



# Los Angeles CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
www.lacity.org/PLN/index.htm

Determination Mailing Date: JUL 24 2007

CITY COUNCIL  
Room 395, City Hall

CASE NO. CPC 2007-2707-ICO  
Location: Country Club Park  
Council District: No. 10  
Plan Area: Wilshire  
Request(s): Interim Control Ordinance (ICO)

Applicant: City of Los Angeles

At its meeting on June 28, 2007, the following action was taken by the City Planning Commission:

1. **Approved and recommended** that the City Council adopt the proposed Country Club Park Interim Control Ordinance (Revised Exhibit E-2) imposing temporary regulations on the issuance of building and demolition permits for the erection, construction demolition, addition to or alteration of any building or structure within the proposed Country Club Park HPOZ, an area generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, and Crenshaw Boulevards, and Western Avenue, for one year with two six month extensions.
2. **Directed** staff to revise the proposed Interim Control Ordinance requiring that the City Council establish a set of defined criteria and standards in determining whether to grant a hardship exemption.
3. **Approved** the attached Staff Report of June 28, 2007 and related exhibits.
4. **Adopted** the Categorical Exemption No. ENV-2007-2708-CE.
5. **Adopted** the attached Findings.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

<u>Moved</u>	<u>Seconded</u>	<u>City Planning Commission</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<input type="checkbox"/>	<input type="checkbox"/>	Jane Ellison Usher, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	William Roschen, Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Diego Cardoso, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Regina M. Freer, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Robin R. Hughes, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Sabrina Kay, Commissioner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fr. Spencer T. Kezios, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Michael K. Woo, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Cindy Montañez, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vote: 8-0

 FOR  
 \_\_\_\_\_  
 Gabriele Williams, Commission Executive Assistant  
 City Planning Commission

The Commission's action is final and not appealable to City Council.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Findings/ Proposed Interim Control Ordinance (revised)/Staff Report  
cc: Assistant City Attorney: Geri Burge  
Senior City Planner: Charlie Rausch Jr. City Planning Associate: Megan Hunter

## FINDINGS

### General Plan/Charter Findings

**Charter Section 253.** For the immediate preservation of the public peace, health, and safety, the proposed ordinance contains an Urgency Clause making it effective upon publication. The Planning and Land Use Management Committee of the City Council instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) for the Country Club Park neighborhood and to prepare and process an Interim Control Ordinance for on June 5, 2007. This interim measure is essential to prevent the loss or degradation of irreplaceable historically and culturally significant structures and features and to protect the neighborhood from development that is inconsistent with its unique character and intent of the proposed Country Club Park HPOZ. The need for such an ordinance is demonstrated by the fact that a staggering 337 building permits have been issued since 1996 including the removal and replacement of windows, sandblasting of stucco, removal of wood siding, and filling in of window and door openings, all of which could compromise the historic integrity of a structure. Moreover, eight demolition permits resulting in the demolition of seven (7) single family dwellings, and a two-story apartment building have already been issued in Country Club Park. A delay in the implementation of this ordinance could result in a window of time during which building and demolition permits could be issued, which could result in the continued loss or major alteration of important historic structures.

**Charter Section 551.** At its meeting on June 28, 2007, the City Planning Commission recommended that the language regarding a hardship exemption in the Interim Control Ordinance be amended to require that the City Council establish a set of defined criteria and standards in determining whether to grant a hardship exemption. This would ensure that all applications for a hardship exemption are considered against the same criteria and standards in order to "equal the playing field" among all applicants. In addition, the hardship exemption process would be more transparent, because everyone would be aware of what criteria and standards must be met before a hardship exemption is granted. The original language stated that the City Council "may grant an exemption in cases of extreme hardship duly established to the satisfaction of the City Council". This language would enable the hardship exemption process remain concealed, because the Public would never know why a hardship exemption was granted or denied.

**General Plan Consistency.** The subject Interim Control Ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice in that it provides protections to the historic and culturally significant buildings in the proposed Country Club Park HPOZ until appropriate land use regulatory controls become effective.

The proposed ordinance is also consistent with the following objectives of the Wilshire Community Plan (a land use element of the General Plan adopted September, 2001) in that it imposes temporary prohibitions on the issuance of building permits for the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature, or lot in order to preserve the unique residential character of the Country Club Park neighborhood and its important historic and cultural resources.

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Program: Develop Historic Preservation Overlay Zones for the Windsor Square and Hancock Park neighborhoods, and **other neighborhoods** as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support.

Objective 17-1: Ensure that the Wilshire Community's historically significant resources are protected, preserved, and/or enhanced.

Policy: Encourage the preservation, maintenance, enhancement and reuse of existing historic buildings and the restoration of original facades.

Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character

Policy: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.

Program: Continue to apply the City's zoning regulations, which provide for the documentation and establishment of Historic Preservation Overlay Zones.

Objective 17-3: Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Support the creation and implementation of Hancock Park, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.

**Boundaries.** The proposed Interim Control Ordinance (ICO) would cover the Country Club Park neighborhood, which is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, Crenshaw, and Western.

### **CEQA Findings**

The proposed Interim Control Ordinance (ICO) is exempt from the California Environmental Quality Act of 1970 (CEQA), exempt from CEQA pursuant to Article 19, Section 15308, Class 8, which "consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment". The proposed Interim Control Ordinance will place a temporary on construction activities that could result in incompatible alterations and new construction or the demolition of irreplaceable historic structures in the Country Club Park neighborhood. Ultimately these

construction activities could jeopardize Country Club Park's eligibility for Historic Preservation Overlay Zone (HPOZ) status. Thus, the use of Categorical Exemption Class 8 from the State CEQA Guidelines for the Interim Urgency Ordinance is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource. Moreover, the proposed Interim Control Ordinance is exempt from the City's CEQA Guidelines pursuant to Article II Section 2 (m) in that it is only a temporary measure to protect the historic and culturally significant buildings in the proposed Country Club Park neighborhood until appropriate land use regulatory controls or an HPOZ becomes effective.

## **COUNTRY CLUB PARK INTERIM CONTROL ORDINANCE**

An ordinance imposing interim regulations on the issuance of building and demolition permits in a portion of the Wilshire Community Plan Area within the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, Crenshaw, and Western.

**WHEREAS**, on October 3, 2006, the City Council instructed the Department of City Planning to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) in accordance with Section 12.20.3 of the Los Angeles Municipal Code, which permits the creation of an HPOZ in any area of the City that contains structures, natural features, or sites having historic, architectural, cultural or aesthetic significance; and

**WHEREAS**, the subject area encompasses over 30 continuous residential blocks of grand mansions, older homes, bungalows, and apartment buildings from the teens and twenties in a variety of architectural styles such as Spanish Colonial, Tudor, and Colonial Revival, Craftsman, and Queen Anne; and

**WHEREAS**, the articulated objectives and policies of the Wilshire Community Plan, which was updated in September 2001, are to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods and to support historic preservation goals in neighborhoods of architectural merit and historic significance; and

**WHEREAS**, property speculation due to increased home values has resulted in insensitive remodels and demolition in order to accommodate large-scale construction, which is incompatible with the adjacent properties and surrounding neighborhood; and

**WHEREAS**, approximately 330 permits affecting exterior features of buildings and structures, and eight demolition permits have been issued in Country Club Park since 1996 and continued development could jeopardize the neighborhood's eligibility for HPOZ status and irreversibly change its unique character; and

**WHEREAS**, knowledge of the proposed Country Club Park HPOZ may encourage owners and developers to obtain a greater number of building and demolition permits prior to the adoption of the appropriate regulatory controls, effectively accelerating the destruction of historically and architecturally significant structures and the neighborhood; and

**WHEREAS**, the proposed Interim Control Ordinance is consistent with the goals and objectives of the General Plan's conservation, land use, and housing elements to protect important historic resources and conserve the character of existing neighborhoods in that it would prevent the loss or degradation of irreplaceable

historically and culturally significant structures and to protect the Country Club Park area from development that is inconsistent with the intent of the proposed Country Club Park HPOZ; and

**WHEREAS**, it is urgent to immediately prevent the alteration, demolition, and re-development of these historically important resources in Country Club Park until a Historic Preservation Overlay Zone or other appropriate land use regulatory controls can be adopted.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Section 1. DEFINITIONS.** The following words and phrases, whenever used in this ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code.

**PROJECT.** The erection, construction, demolition, addition to or alteration of a building or structure, or removal of an exterior feature of any building or structure on any lot located in whole or in part in the area identified in Section 3 of this ordinance. The term "project" shall not include interior remodeling, which does not affect any exterior feature.

**Section 2. PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 365 days from the effective date of this Ordinance, or until a Historic Preservation Overlay Zone or other appropriate land use regulatory controls for the subject area as shown on the map identified in Section 3 of this ordinance is adopted by the City Council and becomes effective, whichever comes first:

No building or demolition permit for a Project shall be issued.

**Section 3. INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to any lot located whole or in part within the proposed Country Club Park HPOZ except those lots that are commercially zoned as shown on the following map:

**Section 4. EXCEPTIONS.**

- A. The prohibition specified in Section 2 of this ordinance shall not apply to any construction for which a building permit or demolition permit is required:
  - 1. To comply with an order issued by the Department of Building and Safety or the Housing Department to repair or demolish an unsafe or substandard condition;
  - 2. To rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the development is not prohibited by any provision of the Los Angeles Municipal Code.
  
- B. The prohibition specified in Section 2 of this ordinance shall not apply to any permit for a Project for which:
  - 1. Architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety prior to the effective date of this ordinance; and
  - 2. A plan check fee was collected prior to the effective date of the ordinance; and
  - 3. No subsequent changes are made to those plans, which increase or decrease the height, floor area or occupant load by more than five percent.
  
- C. The provisions of this Ordinance shall not apply to the issuance of a building permit for interior remodeling of a legally constructed building or for construction consisting of routine maintenance, landscaping, installation of rear yard swimming pools and/or spas, rear and side yard fencing, re-roofing of the same materials, minor exterior repair work, or in-kind replacement that does not change a defining exterior architectural feature as determined by the Department of City Planning.

**Section 5. EXTENSION OF REGULATIONS.** The City may, by resolution, extend the provisions of this ordinance for two additional six month periods not to exceed one year so long as the City Council makes the following finding: That the appropriate City agencies and officials are exercising due diligence to assure that the Historic Preservation Overlay Zone or appropriate land use regulatory controls for the subject area is being expeditiously processed.

**Section 6. HARDSHIP EXEMPTIONS.** The City Council, acting in its legislative capacity, and by resolution, may grant an exemption from the provisions of this ordinance in cases of extreme hardship pursuant to a set of defined criteria and

standards as set forth by the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

**Section 7. APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances and do not contain any rights not otherwise granted under the provisions and procedures contained in that chapter or any other ordinances.

**Section 8. SEVERABILITY.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

**Section 9. URGENCY CLAUSE.** The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: Country Club Park retains many of its original design features, including its street pattern, the size, scale, and architectural integrity of many of its historic buildings including six City historic-cultural monuments, and mature landscaping, making it an important City resource worthy of preservation. In recent years, escalating property values and increased development pressure have led to quick remodels and large-scale additions, which are out of scale and incompatible with the historic character of the neighborhood. This development pressure has also resulted in the issuance of eight demolition permits in order to make way for new modern construction with details and massing that are incompatible with the Period Revival, Craftsman, and Queen Anne architecture that characterizes the neighborhood. Particularly vulnerable to this re-development are the more modest bungalows with property values that have more than doubled in less than five years and the multiple-family zoned lots that are improved with historic single-family residences. In addition, approximately 330 permits since 1998 have been issued to do work involving the exterior features of various buildings and structures. In spite of these recent development trends, Country Club Park still is an important historic and cultural resource to the City, as the former site of the Los Angeles Country Club and one of the best preserved neighborhoods in the City. However, without protection Country Club Park will continue to be susceptible to re-development, as evidenced by the staggering number of building permits issued in recent years, resulting in the loss of irreplaceable buildings and damaging the unique historic character of the neighborhood. The immediate enactment of this ordinance would prevent the alteration and demolition of important historic buildings and limit development that is inconsistent with the Country Club neighborhood. For all of these reasons, the Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.



DEPARTMENT OF CITY PLANNING  
RECOMMENDATION REPORT



**City Planning Commission**

**Date:** June 28, 2007  
**Time:** after 8:30 a.m.\*  
**Place:** Van Nuys City Hall  
Council Chamber 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

**Public Hearing:** Required  
**Appeal Status:** None  
**Expiration Date:** None

**Case No.:** CPC 2007-2707-ICO  
**CEQA No.:** ENV-2007-2708-CE  
**Council No.:** 10  
**Plan Area:** Wilshire  
**Specific Plan:** None  
**Certified NC:** Greater Wilshire  
**GPLU:** Low I, Low II, Low Medium I,  
and Medium Residential  
RE9-1-O, R1-1-O, RD1.5-1-O,  
R3-1-O  
**Zone:**  
**Applicant:** City of Los Angeles

**PROJECT LOCATION:** The proposed Country Club Park ICO is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west., but excluding the commercially zoned properties along Olympic, Pico, and Crenshaw Boulevards, and Western Avenue.

