

**GELB HOUSE**  
12450 W. Rochedale Lane  
CHC-2025-3509-HCM  
ENV-2025-3510-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—August 13, 2025](#)
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-2025-3509-HCM  
ENV-2025-3510-CE

**HEARING DATE:** September 18, 2025  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012  
and teleconference (see  
agenda for login  
information)

Location: 12450 W. Rochedale Lane;  
736 N. Rochedale Way  
Council District: 11 – Park  
Community Plan Area: Brentwood - Pacific  
Palisades  
Land Use Designation: Very Low II Residential  
Zoning: RE15-1-H  
Area Planning Commission: West Los Angeles  
Neighborhood Council: None  
Legal Description: Tract 14944, Lot 36

**EXPIRATION DATE:** September 30, 2025

**PROJECT:** Historic-Cultural Monument Application for the  
GELB HOUSE

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

**OWNER:** Landis Green, Trustee  
Landis Green Living Trust  
12450 W. Rochedale Lane  
Los Angeles, CA 90049

**APPLICANT:** Cory Buckner  
Cory Buckner, Architect  
990 Hanley Avenue  
Los Angeles, CA 90049

**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.
1. **Adopt** the staff report and findings.



VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Melissa Jones, City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Rafael Fontes, Planning Associate  
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–August 13, 2025  
Historic-Cultural Monument Application

## **FINDINGS**

- The Gelb House, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development.
- The Gelb House, “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a Mid-Century Modern-style single-family residence designed using post-and-beam construction.

## **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**

The Gelb House is a one-story, single-family residence located at the eastern corner of Rochedale Lane and Rochedale Way in the Brentwood neighborhood of Los Angeles. Completed in 1950, the subject property was designed in the Mid-Century Modern architectural style by master architects A. Quincy Jones (1913-1979) and Whitney R. Smith (1911-2002), and structural engineer Edgardo Contini (1914-1990), as part of the Mutual Housing Association, a postwar cooperative housing development. The original owners were Morris and Lydia Gelb.

The Mutual Housing Association (MHA, later renamed Crestwood Hills) began in 1946, when four war veterans acquired 800 acres near Brentwood, and with the support of others, founded the MHA cooperative. The cooperative assembled a team of noted Southern California modernists – including architects A. Quincy Jones and Whitney Smith, landscape architect Garret Eckbo, and structural engineer Edgardo Contini – to design the new community. The design team developed a selection of more than 20 house plans that would conform to Crestwood Hills’s 350 hillside lots. MHA home designs referenced the Pilot House at 753 W. Rome Drive in Mt. Washington (1948, HCM #717), a prototype that A. Quincy Jones and Whitney Smith had designed in the interim to show how well-designed houses could be built on challenging hillside lots.

The subject property is of post-and-beam construction and has a rectangular plan that was designed for sloped sites. There is a descending concrete driveway accessed from Rochedale Lane

that is shared with the neighboring house to the east. A pedestrian walkway, flanked by acacia bushes, was added in 2016 and leads from Rochedale Way down to the subject property. The western slope of the site is lined by strawberry trees, and the rear of the house faces south onto a patio that overlooks a grove of mature eucalyptus trees. The dwelling's redwood frame supports exterior walls of plate glass, masonry block, and clear heart redwood siding. The dwelling is entirely contained beneath a gently sloping shed roof with wide eaves and redwood plank sheathing underneath. The corner of the roof extends outward to shelter a carport space through which the primary entrance is accessed. Fenestration consists of full-height glass doors, fixed floor-to-ceiling windows, and clerestory windows along the front and sides of the house. Interior features include an open floor plan with common spaces centered around a masonry fireplace; walls of exposed concrete masonry; and built-in storage, and furniture.

Archibald Quincy Jones was born in Kansas City in 1913 before moving to Southern California in 1919 to live with his grandparents. After earning his Bachelor of Architecture from the University of Washington in 1936, Jones returned to Los Angeles and at various points worked for Douglas Honnold, Burton Schutt, and Raphael Soriano. From 1942-1945, he served in the U.S. Navy. After World War II, Jones founded his own practice and partnered with various others such as Whitney Smith and Edgardo Contini for the Crestwood Hills residential development. In 1950, he formed a partnership with Frederick Emmons that lasted nineteen years and produced many residential, commercial, and institutional buildings. Beginning in 1952, Jones became a Visiting Critic and Lecturer in the University of Southern California (USC) School of Architecture, where he later served as dean from 1975-1978. In 1960, he was hired by architect William Pereira to help plan the City of Irvine and implement many greenbelt and garden city planning principles. Throughout his professional career and partnerships, Jones was awarded numerous awards and citations, including being elevated to the American Institute of Architects Fellowship, and was noted for his contributions to design and education across the field of architecture. Notable works by Jones include the Arens House (1949, HCM #720); the Schott House (1948, HCM #682); the Jones and Emmons Building (1955, HCM #696); the Weckler House (1950, HCM #635); the Haas House (1950, HCM #633); the Warner Bros. Records Building in Burbank (1975); the USC Annenberg School of Communications (1979, HCM #1057); other USC, University of California, and California State University buildings and master plans; and a number of contributors to the Balboa Highlands Historic Preservation Overlay Zone, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

Whitney Roland Smith was born in Pasadena, California in 1911 and attended the University of Southern California, graduating in 1934 with a bachelor's degree in architecture. He then went on to work for notable Los Angeles architects including Lawrence Test, Harwell Hamilton Harris, Kem Weber, and William Pereira. From 1941 to 1942, Smith taught at USC. By 1949, Smith partnered with one of his former students, Wayne Richard Williams to form the firm of Smith & Williams, which was in practice until 1973. Some of their most notable residential projects include the Mutual Housing Association (with A. Quincy Jones) development; the Glen E. and Mabel Swanson House in Pasadena (1951); the Eugene and Hilda Aiches House (1952) in Los Angeles; the Robert A. Crowell House (1952) in Pasadena; the William B. and Annette M. Wilcox House (1953) in Sierra Madre; and the Hermosa Vista Tract Housing (1956-1972) in Monterey Park. Smith passed away in Bend, Oregon in 2002 at the age of 91.

Edgardo Contini was born in Ferrara, Italy in 1914 and graduated from the University of Rome with a degree in Engineering, Architecture and Urban Planning before emigrating to the United States in 1939. In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Notable projects as part of this firm include the Mutual Housing Association Site Office (1948, HCM #680), the Stein House (1949, HCM #1015), the Goldenfield

House (1950, HCM #632), the Haas House (1950, HCM #633), and the Pilot House (1950, HCM #717). In 1951, Contini formed a partnership with architect Victor Gruen. He later served on the faculty of the Graduate School of Architecture at the University of California, Los Angeles and taught at USC, SCI-Arc, and the Art Center College of Design. He was elevated to Fellowship in the AIA in 1990 and died later that year at the age of 76.

The subject property has experienced some interior alterations that include renovations of the kitchen cabinetry and finishes. Bathroom fixtures and finishes have also been upgraded along with mechanical and electrical systems. The exact date of these renovations is unknown. Additionally, during the Commission site visit, it was observed that a concrete stairway leading from Rochedale Lane to the carport entry was added at an unknown date.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing under the national, state, and local designation programs as an excellent example of Mid-Century Modern residential architecture representing the original vision of the Mutual Housing Association (MHA).

## **DISCUSSION**

The Gelb House meets two of the Historic-Cultural Monument criteria for designation.

The subject property, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development. The Mutual Housing Association project was a notable, coordinated effort that was successful in achieving its goal of bringing Mid-Century Modernism to the masses and serving as a prototype for California modern living with utopian ideals. As reflected by the Gelb House, typical features of MHA homes are single-story, open floor plans; rectangular massing punctuated by walls of glass; post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding. Of the approximately 85 residences that were originally constructed, the subject property is one of only 34 intact MHA homes still in existence.

Additionally, the subject property, “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a Mid-Century Modern-style single-family residence designed using post-and-beam construction. The Mid-Century Modern architectural style encompasses a broad range of styles and sub-styles that became popular after World War II. Largely influenced by the Case Study House Program that occurred between 1945 and 1966, the style generally emphasizes the direct expression of structural systems, the relationship between the indoor and outdoor spaces, and a lack of ornamentation. The Gelb House exhibits several characteristic features of the style, particularly the post-and-beam sub-style, such as exposed wood beams, a concrete slab foundation, floor-to-ceiling windows, metal, flush-mounted windows, a low-pitched roof with overhanging eaves, single-story horizontal massing, and the interaction of outdoor/natural features with interior spaces.

The subject property has experienced only minor alterations and retains a high level of integrity of location, design, setting, materials, workmanship, 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 Gelb House 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 an 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. 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.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Brentwood - Pacific Palisades Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2025-3510-CE was prepared on September 2, 2025.

**BACKGROUND**

On June 24, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On July 17, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On August 13, 2025, a subcommittee of the Commission consisting of Commissioners Milofsky and Kennard conducted an inspection of the subject property, accompanied by staff of the Office of Historic Resources.



