

**WATTS CITY HALL AND ENGINE COMPANY NO. 65**  
1513-1525 E. 103rd Street  
CHC-2022-5974-HCM  
ENV-2022-5975-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—October 13, 2022](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2022-5974-HCM  
ENV-2022-5975-CE**

**HEARING DATE:** November 17, 2022  
**TIME:** 10:00 AM  
**PLACE:** Teleconference (see agenda for login information)

Location: 1513-1525 E. 103rd Street  
Council District: 15 – Buscaino  
Community Plan Area: Southeast Los Angeles  
Zoning: C4-2D-CPIO  
Land Use Designation: Community Commercial  
Area Planning Commission: South Los Angeles  
Neighborhood Council: Watts  
Legal Description: Tract 31566, Lot 5

**EXPIRATION DATE:** The original expiration date of November 29, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other State law provisions may also apply.

**PROJECT:** Historic-Cultural Monument Application for WATTS CITY HALL AND ENGINE COMPANY NO. 65

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNER:** City of Los Angeles  
Attn: General Services, Asset Management Division  
111 East First Street #201  
Los Angeles, CA 90012

**APPLICANT:** Adrian Scott Fine  
Los Angeles Conservancy  
523 West Sixth Street, Suite 826  
Los Angeles, CA 90014

**PREPARERS:** Katie Horak and Evanne St. Charles  
Architectural Resources Group  
360 East 2nd Street, Suite 225  
Los Angeles, CA 90012

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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



## **FINDINGS**

- Watts City Hall and Engine Company No. 65 “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as one of the only remaining pre-World War II institutional buildings constructed in the Watts neighborhood.
- Watts City Hall and Engine Company No. 65 “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a municipal building designed in the Beaux Arts architectural style.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **SUMMARY**

Watts City Hall and Engine Company No. 65 is a one-story municipal building located on the northside of 103rd Street, between South Central Avenue and Compton Avenue in Watts. Built in 1936, the subject property was designed in the Beaux Arts architectural style. Originally, the fire station occupied the east half of the building, and the Watts branch of Los Angeles City Hall, as well as the City police and health departments, occupied the west half. Renamed Engine Company No. 65, the fire station was in operation at the subject property from 1936 until 2006, when the fire department moved to a new building at 1801 E. Century Boulevard. The health department relocated to a separate site on E. 102nd Street in 1953, and the Los Angeles Police Department substation vacated the building in 1977. In addition to these municipal departments, over the years, the subject property has hosted a variety of other city services, including a youth job program and the South-Central headquarters of the City Social Service Department in the 1960s, a youth training center and alcoholism help center in the 1970s and 1980s, and the Watts office of the Community Redevelopment Agency (CRA) in the 1990s. The subject property continues to house municipal facilities, including the field office for Council District 15, and the former fire station space is occupied by Kaiser Permanente’s Watts Learning and Counseling Center.

Prior to the turn of the 20th century, the area now comprising the Watts community was part of Rancho La Tajauta, a Mexican land grant given to Anastasio Avila in 1843. The land was primarily used for cattle ranching, and by the 1870s, much of the rancho had been subdivided into smaller, family-owned farms. Development of the community was spurred by the arrival of the railroad, and Watts incorporated as a city in 1907; its first city hall was constructed in 1909 at 1645 E. 103rd

Street (no longer extant). Early residences in the region were free of deed restrictions often found elsewhere in the city at the time, and there were no restrictions related to the racial, ethnic, or religious background of potential owners. Various groups found a place in Watts, where they could raise chickens or grow a garden while living in a modest cottage on a plot of their own, and by the 1910s, the area was a diverse mixture of white, Black, Japanese/Japanese American, and Mexican/Mexican American residents.

Between 1920 and 1926, Watts more than tripled in size, from 4,529 inhabitants to an estimated 16,000, and to address the influx in population, the Watts Fire Department began operating at the city hall building at 1645 E. 103rd Street in 1924. However, the city ultimately lacked sufficient funding to provide adequate services to its residents, and a vote was made to annex Watts to the City of Los Angeles in 1926. At this time, the station became part of the Los Angeles Fire Department and was renamed Engine Company No. 65. In 1933, the Long Beach earthquake destroyed buildings throughout the region, including many located in Watts. The municipal building at 1645 E. 103rd Street suffered irreparable damage, leading to the 1936 construction of a new branch municipal building and fire station at 1513-1525 E. 103rd Street (the subject property). In 1996, a new civic center was constructed through funding provided by the Los Angeles Community Redevelopment Agency (CRA) and Community Development Department (CDD) at 10221 Compton Avenue; the 20,724-square foot building replaced the subject property as the primary municipal services facility in the community up until 2019, when the CRA sold the Compton Avenue property.

L-shaped in plan, the subject property is of wood frame construction with brick veneer and stucco cladding. It has a low-pitched hipped roof clad in clay barrel tile with a flat roof at the rear. The west wing of the property houses offices, and the east wing contains a decommissioned fire station. The primary, south-facing elevation, which projects slightly at the east and west ends, features a cornice supported by decorative brackets, a stringcourse, and the entrance to the civic center portion of the building at the west end. Centered on the projection, the entrance is recessed and has an entablature, pilasters, and an arch supported by paired columns and pilasters on either side. The west entrance door is single, wood, and paneled, set within a wood frame with a glazed, arched transom; original cylindrical light sconces are located on either side. The projection at the east end of the south façade is distinguished by a large rectangular opening containing two recessed vehicular entrances; the westernmost entrance has been infilled and has a single metal door with a fully glazed rectangular transom. The eastern entrance has a metal roll-up garage door. Above the entrance bay is an inscribed sign that reads "ENGINE CO. NO 65 - TRUCK CO. NO 65." The central part of the south-facing façade is slightly set back from the street and is fronted by a foundation-level planter. At the center of the façade is a stoop consisting of concrete steps bounded by knee walls and a single wood paneled door and fanlight within an arched transom. Fenestration on the primary facade consists of four-over-four steel windows with fanlights, steel four-over-four, double-hung windows with triangular pediments, and a non-original single metal door with a glazed transom and fanlight. The north-facing, rear façade faces the alley and is enclosed by a chain link fence and stucco wall; it is devoid of ornamentation and has fenestration consisting of grouped multi-lite steel windows, as well as a vehicular entry enclosed by a metal roll-up door. The east-facing façade fronts a parking lot and contains no fenestration or decorative elements; the façade was recently painted over with a mural by Southern California artist PeQue Brown that memorializes the late basketball player, Kobe Bryant (1978-2020). The west-facing façade of the building faces a narrow walkway and decorative elements from the primary façade continue on to the southern half of the west façade, with fenestration that includes multi-light steel windows and two doors. A temporary trailer is located at the rear northeast corner, and a hose tower abuts the property at its north-facing façade.

Based on building permit records, the subject property has experienced limited alterations over the years that consist of the demolition of a small locker room structure at the rear of the property and a change of use from a fire station to a counseling center in 2021. Other alterations include the replacement of secondary entrance doors, the infill of one of the original fire engine garage doors, and painting of a mural on the east-facing facade. During the Commission site visit it was also observed that the truck bay opening on the rear-facing facade had been infilled; partitions, carpeting, and a dropped ceiling were installed in the original fire station space; the conversion of a portion of one of the windows on the primary facade to a door; the replacement of a few of the windows on the rear facade; and the replacement of the original flooring and some of the interior doors in the civic center space.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under national, state, and local designation programs as one of the few institutional buildings remaining in Watts from the pre-WWII era and as a notable example of a pre-war fire station that exhibits high quality of design.

## **DISCUSSION**

Watts City Hall and Engine Company No. 65 meets two of the Historic-Cultural Monument criteria.

It “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as one of the only remaining pre-World War II institutional buildings constructed in the Watts neighborhood. Following significant damage to the original Watts city hall building and fire station addition in the 1933 Long Beach earthquake, the Los Angeles City Council voted to construct the subject property as a new branch city hall building that would house all City departments for the area, as well as a fire station. Constructed in 1936, the subject property served as the primary municipal services building for the Watts community up until 1997, when the new civic center building at 10221 Compton Avenue opened. While nearly a thousand buildings were destroyed in the area during the Watts Rebellion in August 1965, the subject property remained standing.

The subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of an institutional building designed in the Beaux Arts architectural style. Its symmetrical, tripartite design; classical ornamentation; brick and stucco cladding; monumental entrance; and classical details such as a cornice with decorative brackets and columns, pilasters, and an entablature are all distinguishing characteristics of the Beaux Arts style. In addition, given that the subject property is one of only three Beaux Arts-style buildings identified in the city’s historic resource survey of the Southeast Los Angeles Community Plan Area, it represents a rare example of the architectural idiom in the area. Further, unlike in other American cities that boasted grand Beaux Arts-style libraries, railway stations, and museums, Beaux Arts institutional buildings are less common in Los Angeles.

Despite interior and exterior alterations over the years, the subject property retains a high level of integrity of location, setting, materials, design, feeling, and association to convey its significance.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance,*

*restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”*

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

The designation of the Watts City Hall and Engine Company No. 65 as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2022-5975-CE was prepared on October 21, 2022.

## **BACKGROUND**

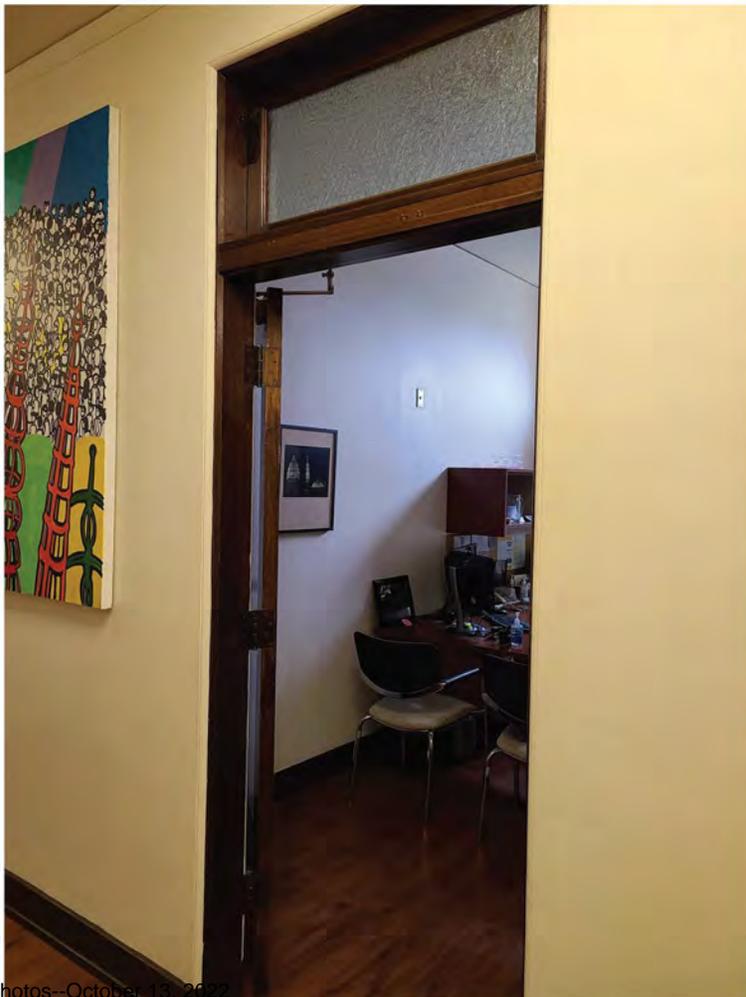
On August 18, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On September 15, 2022, the Cultural Heritage Commission voted to take the property under consideration. On October 13, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of November 29, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority*

*re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.* The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



