative tile located on the exterior.

The subject building, as well as the overall commercial development, was designed by architect Robert O. Clements, son of noted architect Stiles O. Clements. Built in 1967, the subject building opened as the "Kite Coffee Shop," one of two chain restaurants in the area. The subject building was constructed concurrently with the rest of the commercial development (opened as the "Washington Square Shopping Center" now "Washington Market Square." Alterations to the subject building include the sealing of some windows, removal of interior wall, and painting of exterior tile.

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.

FINDINGS

The written nomination argues that the property meets 4 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," 2) a notable work of a master builder, designer or architect whose individual genius influenced his age, 3) reflects "the broad cultural, economic, or social history of the nation, State or community," and 4) is identified with historic personages.

Analysis of the subject property by staff has determined that the subject building's design does exhibit character-defining features of Googie style architecture; however, the subject building's integrity and condition are too compromised to meet criteria for designation as a Historic-Cultural Monument.

The subject building exhibits severe integrity issues relative to its original architectural design and extant fabric. While the Cultural Heritage Ordinance does not have a specific test of "integrity," a potential resource evaluated against the ordinance's architectural criterion should retain the character-defining features that enable it to embody a particular architectural style. In particular, the exterior of the subject building has been significantly altered to accommodate a nightclub. Originally the east wall was nearly all glass, providing patrons a panoramic view outward over the planters and pedestrians a view of the restaurant's interior. Much of the original plate glass has since been removed from the window frames and replaced with particle board panels. The few glass windows remain intact have been sealed from within. It also appears that multiple large plate glass windows were removed from the current entrance. A clerestory window, visible from the south, was added. New wood framing was laid over top of the original framing on the east side window. A fence was installed at the west elevation obscuring the view of the planters from the street. Additional alterations include plastering of a portion of the west façade, installation of door on east elevation, and sealing of the original entryway.

Much of the original signage has been heavily altered or removed entirely. A large rectangular sign, and over half of the steel post that supported it, has been removed as well as a smaller sign that was positioned just above the restaurant's original entrance. The remaining signage below has been repainted and the original entryway sealed.

The interior of the subject building has also been significantly altered. A portion of the south wall of the former Kite Restaurant and Coffee was removed to incorporate the former commercial storefront (1905 S. 10th Avenue) into the subject building along with the addition of a set of stairs. The restaurant and coffee shop's bathrooms have been relocated and replaced with office space. The kitchen remains essentially unchanged aside from the cooler, which was converted to storage space, and then converted a second time into a functional cooler. Contrary to the application's assertion, the stainless steel tables pictured in the application do not appear to be original. The primary surviving character-defining features are sections of the distinctive 4-tile star configuration found in the interior and exterior of the subject building.

Overall, the summation of all of the building's alterations have compromised the subject building's integrity and is therefore unable to represent an intact example of the Googie style. Should the subject building have been in excellent original condition, it is still unclear whether the subject building's Googie design would have rendered it eligible for designation as a Historic-Cultural Monument.

The nomination argues that the subject building is a notable work of a master builder, designer or architect whose individual genius influenced his age. The subject building is the work of architect Robert O. Clements (the son of notable architect, Stiles O. Clements). Based on available information on the architect, Robert O. Clements does not appear to rise to the level of a "master builder, designer or architect". Further analysis of Robert O. Clement's body of work is required to determine whether he qualifies to meet criteria.

The nomination states that the subject property reflects "the broad cultural, economic, or social history of the nation, State or community" for association with redevelopment efforts in the post Watts Riot time period of the immediate area. There does not appear to be enough research and analysis to examine whether this is a viable historic context to assess potential social significance. As such, it would appear that significance would have to be ascribed to the entirety of the shopping center rather than just the individual subject building.

The nomination referenced famed African-American boxer Sugar Ray Robinson (1921-1989) for possible identification as a historic personage. Although unclear, it appears that the adjacent storefronts housed Sugar Ray Robinson's youth foundation or personal office (1905-1907 South 10th Avenue). Regardless, it is unclear if the storefront spaces are associated with the productive years of Robinson and whether they reflect his legacy in the field of boxing. These two commercial spaces, although attached to the subject building, are under the criterion for historic personages contextually independent from the Kite Restaurant and Coffee Shop.

Based on the specified criteria, the subject building does not meet criteria for designation as a Historic-Cultural Monument.

BACKGROUND

At its meeting of August 2, 2012, the Cultural Heritage Commission voted to take the application under consideration. On September 6, 2012, the Cultural Heritage Commission toured the exterior of the subject building. On September 13, 2012 staff of the Office of Historic Resources were granted access to the interior of the subject building.

On September 24, 2012, the Office of Historic Resources received an email communication from Ann Marie Brooks containing a report titled "Response to undated HCM application for Kite Coffee Shop" (September 23, 2012). The report in summary argues against the subject building's ability to meet criteria for Historic-Cultural Monument designation.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-1985-HCM
ENV-2012-1986-CE

HEARING DATE: August 2, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4000 W. Washington Blvd.
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of the Historic Arlington Heights, West Adams, and Jefferson Park
Legal Description: FR 1, TR 2659

PROJECT: Historic-Cultural Monument Application for the KITE COFEE SHOP

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Mitzi March Mogul
1725 Wellington Road
Los Angeles, CA 90019

OWNER: Root 3 Corporation
4060 W. Washington Blvd.
Los Angeles, CA 90018

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(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
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: Historic-Cultural Monument Application

SUMMARY

Built in 1967, this one-story commercial building exhibits character-defining features of Googie Style architecture. Located in the West Adams neighborhood, the building is irregular in plan and located on the corner of Washington Blvd and 10th Ave. It is located within a large commercial development consisting of shops and parking lot. The asymmetrical steeply pitched roof comes to a peak on the eastern portion of the subject building. A recessed wall at the corner contains a circular sign pole that bisects the roof as well as a low planter that encircles part of the subject building. The smooth-surfaced roof is lined with neon. Below the roofline, a row of large vertical plate glass windows lines the northern and eastern façades. The main entrance is located on the eastern side through a series of steps leading down to a vestibule. The exterior surface also consists of dark decorative tile panels with slightly slanted sections forming a star-like pattern. Channel lettering above the windows reads "Vintage Hollywood." An awning is located over the main entrance. A series of attached commercial storefronts are located behind the subject building. The interior of the subject building appears to contain walls with the same decorative tile located on the exterior.

The subject building, as well as the overall commercial development, was designed by architect Robert O. Clements, son of noted architect Stiles O. Clements. Built in 1967, the subject building opened as the "Kite Coffee Shop," one of two chain restaurants in the area. The subject building was constructed concurrently with the rest of the commercial development (opened as the "Washington Square Shopping Center" now "Washington Market Square"). The building appears to be the only Googie Style building in the West Adams area.

Alterations to the subject building include the sealing of some windows, removal of interior wall, and painting of exterior tile.

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.

FINDINGS

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

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 KITE COFFEE SHOP IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

"GOOGIE" STYLE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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 KITE COFFEE SHOP WAS BUILT IN 1966-67
NAME OF PROPOSED MONUMENT YEAR BUILT

KITE COFFEE SHOP WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE The restaurant is an excellent example of the "Googie" type of architecture
which was pioneered here in Southern and became an important architectural reference. The one in question is a
rare example in this community and represents the relationship between the style and the neighborhoods in the
same way that neighborhood movie theaters were important expressions of theater design different from the larger,
more showy first-run theaters. Both play an important role in fleshing out the story of architectural, social, and
economic development. PLEASE SEE ATTACHED SIGNIFICANCE STATEMENT

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT

KITE COFFEE SHOP

10. CONSTRUCTION DATE 1964-66 FACTUAL ☒ ESTIMATED ☐
11. ARCHITECT, DESIGNER, OR ENGINEER ROBERT O. CLEMENTS
12. CONTRACTOR OR OTHER BUILDER UNKNOWN
13. DATES OF ENCLOSED PHOTOGRAPHS MAY 2011
(FILL IN BLACK AND WHITE AND COLOR PHOTOGRAPHS AND E-MAIL THEM TO CULTURAL.HERITAGE@LACITY.ORG)
14. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
15. ALTERATIONS THERE ARE FEW ALTERATIONS. SOME WINDOWS HAVE BEEN SEALED BUT THE FENESTRATIONS ARE EXTANT. AN INTERIOR WALL HAS BEEN REMOVED IN ORDER TO INCORPORATE THE ADJOINING SPACE. A SMALL OPEN STAGE HAS BEEN ADDED AT ONE END, AS HAS A BAR AT THE OTHER.
16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER
17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE. INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET, 50 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)
- THE BUILDING IS THE WORK OF ROBERT O. CLEMENTS, SON AND PARTNER OF STILES O. CLEMENTS. IT IS THE ONLY BUILDING OF THIS STYLE IN THE WEST ADAMS DISTRICT. IT ILLUSTRATES THE WAYS IN WHICH SOCIO-ECONOMIC-POLITICAL EVENTS AFFECTED COMMUNITIES AND REPRESENTS BROAD PATTERNS OF HISTORY.

PLEASE SEE ATTACHED SIGNIFICANCE SHEET FOR DETAILED EXPLANATION

19. SOURCES (LIST BOOKS, DOCUMENTS, ARTISTS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING & SAFETY PERMITS, LOS ANGELES TIMES, LOS ANGELES PUBLIC LIBRARY, ARCHIVES OF CLEMENTS FIRM, INTERVIEW WITH ROBERT O. CLEMENTS, JR. BY MITZI MARCH MOGUL IN 2008
20. DATE FORM PREPARED AUGUST 31, 2012 PREPARER'S NAME MITZI MARCH MOGUL
- ORGANIZATION NONE STREET ADDRESS 1725 WELLINGTON ROAD
- CITY LOS ANGELES STATE CA ZIP CODE 90019 PHONE (323) 734-8980
- E-MAIL ADDRESS MOGULINK@SCGLOBAL.NET

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT KITE COFFEE SHOP

10. CONSTRUCTION DATE: 1966-67 FACTUAL: ☒ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER ROBERT O. CLEMENTS

12. CONTRACTOR OR OTHER BUILDER _____

13. DATES OF ENCLOSED PHOTOGRAPHS MAY 2011

(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

15. ALTERATIONS THERE ARE FEW ALTERATIONS. SOME WINDOWS HAVE BEEN SEALED BUT THE FENES-
TRATIONS ARE EXTANT. AN INTERIOR WALL HAS BEEN REMOVED IN ORDER TO INCORPORATE THE
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OTHER.

16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER _____

17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED
WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

THE BUILDING IS THE WORK OF ROBERT O. CLEMENTS, SON AND PARTNER OF STILES O. CLEMENTS.
IT IS THE ONLY BUILDING OF THIS STYLE IN THE WEST ADAMS DISTRICT. IT ILLUSTRATES THE WAYS
IN WHICH SOCIO-ECONOMIC-POLITICAL EVENTS AFFECTED COMMUNITIES AND REPRESENTS BROAD
PATTERNS OF HISTORY.

PLEASE SEE ATTACHED SIGNIFICANCE SHEET FOR DETAILED EXPLANATION

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING & SAFETY
PERMITS, LOS ANGELES TIMES, LOS ANGELES PUBLIC LIBRARY, ARCHIVES OF CLEMENTS FIRM,
INTERVIEW WITH ROBERT O. CLEMENTS, JR.

20. DATE FORM PREPARED _____ PREPARER'S NAME MITZI MARCH MOGUL

ORGANIZATION _____ STREET ADDRESS 1725 WELLINGTON ROAD

CITY LOS ANGELES STATE CA ZIP CODE 90019 PHONE (323) 734-9980

E-MAIL ADDRESS: MOGULINK@SBCGLOBAL.NET

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE KITE COFFEE SHOP IS A ONE -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORES

"GOOGIE" STYLE IRREGULAR PLAN COFFEE SHOP
ARCHITECTURAL STYLE (SEE LINE # ABOVE) PLAN SHAPE (CHECK TO SEE CORN) STRUCTURE USE (RESIDENCE, ETC.)