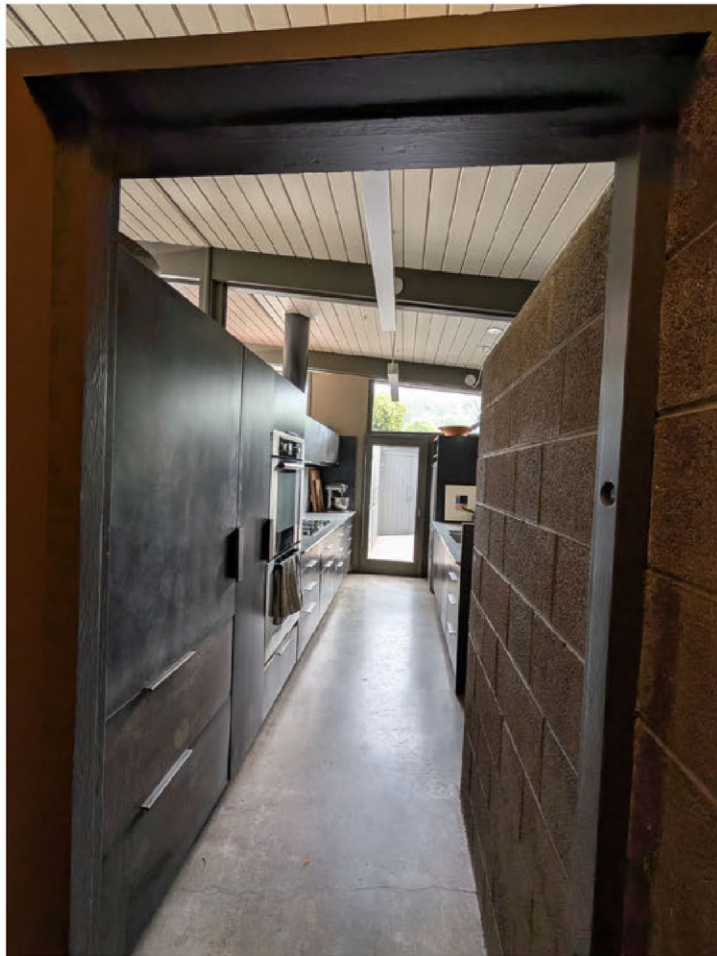










































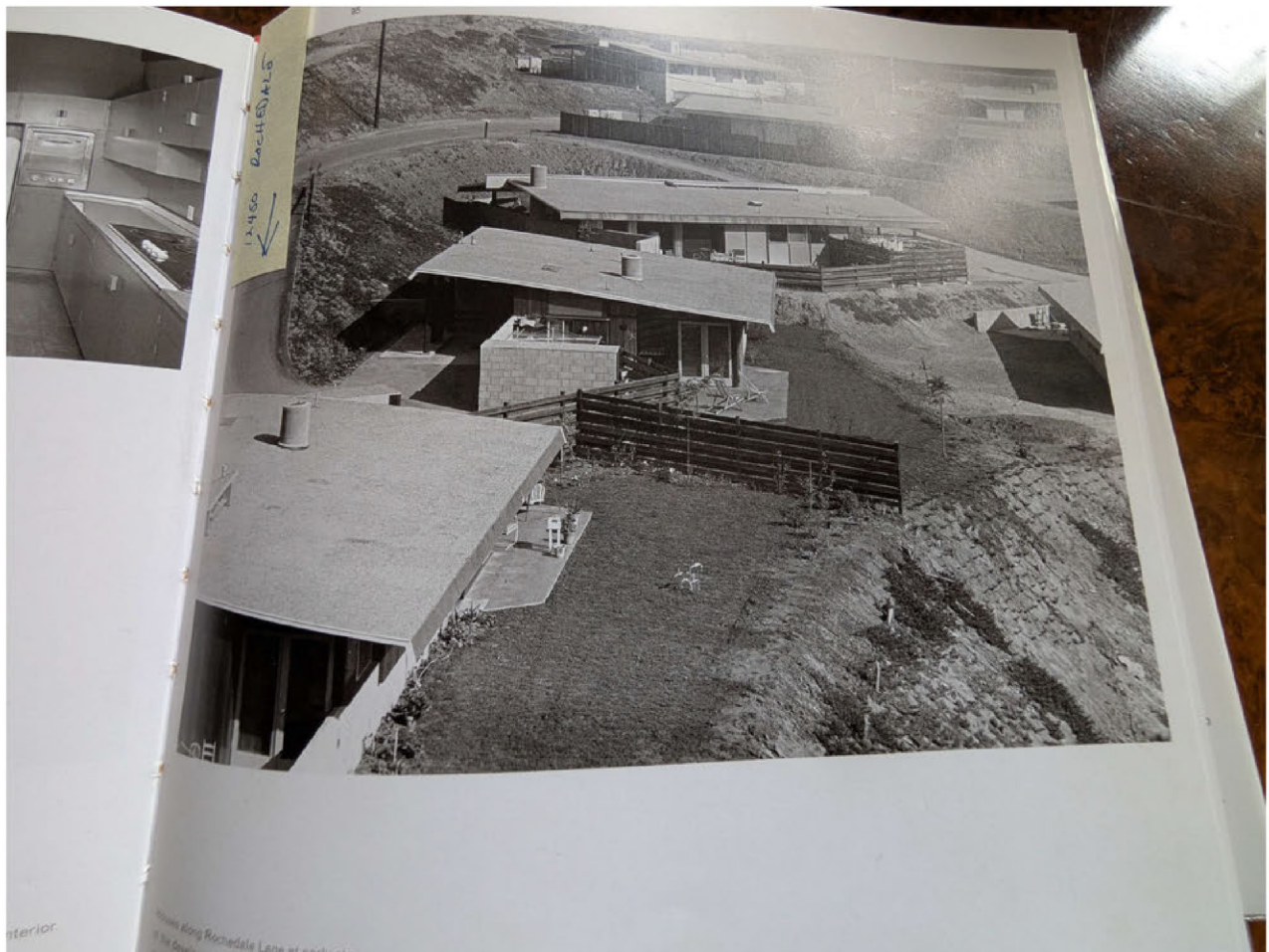


























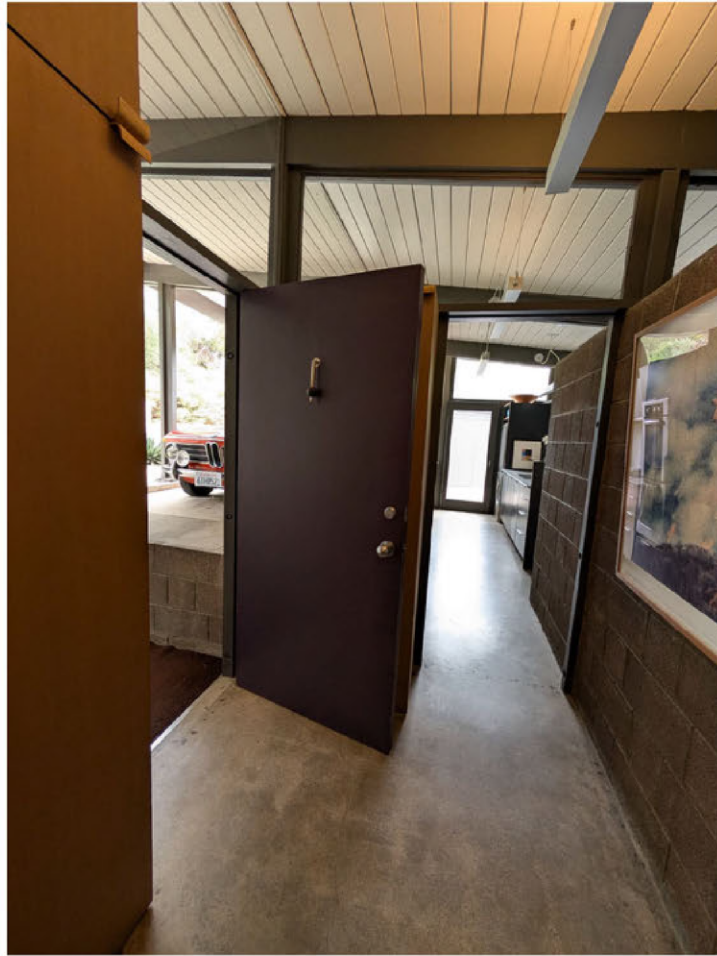
































COUNTY CLERK'S USE

## 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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2025-3509-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3510-CE

PROJECT TITLE

Gelb House

COUNCIL DISTRICT

11

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

12450 N. Rochedale Way, Los Angeles, CA 90027

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Gelb House as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Rafael Fontes

(AREA CODE) TELEPHONE NUMBER

(213) 978-1189

EXT.

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

## STATE CEQA STATUTE &amp; 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 CEQA Guidelines applies to where projects 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 the **Gelb House** 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 to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Brentwood - Pacific Palisades Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

☒ 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

Rafael Fontes

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Associate

ENTITLEMENTS APPROVED

N/A

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2025-3509-HCM  
ENV-2025-3510-CE

**HEARING DATE:** July 17, 2025  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012  
and teleconference (see  
agenda for login  
information)

Location: 12450 W. Rochedale Lane;  
736 N. Rochedale Way  
Council District: 11 – Park  
Community Plan Area: Brentwood - Pacific  
Palisades  
Land Use Designation: Very Low II Residential  
Zoning: RE15-1-H  
Area Planning Commission: West Los Angeles  
Neighborhood Council: None  
Legal Description: Tract 14944, Lot 36

**EXPIRATION DATE:** July 24, 2025

**PROJECT:** Historic-Cultural Monument Application for the  
GELB HOUSE

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

**OWNER:** Landis Green, Trustee  
Landis Green Living Trust  
12450 W. Rochedale Lane  
Los Angeles, CA 90049

**APPLICANT:** Cory Buckner  
Cory Buckner, Architect  
990 Hanley Avenue  
Los Angeles, CA 90049

### RECOMMENDATION      That the Cultural Heritage Commission:

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Rafael Fontes, Planning Associate  
Office of Historic Resources

Attachment: Historic-Cultural Monument Application



## **SUMMARY**

The Gelb House is a one-story single-family residence located at the eastern corner of Rochedale Lane and Rochedale Way in the Brentwood neighborhood of Los Angeles. Completed in 1950, the subject property was designed in the Mid-Century Modern architectural style by master architects A. Quincy Jones (1913-1979) and Whitney R. Smith (1911-2002), and structural engineer Edgardo Contini (1914-1990), as part of the Mutual Housing Association, a postwar cooperative housing development. The original owners were Morris and Lydia Gelb.

The Mutual Housing Association (MHA, later renamed Crestwood Hills) was a notable, coordinated effort at bringing Mid-Century Modernism to the masses. It began in 1946, when four war veterans acquired 800 acres near Brentwood, and with the support of others, founded the MHA cooperative. The cooperative assembled a team of noted Southern California modernists – including architects A. Quincy Jones and Whitney Smith, landscape architect Garret Eckbo, and structural engineer Edgardo Contini – to design the new community. The design team developed a selection of more than 20 house plans that would conform to Crestwood Hills's 350 hillside lots. MHA home designs referenced the Pilot House at 753 W. Rome Drive in Mt. Washington (1948, HCM #717), a prototype that A. Quincy Jones and Whitney Smith had designed in the interim to show how well-designed houses could be built on challenging hillside lots. Typical features of MHA homes included single-story, open floor plans; rectangular massing punctuated by walls of glass; post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding to keep costs low.

