

THE SILVERSTEIN LAW FIRM

A Professional Corporation

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September 9, 2014

VIA EMAIL sharon.gin@lacity.org
AND HAND DELIVERY

Attn: Ms. Sharon Gin
Planning and Land Use Committee
City of Los Angeles City Council
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Re: Objections to Agenda Item No. 4, Council File 14-0971; Case Real Estate Partners, LLC's Proposed Project at 1106 S. Broadway, Los Angeles; ENV-2014-1440-EAF; ZA-2014-1439-CUB-ZV; CHC-2014-1402-HCM

Honorable Committee Members:

This firm and the undersigned represent Mrs. Hea Chong Yang, dba Thelma's Cafe, owner of the business located at 1108 South Broadway, Los Angeles.

As a preliminary matter, please ensure that notice of all hearings, actions, events and decisions related to the Project are timely provided to this office. All objections, including those regarding proper notice and due process, are expressly reserved.

The property upon which the Commercial Club Building is erected at 1106 S. Broadway and the property upon which Thelma's Cafe is erected at 1108 S. Broadway are both owned by Case Real Estate Partners, LLC. The common owner of these two immediately adjacent properties contemplates an ultimate project that involves renovation of the Commercial Club Building and demolition of the Thelma's Cafe Building. A particular piece of the overall larger project is the instant proposed Historic-Cultural designation for the Commercial Club Building now before you ("Project").

The Developer seeks and the City is proposing to process this discrete subpart of the overall project with a categorical exemption from CEQA under Class 8 (actions by regulatory agencies for protection of the environment) and Class 31 (historic resource restoration/rehabilitation).

These categorical exemptions are improper because the CEQA analysis fails to include the adjacent Thelma's Cafe building. The Thelma's Cafe building is part of the same development project for which the applicant here is seeking Historic-Cultural designation, but the Thelma's Cafe building would be demolished as part of that overall development project. Use of categorical exemptions would sever analysis of the impacts on the Thelma's Cafe building from the Commercial Club Building and have exactly the opposite of the exemption's intent: It will facilitate the destruction of a historic resource.

“A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.” CEQA Guidelines § 15300.2(f).

What the City and Developer are doing is also “piecemealing,” the highly illegal act of “chopping a large project into many little ones” in an effort to conceal the whole and to mask the true environmental impacts of the project. Bozung v. Local Agency Formation Comm'n (1975) 13 Cal.3d 263, 283-284.

The Thelma's Cafe building, constructed in the mid-1940s, has had a symbiotic relationship with the Commercial Club Building/Case Hotel since that time. They physically touch, and have been linked as part of the streetscape for approximately 70 years. (See nomination application for Thelma's attached at **Exhibit 1.**)

Their physical and functional relationship also makes the Thelma's Cafe building a contributing resource to the Commercial Club Building. Accordingly, the current nomination application for the Project cannot be viewed in isolation, and the CEQA statute and Guidelines expressly bar the piecemeal separation of elements of a foreseeable larger project in order to evade mandatory environmental review. “The lead agency must consider the whole of an action, not simply its constituent parts, when determining whether it will have a significant environmental effect.” Citizens Association for Sensible Development of Bishop Area v. County of Inyo (1985) 172 Cal.App.3d 151.

Independently, the Thelma's Cafe building is iconic and merits Historic-Cultural monument status. It is one of the last vestiges of 1940s roadside eateries, other examples of which the City has recognized as eligible for designation. Molly's Burger in Hollywood is one of the most recent examples. (See excerpts of CRA's Historic Resources Survey attached to Thelma's objections filed with the Cultural Heritage Commission.)

Demolition of the Thelma's Cafe building is a foreseeable consequence of designating only the Commercial Club building and then proceeding with the other elements of the overall development project for the two properties. Bozung, supra (Annexation of land that leads to foreseeable development of subdivision requires environmental review at time of annexation). Cultural monument status cannot be granted to the Commercial Club Building absent environmental review of the impact of the whole of the Project as proposed – which would lead to the demolition of Thelma's – upon the Thelma's Cafe building from the overall Project.

Furthermore, demolition of a historic resource is a significant environmental impact. Guidelines § 15064.5(b)(2). It cannot be mitigated to a level of less than significant. Photographs, blueprints, and even the salvage of some architectural elements are insufficient to support a Mitigated Negative Declaration. At a minimum under these circumstances, an EIR must be prepared. Architectural Heritage Ass'n v. County of Monterey (2004) 122 Cal.App.4th 1095, 1119-1120.

The fact that a building is not listed in, or has not yet been determined to be eligible for listing in the California Register of Historical Resources or local register of historical resources or identified in a historical resources survey, does not preclude it from being considered a historical resource for purposes of CEQA. Guidelines § 15064.5(a)(4). Thelma's Cafe has been nominated for cultural monument status in its own right, and its own status may soon be reviewed by the Cultural Heritage Commission.

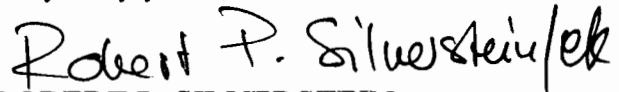
As the California Supreme Court held in Friends of Sierra Madre v. City of Sierra Madre (2001) 25 Cal.4th 165, while CEQA is “directed primarily to ecological concerns and preservation of the environment,” it is also “the policy of the state to ‘preserve . . . examples of the major periods of California history.’” Id. at 183-184, Pub. Resources Code § 21001 subd.(c). CEQA also reflects the Legislature's commitment to “take all action necessary to provide the people of the state with . . . historic environmental qualities . . .” Id. at subd.(b).

This legislative commitment requires that monument designation for the Commercial Club Building not proceed unless the currently piecemealed overall Project is considered as a whole. This requires preparation of a proper environmental document for the totality of the Project contemplated by the developer. It also requires as a prerequisite the City's independent consideration of the preservation and nomination of the Thelma's Cafe building. Accordingly, we ask you to deny the Project application in

Planning and Land Use Committee
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Page 4

its current form as incomplete and improperly reviewed via an improper and piecemealed categorical exemption. Thank you for your courtesy and attention to this matter.

Very truly yours,

A handwritten signature in black ink that reads "Robert P. Silverstein/ek". The signature is written in a cursive style with a large, stylized "R" and "S".

ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM

RPS:aa
Encl.

EXHIBIT 1

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Proposed Monument Property Type:	Building	Structure	Object	Site/ Open Space	Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built:	Factual	Estimated	Threatened?:		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?:	Yes	No	Unknown	If "No," where?:	

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
	Cladding Material:	Cladding Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
	Material:	Material:	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
Reflects the broad cultural, economic, or social history of the nation, state or community
Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in a Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by a historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designation(s):	

7. WRITTEN STATEMENTS

*This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.*

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- B. Statement of Significance** – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

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

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.

	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: _____ Date: _____

Signature: _____



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

10. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|---|--|
| 1. Nomination Form | 6. Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. Written Statements A and B | 7. Contemporary Photos |
| 3. Bibliography | 8. Historical Photos |
| 4. Two Primary Photos of Exterior/Main Façade | 9. ZIMAS Parcel Report |
| 5. Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org

Thelma's Cafe

Architectural Description

The current structure consists of a rectangular semi-open diner constructed along the sidewalk with a lunch counter along the front and the two sides of the front portion of the building. A metal sliding door, featuring three fixed pane windows, stretches in front of the counter, and the two sides are enclosed with thin walls. Stools are set out during business hours along the counter and taken in at night. The kitchen area is surrounded by the counter.

The rear of the building is masonry blocks and houses storage and the restroom facility.

A wooden roof sign is set up as a parapet along the front and South side of the structure, obscuring the view of the original steel rib roof. The sign shows a photo of the immediate area taken in the early 1950s that includes the building under the "Thelma's" name" "Since 1945," "Charbroiled Burger" over a photo of same and a second sign at the Southwest angular corner "Thelma's since 1945 Fresh Hand Made Beef Patty Charbroiled Burger and the phone number

Interior includes a lunch counter the extends from the North wall to about 3.5 feet from the South wall, located immediately behind the front of the building. Wooden stools are placed in front of the counter for patron seating. The kitchen area is located behind the counter. The original steel rib roof is visible above the counter."

Thelma's Cafe

1108 S. Broadway

Significance Statement

Built in 1946 by businessman Lee Schall, Thelma's Cafe is a rare remaining example of a Post World War II urban lunch stand. It was designed and engineered by structural engineer Karl Ponay. It has remained under the Thelma's name for most of six decades and has been a fixture abutting to the historic Commercial Club Building and across from Julia Morgan's iconic Herald Examiner building. The diner was built at the front of a parking lot that had been operated for a number of years by Astor Auto Parks. The Thelma's building appears to have been the first to be built on Lot 24 of Tract No. 2289, which had been subdivided in 1913 by the Huntington Land Company. Not much has been found on the original owner of the business or where the name "Thelma's " came from. Historic photos show the building as Thelma's in 1956, at the time a parking structure was constructed on the adjacent lot to the Southeast. The business was known as "J & J Coffee Shop" during at least a part of the 1960s, based on a 1967 signage permit. The history and significance of roadside diners is discussed in the 2010 Hollywood Community Redevelopment Historic Resources Survey by Chattel Architecture:

While roadside eateries grew popular in the years immediately preceding the 1920s, and were characterized by fast service, close proximity to roadways, and ease of automobile parking, the need for fast fare was not a novel concept when roadside eateries gained popularity in the early part of the 20th Century. Quick-service food establishments were built in the United States as early as the mid-19th Century. Settlement of the west, expansion of the railroad system, and industrialization and rapid growth of urban areas initially created the demand for quick meals for travelers, workers, and busy families. Cafeterias, sandwich shops, and lunch counters were developed in response.²⁹⁵ The number of restaurants in the United States grew by 40% from 1910-1927.²⁹⁶ The rapid growth in number of roadside dining establishments can be attributed not only to the increase in car travel but also the nation-wide prohibition of alcohol in the 1920s, which temporarily eliminated competition from bars, and the rising number of women entering the workplace, which decreased the amount of time families had to prepare food at home. The market for speedy, convenient dining options targeted at automobile travelers grew substantially during this time, spawning the proliferation of roadside eateries, which appeared in a variety of architectural forms. Roadside eateries built from the 1920s through the 1940s tended to be individual or family owned operations often constructed quickly using low-cost materials gathered from local sources. Despite the economic problems affecting the nation during the Great Depression, roadside eateries continued to open throughout the 1930s. Barriers to entry for roadside restaurateurs were low and any individual capable of creating a frame-and-stucco building, cooking, and cleaning could open a roadside eatery.²⁹⁸ It has been particularly noted that cafes located along Route 66 have a history distinguished by "independent ownership, unregimented appearance, and frequently casual approach to business."²⁹⁹ Because many of the early roadside eateries were makeshift structures not meant to last through the years, few remain.