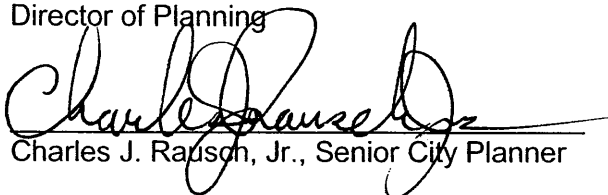
**PROPOSED PROJECT:** The establishment of an Interim Control Ordinance (ICO) to temporarily prohibit the issuance of building and demolition permits for the erection, construction, demolition, addition to or alteration of any building or structure located in the Country Club Park neighborhood. The ICO shall include an Urgency Clause making it effective upon publication and shall run for one year with two six month extensions by Council Resolution or until the adoption of appropriate land use regulatory controls.

**REQUESTED ACTION:** The City Planning Commission shall make a recommendation to the City Council regarding the proposed establishment of an Interim Control Ordinance (ICO) in the Country Club Park neighborhood.

**RECOMMENDED ACTIONS:**

1. **Approve** an Interim Control Ordinance (Exhibit E-2) imposing temporary regulations on the issuance of building and demolition permits for the erection, construction, demolition, addition to or alteration of any building or structure within the proposed Country Club Park HPOZ.
2. **Approve** the Staff Report and the Exhibits as the Commission Report.
3. **Adopt** Categorical and General Exemptions No. ENV 2007-2708-CE (Exhibit E-3).
4. **Adopt** the attached Findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

  
Charles J. Rausch, Jr., Senior City Planner

  
Megan Hunter, City Planning Associate  
Telephone: (213) 978-1194

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## PROJECT ANALYSIS

### Project Summary

The purpose of the Interim Control Ordinance is to protect the neighborhood character and preserve the neighborhood's potential historic resources including buildings, landscaping, and natural features until a study of the proposed Country Club Park Historic Preservation Overlay Zone can be completed and the proper regulatory controls instituted.

The enactment of the proposed ICO would:

- Prohibit building permits, grading permits or demolition permits for any Project located in whole or in part within the proposed Country Club Park HPOZ area, unless a Hardship Exemption is granted by City Council per Section 6 of the Ordinance (Exhibit 2).
- The provisions of this Ordinance shall not apply to the issuance of a building permit for interior remodeling of a legally constructed building or for construction consisting of routine maintenance, landscaping, fencing, re-roofing of the same materials or minor exterior repair work, which does not change a defining exterior architectural feature.
- Remain in effect for a period of one year (with two six month extensions) or until the City Council can act on the establishment of appropriate land use regulatory controls or a Historic Preservation Overlay Zone.

### Background

From 1899 through 1905, Country Club Park was home of the 250-acre Los Angeles Country Club. After the Los Angeles Country Club moved to the Hancock Park, Country Club Park was purchased in 1906 by real estate developer Isaac Milbank, who subdivided the land into spacious lots with spectacular views of the hills to the north in order to attract wealthy families to the area. The hilltop properties known as Westchester Gardens, bordered by Westchester, Arlington and Country Club Drive, were subdivided in 1912. On this land stood four grand mansions: the Isaac Milbank (1913); the Marsh (1913, demolished-was at the northwest corner of Westchester and 12<sup>th</sup>); the Reeves (1913) and the Rosenheim (1915).

Country Club Park encompasses over 30 continuous residential blocks, bordered by Olympic, Pico, Western and Crenshaw. In addition to the grand mansions, most of the homes in the area were built in the teens and twenties. With rows of intact Period Revival architecture such as Spanish Colonial, Mediterranean, Colonial, and Tudor, Craftsman bungalows, and late Victorian Queen Annes lining broad palm and cedar tree lined streets, Country Club Park is an oasis surrounded by intensely developing areas. The western half of Country Club Park also contains many historically significant apartment buildings also constructed in the teens and twenties.

Country Club Park is surrounded by Koreatown, Wilshire Park, Victoria Park, and Lafayette Square and in close proximity to Park Mile. The majority of properties are zoned single family. However, the western part toward Crenshaw Boulevard is zoned low medium and medium residential.

## **Issues**

Due to its close proximity to desirable neighborhoods such as Wilshire Park, Windsor Village, Park Mile, Victoria Park, and Lafayette Square, Country Club Park has experienced something of a real estate boom. This has also been fueled by increased investment in Koreatown, which borders Country Club Park on the north and east. Real estate values in the neighborhood have exponentially increased as evidenced by a Los Angeles Times article from May 6, 2007. In 1995, the median sale price in Country Club Park was \$177,000. By 2006, the median sale price had increased to \$994,000.

Rapidly rising property values have resulted in two phenomena in Country Club Park: increased speculation and owner turnover, and increased permit activity by owners who have substantial equity and now can afford to renovate or add on to their homes. In Country Club Park within the area bounded by Olympic Boulevard, Western Avenue, Pico Boulevard, and Arlington Avenue, 33 properties recently sold within the last year, representing one of the highest ownership turnover rates in the City.

Unfortunately, speculation and property “flipping” has led to frequent remodels and additions, which are out of character with the historic integrity of the neighborhood as demonstrated by Exhibit E-4. Some of the more historically inappropriate permits include change out of windows, installation of vinyl over wood siding, enclosure of front porches, sandblasting of existing stucco, and removal of balconies. In addition, more modestly sized bungalows that are now selling for approximately \$700,000 have been subjected to large-scale additions that dwarf the neighboring properties and are out of proportion to the lot size. Since 1996, seventy-eight (78) building permits have been issued for additions including permits such as a 2<sup>nd</sup> story, 1,250 square foot addition with 3 bedrooms, family room and bathroom at 1101 S. St. Andrews Place. Permit activity is also generated by owners who want to take advantage of home equity and low interest rates and may not be educated about the importance and value of historic preservation. Since 1996, 337 building permits have been issued in Country Club Park including eight demolitions of potentially historic significant single family dwellings and an apartment building.

## **Conclusion**

In spite of these recent development trends, Country Club Park still is an important historic and cultural resource to the City, retaining much of its original design features, including its street pattern, the size, scale, and architectural integrity of many of the historic homes, and mature landscaping. The neighborhood is home to six City Historic/Cultural Monuments including the Milbank, Rosenheim, and Rives mansions, the Wilshire Ward Chapel, C.A. Fellows Residence, and Horatio Cogswell House. Without protection, Country Club Park will continue to be susceptible to re-development resulting in the loss of irreplaceable buildings and damaging the unique historic character of the neighborhood.

The Interim Control Ordinance is necessary at this time to provide protections to the historic buildings, structures, landscaping, natural features, and/or lots, within the Country Club Park neighborhood until the City Council can act on the establishment of appropriate land use regulatory controls or a Historic Preservation Overlay Zone.

## FINDINGS

### General Plan/Charter Findings

**Charter Section 253.** For the immediate preservation of the public peace, health, and safety, the proposed ordinance contains an Urgency Clause making it effective upon publication. The Planning and Land Use Management Committee of the City Council instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) for the Country Club Park neighborhood and to prepare and process an Interim Control Ordinance for on June 5, 2007. This interim measure is essential to prevent the loss or degradation of irreplaceable historically and culturally significant structures and features and to protect the neighborhood from development that is inconsistent with its unique character and intent of the proposed Country Club Park HPOZ. The need for such an ordinance is demonstrated by the fact that a staggering 337 building permits have been issued since 1996 including the removal and replacement of windows, sandblasting of stucco, removal of wood siding, and filling in of window and door openings, all of which could compromise the historic integrity of a structure. Moreover, eight demolition permits resulting in the demolition of seven (7) single family dwellings, and a two-story apartment building have already been issued in Country Club Park. A delay in the implementation of this ordinance could result in a window of time during which building and demolition permits could be issued, which could result in the continued loss or major alteration of important historic structures.

**General Plan Consistency.** The subject Interim Control Ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice in that it provides protections to the historic and culturally significant buildings in the proposed Country Club Park HPOZ until appropriate land use regulatory controls become effective.

The proposed ordinance is also consistent with the following objectives of the Wilshire Community Plan (a land use element of the General Plan adopted September, 2001) in that it imposes temporary prohibitions on the issuance of building permits for the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature, or lot in order to preserve the unique residential character of the Country Club Park neighborhood and its important historic and cultural resources.

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Program: Develop Historic Preservation Overlay Zones for the Windsor Square and Hancock Park neighborhoods, and **other neighborhoods** as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support.

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Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character

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Program: Continue to apply the City's zoning regulations, which provide for the documentation and establishment of Historic Preservation Overlay Zones.

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Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Support the creation and implementation of Hancock Park, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.

**Boundaries.** The proposed Interim Control Ordinance (ICO) would cover the Country Club Park neighborhood, which is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, Crenshaw, and Western.

### **CEQA Findings**

The proposed Interim Control Ordinance (ICO) is exempt from the California Environmental Quality Act of 1970 (CEQA), exempt from CEQA pursuant to Article 19, Section 15308, Class 8, which "consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment". The proposed Interim Control Ordinance will place a temporary on construction activities that could result in incompatible alterations and new construction or the demolition of irreplaceable historic structures in the Country Club Park neighborhood. Ultimately these construction activities could jeopardize Country Club Park's eligibility for Historic Preservation Overlay Zone (HPOZ) status. Thus, the use of Categorical Exemption Class 8 from the State CEQA Guidelines for the Interim Urgency Ordinance is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource. Moreover, the proposed Interim Control Ordinance is exempt from the City's CEQA Guidelines pursuant to Article II Section 2 (m) in that it is only a temporary measure to protect the historic and culturally significant buildings in the proposed Country Club Park neighborhood until appropriate land use regulatory controls or an HPOZ becomes effective.

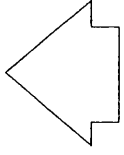
## **PUBLIC HEARING AND COMMUNICATIONS**

As of the date of this report, staff has not received any oral or written communications regarding the proposal.

A Public Hearing on this matter will be held at the City Planning Commission meeting on June 28, 2007.



# Country Club Park ICO



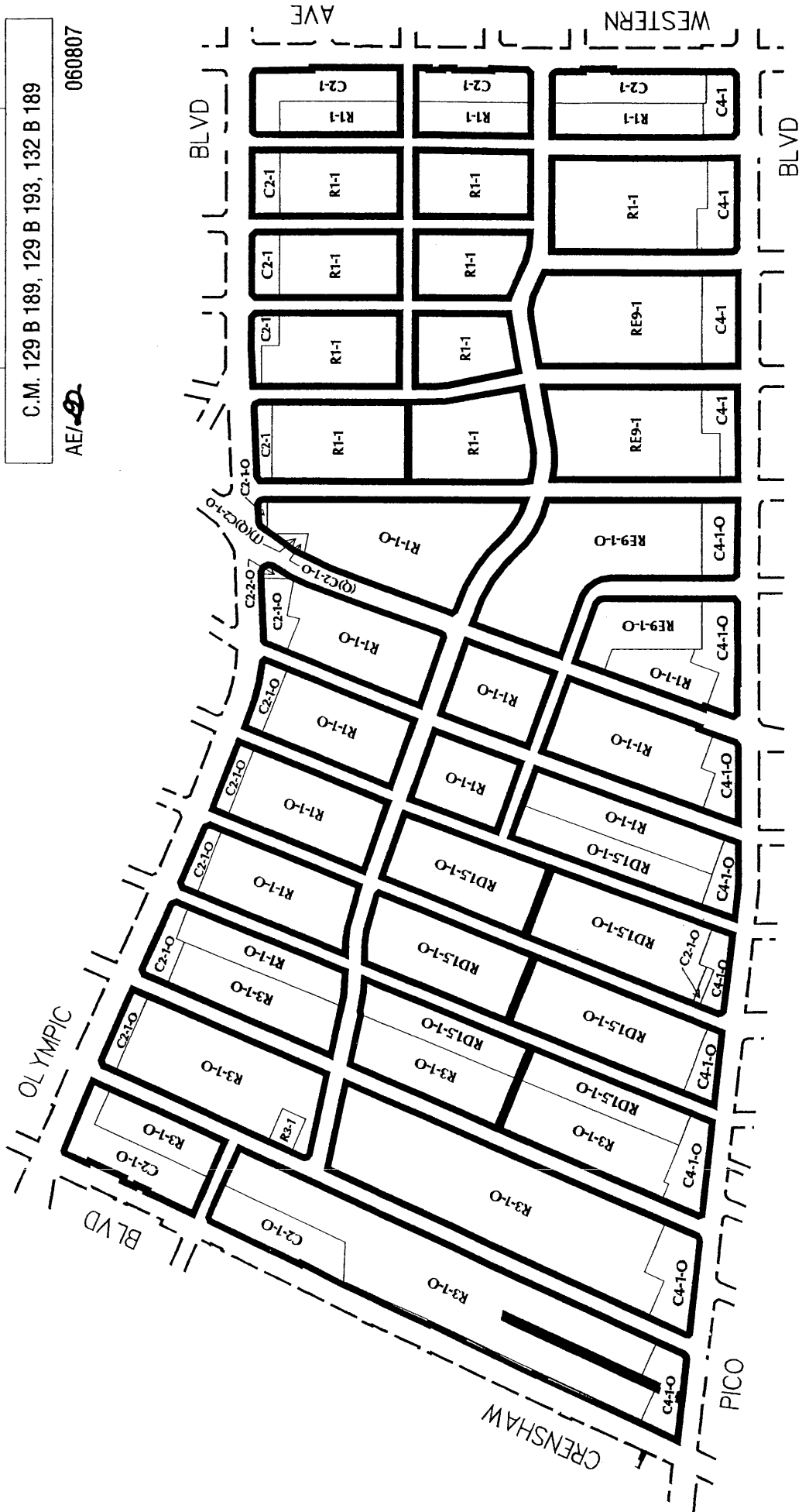
NOT TO SCALE

CPC 2007-2707 ICO

C.M. 129 B 189, 129 B 193, 132 B 189

060807

AE/



**EXHIBIT E-2**

**COUNTRY CLUB PARK INTERIM CONTROL ORDINANCE**

An ordinance imposing interim regulations on the issuance of building and demolition permits in a portion of the Wilshire Community Plan Area within the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, Crenshaw, and Western.