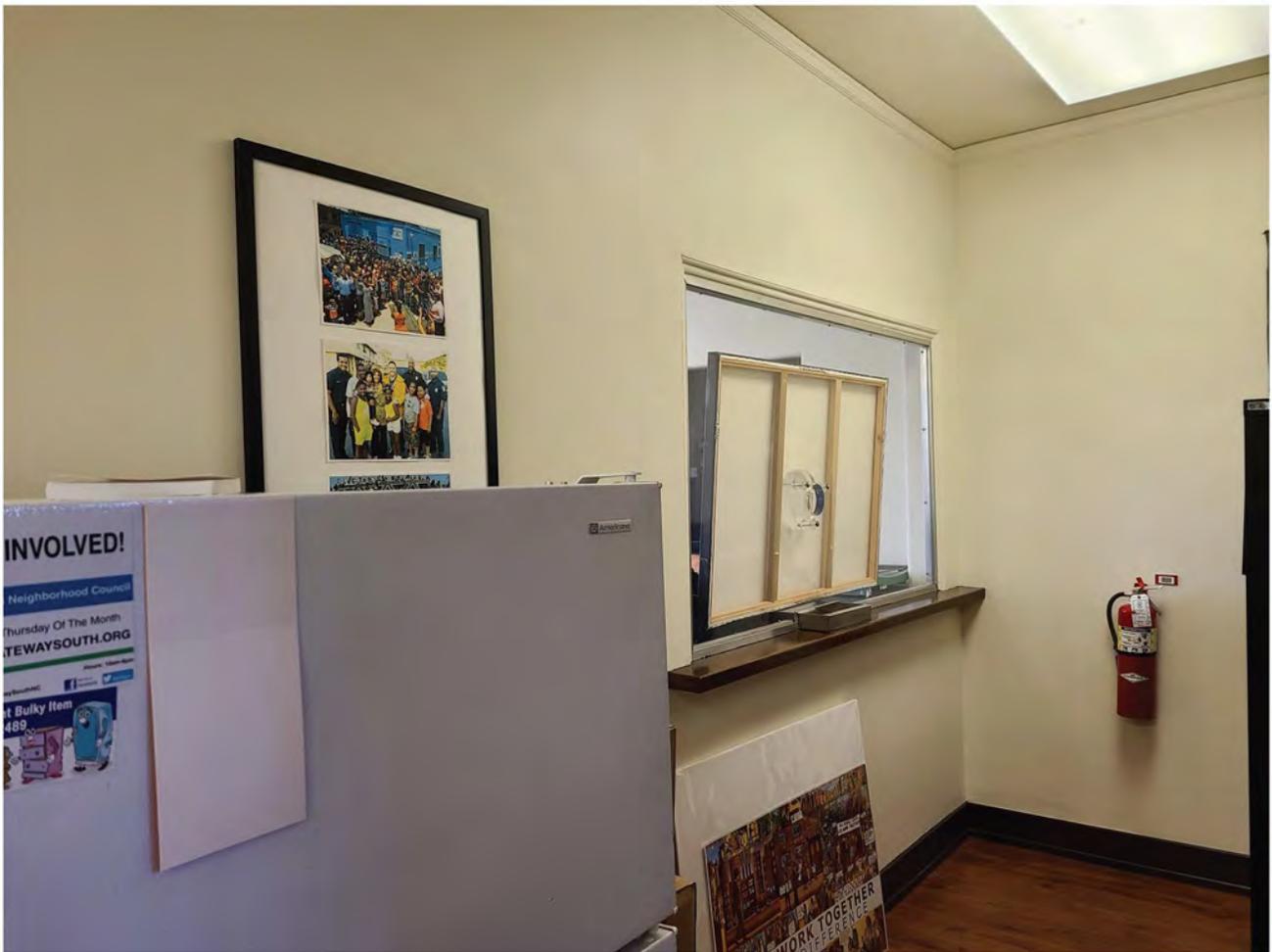


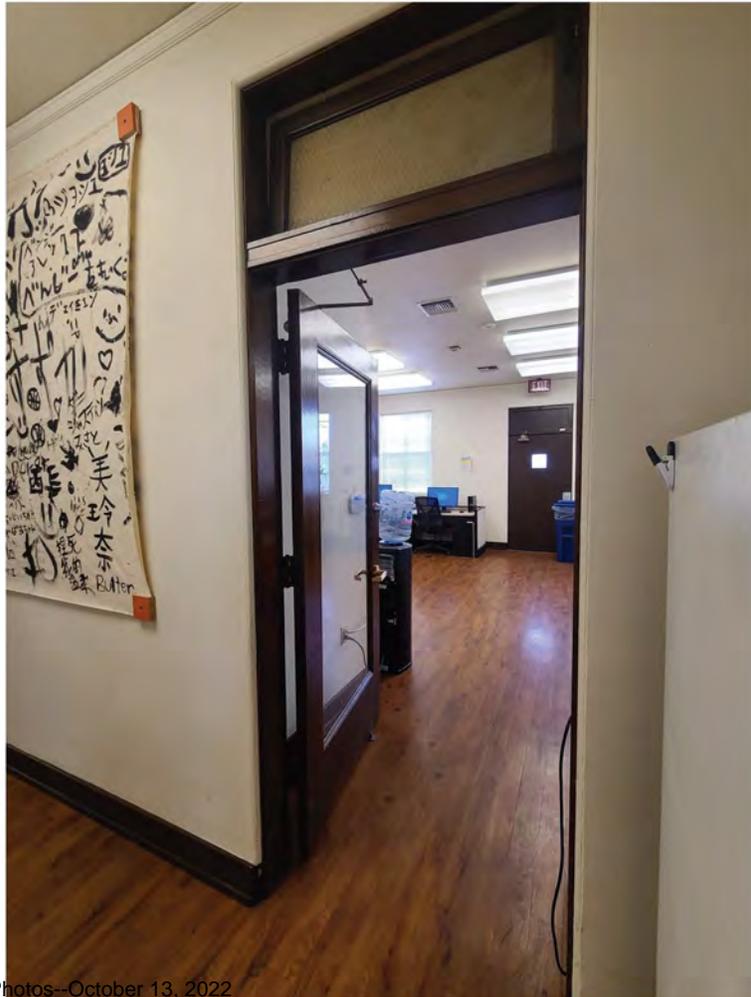


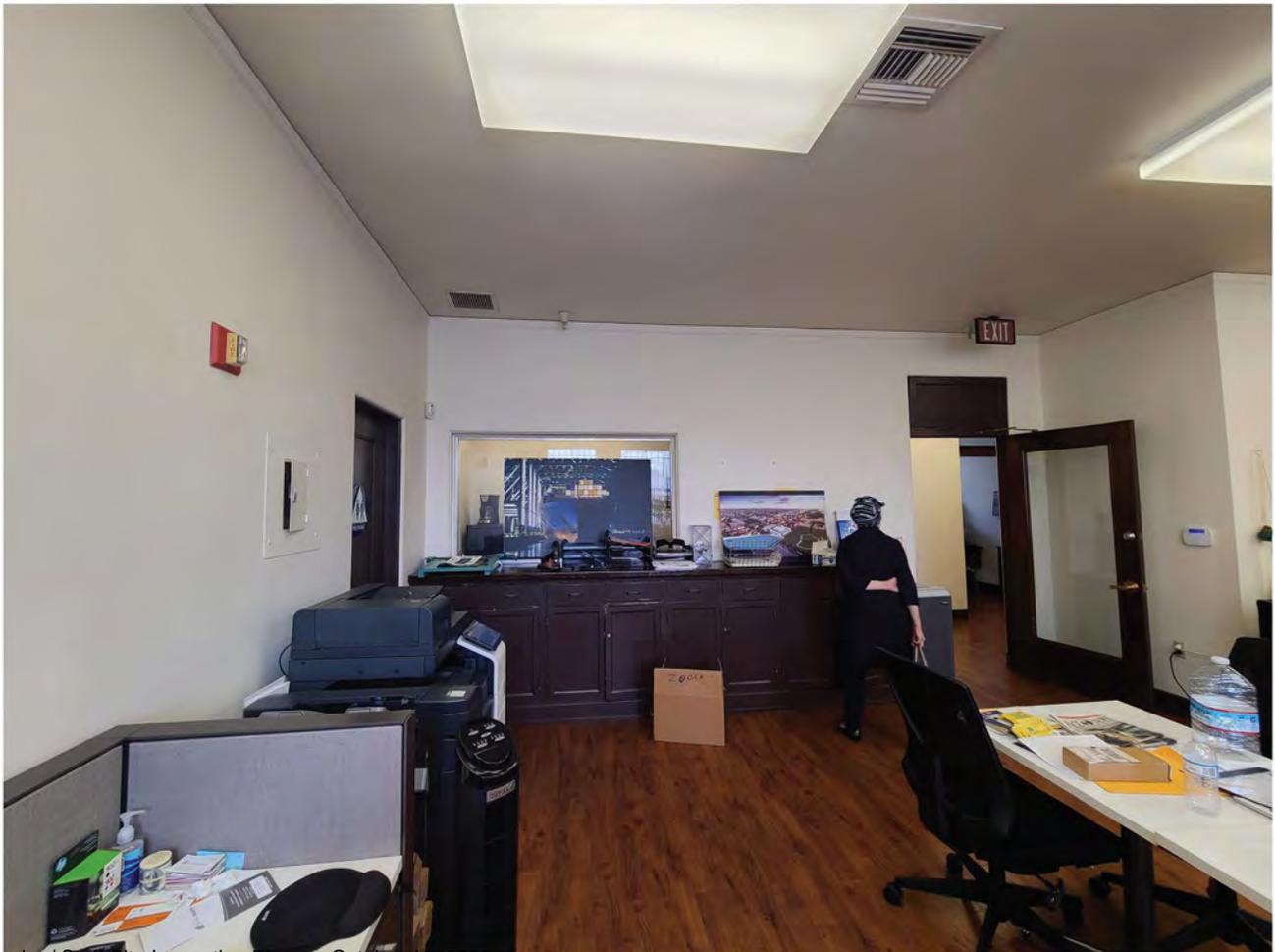




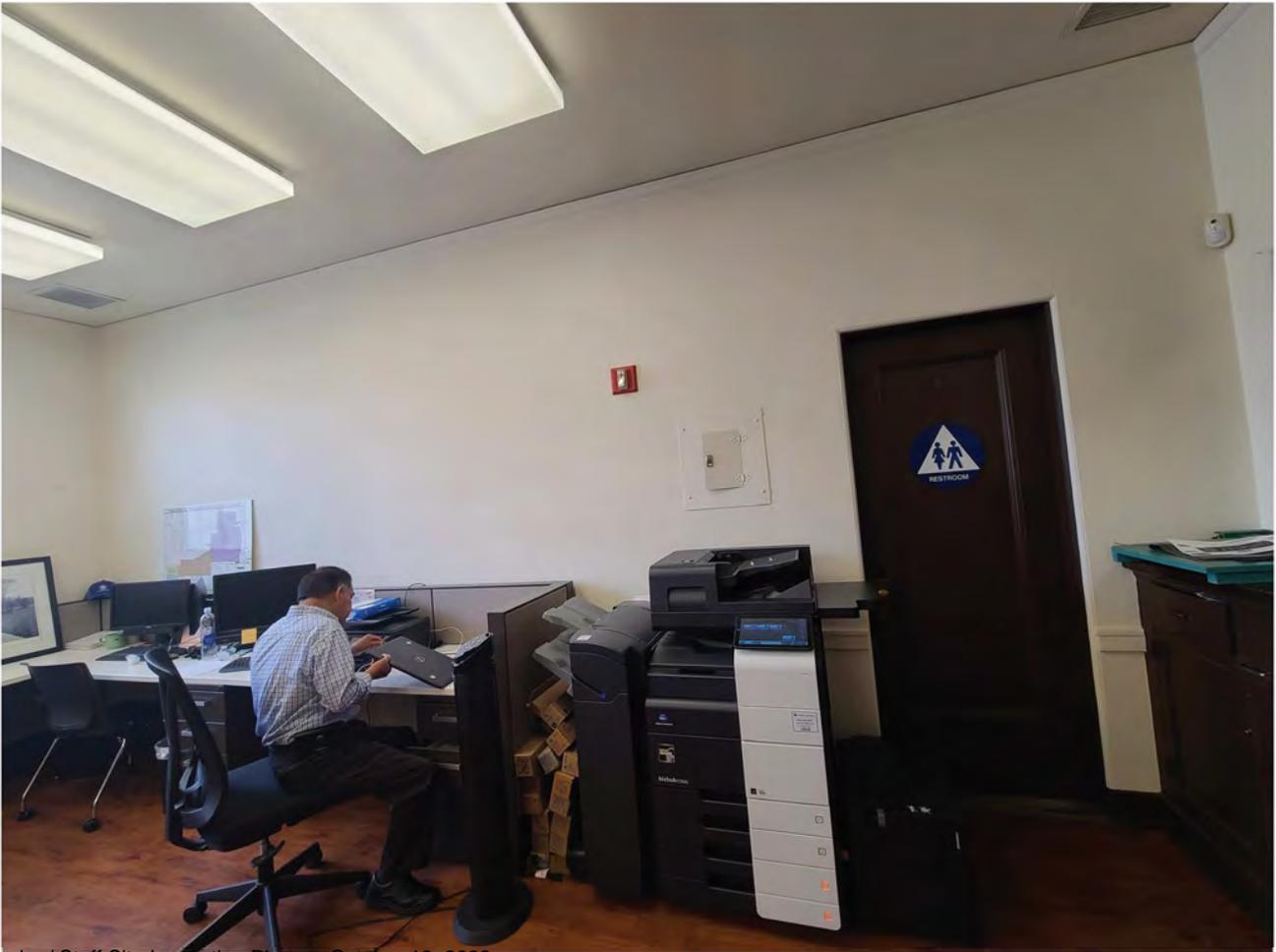


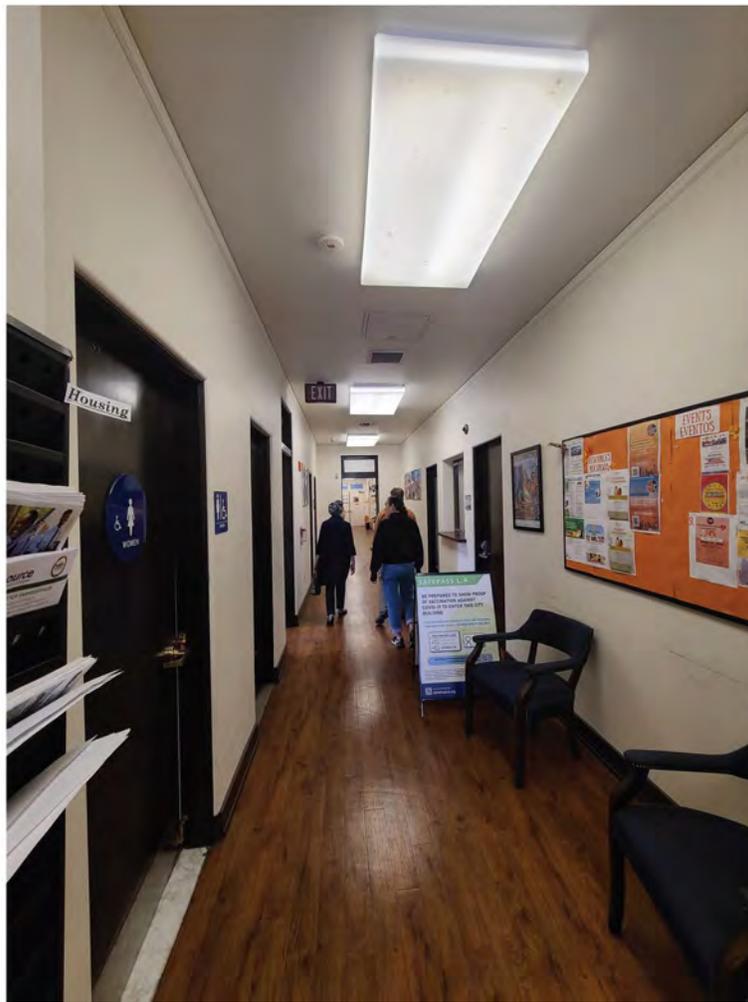


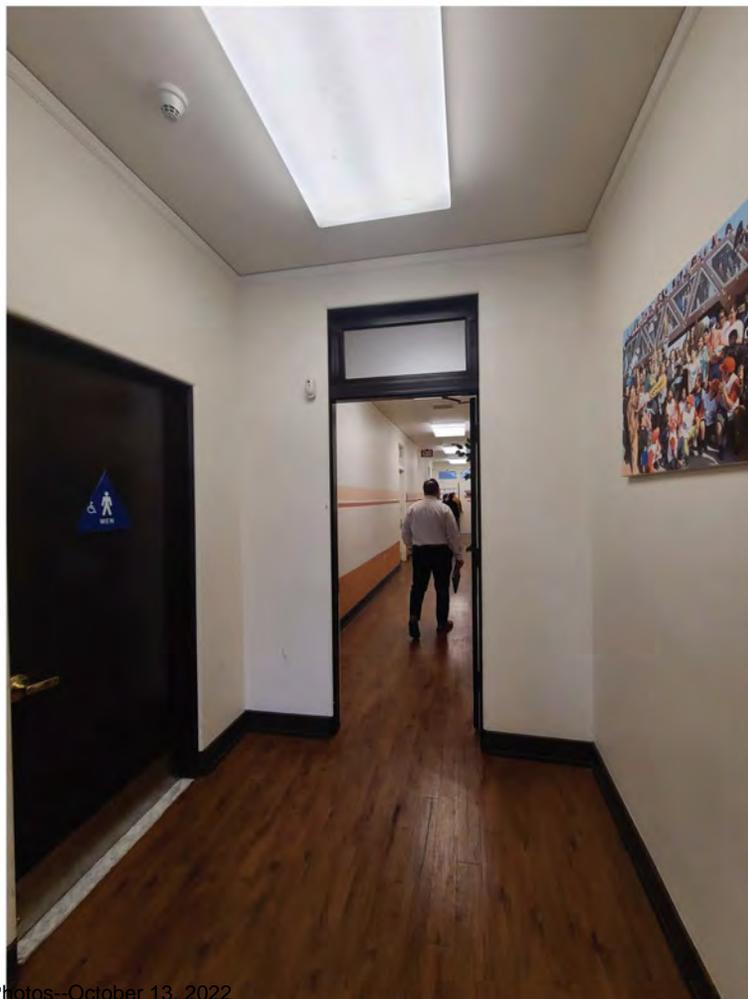
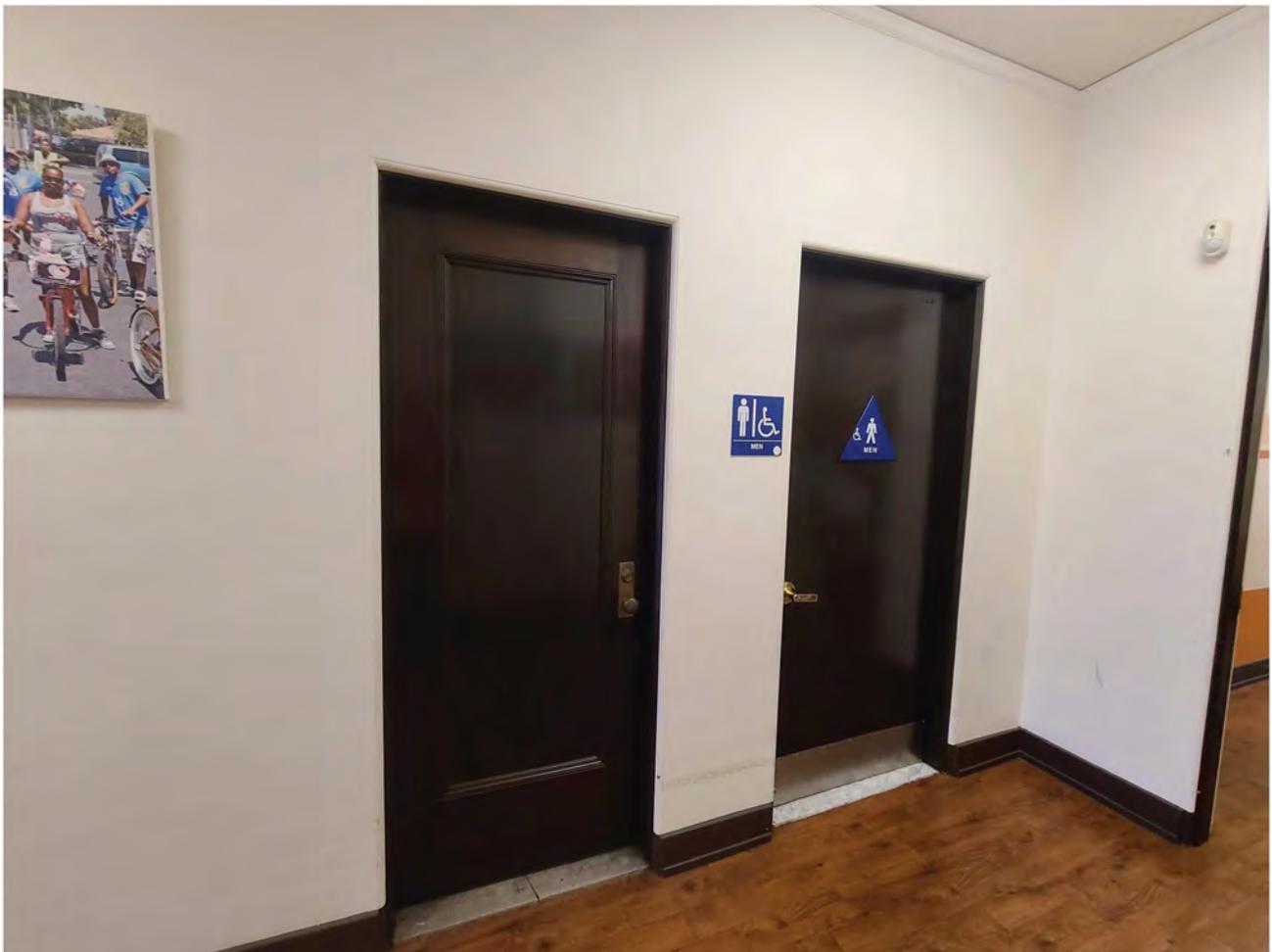


















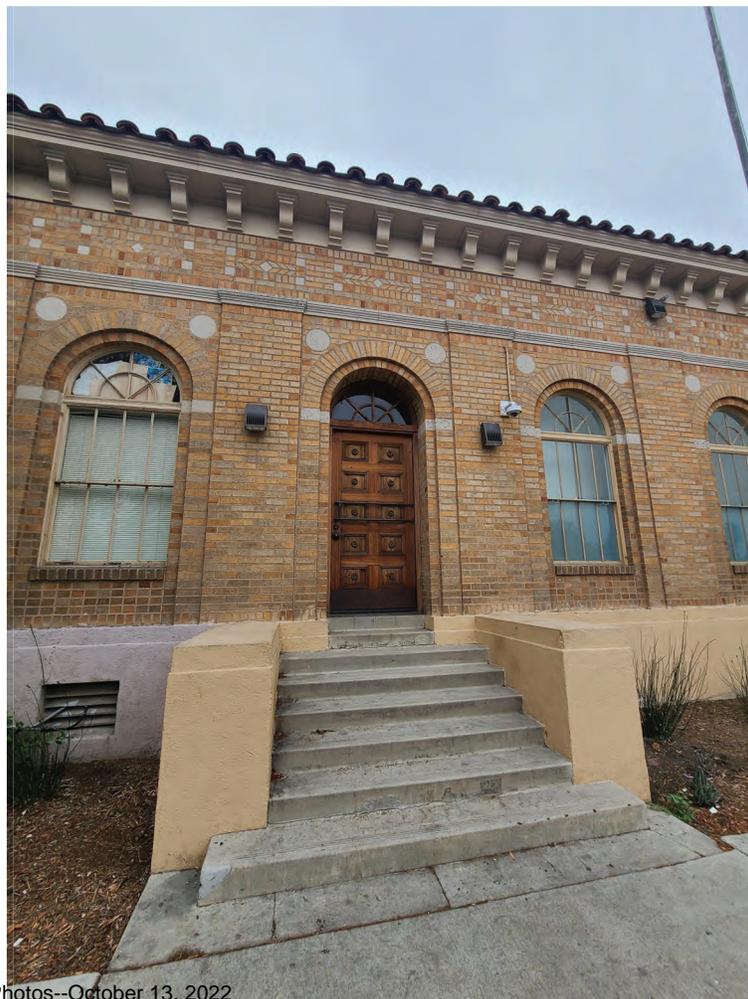








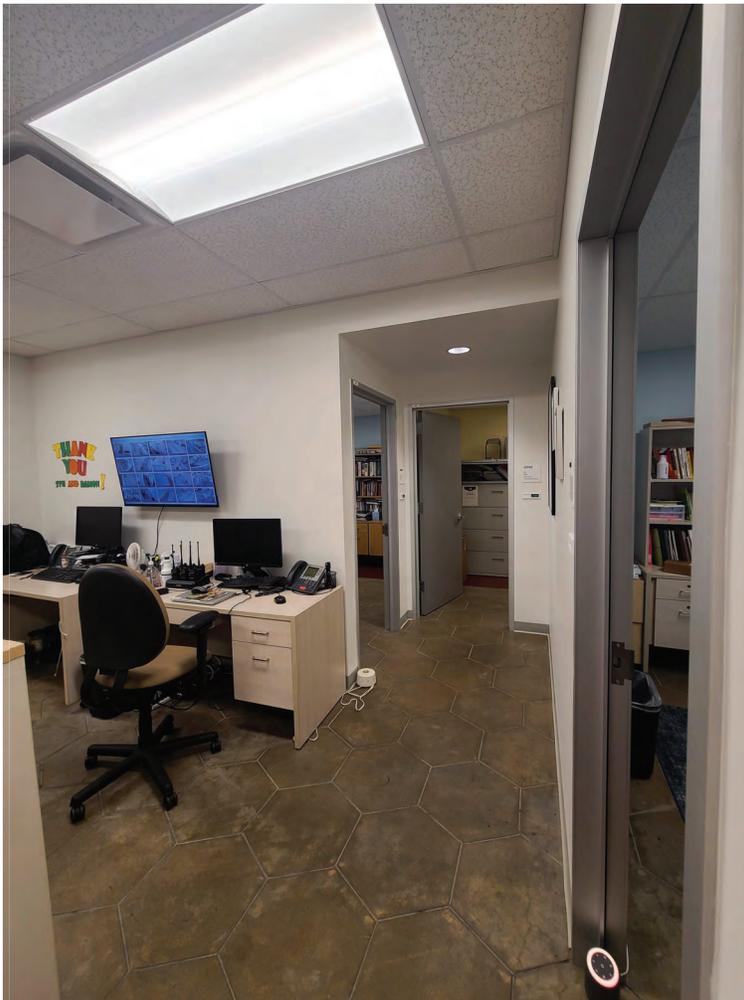










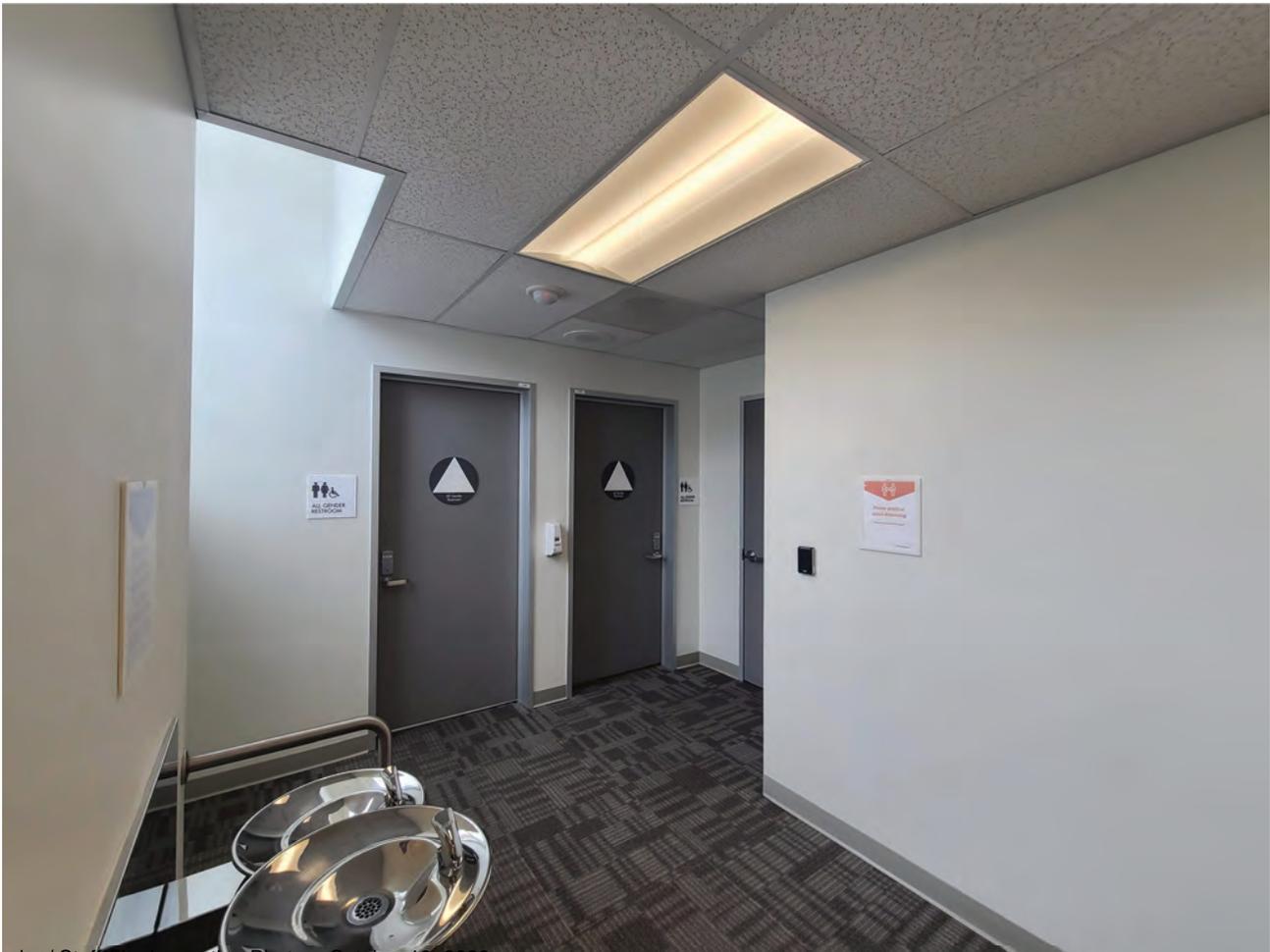


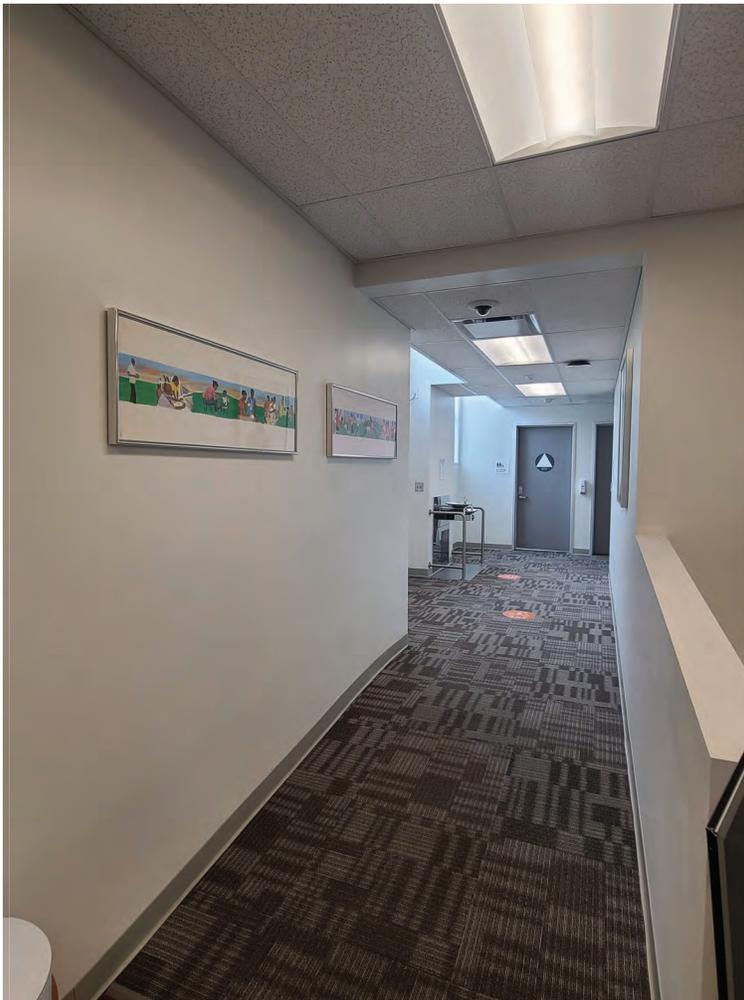




















COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2022-5974-HCM

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2022-5975-CE

PROJECT TITLE

Watts City Hall and Engine Company No. 65

COUNCIL DISTRICT

15

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

**1513-1525 E. 103rd Street**

Map attached.