Despite the ephemeral nature of the vernacular roadside architecture of the first half of the 20th Century, these buildings have been defined as an architectural type, termed "programmatic," by architectural historian David Gebhard, who writes, "the vocabulary employed in these buildings hinged on a program organized to convey meaning not directly but by indirection." Early roadside eateries were generally constructed as simple buildings containing large signs

boasting the name of the establishment, and they relied on visibility to generate customers. As noted in the National Park Service's *Route 66 Corridor National Historic Context Study*, "these businesses did not follow a standard architectural typology except that they often began as lunchrooms, commonly held a counter and stools as well as tables and chairs (and later, booths), and were separated from the cooking area by a service window, although this separation was sometimes dispensed with in smaller operations."³⁰¹ While some owners constructed simple, inexpensive structures, others sought to gain maximum visibility and traveler interest by constructing buildings with dramatic, unconventional forms that both housed and acted as advertisement for the business. During the 1920s and 1930s, property owners often constructed eateries that served as large-scale representations of the goods sold within. For example, an orange juice stand might have been designed as a colossal orange and a hot dog stand might have taken the shape of a gigantic dog. Simpler, more traditional buildings were often crowned with eye-catching objects, such as large-scale doughnuts, statues of people, or ostentatious sculptural signage. By the 1940s, inexpensive roadside dining became commonplace and small family-owned eateries were replaced by more substantial buildings and operations.³⁰² Although chain restaurants like Howard Johnson's and McDonald's initially developed whimsical architectural forms, the tendency to design flamboyant, distinct buildings fell away in favor of standardized building designs that better blended with the modern urban context. Three roadside eateries are extant in Hollywood. One appears eligible for local listing. Located at 1601 Vine Street, Molly's Charbroiler was constructed in 1953.

Like Molly's the architectural and historical significance of Thelma's Diner must be viewed in the context of the period of a Post World War II roadside diner. The similarity of Thelma's and Molly's goes beyond just the period of construction. Rather than being simple inexpensive structures, both of these diners were engineered and constructed of steel and concrete with the idea that they would be more permanent buildings. Both buildings have survived with little alteration and up until recently were performing their original function. Molly's was closed several years ago as it was slated for demolition in a CRA funded project, which has been on hold since the demise of the redevelopment agencies under the Brown Administration. Thelma's continues in operation as a family business providing breakfast and lunch for Downtown employees just as it has done for almost seventy years. In a comparison of photographs taken in 1956 and 2014, very little physical change has occurred to the diner. The most extensive change is the addition of a storeroom at the rear of the building in 1981, which is not visible from the street. Another notable change was the installation of a folding door at the front of the structure in 1948. This work was done early in the building's existence and would be considered a historic change to the building. This custom door remains intact as it was at the time of installation. These small diners were traditionally simple functional structures that were designed specifically to draw attention to themselves through highly visible signage. Thelma's cafe is exactly that type of structure. Today's signage obscures the original roof and the location of the historic signage, however both issues are easily reversible. The removal of the current wooden sign parapet would expose the original ribbed steel roof and the earlier signage, as shown in the 1956 photo, could be easily replicated. This type of structure, while once fairly common, has been rapidly disappearing, leaving only a few intact examples in existence today. While there are a handful of others remaining in the Downtown area, most have been substantially altered, leaving Thelma's as a rare original example of a Post World War II roadside diner. The building meets two of the criteria for Historic Cultural Monument as it as it embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction and that it reflects the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified in its period of significance as a urban roadside eatery.

LATE DINNER - DRINKS
PARTIES - DANCE ROOM
TCOMB HOTEL SCHOOL



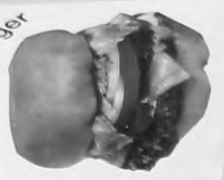
The Helms's

Since 1945

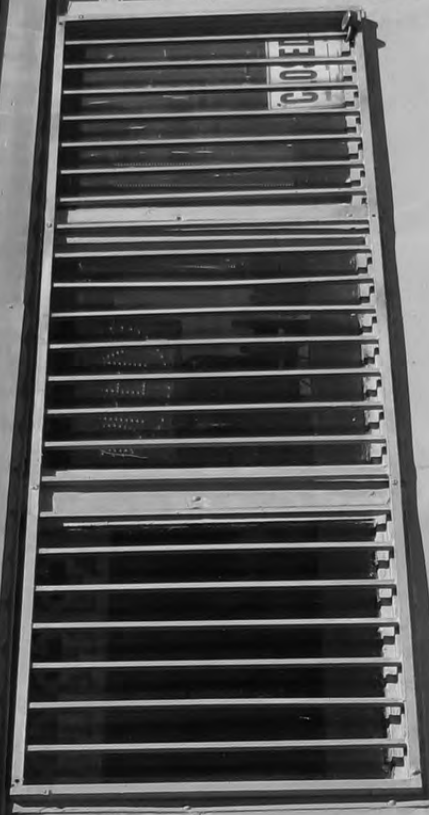
1108 S. BROADWAY
LOS ANGELES, CA 90015
213.747.1000

"DINE IN - TAKE OUT"

Charoiled Butger



108

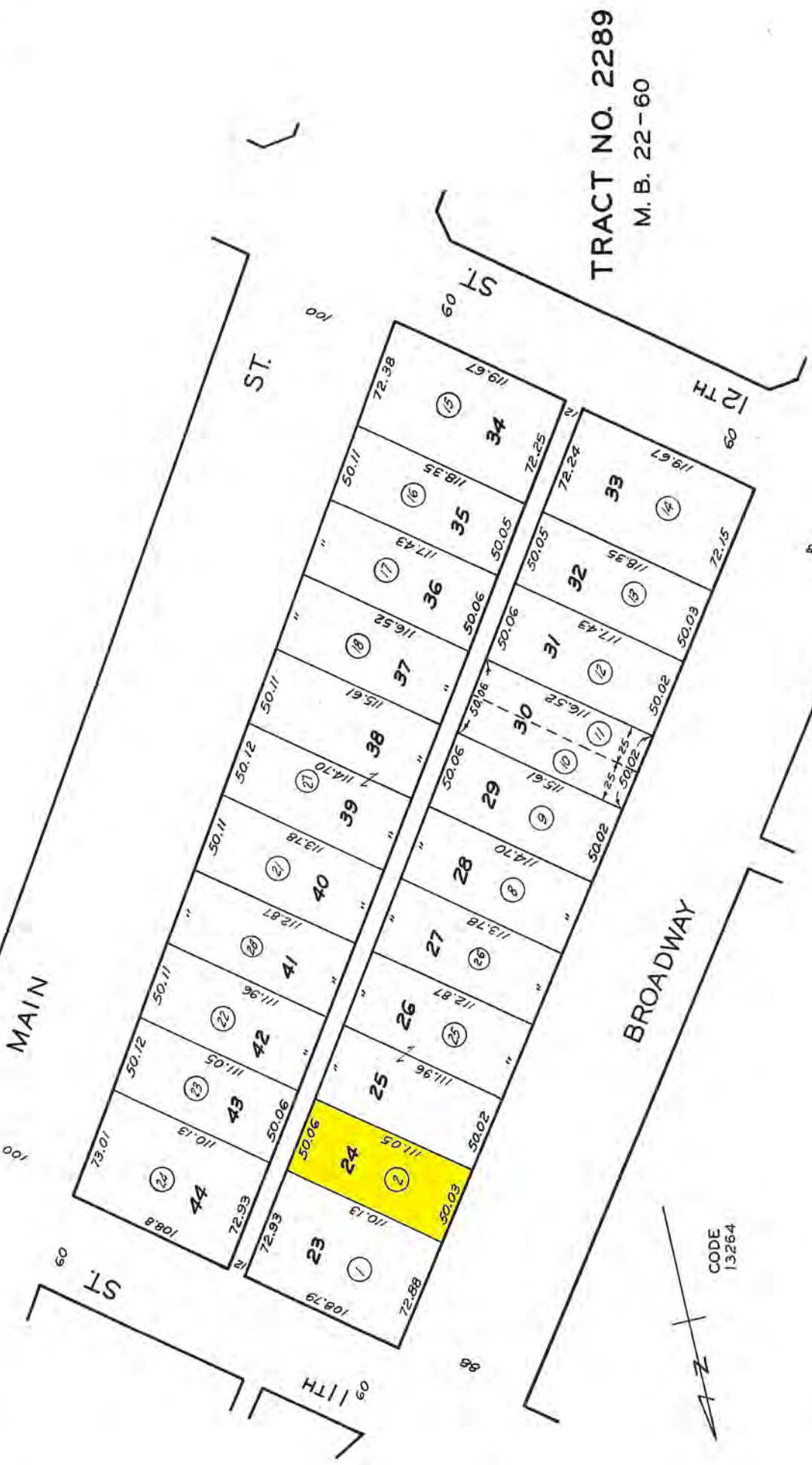


Revised:
 4-29-58
 7/12/2304
 78/10/2304
 880323-88
 022215

12-4-64

5139 17
 SCALE 1" = 60'