**WHEREAS**, on October 3, 2006, the City Council instructed the Department of City Planning to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) in accordance with Section 12.20.3 of the Los Angeles Municipal Code, which permits the creation of an HPOZ in any area of the City that contains structures, natural features, or sites having historic, architectural, cultural or aesthetic significance; and

**WHEREAS**, the subject area encompasses over 30 continuous residential blocks of grand mansions, older homes, bungalows, and apartment buildings from the teens and twenties in a variety of architectural styles such as Spanish Colonial, Tudor, and Colonial Revival, Craftsman, and Queen Anne; and

**WHEREAS**, the articulated objectives and policies of the Wilshire Community Plan, which was updated in September 2001, are to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods and to support historic preservation goals in neighborhoods of architectural merit and historic significance; and

**WHEREAS**, property speculation due to increased home values has resulted in insensitive remodels and demolition in order to accommodate large-scale construction, which is incompatible with the adjacent properties and surrounding neighborhood; and

**WHEREAS**, approximately 330 permits affecting exterior features of buildings and structures, and eight demolition permits have been issued in Country Club Park since 1996 and continued development could jeopardize the neighborhood's eligibility for HPOZ status and irreversibly change its unique character; and

**WHEREAS**, knowledge of the proposed Country Club Park HPOZ may encourage owners and developers to obtain a greater number of building and demolition permits prior to the adoption of the appropriate regulatory controls, effectively accelerating the destruction of historically and architecturally significant structures and the neighborhood; and

**WHEREAS**, the proposed Interim Control Ordinance is consistent with the goals and objectives of the General Plan's conservation, land use, and housing elements to

protect important historic resources and conserve the character of existing neighborhoods in that it would prevent the loss or degradation of irreplaceable historically and culturally significant structures and to protect the Country Club Park area from development that is inconsistent with the intent of the proposed Country Club Park HPOZ; and

**WHEREAS**, it is urgent to immediately prevent the alteration, demolition, and re-development of these historically important resources in Country Club Park until a Historic Preservation Overlay Zone or other appropriate land use regulatory controls can be adopted.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Section 1. DEFINITIONS.** The following words and phrases, whenever used in this ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code.

**PROJECT.** The erection, construction, demolition, addition to or alteration of a building or structure, or removal of an exterior feature of any building or structure on any lot located in whole or in part in the area identified in Section 3 of this ordinance. The term "project" shall not include interior remodeling, which does not affect any exterior feature.

**Section 2. PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 365 days from the effective date of this Ordinance, or until a Historic Preservation Overlay Zone or other appropriate land use regulatory controls for the subject area as shown on the map identified in Section 3 of this ordinance is adopted by the City Council and becomes effective, whichever comes first:

No building or demolition permit for a Project shall be issued.

**Section 3. INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to any lot located whole or in part within the proposed Country Club Park HPOZ except those lots that are commercially zoned as shown on the following map:

**Section 4. EXCEPTIONS.**

- A. The prohibition specified in Section 2 of this ordinance shall not apply to any construction for which a building permit or demolition permit is required:
  - 1. To comply with an order issued by the Department of Building and Safety or the Housing Department to repair or demolish an unsafe or substandard condition;
  - 2. To rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the development is not prohibited by any provision of the Los Angeles Municipal Code.
  
- B. The prohibition specified in Section 2 of this ordinance shall not apply to any permit for a Project for which:
  - 1. Architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety prior to the effective date of this ordinance; and
  - 2. A plan check fee was collected prior to the effective date of the ordinance; and
  - 3. No subsequent changes are made to those plans, which increase or decrease the height, floor area or occupant load by more than five percent.
  
- C. The provisions of this Ordinance shall not apply to the issuance of a building permit for interior remodeling of a legally constructed building or for construction consisting of routine maintenance, landscaping, installation of rear yard swimming pools and/or spas, rear and side yard fencing, re-roofing of the same materials, minor exterior repair work, or in-kind replacement that does not change a defining exterior architectural feature as determined by the Department of City Planning.

**Section 5. EXTENSION OF REGULATIONS.** The City may, by resolution, extend the provisions of this ordinance for two additional six month periods not to exceed one year so long as the City Council makes the following finding: That the appropriate City agencies and officials are exercising due diligence to assure that the Historic Preservation Overlay Zone or appropriate land use regulatory controls for the subject area is being expeditiously processed.

**Section 6. HARDSHIP EXEMPTIONS.** The City Council, acting in its legislative capacity, and by resolution, may grant an exemption from the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the

City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

**Section 7. APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances and do not contain any rights not otherwise granted under the provisions and procedures contained in that chapter or any other ordinances.

**Section 8. SEVERABILITY.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

**Section 9. URGENCY CLAUSE.** The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: Country Club Park retains much of its original design features, including its street pattern, the size, scale, and architectural integrity of many of its historic buildings including six City historic-cultural monuments, and mature landscaping, making it an important City resource worthy of preservation. In recent years, escalating property values and increased development pressure has led to quick remodels and large-scale additions, which are out of scale and incompatible with the historic character of the neighborhood. This development pressure has also resulted in the issuance of eight demolition permits in order to make way for new modern construction with details and massing that are incompatible with the Period Revival, Craftsman, and Queen Anne architecture that characterizes the neighborhood. Particularly vulnerable to this re-development are the more modest bungalows with property values that have more than doubled in less than five years and the multiple-family zoned lots that are improved with historic single-family residences. In addition, approximately 330 permits since 1998, have been issued to do work involving the exterior features of various buildings and structures. In spite of these recent development trends, Country Club Park still is an important historic and cultural resource to the City, as the former site of the Los Angeles Country Club and one of the best preserved neighborhoods in the City. However, without protection Country Club Park will continue to be susceptible to re-development, as evidenced by the staggering number of building permits issued in recent years, resulting in the loss of irreplaceable buildings and damaging the unique historic character of the neighborhood. The immediate enactment of this ordinance would prevent the alteration and demolition of important historic buildings and limit development that is inconsistent with the Country Club neighborhood. For all of these reasons, the Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

**DRAFT**

**COUNTRY CLUB PARK INTERIM CONTROL ORDINANCE**

An ordinance imposing interim regulations on the issuance of building and demolition permits in a portion of the Wilshire Community Plan Area within the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, Crenshaw, and Western.

**WHEREAS**, on October 3, 2006, the City Council instructed the Department of City Planning to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) in accordance with Section 12.20.3 of the Los Angeles Municipal Code, which permits the creation of an HPOZ in any area of the City that contains structures, natural features, or sites having historic, architectural, cultural or aesthetic significance; and

**WHEREAS**, the subject area encompasses over 30 continuous residential blocks of grand mansions, older homes, bungalows, and apartment buildings from the teens and twenties in a variety of architectural styles such as Spanish Colonial, Tudor, and Colonial Revival, Craftsman, and Queen Anne; and

**WHEREAS**, the articulated objectives and policies of the Wilshire Community Plan, which was updated in September 2001, are to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods and to support historic preservation goals in neighborhoods of architectural merit and historic significance; and

**WHEREAS**, property speculation due to increased home values has resulted in insensitive remodels and demolition in order to accommodate large-scale construction, which is incompatible with the adjacent properties and surrounding neighborhood; and

**WHEREAS**, approximately 330 permits affecting exterior features of buildings and structures, and eight demolition permits have been issued in Country Club Park since 1996 and continued development could jeopardize the neighborhood's eligibility for HPOZ status and irreversibly change its unique character; and

**WHEREAS**, knowledge of the proposed Country Club Park HPOZ may encourage owners and developers to obtain a greater number of building and demolition permits prior to the adoption of the appropriate regulatory controls, effectively accelerating the destruction of historically and architecturally significant structures and the neighborhood; and

**WHEREAS**, the proposed Interim Control Ordinance is consistent with the goals and objectives of the General Plan's conservation, land use, and housing elements to

protect important historic resources and conserve the character of existing neighborhoods in that it would prevent the loss or degradation of irreplaceable historically and culturally significant structures and to protect the Country Club Park area from development that is inconsistent with the intent of the proposed Country Club Park HPOZ; and

**WHEREAS**, it is urgent to immediately prevent the alteration, demolition, and re-development of these historically important resources in Country Club Park until a Historic Preservation Overlay Zone or other appropriate land use regulatory controls can be adopted.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
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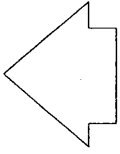
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**Section 2. PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 365 days from the effective date of this Ordinance, or until a Historic Preservation Overlay Zone or other appropriate land use regulatory controls for the subject area as shown on the map identified in Section 3 of this ordinance is adopted by the City Council and becomes effective, whichever comes first:

No building or demolition permit for a Project shall be issued.

**Section 3. INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to any lot located whole or in part within the proposed Country Club Park HPOZ except those lots that are commercially zoned as shown on the following map:

# Country Club Park ICO



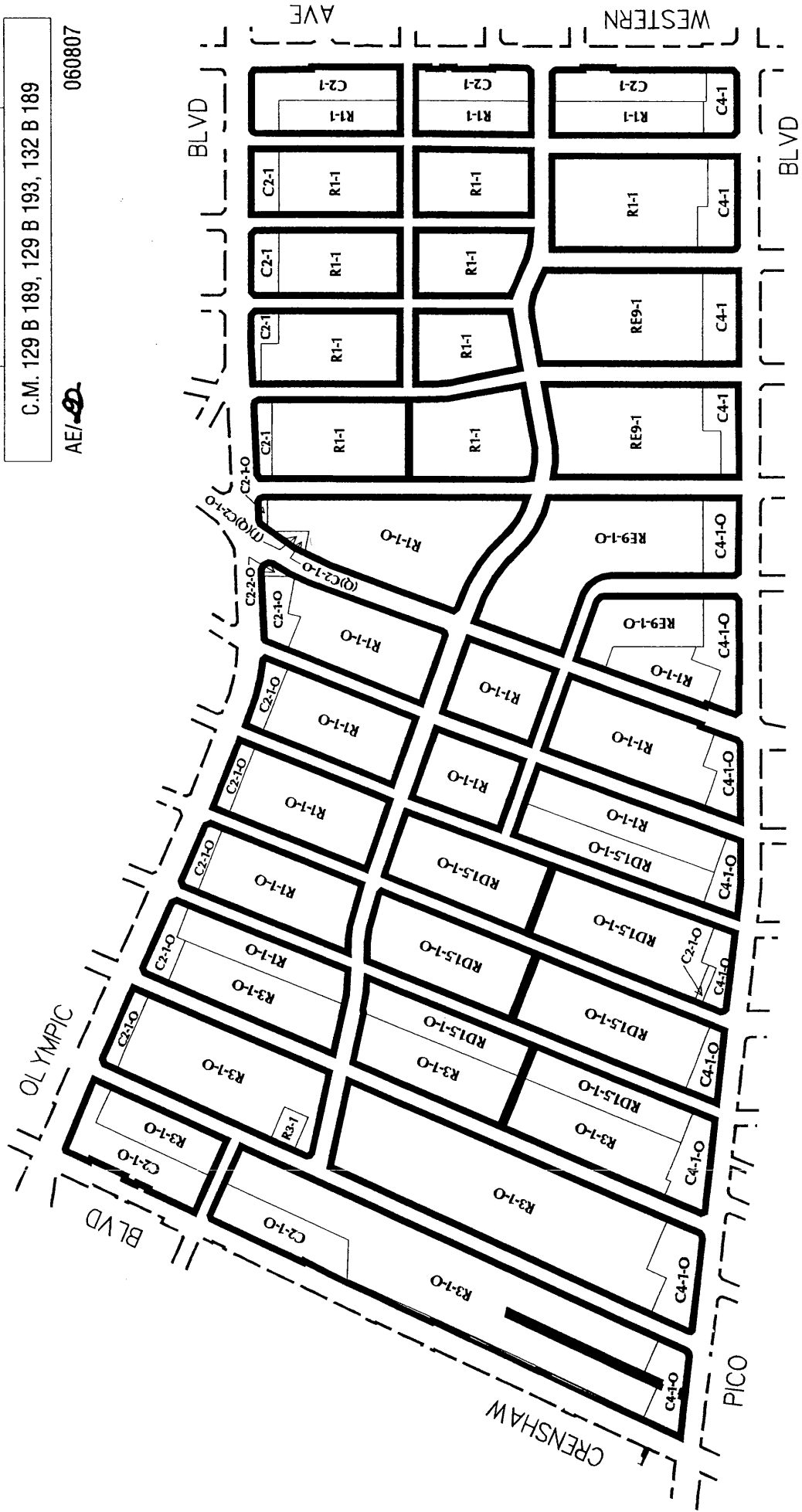
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CPC 2007-2707 ICO