PROJECT DESCRIPTION:

Designation of the Watts City Hall and Engine Company No. 65 as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**N/A**

CONTACT PERSON (If different from Applicant/Owner above)

**Melissa Jones**

(AREA CODE) TELEPHONE NUMBER

**213-847-3679**

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of **Watts City Hall and Engine Company No. 65** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2022-5974-HCM  
ENV-2022-5975-CE**

**HEARING DATE:** September 15, 2022  
**TIME:** 10:00 AM  
**PLACE:** Teleconference (see agenda for login information)

Location: 1513-1525 E. 103rd Street  
Council District: 15 – Buscaino  
Community Plan Area: Southeast Los Angeles  
Zoning: C4-2D-CPIO  
Land Use Designation: Community Commercial  
Area Planning Commission: South Los Angeles  
Neighborhood Council: Watts  
Legal Description: Tract 31566, Lot 5

**EXPIRATION DATE:** The original 30-day expiration date of September 17, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

**PROJECT:** Historic-Cultural Monument Application for the WATTS CITY HALL AND ENGINE COMPANY NO. 65

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNER:** City of Los Angeles  
Attn: General Services, Asset Management Division  
111 East First Street #201  
Los Angeles, CA 90012

**APPLICANT:** Adrian Scott Fine  
Los Angeles Conservancy  
523 West Sixth Street, Suite 826  
Los Angeles, CA 90014

**PREPARERS:** Katie Horak and Evanne St. Charles  
Architectural Resources Group  
360 East 2nd Street, Suite 225  
Los Angeles, CA 90012



## **SUMMARY**

Watts City Hall and Engine Company No. 65 is a one-story municipal building located on the northside of 103rd Street, between South Central Avenue and Compton Avenue in Watts. Built in 1936, the subject property was designed in the Beaux Arts architectural style. Originally, the fire station occupied the east half of the building, and the Watts branch of Los Angeles City Hall, as well as the City police and health departments, occupied the west half. Renamed Engine Company No. 65, the fire station was in operation at the subject property from 1936 until 2006, when the fire department moved to a new building at 1801 E. Century Boulevard. The health department relocated to a separate site on E. 102nd Street in 1953, and the Los Angeles Police Department substation vacated the building in 1977. In addition to these municipal departments, over the years, the subject property has hosted a variety of other city services, including a youth job program and the South-Central headquarters of the City Social Service Department in the 1960s, a youth training center and alcoholism help center in the 1970s and 1980s, and the Watts office of the Community Redevelopment Agency (CRA) in the 1990s. The subject property continues to house municipal facilities and currently operates as the Watts Civic Center Office Building.

Prior to the turn of the 20th century, the area now comprising the Watts community was part of Rancho La Tajauta, a Mexican land grant given to Anastasio Avila in 1843. The land was primarily used for cattle ranching, and by the 1870s, much of the rancho had been subdivided into smaller, family-owned farms. Development of the community was spurred by the arrival of the railroad, and Watts incorporated as a city in 1907; its first city hall was constructed in 1909 at 1645 E. 103rd Street (no longer extant). Early residences in the region were free of deed restrictions often found elsewhere in the city at the time, and there were no restrictions related to the racial, ethnic, or religious background of potential owners. Various groups found a place in Watts, where they could raise chickens or grow a garden while living in a modest cottage on a plot of their own, and by the 1910s, the area was a diverse mixture of white, Black, Japanese/Japanese American, and Mexican/Mexican American residents.

Between 1920 and 1926, Watts more than tripled in size, from 4,529 inhabitants to an estimated 16,000, and to address the influx in population, the Watts Fire Department began operating at the city hall building at 1645 E. 103rd Street in 1924. However, the city ultimately lacked sufficient funding to provide adequate services to its residents, and a vote was made to annex Watts to the City of Los Angeles in 1926. At this time, the station became part of the Los Angeles Fire Department and was renamed Engine Company No. 65. In 1933, the Long Beach earthquake destroyed buildings throughout the region, including many located in Watts. The municipal building at 1645 E. 103rd Street suffered irreparable damage, leading to the 1936 construction of a new branch municipal building and fire station at 1513-1525 E. 103rd Street (the subject property). In 1996, a new civic center was constructed through funding provided by the Los Angeles Community Redevelopment Agency (CRA) and Community Development Department (CDD) at 10221 Compton Avenue; the 20,724-square foot building replaced the subject property as the primary municipal services facility in the community up until 2019, when the CRA sold the Compton Avenue property.

L-shaped in plan, the subject property is of wood frame construction with brick veneer and stucco cladding. It has a low-pitched hipped roof clad in clay barrel tile with a flat roof at the rear. The west wing of the property houses offices, and the east wing contains a decommissioned fire station. The primary, south-facing elevation, which projects slightly at the east and west ends, features a cornice supported by decorative brackets, a stringcourse, and the entrance to the civic center portion of the building at the west end. Centered on the projection, the entrance is recessed and has an entablature, pilasters, and an arch supported by paired columns and pilasters on either side. The west entrance door is single, wood, and paneled, set within a wood frame with a glazed, arched transom; original cylindrical light sconces are located on either side. The projection at the east end

of the south façade is distinguished by a large rectangular opening containing two recessed vehicular entrances; the westernmost entrance has been infilled and has a single metal door with a fully glazed rectangular transom. The eastern entrance has a metal roll-up garage door. Above the entrance bay is an inscribed sign that reads “ENGINE CO. NO 65 - TRUCK CO. NO 65.” The central part of the south-facing façade is slightly set back from the street and is fronted by a foundation-level planter. At the center of the façade is a stoop consisting of concrete steps bounded by knee walls and a single wood paneled door and fanlight within an arched transom. Fenestration on the primary facade consists of four-over-four steel windows with fanlights, steel four-over-four, double-hung windows with triangular pediments, and a non-original single metal door with a glazed transom and fanlight. The north-facing, rear façade faces the alley and is enclosed by a chain link fence and stucco wall; it is devoid of ornamentation and has fenestration consisting of grouped multi-lite steel windows, as well as a vehicular entry enclosed by a metal roll-up door. The east-facing façade fronts a parking lot and contains no fenestration or decorative elements; the façade was recently painted over with a mural by Southern California artist PeQue Brown that memorializes the late basketball player, Kobe Bryant (1978-2020). The west-facing façade of the building faces a narrow walkway and decorative elements from the primary façade continue on to the southern half of the west façade, with fenestration that includes multi-light steel windows and two doors. A temporary trailer is located at the rear northeast corner, and a hose tower abuts the property at its north-facing façade.

Based on building permit records, the subject property has experienced limited alterations over the years that consist of the demolition of a small locker room structure at the rear of the property and a change of use from a fire station to a counseling center in 2021. Other alterations include the replacement of secondary entrance doors, the infill of one of the original fire engine garage doors, and painting of a mural on the east-facing facade.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under national, state, and local designation programs as one of the few institutional buildings remaining in Watts from the pre-WWII era and as a notable example of a pre-war fire station that exhibits high quality of design.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **FINDINGS**

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

## **BACKGROUND**

On August 18, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of September 17, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Watts City Hall and Engine Company No. 65</b>		Original historic name	
Other Associated Names:			
Street Address: <b>1513-1525 E. 103rd Street</b>		Zip: <b>90002</b>	Council District: <b>15</b>
Range of Addresses on Property: <b>1513-1525 E. 103rd Street</b>		Community Name: <b>Southeast Los Angeles</b>	
Assessor Parcel Number: <b>6048012931</b>	Tract: <b>31566</b>	Block: <b>None</b>	Lot: <b>5</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here: <b>Hose tower</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1936</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>Illegible (city architect)</b>	Contractor: <b>Illegible (city contractor)</b>	
Original Use: <b>municipal building and fire station</b>	Present Use: <b>municipal building</b>	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Beaux Arts Classicism</b>		Stories: <b>1</b>	Plan Shape: <b>L-shaped</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Brick</b>	Material: <b>Stucco, smooth</b>	
ROOF	Type: <b>Hipped</b>	Type: <b>Flat</b>	
	Material: <b>Clay tile, rounded</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Double-hung</b>	Type:	
	Material: <b>Steel</b>	Material: <b>Select</b>	
ENTRY	Style: <b>Centered</b>	Style: <b>Recessed</b>	
DOOR	Type: <b>Paneled, unglazed</b>	Type: <b>Paneled, unglazed</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	See continuation sheet.

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA, Southeast CPA (2012)
Other historical or cultural resource designations:		

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### Applicant

Name: Adrian Scott Fine		Company: Los Angeles Conservancy	
Street Address: 523 West Sixth Street, Suite 826		City: Los Angeles	State: CA
Zip: 90014	Phone Number: (213) 430-4203	Email: afine@laconservancy.org	

### Property Owner

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

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

### Nomination Preparer/Applicant's Representative

Name: Katie Horak and Evanne St. Charles		Company: Architectural Resources Group	
Street Address: 360 E 2nd St, Suite 225		City: Los Angeles	State: CA
Zip: 90012	Phone Number: (626) 583-1401 x125	Email: e.stcharles@argcreate.com	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Nomination Form  | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation  |
| 2. <input checked="" type="checkbox"/> Written Statements A and B   | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations<br>(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography   | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos  |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also<br>email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos  |
|   | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels<br>(including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Evanne St. Charles

May 31, 2022

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)



## **Watts City Hall and Engine Company No. 65 (1513-1525 E. 103<sup>rd</sup> Street)**

Historic-Cultural Monument Nomination Continuation Sheet

### **A. Property Description**

#### **Site**

The Watts City Hall and Engine Company No. 65 property is located at 1513-1525 E. 103<sup>rd</sup> Street in the Southeast Los Angeles Community Plan Area (CPA), approximately 11 miles south of downtown. The topography of the area is flat, and streets adhere to a regular, rectilinear grid pattern. The property is located in a densely developed neighborhood composed of single-family residences dating from the 1920s to the 1950s, post-World War II school campuses, low-scale commercial strip malls, and a large recreational facility (Will Rogers/Ted Watkins Memorial Park).

The property sits on a rectangular half-acre parcel west of the northwest corner of Compton Avenue and E. 103<sup>rd</sup> Street. The subject building comprises a former municipal facility and fire station, which spans the street frontage. A temporary trailer is located at the rear northeast corner, and a hose tower abuts the main building at its north façade. A chain link fence delineates the boundaries of the municipal facility/west wing and the fire station/east wing. A concrete wall and metal fence surround the perimeter of the property at the north and east property lines.

#### **Watts City Hall and Engine Company No. 65 Building**

The subject property is a one-story, wood-framed building clad in brick veneer and stucco. It has a roughly L-shaped plan, sits on a concrete foundation, and is capped with a low-pitched hipped roof clad in clay barrel tile (the rear sections of the roof are flat and are covered with a built-up membrane). The west wing of the building houses offices, and the east wing contains a decommissioned fire station.

The primary (south) façade faces E. 103<sup>rd</sup> Street. The south façade features a cornice supported by decorative brackets (the cornice and brackets wrap around to the west façade). The walls of the façade are clad in brick veneer with a knee-high concrete base. A stringcourse defines the top portion of the façade, above the fenestration. The south façade projects slightly at the east and west ends. The west end of the south façade contains the entrance to the civic center portion of the building. The entrance is recessed and at the center of the projection. It features an entablature, pilasters, and an arch supported by paired columns and pilasters on either side. The west entrance door is single, wood, and paneled, set within a wood frame with a glazed, arched transom. Steel four-over-four, double-hung windows with triangular pediments and classical surrounds flank the entrance; original cylindrical light sconces are located on either side. The entrance is accessed by concrete steps with a non-original handrail leading to a concrete and tile landing.



The projection at the east end of the south façade is distinguished by a large rectangular opening containing two recessed vehicular entrances. The western garage door has been infilled and now contains a single metal door with a fully glazed rectangular transom. The eastern garage door has been replaced with a metal roll-up garage door. Above the truck bay opening is an inscribed sign that reads “ENGINE CO. NO 65 - TRUCK CO. NO 65.” Light sconces flanking the garage entrances seen in early photos have been replaced.

The central part of the south façade is slightly set back from the street and is fronted by a foundation-level plant bed. At the center of the façade is a stoop consisting of concrete steps bounded by knee walls and a single wood paneled door and fanlight within an arched transom. To the west of the stoop are three four-over-four steel windows with fanlights. To the east of it are two four-over-four steel windows with fanlights and a non-original single metal door with a glazed transom and fanlight.

The building’s north façade faces the rear alley and is enclosed by a chain link fence and stucco wall. The façade is clad with stucco and is devoid of ornamentation. Fenestration includes grouped multi-light steel windows, as well as a vehicular entry enclosed by a metal roll-up door. Visibility is limited by the temporary trailer building at the northeast corner of the site and screening over the chain link fence.

The building’s east façade faces a parking lot and is finished in stucco. It contains no fenestration or decorative elements. The façade was recently painted over with a mural by Southern California artist PeQue Brown that memorializes the late basketball player, Kobe Bryant (1978-2020), and covers the full extent of the façade wall.

The west façade of the building faces a narrow walkway. Cladding and decorative elements from the primary façade continue on to the southern half of the west façade, with unornamented stucco at the northern portion. Fenestration includes multi-light steel windows and two doors.

The interior of the building was not accessible during the site visit conducted for this nomination.

## Alterations

Alteration permits obtained from the Los Angeles Department of Building and Safety (LADBS) suggest that the building remains largely intact and has experienced no major exterior alterations since its construction in 1936. In 1935, the City of Los Angeles filed permits to construct a one-story city hall branch building and detached kitchen facility (cook house) at 1515 E. 103<sup>rd</sup> Street.<sup>1</sup> According to the

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<sup>1</sup> LADBS, Permit No. LA00379 & LA00380, January 6, 1935.



original construction permits, both the architect and contractor were Los Angeles city staff.<sup>2</sup> Interior tile work was installed in 1936 by Bruner Marble and Tile Company.<sup>3</sup>

In 1962, a permit was filed by the City of Los Angeles for wet sandblasting the exterior of the building.<sup>4</sup> Additional work was performed in 1990 when a permit was issued to replace the flat roof section of the building with three-ply built-up roofing.<sup>5</sup> In 2021, a small locker room structure at the rear of the property was demolished, and a Certificate of Occupancy was issued to the City of Los Angeles for a change of use from a fire station to a counseling center.<sup>6</sup>

Existing conditions photos taken during a site visit on October 26, 2021, demonstrate that the building has experienced some additional minor exterior alterations. The exterior stucco has been painted over sporadically, including a large mural covering the east façade. Motion sensor security lights and floodlights have also been installed on the exterior of the building. Many of the building's secondary entrance doors appear to be metal replacements. A dimensional sign that reads "Civic Center" has been mounted above the primary façade entrance, as have the address numbers "1513" hanging at the arch, and a plaque with the City of Los Angeles seal on the pilaster flanking the east side of the primary entrance.

## Character-Defining Features

### *Site*

- Location on the east side of E. 103<sup>rd</sup> Street, oriented toward the street and spanning the street frontage along the parcel's full width
- Hose tower abutting the main building at the north façade

### *Watts City Hall and Engine Company No. 65 Building*

- Roughly L-shaped footprint
- One-story height
- Symmetrical, tripartite configuration, with two main (east and west) wings
- Hipped roof with clay tile roofing

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<sup>2</sup> The architect name appears to be written as "P.K. Leharabaram" on the original 1935 permits; however, further research did not result in any additional information regarding a practicing architect at this time with this name, or any other similar spellings. The listed contractor is also illegible, and additional primary and secondary source research did not yield further information. Both the architect and contractor list the same phone number and address as the City of Los Angeles (owner), denoting their employment with the city.

<sup>3</sup> LADBS, Permit No. LA14864, June 17, 1936.

<sup>4</sup> LADBS, Permit No. LA07997, April 23, 1962.

<sup>5</sup> LADBS, Permit No. LA56424, May 17, 1990.

<sup>6</sup> LADBC, Permit No. 20019-10000-04294, February 24, 2021; Permit No. 18016-10000-10098, July 20, 2021.



- Cornice supported by decorative brackets
- Brick veneer and stucco cladding with cast stone details and a concrete base
- Recessed primary entrance at the municipal facility (west wing) featuring an entablature and an arch supported by paired columns and pilasters on either side
- Wood paneled doors at the central and west entrances
- Large rectangular opening containing two recessed fire engine entrances at the east end
- Steel four-over-four double-hung windows with triangular pediments and classical surrounds
- Inscribed sign that reads “ENGINE CO. NO 65 - TRUCK CO. NO 65”
- Original cylindrical light sconces on either side of the main entrance

## B. Statement of Significance

### Summary

The Watts City Hall and Engine Company No. 65 building at 1513-1525 E. 103<sup>rd</sup> Street meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

*Criterion 1: It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.*

*Criterion 3: It embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.*

The subject building satisfies Criterion 1 as one of the only remaining pre-World War II institutional buildings constructed in the Watts neighborhood. Originally serving as a branch city hall for the City of Los Angeles, the property also housed health department offices, a police station, and the Engine Company No. 65 fire station from 1936 until 2006. It also served as one of the first institutional buildings constructed after the annexation of Watts to the City of Los Angeles in 1926.

The building also satisfies Criterion 3 as an excellent example of a Beaux Arts-style institutional property. Designed and constructed by Los Angeles city architects and contractors, the structure exhibits high quality of design as a Beaux Arts municipal building and fire house—a style rarely applied to institutional buildings outside the downtown historic core.

The property was surveyed in 2012 as part of the Los Angeles Citywide Survey (SurveyLA) of the Southeast Los Angeles Community Plan Area (CPA) and identified as a potential historic resource. Surveyors determined the building was eligible for listing in the National and California Registers and as a Los Angeles Historic-Cultural Monument as an excellent and rare example of an institutional



building constructed before World War II in Southeast Los Angeles. While the building was only found eligible under Criteria A/1/1, surveyors noted the building also exhibited a high quality of design. Furthermore, it is one of only three Beaux Arts style buildings identified in the historic resource survey of the Southeast Los Angeles CPA and thus represents a rare example of the architectural idiom in the area.<sup>7</sup>

### Early Development of Watts

Prior to the turn of the 20<sup>th</sup> century, the area now comprising the Watts community was part of Rancho La Tajauta, a Mexican land grant given to Anastasio Avila in 1843. The land was primarily used for cattle ranching, and by the 1870s, much of the rancho had been subdivided into smaller, family-owned farms. Development of the community was spurred by the arrival of the railroad, and Watts incorporated as a city in 1907.<sup>8</sup> It constructed its first city hall in 1909 at 1645 E. 103<sup>rd</sup> Street (no longer extant).<sup>9</sup>

Inexpensive land and proximity to a railroad station attracted working-class residents, particularly those employed by the railroads, to settle in Watts.<sup>10</sup> Early residences were free of deed restrictions often found elsewhere in the City in the early 20<sup>th</sup> century, and there was no limitation on the size or kind of building that could be built, or the types of land uses. Additionally, there were no restrictions related to the racial, ethnic, or religious background of potential owners. Various groups, including Latino and African American residents, found a place in Watts, where they could raise chickens or grow a garden while living in a modest cottage on a plot of their own.<sup>11</sup>

By the 1910s, Watts was home to a diverse mixture of white, African American, Mexican and Mexican American, and Japanese and Japanese American residents.<sup>12</sup> During this time, the Watts business district had taken shape, centered on the Pacific Electric station on the south side of Main Street and west of Electric (Graham) Avenue. The businesses formed a solid line along the first block east and the first block west of the station and tracks, concentrated on the north side of the street.<sup>13</sup> By 1910, city services were primarily funded by the fees associated with liquor licenses and saloon

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<sup>7</sup> SurveyLA findings can be viewed at [www.historicplacesla.org](http://www.historicplacesla.org). In addition, the SurveyLA *Historic Resources Survey Report* for the Southeast Los Angeles Community Plan area can be found at [http://preservation.lacity.org/sites/default/files/SELA%20Final%20Report\\_HPLAEdit.pdf](http://preservation.lacity.org/sites/default/files/SELA%20Final%20Report_HPLAEdit.pdf).