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

ITS TRIANGULAR ROOF IS ORIGINAL UNKNOWN GLASS
ROOF SHAPE (CHECK TO SEE CORN) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

FIXED PANE, PLATE GLASS WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (FIXED, SLIDING, SLIDING UP & DOWN, CASEMENT, FOLDING OUT, HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A SUNKEN, RECESSED, OFF-CENTER
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

ENTRY DOOR STYLE (CHECK TO SEE CORN) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE TILE PANELS ON NORTH FACADE, AT ENTRANCE, THROUGHOUT INTERIOR.
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES, BEEHIVES, BALCONIES, NUMBER AND SHAPE OF DORMERS (CHECK TO SEE CORN)

EXT. PLANTER, ROOFLINE, STUCCO WOOD MATERIALS, WINDOW PLACEMENT, TILE COLUMNS,
NUMBER AND LOCATION OF CHIMNEYS, SHUTTERS, SECONDARY FINISH MATERIALS, PARAPETS, METAL TUBE, DECORATIVE TILE OR CAST STONE, ARCHES,

OCTAGONAL SIGN FRAME
ORNAMENTAL WOODWORK, SYMMETRY OR ASYMMETRY, CORNICES, TRILLES, TOWERS OR TURRETS, BAY WINDOWS, TRANSMOMING, HORIZONTALITY,

VERTICALLY, FORMALITY OR INFORMALITY, GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A N/A
IDENTIFY GARAGE, GARDEN SHEDS, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE GLAZED TILE THROUGHOUT, LOCATION OF KITCHEN, SOUTH END OF
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD BASELING, MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

INT. WAS ONCE OFFICE OF SUGAR RAY ROBINSON, SOME FURNISHINGS
ORANGE CEILING, PLASTER MOLDINGS, LIGHT FIXTURES, PAINTED DECORATION, CERAMIC TILE, CHAIR BALLESTRADES, BUILT-IN (KITCHENS, ETC.)

IMPORTANT LANDSCAPING INCLUDES N/A
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Site Address	4000 W WASHINGTON BLVD
Site Address	1903 S 10TH AVE
Site Address	1905 S 10TH AVE
Site Address	1907 S 10TH AVE
Site Address	1909 S 10TH AVE
ZIP Code	90018
PIN Number	126B185 993
Lot/Parcel Area (Calculated)	7,220.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID F6
Assessor Parcel No. (APN)	5050008004
Tract	TR 2859
Map Reference	M B 29-80
Block	None
Lot	FR 1
Arb (Lot Cut Reference)	None
Map Sheet	126B185

KITE COFFEE SHOP NOMINATION, 4000 Washington Blvd. Los Angeles, CA 90018

Submitted by: Mitzi March Mogul

1725 Wellington Road, Los Angeles, CA 90019

323/734-9980 Mogulink@gmail.com

ARCHITECTURAL DESCRIPTION

The building occupies the south/west corner of Washington Boulevard and 10th Avenue. The building form is dominated by a deep, asymmetrical slanted roof, which comes to a peak on the east side of the structure. At that point, it makes a sharp turn downward, forming a steep roofline which also doubles as a wall, running north/south, the length of the east side of the building. This distinct angular roof shape makes the building visually identifiable. The roofline is detailed with lines of neon. The building was clearly intended to maximize its corner location, as the design is best viewed from the east or northeast.

Below the roofline are large plate glass windows (some of which are now covered, but the frames are extant). A row of vertical windows are across the north façade on the west end of the building. To the east of those windows is a recessed area containing a horizontal clerestory window, set deeply under the eaves. Another bank of windows is located on the east side of the building, providing an east-facing view of Washington Boulevard.

The entrance is on the east side of the building (on 10th Avenue). A set of steps leads down to a small vestibule which adjoins the main room. This just one example of how the architect made clever and practical use of a problematic topography throughout the entire complex.

The south and west facades are not visible or accessible. They connect to other small structures by party walls. The coffee shop and the complex of small commercial stores situated to the rear (south) and west side were constructed at the same time, along with the main shopping center, set at the rear and west edges of the large parking lot. A low planter encircles the building from the northeast corner down along the east side of the structure.

Although the interior has been somewhat adapted to accommodate a nightclub, the essential space remains unaltered. The kitchen is in its original location. A small stage and screen have been installed at the north end of the space (thus the need to cover the front windows). The alterations cited are inconsequential, reversible, and do not detract from the overall integrity of the design and era of this structure.

Some decorative details remain throughout. Tile panels can be found on the north façade, at the entrance, and at various locations throughout the interior. The tile is not flat; it is four slanted sections which connect to form a center point, rather like a low pyramid. Two black tile columns punctuate the east side.

One of the small commercial spaces at the rear has been incorporated into the coffee shop/nightclub space and now serves as the main entrance, defined on the exterior by a black awning emblazoned with the name of the club. It is a simple rectangular area with a rear exit to an outdoor service area. That space has its own cultural significance as it once served as the offices of Sugar Ray Robinson.

SIGNIFICANCE

This nomination will show that the Stan's Kite/Vintage Hollywood building is a significant historic/cultural resource, notable for its architecture and its representation of broad patterns of local history, and meets the qualifications for listing as a Los Angeles Historic Cultural Monument. It should also be recognized as a unique example of the work of its architect, Robert O. Clements.

The restaurant is an excellent example of the "Googie" type of architecture which was pioneered here in Southern California and became an important architectural reference. The one in question is a rare example in this community and represents the relationship between the style and the neighborhoods in the same way that neighborhood movie theaters were important expressions of theater design, different from the larger, more showy first-run theaters. Both play an important role in fleshing out the story of architectural, social, and economic development.

This establishment was the second (and last) of what was to be a chain of restaurants. The original was called Stan's Kite on Vermont Avenue near 92nd Street. That building has recently been undergoing renovation after standing empty for many years. This building was simply called "Kite Coffee Shop" to distinguish it from the original. It was constructed in 1966 and opened in 1967. In the mid 1970's it was sold and renamed the Safari. It closed in the 1980's and remained shuttered for many years. In the mid-1990's there was a brief attempt to re-open the building as a comedy venue called "Mixed Nuts" which did not last long. A few years ago it was turned into a nightclub called Vintage Hollywood.

The entire shopping center complex, including the coffee shop, is the work of architect Robert O. Clements, son of noted architect Stiles O. Clements. Stiles Clements is known for his Art Deco designs of the 1920's and 30's.

In 1941, Clements' son, Robert, graduated the School of Architecture, University of Southern California. After serving in the Marine Corps, he returned to Los Angeles and in 1945 joined his father's firm. Although his father's name remained on the business, Robert became chief designer for the firm and assumed its management, with a large staff of architects and engineers. Under the name *Stiles and Robert Clements* and then *Robert Clements and Associates*, a wide variety of projects were designed, including commercial, industrial, retail--everything except residential. The firm retained a full-time staff person whose sole responsibility was Business Development and Public Relations. The firm's aim was "to fulfill the building plans of any client." Many of their employees--licensed architects--were in charge of individual projects as the firm reached out to secure commissions for a wide range of projects, not only in Los Angeles County, but to other States, as well. The firm's name is on projects in Pittsburgh, Seattle, Portland and Phoenix. All of these are in the latter part of Stiles Clements' life, after he and his son became partners. In 2008, during a lengthy personal interview with Robert O. Clements, Jr., I learned a great deal about the habits of his famous grandfather and the workings of the firm. His assistance was invaluable in answering many questions regarding the Clements' firm.

As a teenager, Robert O. Clements, Junior worked in the family business and spent long hours with both his father and grandfather. He recalls that his grandfather, although retired, would visit the office as a place to, in modern parlance, "hang out." He would arrive by chauffeur-driven limousine from his home in Beverly Hills, but he did not engage in design work or critique the work of others. Robert Clements Jr. stated that from the time Robert. Sr. returned from his military service in late 1945, he assumed responsibility as the chief designer for the firm and was solely responsible for design work after that time. Stiles O. Clements aged, retired and eventually passed away on January 16, 1966 at the age of 82. Robert Clements, Sr. died in 1987. Due to confusion

with the way the names appeared on the business and therefore on various building permits, several commissions have been incorrectly attributed to the senior Clements which were actually the work of Robert Clements the senior.

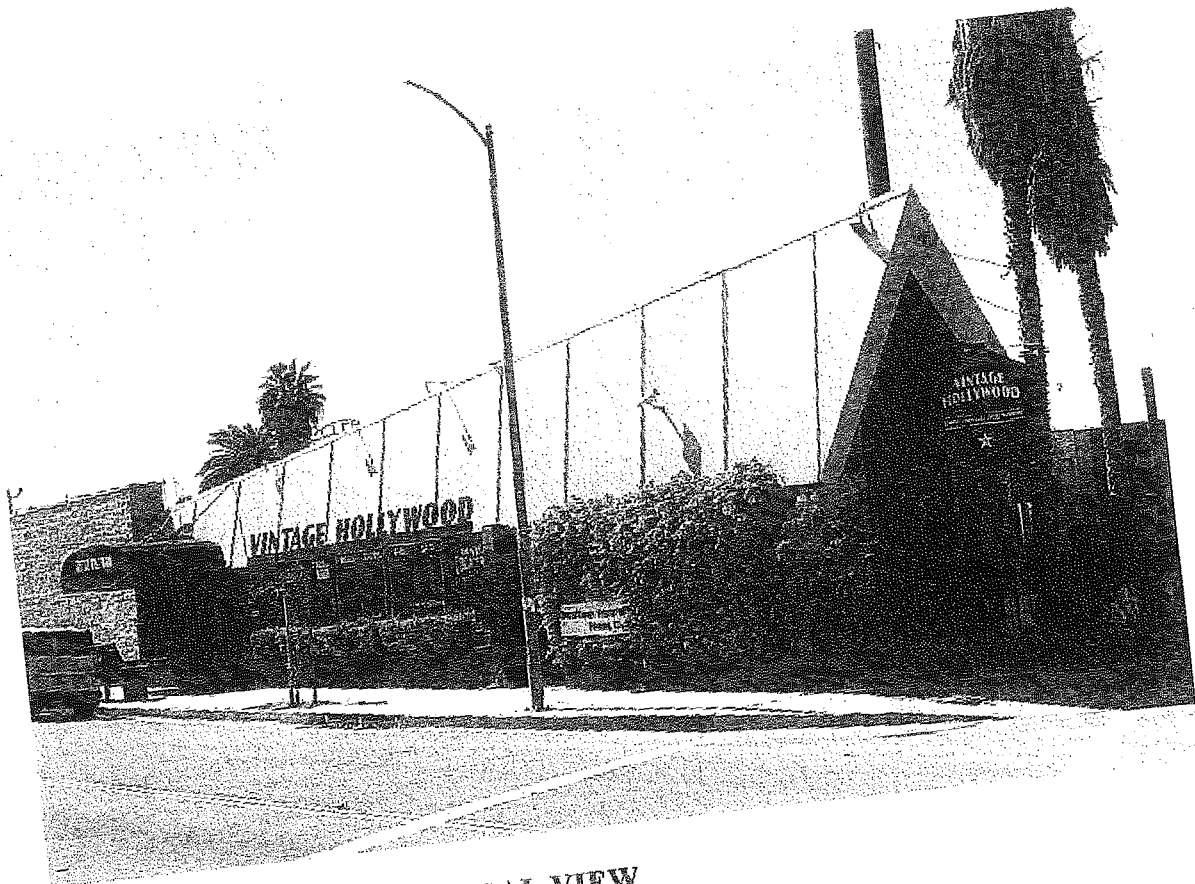
The work of Robert O. Clements is largely unrecognized by architectural historians and aficionados because they have focused so heavily on Stiles O. Clements. Whether or not Robert should be considered a Master Architect in his own right is beyond the purview of this nomination. However, a study of his work reveals his training and skill in the use of modern materials and methodologies. His attitude also reflects the changing needs of clients in the Post-War era and the ways in which business responded. While many of his commissions follow standard plans and some elements are utilized often, this could be seen by some to be an architectural "signature" and not simply banal repetition. On large projects it seems that he is satisfying specific needs and that unique design is secondary. However, on smaller buildings he exhibits real talent, producing designs that are modern, elegant, and engaging. Certainly the design for the Kite is imaginative and made good use of its corner location. Research confirms that this was the only coffee shop design by the Clements firm, making it a unique representation of their architectural oeuvre.

The shopping center is connected with broad patterns of history and cultural heritage. It is an example of a type and represents patterns of business—and by extension, social and economic—patterns of development in the community. Furthermore, if we examine the larger backdrop of conditions in Los Angeles in 1965, it is clear that the single most influential event was the Watt's Riots. The aftermath of the riots left an atmosphere of fear and mistrust with regard to the area (valid or not), leading to abandonment of wide swaths of communities. Many types of businesses were unable to obtain insurance due to "redlining" schemes. Others were unable to obtain small business loans or other standard types of financial assistance. It was in this climate that Washington Square Shopping Center opened, and was unable to successfully compete for up-market tenants and establish itself as a premier shopping destination for the neighborhood, which was clearly the original intention. Among the original tenants were the Salon de Beauté, Sears Shoe Repair, National Dollar Store, Suzy Laundromat and Suzy White Clean Town, His Shop—Men's Clothing, and Thrifty Drug Store. The anchor tenant was the Food Giant market, which later became a Ralph's Market, and eventually the Ranch Market. Unable to fulfill its initial promise, the owners made little effort to maintain or improve the center, even as the surrounding community did revitalize. However, this neglect also resulted in the center remaining relatively unchanged from its initial design. This historic background is integral to understanding what is meant by the term "broad patterns of history."

It is the only "Googie" style building in the West Adams District.