The subject property is of post-and-beam construction and has a rectangular plan that was designed for sloped sites. There is a descending concrete driveway accessed from Rochedale Lane that is shared with the neighboring house to the east. A pedestrian walkway, flanked by acacia bushes, was added in 2016 and leads from Rochedale Way down to the subject property. The western slope of the site is lined by strawberry trees, and the rear of the house faces south onto a patio that overlooks a grove of mature eucalyptus trees. The dwelling's redwood frame supports exterior walls of plate glass, masonry block, and clear heart redwood siding. The dwelling is entirely contained beneath a gently sloping shed roof with wide eaves and redwood plank sheathing underneath. The corner of the roof extends outward to shelter a carport space through which the primary entrance is accessed. Fenestration consists of full-height glass doors, fixed floor-to-ceiling windows, and clerestory windows along the front and sides of the house. Interior features include an open floor plan with common spaces centered around a masonry fireplace; walls of exposed concrete masonry; and built-in storage, and furniture.

Archibald Quincy Jones was born in Kansas City in 1913 before moving to Southern California in 1919 to live with his grandparents. After earning his Bachelor of Architecture from the University of Washington in 1936, Jones returned to Los Angeles and at various points worked for Douglas Honnold, Burton Schutt, and Raphael Soriano. From 1942-1945, he served in the U.S. Navy. After World War II, Jones founded his own practice and partnered with various others such as Whitney Smith and Edgardo Contini for the Crestwood Hills residential development. In 1950, he formed a partnership with Frederick Emmons that lasted nineteen years and produced many residential, commercial, and institutional buildings. Beginning in 1952, Jones became a Visiting Critic and Lecturer in the University of Southern California (USC) School of Architecture, where he later served as dean from 1975-1978. In 1960, he was hired by architect William Pereira to help plan the City of Irvine and implement many greenbelt and garden city planning principles. Throughout his professional career and partnerships, Jones was awarded numerous awards and citations, including being elevated to the American Institute of Architects Fellowship, and was noted for his contributions to design and education across the field of architecture. Notable works by Jones

include the Arens House (1949, HCM #720); the Schott House (1948, HCM #682); the Jones and Emmons Building (1955, HCM #696); the Weckler House (1950, HCM #635); the Haas House (1950, HCM #633); the Warner Bros. Records Building in Burbank (1975); the USC Annenberg School of Communications (1979, HCM #1057); other USC, University of California, and California State University buildings and master plans; and a number of contributors to the Balboa Highlands Historic Preservation Overlay Zone, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

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Edgardo Contini was born in Ferrara, Italy in 1914 and graduated from the University of Rome with a degree in Engineering, Architecture and Urban Planning before emigrating to the United States in 1939. In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Notable projects as part of this firm include the Mutual Housing Association Site Office (1948, HCM #680), the Stein House (1949, HCM #1015), the Goldenfield House (1950, HCM #632), the Haas House (1950, HCM #633), and the Pilot House (1950, HCM #717). In 1951, Contini formed a partnership with architect Victor Gruen. He later served on the faculty of the Graduate School of Architecture at the University of California, Los Angeles and taught at USC, SCI-Arc, and the Art Center College of Design. He was elevated to Fellowship in the AIA in 1990 and died later that year at the age of 76.

The subject property has experienced some interior alterations that include renovations of the kitchen cabinetry and finishes. Bathroom fixtures and finishes have also been upgraded along with mechanical and electrical systems. The exact date of these renovations is unknown.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing under the national, state, and local designation programs as an excellent example of Mid-Century Modern residential architecture representing the original vision of the Mutual Housing Association (MHA).

## **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 June 24, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>GELB HOUSE</b>		Original historic name	
Other Associated Names:			
Street Address: <b>12450 Rochedale Lane</b>		Zip: <b>90049</b>	Council District: <b>11</b>
Range of Addresses on Property:		Community Name: <b>Crestwood Hills</b>	
Assessor Parcel Number: <b>4494010028</b>	Tract: <b>14944</b>	Block:	Lot: <b>11</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:			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1950</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>A. Quincy Jones, Whitney R. Smith</b>		Contractor: <b>not known</b>	
Original Use: <b>Single Family Residence</b>		Present Use: <b>SFR</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>Select from menu or type style directly into box</b>		Stories:	Plan Shape:
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Wood tongue-and-groove</b>	Material: <b>Select</b>	
ROOF	Type: <b>Gable</b>	Type: <b>Select</b>	
	Material: <b>Composition shingle</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Sliding</b>	Type:	
	Material: <b>Aluminum</b>	Material: <b>Select</b>	
ENTRY	Style: <b>Off-center</b>	Style:	
DOOR	Type: <b>Slab</b>	Type: <b>Select</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 attached

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

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature 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): SURVEY LA Brentwood-Pacific Palisades Report, 135 of 153
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):

✓	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.
✓	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: Cory Buckner		Company: Cory Buckner, Architect	
Street Address: 990 Hanley Avenue		City: Los Angeles	State: CA
Zip: 90049-1916	Phone Number: 310 293-1998	Email: planspace@gmail.com	

### Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name: Landis Green and Bruce Norelius		Company:	
Street Address: 12450 Rochedale Lane		City: Los Angeles	State: CA
Zip: 90049	Phone Number: 207 266-4659	Email: bruce@noreliusstudio.com	

### Nomination Preparer/Applicant's Representative

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



# 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.

Name:

Date:

Signature:

CORY BUCKNER 17 June 2025

*[Handwritten 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)

## **GELB HOUSE – Historic-Cultural Monument Nomination**

### **A. Property Description**

#### *Site*

The property at 12450 Rochedale Lane (the Gelb House) occupies an irregular-shaped parcel of 14,069 square feet, located on a corner lot on the south side of Rochedale Lane. A pedestrian walkway has been added from Rochedale Lane to the house entrance. Cars enter the property down a concrete driveway shared with the house next door. The property is a cut and fill lot that slopes down from Rochedale Lane and flattens out at the house and patio area. The slope continues down the hill to residential lots below. The rear of the house looks onto a concrete and pebble patio lined with Eucalyptus trees that were planted when the house was built and have grown to impressive heights. The current owners have added strawberry trees to the east and acacia ground cover to the north and northwest.

#### *Residence – Exterior*

The plan is rectangular and designed in the Post and Beam architectural style. The roof is a single plane shed roof over the house and carport.

It was constructed using exposed materials that had been developed during the war effort—masonry block, plate glass, and plywood with the addition of clear-heart redwood siding.

A ‘chocolate’ color concrete masonry wall begins at the start of the property and extends into the open carport and house interior. The rear of the house looks out to a grove of Eucalyptus trees.

#### *Residence – Interior*

Clerestory windows run the length of the front of the house, flooding the kitchen and the two front bedrooms with light. Building materials are exposed throughout the structure. The interior features Douglas fir tongue-and-groove ceiling blanks, large steel framed sliding glass doors, and frameless sliding windows. A masonry fireplace is the central focus of the house.



## *Alterations*

The current owners, Bruce Norelius and Landis Green, purchased the house from the daughters of the original owners and have spent years carefully restoring the house to represent its original state with upgraded bathrooms and kitchen.

## Character-Defining Features

### *Site*

- Graded hillside site and setting.
- Angled, northwest-southeast orientation of the house, with views to the south and east.
- Abundant landscaping and foliage surrounding the property, including mature eucalyptus trees, bushes and plantings.
- Concrete Masonry Block define the carport area.

### *Residence – Exterior*

- Predominantly rectangular footprint, with a small volume (carport) extending to the northwest.
- Two-car tandem carport.
- Sloping roof of exposed beams at 7'-0" on center and tongue and groove planking.
- Exterior walls of concrete masonry block, painted plywood, and painted redwood tongue-and-groove siding.
- Seamless relationship of interior and exterior spaces, with exterior penetrating the interior of the residence and vice versa.
- Exterior courtyard spaces delineated by translucent glass walls.
- Primary entrance facing north and located at the rear of the carport.
- Concrete masonry wall delineating passage to the primary entrance under the carport.
- Extensive glazing of sliding doors and fixed floor-to-ceiling windows enhance the harmony between indoor and outdoor spaces.
- Exterior terraces located along the southeast and south elevations.

### *Residence – Interior*

- Open floor plan, constructed on a seven-foot module.
- Interior walls of ¼" stained plywood.

- Interior closet doors of stained plywood with molded plywood handles.
- Location of private spaces (bedrooms) along the northwest portion of the dwelling.
- Private courtyards located off the two rear bedrooms to the west with double French doors.
- Exposed clear-heart redwood tongue-and-groove siding in the public areas (dining room and living room).
- Concrete Masonry Block 6'-8" high defines one wall of the living room.
- Concrete Masonry Block fireplace runs perpendicular to the living room masonry wall.
- Kitchen open to the dining area with an opening above the counter.



## B. Statement of Significance

### The Gelb House

The Gelb House was completed in 1950 as part of the Mutual Housing Association development (MHA) by a joint venture of architects A. Quincy Jones, Whitney R. Smith, and structural engineer Edgardo Contini. It was one of the original first 30 houses in what is now called Crestwood Hills. The flattest terrain in the area was selected as being the area where the contractor would start constructing houses. The original owners, Lydia and Morris Gelb, selected the simplest and most inexpensive MHA design, titled MHA 104X, similar to the MHA model 104 that was used to build the Crestwood Hills Nursery School (HCM #720), which was finished a few years prior.

It features an exposed concrete masonry block fireplace as the central focus of the house. Built on a mild downhill slope, the house is sheltered under a gently angled roof that extends upward towards the driveway, creating a carport space. Skylights along the center ridge beam shed sunlight into the kitchen and entry area.

The Gelb House is eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM) under Criteria 1 and 3:

*Criterion 1: The Gelb House 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."*

The Mutual Housing Association (MHA) development introduced a population to a different way of living, impacting the social history of Los Angeles and Southern California. The experimental architecture was purposely selected to reflect their modern views of living as a cooperative community. Built in 1950, the property at 12350 Rochedale Lane is significant for its direct association with the MHA, the only successful large-scale housing cooperative in the West and a prototype for California modern living with utopian ideals. Established in 1946, the MHA tract, now known as Crestwood Hills, was built as conceived: people living in architecturally significant structures with a strong sense of cooperation and community. The Gelb House is one of only 34 remaining houses of the original 80 MHA houses designed by the joint venture and built in a tract of 350 houses.

*Criterion 3: The Gelb House "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 MHA houses have a distinctive mid-century style designed by architects A. Quincy Jones and Whitney R. Smith. Exposing posts and beams became a distinguishing characteristic of mid-century design and is

prevalent in all of the MHA houses. A modular system of posts and beams at seven feet on center was selected to accommodate full sheets of plywood, an unusual building system at that time. Jones and Smith would go on to be a major influence in the work of other architects. Jones's interest in experimentation with structural methods broke ground in many areas of architectural practice. Smith participated in the Case Study Program designing Case Study #5, one of thirty-five designs that helped to disseminate midcentury modern architecture.