<sup>8</sup> Excerpted and adapted from Galvin Preservation Associates, "Historic Resources Survey Report: Southeast Los Angeles Community Plan Area," *SurveyLA: Los Angeles Historic Resources Survey*, prepared for the City of Los Angeles, Office of Historic Resources, March 2012, 9-10.

<sup>9</sup> "Damaged City Hall, Watts," Los Angeles Public Library Photo Collection, accessed November 2021, <https://tessa.lapl.org/cdm/ref/collection/photos/id/116597>.

<sup>10</sup> "History of Watts," *Watts Neighborhood Council: A Community on the Rise*, accessed November 2021, <http://thewattsn.org/history-of-watts/>.

<sup>11</sup> Excerpted and adapted from Daniel Prosser, "Context: Pre-Consolidation Communities of Los Angeles, 1862-1932; Theme: Watts, 1902-1926," *SurveyLA Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of Planning, Office of Historic Resources, July 2016, 182.

<sup>12</sup> Galvin Preservation Associates, "History of Watts," 10.

<sup>13</sup> Possner, "Pre-Consolidation Communities of Los Angeles, 1862-1932," 187.



operations during the era of prohibition.<sup>14</sup> These services included a small business district, high school, four grammar schools, the Farmers' and Merchants' Bank of Watts, the Watts Police Department, and the Watts Fire Department.<sup>15</sup>

During the early 20<sup>th</sup> century, Watts continued to be home for many current and retired employees of the Pacific Electric Railroad. At the same time, along with other new communities in southeastern Los Angeles County, it attracted residents who worked in the growing number of factories that were coming to the area. In 1923, the *Los Angeles Times* predicted that "Watts, Compton and Lynwood will someday be a part of the contiguous metropolitan district which will stretch from Pasadena on one side to the ocean."<sup>16</sup>

Between 1920 and 1926, Watts more than tripled in size, from 4,529 inhabitants to an estimated 16,000. To address the influx in population, the Watts Fire Department began operating at the city hall building at 1645 E. 103<sup>rd</sup> Street in 1924.<sup>17</sup> However, the city ultimately lacked sufficient funding to provide adequate services to its residents, and a vote was made to annex Watts to the City of Los Angeles on May 29, 1926. At this time, the station became part of the Los Angeles Fire Department and was renamed Engine Company No. 65. In 1933, the Long Beach earthquake destroyed buildings throughout the region, including many located in Watts. The municipal building at 1645 E. 103<sup>rd</sup> Street suffered irreparable damage, leading to the 1936 construction of a new branch municipal building and fire station at 1513-1525 E. 103<sup>rd</sup> Street (the subject building).

### **Post-World War II Institutional Development in Watts**

By 1940, the neighborhood of Watts consisted of 35 percent African American residents. As the Black population increased, tensions rose between the Black community in Watts and the white communities in surrounding neighborhoods. Racial covenants became enforced more fiercely in surrounding communities as African Americans became a more noticeable presence and Anglo Americans attempted to maintain their separation. Black residents became restricted to the area between Alameda Street on the east, San Pedro Street on the west, and Slauson Avenue on the south. Those who attempted to move outside this proscribed area met with resistance, at times intimidating and violent.<sup>18</sup>

This tension was only exacerbated by the exodus of middle-class Black residents and community institutions in Watts after World War II. A lack of services plagued the community in the 1950s and 1960s, with the city hall and fire station building at 1513-1525 E. 103<sup>rd</sup> Street being one of the only municipal facilities serving the Watts community. Tensions mounted, ultimately contributing to the

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<sup>14</sup> Ibid.

<sup>15</sup> "Los Angeles County, First in America," *Los Angeles Times*, January 1, 1925.

<sup>16</sup> "Surrounding Towns in Midst of Development," *Los Angeles Times*, September 9, 1923.

<sup>17</sup> "Engine Company No. 65," Los Angeles Fire Department Historical Archive, accessed November 20201, <https://www.lafire.com/stations/FS065/FS065.htm>.

<sup>18</sup> Galvin Preservation Associates, "History of Watts," 10.



Watts Rebellion in August 1965. During the five days of civil unrest, nearly a thousand buildings were destroyed, leaving a permanent mark on the built environment of the area.<sup>19</sup>

Following the 1965 unrest, the City of Los Angeles introduced a redevelopment plan intended to bring a range of new and expanded services to the Watts community, including a shopping center, professional/job center, cultural center, the expansion of existing schools and playgrounds, and a new civic center.<sup>20</sup> While some new institutions, including the Martin Luther King Hospital, were developed, many services, such as the construction of a new civic center, were not realized until decades later. A 1985 report prepared by the Watts Labor Community Action Committee noted that the community still lacked many basic services. The report cited that, “Employment as well as police-community relations, welfare and social services, health care, transportation, housing and education,” had not made significant improvements in the past 19 years since the Watts Rebellion.<sup>21</sup> It was not until the 1990s – over 30 years after the rebellion – that a new civic center was developed for the community through funding provided by the Los Angeles Community Redevelopment Agency (CRA) and Community Development Department (CDD). Located at 10221 Compton Avenue, the new building was constructed just east of the old city hall and fire station (subject building) and south of the Watts Branch Library, constructed in 1996. The 20,724-square-foot building was constructed to hold a branch of American Savings Bank, councilman district offices, the City Clerk’s office, Los Angeles Police Department (LAPD) facilities, an office of the Los Angeles Minority Business Opportunity Committee, the Watts office of the CDD, and the Watts office of the CRA, which owned the building.<sup>22</sup> Completed in 1997, the new civic center building replaced the old city hall and fire station building as the primary municipal services facility in the community (though the subject building appeared to continue to operate as part of the civic center complex). In 2019, the CRA sold 10221 Compton Avenue, and municipal services vacated the building.<sup>23</sup> The City continues to own and operate the subject building (1513-1525 E. 103<sup>rd</sup> Street) as the Watts Civic Center Office Building.

### **Development of the Watts City Hall and Engine Company No. 65 Building**

In 1926, the City of Watts voted to be annexed by the City of Los Angeles. Upon annexation, Watts’ four-man fire department became a branch of the City of Los Angeles Fire Department known as Engine Company No. 65. Engine Company No. 65 continued to operate out of the Watts fire station (built in 1924), located in a facility attached to the Watts city hall and police station building at 1645 E. 103<sup>rd</sup> Street. In 1933, the original Watts city hall building and fire station addition were deemed unusable after suffering significant damaged by the Long Beach earthquake.<sup>24</sup>

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<sup>19</sup> Ibid, 10-11.

<sup>20</sup> “Community Approval Needed for Watts Redevelopment,” *Los Angeles Sentinel*, November 11, 1965.

<sup>21</sup> Michael Taylor, “Since 1965 Watts Riots, Study Shows Not Much Has Changed: Report Proposes Action,” *Los Angeles Sentinel*, January 17, 1985.

<sup>22</sup> “Civic Center Bldg. Planned for Watts,” *Los Angeles Sentinel*, June 27, 1996.

<sup>23</sup> “Property Assessment Information System,” *Los Angeles County Office of the Assessor*, accessed May 2022, <https://maps.assessor.lacounty.gov/m/>.

<sup>24</sup> “Varying Damage,” *Los Angeles Times*, March 24, 1933.



In 1934, Los Angeles City Council proposed a branch city hall in Watts that would house all city departments for the area. The Fire Commission opposed the proposition and expressed the need for larger, more permanent facilities to house its firemen, store a fire apparatus, and provide space for hose drying. The Council and Fire Commission came to an agreement to buy a larger lot near the corner of E. 103<sup>rd</sup> Street and Compton Avenue that would be adequate for a civic building as well as the necessary facilities for the fire department.<sup>25</sup> Councilman Franklin P. Buyer led efforts to secure adequate city funding for the building's construction, and plans were prepared by the Board of Public Works to house the police, fire, and health departments in 1935.<sup>26</sup> A ground breaking ceremony was held at the start of the year in 1936.<sup>27</sup> By August, the structure was complete, with construction costs totaling \$62,000.<sup>28</sup>

In July 1936, the new municipal building and fire station opened at 1513-1525 E. 103<sup>rd</sup> Street. Engine Company No. 65 occupied the east half of the building, and the Watts branch of Los Angeles City Hall, including the police and health departments, occupied the west half. A 1950 Sanborn Fire Insurance Map shows the one-story building labeled with the fire department, city offices, and clinic. In 1953, the health department relocated its clinic to a separate site on E. 102<sup>nd</sup> Street, citing a need for more adequate facilities.<sup>29</sup> The LAPD substation vacated the west half of the building in 1977, citing a "lack of crime" in the area.<sup>30</sup> Engine Company No. 65 continued to inhabit the property until 2006 when it moved to a new building at 1801 E. Century Boulevard.<sup>31</sup> In addition to the municipal departments listed above, the subject building has hosted a variety of other city services over the years, including a youth job program and the South-Central headquarters of the City Social Service Department in the 1960s, a youth training center and alcoholism help center in the 1970s and '80s, and the Watts office of the Community Redevelopment Agency (CRA) in the 1990s.<sup>32</sup>

Following completion of the new, adjacent civic center building at 10221 Compton Avenue in 1997, some municipal services that were operating out of the subject building, including the CRA's Watts office, moved to 10221 Compton Avenue. The new building became the community's primary location for civic services. The CRA sold 10221 Compton Avenue in 2019, and all city departments vacated the building. The subject building (1513-1525 E. 103<sup>rd</sup> Street) continues to hold municipal facilities and currently operates as the Watts Civic Center Office Building.<sup>33</sup>

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<sup>25</sup> "Watts Plan Opposed by Fired Board: Buyer Proposal to House City Departments in One Building Protested," *Los Angeles Times*, January 27, 1934.

<sup>26</sup> "Records Show Buyer Led in Achievements," *Los Angeles Times*, March 25, 1939; "Watts City Hall Plan Approved," *Illustrated Daily News*, March 6, 1935.

<sup>27</sup> "Watts City Hall Ceremony," *Los Angeles Times*, January 17, 1936.

<sup>28</sup> "New Watts City Hall Ready for Dedication," *Hollywood Citizen-News*, August 17, 1936.

<sup>29</sup> "Council Extends Study of Southside Request," *The Southwest Wave*, November 30, 1952.

<sup>30</sup> "Postscript: Lack of Crime Closes Doors of Old Watts Police Building," *Los Angeles Times*, January 14, 1977.

<sup>31</sup> "Improving Fire Safety," *Los Angeles Times*, May 11, 2004, B4; "Los Angeles Fire Department Historical Archive," *Los Angeles Fire Department Historical Society*, accessed November 2021, <http://www.lafire.com/stations/FS065/FS065.htm>.

<sup>32</sup> "Aid Unit in Watts to Advise Groups," *Los Angeles Times*, January 17, 1966; "New Job Program to Help Youth," *Los Angeles Evening Citizen News*, October 1, 1965; Los Angeles Street Address Directory, 1987.

<sup>33</sup> In 2019, the City sold the civic center building at 20221



## Beaux Arts Architecture

The subject property is an excellent example of the Beaux Arts architectural style applied to an institutional building. Beaux Arts architecture was introduced in the United States in the 1880s after Americans who studied at France's Ecole des Beaux-Arts returned home to practice. Principles of the Ecole des Beaux-Arts were further popularized through the World's Columbia Exposition in Chicago in 1893. Beaux Arts planning influenced America's City Beautiful movement, which was prevalent in the design of planned suburbs in the eastern United States at the turn of the twentieth century.<sup>34</sup>

The rise of Beaux Arts architecture coincided with the development of Downtown Los Angeles, resulting in a significant concentration of Beaux Arts Classicism in the city's historic core. Most of these Beaux Arts buildings are located in either the Broadway Theater and Commercial District or the Spring Street Financial District (both National Register districts). They are primarily mid- to high-rise office or hotel buildings dating from the late 1910s and 1920s and typically designed by noted architects. Prominent Los Angeles architectural firms that designed in the style include Morgan & Walls (also Morgan, Walls & Morgan and later Morgan, Walls & Clements), John Parkinson & Bergstrom (also Parkinson & Parkinson), and Curlett & Beelman.<sup>35</sup>

Beaux Arts architecture combines classical elements of Greek and Roman architecture with principles of Renaissance design. Beaux Arts buildings are characterized by their classical ornamentation, symmetry, and strong sense of order. Primarily applied to grandiose residences and commercial buildings, institutional buildings designed in the Beaux Arts style in Los Angeles include churches, schools, fire stations, and bridges. Unlike in other American cities that boasted grand Beaux Arts-style libraries, railway stations, and museums, Beaux Arts institutional buildings are less common in Los Angeles.<sup>36</sup> Beaux Arts architecture declined in popularity in the 1930s, and post-1940 examples are rare.

The Watts City Hall and Engine Company No. 65 building embodies the essential character-defining features of the Beaux Arts style, including a symmetrical, tripartite design; brick and stucco cladding; a monumental entrance; and classical details such as a cornice with decorative brackets and columns, pilasters, and an entablature. Constructed in 1936, it serves as a rare and intact institutional example of the Beaux Arts style in the city.

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<sup>34</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 380.

<sup>35</sup> Galvin Preservation Associates, "Context: Architecture & Engineering; Theme: Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940," *SurveyLA Citywide Historic Context Statement*, prepared for the City of Los Angeles, Department of Planning, Office of Historic Resources, July 2018, 17.

<sup>36</sup> *Ibid*, 18.



## Period of Significance

The Watts City Hall and Engine Company No. 65 building has multiple periods of significance. Under Criterion 1, the period of significance related to the building's association with early institutional development patterns in Watts is 1936 to 1997, beginning with the date the building opened and culminating with the year the new civic center building at 10221 Compton Avenue opened, resulting in the relocation of some city services and ending the subject building's function as the primary municipal services building in Watts. Under Criterion 3, the period of significance related to the building's importance as an excellent and rare example of a Beaux Arts institutional property is 1936, the date of its construction.

## Integrity

In addition to meeting eligibility criteria, the Watts City Hall and Engine Company No. 65 building retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."<sup>37</sup> The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The building is in its original location at 1513-1525 E. 103<sup>rd</sup> Street and therefore retains this aspect of integrity.
- **Design:** The building retains most of its character-defining features from its original construction, and is therefore able to convey its historic significance as a Beaux Arts style municipal building. Few exterior alterations have taken place, including the installation of metal replacement doors; infilled western garage door; and some painted over exterior stucco, including a mural along the east façade wall. However, the building's one-story height, overall massing, and fenestration pattern are intact, and its distinctive decorative elements remain. The building continues to exhibit the essential characteristics of the Beaux Arts style, including its symmetrical, winged configuration; monumental arched entrance featuring an entablature, pilasters, and columns; brick and stucco exterior; and cornice supported by decorative brackets. Therefore, the building retains integrity of design.
- **Setting:** The building is located on a commercial block along E. 103<sup>rd</sup> Street in the southeast Los Angeles community. The area consists of a densely developed neighborhood of single-family residences dating from the 1920s to the 1950s, post-World War II school campuses, low-scale commercial strip malls, and a large recreational facility (Will Rogers/Ted Watkins

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<sup>37</sup> U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



Memorial Park). The surrounding area retains its original low-scale character and mix of residential, commercial, and institutional properties. Thus, this element of integrity remains intact.

- **Materials:** The building has experienced relatively few exterior alterations since its construction. The majority of its original materials, including brick and stucco cladding, steel windows, clay barrel tile roof, and cast stone decorative elements, remain intact. Thus, the building retains this element of integrity.
- **Workmanship:** The building's original workmanship is still evident through its overall construction method and presence of the majority of its original materials. Most alterations, including replacement doors and repainting, are minor and cosmetic, and do not obscure the building's original Beaux Arts architectural design. Because the property retains the physical characteristics from the time it was constructed, it continues to reflect the physical evidence of its original craftsmanship. Therefore, the building retains this element of integrity.
- **Feeling:** The building's location, surrounding low-scale, mixed-use setting, and design are still intact, and it still retains most of its original materials and the majority of its features that help to convey its original workmanship. It continues to express the feeling of a 1930s Beaux Arts institutional building, and is readily recognizable as a pre-World War II municipal facility and fire station. Thus, it retains integrity of feeling.
- **Association:** The building was continuously used as a municipal building and fire station from its completion in 1936 until the fire station's relocation around 2006. As it largely retains its original appearance, it is clearly recognizable as a 1930s Beaux Arts institutional building and is directly linked with this period of development in the city. Therefore, it retains integrity of association.



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ENGINE CO. NO 65 TRUCK CO. M

1525

Heart of a  
**LEGEND**

"Great Things come from  
Hard Work & Perseverance  
No Excuses."

KOBE BRYANT

SIDE WALK  
CROSSING  
DISTRICT OFFICE

WALKING

PASSENGER LOADING ONLY

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SWINERTON

THIS IS A HARD HAT AREA!  
NO UNAUTHORIZED ENTRY  
ALL VISITORS MUST  
REPORT TO THE JOBSITE OFFICE

JOE BUSCAINO  
DISTRICT OFFICE

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Aerial view of subject property, outlined in red (Google Earth, 2021).



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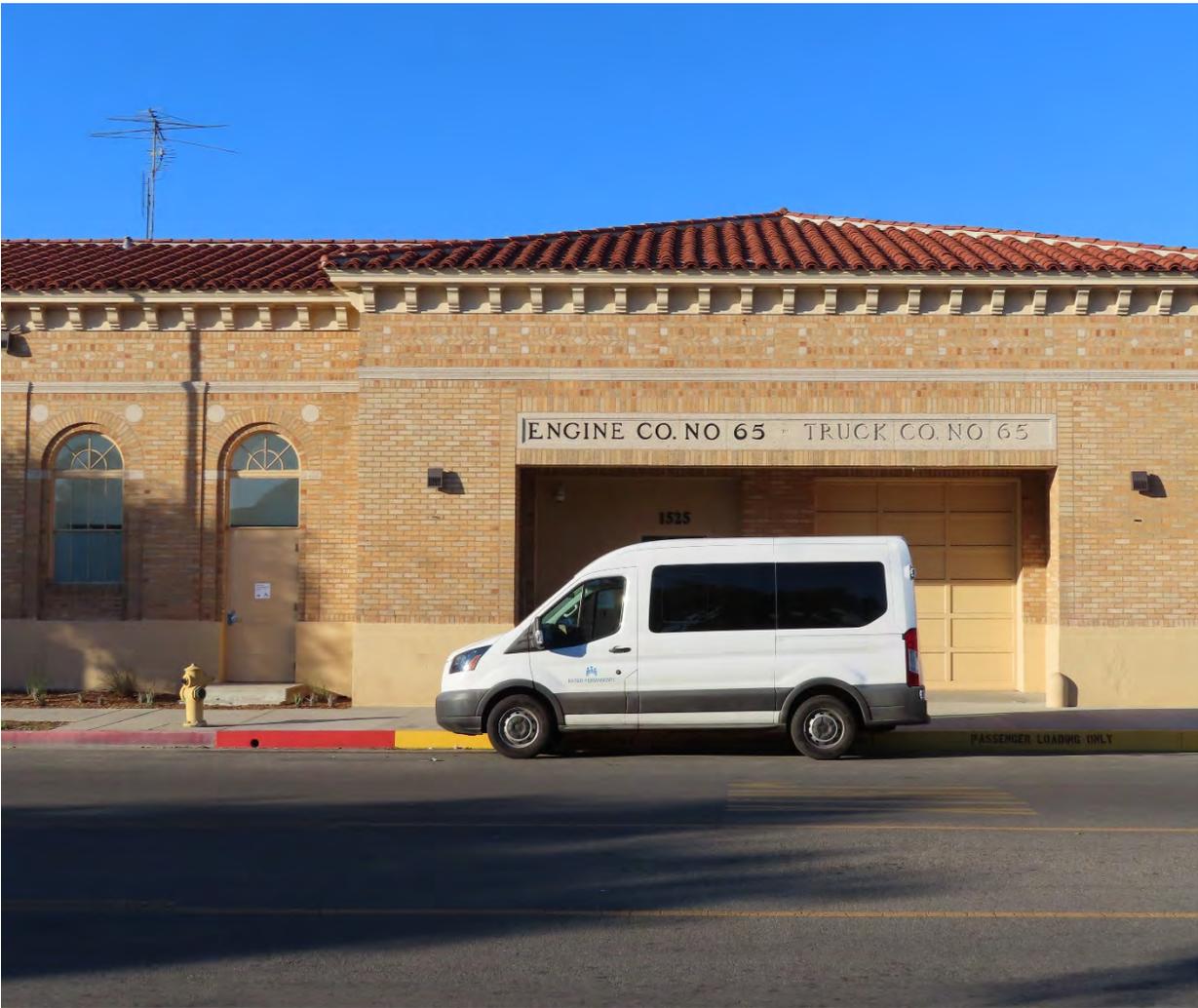
Watts City Hall & Engine Company No. 65, view northeast of the building's primary (south) façade and west facade (ARG, 2021).



Watts City Hall main entrance at the west portion of the primary (south) facade (ARG, 2021).



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Watts Fire Station entrance at the east portion of the primary (south) facade (ARG, 2021).



Watts City Hall and Fire Station, view northwest of the primary (south) façade and east façade with mural (ARG, 2021).



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Detail view of Watts City Hall main entrance with Beaux Arts elements (ARG, 2021).



Detail view of primary door at City Hall main entrance (ARG, 2021).



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Detail view of lantern and pedimented steel window flanking main entrance (ARG, 2021).



Detail view of truck bays at Watts Fire Station with an infilled garage door at left and replacement garage door at right. Non-original lights have replaced those originally flanking the doors. (ARG, 2021).



Secondary entrance to City Hall, center of primary (south) façade (ARG, 2021).



Detail view of secondary entrance with replacement door located to the west of the truck bays (ARG, 2021).



Detail view of arched steel windows typical of the primary façade (ARG, 2021).