It is unfortunate that the work of Robert O. Clements has been overshadowed for so long by people's preoccupation with his famous father. Robert O. Clements took the firm in a new direction, utilizing modern materials and forms that reflected a mid-century sensibility and this city's reinvention of itself. His work deserves to be judged and recognized for its own qualities and in its own contextual relationship with architectural design and the cityscape. Although Robert is not well known, his style is quite distinctive, and once one is familiar with his hallmarks, it is easy to spot his buildings in the streetscape, and he deserves far greater respect and recognition than he is currently accorded.

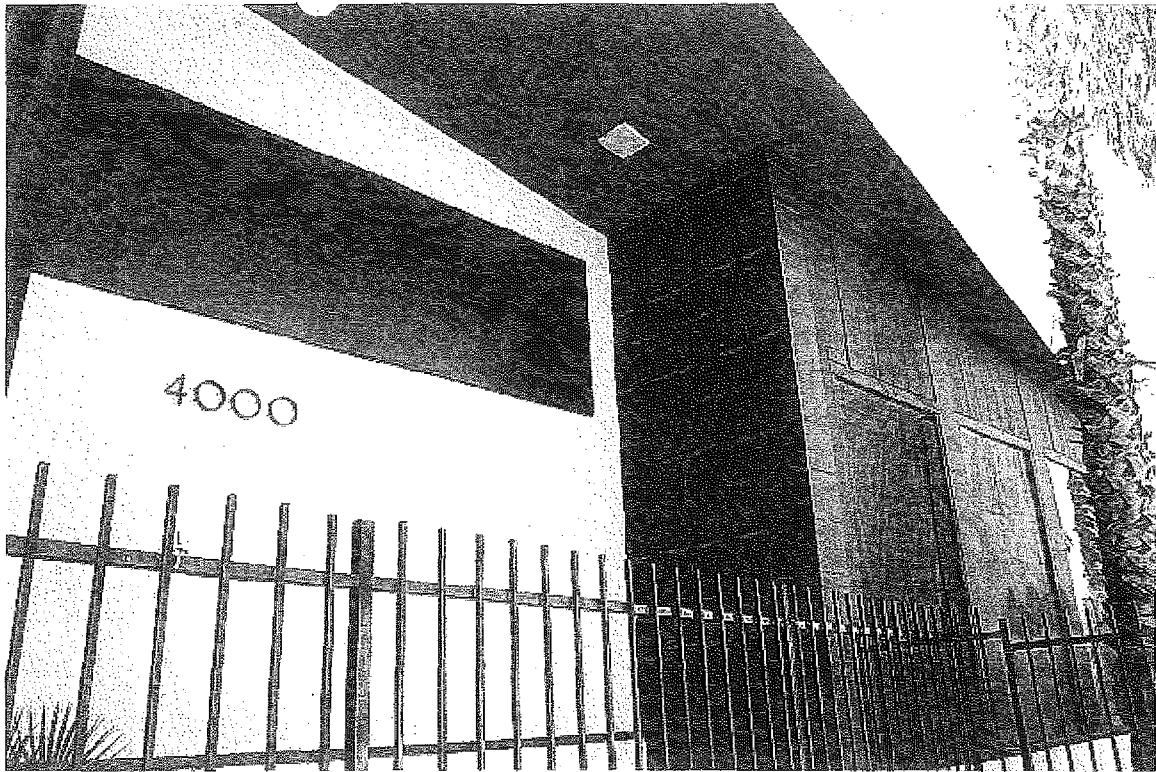
In conclusion then, here is a re-cap of the Kite's qualifications for designation as a Los Angeles Historic Cultural Monument: designed by a noted architectural firm, a unique example of a known and noted style and exhibiting all the hallmarks of the style, and representing broad patterns of history through socio-economic development.



KITE COFFEE SHOP, GENERAL VIEW

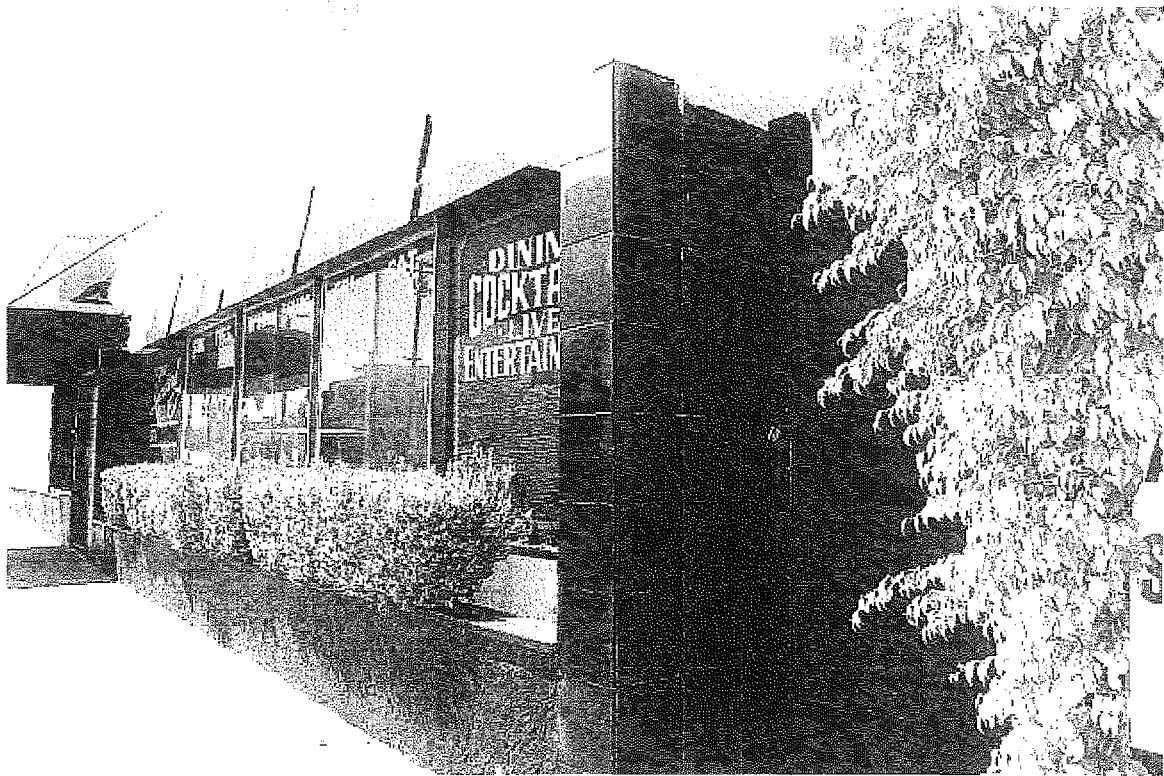


KITE COFFEE SHOP/VINTAGE HOLLYWOOD, VIEW FACING SOUTH WEST

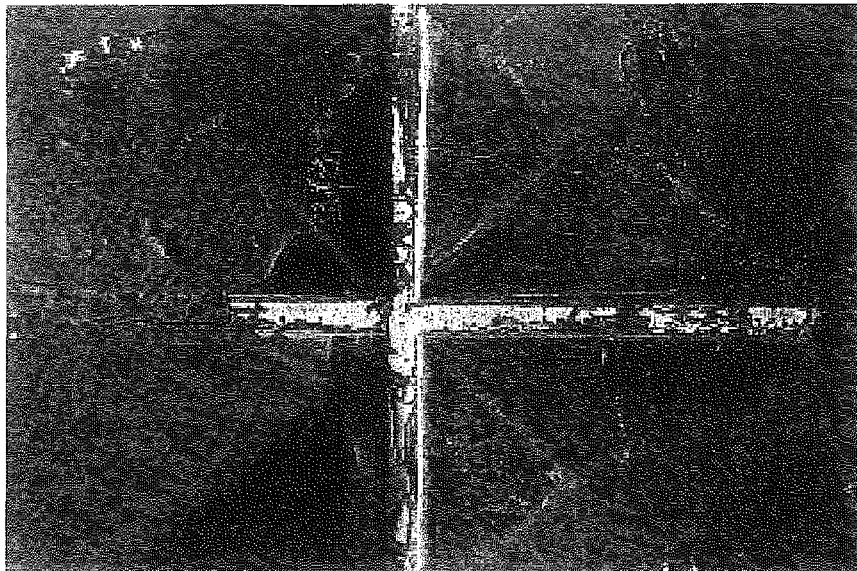


KITE COFFEE SHOP, FAÇADE DETAIL (NORTH ELEVATION)

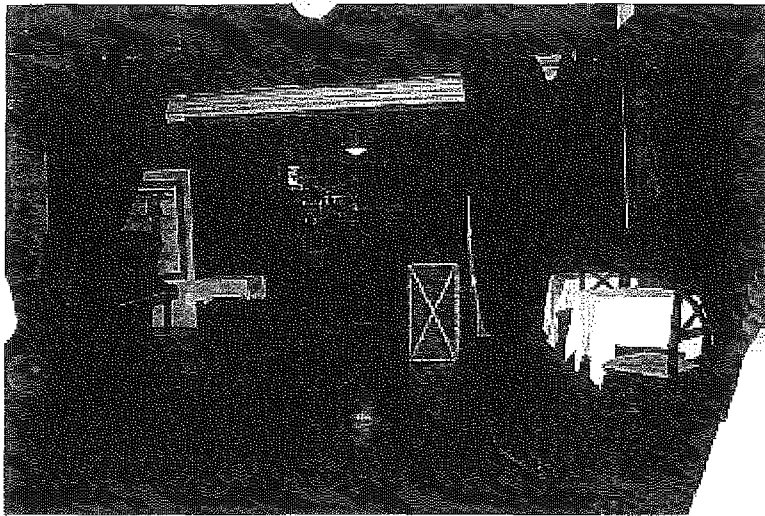




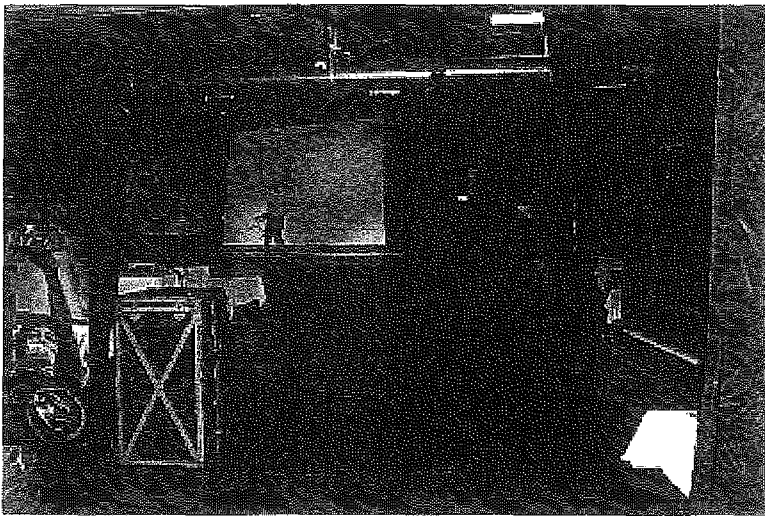
KITE COFFEE SHOP, EAST ELEVATION FACING SOUTH EAST



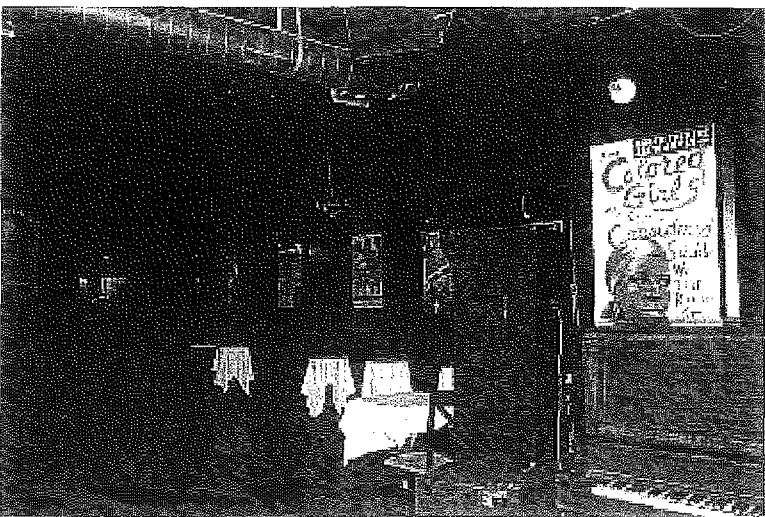
KITE COFFEE SHOP, ORIGINAL TILE COVERED BY PAINT, DETAIL