With exposed built-up posts and beams running through the length of the house at seven-foot spacing, the Gelb House embodies distinctive characteristics of the post-and-beam style. This structural system allowed for floor to ceiling glass, affording another characteristic of mid-century design, dissolving the boundary of indoor and outdoor space. The small footprint of the Gelb house seems much larger with the site line continuing out to the boundary of the property.

## **Historical Background**

### **Early West Los Angeles**

Crestwood Hills was part of the land associated with the first people: the Gabrielino/Tongva/Kizh. Historically, the Gabrielino/Tongva/Kizh were not a single "tribe," but a collection of lineages (a group of families with a common ancestor) that shared a common Uto-Aztecan language, culture, religion, and lifestyle that distinguished them from neighboring groups. Villages were politically autonomous and largely organized through shared kinship ties. While it is difficult to estimate their population over time, evidence suggests that at the time of European contact in the 1500s there may have been more than fifty to one hundred mainland villages in Southern California reflecting a range in population sizes. Successive waves of settlers—the Spanish, the Mexicans and the Americans—resulted in the loss of title(s) to their ancestral lands as well as the disenfranchisement of the Native Americans.

As early as 400 AD, a communal spring, Kuruvunga, just three and a half miles southeast of Crestwood Hills, was associated with Tongva Peoples and later associated with the Kuruvungna village. It is now known as the Kuruvungna Village Springs, which is a designated California Registered Landmark Site No. 522.10. In 1975, human remains were discovered on site during a school construction project which abuts the Springs. During the 1980s, archeologists noted that remnants of the village were located throughout the area. In 2013-14, ancestral remains and artifacts were again unearthed and ceremoniously reinterred on the north hill of Kuruvungna.<sup>1</sup>

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<sup>1</sup> Gabrielino Tongva Springs Foundation, [http://gabrielinosprings.com/wpsite/?page\\_id=385](http://gabrielinosprings.com/wpsite/?page_id=385)



## *Mutual Housing Association*

In 1946, four musicians, Ray Siegel, Jules Salkin, Leonard Krupnick and Gene Komer, responded to the housing shortage for returning servicemen by suggesting that by pooling resources, four families might be able to afford a shared swimming pool and play area. They mentioned this idea to friends and soon found they had 25 people interested in their idea. They hoped to create a model through cooperative methods, providing public services for a self-sufficient small community. Articles ran in the *Hollywood Citizen-News* and other newspapers creating an interest that boosted the membership of the group to 400 members. The group incorporated in 1946 as the Mutual Housing Association (MHA). With each household contributing \$500 towards a lot, enough funds were collected to purchase 800 acres in the Santa Monica Mountains in an area in Brentwood now known as Crestwood Hills. Keeping with the communal spirit, land was to be designated as small lots for private houses with acreage set aside for public areas, which were to include a park, amphitheater, nursery school, swimming pool, community center, plant nursery, gas station, and a structure to house a beauty parlor, grocery and sundry goods.

The Federal Housing Administration (FHA) had restrictions that dampened the original enthusiasm for the cooperative. Race restrictions imposed by the FHA were antithetical to the beliefs of the MHA community members. They were imposed after Francis Ford Seymour, Henry Fonda's wife, pressured the sales agency selling the property to MHA to add these restrictions. Several people dropped out of the association when these restrictions were implemented. Others stayed in knowing the Supreme Court would overturn them. Once they were overturned, several members who had withdrawn signed up again. Many members were dependent on FHA loans but the FHA did not allow wood framing, the building method proposed for the MHA. A delegation of MHA members successfully lobbied the FHA in Washington and the modern designs were given a green light.

Shortly after purchasing the land, several architects, including Richard Neutra, were interviewed. The original contract was with Doug Honnold and a joint venture including A. Quincy Jones, Whitney R. Smith, John Lautner, Francis Lockwood, Wayne Williams, engineer Edgardo Contini, and landscape architect Garrett Eckbo. Lautner, a former apprentice with Frank Lloyd Wright, had come west to supervise the construction of Wright's Sturges House, HCM #577, just down the street from the MHA development.

After a falling out with Lautner, Honnold turned over the design project to Jones, Smith, and Contini, which referred to themselves as a joint venture. Garrett Eckbo participated in the site planning of the Mutual Housing Tract, which was unique for its time. Houses were placed at various angles to the street instead of lined up in a row, as was typical of so many post-war tract developments. Each house site was oriented to respect the privacy of the

neighboring houses and homeowners were encouraged to use six-foot high hedges at each side yard to provide the necessary privacy from house to house.

Jones, Smith, and Contini synthesized new materials and methods available after the war such as masonry block (CMU), plate glass, and plywood. Each MHA house was finished with unadorned materials in their natural state; concrete block, redwood siding, exposed Douglas fir plywood, and tongue-and-groove ceiling planks. There was no plaster or gypsum board used in any of the MHA houses built. Exposed posts and beams became the rhythmic element throughout each house.

To help facilitate the development, a brochure, entitled *Mutual House Plans*, was presented to the MHA members for them to choose based on appropriateness of a given design to the topographic characteristics of each site. In an attempt to meet the demands garnered from surveys of the MHA membership, for each of the nine basic house designs it detailed minor modifications that included an added fireplace, an additional bedroom, or an expanded living area . In all, there were approximately 28 designs new owners could choose from, each assigned a three digit number in the brochure index. The first houses constructed were on the flattest land and simplest floor plan.

Eventually 80 MHA house designs were built on 350 lots. Due to financial problems and the two contractors going bankrupt constructing the houses, many lots remained empty until their owners could find other architects and builders. The remaining lots were referred to as infill lots, with many houses designed by world renowned architects such as Richard Neutra, J. R. Davidson, Ray Kappe, Rodney Walker, and Craig Ellwood. The founding members and the architects established an Architecture Committee, which included two architects, originally Jones and Smith, and a layman from the community. The purpose of the Committee was to review proposed house designs for the infill lots and oversee changes to the original MHA houses in order to remain in keeping with the context of the neighborhood.



### *List of Extant MHA Houses (34 Houses)*

#### *Historic-Cultural Monuments*

810 Bramble Way (Goldenfeld House), HCM 632	designated 02-04-1997
860 Hanley Avenue (Gross House), HCM 695	designated 04-24-2001
907 Hanley Avenue (Schott House), HCM 682	designated 06-14-2000
990 Hanley Avenue (MHA Site Office), HCM 680	designated 06-06-2000
914 Bluegrass Lane (Israel House), HCM 693	designated 04-24-2001
12412 Deerbrook Lane (Volk House), HCM 722	designated 12-29-2006
12367 Deerbrook Lane (Stoloroff House), HCM 721	designated 10-01-2002
12404 Deerbrook Lane (Hamma House), HCM 797	designated 12-26-2006
12410 Deerbrook Lane (Kalmick House), HCM 634	designated 02-04-1997
12436 Deerbrook Lane (Arens House), HCM 720	designated 10-01-2002
12404 Rochedale Lane (Haas House), HCM 633	designated 02-04-1997
12434 Rochedale Lane (Weckler House), HCM 635	designated 02-04-1997
12420 Rochedale Lane (Miller House), HCM 862	designated 03-07-2007
900 Stonehill Lane (Kermin House), HCM 697	designated 04-24-2001
925 Stonehill Lane (Schneidman House), HCM 1016	designated 02-14-2012
946 Stonehill Lane (Wurtele House), HCM 723	designated 12-26-2006
947 Stonehill Lane (Sherwood House), HCM 698	designated 04-24-2001
968 Stonehill Lane (Stein House), HCM 1015	designated 02-14-2012

#### *Other MHA Houses*

815 Bramble Lane	(Grant House)
12400 Deerbrook Lane	(Siegel House)
12449 Deerbrook Lane	
12420 Deerbrook Lane	
12421 Deerbrook Lane	
12354 Rochedale Lane	
12400 Rochedale Lane	
12414 Rochedale Lane	
12444 Rochedale Lane	
12438 Rochedale Lane	
12450 Rochedale Lane	(Gelb House)
941 Stonehill Lane	
1046 Tigertail Road	
955 Bluegrass Way	
872 Hanley Avenue	
887 Hanley Avenue	

## Gelb Family

Lydia Gelb was born in Budapest, Hungary and came to New York as a child. Morris Gelb was born and raised in the Bronx. They met in New York and shortly after their marriage, they moved to Los Angeles, renting a small house in West Hollywood. They had two daughters before they joined the Mutual Housing Association in the late 40s.

Morris Gelb was the manager of the Sunbee Food Market on Sunset Boulevard in West Hollywood. Lydia Gelb worked intermittently as a professional seamstress and later at Bank of America. Several decades after their MHA house was constructed, the Gelbs purchased the market and continued to work the market until they retired.

The Gelbs purchased a moderately flat lot and selected one of the simplest and most economical plans available, Model 104X. This was fortuitous since construction began first on the flatter house sites on Rochedale Lane. The house of 1197 square feet was constructed in 1950 for approximately \$14,000; the lot the Gelbs had purchased when joining the association cost \$2000. The original contractor believed strongly in the cooperative housing movement and ended up investing \$1500 of his money into the first thirty houses. This was not a sustainable position for him, so he declared bankruptcy after completing thirty houses, of which the Gelb House was one.

In the early years, the Gelbs and many of the neighbors celebrated national holidays (Memorial Day, July Fourth, Labor Day, etc.) at their houses. Eventually the park was created and the potlucks moved to the park. Nearly all community members would attend. The two daughters, Sandra and Bobbi, were raised in the Gelb House and have fond memories of these times.

They made very few changes to their house in those sixty years other than painting all the originally exposed wood inside and out.

Morris and Lydia remained in the house until their deaths.



## *Mid-Century Modern style, Post-and-beam construction<sup>2</sup>*

The term “Mid-Century Modern” is a broad classification of Modernism that is used to describe an array of Modern idioms and sub-styles that were popular after World War II. These include adaptations of the International Style, the Post-and-Beam aesthetic that was made popular through the Case Study House Program, and the more organic and expressive iterations of Modernism that characterized the work of architects like John Lautner and Bruce Goff. As an architectural style, Mid-Century Modernism is extremely versatile; its application was lent to a diverse array of property types, from custom single-family dwellings to housing tracts, to commercial buildings and shopping centers, and to institutional and industrial campuses. Its aesthetic was applied to the upper echelons of architecture and also to the vernacular built environment, speaking to the extent of its popularity and versatility.