2003



TRACT NO. 2289
 M. B. 22-60

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

FOR PREV. ASSMT. SEE: 1044-17

CODE
 13264



City of Los Angeles Department of City Planning

7/6/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1108 S BROADWAY

ZIP CODES

90015

RECENT ACTIVITY

None

CASE NUMBERS

- CPC-2010-213-CA
- CPC-2008-4502-GPA
- CPC-2005-361-CA
- CPC-2005-1124-CA
- CPC-2005-1122-CA
- CPC-1986-606-GPC
- CPC-17168
- ORD-164307-SA2885
- ORD-137036
- ORD-135901
- ORD-129944
- ORD-128690
- ZA-2014-1439-CUB-ZV
- CHC-2014-1402-HCM
- ENV-2014-1440-EAF
- ENV-2014-1403-CE
- ENV-2013-3392-CE
- ENV-2010-214-ND
- ENV-2008-4505-ND
- ENV-2005-362-CE
- ENV-2005-1125-CE
- ENV-2005-1123-CE

Address/Legal Information

PIN Number	126A209 176
Lot/Parcel Area (Calculated)	5,530.1 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E5
Assessor Parcel No. (APN)	5139017002
Tract	TR 2289
Map Reference	M B 22-60
Block	None
Lot	24
Arb (Lot Cut Reference)	None
Map Sheet	126A209

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2079.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	C2-4D-O
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2385 Greater Downtown Housing Incentive Area
General Plan Land Use	Regional Center 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	Downtown
CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5139017002
APN Area (Co. Public Works)* 0.127 (ac)
Use Code 2700 - Parking Lot (Patron or Employee)
Assessed Land Val. \$628,098
Assessed Improvement Val. \$2,049
Last Owner Change 11/26/13
Last Sale Amount \$13,500,135
Tax Rate Area 3264
Deed Ref No. (City Clerk) 660349
6-820
6-372
406318
3-433
227026
222453
1678510
1599325

Building 1

Year Built 1947
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 5,424.0 (sq ft)

Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4
Building 5 No data for building 5

Additional Information

Airport Hazard None
Coastal Zone None
Farmland Area Not Mapped
Very High Fire Hazard Severity Zone No
Fire District No. 1 Yes
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) 7.42429014906449E-02
Nearest Fault (Name) Puente Hills Blind Thrust
Region Los Angeles Blind Thrusts
Fault Type B
Slip Rate (mm/year) 0.70000000
Slip Geometry Reverse
Slip Type Moderately / Poorly Constrained
Down Dip Width (km) 19.00000000
Rupture Top 5.00000000
Rupture Bottom 13.00000000

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

Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	Los Angeles
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	185
Fire Information	
Division	1
Batallion	1
District / Fire Station	10
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-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2014-1439-CUB-ZV
Required Action(s):	CUB-Conditional Use Beverage-Alcohol ZV-ZONE VARIANCE
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.24.W.1 & 12.24.W.18, APPLICANT REQUESTS A CUB/CUX TO ALLOW THE SALES & SERVICE OF A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, AND LIVE ENTERTAINMENT & DANCING IN CONJUNCTION W/THE CASE HOTEL W/IN PROPOSED GROUND FLOOR RESTAURANT A, RESTAURANT B, AND CAFE; BASEMENT AND MEZZANINE BAR/LOUNGE; 4TH FLOOR BANQUET HALL; AND ROOFTOP RESTAURANT. PURSUANT TO LAMC 12.27, APPLICANT REQUESTS A ZONE VARIANCE TO: A) EXCEED THE MAXIMUM FAR OF 6.0 IN ORDER TO ACCOMMODATE FOR A (N) COVERED ROOFTOP. EXISTING SITE AS-IS ALREADY EXCEEDS MAX FAR; AND B) TO PERMIT ZERO VEHICLE & BICYCLE ON-SITE PARKING SPACES IN LIEW OF THE REQUIRED 6 VEHICLE AND 4 BICYCLE SPACES.
Case Number:	CHC-2014-1402-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	COMMERCIAL CLUB BUILDING HISTORIC-CULTURAL MONUMENT
Case Number:	ENV-2014-1440-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.24.W.1 & 12.24.W.18, APPLICANT REQUESTS A CUB/CUX TO ALLOW THE SALES & SERVICE OF A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, AND LIVE ENTERTAINMENT & DANCING IN CONJUNCTION W/THE CASE HOTEL W/IN PROPOSED GROUND FLOOR RESTAURANT A, RESTAURANT B, AND CAFE; BASEMENT AND MEZZANINE BAR/LOUNGE; 4TH FLOOR BANQUET HALL; AND ROOFTOP RESTAURANT. PURSUANT TO LAMC 12.27, APPLICANT REQUESTS A ZONE VARIANCE TO: A) EXCEED THE MAXIMUM FAR OF 6.0 IN ORDER TO ACCOMMODATE FOR A (N) COVERED ROOFTOP. EXISTING SITE AS-IS ALREADY EXCEEDS MAX FAR; AND B) TO PERMIT ZERO VEHICLE & BICYCLE ON-SITE PARKING SPACES IN LIEW OF THE REQUIRED 6 VEHICLE AND 4 BICYCLE SPACES.
Case Number:	ENV-2014-1403-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	COMMERCIAL CLUB BUILDING HISTORIC-CULTURAL MONUMENT
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Display Ad 4 -- No Title

Los Angeles Times (1923-Current File); Sep 4, 1934;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. 5

FREE *All Day* PARKING

WITH ANY OF THE SERVICES LISTED BELOW

Wash **75c** Wash **\$1.25** Grease **50c**
or Grease and Grease With Oil Change

WASH AND CREAM OIL POLISH, \$1.25

WASH AND WAX POLISH, \$2.50 UP

BODY TIGHTENING, \$2.00

SIMONIZING, \$4.00 UP

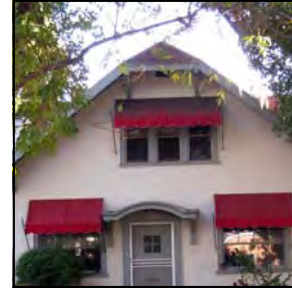
MOTOR WASH, \$1.

*Only Los Angeles WASH RACK with 17
Downtown Locations for Your Convenience*

- | | | |
|---------------------|--------------------|------------------|
| 724 S. Grand Ave. | 745 S. Los Angeles | 742 S. Main St. |
| 742 S. Grand Ave. | 916 S. Los Angeles | 804 S. Main St. |
| 756 S. Grand Ave. | 946 S. Los Angeles | 828 S. Main St. |
| 734 S. Figueroa St. | 412 Wall St. | 1047 S. Main St. |
| 955 S. Broadway | 112 S. Spring St. | 826 Maple Ave. |
| 1108 S. Broadway | 725 S. Flower | |

The Magnitude of Our Business Is Your Assurance of Satisfaction

ASTOR AUTO PARKS



**HISTORIC RESOURCES SURVEY
HOLLYWOOD REDEVELOPMENT PROJECT AREA**

Prepared for
Community Redevelopment Agency

Prepared by
**Chattel Architecture, Planning & Preservation, Inc.
13417 Ventura Boulevard
Sherman Oaks, CA 91423**

February 2010

CRHR –To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

- Demonstrates highest quality of design
- Retains all aspects of integrity, unless they are not essential in conveying the significance
- Warrants a CHR status code of 3CS

LA – To be eligible under a local designation, the property meets the Eligibility Standards and:

- Demonstrates highest quality of design
- Retains all aspects of integrity, unless they are not essential in conveying the significance
- Warrants a CHR status code of 5S3.

Four (4) properties appear to meet state and local eligibility criteria. They are:

1. Hollywood Center Motel, 6722 West Sunset Boulevard, original building constructed in 1901, motel addition construction date unknown. As the oldest extant property in Hollywood, this property appears eligible for listing in the National Register. It also appears significant as an early motel.
2. Hollywood Downtowner Inn, 5601 Hollywood Boulevard, constructed in 1956. This property appears eligible for listing in the California Register for its association with this property type.
3. Hollywood Towne House, 6055 West Sunset Boulevard, constructed in 1958. This property appears eligible for listing in the California Register for its association with this property type.
4. Hollywood Premiere Motel, 5333 Hollywood Boulevard, constructed in 1960. This property appears eligible for listing in the California Register for its association with this property type.



5601 Hollywood Blvd, 2009 (CA)



6055 W Sunset Blvd, 2009 (CA)



5333 Hollywood Blvd, 2009 (CA)

Property Type: Roadside eateries

By the mid-1920s, the Hollywood district had become very commercial in character. Most commercial buildings, however, were no longer styled primarily in the dignified Beaux-Arts Classicism characteristic of many earlier commercial buildings. The automobile had vastly widened the range of available venues for shopping and entertainment from which people could easily choose. “Roadside architecture,” buildings fancifully designed as large-scale representations of common objects, such as food items or animals, became commonly employed as a means of attracting passing motorists and their dollars. The buildings essentially functioned as signs, although the object represented on the outside did not always correspond to the goods sold within.