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View west of east façade with mural (2020) and fire hose tower in the background (ARG, 2021).



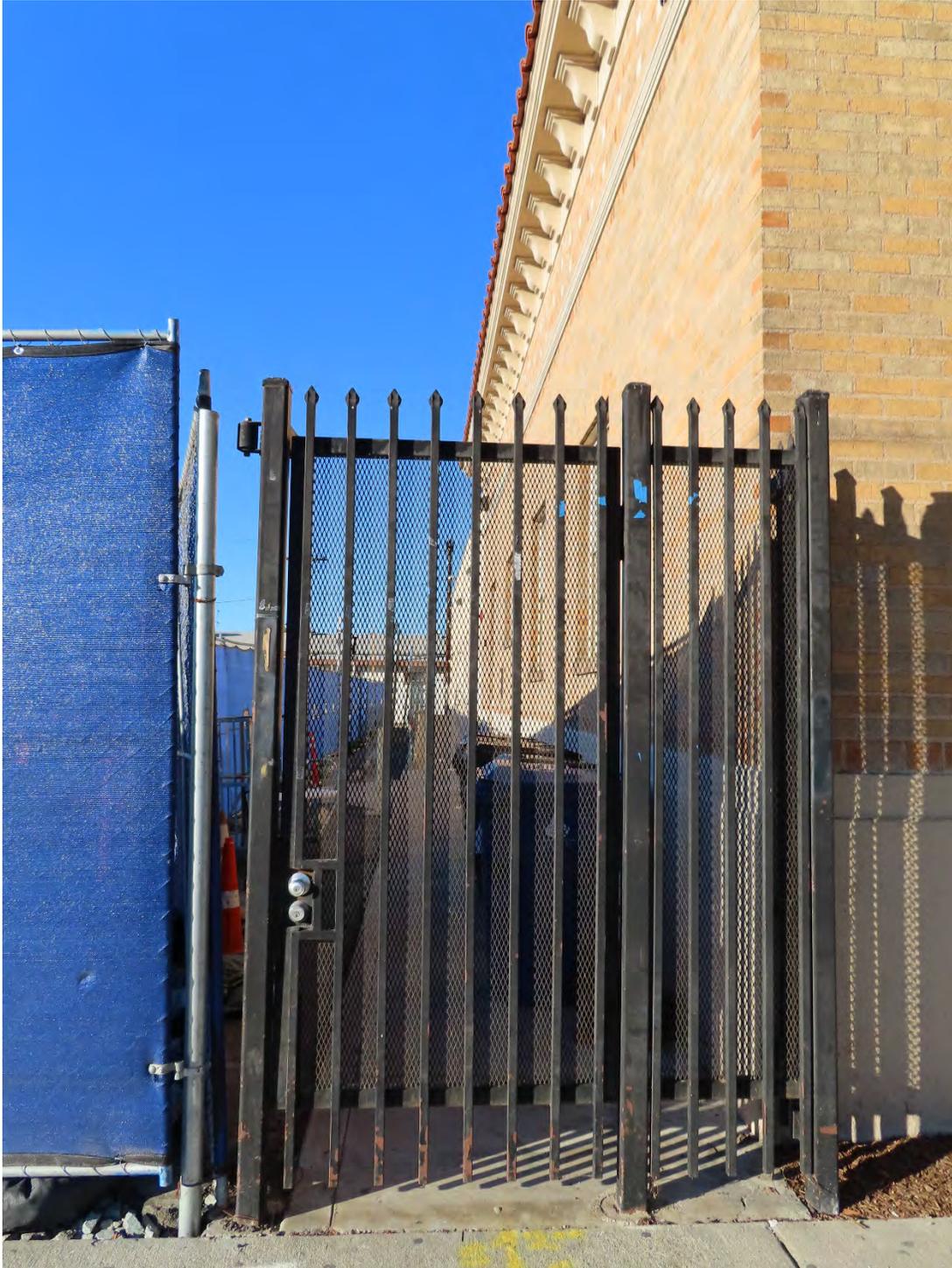
View southwest of fire hose tower, north façade, and east facade mural. The northeastern portion on the property contains a temporary trailer and chain-link fence (ARG, 2021).



View west of the alley abutting the northern edge of the subject property (ARG, 2021).



View southeast of the north façade and east façade at the northwest corner of the City Hall portion of the building (ARG, 2021)



View north of the pedestrian alley abutting the west facade (ARG, 2021).



Groundbreaking ceremony for Watts City Hall\_1519 E. 103rd St, UCLA, LA Times Photographic Collection, 1936.



Groundbreaking ceremony for Watts City Hall\_1519 E. 103rd St, UCLA, LA Times Photographic Collection, 1936.



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Engine Company No. 65 located in Watts Municipal Building at 1525 E. 103rd Street, LAFD Photo Album Collection, c.1936.



Architectural  
Resources Group



1525 E. 103rd St, LAFD Photo Album Collection, August 10, 1938.



1525 E. 103rd St, LAFD Chuck Madderom Collection, 1977.

# Watts City Hall Plans Delivered

Plans for the proposed new \$55,000 Watts city hall were delivered yesterday to the building and safety committee of city council for consideration.

Council, lacking written specifications to accompany plans drawn for the building, failed to adopt a report by the finance committee recommending immediate allocation of city funds for the project.

## Watts City Hall Decision Due This Week

Whether the proposed Watts City Hall will be built by private contract, by the city's construction bureau or built at all, will be up to the City Council for a decision this week.

The fireworks, if any, probably will come from City Councilman Franklin P. Buyer, father of the City Hall project, who first induced the council to make an \$80,000 allocation. This was slashed to \$60,000, then down to \$40,000, and finally boosted to the present \$55,000—which was not enough.

The lowest contract bid for the job was \$61,890, which would be boosted to \$67,546 by architectural, engineering, supervision and inspection costs.

The city's construction bureau estimates that it can do the job at a total cost of \$62,632, or \$7632 above the council allocation.

## Watts City Hall Appropriation Draws Fire

The city's permanent improvement fund was alternately declared a "dry cow that would come fresh again," and "city council's pork barrel" before a 10-to-3 vote was taken yesterday allocating \$55,000 from the fund to build a new city hall at Watts.

Councilman Robert L. Burns, one of the three who voted against the allocation, warned council of the rapid depletion of the permanent improvement fund.

"Cows go dry, but they come fresh again," was Councilman E. Snapper Ingram's optimistic retort.

"I know nothing about cows; but I judge that what the councilman is referring to is the pork barrel," Council President Howard W. Davis added, and then cast his vote against the allocation.

## WATTS CITY HALL

A request that the city council allocate \$35,000 from the permanent improvement fund after July 1 toward construction of a branch city hall at Watts was contained in a resolution presented by Councilman Franklin P. Buyer yesterday and referred to the finance committee.

## **\$80,000 Allotted For \$25,000 Watts City Hall**

The city council yesterday indicated that it had made a mistake when it allocated \$80,000 Thursday for construction of a new branch city hall in Watts.

The council voted 8 to 4 to reconsider the allocation and then unanimously voted to have the board of public works make a detailed survey of plans, specifications and estimated cost of the project.

"I have been told during the past 24 hours that \$25,000 would take care of it," said Councilman Earl C. Gay, who moved for the reconsideration.

Voting to let the \$80,000 grant stand were Councilmen George W. O. Baker, Franklin P. Buyer, in whose district the city hall would be built; Evan Lewis and Darwin W. Tate.

# Watts City Hall Cost Studied

After Councilman Franklin P. Buyer's estimated cost of a Watts branch city hall dropped \$20,000 overnight, the city finance committee yesterday took under consideration his suggestion that the building be erected at a cost of \$60,000. On Monday Buyer recommended that \$80,000 be expended on the project.

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## Watts City Hall Plan Approved

A committee report requesting the board of public works to prepare plans and specifications for a branch city hall at Watts, not to exceed \$55,000 in cost, was voted late yesterday by the city finance committee.

The committee recommended that plans be submitted for approval to the police, fire and health departments, which would occupy space in the proposed new building.

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## Approve Designs For 3 Buildings

Designs for the proposed \$55,000 Watts city hall, marine meteorological observatory at San Pedro, and a \$16,000 fire station at 3516 Broadway had been approved today by the municipal art commission.

Miss Elizabeth Black, commission manager, declared the commission has approved building and art designs valued at \$1,081,185 since the first of the year.

# WATTS CITY HALL ISSUE COMING UP

The City Council will struggle with the problem this week of whether to build the Watts branch City Hall by force account or under private contract.

C. O. Brittai, construction superintendent for the city, estimated the cost of the building at \$62,632. He expressed the opinion that if the work is to be done by private contract an additional \$12,546 will be required, but if it is done by the city an additional \$7632 will be needed. The difference involves architects' fees and the like.

## City Hall Gossip

It's entirely possible that the politicians of the Power Bureau bit an elephant.

Mayor Shaw has nominated W. H. Hay to fill the vacancy on the Water and Power Commission and, according to all accounts, this vacancy will hold the balance of power between Dr. Haynes on one side and Al Lushing on the other.

From Nominée Hay's record no one believes he'll knuckle under to any group of politicians.

He comes from the San Fernando Valley, with the reputation of knowing his own mind and being interested principally in the water problems of the valley.

Yes, sir. It looks like there is some fun in store for all concerned.

**One Good Deed**

At long last the Council has settled the East Washington "hole-in-the-ground."

Settled by paying the owner another \$25,000.

It was worth it, if only because it puts an end to a terrible City Hall nuisance. Then, the city doesn't need to be mad about the hole-in-the-ground any longer and can dump its rubbish in the hole at a saving of \$8000 a year.

But don't expect to be able to drive over the hole right after election. It's quite a hole. It won't be filled for a mighty long time.

**Lights**

It seems we've all been wrong about the Power Bureau charging too much for ornamental lighting juice.

Last week when the Vermont avenue people were protesting again, the Power Bureau's (Monkey) Business Agent Burdette Moody occupied Pew No. 1.

Seemed like he was just there to check how the boys voted, but he finally made a speech.

He rolled out a string of figures as deftly as Huey Long. Everybody has been under the impression that the folks had to pay 3½ cents per kilowatt hour, while the Pasadena charge is 1 cent. When Bro. Moody got through, Pasadena cost 2.71 cents and Los Angeles 1 cent. Next time the bill comes in, just see if this ain't so!

John Topham, leader of the Vermont cohort, retorted how Power Bureau door-tappers have been working the district, scandalizing him to the citizenry. Surely this can't be true. With the primary so close at hand, these door-tappers should be working for Power Bureau candidates.

**That Branch City Hall**

Mr. Buyer is hot after that \$55,000 for the Watts City Hall.

At present the city rents quarters down there for departments at \$45 per month. That's \$540 per annum.

City Treasurer Powell manages to wheedle 2½ per cent interest on city money. That's \$1375 per annum on \$55,000.

So by building the branch City Hall the city would lose \$335 a year. And that's not counting maintenance, janitors, insurance and all the rest.

This deal is a lot like the City Engineer's proposition of buying a piece of land for the transportation yard for \$1000 now rented by the city at \$8 per month. In other words, it would

take 200 months' rent to equal the purchase price. No, the Council scratched it off the list.

**Campaigning**

Councilman Tate is depending on an appropriation of \$35,000 for street sweepers and \$37,000 for lot cleaners to help out.

So he spoke to Mayor Shaw about them. He didn't ask much. He just asked to have the appropriations vetoed at once, so the Council could override and the men could get to work early.

The Mayor is holding them as long as the law allows.

A published story that Tate got twice as much in improvement projects for his district as anyone else got didn't sit so well with his colleagues.

This is the season when constituents want promises kept about those special police badges and free tickets. Also traffic tags.

So Bro. Tate did some tag-fixing in wholesale lots. It seems that teachers and pupils of Lincoln High School have parked at an angle for years and years.

Last week a hard-hearted cop went down the line and stuck a tag on every car. Tate showed that he gives his district service by fixing the lot. He "fixed" them by convincing the judge.

Looks like real old-time politics in the Fifth District. Some of the more volatile boys engaged in talkie at a meeting last week.

**Squirrel Food**

This department, despite innumerable opportunities, resists the temptation to deal in scandalous matter.

So an explanation is in order. The following bit of information is not scandal; it's presented in a spirit of sorrow.

The grapevine says that Assistant City Attorney Bill Neal, now looking after the city's interests in Sacramento, has been touched by the excitement to such an extent that he's wearing spats and drinking Orange Pekoe tea for breakfast. And Bill used to play football and basketball for Wabash, fought the Mexican border war and practically won his sector of the World War single-handed.

Looks like the Department of Water and Power employees are going to get a pension system established for them. This will further endear them to other city employees, who aren't so fortunate.

Hazy motions and resolutions were being shot at Minute Clerk Browning.

"Did you get that right, Mr. Clerk?" asked someone.

"Just a minute, gentlemen," pleaded Browning, "while I send out for a stenographer."

Garbage collectors are getting high-toned. Recently they were arrayed in cap-and-gown for their official duties. Now they are under orders to handle the cans with care. No more cross shots over the alley.

The Times magazine article on political dodges couple weeks ago alighted one flagrant sin of political press agents. That's the use of paper so thin it's almost impossible to decipher the earth-shaking announcements thereon.

**PEN POINTS**

Diplomats: Agents kept in foreign lands in apologetic when big shots at home talk too much.

Modestly about...

## ESTIMATE INCREASED FOR WATTS CITY HALL

Superintendent of Construction Brittain yesterday informed the City Council that the type of structure proposed for the branch City Hall at Watts cannot be constructed for the proposed sum of \$55,000, but estimates place the cost at \$62,637. The matter was referred to the Finance Committee.

## *New Watts City Hall Ready for Dedication*

The branch city hall at Watts, for the construction of which City Councilman Franklin P. Buyer fought many a battle on the council floor last year, stood completed today and ready for official dedication by Mayor Frank L. Shaw Thursday at 1:30 p. m.

The structure, costing \$62,000, replaces the old Watts city hall destroyed by earthquake.

# Watts City Hall Ceremony

High city officials joined 500 civic leaders of Watts yesterday in ground-breaking ceremonies for the new Watts branch city hall, which is expected to be completed within the next five months under a City Council allocation of \$62,637.

Mayor Frank L. Shaw plunged a ceremonial shovel deep into the ground to turn the first spadeful of earth.

## Watts City Hall Fete Today

Public ground-breaking ceremonies on the site of the new branch city hall to be built at Watts will be held at 2 p. m. today, the Board of Public Works announced yesterday.

An allocation of \$62,630 made by the City Council will be used to finance the new structure, which will replace the old city hall destroyed by earthquake.

Participating in the ceremonies will be Mayor Frank L. Shaw; Paul G. Ritter, president of the Board of Public Works; Franklin P. Buyer, 15th district councilman, and officials of the Watts Chamber of Commerce.

## Construction Starts On Watts City Hall

Dirt was flying at Watts today to level off the site for the district's new \$62,637 branch city hall.

The project was under way yesterday afternoon as Mayor Frank L. Shaw turned the first official spade of dirt on the grounds and brought to City Councilman Franklin P. Buyer and the Watts Chamber of Commerce the realization that their prolonged battle for the structure during the past 12 months had not been in vain.

The building will be one story, 150 feet long and will house the fire, police and health departments.

# CIVIC HALL FOR WATTS DEDICATED

*Mayor Shaw Accepts New  
Building and Opens Door  
for Public Inspection*

*Illustration on Page 12, Part I*

More than 2000 citizens of Watts and vicinity gathered yesterday at 1519 One Hundred and Third street to attend the dedication of the new \$55,000 South Los Angeles Civic Building. The dedicatory ceremonies were preceded by a parade of American Legionnaires and auxiliaries, Boy Scouts, Girl Scouts, members of Parent-Teacher associations and political band wagons.

Those taking part in the program included Mayor Shaw, who accepted the building from the Board of Public Works in behalf of the citizens of the district; Councilman Buyer, Charles O. Brittain, architect and builder; Nick Sawaya, president of the Watts Chamber of Commerce; Marion Smith, who offered invocation, and George Mercereau, who raised the flag. Climaxing the program, Mayor Shaw took the key to the building and opened the door for inspection.

The carnival in celebration of the opening of the structure will continue today and tomorrow, with musical and speaking programs at the building at 8 p.m. today and 5 p.m. tomorrow.

## HEALTH DEPARTMENT QUARTERS UNFITTED

Proposed quarters for the Health Department in the new Watts branch City Hall would be all right if they had some hot and cold running water in them, but without which they will be worthless, City Health Officer Parrish has notified the City Council. For the protection of those handling contagious and communicable diseases in those quarters the hot and cold water on tap are absolutely necessary. It will cost about \$250 to give the doctor what he wants.

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## WATTS CITY HALL WILL OPEN JULY 6

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The new branch City Hall at Watts will be open for occupation July 6, the Police Commission was notified yesterday by the Board of Public Works. The commission referred the notice to Chief of Police Davis, that he may arrange to locate the Watts division headquarters in the new structure.

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## EXTRA FUNDS VOTED FOR WATTS CITY HALL

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On the understanding that the sum would be sufficient to carry the work through to completion, the City Council yesterday approved the appropriation of an additional \$5600 for construction of the Watts branch city hall.

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# Census Office to Be at Watts

Seventeenth Congressional district 1940 census headquarters will be at the Watts city hall, 1519 E. 103rd st., E. B. Lewis, area manager, said today. First part of the national census will start Jan. 2, when the business and manufacturing survey will get under way. Lewis did not say whether a branch office will be established in San Pedro for the population survey which starts in April. District supervisor named by Congressman Lee E. Geyer, is Cornelius Kelley of Gardena.

## RECORDS SHOW BUYER LEAD IN ACHIEVEMENTS

### Fifteenth District Councilman Tops List in Benefits Won for Home Area

BY THE WATCHMAN

For six years the 15th Council District has been represented by Franklin P. Buyer, a dogged, persistent worker for the benefit of his people, whose efforts pay dividends for the district.

A recapitulation by the City Engineer covering the last two years shows that \$590,726 has been expended for public improvements in the 15th District, the largest amount for any district in the city. This went for pavement, sewers and storm drains. In addition 30 miles of streets and alleys have been resurfaced.

#### PRESENT ENDEAVOR

Not satisfied with this record, Buyer is actively seeking a revision of allocations so that the city will gain an even larger share of the State gasoline tax.

An example of his persistence is the branch City Hall at Watts. The people in that area had been promised a branch City Hall for several years. Buyer said he'd get it. And sure enough he had the building constructed while the wiseguys were chucking at the proposal.

#### AID FOR NEEDY

Welfare and relief work is not a part of the city government, but Buyer stands his efforts to aid the underprivileged in his district. He leads an attentive ear to all those seeking jobs and devotes a great deal of his time to personal charitable work.

When separating the "sheep" from the "goats" in his famous "Lone Wolf" radio speech, Mayor Bowron grudgingly admitted he had no complaint against Councilman Buyer.

However, the Mayor's vociferous political supporters have split in making up their staves.

#### OTHER CONTENDERS

The radical element, behind the front of the Federation for Civic Betterment, is supporting Fred Reeves, the Assemblyman from the district. Reeves has been in the Legislature for six years, during which time he has not distinguished himself by any constructive effort. He has the C.I.O. and Workers Alliance endorsement, but a good deal of support has drifted away from him to more promising candidates.

Citizen's group has endorsed Wilder W. Hartley, San Pedro insurance man and member of the Episcopians.

#### MERCHANT ENTRY

Benjamin M. Bendat is a San Pedro merchant who operates several variety stores and has been active in recent political campaigns in the district. Bendat believes wastefulness in government can be reduced, with consequent reduction in taxation.

Edward Kozin of San Pedro is a marine clerk who has had railroad and steamship experience.

William H. (Bill) Wilson lives at 543 W. 105th St. and is an insurance man. He was formerly an employee of the Pacific Electric Co.

#### RUNNING SECOND TIME

William A. Gallagher, a laundry salesman, was a candidate two years ago.

Ben Wood is a real estate broker in the northern part of the district.

Leonard R. Davison, Clarence E. Harrison and J. C. Holland are the other candidates.

## Hearing Set in Zone Fight

### Final Action Expected Soon in Battle on 'Gilmore Island'

Final public hearing will be held Wednesday by the County Regional Planning Commission on a proposed ordinance to some for residential purposes a strip of county territory known as "Gilmore Island."

The commission will study its findings at the forthcoming meeting and, using additional information gathered at a previous hearing, submit its recommendation to the Board of Supervisors for final action.

Consideration of the proposed zoning ordinance came after residents in the district, known as the Hancock Park area, learned of plans for the construction in the "island" of a new sports center.

The land in question, completely surrounded by city territory, consists of 264 acres bounded on the north by Beverly Blvd., on the south by 6th St., on the west by Fairfax Ave. and on the east by Hansen Blvd.

Property owners and business interests in the district yesterday signed a petition opposing "development of a Coney Island condition" in the heart of the residential area.

The petition, in opposing the proposed sports center, points to:

- 1.—Lack of proper police protection during sports events—the Los Angeles city police not being empowered to act within the unincorporated area.
- 2.—Improper fire protection within the area—the city of Los Angeles Fire Department having no jurisdiction and the county Fire Department being inadequate to cover the territory.
- 3.—The effect of continuous sporting events and traffic congesting upon the safety and welfare of school children attending the Hancock Park Public School.
- 4.—The rapid and continual decrease in property values in city territory adjacent to the county strip.

## WOMAN'S FIGHT ROUTS PROWLER

### Police Study Case in Seeking Slayer

Possibility that the courage of Mrs. Dorothy Martin, housewife, of 943 E. 78th St., may have saved her from the fate of Mrs. Maxine Varrell, murdered in her home in the same neighborhood last March 15, was studied by police yesterday.