Many factors came together to shape the aesthetic of Mid-Century Modern style, but this variant of postwar Modernism derived much of its influence from the Case Study House Program that was sponsored by *Arts and Architecture* magazine and championed by its visionary editor, John Entenza. Entenza saw the program as a means of showcasing how modern methods and materials could be used to build replicable, affordable housing. Under the program, several of the most esteemed Modern architects of the day were recruited by the magazine to design prototypical houses that were high in quality, reasonably priced, and clearly showcased modern methods and materials.

The trajectory of postwar Modernism was also heavily influenced by the post-and-beam method of construction, which was popularized by a group of young architects who had studied at the USC School of Architecture in the early postwar years. These architects developed a derivative of Modern architecture that shared some similarities with the Case Study House Program, but was defined by a distinctive vocabulary that was characterized, first and foremost, by its use of wood post-and-beam construction. Other notable features include expanses of plate glass, open plans, and a blurring of lines between indoor and outdoor spaces. Later coined the USC style or Pasadena style, this derivative of Modernism was widely replicated across the Southern California region and became an integral part of the region’s post-World War II architectural landscape.

By the late 1940s, post-and-beam construction methods, coupled with the influence of European émigrés and pioneering figures in American Modernism, had coalesced into a discrete iteration of postwar Modernism known as the Mid-Century Modern style. The Mid-Century Modern style reflected how earlier movements such as the International style, the Bauhaus, and domestic experiments in Modernism were adapted and reinterpreted to meet the needs of the American public after World War II. Defined by expressed post-and-beam

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<sup>2</sup> Katie E. Horak, Andrew Goodrich, Alan Hess, Barbara Lamprecht, John English, Richard Starzak, and Mitzi Mogul, *Architecture and Engineering, L.A. Modernism, 1919-1980* (Department of City Planning: Office of Historic Resources, 2021) 140.

construction, simple geometric forms, flat and low-pitched roofs, and simple facades that were ornamented with economical materials like brick, wood, and stone, the style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction, and also since it clearly expressed the nation's prevailing sense of prosperity.

#### *A. Quincy Jones*

Archibald Quincy Jones (1913-1979) was a Los Angeles-based architect and educator who shared the Case Study goal of reinventing the house as a way of redefining the way people lived in postwar America. His work on the pioneering Los Angeles development of MHA, the model Case Study #24 tract house, the Eichler Homes, and other residential developments helped to set the standard for affordable homes that exemplified the modern aesthetic.

After attending the University of Washington, Jones was hired by Paul R. Williams to improve a housing development project then on the boards in his office. Jones came up with an unusual site and landscape plan for the development blurring the lines of property demarcation and positioning the houses at odd angles to the street.

After serving in the Pacific Theater during World War II, Jones returned to Los Angeles and opened his own office the day of his discharge in 1945. Jones became a renowned architect in Los Angeles with a steady stream of work until his death in 1979. He made a major change in the design and quality of builder's homes with his book *Builders' Homes for Better Living*, published in 1957, which featured pictures of many of the MHA houses as examples. The book was dedicated to Joseph Eichler, a developer of many housing tracts in northern and southern California. Jones and his partner from 1951 to 1969, Frederick E. Emmons, were one of three architecture firms that designed the Eichler Homes.

An influential educator, Jones taught at the University of Southern California and was dean of its architecture school from 1975 to 1978.

Known for his innovative buildings in a modern style, Jones ran a very successful architecture office out of an office building he and Emmons designed on Santa Monica Boulevard in West Los Angeles. The partners won many awards for designs of commercial, institutional, and residential projects throughout the southland and beyond.

#### *Whitney R. Smith*

Whitney R. Smith was an award-winning Pasadena architect who contributed considerably to the emergence of postwar modernist architecture.



Born in Pasadena in 1911, Smith received his bachelor's degree in architecture from USC in 1934.

With architectural work at a premium during the Depression, Smith was employed for a time as a movie set designer. He then worked for various architects, including Harwell Hamilton Harris, a modernist whom Smith cited as having a strong influence on his work.

Smith, who went into private practice in 1940, was joined by architect Wayne R. Williams in 1946, the same year Smith was made part of the joint venture to design for the Mutual Housing Association. As employees of the joint venture, Williams worked alongside Jim Charlton on the MHA designs in the MHA Site Office, the first structure built in Crestwood Hills.

Smith was among a group of Los Angeles architects who participated in the Case Study House Program that consisted of experimental modern houses designed and built primarily in Los Angeles from 1945-1966. Smith's two 1946 designs, which were not built, were among the most experimental and innovative, according to Elizabeth A. T. Smith, author of *Case Study Houses: The Complete Program*.<sup>3</sup>

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Prior to the Case Study House Program, Smith experimented with plywood in his design for his Plyluminum House, a project featuring moveable prefabricated walls allowing for flexibility in meeting client's needs. His interest in modular construction and prefabrication became essential in the MHA designs.<sup>4</sup>

The firm of Smith and Williams produced numerous national and Southern California award-winning architectural projects, including private residences, schools, community buildings, and recreational facilities.

Smith taught architecture and planning at USC in the early 40s and at Scripps College in Claremont from 1945 to 1952.

### *Edgardo Contini*

Edgardo Contini, an architect, engineer, and urban designer was born in Ferrara, Italy and trained at the University of Rome. He was drafted into the Italian Army but as a member of a Jewish family he was ousted under Mussolini's "racial manifesto". He emigrated to the United States and served in

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<sup>3</sup> Los Angeles Times, "Whitney R. Smith, 91, Pioneer in Modernist Architecture", by Dennis McLellan, April 28, 2002

<sup>4</sup> Cory Buckner, Crestwood Hills, The Chronicle of a Modern Utopia (Santa Monica: Angel City Press, 2015) 35.

the Army in Europe during World War II.<sup>5</sup>

Contini was intrigued by the undeveloped, difficult hillside the MHA had acquired and felt up to the challenge. He stated in an interview, “It looked to be fascinating work; no one knew too much about it and we were encouraged to do the best we could with the land”. Contini also participated in the house designs and became an MHA member. His brother and his parents also became members, but all eventually sold their lots without building.<sup>6</sup>

In 1979, Contini was appointed president of the Urban Innovations Group, the practicing arm of the UCLA Graduate School of Architecture and Urban Planning. At UIG, Contini participated in the Grand Avenue proposal for the development of California Plaza on Bunker Hill and in the planning of the expansion of the Beverly Hills Civic Center by Charles Moore.

Contini lectured at UCLA, the USC School of Architecture, the Southern California Institute of Architecture, and the Art Center College of Design.<sup>4</sup>

### **Period of Significance**

The period of significance for the Gelb House is defined as 1950, reflecting the year of the building’s construction.

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<sup>5</sup> Los Angeles Times, “Edgardo Contini; Architect, Urban Planner”, by Leon Whiteson, May 1, 1990.

<sup>6</sup> Buckner, Crestwood Hills, The Chronicle of a Modern Utopia, 35.



## Bibliography

[\*Architecture and Engineering, L.A. Modernism, 1919-1980\*](#). Los Angeles: Department of City Planning, Office of Historic Resources, 2021.

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John Dooley Photography





John Dooley Photography



John Dooley Photography





John Dooley Photography







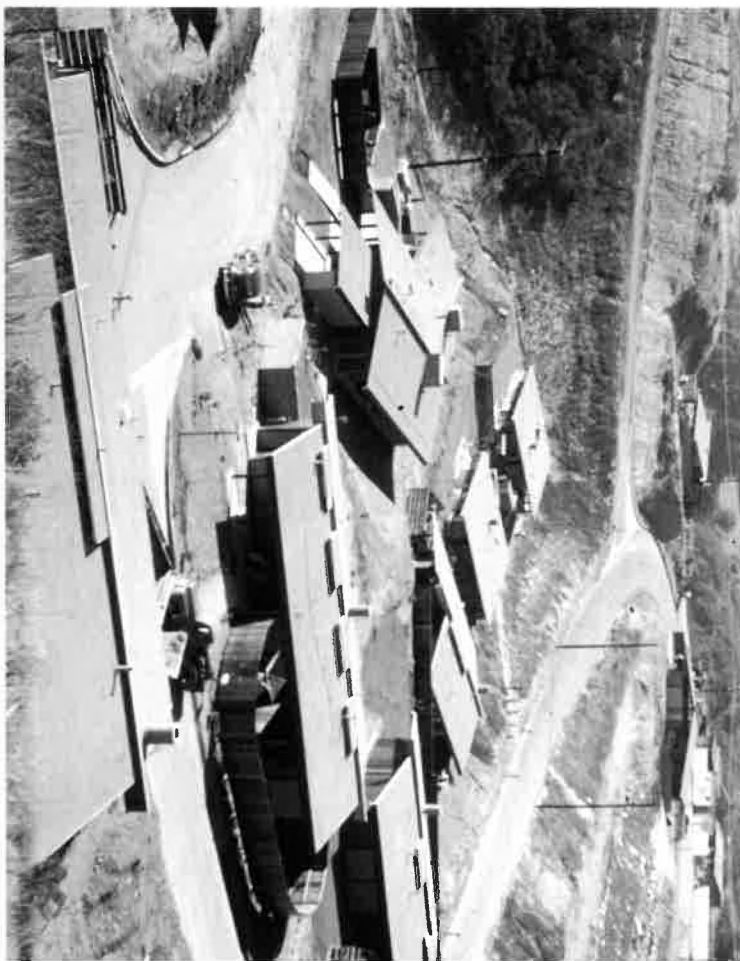
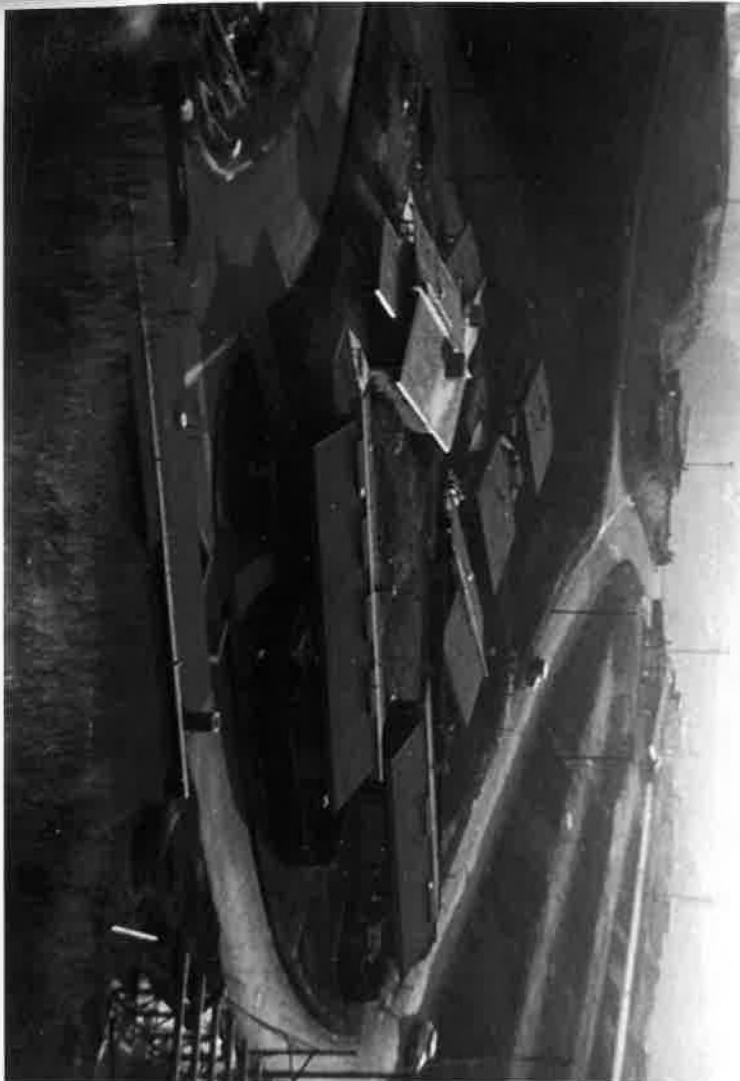