While roadside eateries grew popular in the years immediately preceding the 1920s, and were characterized by fast service, close proximity to roadways, and ease of automobile parking, the need for fast fare was not a novel concept when roadside eateries gained popularity in the early part of the 20th Century. Quick-service food establishments were built in the United States as early as the mid-19th Century. Settlement of the west, expansion of the railroad system, and industrialization and rapid growth of urban areas initially created the demand for quick meals for travelers, workers, and busy families. Cafeterias, sandwich shops, and lunch counters were developed in response.²⁹⁵ The number of restaurants in the United States grew by 40% from 1910-1927.²⁹⁶ The rapid growth in number of roadside dining establishments can be attributed not only to the increase in car travel but also the nation-wide prohibition of alcohol in the 1920s, which temporarily eliminated competition from bars, and the rising number of women entering the workplace, which decreased the amount of time families had to prepare food at home.²⁹⁷ The market for speedy, convenient dining options targeted at automobile travelers grew substantially during this time, spawning the proliferation of roadside eateries, which appeared in a variety of architectural forms.

Roadside eateries built from the 1920s through the 1940s tended to be individual or family-owned operations often constructed quickly using low-cost materials gathered from local sources. Despite the economic problems affecting the nation during the Great Depression, roadside eateries continued to open throughout the 1930s. Barriers to entry for roadside restaurateurs were low and any individual capable of creating a frame-and-stucco building, cooking, and cleaning could open a roadside eatery.²⁹⁸ It has been particularly noted that cafes located along Route 66 have a history distinguished by “independent ownership, unregimented appearance, and frequently casual approach to business.”²⁹⁹ Because many of the early roadside eateries were makeshift structures not meant to last through the years, few remain. Despite the ephemeral nature of the vernacular roadside architecture of the first half of the 20th Century, these buildings have been defined as an architectural type, termed “programmatic,” by architectural historian David Gebhard, who writes, “the vocabulary employed in these buildings hinged on a program organized to convey meaning not directly but by indirection.”³⁰⁰

Early roadside eateries were generally constructed as simple buildings containing large signs boasting the name of the establishment, and they relied on visibility to generate customers. As noted in the National Park Service’s *Route 66 Corridor National Historic Context Study*, “these businesses did not follow a standard architectural typology except that they often began as lunchrooms, commonly held a counter and stools as well as tables and chairs (and later, booths), and were separated from the cooking area by a service window, although this separation was sometimes dispensed with in smaller operations.”³⁰¹ While some owners constructed simple, inexpensive structures, others sought to gain maximum visibility and traveler interest by constructing buildings with dramatic, unconventional forms that both housed and acted as advertisement for the business. During the 1920s and 1930s, property owners often constructed eateries that served as large-scale representations of the goods sold within. For example, an orange juice stand might have been designed as a colossal orange and a hot dog stand might have taken the shape of a gigantic dog. Simpler, more traditional buildings

²⁹⁵ Chester Liebs, *Main Street to Miracle Mile*, (Baltimore: Johns Hopkins University Press), 193-194.

²⁹⁶ Liebs, 196.

²⁹⁷ Liebs, 196.

²⁹⁸ Scott, 22.

²⁹⁹ Cassity, 305.

³⁰⁰ Jim Heimann, *California Crazy & Beyond*, (San Francisco: Chronicle Books, 2001), 8.

³⁰¹ Cassity, 305.

were often crowned with eye-catching objects, such as large-scale doughnuts, statues of people, or ostentatious sculptural signage.

By the 1940s, inexpensive roadside dining became commonplace and small family-owned eateries were replaced by more substantial buildings and operations.³⁰² Although chain restaurants like Howard Johnson's and McDonald's initially developed whimsical architectural forms, the tendency to design flamboyant, distinct buildings fell away in favor of standardized building designs that better blended with the modern urban context.

Three roadside eateries are extant in Hollywood. One appears eligible for local listing. Located at 1601 Vine Street, Molly's Charbroiler was constructed in 1953.



Molly's Charbroiler, 1601 Vine Street, 2009 (CA)

³⁰² Cassity, 206.

Building Permit History
1108 S. Broadway
Downtown Los Angeles

- November 18, 1946: Building Permit No. LA28729 for the construction of a 1-story, 10' 6" X 11' 4" steel and concrete sandwich stand at 1108 South Broadway, at front of Lot 24, Tract No. 2289.
Owner: Lee Schall
Architect: None
Engineer: Karl Ponay
Contractor: None
Cost: \$600.00
- May 28, 1948: Building Permit No. LA16934, for installation of folding door in the front - doors to be metal & glass all jambs to be metal. Revocable Permit...bldg const. under 28729-46
Owner: Lee Schall
Architect: None
Engineer: None
Contractor: Owner
Cost: \$100.00
- May 20, 1964: Building Permit No. LA76256 to construct a 7' X 4' wood and aluminum shoe shine stand.
Owner: Lee's Auto Park
Architect: None
Engineer: Robert Haussler
Contractor: All Season Awning
Cost: \$200.00
- February 10, 1967: Building Permit No. LA40632 to erect a 12 foot high 5' X 6' post sign.
Owner: J & J Coffee Shop
Architect: None
Engineer: None
Contractor: National Neon
Cost: \$401.00

April 14, 1980: Building Permit No. LA16999 to add 4.5' X 23' rear storage to comply w/JOH-65392.
Owner: Mr. and Mrs. Alfred Goldhorn
Architect: Frederic HGB Booker Corp.
Engineer: None
Contractor: King Construction
Cost: \$8,000.00

March 8, 1981: Building Permit No. LA16999 to add 23' wide X 18' deep concrete block building addition to comply w/JOH-65392, issued 12-18-78.
Owner: Alfred Goldhorn
Architect: Manuel Pascher
Engineer: None
Contractor: Zoltan Inanye
Cost: \$4,000.00

1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
CERTIFICATE OF OCCUPANCY

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. B4

Tract 2299

Location of Building 1108 South Broadway
(Block Number and Street)

Approved by
[Signature]
City Engineer
Deputy

Between what cross streets Eleventh and Twelfth

USE INK OR INDELIBLE PENCIL

1. Purpose of building Sandwich Stand Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Lee Schall Phone AL 5058
(Print Name)

3. Owner's address 4529 Montezale Place P. O. Los Angeles 41, Calif.

4. Certificated Architect Karl Pomayz State License No. 5415 Phone Comma

5. Licensed Engineer _____ State License No. _____ Phone _____

6. Contractor _____ State License No. _____ Phone _____

7. Contractor's address _____

8. VALUATION OF PROPOSED WORK 600.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)

9. State how many buildings NOW on lot and give use of each. None
(Store, Dwelling, Apartment House, Hotel, or other purpose)

10. Size of new building 10'0" x 11'4" No. Stories 1 Height to highest point 8' Size lot 50' x 110'

11. Material Exterior Walls Steel Beys Welded Con Type of Roofing Steel Rib

12. For Accessory Buildings and similar structures
(a) Footing: Width _____ Depth in Ground _____ Width of Wall _____
(b) Size of Studs _____ Material of Floor _____
(c) Size of Floor Joists _____ Size of Rafters _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Lee Schall (Owner or Authorized Agent)
By Arnold S. Jackson

Plans, Specifications and other data must be filed.

FOR DEPARTMENT USE ONLY

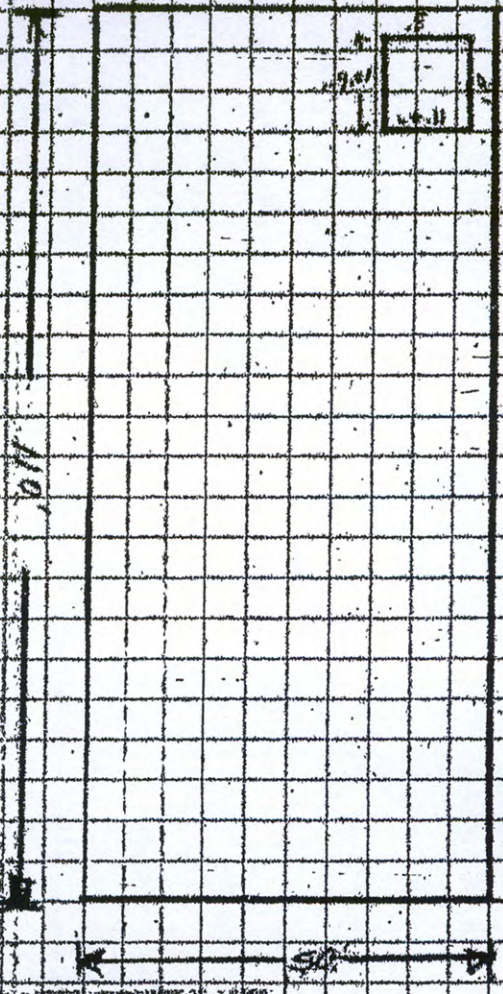
(1) PLAN CHECKING Receipt No. <u>16948</u> Valuation <u>\$600.00</u> Fee Paid <u>\$2.00</u>		(2) REINFORCED CONCRETE Bbls. _____ Cement _____ Tons of Reinforcing Steel _____		FEES Bldg. Per. <u>400</u> Cert. of Occupancy <u>200</u> Total <u>600</u>	
TYPE <u>IV</u> GROUP <u>G</u> PERMIT No. <u>2299</u> PLANS	Maximum No. Occupants _____ Plans and Specifications checked <u>Roberts</u> Construction Verified <u>Roberts</u> Plans, Specifications and Application checked and approved <u>[Signature]</u> Was Plans Set _____ Filed with _____	Corner Lot _____ Key Lot _____ Original Lot Keyed <u>50K111</u> Bldg. Line _____ City _____ State _____ City Engineer <u>[Signature]</u> Date <u>Nov 18 1946</u> City Clerk _____	Lot Bldg _____ Fire District No. _____ Street Widening _____ District Map No. <u>5518</u> Stamp here when permit is issued <u>NOV 18 1946</u> Inspector <u>[Signature]</u>	12th rear alley 2nd side alley <u>[Signature]</u>	Valuation Included: Yes _____ No _____

← S

→ N

BRONX DRIVE

S



PLOT PLAN
1/4" = 5'

~~Handwritten notes and signatures at the bottom of the page, including the name 'W. S. ...' and other illegible text.~~

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-23-4-01
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 24

Tract 2289

Location of Building: 1108 S. DROADWAY
(House Number and Street)

Approved by
City Engineer

Between what cross streets 11th & 12th Sts.