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**Section 4. EXCEPTIONS.**

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  - 1. To comply with an order issued by the Department of Building and Safety or the Housing Department to repair or demolish an unsafe or substandard condition;
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- B. The prohibition specified in Section 2 of this ordinance shall not apply to any permit for a Project for which:
  - 1. Architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety prior to the effective date of this ordinance; and
  - 2. A plan check fee was collected prior to the effective date of the ordinance; and
  - 3. No subsequent changes are made to those plans, which increase or decrease the height, floor area or occupant load by more than five percent.
  
- C. The provisions of this Ordinance shall not apply to the issuance of a building permit for interior remodeling of a legally constructed building or for construction consisting of routine maintenance, landscaping, installation of rear yard swimming pools and/or spas, rear and side yard fencing, re-roofing of the same materials, minor exterior repair work, or in-kind replacement that does not change a defining exterior architectural feature as determined by the Department of City Planning.

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**Section 6. HARDSHIP EXEMPTIONS.** The City Council, acting in its legislative capacity, and by resolution, may grant an exemption from the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the

City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

**Section 7. APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances and do not contain any rights not otherwise granted under the provisions and procedures contained in that chapter or any other ordinances.

**Section 8. SEVERABILITY.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

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**EXHIBIT E-3**

COUNTY CLERK'S USE	<b>CITY OF LOS ANGELES</b> OFFICE OF THE CITY CLERK ROOM 615, CITY HALL EAST LOS ANGELES, CALIFORNIA 90012 <b>CALIFORNIA ENVIRONMENTAL QUALITY ACT</b> <b>NOTICE OF EXEMPTION</b> (Article 19 of the California CEQA Guidelines)	CITY CLERK'S USE
--------------------	--	------------------

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: City of Los Angeles Department of City Planning	COUNCIL DISTRICT 10
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PROJECT TITLE: Country Club Park Interim Control Ordinance	LOG REFERENCE ENV-2007-2708-CE CPC 2007-2707-ICO
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PROJECT LOCATION:  
The proposed project is the establishment of the Country Club Park Interim Control Ordinance (ICO) to temporarily prohibit the issuance of certain building and demolition permits in the Country Club Park neighborhood until the adoption of appropriate land use regulatory controls. The Country Club Park ICO area is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along these corridors.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
Establishment of the Country Club Park Interim Control Ordinance (ICO) .

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Megan Hunter	AREA CODE 213	TELEPHONE NUMBER 978-1194	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	STATE EIR GUIDELINE
<input type="checkbox"/> MINISTERIAL		Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY		Sec. 15269
<input type="checkbox"/> EMERGENCY PROJECT		Sec. 15269
<input checked="" type="checkbox"/> GENERAL EXEMPTION	Article II, Section 2(m) (City of Los Angeles Guidelines)	Sec. 15061 (b) (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Article 19 , Sec. 15308	Sec. 15300 <i>et seq.</i>

Classes   8   Category \_\_\_\_\_ (California CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.

**EXHIBIT E-3**

JUSTIFICATION FOR PROJECT EXEMPTION: See attached narrative.			
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.			
SIGNATURE <i>Megan Hunter</i>		TITLE City Planning Associate	
		DATE June 13, 2007	
FEE: N/A	RECEIPT NO. N/A	REC'D. BY N/A	DATE N/A

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98) (P.C. 5/02)

**THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:**

Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

✘Megan Hunter  
NAME (PRINTED)

✘*Megan Hunter*  
SIGNATURE

**Country Club Park Permit History  
1996-2007**

Address	Direction	Street	Permit Type	Description	Date	Permit No.
1014	S.	St. Andrews Place	Building Addition	Addition (18' X 28' IRREGULAR) 310 SQ. FT. to (E) 14' X 17' 2-car detached garage for storage.	Oct-98	98014-50000-05493
1016	S.	Gramercy Place	Building Addition	Enclosed portion of covered patio and add to bedroom. Maintain existing roof and concrete pillars.	Dec-06	06014-10000-11146
1017	S.	Wilton Place	Building Addition	Add 26'3" x 36'irr. shape recreation room addition to (E) garage.	Jun-02	02014-20000-03721
1018	S.	Gramercy Drive	Building Addition	715 SQ. FT. addition to (E) SFD.	May-02	02014-10000-04733
1021	S.	Norton Avenue	Building Addition	Add 8'-7" X 8'-1" (68 SQ FT) extension to laundry room. New roof framing for laundry room. Install skylight.	Feb-02	02014-10000-00932
1024	S.	Gramercy Drive	Building Addition	13'x21' one story den addition to existing one story dwelling.	Aug-99	99014-30000-04523
1024	S.	St. Andrews Place	Building Addition	20'-9" X 24' bedroom addition to SFD.	Aug-02	02014-10000-05629
1031	S.	Manhattan Place	Building Addition	Add front covered patio 10'x30'.	Jun-99	99014-20000-03413
1031	S.	Manhattan Place	Building Addition	Add porte-cochere 10' X 10' as extension of patio cover.	Jul-99	99014-20000-04236
1032	S.	Westchester Place	Building Addition	12'0"X19'0" study and bathroom addition to the rear of the SFD.	NA	07014-20000-02419
1034	S.	Gramercy Drive	Building Addition	9'-7" x 13'-10" garage extending to (E) 13'-10" x 19' garage with roof cover.	Dec-03	03014-70000-10019
1034	S.	Gramercy Place	Building Addition	Room addition (138 S.F.), room remodel (200 S.F.).	Jun-03	03014-10000-04402
1035	S.	Manhattan Place	Building Addition	2nd floor addition to include bedroom & 3/4 bath.	Not Issued.	01014-10000-00191
1035	S.	Manhattan Place	Building Addition	Bedroom addition, laundry room addition, dining room addition, and bathroom addition. (430 sq. ft.).	Feb-01	01014-70000-00737
1036	S.	5th Avenue	Building Addition	Enlarge existing bedroom and add new bedroom (187.25 SQ FT.).	Jun-03	03014-10000-04701
1037	S.	Arlington Avenue	Building Addition	464 S.F. recreation room to existing 2 car carport.	Jul-01	01014-70000-04189

EXHIBIT E-4

Country Club Park Permit History  
1996-2007

13	1037	S. Wilton Place	Building Addition	Enclose existing balcony and add 6' x 15' deck at rear.	Apr-06	06014-10000-02852
14	1040	S. Bronson Avenue	Building Addition	Proposed patio cover addition to rear and side of SFD.	Jul-00	00014-10000-04053
15	1041	S. 3rd Avenue	Building Addition	One story addition and remodeling to existing house: add master bedroom, closet, bath, and mini gym.	Mar-06	06014-10000-01346
16	1041	S. Manhattan Place	Building Addition	Add family room, (170 SQ FT) at the 1st floor & convert existing closet to bathroom at 2nd floor.	Dec-96	96014-50000-01388
17	1043	S. 4th Avenue	Building Addition	Add to SFD (500 SQ FT) and remodel (1500 SQ FT). Remove walls of existing dwelling leaving only front wall in place.	Sep-99	99014-10000-05028
18	1044	S. Westchester Place	Building Addition	add laundry room (6'x13.5')	May-97	97014-50000-02426
19	1044	S. Westchester Place	Building Addition	Addition of 350 SF bedroom and extension of dining area. Addition of 110 SF patio cover to rear of SFD.	Nov-04	04014-10000-10231
20	1045	S. Manhattan Place	Building Addition	Proposed 14 x 18 addition creating a two car garage.	Feb-03	03014-70000-00971
21	1046	S. 4th Avenue	Building Addition	Proposed 18 x 18 carport addition to existing garage. Convert portion of garage into a recreation room and remaining portion as storage room. bath.	Jun-01	01014-70000-03150
22	1046	S. 4th Avenue	Building Addition	1 Story addition to SFD.	Not Issued.	03014-10000-02601
23	1046	S. 4th Avenue	Building Addition	32' x 34' one story addition to rear of SFD (494.5 SQ. FT.): Add bedroom, full bath, family room and remodel/expand kitchen.	Apr-03	03014-10000-02651

**Country Club Park Permit History  
1996-2007**

24	1047	S. 4th Avenue	Building Addition	One story addition (739 sq.) attached to existing sad and complete structural rehab/renovation to the existing fire damaged dwelling work includes new foundation, roof / wall / floor framing/stucco/bathrooms/doors and windows.	Apr-01	01014-10000-01014
25	1047	S. Wilton Place	Building Addition	One story [16'3" X 20'10"] irregular addition: storage and recreation room with half bath behind detached garage.	Apr-03	03014-10000-02394
26	1048	S. Westchester Place	Building Addition	12'-8" X 17'-6" trellis addition at rear and 9' x 27' trellis in the front. Add 1/2 bath in existing laundry room. Add window in laundry room.	Jun-03	03016-30000-10900
27	1050	S. Arlington Avenue	Building Addition	Add (20'-10" X 22', 462 SF) recreation room to the rear of (E) detached garage.	Jul-02	02014-30000-04930
28	1051	S. Gramercy Drive	Building Addition	1st floor - remodel & addition (113 SQ FT); 2nd floor - new 2 bedrooms, 1- bathroom & new deck (1,035 SQ FT).	Oct-05	05014-10000-09233
29	1051	S. Gramercy Place	Building Addition	1st floor - remodel & addition (113 SQ FT); 2nd floor - new 2 bedrooms, 1 bathroom & new deck (1,035 SQ FT).	Not Issued.	05014-10000-09233
30	1052	S. Wilton Place	Building Addition	House addition on 1st story of 400 S.F. and 2nd story 440 S.F. total of 840 S.F. and covered patio of 250 S.F.	Oct-02	02014-10000-06008
31	1053	S. Bronson Avenue	Building Addition	New bedroom/bathroom addition to existing SFD. Accessible floor area is approximately 493 SQ FT. Total addition (including unenclosed deck) 546 SQ FT.	Nov-01	01014-10000-06831
32	1057	S. 3rd Avenue	Building Addition	21'-3" x 34'-3" (Irregular SHAPE) addition at rear of (E) 1 story SFD: 4 Bedroom and 3 Bathroom.	Sep-05	05014-10000-07294

**Country Club Park Permit History  
1996-2007**

33	1057	S. Gramercy Place	Building Addition	Enclose 2nd floor balcony to create bathroom and enclose 1st floor porch to enlarge living room and breakfast room (200 S.F.), 10'X10' 1st and 2nd floor.	Dec-99	99014-70000-06821
34	1057	S. Gramercy Place	Building Addition	Add 22'x22' recreation room with half bath to detached 2-car garage.	May-00	00010-10001-00279
35	1059	S. St. Andrews Place	Building Addition	12'-6" x 15' Sunroom addition to (E) SFD.	Oct-04	04014-20000-09896
36	1059	S. Wilton Place	Building Addition	Construct a 15'-8"X 40'-1.5" (625 SQ FT) storage room attached to existing garage.	Sep-02	02014-10000-05682
37	1063	S. Gramercy Place	Building Addition	<del>2-story addition to rear of (E) SFD.</del> creating family room & remodeling 1st floor & living room with deck, bedroom with bath, & interior remodeling at 2nd floor.	Sep-05	05014-10000-01245
38	1100	S. Gramercy Place	Building Addition	Add bedroom and bathroom at 1st floor of (e) 2 story sad. (12 x 23 irregular) +222 SF. Total: 8 bedrooms / 7 bathrooms.	Sep-00	00014-70000-05071
39	1101	S. Gramercy Place	Building Addition	New accessory living quarter/laundry/storage; one-story addition to (E) 2-car garage. [835 SQ FT.]	Jan-03	03014-10000-00089
40	1101	S. Gramercy Place	Building Addition	New bedroom with bath addition to SFD.	Jan-03	03014-10000-00597
41	1101	S. Gramercy Place	Building Addition	2nd floor addition (9' X 22') to include bedroom with 3/4 bath.	Aug-03	03014-10000-01883
42	1101	S. St. Andrews Place	Building Addition	29' X 36' bedroom and bathroom addition at rear of SFD. Remodel portion of family room into walk-in closet and create (N) bathroom.	Oct-03	03014-10000-08552
43	1101	S. St. Andrews Place	Building Addition	Add 2nd floor (36' x 34'10") with 3-bedrooms, family room, and bath (1250 SF) to (E) SFD.	Apr-05	04014-10000-02466