Crestwood Hills Archive, ca. 1950



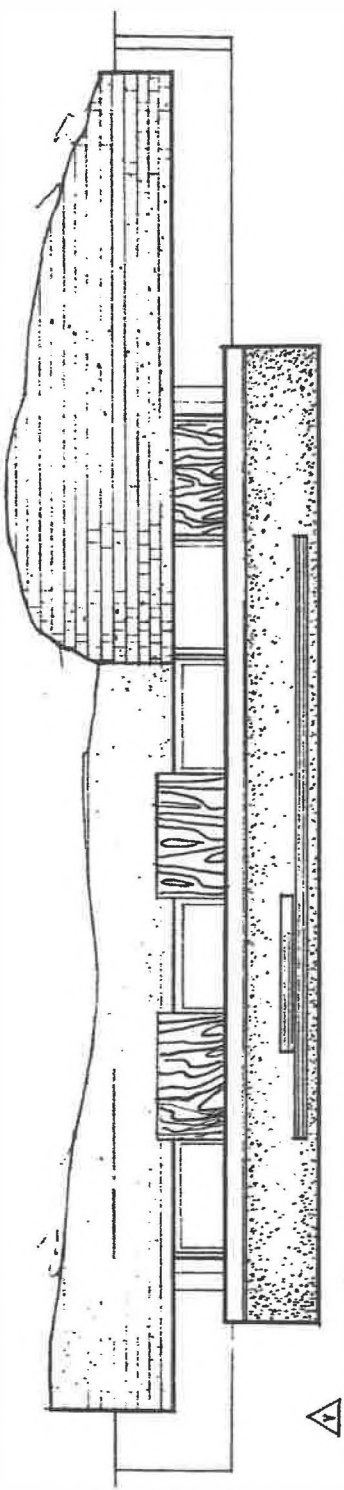
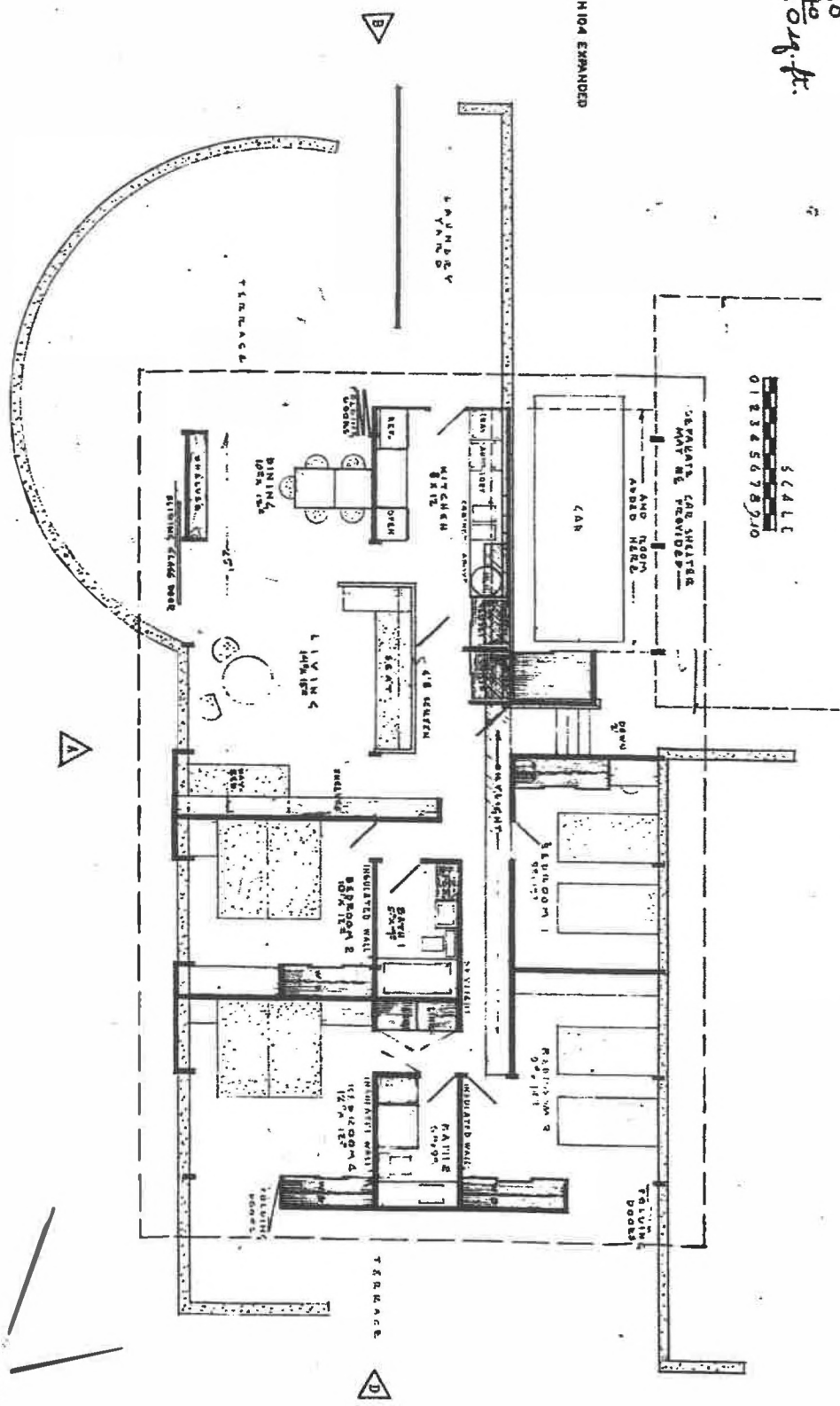
1370  
240  
1610 sq. ft.

**H 104H**

DOWNHILL LOT, GENTLE SLOPE, H104 EXPANDED  
1370 S.F. HOUSE  
240 S.F. GARPORT

00-13,500  
441  
302  
250  
\$ 14,493

SCALE  
0 1 2 3 4 5 6 7 8 9 10



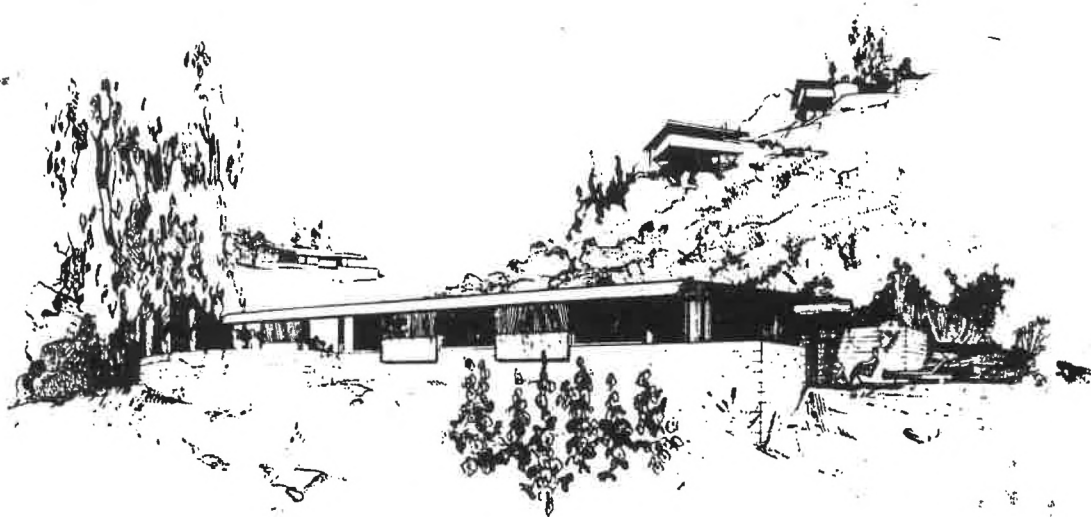
Planned as a downhill house on a gentle slope, this dwelling lies on a shelf between earth retaining walls and is sheltered by a single sloping roof. Wherever they occur, the block walls serve to hold back earth when there is a change in the ground level, and to define outdoor terraces used for extension of indoor activities.

The uphill wall retains a planted bank which slopes toward the road; it also defines the bedroom terrace. A wall which supports the level of the entrance and car shelter goes on to give definition and seclusion to the laundry yard. The downhill wall steps the level from the house floor to the natural contour and then curves out to create a view terrace proximate to the living room.