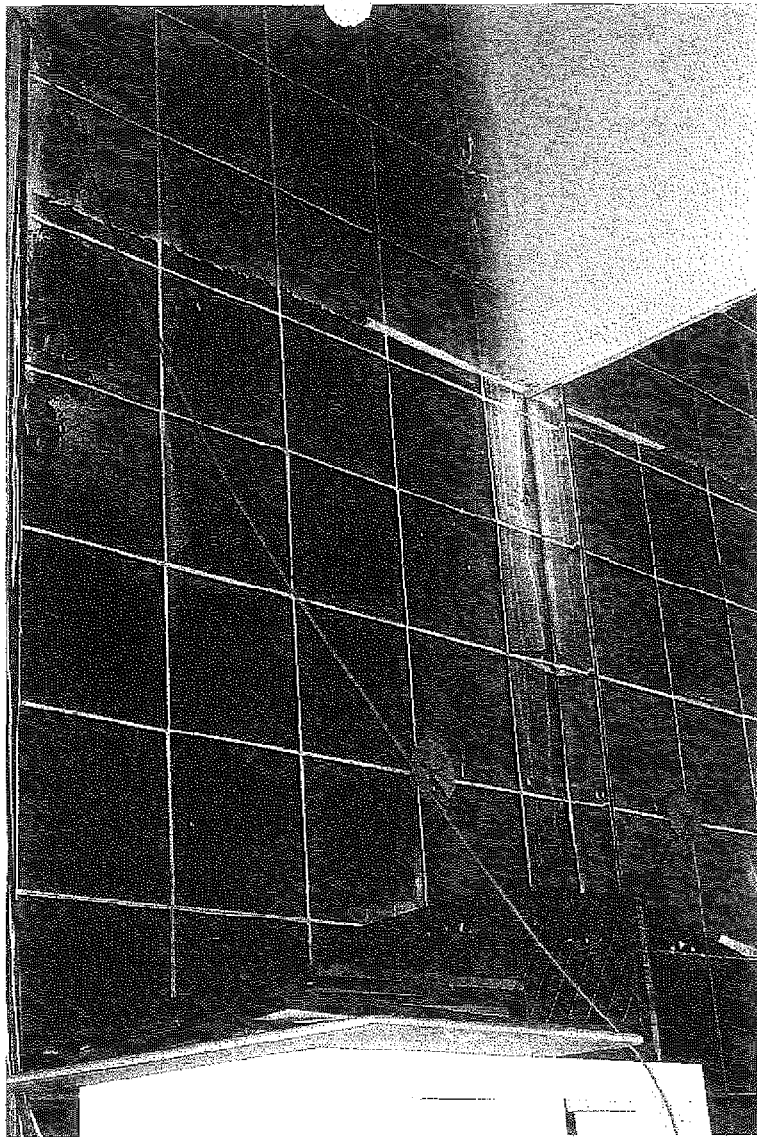
KITE COFFEE SHOP, INTERIOR FACING SOUTH



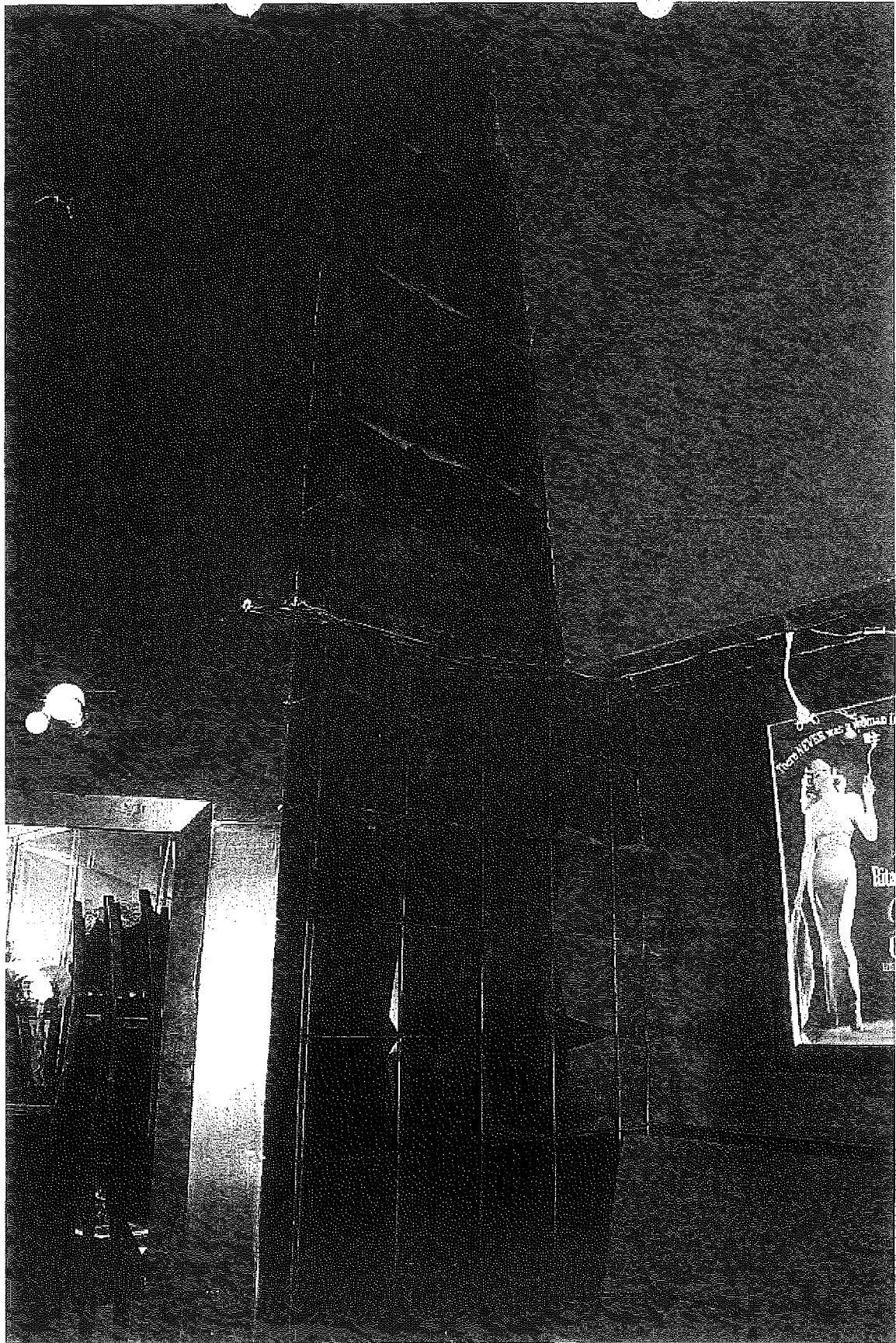
KITE COFFEE SHOP, INTERIOR FACING NORTH



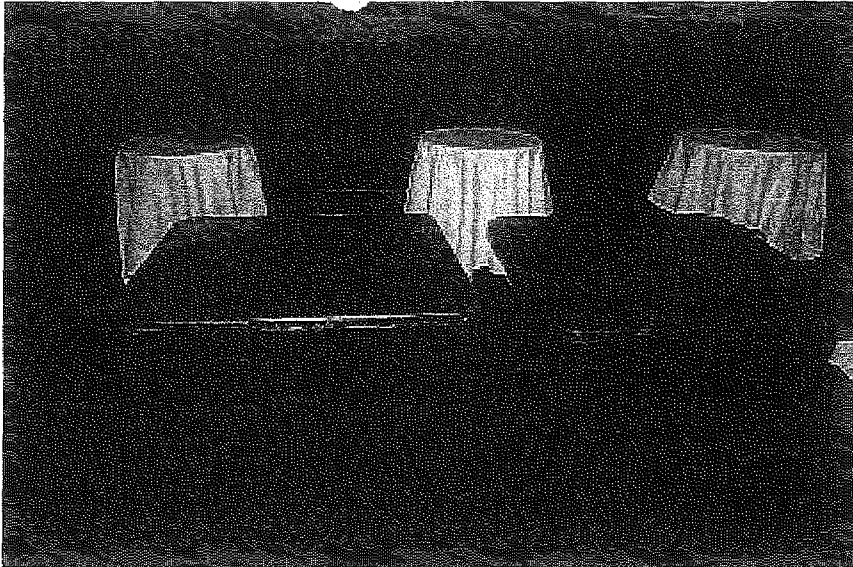
KITE COFFEE SHOP, INTERIOR FACING NORTHEAST



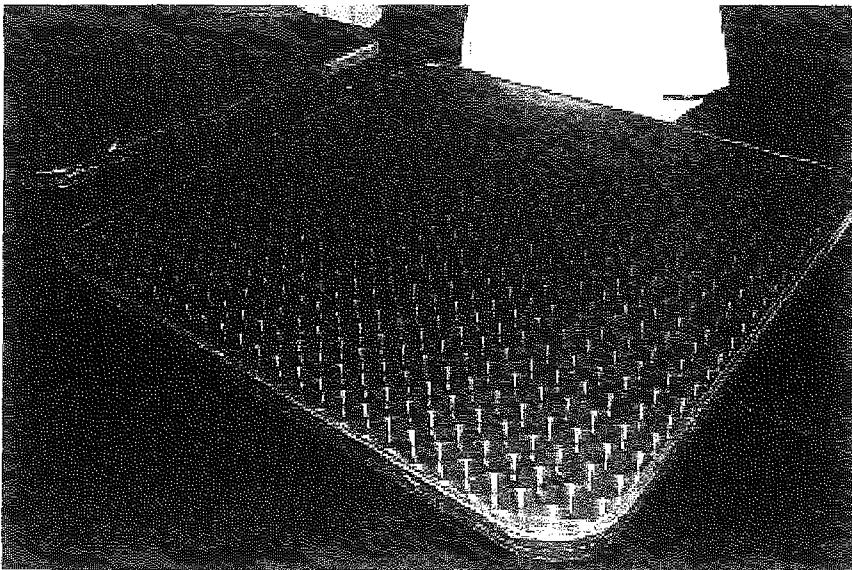
KITE COFFEE SHOP INTERIOR, ORIGINAL TILE WALL



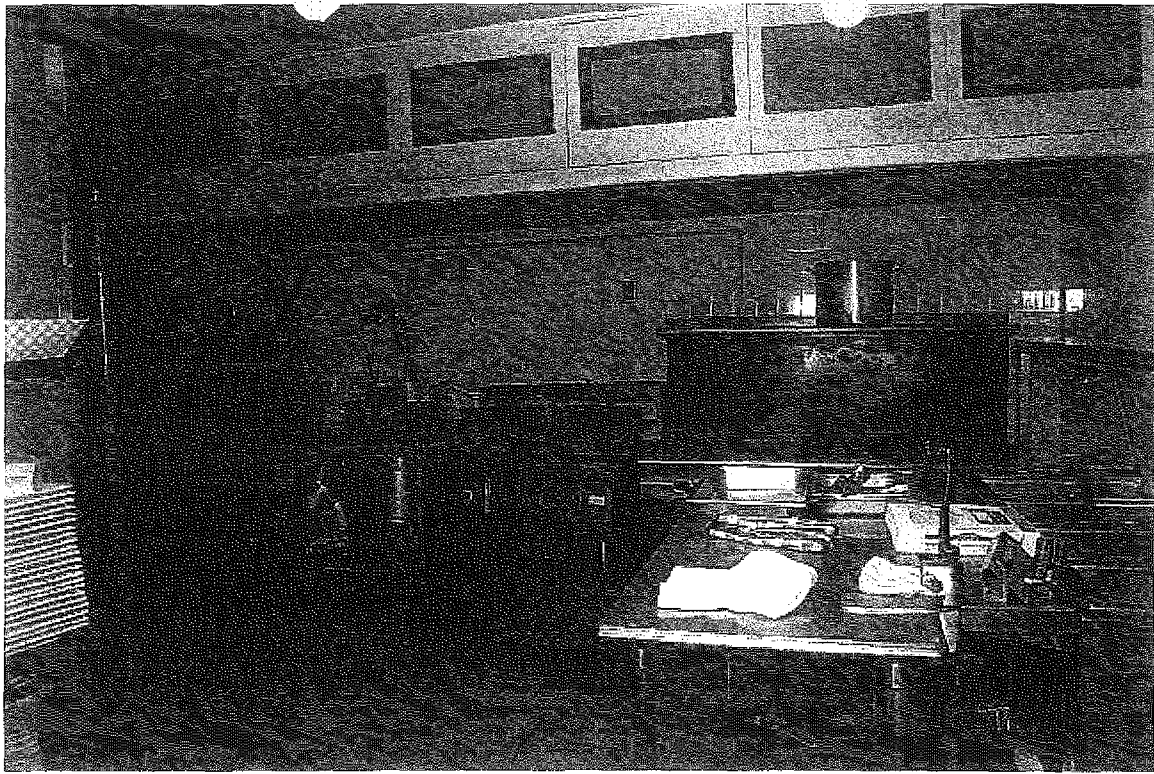
KITE COFFEE SHOP, INTERIOR TILE WALL 2



KITE COFFEE SHOP, ORIGINAL TABLES



KITE COFFEE SHOP, ORIGINAL TABLE, DETAIL



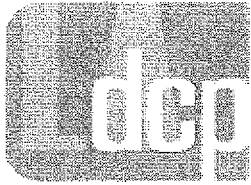
KITE COFFEE SHOP, ORIGINAL KITCHEN

2019-2020

DEPT. OF BUILDING AND SAFETY

Items Only.
Original.