EXHIBIT E-4

Country Club Park Permit History  
1996-2007

44	1108	S. Gramercy Place	Building Addition	11 x 21 irregular shaped rear bedroom and bath addition. Work results in a 3 bedroom, 2 bath SFD. + 193sf.	Sep-04	04014-70000-09259
45	1130	S. Gramercy Drive	Building Addition	Add 17'x12'6" storage room.	Apr-00	00014-20000-02198
46	1134	S. Gramercy Drive	Building Addition	Add 13'X 31' patio enclosure.	Jun-05	05014-20000-05084
47	1144	S. Manhattan Place	Building Addition	5'-6" X 12'-7" addition of laundry room & enclosure of (E) 5'-6" X 14'-8" patio.	Nov-01	01014-10000-06722
48	1163	S. 4th Avenue	Building Addition	Propose 712 SF addition to (E) SFD creating a <del>3 BRM &amp; 1 BA</del> <sup>2 BRM &amp; 1 BA</sup> <del>bedroom &amp; bath</del> .	Not Issued.	02014-70000-00387
49	1163	S. 4th Avenue	Building Addition	1st floor addition (13'2" x 18'6") to the rear of (E) SFD. Addition consists of a new family room and bathroom. +252SF	Jun-03	03014-70000-03710
50	1163	S. 4th Avenue	Building Addition	128.6 SF addition for family room extension and new 1/2 bath.	Mar-04	03014-70001-03710
51	1214	S. 3rd Avenue	Building Addition	Rear addition by enclosing the 1st floor porch, construct bedroom above the service porch.	May-02	00016-70001-18684
52	1214	S. Van Ness Avenue	Building Addition	Addition and change of use of existing dwelling with attached garage to house of workshop, bookstore, and offices.	Jun-01	99014-30000-02014
53	1219	S. Gramercy Place	Building Addition	Master bedroom & master bath, family den, laundry, and entry hall addition.	Jan-00	99014-10000-07183
54	1219	S. Van Ness Avenue	Building Addition	Expand/remodel 1-st floor kitchen & family room (12.33'x24.5', irr. 218.90s.f. ) w/deck above & add trellis covered patio(21'x37') in the rear.	Apr-02	02014-30000-01433
55	1220	S. Arlington Avenue	Building Addition	Build an irregular 12'X 27'-6" (331 SQ FT) covered patio at rear of SFD.	Feb-02	02014-10000-00830
56	1223	S. 3rd Avenue	Building Addition	15' X 15' rear addition to (E) SFD.	Apr-06	06014-70000-03277
57	1224	S. 3rd Avenue	Building Addition	2 story expansion of existing duplex.	Not Issued.	05014-10000-08023

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58	1224	S. 3rd Avenue	Building Addition	Addition of 267 S.F. (309' x 293') IRREGULAR SHIP to existing 1854 S.F. UNIT #1 at 1st floor	Not Issued.	05014-10000-02671
59	1225	S. Gramercy Place	Building Addition	Add patio & storage room (10'-0" X 18'-8") at side of recreation room & carport.	Not Issued.	07014-10000-01698
60	1225	S. Westchester Place	Building Addition	Expansion of master bedroom.	Feb-00	00014-20000-00752
61	1233	S. Norton Avenue	Building Addition	2-story addition (4-bathrooms, 220 sq ft) to (E) 2-story 4-unit Apartment Bldg.	NA	05014-10000-08615
62	1234	S. Gramercy Place	Building Addition	Add 492 SF over (E) garage and rebuild/enlarge (E) garage.	Jun-05	05014-10000-04151
63	1236	S. St. Andrews Place	Building Addition	1,282 S.F. 2-story addition. Add one master bedroom & master bathroom & interior remodel of 220 S.F.	Not Issued.	04014-10000-10052
64	1263	S. Westchester Place	Building Addition	Add 8'-8" x 8'-6" to back of garage at side.	Nov-03	03014-10000-09208
65	1263	S. Westchester Place	Building Addition	Add 16' X 10' attached patio at front yard	Aug-04	04014-10000-08098
66	1263	S. Westchester Place	Building Addition	Proposed rear addition to SFD creating additional 2 bedrooms, family room, 3 bath, and dining room.	Not Issued.	05014-10000-06155
67	1263	S. Westchester Place	Building Addition	Rear second story addition to SFD.	Oct-05	05014-10000-08397
68	1263	S. Westchester Place	Building Addition	Add attached patio cover in the front yard of SFD.	Jun-06	06014-10000-05285
69	3250	W. Country Club Drive	Building Addition	New 2-Car garage and 2nd story addition to existing garage. Convert existing garage into storage/workroom.	Not Issued.	03014-10000-10182
70	3250	W. Country Club Drive	Building Addition	Change of (E) gable roof to flat roof on (E) garage/storage building and add 5'-6" x 10'- 4" to (E) storage area.	Jun-05	05014-20000-05023
71	3301	W. Country Club Drive	Building Addition	New attached carport (19'-11" x 20') and addition to main house (16' x 13').	Jun-01	01014-70000-02929
72	3301	W. Country Club Drive	Building Addition	Convert (E) garage into a recreation room and add a new storage room (5x20).	Jun-01	01014-70001-02929

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73	3327	W. Country Club Drive	Building Addition	Addition off 600 SF to enlarge the garage, 45 S.F. full pool bath, & 45 S.F. storage room.	Jun-07	07010-20000-01629
74	3341	W. Country Club Drive	Building Addition	Family room addition and master bathroom remodel.	Aug-04	04014-10000-07021
75	3349	W. Country Club Drive	Building Addition	23'-4.5" x 39'-1.5" (1264 SQ FT.) rear addition to (E) SFD for new master bedroom with bath, closet and bedroom with bath.	Not Issued.	05014-10000-06827
76	3501	W. Country Club Drive	Building Addition	2nd story addition (1871 S.F.) and interior remodel of existing one story SFD.	Not Issued.	05014-10000-06832
77	1018-1022 1/2	S. Norton Avenue	Building Addition	L-shape rear dining room addition to first floor unit of existing apartment building.	Apr-04	04014-10000-00531
78	1176-1178 1/2	S. Bronson Avenue	Building Addition	Two-story addition and interior remodel to (E) 4-unit apartment building, relocation of interior stairs, and extension of balcony.	Not Issued.	06014-70000-00320
79	1016	S. Gramercy Place	Building Alteration/Repair	Remove/replace termite/dry rotted wood @ first floor (less than 10%); install lathing & apply stucco to exterior wood-siding; replace damaged roof-tile.	Apr-00	00016-70000-05851
80	1016	S. Gramercy Place	Building Alteration/Repair	Lath & stucco.	Oct-00	00016-70000-20554
81	1017	S. 3rd Avenue	Building Alteration/Repair	Repair front porch column (10% damaged) and replace 1 window, same size and location.	May-01	01016-10000-09955
82	1018	S. St. Andrews Place	Building Alteration/Repair	Sandblast/re-stucco over existing stucco. Area = 1600 sq ft.	Jan-05	05016-90000-01390
83	1020	S. Arlington Avenue	Building Alteration/Repair	Convert (E) 18' x 20' carport into garage by enclosing walls.	May-05	05016-10000-08363
84	1021	S. Westchester Place	Building Alteration/Repair	Install new siding around existing house walls.	Feb-01	01016-10000-02423
85	1021	S. Westchester Place	Building Alteration/Repair	Re-roof with 25 squares COMP SHINGLE roofing over new solid sheathing.	Oct-06	06016-90000-20667

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86	1022	S. 5th Avenue	Building Alteration/Repair	Install new stucco and close (2) windows on 2nd floor.	Jun-00	00016-10000-11258
87	1023	S. Arlington Avenue	Building Alteration/Repair	Re-roof	Dec-00	00016-70000-24045
88	1023	S. Wilton Place	Building Alteration/Repair	Remove existing materials and re-roof with 30 year shingles.	Sep-05	05016-10000-20544
89	1023	S. Wilton Place	Building Alteration/Repair	Convert (E) 12'-0"X 18'-0" one car garage into storage, infill garage door opening and install new door.	Jun-05	05016-10000-10126
90	1024	S. 3rd Avenue	Building Alteration/Repair	Replace drywall/plaster (patch and paint). Non-structural repair only.	Dec-03	03016-90000-24387
91	1024	S. 3rd Avenue	Building Alteration/Repair	Enclose existing 5'-6"X 10'-0" (55 SQ FT) porch at side of house and convert to full bathroom. Add a 7'-0"X 12'-0"(84 SQ FT) attached patio cover at rear of the house.	Apr-04	04014-10000-02895
92	1024	S. 4th Avenue	Building Alteration/Repair	Change out 3 windows & 2 doors same size and location, re-stucco/sandblast entire building, residential kitchen & bathroom remodel-repair/replace only. No changes in walls or openings, drywall/plaster patch & paint, replace (dry rot, water, termite) damaged (roof rafter, joist, or to her) with same size & spacing (less than 10% damage).	Aug-01	01016-30000-15830
93	1024	S. 4th Avenue	Building Alteration/Repair	Tear off existing roofing. Re-roof with class A fiberglass or asphalt shingles (max 2 overlays total) with 1/2" cdx plywood.	Oct-01	01016-30000-21172
94	1024	S. St. Andrews Place	Building Alteration/Repair	Remove illegal addition at rear and repair and restore to SFD.	Nov-01	01016-10000-21972
95	1024	S. St. Andrews Place	Building Alteration/Repair	Change out (1) window & (1) entry door, same size and type.	Jan-03	03016-10000-01417
96	1026	S. 4th Avenue	Building Alteration/Repair	Re-roof: Tear off existing roofing material, install plywood and 30 year composition shingles.	Nov-05	05016-90000-25031

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97	1026	S. Bronson Avenue	Building Alteration/Repair	Vinyl siding over existing wall of home.	Nov-96	96016-30000-04151
98	1026	S. Westchester Place	Building Alteration/Repair	Re-roof with 14 squares comp shingle roofing. Existing solid sheathing.	Jul-05	05016-90000-13307
99	1027	S. Gramercy Place	Building Alteration/Repair	Apply 1.2" CDX ply. Re-roof w/ 30sq class 'B' comp shingles.	Sep-96	96016-10000-00328
100	1027	S. Gramercy Place	Building Alteration/Repair	Interior remodel: convert portion of (E) kitchen & family room; 1st floor - full bathroom & closet; Add interior non-bearing wall in (E) bedroom; 2nd floor - create hallway & closet; infill one (E) door opening & create new one.	Mar-04	04016-10000-04478
101	1027	S. Gramercy Place	Building Alteration/Repair	Convert (E) front porch to den & bedroom by removing windows & filling in to match exterior. New doors in (E) living room and (E) family room and (E) utility room.	May-07	07016-10000-08870
102	1029	S. 3rd Avenue	Building Alteration/Repair	Re-roof.	Aug-00	00016-10000-16713
103	1029	S. 3rd Avenue	Building Alteration/Repair	Remodel kitchen and laundry (non-structural): replace drywall, kitchen cabinets; change out 15-windows enlarging 3; plumbing and electrical included for related work in kitchen and laundry room only.	Jun-01	01016-70000-10239
104	1030	S. Norton Avenue	Building Alteration/Repair	Convert 4 unit and guest room apartment to 4 unit apartment.	Mar-02	02016-10000-03793
105	1030	S. Norton Avenue	Building Alteration/Repair	Convert 4-story, 8-unit apartment into condominiums.	Nov-06	06016-10000-20299
106	1030	S. Norton Avenue	Building Alteration/Repair	Minor floor plan revision, add security bars along window openings adjacent to corridor.	Aug-06	03010-10004-03783
107	1032	S. 5th Avenue	Building Alteration/Repair	Tear-off and re-roof SFD and detached garage with composition shingles.	Dec-02	02016-70000-24371
108	1033	S. 4th Avenue	Building Alteration/Repair	Re-roof: Tear off existing roofing material, install plywood and composition shingles.	Apr-07	07016-70000-06337