Mrs. Martin told police she

# TRACT No. 2536

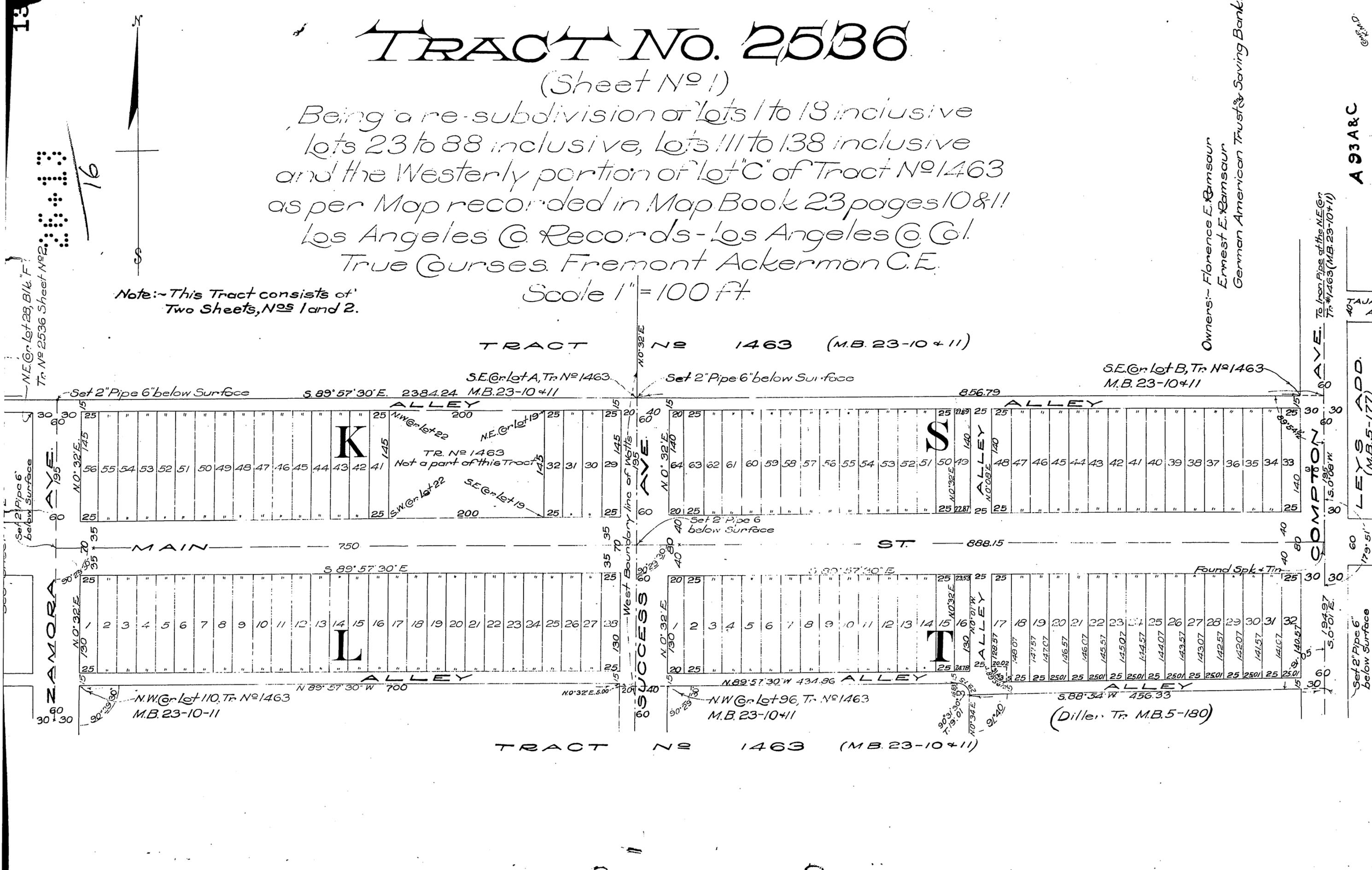
(Sheet No 1)

Being a re-subdivision of lots 1 to 18 inclusive  
lots 23 to 88 inclusive, lots 111 to 138 inclusive  
and the Westerly portion of lot "C" of Tract No 1463  
as per Map recorded in Map Book 23 pages 10 & 11  
Los Angeles Co. Records - Los Angeles Co. Cal.  
True Courses. Fremont Ackerman C.E.

Scale 1" = 100 ft.

Note: - This Tract consists of  
Two Sheets, Nos 1 and 2.

Owners: - Florence E. Bamsaur  
Ernest E. Bamsaur  
German American Trust & Saving Bank.



A 93A & C  
Sht. 26

TAJAUTA  
AVE.

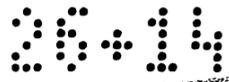
LEYS ADD.  
(M.B. 5-177)

60  
179.51'

Set 2" Pipe 6" below Surface

1.94.97  
5.0.01'E.

Recorded Mar. 17, 1914.



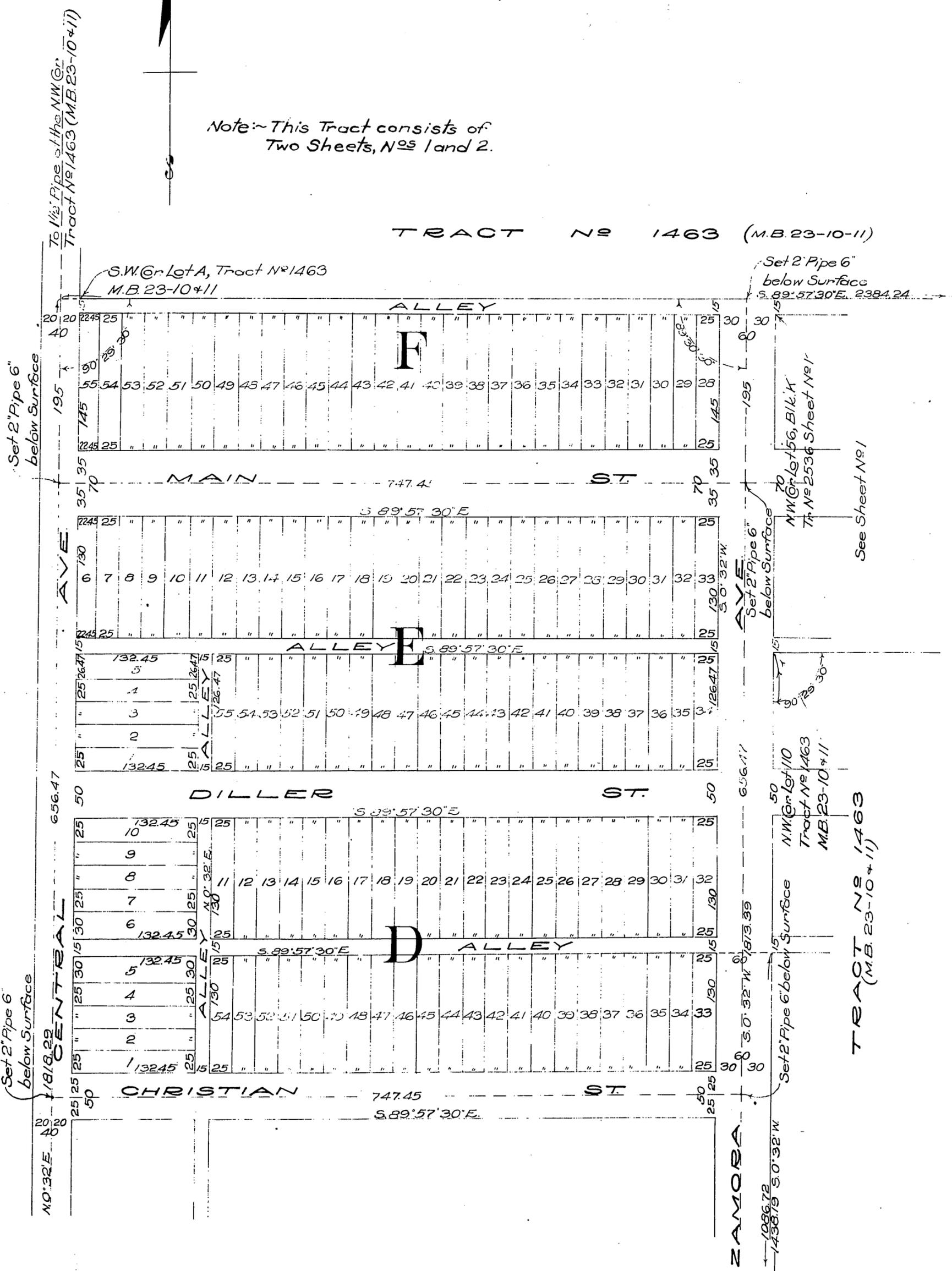
# TRACT NO. 2536

(Sheet No 2)  
Scale 1" = 100 ft.



Note: This Tract consists of  
Two Sheets, Nos 1 and 2.

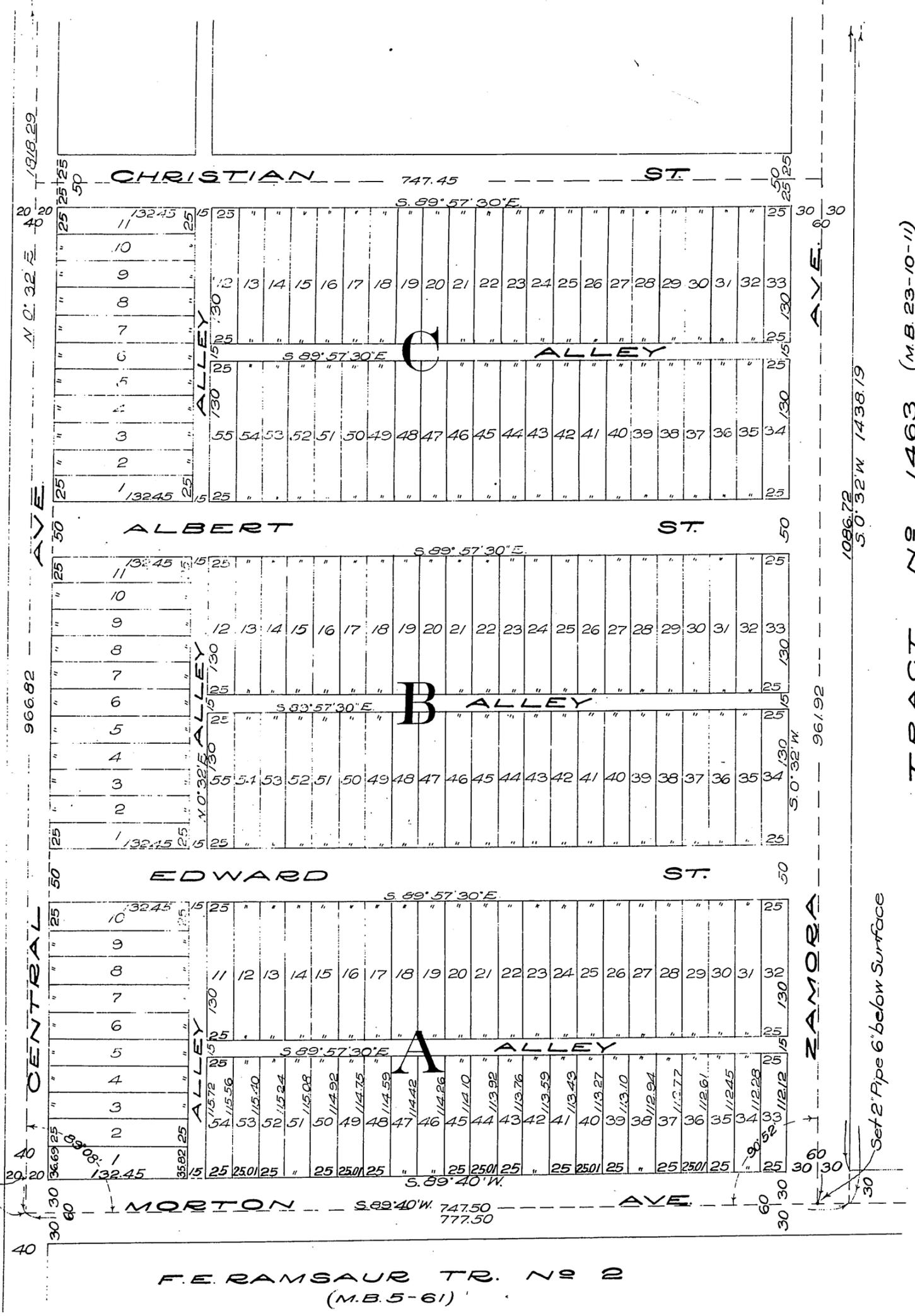
TRACT No 1463 (M.B. 23-10-11)



See Sheet No 1

TRACT No 1463  
(M.B. 23-10-11)

3544  
18



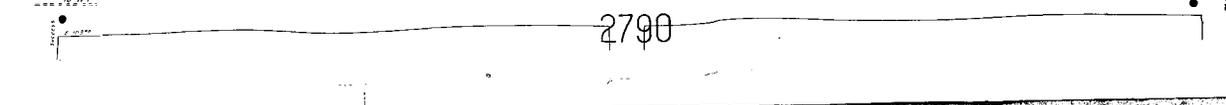
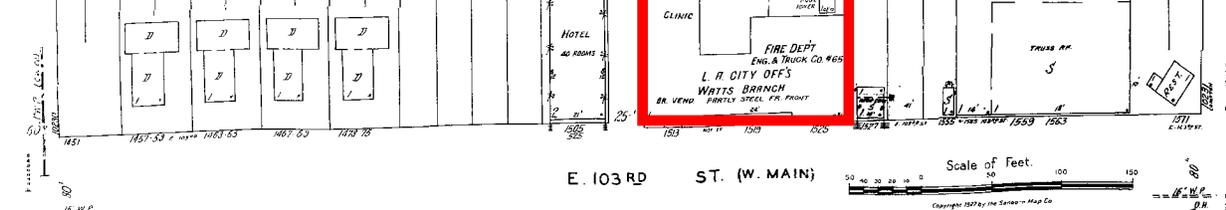
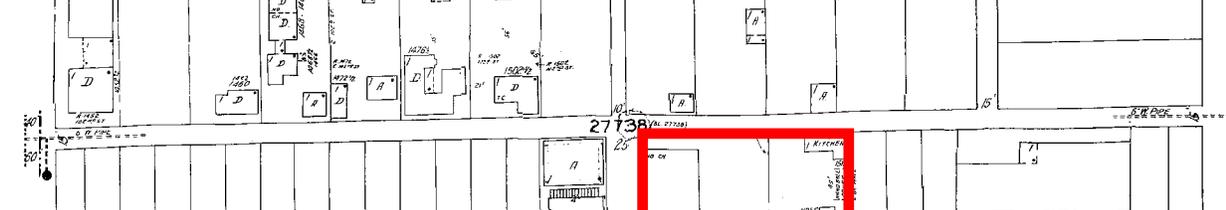
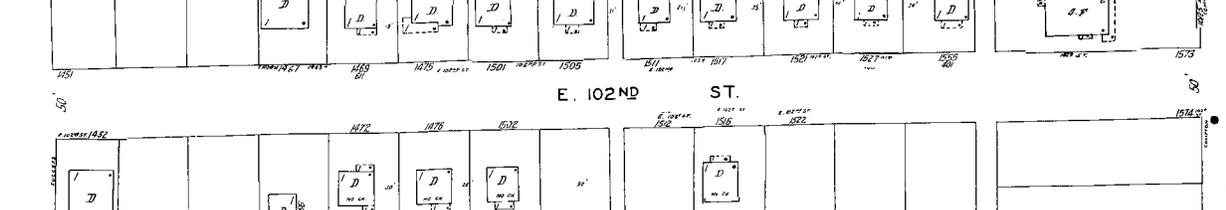
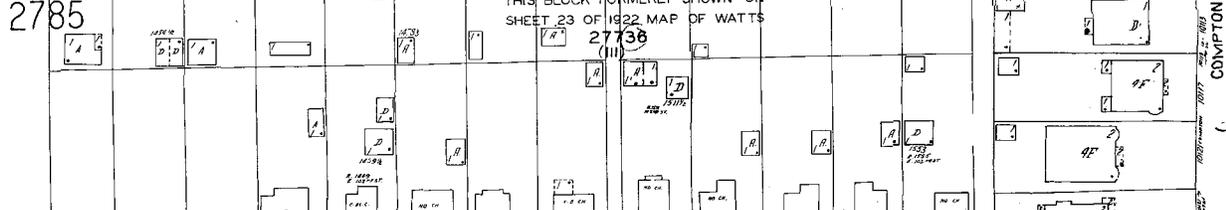
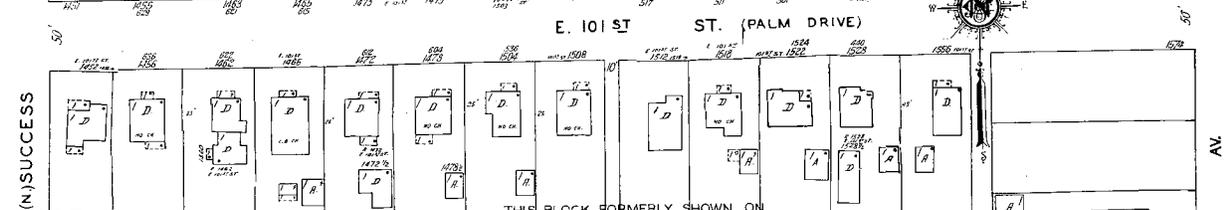
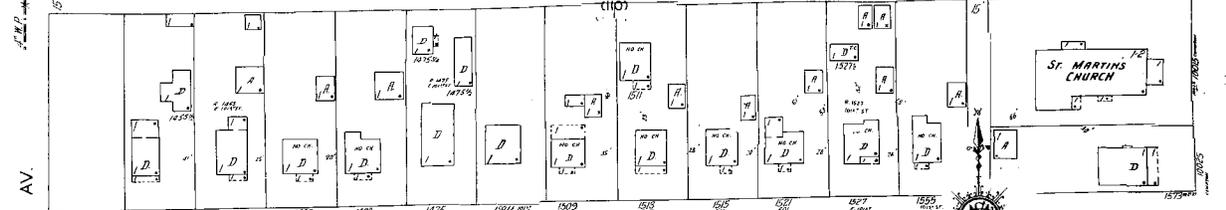
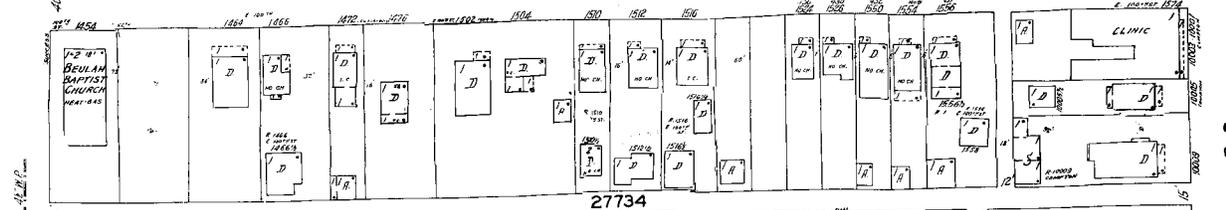
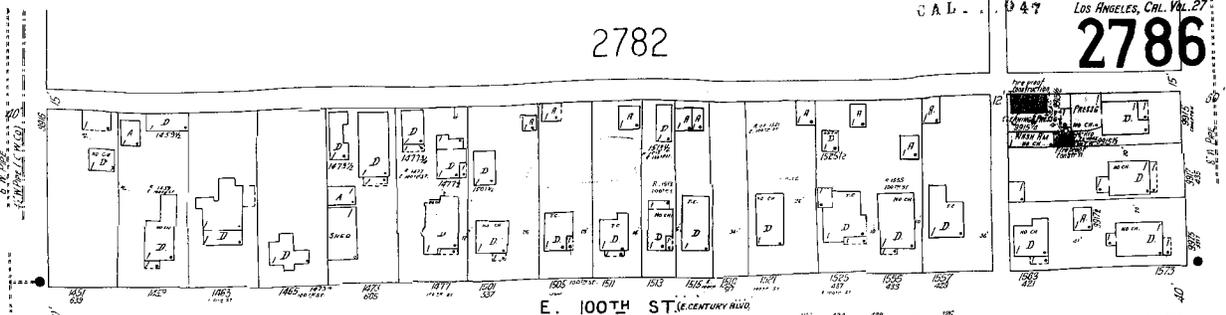
TRACT NO 1463 (M.B. 23-10-11)

Set 2" Pipe 6" below Surface

Set 2" Pipe 6" below Surface

CMF K.M.D.  
26

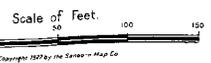
2782



2785

THIS BLOCK FORMERLY SHOWN ON SHEET 23 OF 1922 MAP OF WATTS  
**27736**

CLINIC  
FIRE DEPT  
ENG. & TRUCK CO #65  
L. A. CITY OFFS  
WHITES BRANCH  
BR. VENDOR  
POSTAL OFFICE PA. FRONT



2790

12 B

AV. COMPTON  
V O L U M E

B

S

Copyright 1927 by the Surveyor - Map Co

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blkg. Form 1

1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Buildings CLASS "A-B-C" D Views

12/18/51

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 73-44-45-46-47x48 Block Tract # 2536 (Description of Property)

District No. 1515 M. B. Page F. B. Page

No. 1515-1525 East 103rd Street (Location of Job)

Watts Success Ave & Compton

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk Deputy O. K. City Engineer Deputy

Vertical stamp: TAKE TO ROOM NO. 2088 (2ND FLOOR) CITY CLERK PEERS VERIFY TAKE TO ROOM NO. (MAIN FLOOR) ENGINEER PLEASE VERIFY

- 1. Purpose of Building City Hall No. of Rooms No. of Families
2. Owner's name City of Los Angeles Phone St. 2-298
3. Owner's address City Hall - Los Angeles
4. Architect's name Not filled in units with name of Certified Architect or Licensed Engineer under State Act License No. D-572 Phone St. 2-298
5. Contractor's name Bill Dehahara License No. Phone St. 2-298
6. Contractor's address Merz, 76 - City Hall 54,000
7. TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building} \$ 35,000
8. Any other building or permit for a building on lot at present? No How used?
9. Size of proposed building 125' x 150' Size of lot 150'-0" x 140'-0" feet
10. Number of stories in height 1 Height to highest point 28'-0"
11. Material of foundation Concrete Character of soil Helobe
12. Material of exterior walls Brick Veneer & Frame
13. Material of interior construction Frame
14. Material of floors Wood
15. Material of roof Tile & Concrete
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? No 2 FD#3

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 1/7/35 (Sign Here) O.K. Dehahara (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Table with 4 columns: PERMIT No. 379, Plans and Specifications checked and found to conform to Ordinances, State Laws etc., Application checked and found, Stamp here when permit is issued. JAN 6 1952

PLANS T 12900

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. <i>A.P.W.</i>
CONSTRUCTION	O.K. <i>A.P.W.</i>
ZONING	O.K. <i>A.P.W.</i>
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

This block is not <sup>10-7-35</sup> 50% built with residential buildings. As provided by Ord. 74140 this use is O.K. Department of City Planning

*Karl Houston*

PLAN CHECKING

RECEIPT NO. *4305*

VALUATION \$ *55000.00*

FEE PAID \$ *no fee - city work*

*260 barrels of Cement*

*3 tons of Reinforcing Steel*

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Buildings CLASS "A" "B" "C" D Vener

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Vertical stamp: ALL PORTS OF ENTRY... TAKE TO ROOMS... ENGINEER PLEASE VERIFY

Lot No. 43-44-45-46-47-48... Block Track #2536... District No. 1515... No. 1515 East 103rd Street... Success Ave & Compton

Vertical stamp: O. K. City Clerk Deputy By [Signature]

- 1. Purpose of Building City Hall... No. of Rooms... No. of Families...
2. Owner's name City of Los Angeles... Phone 2298
3. Owner's address City Hall Los Angeles
4. Architect's name [Signature]... Phone 2298
5. Contractor's name Bureau of Public Works... Phone 2251
6. Contractor's address 7627-76-City Hall... 1000
7. TOTAL VALUATION OF BUILDING \$...
8. Any other building or permit for a building on lot at present? No... How used?
9. Size of proposed building 18'-0" x 53'-6"... Size of lot 150'-0" x 140'-0" feet
10. Number of stories in height 1... Height to highest point 15'-0"
11. Material of foundation Concrete... Character of soil Helobc.
12. Material of exterior walls Frame
13. Material of interior construction Frame
14. Material of floors Cement
15. Material of roof Comp.
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? Mc 7 No. B2

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign Here) [Signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY 7175

Table with 4 columns: PERMIT No. 380, Plans and Specifications checked, Application checked and found, Stamp here when permit is issued. JAN 6 1935

Handwritten signatures and notes at the bottom of the page.