2019-2020



City of Los Angeles Department of City Planning

7/24/2012

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4000 W WASHINGTON BLVD
1903 S 10TH AVE
1905 S 10TH AVE
1907 S 10TH AVE
1909 S 10TH AVE

ZIP CODES

90018

RECENT ACTIVITY

CHC-2012-1985-HCM
ENV-2012-1986-CE

CASE NUMBERS

CPC-2010-2278-GPA
CPC-2007-5048-MPR-GPA-ZC-HD-
CUB-CU-ZV-ZAA-ZAD-SPR
CPC-2007-3827-ICO
CPC-2004-2395-ICO
CPC-1999-2293-ICO
CPC-1995-80-CPR-ZC
CPC-11305-ZBA
ORD-180103
ORD-177323
ORD-173607
ORD-172913-SA160
ORD-122737
ZA-2006-2364-CUB
ZA-2004-43-CU
ZA-2002-1423-CU
ZA-2001-2650-CUB-CUX
ZA-2000-3961-ZV
ZA-1997-593-CUB
ZA-1987-760-PAB
ENV-2010-2279-CE
ENV-2007-5046-EIR
ENV-2006-2365-ND
ENV-2004-44-MND
ENV-2002-1426-MND
ENV-2002-1424
ENV-2001-2651
ENV-2000-3962-CE
OB-12347-A
AFF-31378

Address/Legal Information

PIN Number 126B185 993
Lot/Parcel Area (Calculated) 7,220.3 (sq ft)
Thomas Brothers Grid PAGE 633 - GRID F6
Assessor Parcel No. (APN) 5060008004
Tract TR 2659
Map Reference M B 29-80
Block None
Lot FR 1
Arb (Lot Cut Reference) None
Map Sheet 126B185

Jurisdictional Information

Community Plan Area West Adams - Baldwin Hills - Leimert
Area Planning Commission South Los Angeles
Neighborhood Council Unified Neighborhoods of the Historic Arlington Heights, West Adams, and Jef
Council District CD 10 - Herb J. Wesson, Jr.
Census Tract # 2187.01+
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning C2-1VL
P-1
Zoning Information (ZI)
ZI-2374 Los Angeles State Enterprise Zone
ZI-2412 Fast Food Establishments
ZI-2280 Mid City Recovery Redevelopment Project
ZI-2174 Mid City Recovery Redevelopment Project
General Plan Land Use Community Commercial
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay No
Streetscape No
Sign District No
Adaptive Reuse Incentive Area None
CRA - Community Redevelopment Agency Mid City Recovery Redevelopment Project
Central City Parking No

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

Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Johnnie L Cochran Jr. Middle School
500 Ft Park Zone	Active: Washington Irving Pocket Park

Assessor Information

Assessor Parcel No. (APN)	5060008004
Ownership (Assessor)	
Owner1	ROOT 3 CORP
Address	4060 W WASHINGTON BLVD NO D LOS ANGELES CA 90018
Ownership (City Clerk)	
Owner	ROOT-3 CORPORATION
Address	4060 W. WASHINGTON BL #D LOS ANGELES CA 90018
APN Area (Co. Public Works)*	7.840 (ac)
Use Code	1500 - Shopping Center (Neighborhood)
Assessed Land Val.	\$2,809,860
Assessed Improvement Val.	\$3,920,352
Last Owner Change	03/01/83
Last Sale Amount	\$1,862,018
Tax Rate Area	401
Deed Ref No. (City Clerk)	232040
	1237957
	1224526
	1103923
	1103922
	1103921
Building 1	
Year Built	1964
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,460.0 (sq ft)
Building 2	
Year Built	1964
Building Class	C7A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,235.0 (sq ft)
Building 3	
Year Built	1965
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,220.0 (sq ft)
Building 4	
Year Built	1964
Building Class	C7A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	

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Year Built	1964
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	54,527.0 (sq ft)

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.928887
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.7
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19
Rupture Top	5
Rupture Bottom	13
Dip Angle (degrees)	25
Maximum Magnitude	7.1
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	788

Fire Information

Division	1
Battalion	11
District / Fire Station	26
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-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2007-5048-MPR-GPA-ZC-HD-CUB-CU-ZV-ZAA-ZAD-SPR
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT MPR-MAJOR PLAN REVIEW (BIG BATCH) SPR-SITE PLAN REVIEW ZAA-AREA, HEIGHT, YARD, AND BUILDING LINE ADJMNTS < 20% (SLIGHT MODIFICATIONS) ZAD-ZA DETERMINATION (PER LAMC 12.27) ZC-ZONE CHANGE ZV-ZONE VARIANCE CU-CONDITIONAL USE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1999-2283-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1995-80-GPR-ZC
Required Action(s):	CPR-COMMUNITY PLAN REVISION ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-11305-ZBA
Required Action(s):	ZBA-ZONE BOUNDARY ADJUSTMENT
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2006-2364-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	A CONDITIONAL USE PERMIT REQUEST FOR THE CONTINUED SALES (OFF-SITE) OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH AN EXISTING 23,250 SQUARE FOOT MARKET HAVING THE HOURS OF OPERATION FROM 7:00 A.M. TO 10 P.M. DAILY.
Case Number:	ZA-2004-43-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	TO INSTALL AND MAINTAIN A 50' WIRELESS CELLULAR ANTENNA.
Case Number:	ZA-2002-1423-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	
Case Number:	ZA-2001-2850-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	APPLYING FOR A NEW FULL ALCOHOLIC LICENSE & DANCE HALL.
Case Number:	ZA-2000-3961-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	REQUEST FOR AN APPROXIMATE 7,517 SQ. FT. ADDITION TO EXISTING MARKET BUILDING.
Case Number:	ZA-1997-593-CUB

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Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES IN A FULL SERVICE SIT DOWN RESTAURANT IN THE C2-1 ZONE.
Case Number:	ZA-1987-760-PAB
Required Action(s):	PAB-PLAN APPROVAL BOOZE
Project Descriptions(s):	
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLAN FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2007-5046-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	<p>1) GENERAL PLAN AMENDMENT PURSUANT TO 11.5.6 TO AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN FOOTNOTE 1, TO ALLOW A FAR OF 3:1.</p> <p>2 & 3) ZONE CHANGE AND HEIGHT DISTRICT CHANGE PURSUANT TO 12.32 F TO ALLOW C2-1VL AND P-1 TO C2-2D.</p> <p>4) A MASTER CUB PURSUANT TO 12.24 W1 FOR A TOTAL OF 5 SITES (1 OFF-SITE AND 4 ON-SITE).</p> <p>5) CONDITIONAL USE PURSUANT TO 12.24 W19 TO ALLOW FOR AVERAGING OF FAR OF PARCELS WITHIN A UNIFIED DEVELOPMENT.</p> <p>6) RELIEF PURSUANT TO 12.24 J (1) TO ALLOW FOR UTILIZATION OF APPROVAL OF CONDITIONAL USES TO RUN CONCURRENT WITH THE DISCRETIONARY ZONING APPROVALS (2 YEARS TO 6 YEARS).</p> <p>7) ZONE VARIANCE PURSUANT TO 12.27 TO ALLOW FOR REDUCED PARKING OF 1061 SPACES IN LIEU OF 1310 REQUIRED PER 12.21 A4.</p> <p>8) ZA ADJUSTMENT PURSUANT TO 12.28 TO ALLOW FOR REDUCED SIDE AND REAR YARDS AS PER 12.14 C (SEE FINDINGS FOR MATRIX OF PROVIDED/REQUIRED).</p> <p>9) ZA DETERMINATION PURSUANT TO 12.24 X 22 TO PROVIDE RELIEF FROM THE MAX TRANSITIONAL HEIGHT REQUIREMENT THAT BUILDINGS ON A C-ZONED LOT SHALL NOT EXCEED THE HEIGHT LIMIT OF 61'-0" WITHIN 100 TO 199 FEET DISTANCE FROM A LOT CLASSIFIED IN THE R ZONE; THE ADDITIONAL HEIGHT WILL BE PROVIDED BY THE ZONE CHANGE ACTION.</p>
Case Number:	ENV-2006-2365-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CONDITIONAL USE PERMIT REQUEST FOR THE CONTINUED SALES (OFF-SITE) OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH AN EXISTING 23,250 SQUARE FOOT MARKET HAVING THE HOURS OF OPERATION FROM 7:00 A.M. TO 10 P.M. DAILY.
Case Number:	ENV-2004-44-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO INSTALL AND MAINTAIN A 50' WIRELESS CELLULAR ANTENNA.
Case Number:	ENV-2002-1426-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2002-1424
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST FOR A NEW CAR WASH.
Case Number:	ENV-2001-2851
Required Action(s):	Data Not Available
Project Descriptions(s):	APPLYING FOR A NEW FULL ALCOHOLIC LICENSE & DANCE HALL.
Case Number:	ENV-2000-3962-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	REQUEST FOR AN APPROXIMATE 7,517 SQ. FT. ADDITION TO EXISTING MARKET BUILDING.
Case Number:	OB-12347-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-180103