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building LUNCH STAND Families — Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 2 yrs.

3. Use of building AFTER alteration or moving SAME Families — Rooms —

4. Owner LEE SCHALL Phone NO. 28329

5. Owner's Address 2113 Waverly Dr. P. O. C. A.

6. Certificated Architect NONE State — License No. — Phone —

7. Licensed Engineer NONE State — License No. — Phone —

8. Contractor Owner State — License No. — Phone —

9. Contractor's Address above

10. VALUATION OF PROPOSED WORK 102
(Including all labor and material and all processes including lighting, heating, ventilation, plumbing, fire protection, electrical wiring and services, equipment therein or thereon)

11. State how many buildings NOW on lot and give use of each 2 YRS. 1 BLDG. LUNCH STAND
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 12' x 12' Number of stories high 1 Height to highest point 9'-0"

13. Material Exterior Walls STEEL Exterior framework STEEL
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
INSTALLATION OF FOLDING DOOR IN THE FRONT.
Doors to be metal & glass - All
decks to be metal

REVOCABLE PERMIT Bldg Const. Work 28729-46
NEW CONSTRUCTION

15. Size of Addition NONE Size of Lot x Number of Stories when complete 1

16. Footing: Width — Depth in Ground — Width of Wall — Size of Floor Joists x

17. Size of Studs x Material of Floor — Size of Rafters x Type of Roofing —

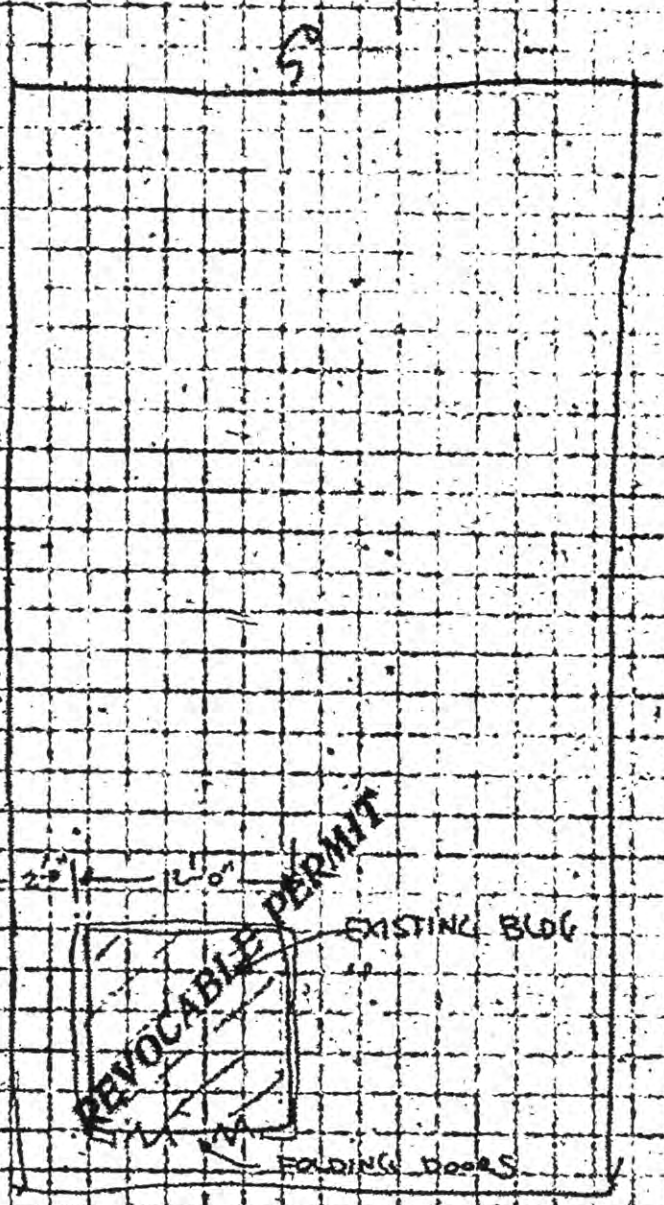
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here [Signature]
By [Signature]
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEES	
Dates <u>X</u>		Bldg. Per. <u>150</u>		Cert. of Occupancy <u>—</u>	
Receipt No. <u>X</u>		Tons of Reinforcing Steel <u>—</u>		Total <u>150</u>	
Valuation \$ <u>X</u>		Key Lot <u>—</u>		Lot Size <u>50x110</u>	
Fee Paid \$ <u>X</u>		Corner Lot Keyed <u>—</u>		Foot run alley <u>12'</u>	
TYPE GROUP <u>IV G</u>		Zone <u>C.M.</u>		7 Ft. side alley <u>6'</u>	
Maximum No. of Stories <u>—</u>		Fire District <u>I</u>		District Map No. <u>5598</u>	
Isolate Lot <u>—</u>		No. of Stories <u>—</u>		Stamp here when Permit is issued	
Covered Lot <u>—</u>		Area of Framing <u>—</u>		Date <u>MAY 27 1948</u>	
Plans and Specifications checked <u>X</u>		Application obtained and approved <u>B</u>		Inspector <u>[Signature]</u>	
Correcting verified <u>X</u>		Continuous Inspection <u>—</u>		SPRINKLES <u>—</u>	
Plans, Specifications and Application rechecked and approved <u>B</u>		Weather Observed <u>—</u>		Yes <u>—</u> No <u>—</u>	
PLANS <u>16934</u>		For Plans see <u>B</u>		Flood with <u>—</u>	

REVOCABLE PERMIT on applicationally



REVOCABLE PERMIT

EXISTING BLDG

FOLDING DOORS

BROADWAY

1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1—Rev. 3-44

N o 505

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 DESC. LOT 24 BLK TRACT

2. PURPOSE OF BUILDING SHOE SHINE STAND 2289
(23) Free Standing Aluminum Canopy

3. JOB ADDRESS 1108 South Broadway
11th St AND 12th St

4. BETWEEN CROSS STREET

5. OWNER'S NAME Lee's Auto Park 7469551 PHONE

6. OWNER'S ADDRESS 1108 South Broadway L.A 15 P.O BOX ZONE

7. ARCHITECT OR DESIGNER STATE LICENSE NO PHONE

8. ENGINEER Robt Haussler 698 TH25107 STATE LI NSE NO PHONE

9. CONTRACTOR All Season Awning 145483 LU231678 STATE LICENSE NO PHONE

10. SIZE OF NEW BLDG. 7x4' STORIES 1 HEIGHT 1 NO OF EXISTING BUILDINGS ON LOT AND USE 1 Snack Bar

11. MATERIAL OF CONSTRUCTION EXT. WALLS ROOF FLOOR

12. JOB ADDRESS 1108 South Broadway

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 200,000

CENSUS TRACT

DIST. MAP 120-209

ZONE C-5-4

FIRE DIST. I

INSIDE 88 OR LOT

KEY REV COR

LOT SIZE 50.03x110.00

REAR ALLEY 12

SIDE ALLEY BLDG. LINE

AFFIDAVITS

DISTRICT OFFICE L.A. GRADING

CRIT. SOIL

1

PURPOSE OF BUILDING SHOE SHINE STAND VALUATION APPROVED

TYPE II GROUP 5-1 STORIES PLANS CHECKED

BLDG. AREA 28' MAX. OCC. TOTAL PLANS APPROVED

DWELL. UNITS GUEST ROOMS SPACES PARKING REQ'D PROVIDED APPLICATION APPROVED

SPRINKLERS REQ'D SPECIFIED CONT. INSP.

P.C. No. 130 S.P.C. G.P.I. B.P. 200 I.F. O.S. C/O TYPIST elh

HIGHWAY DED No 505

FLOOD

CONS.

ZONED BY A. JOHNSON

FILE WITH NO

INSPECTOR

SEB-16-64 46076 E •76256 W - 2 CK 1:30
SEB-16-64 46077 E •76256 W - 1 CK 2:00

CASHIERS

STATEMENT OF RESPONSIBILITY

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

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

Signed *[Signature]* (Owner or Agent)

Name	Date
Bureau of Engineering	M.S.
Conservation	
Plumbing	
Planning	
Fire	
Traffic	

ADDRESS APPROVED

SEWERS AVAILABLE NOT AVAILABLE

DRIVEWAY APPROVED

HIGHWAY DEDICATION REQUIRED COMPLETED

FLOOD CLEARANCE APPROVED

APPROVED FOR ISSUE FILE #

PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED

APPROVED UNDER CASE #

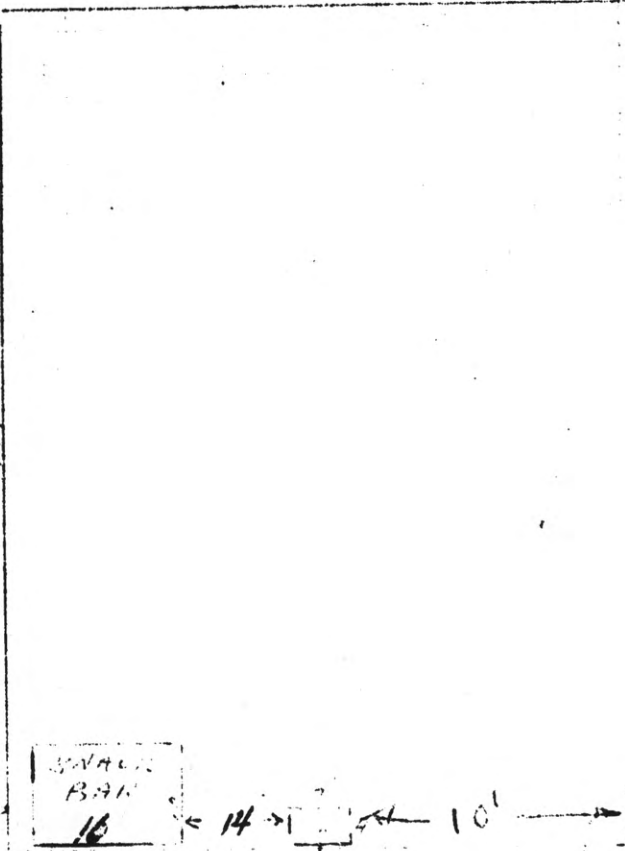
APPROVED (TITLE 1) (L.A.M.C.-5700)