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

10-7-35

This block is not 50% built to residential use.  
 As provided by Ord 74140 this use is O.K.

Department of City Planning  
 Carl Houston

PLAN CHECKING

RECEIPT NO. 4305

VALUATION \$ 55000

FEE PAID \$ No Fee - City Work

260 barrels of Cement  
 3 Tons of Reinforcing Steel

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Eds. Form 1

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO	
TAKE TO Room No. 248 (2ND FLOOR)	Lot..... Block.....	Lot..... Block.....	O. K. City Clerk By..... Deputy
CITY CLERK PLEASE VERIFY	Tract .....	Tract .....	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR)	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....	
ENGINEER PLEASE VERIFY	From No..... Street	To No..... Street	O. K. City Engineer By..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? .....
2. What purpose will Building be used for hereafter? *Watts City Hall*
3. Owner's name *City of Los Angeles* Phone.....
4. Owner's address *208 N. Spring St.*
5. Architect's name..... Not to be filled in unless with name of Certified Architect and Licensed Engineer under State Act LICENSE NO. *7-1448* Phone.....
6. Contractor's name *Bruner Marble + Tile Co.* LICENSE NO. *167* Phone.....
7. Contractor's address *816 W. 5TH ST.*
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$..... TILE SETTING ORDINANCE FEE \$
9. Class of present Building..... No. of Rooms at present.....
10. Number of stories in height..... Size present Building..... X.....
11. State how many buildings are on this lot.....
12. State purpose buildings on lot are used for..... (Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in?.....

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

*Interior tile*

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) *Bruner Marble + Tile Co*  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY			
PERMIT NO <b>12864</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner.	Application checked and found O. K. <i>Lopez 671036</i> Clerk	Stamp here when permit is issued. <b>JUN 13 1936</b>

*Block*



3

APPLICATION TO ALTER - REPAIR - DEMOLISH  
AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED	
2. BUILDING ADDRESS <b>1515 <del>14th</del> E. 103rd St.</b>				DIST. MAP <b>7175</b>	
3. BETWEEN CROSS STREETS <b>Compton</b> AND <b>Success</b>				ZONE <b>C-2-2</b>	
4. PRESENT USE OF BUILDING <b>Fire Station</b>		NEW USE OF BUILDING <b>Same</b>		FIRE DIST. <b>II</b>	
5. OWNER'S NAME <b>City of Los Angeles</b>			PHONE	INSIDE KEY	
6. OWNER'S ADDRESS		P. O.	ZONE	COR. LOT REV. COR. LOT SIZE	
7. CERT. ARCH.		STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE	
8. LIC. ENGR.		STATE LICENSE	PHONE	BLDG. AREA <b>N.C.</b> DISTRICT OFFICE <b>LA</b>	
9. CONTRACTOR <b>Sterling Sandblast Co.</b>		STATE LICENSE	PHONE	AFFIDAVITS	
10. CONTRACTOR'S ADDRESS <b>3107 Fletcher Dr.</b>		P. O.	ZONE	SPRINKLERS REQ'D. SPECIFIED	
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	VALUATION APPROVED <b>1600</b>	
12. MATERIAL		ROOF		VALUATION APPROVED <b>1190</b>	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		CONST.		APPLICATION CHECKED <b>Valencia</b>	
14. SIZE OF ADDITION <b>20,000 s.f.</b>		STORIES	HEIGHT	PLANS CHECKED	
15. NEW WORK: (Describe) <b>Wet West Sandblast</b>		ROOFING		CORRECTIONS VERIFIED	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		PLANS APPROVED		DWELL. UNITS <b>—</b>	
Signed <b>E. A. Bennett</b>		APPLICATION APPROVED		SPACES PARKING <b>N.C.</b>	
This Form When Properly Validated is a Permit to Do the Work Described.		INSPECTOR		GUEST ROOMS <b>—</b>	
				FILE WITH <b>—</b>	
				CONT. INSP. <b>No</b>	

SEWER (Available) (Not Available)

CRITICAL SOIL

TYPE <b>III-A</b>	GROUP <b>F-1</b>	MAX. OCC. <b>N.C.</b>	P.C. <b>None</b>	S.P.C. <b>—</b>	G.P.I. <b>None</b>	B.P. <b>840</b>	I.F. <b>—</b>	O.S. <b>—</b>	C/O
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CASHIER'S USE ONLY

**LA 7997**      **APR-23-62**      **29862**      **C - 108**      **8.40**

P.C. No.      GRADING      CRIT. SOIL      CONS.

The permit is an application for inspection, approval or an approval of the work specified herein. This permit shall not be issued or permit, nor shall it be renewed or extended or permitting the violation of any applicable law. The City of Los Angeles, nor any board, commission or department thereof make any representation as to the performance or the quality of the work or the material which such permit is issued for.

(Ord. No. 100,000, L.A.M.C.)

ON SLOT PLAIN SHOW ALL DIMENSIONS FOR EACH

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1-2-5	BLOCK	TRACT 31566	COUNTY REF. NO. Mp904-45/46	DIST. MAP 090B213
2. PRESENT USE OF BUILDING (23) Municipal & Fire	NEW USE OF BUILDING ( ) Same			ZONE C4-1	
3. JOB ADDRESS 1515-1525 E. 103rd St.	FIRE DIST. II			COUN. DIST. 15	
4. BETWEEN CROSS STREETS Central Ave.	AND Compton Ave.			LOT TYPE COR.	
5. OWNER'S NAME City of Los Angeles / Frank Alvarado	PHONE 485-5897			LOT SIZE irreg.	
6. OWNER'S ADDRESS	CITY			ZIP	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY 20'	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLOG. LINE --	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			ZIP	
10. CONTRACTOR General Services/Roofing Dept.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE 485-5897	AFFIDAVITS ZI 1022 ZA 84-854 CPC 2037 ZI 637 D.R. ZI 1231 ZI 1645	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-municipal & fire		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS stucco	ROOF built-up	FLOOR concrete		
13. JOB ADDRESS 1515-1525 E. 103rd St.	STREET GUIDE				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 18,700.00			DIST. OFF. LA	P.C. REQ'D No-b
15. NEW WORK (Describe) Remove and replace, approx (8700) of roofing.	3-PLY BLT-UP CLASS 'A'			GRADING --	SEISMIC --
NEW USE OF BUILDING Same	SIZE OF ADDITION		STORIES	HEIGHT	FILE WITH
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		
DWELL UNITS	MAX OCC.	TOTAL		APPLICATION APPROVED Oliver Roan	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.		INSPECTION ACTIVITY CS GEN. MAJ.S. EQ.	
P.C.	G.P.I. + NP	CONT. INSP.		B & S B-3 (R.7/00)	
S.P.Q.	P.M.			NO FEE NO FEE NO FEE	
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		05/17/90 10:44:25AM LA04 T-3637 C 03	
I.F.	F.H.			ELD PER COMMER 126.20	
S.D.	O.S.S.			EI RESIDENTIAL 2.81	
ISS. OFF. LA	S.O.S.S.	SPRINKLERS REQ'D SPEC.		ONE STOP 2.58	
P.C. NO. CC	C/O	ENERGY		NO FEE 0.00	

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
Date \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)  
 I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason.  
Date 5-17-90 Owner's Signature Frank Alvarado City of L.A.

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3000, Lab. C.).  
Policy No. \_\_\_\_\_ Insurance Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_  
Applicant's Mailing Address \_\_\_\_\_

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
Date 5-17-90 Applicant's Signature Frank Alvarado City of L.A.  
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
I, upon this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Frank Alvarado City of L.A. Senior 5-17-90  
Owner or agent having property owner's consent Position Date

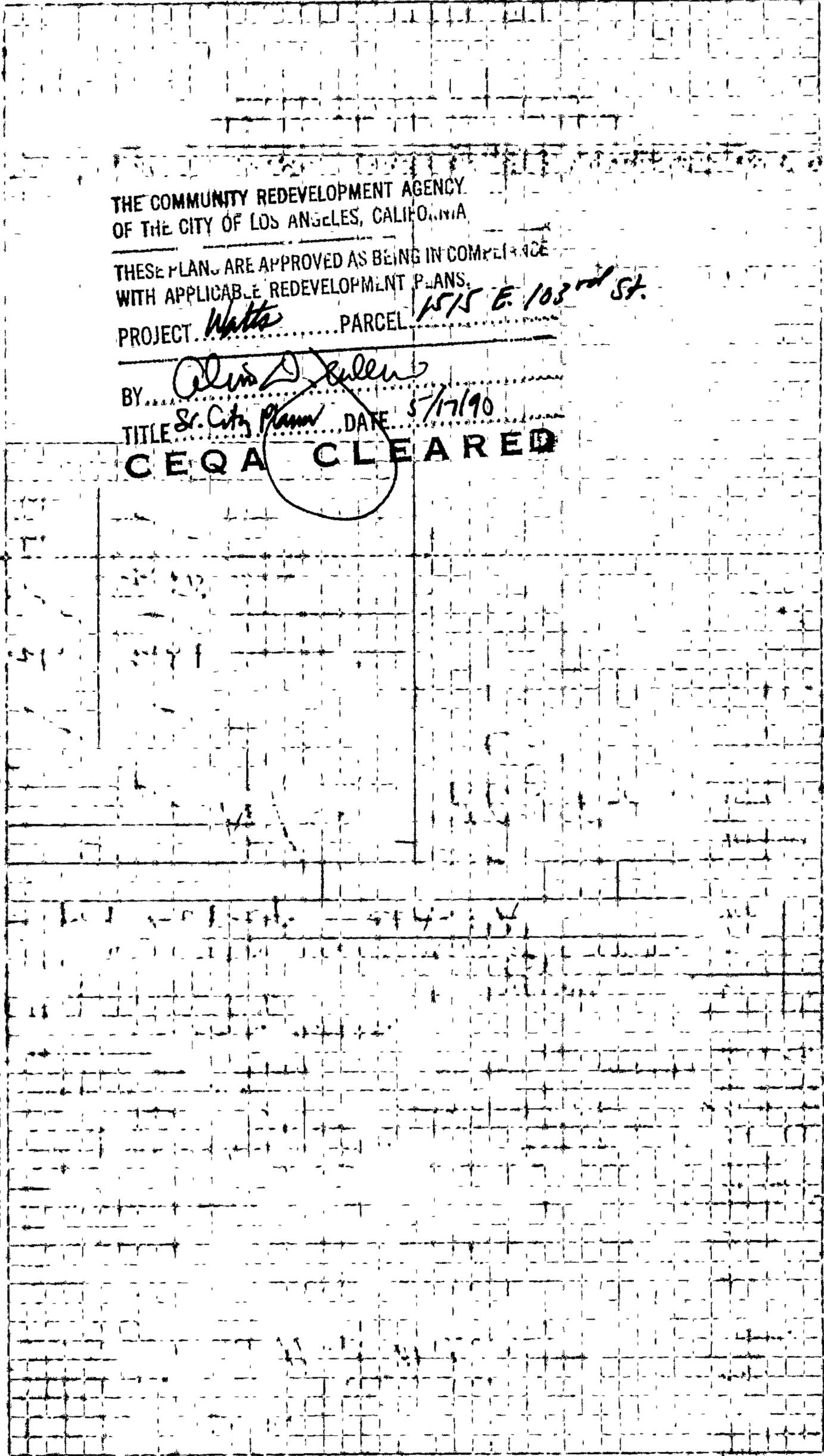
Bureau of Engineering	ADDRESS APPROVED		Ginger 5/7/90
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
SEWERS RES. NO. CERT. NO.	FLOOD CLEARANCE		
		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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

THE COMMUNITY REDEVELOPMENT AGENCY  
 OF THE CITY OF LOS ANGELES, CALIFORNIA  
 THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE  
 WITH APPLICABLE REDEVELOPMENT PLANS.  
 PROJECT Watts PARCEL 1515 E. 103rd St.  
 BY Alvin D. Sullivan  
 TITLE St. City Plan DATE 5/17/90  
**CEQA CLEARED**

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



COUNTY CLERK'S USE

CITY OF LOS ANGELES 3 9 3

CITY CLERK'S USE

OFFICE OF THE CITY CLERK

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

56424

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3 — City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 111 No. Hill St., Los Angeles, California 90012, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21168(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: Community Redevelopment Agency of the City of Los Angeles; COUNCIL DISTRICT: 15

PROJECT TITLE: Watts City Hall (1515 E. 103rd Street); LOG REFERENCE:

PROJECT LOCATION: Watts Redevelopment Project

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: re-roofing

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

CONTACT PERSON: Alvin D. Jenkins; AREA CODE: 213; TELEPHONE NUMBER: 977-1770; EXT.:

EXEMPT STATUS: (Check One)
MINISTERIAL
DECLARED EMERGENCY
EMERGENCY PROJECT
GENERAL EXEMPTION
CATEGORICAL EXEMPTION (checked) Class / Category (1) (City CEQA Guidelines)
OTHER (See Public Resources Code Sec. 21080(b) and set forth state and city guideline provision.)
CITY CEQA GUIDELINES: Art. III, Sec. 2b; Art. III, Sec. 2a(1); Art. III, Sec. 2a(2) & (3); Art. III, Sec. 1; Art. VII, Sec. 1
STATE EIR GUIDELINES: Sec. 15268; Sec. 15269 (a); Sec. 15269 (b)&(c); Sec. 15061 (b)(3); Sec. 15300

JUSTIFICATION FOR PROJECT EXEMPTION: exterior repair to roof. no expansion or change of use.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE: Alvin D. Jenkins; TITLE: Senior City Planner; DATE: 5/17/90

FEE: \$25.00; RECEIPT NO.; REC'D BY; DATE

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**CERTIFICATE OF OCCUPANCY**

<p><b>OWNER</b>    <b>L A CITY</b></p> <p style="text-align: center;">0</p>	<p>No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;"><b>CERTIFICATE:</b></td> <td style="width:20%; text-align: center;"><b>Issued-Valid</b></td> <td style="width:20%; text-align: center;"><b>DATE:</b></td> </tr> <tr> <td><b>BY:</b></td> <td style="text-align: center;"><b>DAVID TSAU</b></td> <td style="text-align: center;"><b>07/20/2021</b></td> </tr> </table> <p style="text-align: center;"><b>GREEN - MANDATORY</b></p>	<b>CERTIFICATE:</b>	<b>Issued-Valid</b>	<b>DATE:</b>	<b>BY:</b>	<b>DAVID TSAU</b>	<b>07/20/2021</b>
<b>CERTIFICATE:</b>	<b>Issued-Valid</b>	<b>DATE:</b>					
<b>BY:</b>	<b>DAVID TSAU</b>	<b>07/20/2021</b>					

**SITE IDENTIFICATION**  
**ADDRESS: 1525 E 103RD ST 90002**

<u>LEGAL DESCRIPTION</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
<b>TRACT</b> TR 31566		5		M B 904-45/46	091-5A213 180	6048-012-931

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT**    **CHANGE OF USE FROM (E) FIRE STATION TO (N) COUNSELING CENTER PER ZA 2017-1062-ZV**

<b>USE</b>	<b>PRIMARY</b>	<b>OTHER</b>
	<b>Office</b>	<b>(-) None</b>

**PERMITS**  
18016-10000-10098    |

<u>STRUCTURAL INVENTORY</u>	<u>CHANGED</u>	<u>TOTAL</u>
ITEM DESCRIPTION		
Floor Construction - Concrete Slab on Grade		
Foundation - Spread (Pad) Footing		
Type V-B Construction		
Wood (Plywood, OSB, etc.) Shearwall		
B Occ. Group	0 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



**APPROVAL**

CERTIFICATE NUMBER    217288

BRANCH OFFICE:        LA

COUNCIL DISTRICT:     15

BUREAU:                INSPECTN

DIVISION:               BLDGINSP

STATUS:                 CofO Issued

STATUS BY:             DAVID TSAU

STATUS DATE:         07/20/2021

*David Tsau*

APPROVED BY:         DAVID TSAU

EXPIRATION DATE:

**PERMIT DETAIL**

PERMIT NUMBER <b>18016-10000-10098</b>	PERMIT ADDRESS <b>1525 E 103rd St</b>	PERMIT DESCRIPTION <b>CHANGE OF USE FROM (E) FIRE STATION TO (N) COUNSELING CENTER PER ZA 2017-1062-ZV</b>	STATUS - DATE - BY <b>CofO Issued - 07/20/2021 DAVID TSAU</b>
---	--	---	--

**PARCEL INFORMATION**

Area Planning Commission: South Los Angeles	Census Tract: 2423.00	Certified Neighborhood Council: Watts
Community Plan Area: Southeast Los Angeles	Council District: 15	District Map: 091-5A213
Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 8	LADBS Branch Office: LA
Near Source Zone Distance: 4	School Within 500 Foot Radius: YES	Thomas Brothers Map Grid: 704-F5
Zone: PF-1		

**PARCEL DOCUMENT**

City Planning Cases (CPC) CPC-1983-506	City Planning Cases (CPC) CPC-1983-506-SP	City Planning Cases (CPC) CPC-1990-346-CA
City Planning Cases (CPC) CPC-1996-398	City Planning Cases (CPC) CPC-2008-1553-CPU	City Planning Cases (CPC) CPC-24827
Community Development Block Grant (CDBG)	Community Development Block Grant (CDBG) SEZ-LOS ANGELES STATE ENTERPRISE ZONE	Ordinance (ORD) ORD-145604
LARZ-Central City	Ordinance (ORD) ORD-171681	Ordinance (ORD) ORD-171682
Ordinance (ORD) ORD-162128	Specific Plan Area (SPA) South Los Angeles Alcohol Sales	Zoning Administrator's Case (ZA) ZA-2017-1062-ZV
Ordinance (ORD) ORD-174172-SA1185	Zoning Information File (ZI) ZI-2452 Transit Priority Area in the City of Los A	
Zoning Information File (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE		

**CHECKLIST ITEMS**

Attachment - Plot Plan	Attachment - Signed Declaration	Permit Flag - Fire Life Safety by LADBS
Special Inspect - Anchor Bolts	Special Inspect - Concrete>2.5ksi	Special Inspect - Epoxy Injection
Std. Work Descr - Seismic Gas Shut Off Valve		

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<u>OWNER(S)</u>			
L A City	0	0	
<u>TENANT</u>			
<u>APPLICANT</u>			
Relationship: Architect			
Lindsay Thompson-	2355 Main Street Suite 220	IRVINE, CA 92614	(949) 250-1500

**BUILDING RELOCATED FROM:****(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

<u>NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>
(A) ,	2355 Main Street, #220	Irvine, CA 92614	NA	C28367
(C) Kaiser Foundation Health Plan Inc	4175 E La Palma Ave Ste 200,	Auaheim, CA 92807	B	370871
(E) Orue, Aldrin Jose	2015 Paloma St,	Pasadena, CA 91104	NA	S4399

**SITE IDENTIFICATION-ALL**

ADDRESS:  
1525 E 103RD ST 90002

**LEGAL DESCRIPTION-ALL**

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO.MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 31566		5		M B 904-45/46	091-5A213 180	6048-012-931



(P) Floor Area (ZC): -408 Sqft / 0 Sqft  
 (P) B Occ. Group: -408 Sqft / 0 Sqft  
 (P) Type V-B Construction

14. APPLICATION COMMENTS:

DPI# 20019-10000-04293

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(G) KAISER FOUNDATION HEALTH PLAN I	4175 E LA PALMA AVE STE 200,	B	370871	

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 1795).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 370871 Contractor: KAISER FOUNDATION HEALTH PLAN INC

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: N.T.L. UN. FIRE INS. CO. PTTSBRG Policy Number: 4157595

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

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES**

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Contractor  Authorized Agent

Job Address: 1525 East 103rd Street, Los Angeles, CA 90002

Application #: 20019-10000-04294

City of Los Angeles – Department of Building and Safety  
Signature Declaration Attachment Form

Instructions

**Applicant (contractor, owner, or agent):** Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

**Building and Safety Staff Member:** Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

“Signature Declaration”

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 370871 Contractor: Kaiser Foundation Health Plan Inc.