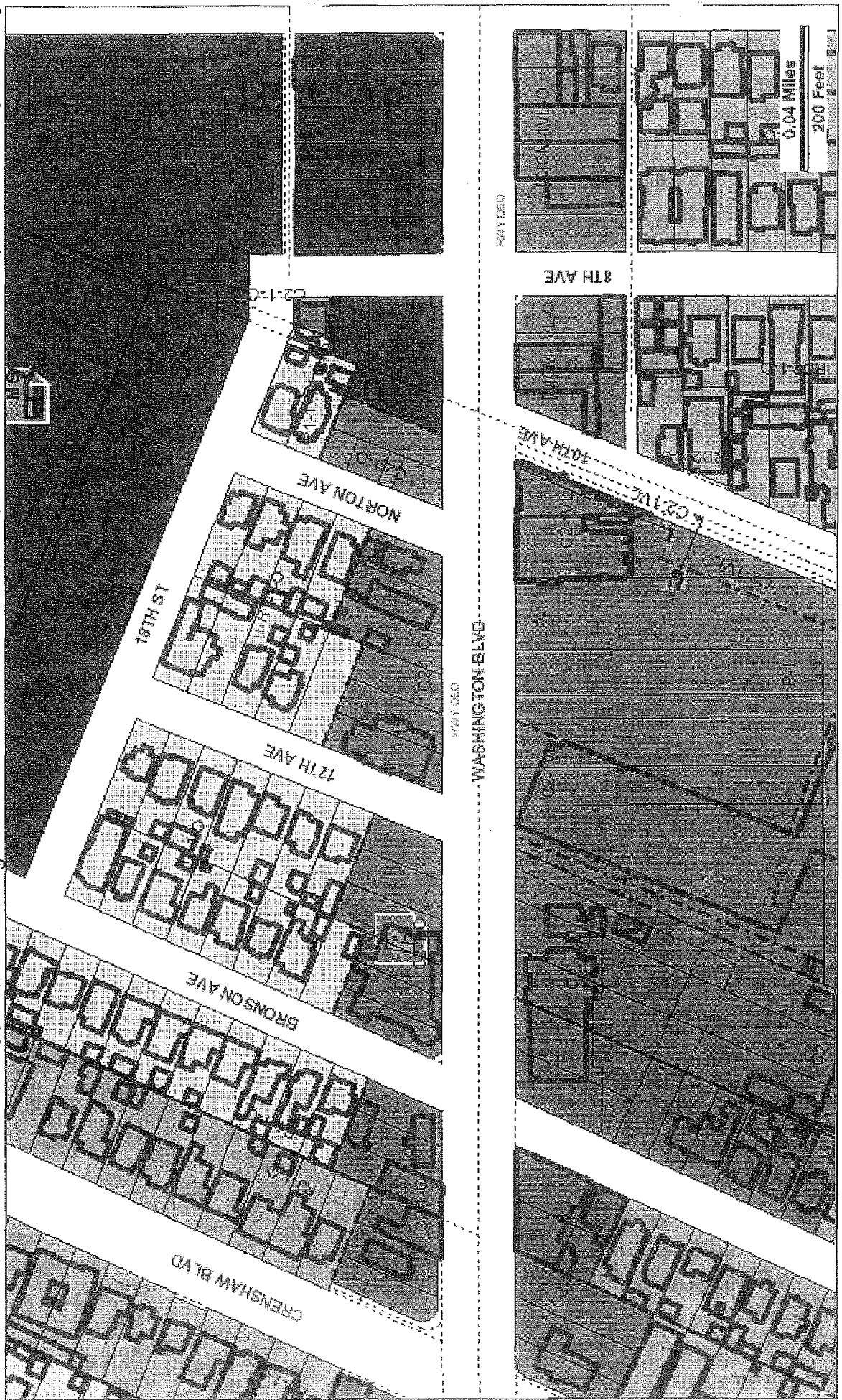
ORD-177323

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07/24/2012

Generalized Zoning

ZIMAS INTRANET



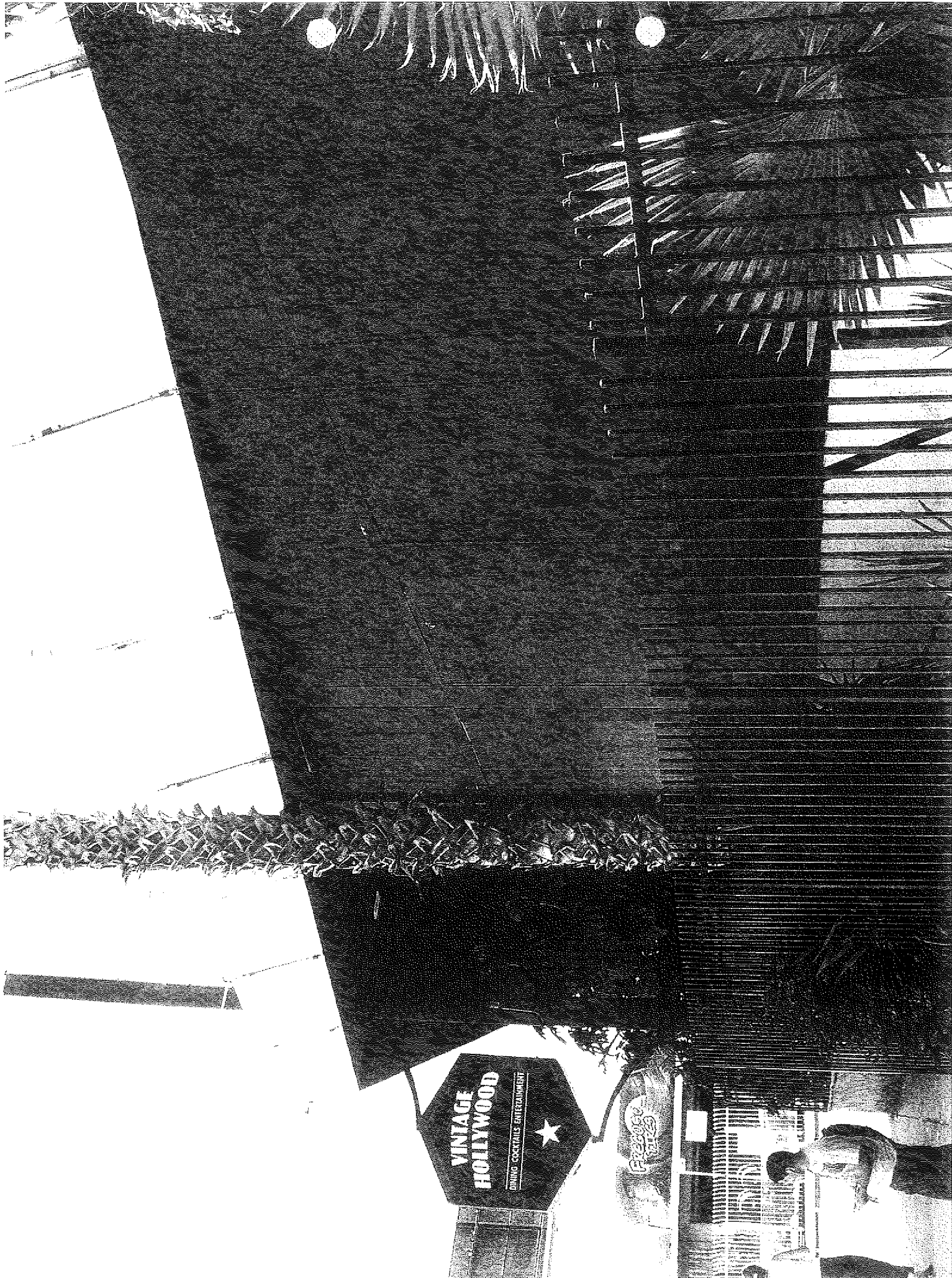
Zoning: C2-1VL, P-1
General Plan: Community Commercial

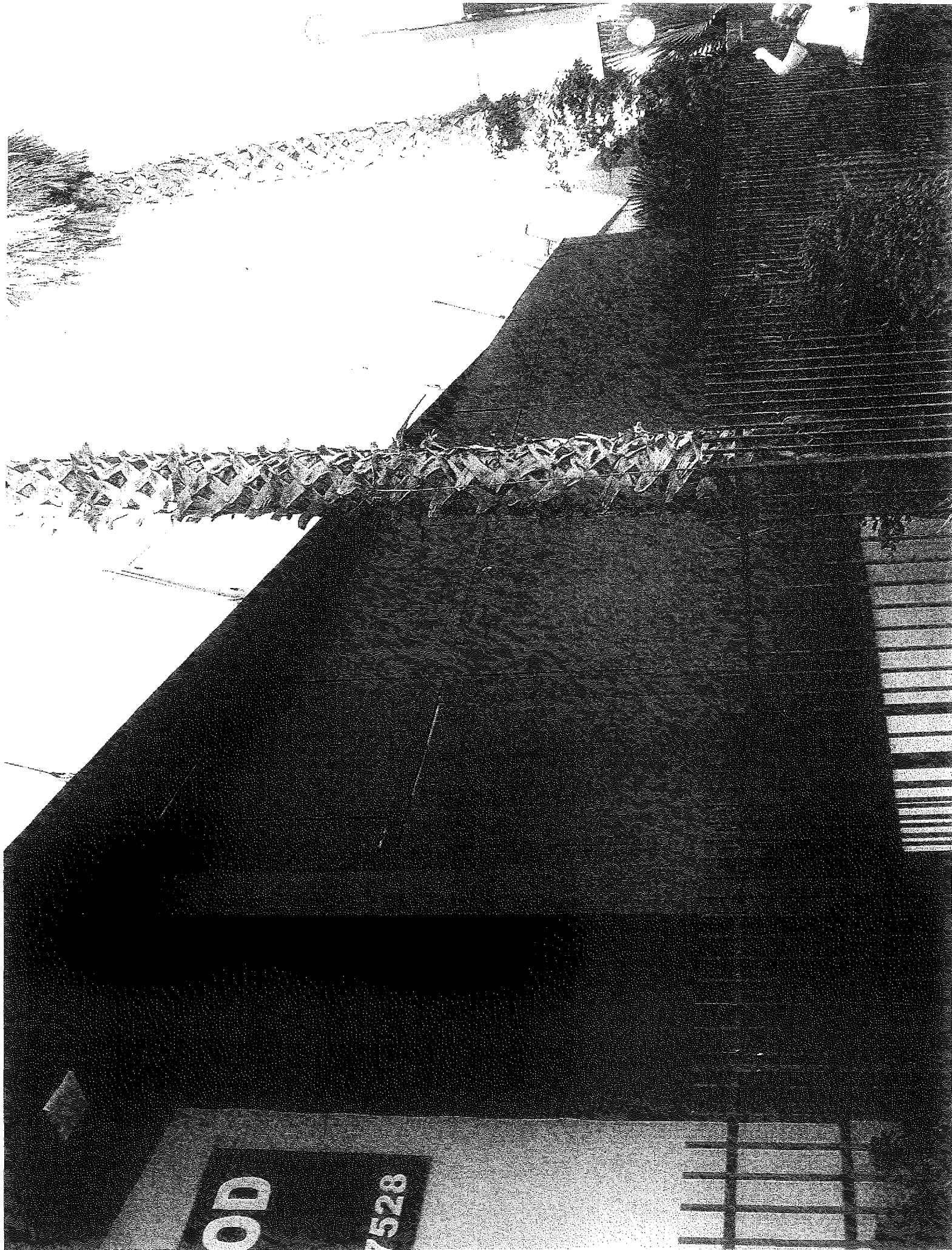
Tract: TR 2659
Block: None
Lot: FR 1
Arb: None

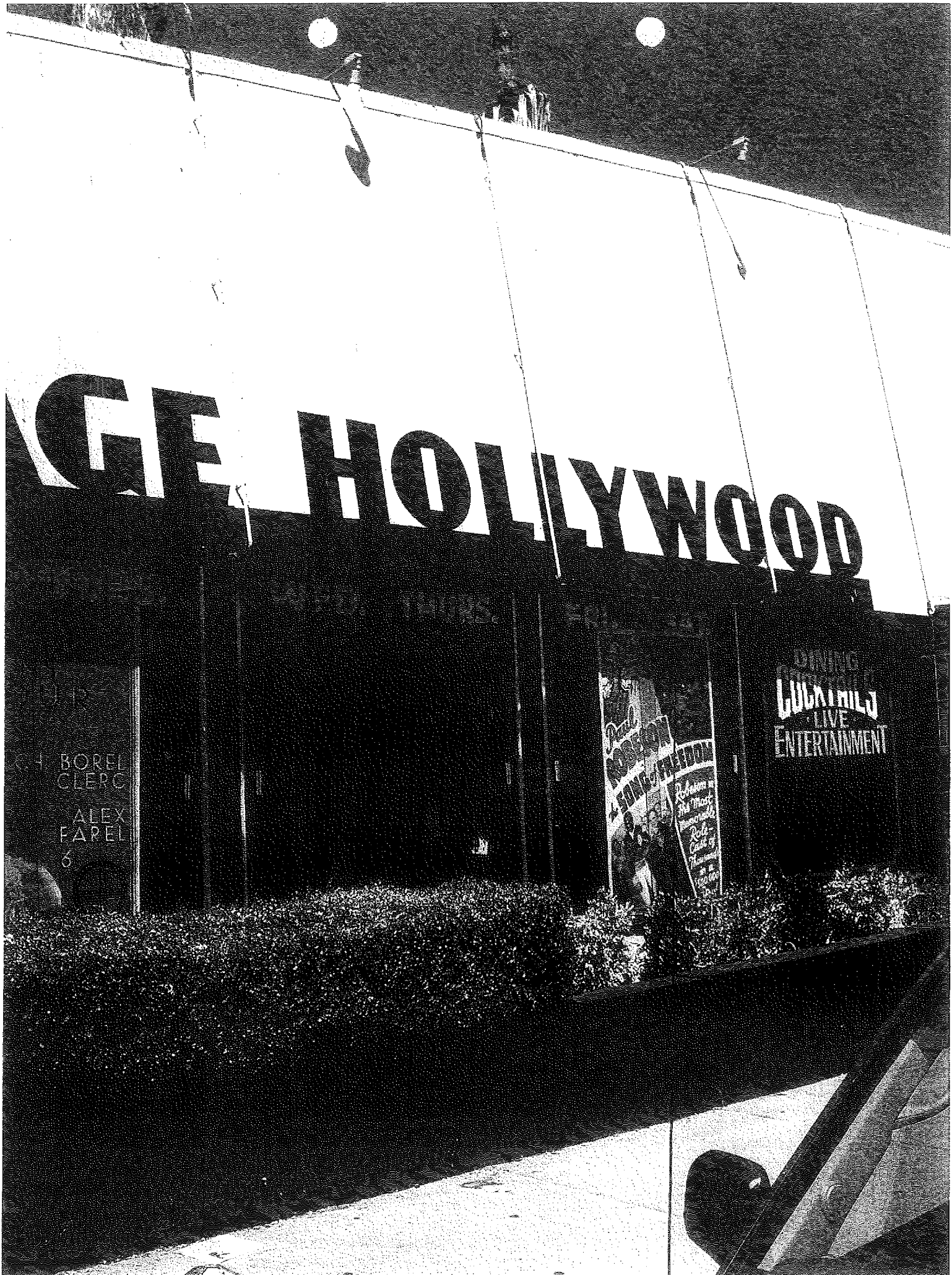
Address: 4000 W WASHINGTON BLVD
APN: 5060008004
PIN #: 126B185 993

**Photographs of subject
building's exterior and
interior from OHR staff
site visit.**

(September 13, 2012)