APPROVED FOR

BE LETTER # 093005 19' IN LIEU OF
10' BETWEEN PROVISIONAL STRUCTURES #A

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

50'



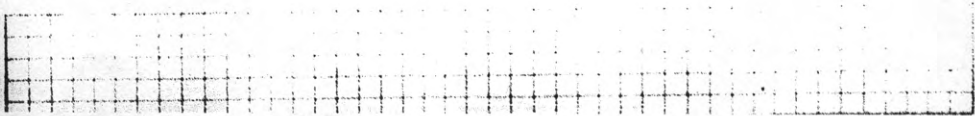
SPACE BANK
16

14

10'

STOESHAIVE STAND

108 S BROADWAY



1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

BLS B-1-Rev. 3-64

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

5-1

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

1. LEGAL DESCR.	LOT 24	BLK. -	TRACT 2289
2. PURPOSE OF BUILDING	Post sign		
3. JOB ADDRESS	1108 S. Broadway		
4. BETWEEN CROSS STREETS	11th St.	AND	12th St.
5. OWNER'S NAME	J & J Coffee Shop		
6. OWNER'S ADDRESS	1108 S. Broadway	P. O. BOX	ZONE
7. ARCHITECT OR DESIGNER		STATE LICENSE NO.	PHONE
8. ENGINEER		STATE LICENSE NO.	PHONE
9. CONTRACTOR	National Neon	STATE LICENSE NO. 223399	PHONE OT 6 6501
10. SIZE OF NEW BLDG.	STORIES 1	HEIGHT 12	OF EXISTING BUILDINGS ON LOT AND USE 1 Coffee Shop
11. MATERIAL OF CONSTRUCTION	EXT. WALLS Metal	ROOF	FLOOR
12. JOB ADDRESS	1108 S. Broadway		
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	401.00		

CENSUS TRACT
DIST. MAP 126-209
ZONE C-5-4-0
FIRE DIST. I 88
INSIDE COR. LOT KEY REV. COR.
LOT SIZE 50 x 110
50 x 111
REAR ALLEY 12
SIDE ALLEY BLDG. 1

1. 1108 S Broadway	PURPOSE OF BUILDING Post Sign	VALUATION APPROVED
TYPE Sign	GROUP Misc	STORIES
BLDG. AREA 30	MAX. OCC.	TOTAL
DWELL. UNITS	GUEST ROOMS	SPACES PARKING REQ'D PROVIDED
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	APPLICATION APPROVED
P.C. No.		

AFFIDAVITS
DISTRICT OFFICE LA
GRADING
CRIT
HIGHWAY DED. Yes
FLOOD
CONS.
ZONED BY
FILE WITH
INSPECTOR

P.C. S.P.C. G.P.I. B.P. 350 I.F. J.S. C/O TYPIST

Fwy ok

FEB-14-67 064475 •40632 Z-1CK 350

STATEMENT OF RESPONSIBILITY

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

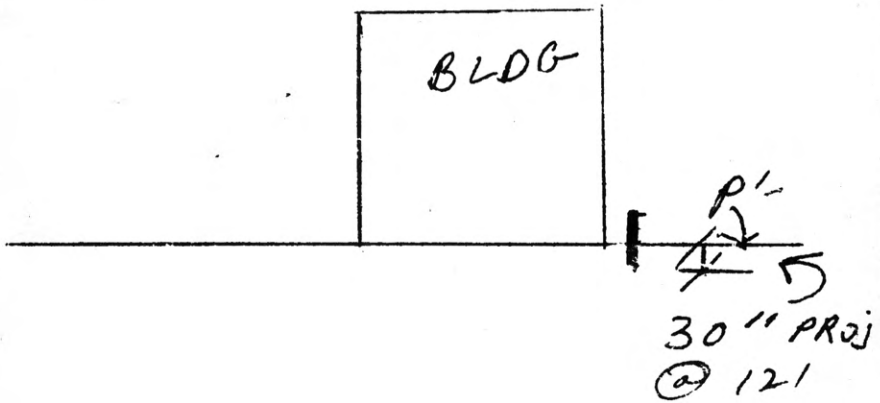
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither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

Signed Gary Sloan (Owner or Agent)

Bureau of Engineering
Conservation
Plumbing
Planning
Fire
Traffic

ADDRESS APPROVED
SEWERS AVAILABLE NOT AVAILABLE
DRIVEWAY APPROVED
HIGHWAY DEDICATION REQUIRED COMPLETED
FLOOD CLEARANCE APPROVED
APPROVED FOR ISSUE FILE #
PRIVATE SPWAGE DISPOSAL SYSTEM APPROVED
APPROVED UNDER
APPROVED (TITLE 19) (L.A.M.C.-5700)
APPROVED FOR

Name	Date
J. Tumbery	2-14-67



BROADWAY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	24		2289	9	2079.00
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING				CENSUS TRACT
(1) Snack Cafe	same				126-209
3. JOB ADDRESS	1108 South Broadway				ZONE
					C 5-4-0
4. BETWEEN CROSS STREETS	AND				FIRE DIST.
Eleven	Twelve St				one
5. OWNER'S NAME	PHONE				LOT TYPE
Mr. & Mrs Alfred Goldhorn					int
6. OWNER'S ADDRESS	CITY				LOT SIZE
605 N. Kingley Rd	LA				50.03x
	ZIP				111.05
	938-8721				
7. ENGINEER	BUS. LIC. NO.				ALLEY
					12rea
8. ARCHITECT OR DESIGNER	ACTIVE STATE LIC. NO.				BLDG. LINE
Fredric HGB Booker Corp					
9. CONTRACTOR	PHONE				AFFIDAVITS
King Construction	B-1 362122				CCPD
10. BRANCH LENDER	ADDRESS				CITY
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 19'6" LENGTH 23'	1		parking lot		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
	metal	metal	conc		
13. JOB ADDRESS	1108 South Broadway Street				DISTRICT OFFICE
					LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 8,000				EISMIC STUDY ZONE
15. NEW WORK: (Describe)	add rear storage comply w/JOH-65392				GRADING
NEW USE OF BUILDING	GROUP	SIZE OF ADDITION	STORIES	HEIGHT	
Cafe		4.5 X 23'			
TYPE	BLDG. AREA	PLANS CHECKED	CONS.		
IV Professional structure	400 SF	Kenley			
DWELL. UNITS	MAX. OCC.	PLANS APPROVED	ZONED BY		
		Kenley	S. In		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED		
			Kenley		
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY			INSPECTOR
		COMB GEN MAJ. S. CONS			Khan
P.C.	S.P.C.	B.P.	P.M.	S.P.E.	O.S.
5142		6050			
P.E. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	ENERGY:	TYPIST		
479953	EXEMPT	envelope			

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMPLETED.

CASHIERS USE ONLY

PR-14-80 732795 :01335 S = 6 CK 51.00

PR-14-80 732795 :01335 S = 6 CK 60.50

LIMIT OF PERMIT

16. APPLICANT - Check the appropriate box: fill in the blanks, sign at the bottom.

I hold State Contractor's License No. _____ which is in full force and effect.

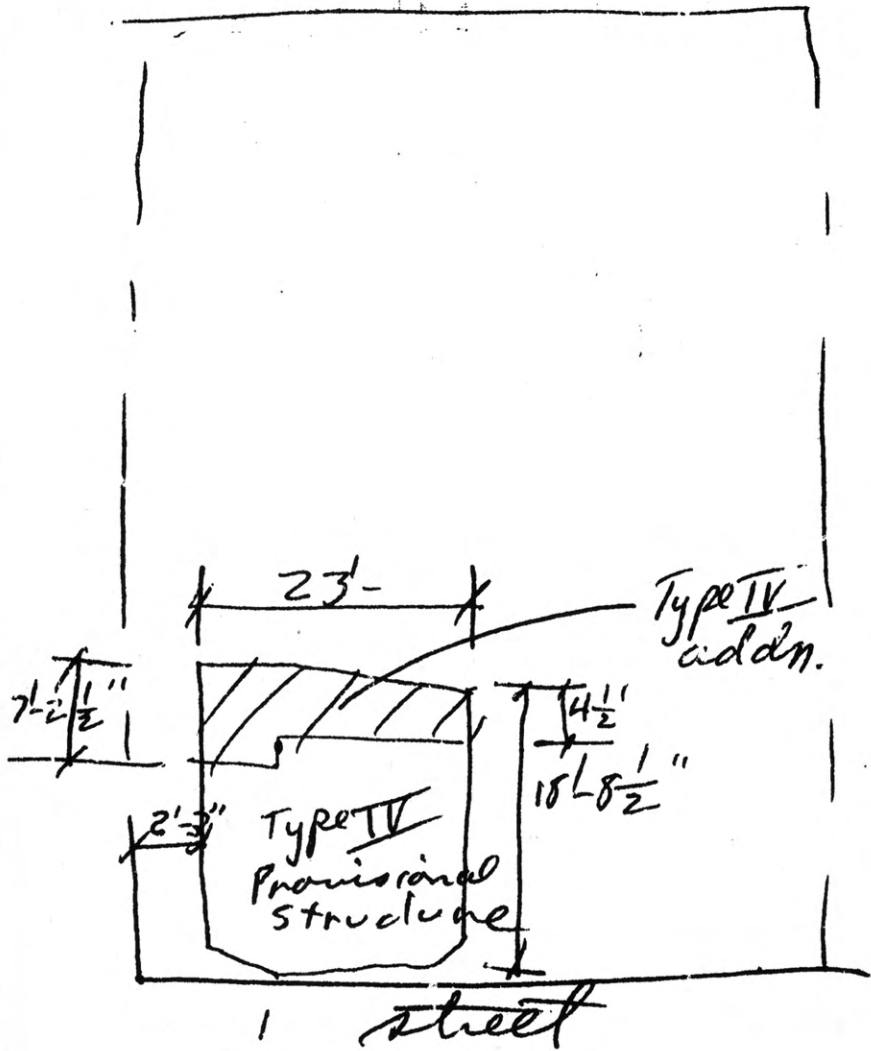
I am exempt from the provisions of Chapter 9, Division 3, Business and Professions Code pursuant to the exemption specified herein on the basis that:

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein; that it does not authorize or permit any violation or failure to comply with any applicable law; that neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed: _____ Position: _____ Date: 4/1/80

(Owner or agent having property owner's consent) Also sign statement on reverse side, if applicable.

Bureau of Engineering	ADDRESS APPROVED	Signature/Date			
	DRIVEWAY				
	HIGHWAY DEDICATION NOT REQ'D.		NOT REQUIRED	COMPLETED	none 4-19-80
	FLOOD CLEARANCE				
SEWERS	SEWERS AVAILABLE				
	NOT AVAILABLE				
	SFC PAID				
	SFC NOT APPLICABLE	SFC DUE			
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED				
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>				
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)				
Housing	HOUSING AUTHORITY APPROVAL				
Planning	APPROVED UNDER CASE #				
Traffic	APPROVED FOR				
Construction Tax	RECEIPT NO.	DWELLING UNITS			



APPLICATION FOR INSPECTION - TO ALTER, REPAIR, DEMOLISH

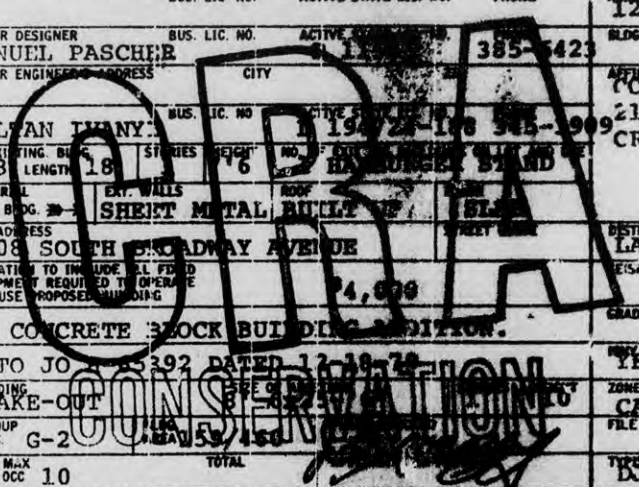
CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT 24	BLOCK	TRACT 2289	PLAT	SECTION NO. 9	DIST. MAP 126 B 209	CHANGING TRACT 2079.00	
2. PRESENT USE OF BUILDING	Q7 HAMBURGER STAND			NEW USE OF BUILDING	N/C		LINE C 5-4-0(-4)	
3. JOB ADDRESS	1108 SOUTH BROADWAY AVENUE					PIECE PART.	ONE	
4. BETWEEN CROSS STREETS	11TH STREET		AND	12TH STREET		LOT SIZE	IRREG	
5. OWNER'S NAME	ALFRED GODKORN		PHONE	747-1000		ALLEY	12' REAR	
6. OWNER'S ADDRESS	1108 SOUTH BROADWAY AVENUE					ARCHITECT OR DESIGNER	MANUEL PASCHER	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	385-5423		BLDG. LINE		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	385-5423		APPROVALS	CPD 21940 CR 4	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY					DISTRICT OFFICE	LA	
10. CONTRACTOR	ZOLYAN IVANY	BUS. LIC. NO.	1942-178	PHONE	345-909	SEISMIC STUDY SHEET		
11. SIZE OF EXISTING BLDG.	WIDTH 23	LENGTH 18	STORIES 6	HEIGHT 16	HAMBURGER STAND			
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS SHEET METAL	ROOF RUFFLE	STAIRS					
13. JOB ADDRESS	1108 SOUTH BROADWAY AVENUE					DISTRICT OFFICE	LA	
14. VALUATION TO INCLUDE ALL FIELD EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	4,970					SEISMIC STUDY SHEET		
15. NEW WORK (Describe)	CONCRETE BLOCK BUILDING ADDITION.					GRADING	FLOOR	
COMPLY TO JO	3392	DATED	12-19-78			NEW BLD. / CORR.	YES	
NEW USE OF BUILDING	FOOD TAKE-OUT					ZONED BY	CALABRESE	
TYPE	GROUP IV	IBCC	G-2	PLG. AREA	50' x 150'	FILE WITH		
DWELL UNITS	MAX OCC 10	TOTAL			DIST	DST		
GUEST ROOMS	PARKING REQ D NC	PARKING PROVIDED STD. CONP.			INSPECTOR	MAGBANUA		
SPRINKLERS REQ'D SPEC	No	CONF. INSP.	No		CASHIER'S USE ONLY			
P.C.	26.35	P.M.			C	86.95	8-9C	
S.P.C.	-	I.F.			C	31.00	8P-9P	
B.P.	31.00	O.S.				169.33	DOB1	
G.P.I.	C/O	C/O				86175	3 01/1A/81	
DIST. OFFICE	L.A.	ENERGY	None				97.35	
P.C. NO	22-2083							



DECLARATIONS AND CERTIFICATIONS

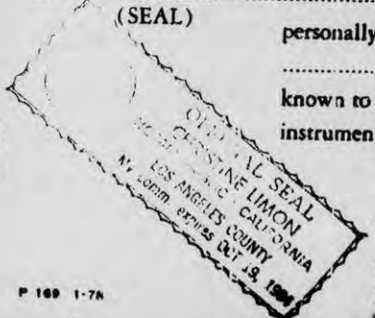
LICENSED CONTRACTORS DECLARATION
 16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 18000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date NA Lic. Class _____ Lic. No. _____ Contractor _____
 Contractor's Mailing Address _____

OWNER-BUILDER DECLARATION
 17. I hereby affirm that I am exempt from the Contractor's License Law for the purpose of Section 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, repair, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a permit with the city or county pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 18000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not less than \$1000 and not more than \$5000.
 I, as owner of the property, or my employee with wages at their full rate of pay, will do all work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ B. & P. C. by _____

INDIVIDUAL ACKNOWLEDGMENT

State of California
 County of Los Angeles } S. i.
 On this 13th day of June
 Christine Limon _____, a Notary Public in and for

(SEAL)
 personally appeared ALFRED GOLDKORN
 known to me to be the person whose name is
 instrument, and acknowledged that he executed the same
 WITNESS my hand and official seal.



Notary Public in and for said Los Angeles
 My commission expires Oct. 19, 1981

1-6-81
April 13 81
13 81
12

102

PIL

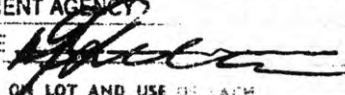
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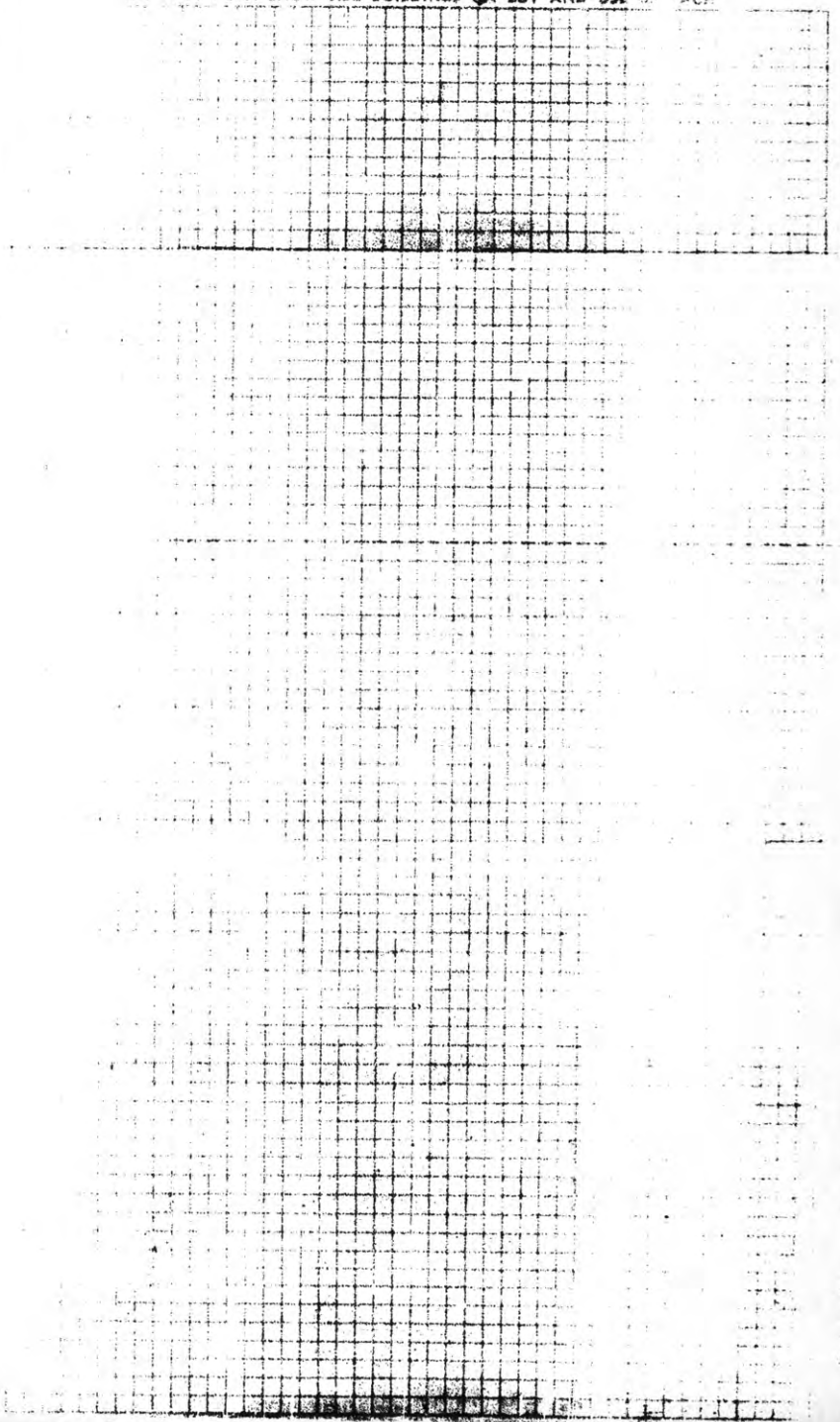
THIS SITE IS
UNOCCUPIED
AN ADDED
MUNITY RE-