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Safety National Casualty Corp. Policy Number: SP4058091

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

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: LUIS MALDONADO Sign: [Signature] Date: 1-6-21  Owner  Contractor  Authorized Agent

06060920211096670604122021107047

Bldg-Demolition  
Commercial  
Plan Check

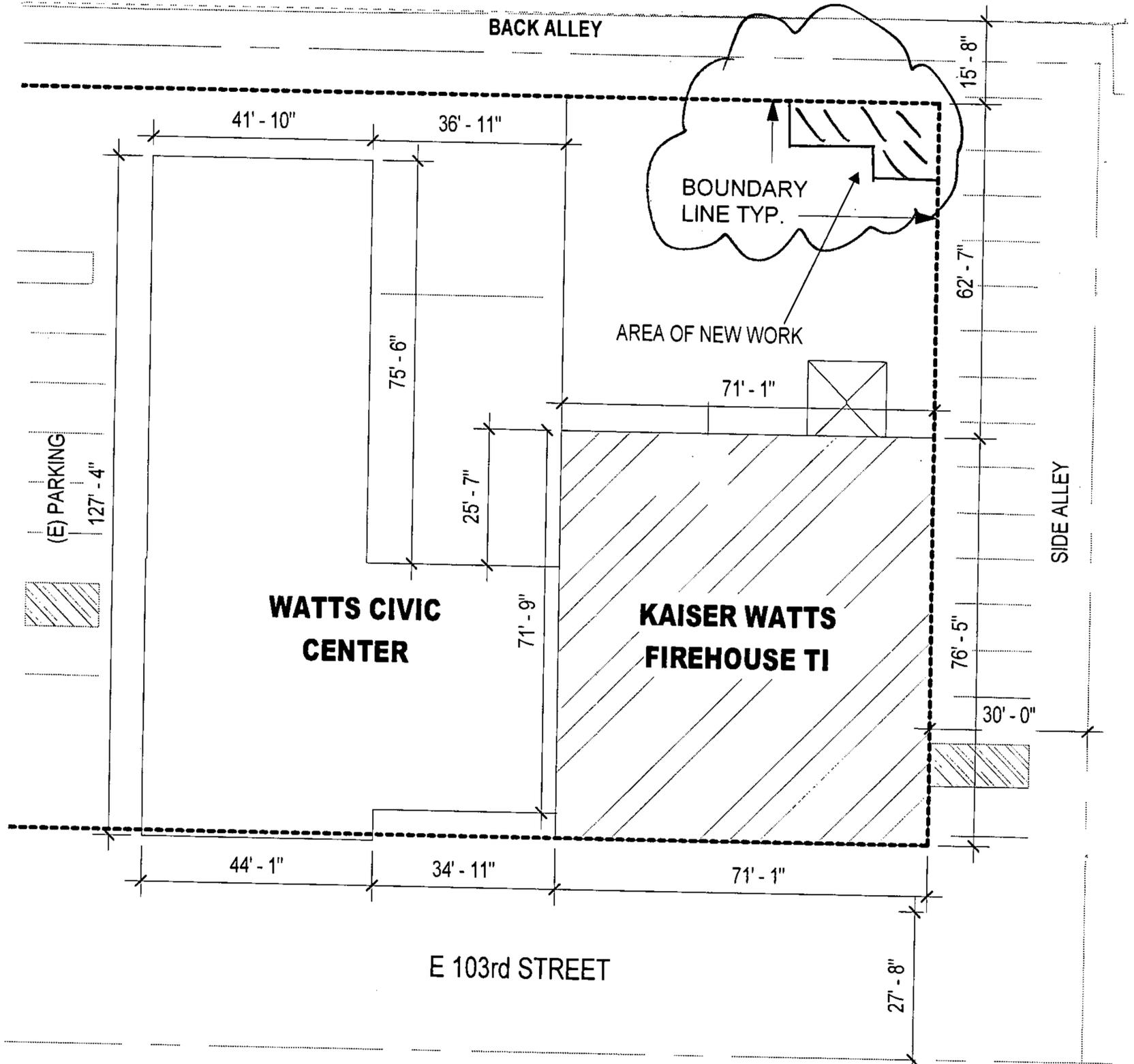
City of Los Angeles - Department of Building and Safety

Plan Check #: B20LA20806

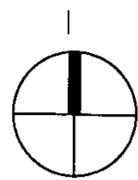
Initiating Office: METRO

Printed on: 02/17/21 09:32:28

# PLOT PLAN ATTACHMENT



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



1

## PLOT PLAN

SCALE: 1/32" = 1'-0"

FEB 16 2021  
*[Signature]*





1525 E 103rd St



Permit #:
Plan Check #:
Event Code:

99016 - 10000 - 01851

Reference #:

Bldg--Alter/Repair
Commercial
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 02/02/99
Printed on: 02/02/99 12:26:03

Table with 6 columns: 1. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PES), 2. BOOK/PAGE/PARCEL. Rows include TR 31566 and TR 31566 with corresponding block and lot numbers.

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 15
Census Tract - 2423.000
District Map - 090B209
Energy Zone - 8
Thomas Brothers Map Grid - 704
ZONE(S): C4-17

4. DOCUMENTS
CRA - ZI 2184 WATTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): L A City
Tenant: Fire Department -
Applicant: Mel Villanueva -
600 S. Spring St Ste. 200
LOS ANGELES, CA 90014

7. EXISTING USE: 14 Fire Station
8. DESCRIPTION OF WORK: CONVERT PORTION OF EXISTING DORMITORY TO WOMEN'S LOCKER ROOM WITH TOILET AND SHOWER

9. # Bldgs on Site & Use: FIRE STATION = 65
For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: John Vasquez
OK for Cashier: John Vasquez
Signature: [Signature]
Date: 2.2.99
DAS PC By:
Coord. OK:
W/O #: 91601851

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$10,000
PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 398.76
Permit Fee Subtotal Bldg--Alter/Rep 185.63
Handicapped Access
Plan Check Subtotal Bldg--Alter/Rep 167.06
E.Q. Instrumentation 2.10
O.S. Surcharge 7.10
Sys. Surcharge 21.29
Planning Surcharge 10.58
Planning Surcharge Misc Fee 5.00

NO FEE NO FEE NO FEE
02/02/99 10:41:35AM LAD1 T-3202 C 17
BLDG PERMIT CO 185.63
INVOICE # 000000 PP
BLDG PLAN CHECK 167.06
EI COMMERCIAL 2.10
SYS DEV 21.29
ONE STOP 7.10
MISCELLANEOUS 5.00
CITY PLAN SURC 10.58
NO FEE 5.00

99LA 83493

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan [Signature]

05790300448

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

PER DISABLED ACCESS DIVISION- HANDICAP EXEMPT

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) Owner-Builder

CLASS LICENSE# PHONE#  
0

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22 12 & 22 13 LAMC).

17. LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and or HVAC contractor's & workers' comp declarations are desired.)

License Class \_\_\_\_\_ Lic. No. \_\_\_\_\_ Print \_\_\_\_\_ Sign \_\_\_\_\_

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are  
Carrier \_\_\_\_\_ Policy Number: \_\_\_\_\_
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 2-12-99  Contractor  Authorized Agent  Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal.  Is not applicable  Letter was sent to the AQMD or EPA Sign: [Signature] Date: 2-12-99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: MELCHOR P. VILLANUEVA Sign: [Signature] Date: 2-12-99  Owner  Authorized Agent

22. FINAL DECLARATION

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

Print: MELCHOR P. VILLANUEVA Sign: [Signature] Date: 2-12-99  Owner  Contractor  Author. Agent

0579030449

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

Initiating Office: METRO

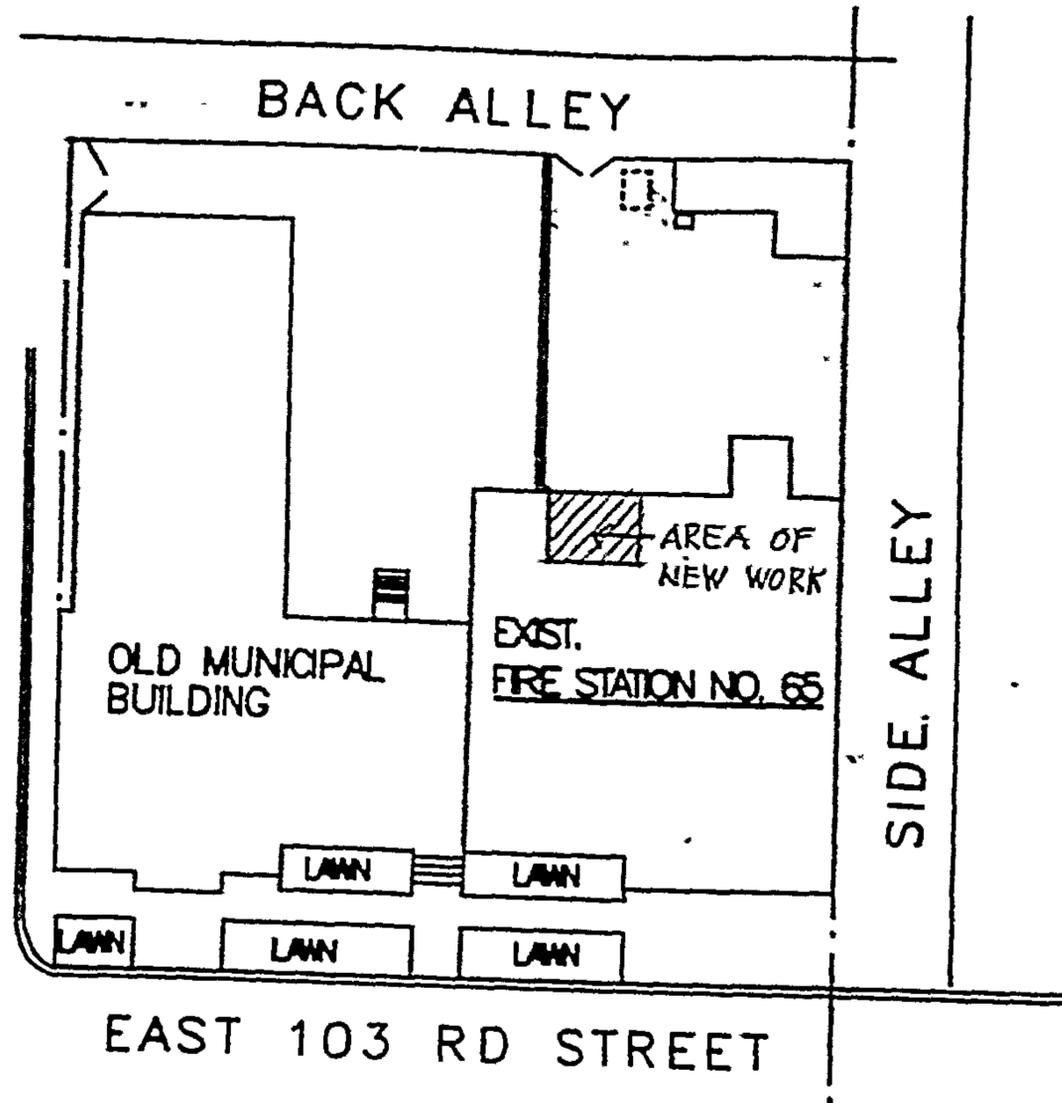
Over the Counter Permit

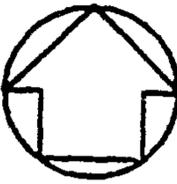
### PLOT PLAN ATTACHMENT

Printed on: 02/02/99 12:26:19

5790300450  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

PARKING AREA



N  
  
**PLOT PLAN**  
 SCALE: 1"=50'-0"



# City of Los Angeles Department of City Planning

## 8/18/2022 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1525 E 103RD ST  
1513 E 103RD ST

### ZIP CODES

90002

### RECENT ACTIVITY

ENV-2022-5975-CE  
CHC-2022-5974-HCM

### CASE NUMBERS

ADM-2021-741-CPIOC  
ADM-2020-7865-CPIOC  
CPC-2010-2771-CRA  
CPC-2008-1553-CPU  
CPC-19XX-24827  
CPC-1996-398  
CPC-1990-346-CA  
CPC-1983-506  
ORD-185925  
ORD-185924-SA3275  
ORD-174172-SA1185  
ORD-171682  
ORD-171681  
ORD-162128  
ORD-145604  
ZA-2017-1062-ZV  
ENV-2017-2502-CE  
ENV-2017-1063-MND  
ENV-2008-1780-EIR

### Address/Legal Information

PIN Number	091-5A213 180
Lot/Parcel Area (Calculated)	22,775.8 (sq ft)
Thomas Brothers Grid	PAGE 704 - GRID F5
Assessor Parcel No. (APN)	6048012931
Tract	TR 31566
Map Reference	M B 904-45/46
Block	None
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	090B209 091-5A213

### Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Watts
Council District	CD 15 - Joe Buscaino
Census Tract #	2423.00
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	ADM-2021-741-CPIOC ADM-2020-7865-CPIOC
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### Planning and Zoning Information

Special Notes	None
Zoning	C4-2D-CPIO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Southeast Los Angeles
Subarea	TOD Medium
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	Alcohol Sensitive Use Zone (RBPB): Beer and Wine Only
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Compton Avenue Elementary Active: Thomas Riley High-CYESIS
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	6048012931
Ownership (Assessor)	
Owner1	L A CITY
Address	0 0
Ownership (Bureau of Engineering, Land Records)	
Owner	CITY OF LOS ANGELES ATTN: GEN. SRVCS., ASSET MGMNT. DIV.
Address	111 E. FIRST STREET #201 LOS ANGELES CA 90012
APN Area (Co. Public Works)*	0.518 (ac)
Use Code	8800 - Miscellaneous - Government Owned Property
Assessed Land Val.	\$26,742
Assessed Improvement Val.	\$0
Last Owner Change	10/24/1934
Last Sale Amount	\$0
Tax Rate Area	463
Deed Ref No. (City Clerk)	None
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6048012931]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0465248
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

### Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 6048012931]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

### Public Safety

Police Information	
Bureau	South
Division / Station	Southeast
Reporting District	1826
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	65
Red Flag Restricted Parking	No

## CASE SUMMARIES

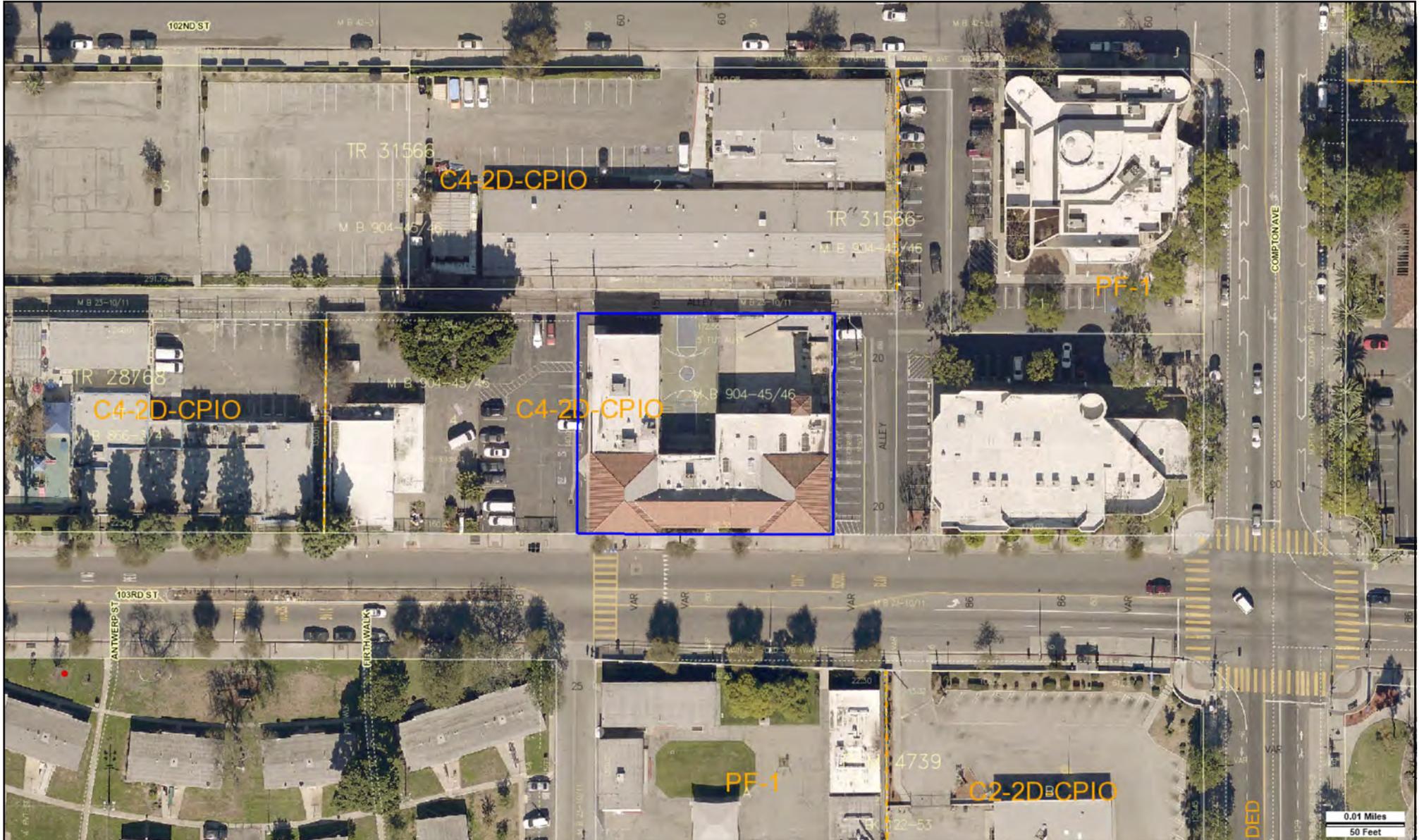
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	ADM-2021-741-CPIOC
Required Action(s):	CPIOC-COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE
Project Descriptions(s):	DEMOLITION OF A SMALL LOCKER ROOM/STRUCTURE AT THE BACK OF THE PROPERTY, IN ITS ENTIRETY, BY HANDWRECKING METHOD. PLAN APPLICATION # 20019-10000-04294
Case Number:	ADM-2020-7865-CPIOC
Required Action(s):	CPIOC-COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE
Project Descriptions(s):	THE PROJECT IS FOR A TI OF A FIRE STATION FOR CITY OF WATTS. DEMOLITION OF A SMALL ROOM IN THE BACKYARD AND TEMPORARY TRAILERS (1-2 YEARS) FOR OFFICE USE. THERE IS NO WORK ON THE EXTERIOR, EXCEPT PAINTING AND CLEANING TO MATCH EXISTING.
Case Number:	CPC-2010-2771-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE WATTS/WATTS CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-24827
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1996-398
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-2017-1062-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.27 A VARIANCE TO PERMIT CHANGE OF USE OF VACANT PUBLIC FACILITY (FORMER FIRE STATION) TO TEMPORARILY HOUSE KAISER PERMANENTE'S WATTS COUNSELING AND LEARNING CENTER, INCLUDING BUT NOT LIMITED TO, COUNSELING, EDUCATIONAL AND OUTREACH SERVICES AND OFF-SITE PARKING WITHIN 750 FEET OF THE PROJECT SITE.
Case Number:	ENV-2017-2502-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL CLEARANCE
Case Number:	ENV-2017-1063-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.27 A VARIANCE TO PERMIT CHANGE OF USE OF VACANT PUBLIC FACILITY (FORMER FIRE STATION) TO TEMPORARILY HOUSE KAISER PERMANENTE'S WATTS COUNSELING AND LEARNING CENTER, INCLUDING BUT NOT LIMITED TO, COUNSELING, EDUCATIONAL AND OUTREACH SERVICES AND OFF-SITE PARKING WITHIN 750 FEET OF THE PROJECT SITE.
Case Number:	ENV-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

## DATA NOT AVAILABLE

ORD-185925  
ORD-185924-SA3275  
ORD-174172-SA1185  
ORD-171682  
ORD-171681  
ORD-162128  
ORD-145604

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Address: 1525 E 103RD ST  
 APN: 6048012931  
 PIN #: 091-5A213 180

Tract: TR 31566  
 Block: None  
 Lot: 5  
 Arb: None

Zoning: C4-2D-CPIO  
 General Plan: Community Commercial