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109	1034	S. Gramercy Place	Building Alteration/Repair	Tear off (E) roof and install dimensional shingles OVER (E) sheathing.	Mar-06	06016-20000-05419
110	1034	S. Gramercy Place	Building Alteration/Repair	Replace (E) masonry chimney.	Jan-07	07016-20000-00435
111	1035	S. Manhattan Place	Building Alteration/Repair	Vinyl siding over existing wall of home.	May-07	07016-10000-08859
112	1037	S. 4th Avenue	Building Alteration/Repair	Re-roof: Tear off existing roofing material, install plywood and 25 year dimensional fiberglass shingles.	Feb-02	02016-10000-02616
113	1037	S. Arlington Avenue	Building Alteration/Repair	Remodel kitchen and bathroom by replacing drywall and tile work as needed. Sandblast exterior.	Apr-00	00016-70000-06832
114	1039	S. Westchester Place	Building Alteration/Repair	Replace 2 windows, same size and location.	Jun-06	06016-20000-11753
115	1040	S. Bronson Avenue	Building Alteration/Repair	Replace drywall/plaster (patch and paint). Non-structural repair only.	May-04	04016-90000-10270
116	1040	S. Bronson Avenue	Building Alteration/Repair	Replace 5 window(s). Same size, location, number, type. Sandblast/re-stucco over existing stucco to remain. Area = 800 sq ft.	Nov-05	05016-90000-23654
117	1040	S. St. Andrews Place	Building Alteration/Repair	Re-roof with Class 'A' materials. 23 squares. Tear off existing roofing.	Feb-04	04016-30000-03152
118	1041	S. 3rd Avenue	Building Alteration/Repair	Tear off, resheath with 1/2" CDX - re-roof single family dwelling with asphalt shingles.	Jun-98	98016-50000-11703
119	1041	S. Gramercy Drive	Building Alteration/Repair	Remove rolled up roof. Install new plywood and re-roof with shingles.	Sep-06	06016-10000-19483
120	1041	S. Wilton Place	Building Alteration/Repair	Tear off roofing and install 25 year composition shingles.	May-97	97016-50000-10712
121	1044	S. Gramercy Drive	Building Alteration/Repair	Replace damaged wood framing (less than 10%). Same size/spacing/type.	Jul-02	02016-90000-12900
122	1044	S. Westchester Place	Building Alteration/Repair	Convert den to new bedroom.	Nov-03	03016-10000-22753
123	1044	S. Westchester Place	Building Alteration/Repair	Re-roof with 25 squares comp shingle roofing over new solid sheathing.	Jun-05	05016-90000-10559
124	1045	S. Gramercy Place	Building Alteration/Repair	Re-roof and replace (3) windows and replace (2) doors, same size.	Aug-97	97016-10000-18479

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125	1045	S. Westchester Place	Building Alteration/Repair	Remove existing old layers of sheeting plywood. Class A Roof Shingles, 30 Yr.	Oct-02	02016-70000-20894
126	1046	S. 4th Avenue	Building Alteration/Repair	Change out (6) windows & (4) doors - same size and type.	Apr-03	03016-10000-05958
127	1046	S. Gramercy Place	Building Alteration/Repair	Remove wood shingle roof and replace with 1/2" CDX plywood and 25 year asphalt shingles.	Mar-00	00016-20000-04304
128	1046	S. Gramercy Place	Building Alteration/Repair	Repair (dry-rot, water, or termite), damaged stair by replacing same size members.	Nov-01	01016-10000-22032
129	1046	S. Wilton Place	Building Alteration/Repair	Kitchen and bathroom remodel. Change out (48) windows and (1) door - same size and location.	Jan-04	04016-10000-01809
130	1047	S. 3rd Avenue	Building Alteration/Repair	Re-roof single family residence - tear off, resheath with 1/2" CDX and re-roof with asphalt shingles.	Jun-98	98016-50000-11701
131	1048	S. 3rd Avenue	Building Alteration/Repair	Re-roof.	Sep-05	05016-10000-19443
132	1048	S. Westchester Place	Building Alteration/Repair	Replace 12 windows, same size and type. Chimney repair.	Apr-03	03016-30000-06808
133	1049	S. Westchester Place	Building Alteration/Repair	Re-roof: remove the existing roof-covering; install 1/2"CDX plywood; & Class A fiberglass shingles for the dwelling only: 20 squares.	Jun-00	00016-70000-11433
134	1052	S. 4th Avenue	Building Alteration/Repair	Re-roof: Tear off existing roofing material, install plywood and 25 year asphalt shingles.	Sep-01	01016-20000-16834
135	1052	S. 5th Avenue	Building Alteration/Repair	Re-roof SFD & detached garaged with 30 year composition shingles.	Aug-01	01016-10000-14820
136	1052	S. Gramercy Place	Building Alteration/Repair	Remove garage door.	Dec-01	01016-10000-23829
137	1053	S. Bronson Avenue	Building Alteration/Repair	re-roof with new plywood and asphalt shingles; replace (11) windows, same size & location, new stucco, drywall inside & refinish the floor.	Jan-02	02016-10000-00137

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138	1053	S. Norton Avenue	Building Alteration/Repair	To show correct building type of construction: 3 levels of apartment of 1 level parking garage.	Sep-04	03010-10001-04083
139	1053	S. Norton Avenue	Building Alteration/Repair	Change of use from apartment to condominium.	Apr-05	05016-10000-07282
140	1054	S. Bronson Avenue	Building Alteration/Repair	Re-roof with CDX plywood and composition shingles.	Oct-00	00016-10000-20237
141	1056	S. Arlington Avenue	Building Alteration/Repair	Re-install bearing wall at 2nd floor per original construction; 2) Remove bearing wall at 1st floor & replace with beam; and 3) Remove existing 4'x5' window & replace with 6'x6'-8" sliding glass door at den.	Aug-00	00016-20000-16260
142	1056	S. St. Andrews Place	Building Alteration/Repair	Repair/replace door & window at rear.	Feb-03	03016-10000-03431
143	1057	S. 3rd Avenue	Building Alteration/Repair	Tear off, resheath with 1/2" CDX and re-roof with asphalt shingles.	Jun-98	98016-50000-11702
144	1057	S. Arlington Avenue	Building Alteration/Repair	Remove and rebuild front porch (7.5' X 10.5') and change (4) (E) windows, same size and type.	Feb-01	01016-10000-01113
145	1057	S. Gramercy Place	Building Alteration/Repair	Re-roof with shingles.	Apr-00	00016-10000-07671
146	1060	S. 4th Avenue	Building Alteration/Repair	Re-roof house & garage with 4 ply, hot mop, and built up roofing.	Oct-01	01016-10000-21112
147	1060	S. Wilton Place	Building Alteration/Repair	Chimney repair.	Nov-03	03016-20000-23270
148	1065	S. Norton Avenue	Building Alteration/Repair	Change out existing doors, re-roof, termite damage repair underneath building.	Dec-02	02016-10000-24535
149	1065	S. Norton Avenue	Building Alteration/Repair	re-stucco/sandblast above the balcony	Apr-03	03016-30000-07007
150	1065	S. Norton Avenue	Building Alteration/Repair	Repair sagging roof overhang by adding new post and beams.	May-03	03016-30000-08186

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151	1067	S. 5th Avenue	Building Alteration/Repair	Non-structural repair of (E) bathroom. New wall & floor tiles; Replace bathtub w/ shower stall; 2 window change out located in the bathroom - same size & same location.	Aug-06	06016-10000-16631
152	1068	S. 5th Avenue	Building Alteration/Repair	Remove unreinforced brick fireplace and add new pre-fab fireplace.	Jan-00	00016-10000-01638
153	1068	S. Arlington Avenue	Building Alteration/Repair	Re-roof over (E) layer of asphalt with Decrabond Steel Roofing.	Dec-96	96016-20000-06176
154	1069	S. Norton Avenue	Building Alteration/Repair	29 lb. fiber glass base, nail down hot mopping.	Mar-00	00016-10000-04027
155	1070	S. Wilton Place	Building Alteration/Repair	Add 26'3" x 36'irr. shape recreation room addition to (E) garage.	Jun-02	02016-20000-11358
156	1100	S. Gramercy Drive	Building Alteration/Repair	Re-roof with plywood and composition shingles.	Jul-02	02016-10000-13704
157	1100	S. St. Andrews Place	Building Alteration/Repair	Change out windows, same size and location. Replace garage door and garage header.	Dec-00	00016-10000-24310
158	1101	S. Arlington Avenue	Building Alteration/Repair	Re-roof with new plywood and composition shingles.	Apr-03	03016-10000-07909
159	1101	S. Norton Avenue	Building Alteration/Repair	T/O existing roof, apply 20 squares of eagle lite (Malibu) tile over existing sheathing.	Jan-07	07016-20000-01385
160	1106	S. Gramercy Drive	Building Alteration/Repair	Chimney repair.	May-07	07016-90000-08282
161	1107	S. 4th Avenue	Building Alteration/Repair	Change out windows (7 total).	Apr-04	04016-70000-07997
162	1107	S. St. Andrews Place	Building Alteration/Repair	Tear off (E) roofing & re-roof with 1/2" CDX plywood Class "A", composition shingle.	Mar-01	01016-40000-04008
163	1108	S. Gramercy Place	Building Alteration/Repair	Sandblast and re-stucco side of the house damaged by water.	May-06	06016-10000-08699
164	1109	S. Gramercy Drive	Building Alteration/Repair	Tear off existing roof & re-roof install plywood & composition shingles.	Mar-07	07016-10000-04922

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165	1112	S. Wilton Place	Building Alteration/Repair	Extend/remodel 1st floor Family Room & Breakfast Room (5.42'x26.93', 148.12s.f.), add covered patio( 10.08'x26.93, 271.45 SF.) w/ outdoor prefabricated fireplace in rear of (E) two story SFD.	Feb-04	04016-30000-03355
166	1114	S. Gramercy Place	Building Alteration/Repair	Repair fire damage in bedroom, paint interior & exterior, re-roof house.	May-01	01016-10000-07634
167	1114	S. Gramercy Place	Building Alteration/Repair	Convert roof of 12' X 15' (1-story) portion to roof deck. Upgrade roof rafters and install guard rail..	Aug-01	01016-10000-15493
168	1115	S. Gramercy Drive	Building Alteration/Repair	Re-roof (E) S.F.D. (36 sq's) with asphalt shingles.	Apr-01	01016-40000-07447
169	1115	S. Gramercy Drive	Building Alteration/Repair	Re-roof (E) garage. (4 sq's) with asphalt shingles over OSB str 1 plywood	Apr-01	01016-40000-07464
170	1117	S. St. Andrews Place	Building Alteration/Repair	Re-roof with new plywood and dimensional shingles.	Apr-03	03016-91000-07580
171	1118	S. St. Andrews Place	Building Alteration/Repair	Re-roof: remove the existing roof-covering; install 1/2"CDX plywood; & 27 squares Class A fiberglass shingles for SFD & detached garage.	Jun-01	01016-70000-10915
172	1118	S. Wilton Place	Building Alteration/Repair	Convert (e) two car garage (20x28) into a storage and recreation room.	Nov-01	01016-70000-22686
173	1118	S. Wilton Place	Building Alteration/Repair	Tear off existing tile roofing, install underlayment and install one piece "5" clay tile.	Oct-06	06016-10000-20942
174	1120	S. Westchester Place	Building Alteration/Repair	Remove all roof, replace tile roof.	May-00	00016-10000-09902
175	1122 1/2	S. 4th Avenue	Building Alteration/Repair	Repair dry rot, less than 10% damage. Replace 56 windows - same size and location. Interior remodeling.	Aug-06	06016-20000-17063
176	1125	S. 3rd Avenue	Building Alteration/Repair	Re-roof with capsheet and fiberglass.	May-00	00016-10000-08972

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177	1125	S. Bronson Avenue	Building Alteration/Repair	Re-roof: remove the existing roof-covering; install 1/2"CDX plywood; & 33 squares of Class A fiberglass shingles (35-yearshingles) for the single family dwelling only.	Oct-00	00016-70000-19961
178	1129	S. Gramercy Drive	Building Alteration/Repair	Remove all roofing material and install composition shingle.	Jun-02	02016-10000-11049
179	1129	S. Gramercy Drive	Building Alteration/Repair	Change 30 windows (same size) & re-stucco.	Jul-02	02016-70000-13564
180	1130	S. Westchester Place	Building Alteration/Repair	Repair earthquake damaged masonry chimney per architect's design.	Apr-00	00016-20000-05843
181	1132	S. 5th Avenue	Building Alteration/Repair	Replace chimney at side of (E) SFD.	Jul-03	03016-10000-13499
182	1132	S. 5th Avenue	Building Alteration/Repair	Tear-off roofing materials, install plywood, and re-roof SFD with composition shingles.	Sep-03	03016-10000-18120
183	1132	S. Norton Avenue	Building Alteration/Repair	Re-roof build up.	Jul-05	05016-70000-15292
184	1133	S. 3rd Avenue	Building Alteration/Repair	Repair patio concrete slab and steps.	Nov-97	97016-10000-26753
185	1133	S. 3rd Avenue	Building Alteration/Repair	Earthquake repair including drywall and interior plaster; painting, gutter & re-roof.	Dec-97	97016-70000-29097
186	1133	S. 3rd Avenue	Building Alteration/Repair	Add miscellaneous repairs to work under 97SL03116 which includes replacing the steps to the front porch and portion of the side porch.	Dec-97	97016-70001-29097
187	1134	S. Gramercy Drive	Building Alteration/Repair	Tear off existing tile, replace with underlayment and Claylite US tile.	Aug-05	05016-70000-16243
188	1134	S. St. Andrews Place	Building Alteration/Repair	Enclose existing covered patio with a non bearing window and wall assembly. Non bearing window and wall assembly consists of a stack of three 8" blocks with window on top.	May-07	07016-10000-08804
189	1135	S. Arlington Avenue	Building Alteration/Repair	Tear off existing wood shake and install 30 year composition shingles.	Apr-97	97016-50000-07514