DEVELOPMENT AGENCY

SIGNATURE



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



Thelma's Cafe Photographs



Thelma's Cafe, 1108 S. Broadway, June 19, 2014 (Photograph by Charles J Fisher)



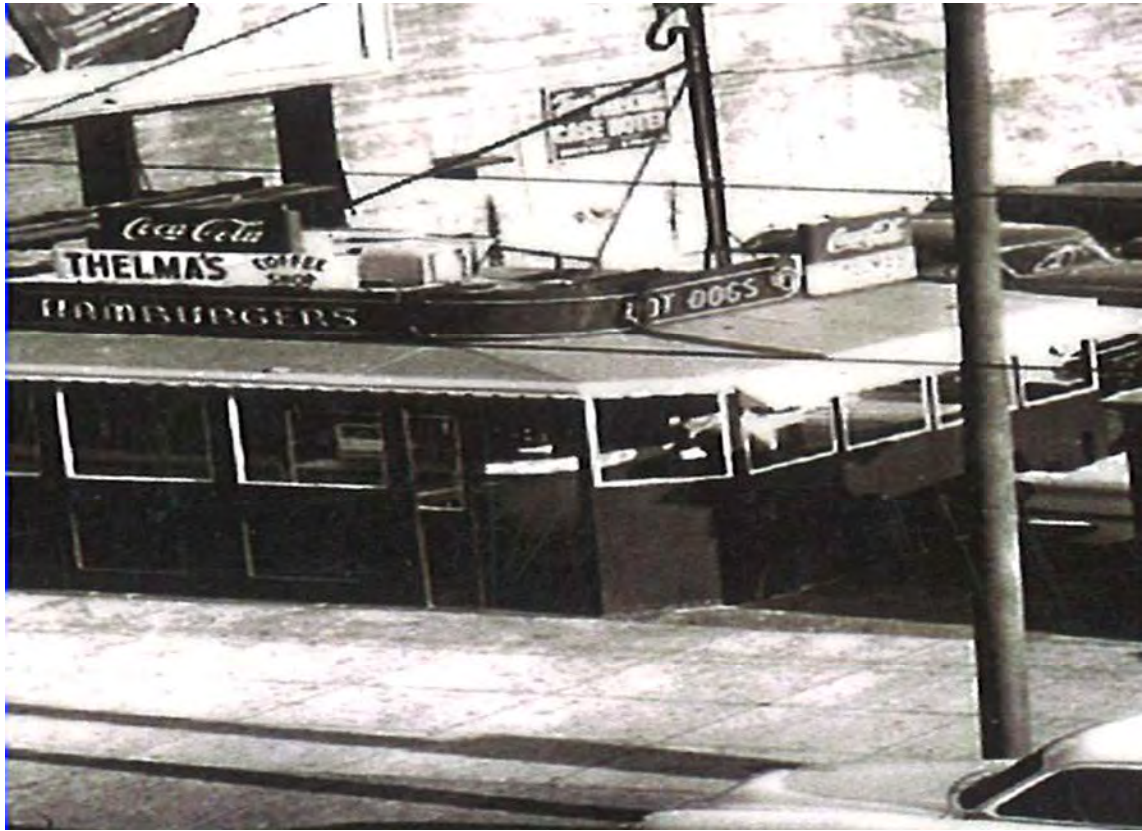
Thelma's Cafe, 1108 S. Broadway, c2012 (Photograph by Google Earth)



Thelma's Cafe, 1108 S. Broadway, June 19, 2014 (Photograph by Charles J Fisher)



Thelma's Cafe, 1108 S. Broadway, June 19, 2014 (Photograph by Charles J Fisher)



The Polynesian, 1830 N. Taft Avenue in 1956 (Unknown photographer-part of larger panorama)



Thelma's Cafe, 1108 S. Broadway sign with 1956 panorama, June 19, 2014 (Photograph by Charles J Fisher)



Thelma's Cafe, 1108 S. Broadway with Commercial Club Building, May 29, 2014 (Photograph by James Yang)



The Thelma's Cafe, 1108 S. Broadway with Commkercial Club Building, May 29, 2014 (Photograph by James Yang)



Thelma's Cafe, interior-note steel roof, 1108 S. Broadway, July 7, 2014 (Photograph by Charles J Fisher)



The Thelma's Cafe, interior-note steel roof, 1108 S. Broadway, July 7, 2014 (Photograph by Charles J Fisher)



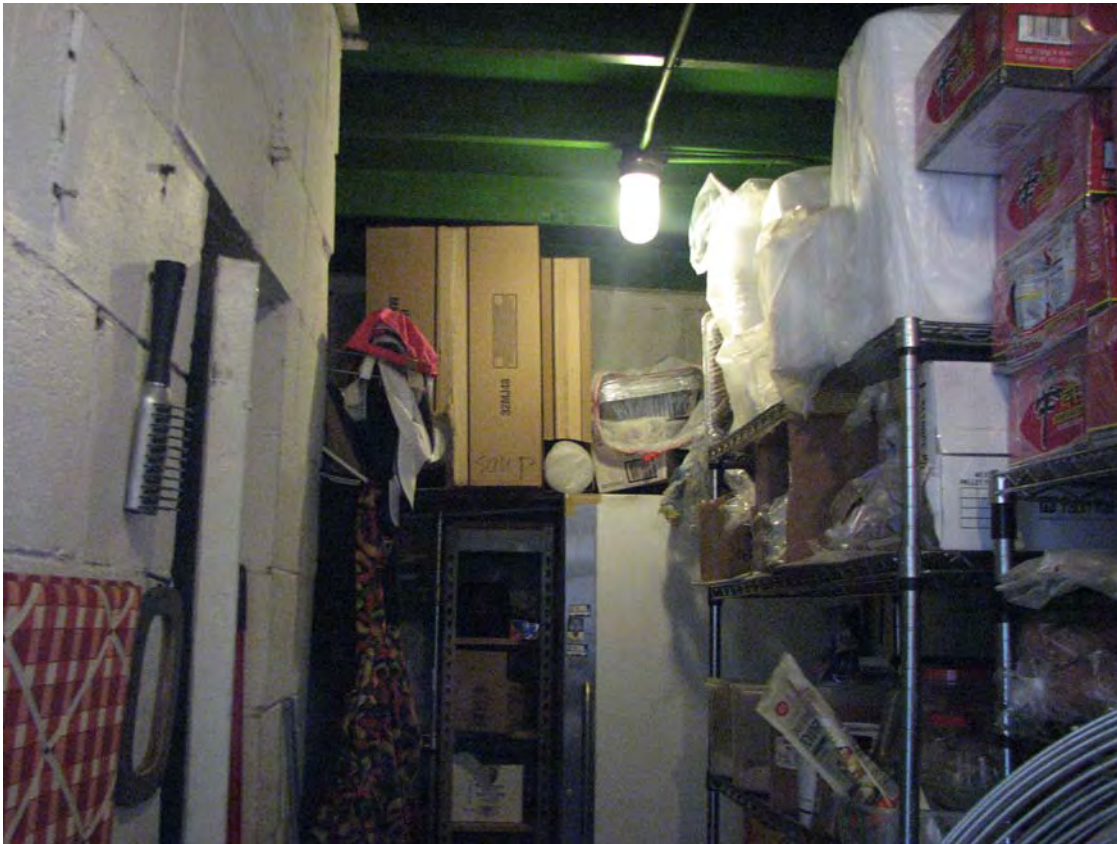
Thelma's Cafe, steel roof seen from interior, 1108 S. Broadway, July 7, 2014 (Photograph by Charles J Fisher)



Thelma's Cafe, interior-note steel roof, 1108 S. Broadway, July 7, 2014 (Photograph by Charles J Fisher)



Thelma's Cafe, kitchen area, 1108 S. Broadway, July 7, 2014 (Photograph by Charles J Fisher)



Thelma's Cafe, inside storage addition, 1108 S. Broadway, July 7, 2014 (Photograph by Charles J Fisher)



Thelma's Cafe, 1108 S. Broadway, June 19, 2014 (Photograph by Charles J Fisher)