GE HOLLYWOOD

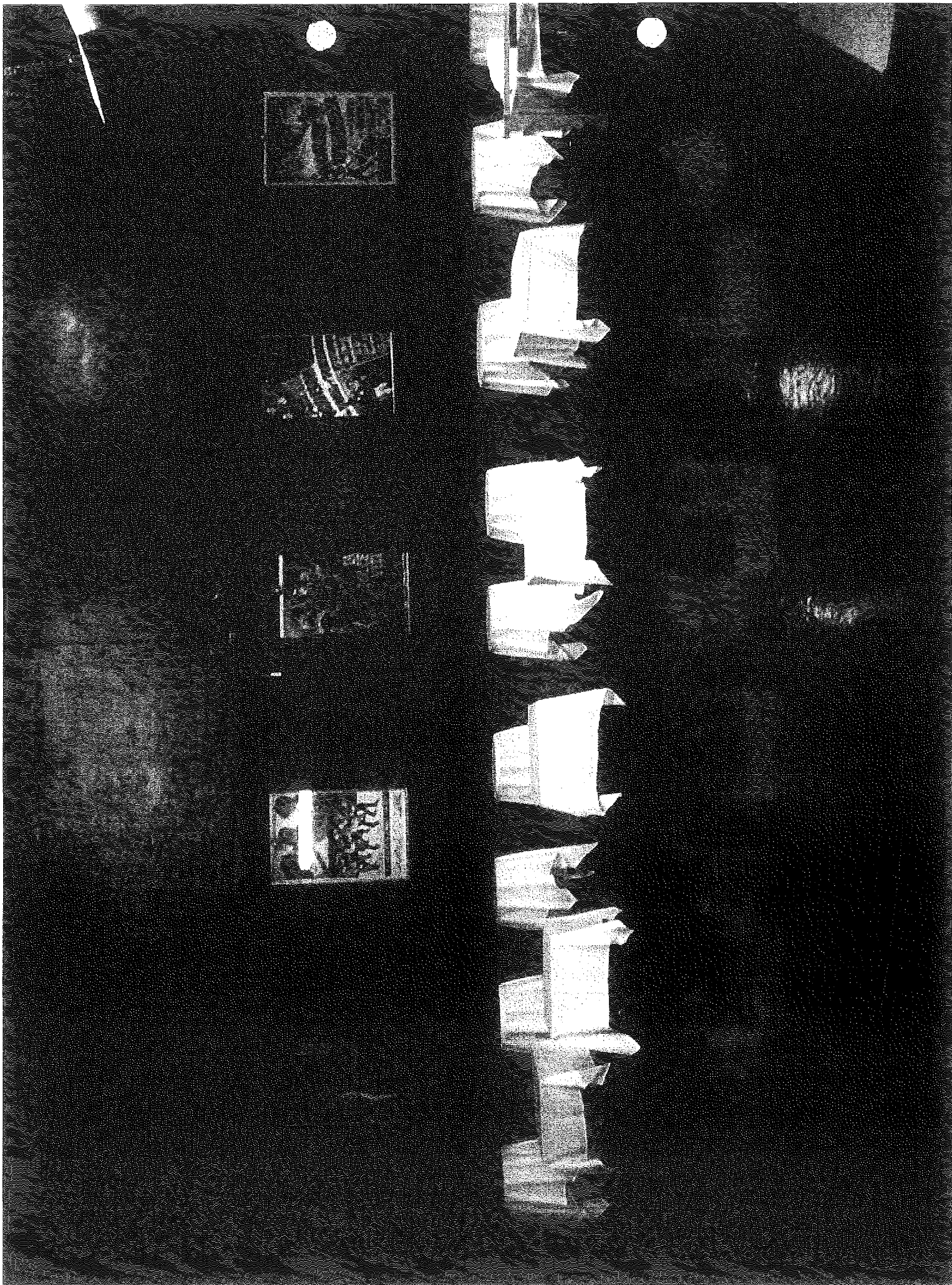
SAT. THURS. FRI. SAT.

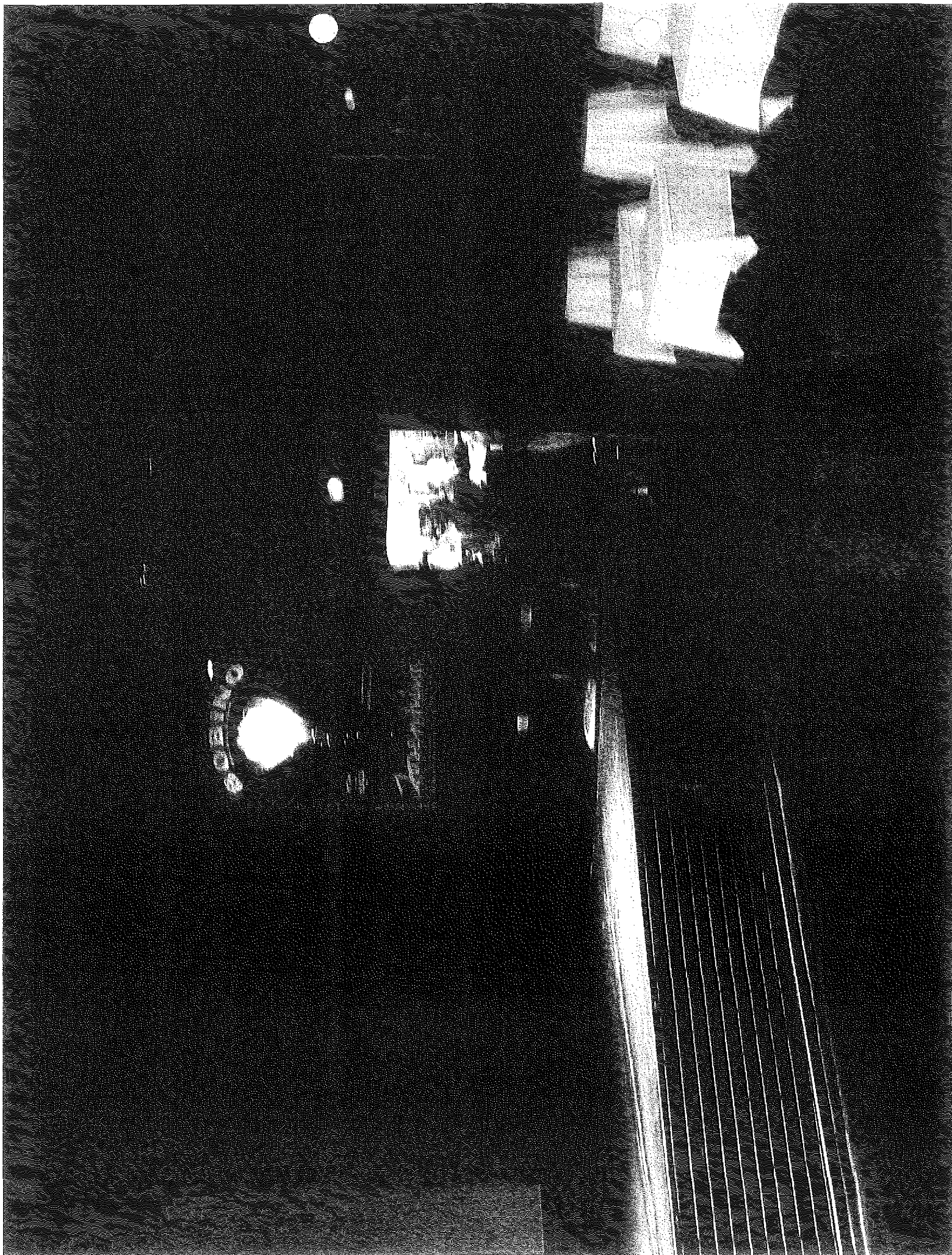
BOREL CLERC
ALEX FAREL
6

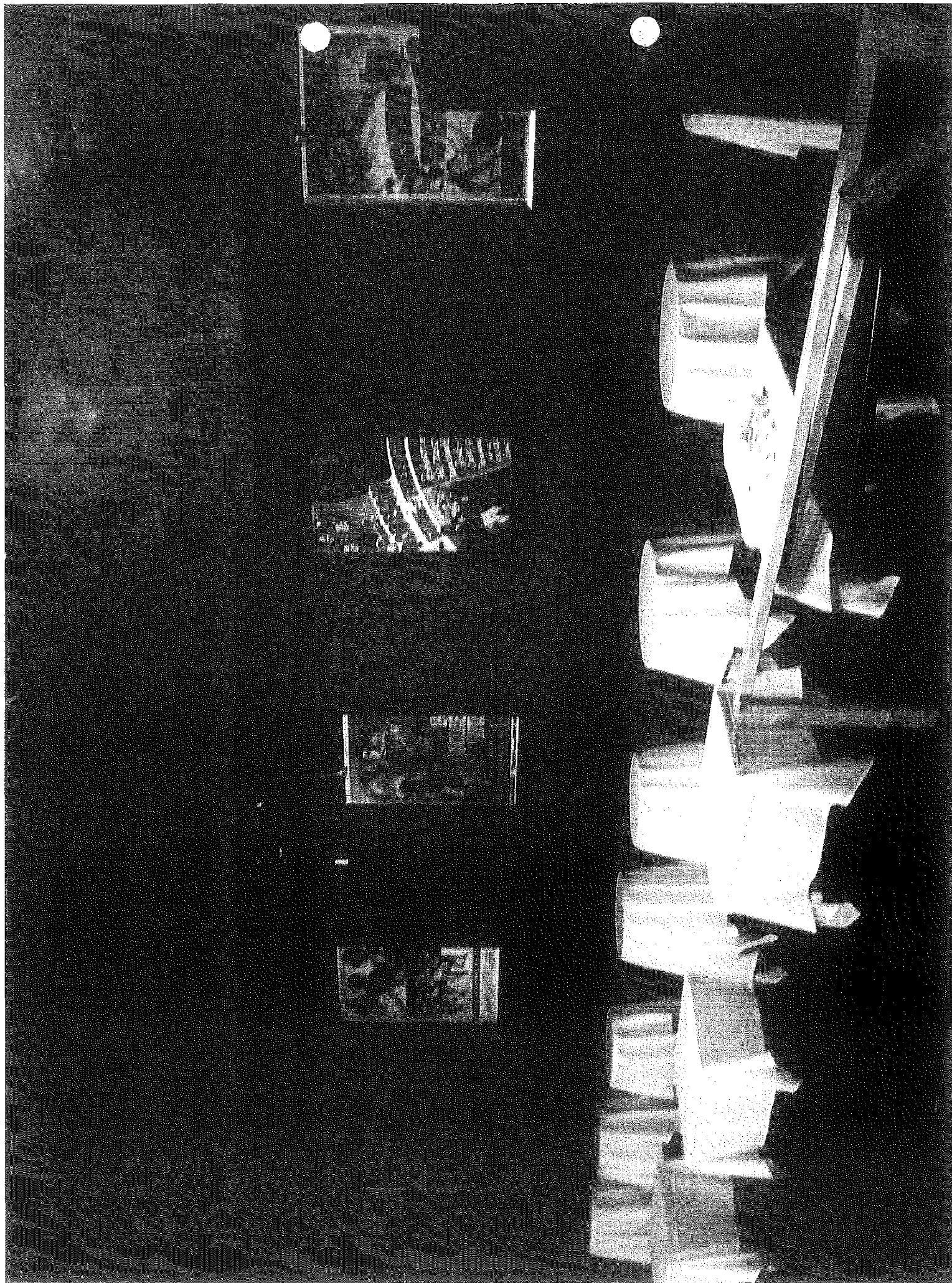
PAUL ROBESON
EDWARD FREEDOM
Robeson is
the most
important
role
cast in
the
history
of
the
theater