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190	1137	S. 4th Avenue	Building Alteration/Repair	Re-roof: Tear off existing roofing material, install plywood and 30 year asphalt shingles.	Mar-07	07016-10000-05861
191	1140	S. 4th Avenue	Building Alteration/Repair	Remove Existing Roof, Install Class B, 4 Ply Built Up Roofing System 40 Squares	Jun-98	98016-70000-12390
192	1140	S. Norton Avenue	Building Alteration/Repair	Re-roof and install plywood to existing apartment building.	Nov-06	06016-70000-22711
193	1141	S. Norton Avenue	Building Alteration/Repair	Water damage repair to existing garage.	Oct-99	99016-20000-18738
194	1141	S. Norton Avenue	Building Alteration/Repair	Water damage repair of existing storage building.	Oct-99	99016-20000-18826
195	1142	S. 4th Avenue	Building Alteration/Repair	Repair or replace termite/dry rot damaged garaged framings (less than 10% of structure).	Dec-02	02016-10000-25266
196	1142	S. 4th Avenue	Building Alteration/Repair	Reconstruct 4-caregarage (20'X40')] ON (E) slab.	Jan-03	02016-10001-25266
197	1146	S. Norton Avenue	Building Alteration/Repair	Re-roof over the existing hot build up.	Dec-01	01016-10000-24198
198	1155	S. 4th Avenue	Building Alteration/Repair	(2) 8' high interior stud walls and door to create storage room within (E) recreation room; relocate west wall window.	Feb-97	97016-10000-04300
199	1159	S. Norton Avenue	Building Alteration/Repair	Change 1st floor structure only.	Not Issued.	00010-10001-00152
200	1162	S. 4th Avenue	Building Alteration/Repair	Change out (11) windows & (2) doors - same size and type. Replace kitchen cabinets and countertops and repair termite damage (less than 10%).	Jun-04	04016-10000-10412
201	1169	S. Bronson Avenue	Building Alteration/Repair	Re-roof with roll roofing about 1100SF.	Jan-06	06016-10000-01379
202	1174 1/2	S. Norton Avenue	Building Alteration/Repair	Change out 16 windows, same size and location. Re-stucco / sandblast over existing.	Mar-01	01016-30000-04998
203	1175	S. Bronson Avenue	Building Alteration/Repair	Change (2) windows to swing out casement (Same size & Location).	Nov-04	04016-10000-23169

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204	1180	S. Norton Avenue	Building Alteration/Repair	Change out 16 windows, same size and location. Re-stucco / sandblast over existing.	Mar-01	01016-30000-05047
205	1180	S. Norton Avenue	Building Alteration/Repair	Change out 16 windows, same size and location. Re-stucco / sandblast over existing.	Mar-01	01016-30000-05051
206	1180 1/2	S. Norton Avenue	Building Alteration/Repair	Change out 16 windows, same size and location. Re-stucco / sandblast over existing.	Mar-01	01016-30000-05050
207	1181	S. Norton Avenue	Building Alteration/Repair	Re-frame fire damaged roof and ceiling joists, and remove & replace drywall in damaged areas.	May-07	07016-20000-08612
208	1186	S. Norton Avenue	Building Alteration/Repair	Change out 16 windows, same size and location. Re-stucco / sandblast over existing.	Mar-01	01016-30000-05052
209	1186 1/2	S. Norton Avenue	Building Alteration/Repair	Change out 16 windows, same size and location. Re-stucco / sandblast over existing.	Mar-01	01016-30000-05053
210	1200	S. Westchester Place	Building Alteration/Repair	Re-roof: remove existing roof-covering; install 1/2" CDX plywood; Class A fiberglass shingles: dwelling & detached garage.	Apr-98	98016-70000-08070
211	1201	S. 4th Avenue	Building Alteration/Repair	Create new bedroom in 3-units and convert 1/2 bath to full bath.	Oct-06	06016-10000-19829
212	1201	S. Westchester Place	Building Alteration/Repair	Change out 5 windows, same size and location.	Aug-06	06016-10000-16819
213	1202	S. Norton Avenue	Building Alteration/Repair	Convert 5 car garage into 4 car garage and laundry area. (laundry area is 16'-9" x 21') 1 car space is relocated to an open space on lot.	Jan-01	01016-70000-01194
214	1206 1/2	S. 3rd Avenue	Building Alteration/Repair	Fire damage repair (less than 10%)	Sep-03	03016-20000-18359
215	1208	S. St. Andrews Place	Building Alteration/Repair	Tear-off (E) roofing material to rear of (E)SFD, install 1/2" plywood sheathing, and apply 30 year Class 'A' composition shingles.	Mar-05	05016-70000-04028

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216	1209	S. Manhattan Place	Building Alteration/Repair	Architectural remodeling of church interior and exterior, landscaping, new courtyard, fence, and mechanical enclosures.	Oct-98	97016-10000-11696
217	1211	S. Van Ness Avenue	Building Alteration/Repair	Remove wood roof and re-roof with new plywood and felt shingles.	Feb-03	03016-70000-03678
218	1214	S. 3rd Avenue	Building Alteration/Repair	Major remodel: replace damaged joints over front porch. Interior alterations creating additional bathrooms for an existing 6-bedroom, and 6 1/2 bath SFD.	May-01	00016-70000-18684
219	1214	S. 3rd Avenue	Building Alteration/Repair	Remove (e) stairs leading up to the (e) storage at top of (e) garage under permit 33LA10100, and replace with new stairs and landing at top.	Apr-02	02016-70000-07271
220	1214	S. Norton Avenue	Building Alteration/Repair	6 windows replaced, same size and location.	Jun-02	02016-10000-12332
221	1214	S. St. Andrews Place	Building Alteration/Repair	Re-roof the SFD, plywood and composition shingles. Chimney repair.	Jun-04	04016-10000-11444
222	1214	S. Van Ness Avenue	Building Alteration/Repair	Revise approved plans for the followings: 1. To permit the continued presence of the existing grass parking area in lieu of the turf parking plan currently approved. 2. To permit the existing inlet grate on the driveway which drains the roof water into the Country Club drive in lieu of a new one proposed at the main gate as shown on the approved plans.	May-02	99014-30002-02014
223	1215	S. Bronson Avenue	Building Alteration/Repair	Tear off (E) roof and hot mop (approx. 35 Squares).	Dec-00	00016-70000-24287
224	1215	S. Norton Avenue	Building Alteration/Repair	Convert (E) storage room in basement of (E) 4-story Apartment bldg to 2 additional dwelling units. (See ZA 2005-6801 for zone variance).	Not Issued.	06016-10000-07748
225	1215	S. Westchester Place	Building Alteration/Repair	Brace 2 parts of the House. Front porch and side porch with new mom. frames.	Feb-98	97016-10000-27843

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226	1215	S. Westchester Place	Building Alteration/Repair	Repair earthquake damaged masonry chimney.	Apr-98	98016-10000-07092
227	1216	S. Westchester Place	Building Alteration/Repair	Convert flat roof to gable on front portion of SFD. Replace kitchen window (same size)	Nov-01	01016-70000-21567
228	1218	S. Gramercy Place	Building Alteration/Repair	Repair/replace (4) windows, same size/location; drywall.	Feb-03	03016-10000-02579
229	1218	S. Gramercy Place	Building Alteration/Repair	Home remodel.	Jul-04	04016-10000-13996
230	1218	S. Norton Avenue	Building Alteration/Repair	Construct exit wood stairs per engineer's from the third floor to the rear of the house.	Sep-99	99016-70000-17575
231	1218	S. Norton Avenue	Building Alteration/Repair	Relocate the stairs under permit 99SL10681 to the front of the dwelling.	Nov-99	99016-70001-17575
232	1219	S. Gramercy Place	Building Alteration/Repair	Re-roof, kitchen remodel, window and door change out- same type, size, and location.	Jan-00	00016-10000-00710
233	1219	S. Gramercy Place	Building Alteration/Repair	Structural upgrade of (E) 3-car garage / guest room @ 2nd floor. New roof framing with new roofing materials to match main house.	Jan-00	00016-30000-01231
234	1219	S. Van Ness Avenue	Building Alteration/Repair	Repair chimney.	Dec-01	01016-20000-24549
235	1219	S. Van Ness Avenue	Building Alteration/Repair	Re-stucco/sandblast two walls of garage.	Jan-02	02016-30000-01928
236	1222	S. Van Ness Avenue	Building Alteration/Repair	Re-roof; remove existing roof-covering; existing solid sheathing; Install Class A fiberglass shingles 20 squares, & 28 squares of built-up roofing at flat portions; Dwelling & detached garage	Feb-98	98016-70000-02948
237	1222	S. Van Ness Avenue	Building Alteration/Repair	Foundation repair, seismic retrofit.	Oct-02	02016-30000-19275
238	1224	S. 3rd Avenue	Building Alteration/Repair	Convert 6 units to 4 units.	Not Issued.	06016-10000-24141
239	1224	S. Norton Avenue	Building Alteration/Repair	Re-roof with 94 squares. BUILT UP roofing. Existing solid sheathing.	Jan-06	06016-90000-01735

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240	1225	S. Bronson Avenue	Building Alteration/Repair	Propose 2-story addition to existing duplex to create 3-unit apartment.	Not Issued.	03014-10000-04796
241	1225	S. Westchester Place	Building Alteration/Repair	New Exterior stucco and color	Jun-00	00016-20000-10271
242	1227	S. Norton Avenue	Building Alteration/Repair	Re-roof with O.S.B. plywood and apply 30 year comp. shingles.	Feb-04	04016-10000-02834
243	1228	S. Bronson Avenue	Building Alteration/Repair	Replace damaged stairs at same location.	Dec-96	96016-50000-06499
244	1230	S. Van Ness Avenue	Building Alteration/Repair	Tear off old roofing. Install 1/2" plywood, 30 lb felt, metal edge, install 30 YR fiberglass shingles.	Feb-02	02016-70000-02439
245	1231	S. Wilton Place	Building Alteration/Repair	Tear off roofing and install 30 year asphalt shingles.	Jan-04	04016-10000-00010
246	1233	S. Arlington Avenue	Building Alteration/Repair	Repair damaged framing member at balcony less than 10 & replacement cost of balcony.	May-07	07016-70000-08422
247	1234	S. Gramercy Place	Building Alteration/Repair	Tear off (E) roof and apply 13 SQS. of Class "A" composition shingles. Replace drywall and plaster.	Sep-04	04016-20000-19317
248	1234	S. Gramercy Place	Building Alteration/Repair	Dry rot repair less than 10% of replacement cost of building.	Nov-04	04016-70000-22056
249	1236	S. Wilton Place	Building Alteration/Repair	Re-roof with clay tile 2700 square feet.	May-98	98016-30000-09850
250	1237	S. St. Andrews Place	Building Alteration/Repair	Re-roof: tear off, 1/2"CDX, Class A fiberglass shingles; 27 squares.	Sep-97	97016-70000-20610
251	1237	S. Wilton Place	Building Alteration/Repair	Change out windows, same size and location.	Not Issued.	01016-20000-17720
252	1240	S. Arlington Avenue	Building Alteration/Repair	Remove existing asphalt roof install capsheet over 2 layers of fiberglass paper hot mop in between hot asphalt.	Sep-03	03016-10000-19168
253	1241	S. 3rd Avenue	Building Alteration/Repair	Change out windows (15 TOTAL), same size & location.	Dec-97	97016-30000-28639
254	1241	S. 3rd Avenue	Building Alteration/Repair	Repair (E) chimney.	Jul-98	98016-30000-15461