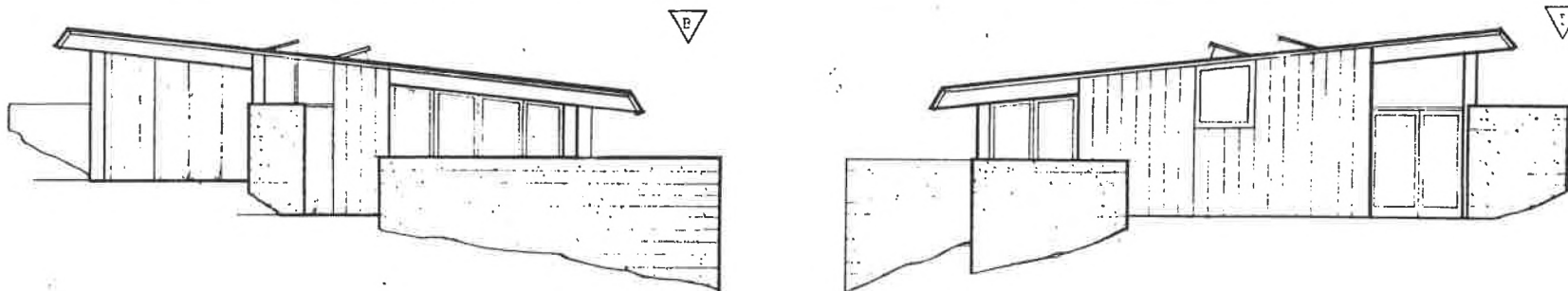
In deference to the direction established by the rising ground, the roof canopy slopes up. From the living room to the entrance level, a skylight near the center of the dwelling sheds sunlight into the kitchen and entry space during the day and artificial illumination at night.

When H-104 is expanded to include two more bedrooms and another bath, the designation 104-X has been adopted. Bath No. 1 in Scheme 104-X is then lighted and ventilated from above and the principle skylight is extended to the end of the circulation space.

**BASIC MATERIALS:** Slab floor. Plywood, concrete block or glass walls. Exposed plank and beam ceiling, natural stain.  
**ENTRY:** Natural illumination from skylight above. Guest coat closet close by.  
**KITCHEN:** Washable walls. Close to entry, dining and service yard. Special floor surface. Laundry combined with kitchen. Illumination from skylight above, as well as from laundry yard.  
**DINING:** Folding doors from indoor dining to terrace. Built-in bookshelves.  
**LIVING:** Sliding glass door to terrace. Built-in bookshelves. 6' - 8" screen surrounds built-in seat.  
**BATH NO. 1:** Bath linen storage in built-in cabinet. Skylight illumination for privacy. Special floor surface.  
**BEDROOM NO. 1:** Twin bed space. Built-in desk.  
**BATH NO. 2:** High window for privacy. Special floor surface.  
**BEDROOM NO. 2:** Twin bed space. Built-in desk.  
**BEDROOM NO. 3:** Twin bed space. Built-in desk. Folding doors to terrace.  
**BEDROOM NO. 4:** Twin bed space. Built-in dressing cabinets. Folding doors to terrace.  
**CARPORT:** Storage space provided.



INTERIOR APPEARANCE OF H-104-X SIMILAR TO H-104





INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 36	BLOCK —	TRACT 14944	CITY CLERK REF. NO. MP346-45	DIST. MAP 7265 CENSUS TRACT 262303
2. PRESENT USE OF BUILDING 01 Residence			NEW USE OF BUILDING ( ) residence		ZONE RE151-H
3. JOB ADDRESS 12450 Rochedale Ln. Los Angeles			SUITE/UNIT NO.		FIRE DIST. COUN. DIST. M.F.D. 11
4. BETWEEN CROSS STREETS AND			LOT TYPE COR		
5. OWNER'S NAME ( ) TENANT ( ) BUILDING Mrs. Morris Gelb			PHONE		LOT SIZE
6. OWNER'S ADDRESS 124540 Rochedale Ln. LA 90049			CITY ZIP		1PREG.
7. ENGINEER			BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE		ALLEY
8. ARCHITECT OR DESIGNER			BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS			CITY ZIP		DOCUMENTS/EASEMENTS
10. CONTRACTOR Hull Bros			BUS. LIC. NO. 341207-67 ACTIVE STATE LIC. NO. 589827 PHONE 553-1999		
11. SIZE OF EXISTING. BLDG. WIDTH LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. FRAMING MATERIAL OF EXISTING BLDG.		EXT. WALLS	ROOF	FLOOR	
13. JOB ADDRESS 12450 Rochedale Lane LA			SUITE/UNIT NO.		A. #A2 HILLSIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING			\$ 3,500.00		DIST. OFF. P.C. REQ'D LA
15. NEW WORK (Describe) Over top of one gravel nail down one three layers 1 1/2" mop with hot asphalt.					GRADING SEISMIC HWY. DED. FLOOD
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH
TYPE	GROUP OCC.	MAX. OCC.	BUILDING ZONING PLANS CHECKED		
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		
		S C HC.	CS	GEN.	MAJ. S. EQ.
P.C.	G.P.I. + NP	CONT. INSP.	B & S 08-B-3 (R.7/90)		
S.P.C.	P.M.	3.24			
B.P.	E.I.	54.00 .50	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.		
I.F.	F.H.				
S.D.	O.S.S.	1.00			
ISS. OFF.	S.O.S.S	SPRINKLERS REQ'D SPEC			
P.C. NO.	C/O	ENERGY	DAS		
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.					
NEW AFFIDAVITS					
PLAN CHECK EXTENDED TO PER					
ADMINISTRATIVE APPROVAL DATED					
BY					
D.A.D. PLANS CHECKED					
HOUSING MITIGATION FEE ORDINANCE					
<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT					
ASBESTOS NOTIFICATION					
Check Box. <input type="checkbox"/> Notification letter sent to AQMD or EPA. <input type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project.					
Signature Date					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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 1-1-93 Lic. Class C39 Lic. Number 589827 Contractor M. Johnson (Signature)

OWNER-BUILDER DECLARATION

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 7-4-93 Owner's Signature

WORKERS' COMPENSATION DECLARATION

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. 3800, Lab. C.).

Policy No. WC00001019 Insurance Company Golden Eagle

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 1-1-93 Applicant's Signature

Applicant's Mailing Address 9034 Lindblade St. Culver City 90232

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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 7-4-93 Applicant's Signature M. Johnson

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.

CONSTRUCTION LENDING AGENCY

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

Signed M. Johnson President 7-4-93  
(Owner or agent having property owner's consent) Position Date



Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT	#	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
		SFC DUE	
		SFC NOT APPLICABLE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

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

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



12450 W Rochedale Lane



Permit #:  
Plan Check #:  
Event Code:

15016 - 90000 - 27065  
Printed: 12/08/15 12:51 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>		Issued On: 12/08/2015 Last Status: Issued Status Date: 12/08/2015																																																			
<b>1. TRACT</b> TR 14944		<b>BLOCK</b>	<b>LOT(s)</b> 36	<b>ARB</b>	<b>COUNTY MAP REF #</b> M B 346-39/45																																																		
				<b>PARCEL ID # (PIN #)</b> 138B137 436	<b>2. ASSESSOR PARCEL #</b> 4494 - 010 - 028																																																		
<b>3. PARCEL INFORMATION</b> Airport Hazard Area - 1080' Height Limit Above Elevation 747 Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 11 Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2623.03 District Map - 138B137 Energy Zone - 6 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Near Source Zone Distance - 1.3 Thomas Brothers Map Grid - 631-F1																																																							
ZONE(S): RE15-1-H																																																							
<b>4. DOCUMENTS</b> ORD - ORD-131264 HLSAREA - Yes CPC - CPC-16829-F CPC - CPC-2005-8252-CA BHO - Yes																																																							
<b>5. CHECKLIST ITEMS</b>																																																							
<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b> Owner(s): GREEN, LANDIS TR LANDIS GREEN TRUST 12450 ROCHEDALE LN LOS ANGELES CA 90049 Tenant: Applicant: (Relationship: Net Applicant) JOSE ESCARZAGA 8729 FIR AVE LOS ANGELES, CA 90002 (323) 277-9190																																																							
<b>7. EXISTING USE</b> (01) Dwelling - Single Family		<b>PROPOSED USE</b>		<b>8. DESCRIPTION OF WORK</b> Reroof with 20 sqrs BUILT UP roofing. Existing solid sheathing. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).																																																			
<b>9. # Bldgs on Site &amp; Use:</b>				For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.  <b>For Cashier's Use Only</b> <b>W/O #: 51627065</b>																																																			
<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: DAS PC By : OK for Cashier: Coord. OK : Signature: Date :																																																							
<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> <b>Final Fee Period</b> <table><tr><td><b>Permit Valuation:</b></td><td>\$4,000.00</td><td><b>PC Valuation:</b></td><td></td></tr><tr><td>FINAL TOTAL Bldg-Alter/Repair</td><td>150.79</td><td></td><td></td></tr><tr><td>Permit Fee Subtotal Bldg-Alter/Repair</td><td>90.00</td><td></td><td></td></tr><tr><td>E.Q. Instrumentation</td><td>0.52</td><td></td><td></td></tr><tr><td>O.S. Surcharge</td><td>2.35</td><td></td><td></td></tr><tr><td>Sys. Surcharge</td><td>7.05</td><td></td><td></td></tr><tr><td>Planning Surcharge</td><td>7.02</td><td></td><td></td></tr><tr><td>Planning Surcharge Misc Fee</td><td>10.00</td><td></td><td></td></tr><tr><td>Planning Gen Plan Maint Surcharge</td><td>5.85</td><td></td><td></td></tr><tr><td>CA Bldg Std Commission Surcharge</td><td>1.00</td><td></td><td></td></tr><tr><td>Permit Issuing Fee</td><td>27.00</td><td></td><td></td></tr><tr><td>Permit Fee-Single Inspection Flag</td><td></td><td></td><td></td></tr></table> <table><tr><td>Sewer Cap ID:</td><td>Total Bond(s) Due:</td></tr></table>						<b>Permit Valuation:</b>	\$4,000.00	<b>PC Valuation:</b>		FINAL TOTAL Bldg-Alter/Repair	150.79			Permit Fee Subtotal Bldg-Alter/Repair	90.00			E.Q. Instrumentation	0.52			O.S. Surcharge	2.35			Sys. Surcharge	7.05			Planning Surcharge	7.02			Planning Surcharge Misc Fee	10.00			Planning Gen Plan Maint Surcharge	5.85			CA Bldg Std Commission Surcharge	1.00			Permit Issuing Fee	27.00			Permit Fee-Single Inspection Flag				Sewer Cap ID:	Total Bond(s) Due:
<b>Permit Valuation:</b>	\$4,000.00	<b>PC Valuation:</b>																																																					
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Permit Fee-Single Inspection Flag																																																							
Sewer Cap ID:	Total Bond(s) Due:																																																						
<b>12. ATTACHMENTS</b>																																																							

Payment Date: 12/08/15  
Receipt No: ON109142  
Amount: \$150.79

2015OL10701

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15016 - 90000 - 27065

14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number-> (323)589-3595. Toilet and shower water conservation devices required. Installation of smoke and carbon monoxide detectors may be required as per 91.5R314.6 and 91.5R315.2 of the LARC and the Health and Safety Code Section 13113.7.