DINING ROOM
LUNCH
LIVE
ENTERTAINMENT





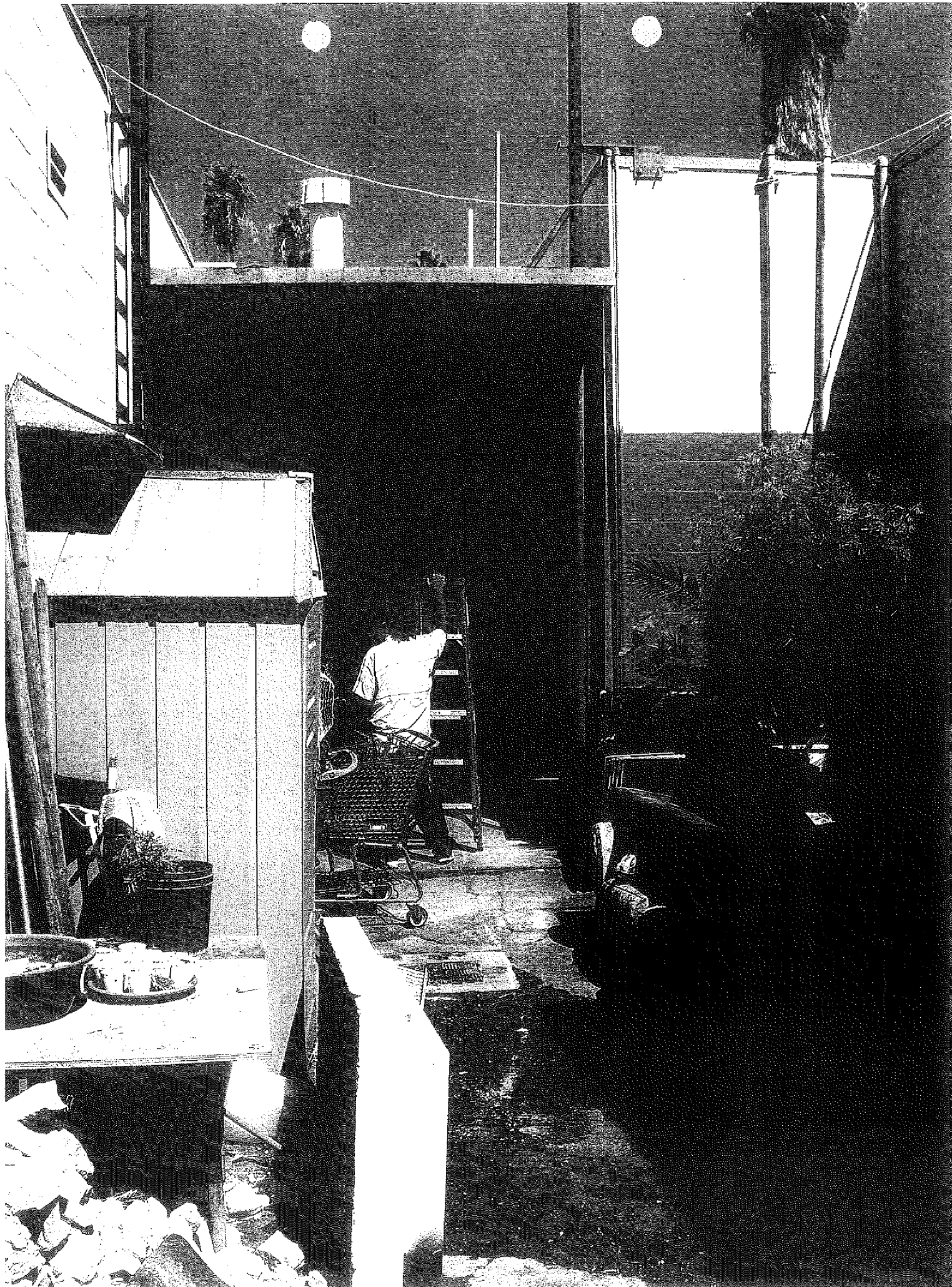


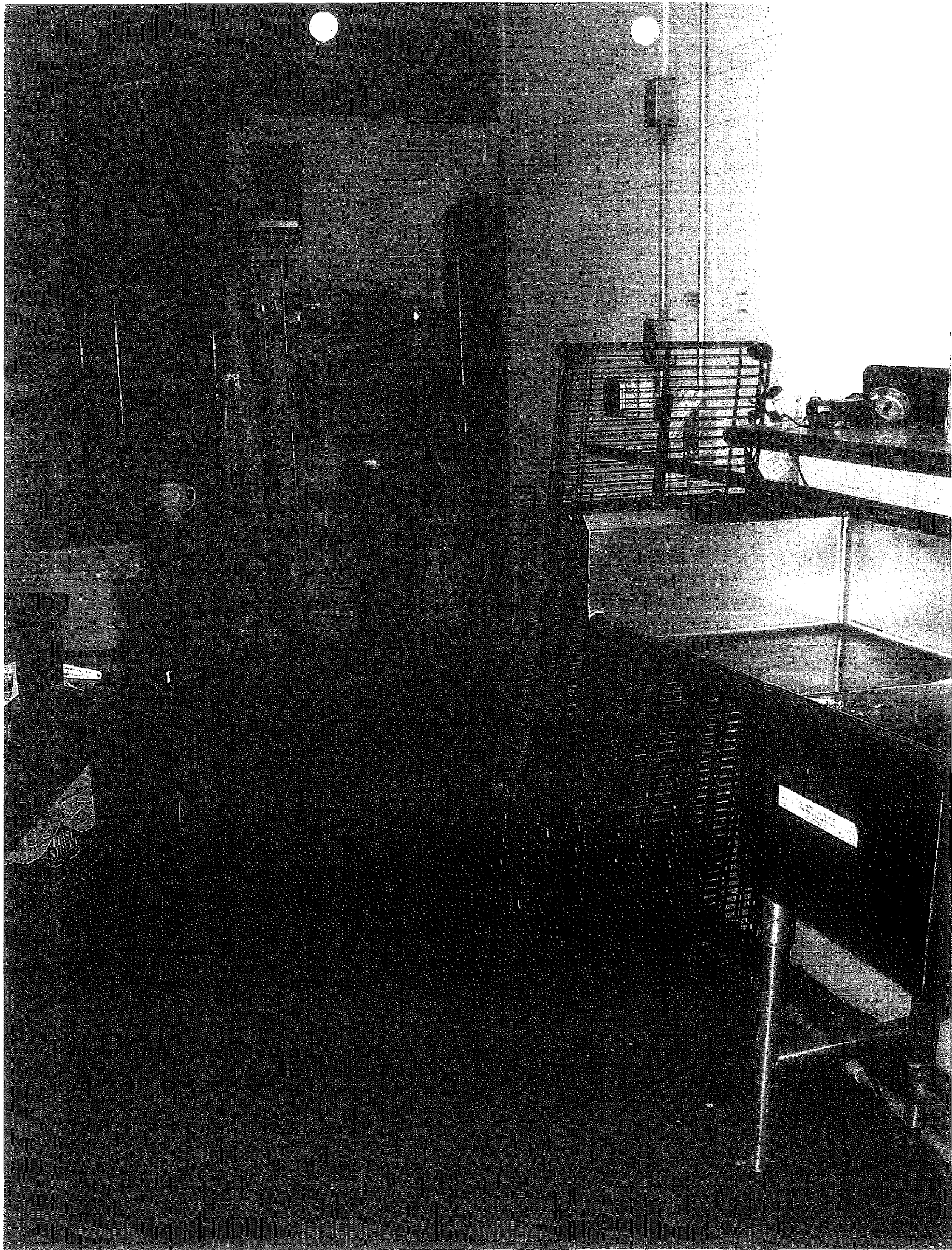


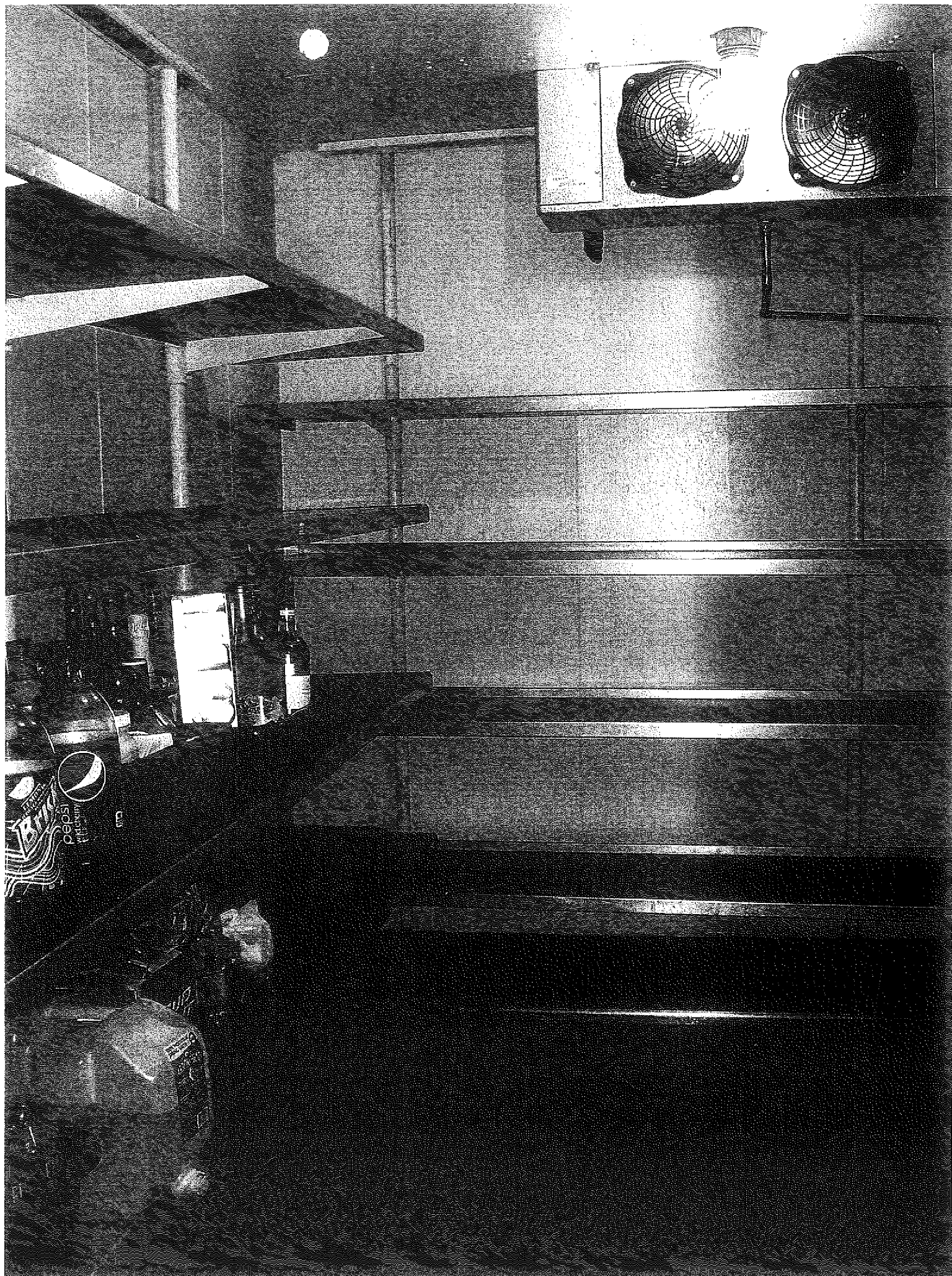


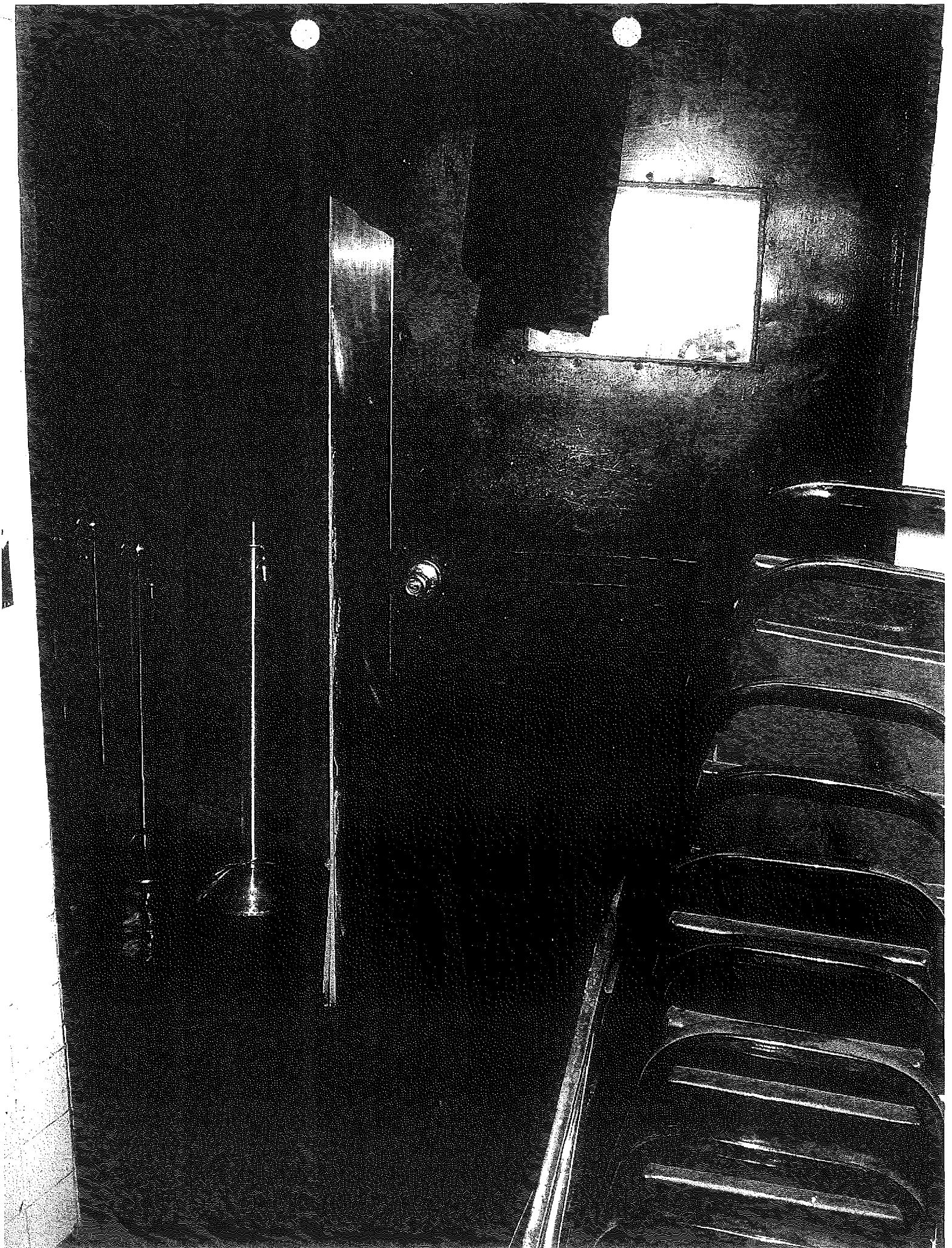














Case Number:

CHC-2012-1985-HCM

Declaration Letter Mailing List

MAILING DATE: Nov. 15, 2012

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