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255	1244	S. Van Ness Avenue	Building Alteration/Repair	Re-roof: remove existing roof-covering; install 1/2" CDX plywood; Class A fiberglass shingles; dwelling only, 23 squares	Oct-98	98016-70000-21730
256	1244	S. Westchester Place	Building Alteration/Repair	Replace 9 windows same size and type.	Oct-01	01016-10000-20029
257	1244	S. Westchester Place	Building Alteration/Repair	Install 5' diameter spiral stairway at rear of house from second floor. New door.	Feb-04	04016-10000-03307
258	1244	S. Westchester Place	Building Alteration/Repair	Change standard plan from spiral stairs to metal stairs.	Mar-04	04016-10001-03307
259	1244	S. Wilton Place	Building Alteration/Repair	Re-roof: remove existing roof covering & install new Terra II light weight concrete to SFD & garage.	Sep-02	02016-70000-19255
260	1244	S. Wilton Place	Building Alteration/Repair	Additional work to re-roofing: Reframe the 2nd level rear portion of the house to match the mansard roof in the front. Finished surface is to have the same Terra II shake used in the original permit.	Oct-02	02016-70001-19255
261	1245	S. 5th Avenue	Building Alteration/Repair	Enclose (E) covered porch (30'-9" X 14'-8", 351 SF) to enlarge existing living room and build open deck on top.	Jan-05	04014-10000-11277
262	1247	S. 3rd Avenue	Building Alteration/Repair	Change out (30) windows- same size & Re stucco.	Sep-05	05016-10000-18652
263	1248	S. 3rd Avenue	Building Alteration/Repair	Re-roof with 4 squares of composition shingle over existing solid sheathing.	May-05	05016-90000-08059
264	1248	S. Manhattan Place	Building Alteration/Repair	Remove/replace interior non-structural walls to restore (E) rooms. Convert duplex to SFD.	Dec-03	03016-10000-25179
265	1254	S. 5th Avenue	Building Alteration/Repair	Tear-off and re-roof apartment building. Install new plywood and apply base 30 sheet & 20 year asphalt shingle (white color).	Dec-02	02016-10000-23794
266	1263	S. 5th Avenue	Building Alteration/Repair	Take off all roofing layers, install plywood and 30 year asphalt shingles.	Apr-04	04016-10000-06079
267	1265	S. 3rd Avenue	Building Alteration/Repair	General rehab: replace/repair windows and doors.	Oct-98	98016-20000-22403

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268	3255	W. Country Club Drive	Building Alteration/Repair	Re-roof: remove the existing roof-covering; install 5-coarse built-up roof over existing solid sheathing for the existing SFD only.	Aug-00	00016-70000-14633
269	3301	W. Country Club Drive	Building Alteration/Repair	Partial roof repair: remove & patch approx. one square; remove existing tile, cement & felt underlayment, & replace tiles.	Apr-00	00016-70000-07534
270	3429	W. Country Club Drive	Building Alteration/Repair	Change out 5 windows, same size and location. seismic retrofit; foundation and anchor bolting/cripple wall bracing. Re-roof with class A; replace existing tile roof w/tile of same weight or less. 8sqrs. Repair/replace masonry chimney for pre fab unit.	Mar-02	02016-30000-05431
271	1011-1015	S. 5th Avenue	Building Alteration/Repair	Replace (14) windows, same place and location.	May-01	01016-30000-09032
272	1027-1035	S. Norton Avenue	Building Alteration/Repair	re-roofing approximately 2800 sq ft	Oct-97	97016-70000-23537
273	1101-1103 1/2	S. Bronson Avenue	Building Alteration/Repair	Repair fire damage (less than 10%) and interior remodel.	Apr-06	06016-10000-06232
274	1135-1137	S. Norton Avenue	Building Alteration/Repair	Stripe and reproof with 3-ply (HOT) for garage and 2 porches.	Apr-99	99016-70000-05780
275	1145-1151	S. 4th Avenue	Building Alteration/Repair	Re-roof: Tear off existing wood shakes, install plywood and 30 year shingles.	Sep-02	02016-10000-18219
276	1154-1160	S. 4th Avenue	Building Alteration/Repair	New stucco over existing siding. (GARAGE)	Nov-01	01016-30000-22488
277	1154-1160	S. 4th Avenue	Building Alteration/Repair	Tear off existing roofing. Re-roof with Class "A" modified Bitumen.	Sep-02	02016-30000-17849
278	1161-1161 1/4	S. Bronson Avenue	Building Alteration/Repair	Re-roof: remove the existing roof-covering; install 14 squares of built-up roof over the existing solid sheathing for the existing Duplex.	May-00	00016-70000-09609

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279	1162 (Unit #4)	S. 4th Avenue	Building Alteration/Repair	Change out (9) windows & (2) doors - same size and type. Replace kitchen cabinets and countertops and repair termite damage (less than 10%)	Nov-03	03016-10000-22429
280	1174 - 1174 1/4	S. Norton Avenue	Building Alteration/Repair	Change out 16 windows, same size and location. Re-stucco / sandblast over existing.	Mar-01	01016-30000-05038
281	1179-1179 1/2	S. Bronson Avenue	Building Alteration/Repair	Change(E) window (1)- same size & security bars.	Nov-04	04016-10000-22784
282	1189 -1189 1/2	S. Bronson Avenue	Building Alteration/Repair	Re-roof: Tear-off the existing roof-covering; install built-up roof over existing solid sheathing; 8 squares for dwelling only.	Apr-00	00016-70000-05944
283	1202-1206	S. 4th Avenue	Building Alteration/Repair	Remove existing wood shakes from building, install plywood, and install new 30 year dimensional asphalt shingles.	Sep-02	02016-10000-17561
284	1206-1218	S. Bronson Avenue	Building Alteration/Repair	Tear off, re-roof with class A fiberglass, built-up, 3 ply cap sheet system (46 squares.)	Jan-98	98016-30000-01061
285	1207-1209 1/2	S. 5th Avenue	Building Alteration/Repair	Replace windows same size/type; kitchen cabinets/counter tops; bedroom closet doors, and replace beam - same size and type.	Nov-01	01016-10000-22953
286	1214-1220	S. 4th Avenue	Building Alteration/Repair	Re-roof with new plywood and shingles.	Nov-05	05016-10000-24932
287	1220-1222	S. 5th Avenue	Building Alteration/Repair	Replace old stairs same size and location.	May-05	05016-20000-08568
288	1225-1227	S. 4th Avenue	Building Alteration/Repair	Re-roof: Tear off existing roofing material, install plywood and 30 year shingles.	Aug-04	04016-10000-15186
289	1236-1238 1/2	S. 3rd Avenue	Building Alteration/Repair	Change out (5) windows & (4) doors - same size and type. Repair security bars.	Mar-06	06016-10000-04442
290	1241-1243	S. 3rd Avenue	Building Alteration/Repair	Convert 2nd floor of (E) SFD to second unit & add new exterior stair at rear of building.	Mar-05	05016-10000-05078

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291	1244-1246 1/2	S. 5th Avenue	Building Alteration/Repair	Change out (10) windows (same size and location).	Mar-06	06016-10000-04005
292	1015	S. Norton Avenue	Building Demolition	Demo existing single family home(27'*57'), clear the lot, sewer cap required. Demolition by handwreck.	Sep-98	98019-10000-01037
293	1025	S. Manhattan Place	Building Demolition	Demolish (E) SFD & detached garage.	Sep-99	99019-10000-00993
294	1030	S. Norton Avenue	Building Demolition	Demo one story SFD and two car detached garage.	Mar-04	04019-10000-00420
295	1030	S. Norton Avenue	Building Demolition	Demolish garage.	Not Issued.	04019-10000-00421
296	1037	S. Arlington Avenue	Building Demolition	Demolish 1 story detached garage.	Jan-01	01019-10000-00100
297	1037	S. Norton Avenue	Building Demolition	Demolish existing three 2-car garages.	Oct-06	06019-10000-02663
298	1047	S. 4th Avenue	Building Demolition	Demolition of one story SFD.	N/A	01019-10000-01085
299	1053	S. Norton Avenue	Building Demolition	Demolition of existing SFD and attached garage with guest room.	Jul-03	03019-10000-01217
300	1057	S. Arlington Avenue	Building Demolition	Demolish two car garage.	Aug-03	03019-10000-00824
301	1057	S. Gramercy Place	Building Demolition	Demolish (E) garage 18' x 24',	Feb-00	00019-10000-00202
302	1112	S. Wilton Place	Building Demolition	Demolish existing garage and storage, approximately 600 S.F.	Sep-04	04019-30000-01784
303	1138	S. St. Andrews Place	Building Demolition	Demolition of SFD & detached garage.	Mar-06	06019-10000-00658
304	1153	S. Bronson Avenue	Building Demolition	Demolish (E) 2-Story 65' X 75' apartment.	Not Issued.	07019-10000-00922
305	1216	S. Manhattan Place	Building Demolition	Demolition of two-story SFD.	Dec-06	06019-10000-03097
306	1018	S. Gramercy Drive	New Building	New carport.	May-02	02010-10000-01527
307	1023	S. Wilton Place	New Building	New 2-car carport.	Jun-05	05010-10000-02521
308	1030	S. Norton Avenue	New Building	New 4-story, 8-unit Apartment Bldg.	Jul-04	03010-10000-03783

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309	1037	S. Arlington Avenue	New Building	New carport.	Jan-01	01010-10000-00267
310	1047	S. 4th Avenue	New Building	New one story SFD ( 2076 SF).	Sep-01	01010-10000-02236
311	1052	S. Gramercy Place	New Building	New 2-car detached carport.	Dec-01	01010-10000-03302
312	1053	S. Norton Avenue	New Building	New 4-story apartment building.	Jun-04	03010-10000-04083
313	1057	S. Arlington Avenue	New Building	New garage (39' x 22').	Aug-03	03010-10000-01884
314	1057	S. Gramercy Place	New Building	Construct new garage/recreation room 22' X 22' at rear.	Mar-00	00010-10000-00279
315	1060	S. Bronson Avenue	New Building	New 14 unit apartment building. 1st level: parking, 2-5 level: housing. Total 5 stories. 440 SF Recreation Room used as open space.	Not Issued.	07010-10000-00531
316	1065	S. Wilton Place	New Building	New 2-story SFD resulting in 5 bedrooms with 4 1/2 bathrooms.	Apr-05	04010-70000-00433
317	1065	S. Wilton Place	New Building	New 2-car garage.	Apr-05	04010-70000-05315
318	1111	S. Wilton Place	New Building	New 2-story SFD resulting in 5 bedrooms with 4 1/2 bathrooms.	Apr-05	04010-70000-00435
319	1111	S. Wilton Place	New Building	New 2-car garage.	Apr-05	04010-70000-05273
320	1112	S. Wilton Place	New Building	New recreation room over 2-car garage and storage of 32' X 31'.	Sep-04	04010-30000-00116
321	1118	S. Wilton Place	New Building	New detached two car carport (18x19)	Nov-01	01010-70000-03100
322	1123	S. Manhattan Place	New Building	Rebuild 15' x 21' 1-car garage and attach 10' x 17'-6" recreation room.	Sep-03	03010-70000-03816
323	1135	S. Arlington Avenue	New Building	14' x 16' storage.	Mar-04	04010-20000-00747
324	1144	S. St. Andrews Place	New Building	New 2-story SFD with attached garage.	May-06	05010-10000-03876
325	1153	S. Bronson Avenue	New Building	Construct 14 unit apartment building with basement parking, 3 stories plus roof deck.	Not Issued.	06010-10000-02035

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326	1159	S. Norton Avenue	New Building	New 8 unit apartment bldg.	Not Issued.	00010-10000-00152
327	1216	S. St. Andrews Place	New Building	New patio cover over raised wood deck (Max 24" High).	Feb-03	03010-30000-00405
328	1220	S. Arlington Avenue	New Building	New two-story 2511 SQ FT SFD with 446 SQ FT garage.	Feb-01	00010-10000-01925
329	1223	S. 3rd Avenue	New Building	Construction of one story SFD ( 22' X 21' ).	Permit Corrected	98010-30000-02543
330	1245	S. Norton Avenue	New Building	Construct pre-fab storage unit.	Not Issued.	01010-10000-02950
331	1274	S. 3rd Avenue	New Building	Construction of new 2-story accessory living quarters with 1-car garage.	Jul-02	02010-10000-01213
332	3340	W. Country Club Drive	New Building	New detached 4-car garage (913 S.F.) and new concrete driveway.	Dec-03	03010-10000-04178
333	3349	W. Country Club Drive	New Building	New detached 20'-10" x 24' two-car garage.	Not Issued.	05010-10000-03692
334	1241-1243	S. 3rd Avenue	New Building	Construction of 18' x 19' detached 2-car carport at rear.	Mar-05	05010-10000-01268
335	1030	S. Norton Avenue	New Non-Building	6" CMU block wall.	Aug-04	04020-10000-03198
336	1053	S. Norton Avenue	New Non-Building	Construct 6' high block wall fence.	Jun-04	04020-10000-01672
337	1224	S. Norton Avenue	New Non-Building	6" CMU block wall.	Nov-01	01020-10000-03244