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 #

(C) ESCARZAGA JOSE

8729 S FIR AVE, LOS ANGELES, CA 90002

C39

774475

(323) 277-9190

**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 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: **C39** License No.: **774475** Contractor: **ESCARZAGA JOSE**

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: **STATE COMP. INS. FUND** Policy Number: **1753520**

☐ 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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 auhorize 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:

- 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
- This permit is being obtained with the consent of the legal owner of the property.

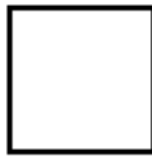
Print Name: **JOSE ESCARZAGA**

Sign: **Internet e-Permit System Declaration**

Date: **12/08/2015**



Contractor



Authorized Agent



# EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at [www.ladbs.org/LADBSWeb/customer-survey.jsf](http://www.ladbs.org/LADBSWeb/customer-survey.jsf). If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 12/08/15  
Receipt No: ON109142  
Amount: \$150.79  
Method: Credit Card

**PERMIT #:** 15016 - 90000 - 27065

**ADDRESS:** 12450 W Rochedale Lane

**OWNER:** GREEN, LANDIS TR LANDIS GREEN TRUST  
12450 ROCHEDALE LN  
LOS ANGELES CA 90049

Bldg-Alter/Repair

1 or 2 Family Dwelling

Express Permit

No Plan Check

**JOB DESCRIPTION:** Reroof with 20 sqrs BUILT UP roofing. Existing solid sheathing.

Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-

## INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
<b>DO NOT PLACE FILL UNTIL ABOVE IS SIGNED</b>		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
<b>DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED</b>		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
<b>DO NOT COVER UNTIL ABOVE IS SIGNED</b>		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
<b>DO NOT FILL POOL UNTIL ABOVE IS SIGNED</b>		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
<b>PROJECT FINAL</b>		

FOR INSPECTION REQUESTS, PLEASE CALL  
**3-1-1 OR OUTSIDE CITY OF LOS ANGELES**  
**888-LA4-BUILD (888)524-2845 or [www.ladbs.org](http://www.ladbs.org)**

Certificate of Occupancy Required

☐ YES ☐ NO

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## IMPORTANT NOTICE

- \* **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- \* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to [www.ladbs.org](http://www.ladbs.org) and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- \* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- \* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- \* No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- \* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- \* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- \* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- \* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- \* Inspection services will not be provided when there is an unleashed dog on the premises.

## BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

South Los Angeles  
8475 S. Vermont Ave., 2nd Fl.  
Los Angeles, CA 90044



12450 W Rochedale Lane



Permit #:

Plan Check #:

Event Code:

**08041 - 90000 - 17855**

Printed: 08/06/08 05:00 PM

Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION</b>	Issued On: 08/06/2008 Last Status: Issued Status Date: 08/06/2008
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**1. PROPERTY OWNER**

Gelb, Morris And Lydia S Trs Morris A 12450 Rochedale Ln

LOS ANGELES CA 90049

**2. APPLICANT INFORMATION** (Relationship: Owner-Bldr)

Morris Gelb -

12450 Rochedale Lane

LOS ANGELES, CA 90049

(310) 472-3731

**3. TENANT INFORMATION**

**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME**

(O) , Owner-Builder

**CLASS LICENSE#**

0

**PHONE #**

3104723731

**5. APPLICATION COMMENTS**

This e-permit is issued based on your response to the questions indicating that the project does not require plan check. The Department reserves the right to require plan check of a project when deemed necessary by a Department representative. E-Permit paid by credit card, fax number-> NA.

**6. DESCRIPTION OF WORK**

Upgrade to 100 amps service

**7. COUNCIL DISTRICT:** 11

For Inspection requests, call toll-free **(888) LA4BUILD (524-2845)**.  
LA County, call (213) 482-0000 or request Inspections via  
**www.ladbs.org**. To speak to a Call Center agent, call **311** or  
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

**8. APPLICATION PROCESSING INFORMATION**

PC OK By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Cashier's Use Only**

**W/O #: 84117855**

**NOTICE:** The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its 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.

**9. FEE INFORMATION**

**Inspection Fee Period**

Permit Fee: **70.20**

INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 08/06/08  
Receipt No: IN0501141464  
Amount: \$70.20



**10. FEE ITEM INFORMATION****PANELBOARDS AND SWITCHBOARDS**

Panel 0-200 Amp (1) 12.00

**SERVICES**

Services 0-200 Amp (1) 12.00

**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 17951).

**11. OWNER-BUILDER DECLARATION**

**I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason** (Section 7031.5, Business and Professions Code:

Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 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).

**OR**

( ) 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.)

**12. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, the following declaration:

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.

**13. 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).

**14. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: MORRIS GELBSign: Internet ePermit System Declaration Date: 08/06/2008

Owner



Authorized Agent



12450 W Rochedale Lane



Permit #:10042 - 90000 - 08720

Plan Check #:Printed: 05/27/10 08:21 AM

Event Code:

Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION</b>	Issued On: 05/27/2010 Last Status: Issued Status Date: 05/27/2010
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1. PROPERTY OWNER

Gelb, Morris And Lydia S Trs Morris A 4130 Benedict Canyon DrSHERMAN OAKS CA 91423

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Yair Porat -22148 Sherman WayCANOGA PARK, CA 91303(818) 883-8772

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	CLASS	LICENSE#	PHONE #
(C) Retrofit Express Inc22148 Sherman Way Suite 10 Canoga Park, CA 91303	C36	868505	8188838772

5. APPLICATION COMMENTS E-Permit paid by credit card, fax number-> (818)883-8117.	6. DESCRIPTION OF WORK INSTALL SEISMIC GAS SHUT-OFF VALVE
--	--

7. COUNCIL DISTRICT: 11

8. APPLICATION PROCESSING INFORMATION

Plan Check By:  
OK for Cashier:  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its 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.

For Inspection requests, call toll-free (888) LA4BUILD (524-2845). LA County, call (213) 482-0000 or request Inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use OnlyW/0 #: 04208720

12450 W Rochedale Lane  
10042-90000-08720

9. FEE INFORMATION	
Inspection Fee Period	
Permit Fee: 59.40	
INSPECTION TOTAL Plumbing	59.40
Permit Total	59.40
Permit Fee Subtotal Plumbing	55.00
Permit One Stop Surcharge	1.10
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 05/27/10  
Receipt No: IN0501197965  
Amount: \$59.40



## 10. FEE ITEM INFORMATION

## WATER HEATERS AND GAS SYSTEMS

Earthquake Valve	(1)	23.00
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**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 17951).

## 11. 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: **C36**      Lic. No.: **868505**      Contractor: **RETROFIT EXPRESS, INC**

## 12. 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: **EMPLOYERS INSURANCE GROUP** Policy Number: **ADP33414703**

☐ 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.

### 13. 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).

#### 14. 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: \_\_\_\_\_

## 15. 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: **YAIR PORAT** Sign: **Internet ePermit System Declaration** Date: **05/27/2010** ☒ Contractor ☐ Authorized Agent





# City of Los Angeles Department of City Planning

## 6/24/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

12450 W ROCHEDALE LANE  
736 N ROCHEDALE WAY

### ZIP CODES

90049

### RECENT ACTIVITY

CHC-2025-3509-HCM

### CASE NUMBERS

CPC-9708  
CPC-2008-4683-CA  
CPC-2005-8252-CA  
CPC-19XX-16829-F  
ORD-181128  
ORD-131264  
ORD-129279  
ORD-128730  
ENV-2008-4684-ND  
ENV-2005-8253-ND

### Address/Legal Information

PIN Number	138B137 436
Lot/Parcel Area (Calculated)	14,069.1 (sq ft)
Thomas Brothers Grid	PAGE 631 - GRID F1
Assessor Parcel No. (APN)	4494010028
Tract	TR 14944
Map Reference	M B 346-39/45
Block	None
Lot	36
Arb (Lot Cut Reference)	None
Map Sheet	138B137

### Jurisdictional Information

Community Plan Area	Brentwood - Pacific Palisades
Area Planning Commission	West Los Angeles APC
Neighborhood Council	None
Council District	CD 11 - Traci Park
Census Tract #	2623.03000000
LADBS District Office	West Los Angeles

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	RE15-1-H
Zoning Information (ZI)	None
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None

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



RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

#### Assessor Information

Assessor Parcel No. (APN)	4494010028
Ownership (Assessor)	
Owner1	GREEN, LANDIS TR LANDIS GREEN TRUST
Address	12450 ROCHEDALE LN LOS ANGELES CA 90049
Ownership (Bureau of Engineering, Land Records)	
Owner	GREEN, LANDIS LANDIS GREEN LIVING TRUST
Address	12450 ROCHEDALE LN LOS ANGELES CA 90049
APN Area (Co. Public Works)*	0.314 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$930,068
Assessed Improvement Val.	\$254,286
Last Owner Change	12/12/2012
Last Sale Amount	\$985,000
Tax Rate Area	67
Deed Ref No. (City Clerk)	792417
	2421225
	1912283
	1123749
	1108
Building 1	
Year Built	1950
Building Class	D7A
Number of Units	1

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



Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,197.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4494010028]

#### Additional Information

Airport Hazard	1080' Height Limit Above Elevation 747
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

#### Environmental

Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.311402
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	None



Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
<b>Housing</b>	
Rent Stabilization Ordinance (RSO)	No [APN: 4494010028]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	4494010028
Address	12450 ROCHEDALE LN
Year Built	1950
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	812
Fire Information	
Bureau	West
Battalion	9
District / Fire Station	19
Red Flag Restricted Parking	No



CASE SUMMARIES

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

Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-19XX-16829-F
Required Action(s):	F-FENCE HEIGHT
Project Descriptions(s):	
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

- CPC-9708
- ORD-181128
- ORD-131264
- ORD-129279
- ORD-128730





Address: 12450 W ROCHEDALE LANE

Tract: TR 14944

Zoning: RE15-1-H

APN: 4494010028

Block: None

General Plan: Very Low II Residential

PIN #: 138B137 436

Lot: 36

Arb: None

