

KING TACO RESTAURANT
1118 N. Cypress Avenue
CHC-2025-5720-HCM
ENV-2025-5721-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—December 17, 2025](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-5720-HCM
ENV-2025-5721-CE

HEARING DATE: February 5, 2026
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: 1118 N. Cypress Avenue
Council District: 1 – Hernandez
Community Plan Area: Northeast Los Angeles
Land Use Designation: General Commercial
Zoning: (Q)C2-1XL-CDO-RIO
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater Cypress Park
Legal Description: Nickel's Loma Vista Tract,
Arb 1 of Lot 24

EXPIRATION DATE: March 21, 2026

PROJECT: Historic-Cultural Monument Application for
KING TACO RESTAURANT

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: ROM Investments, LLC
c/o Raul O. Martinez
6504 Crossway Drive
Pico Rivera, CA 90660

Raul O. Martinez
King Taco Restaurant, Inc.
714 W. Olympic Boulevard, Ste. 206
Los Angeles, CA 90015

Raul O. Martinez
3421 E. 14th Street
Los Angeles, CA 90023

APPLICANT: Alexia Landey-Baeza
King Taco Restaurant, Inc.
714 W. Olympic Boulevard, Ste. 206
Los Angeles, CA, 90015

PREPARER: Alexandra Isabel Perlman
Historic Resources Group
556 S. Fair Oaks Avenue, Ste. 101-514
Pasadena, CA 91105

FINDINGS

The King Taco Restaurant “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as the first permanent location for the King Taco restaurant, a long-standing business in Cypress Park and an important Latino commercial business.

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

King Taco Restaurant is a one-story commercial building located at the southwest corner of Cypress Avenue and Roseview Avenue in the Cypress Park neighborhood of Los Angeles. Constructed in 1948, the vernacular building was originally an ice cream store and hot dog stand located at 6427 N. Lankershim Boulevard in North Hollywood. It was later moved to 4810 N. Tujunga Avenue in 1955, and again relocated in 1960 to its current location at 1118 N. Cypress Avenue. The Mexican food restaurant, King Taco, first occupied the subject property in 1975, and has continued to operate out of this location for the past 50 years. There is a 1923 bungalow and a parking lot surrounding the subject property, but these are excluded from the nomination.

Latino settlement of Los Angeles dates back to the 18th century, and by 1880, Mexicans and Mexican Americans comprised 19 percent of the city’s population. This proportion dropped rapidly in the late 1890s and 1900s, as Anglo in-migration surged, but again attained high levels in the early 20th century following the 1910 Mexican Revolution. In the 1920s and 1930s, the United States experienced a mass migration of people from Mexico; within these decades, the Mexican American population tripled in the city from about 33,600 to 97,000. However, Mexican immigrants faced rampant discrimination. Many residential tracts in Los Angeles had Covenants, Conditions and Restrictions (CC&Rs) that restricted the purchase and rental of homes to White residents, forcing Mexican and other Latino residents into certain areas of the city.

Following World War II, with the outlaw of racial restrictive covenants in the 1948 *Shelley v. Kraemer* U.S. Supreme Court decision, settlement patterns began to change. This ruling enabled a small number of ethnic Mexicans, along with other Latinos and non-Whites, to move into formerly all-White suburbs by the 1950s. At the same time, many of the older, established Mexican and other Latino neighborhoods in and around downtown were displaced by redevelopment and freeway construction, such as the Santa Monica Freeway in the 1960s. This forced many Mexicans and other Latinos to move to Boyle Heights, Lincoln Heights, and other eastside neighborhoods. In the 1960s and 1970s, Northeast Los

Angeles neighborhoods including Cypress Park and Highland Park were also hubs for Latino communities.

The history of Mexican food in Los Angeles follows the settlement patterns of Mexicans and Mexican Americans dating from the 18th century, but the sale of ethnic Mexican cuisine truly accelerated with the introduction of the tamale wagon in the 19th century. The tamale wagon was characterized by a two-by-four pushcart or eight-foot-long wagon from which cooks sold tamales. By the turn of the century, more than one hundred tamale wagons sold their wares on Los Angeles' street corners. Despite their popularity, attempts by businessmen to legislate the tamale wagons out of existence finally succeeded in the 1920s. Mexican cuisine in the city transformed in the ensuing decades from the earlier mobile tamale wagons to more Americanized restaurants, often marketed as "Sonoran" or "Spanish" food. Popular in Olvera Street, these early restaurants marked a shift particularly in tacos, which Americans enjoyed as stuffed fried tortillas as opposed to the soft tortillas eaten at home and in the workplace by Mexicans. With the invention of a mechanical taco fryer that streamlined the production of hard-shell tacos, numerous taco houses started popping up around the city that served this type of taco.

Contemporaneously, Mexican families in mid-century Los Angeles took advantage of the rise of the automobile to sell tamales, enchiladas, and tacos, out of trucks. These foods were prepared beforehand at home, then sold throughout the course of the day from "cold trucks," camper-like vehicles that largely catered to the working classes whose work sites were too far from food establishments for them to leave for food or snacks. It was not until the 1970s that tacos and other Mexican foods were sold fresh from a truck.

King Taco was established by Raul O. and Maria G. Martinez, a Mexican immigrant couple who moved to Los Angeles in 1969. By 1974, they began selling soft shell tacos out of a repurposed former ice cream truck with a stove and grill. From their taco truck the Martinezes served cuts of meat such as *cabeza* and *al pastor*, which weren't widely available in mainstream Mexican restaurants at the time. In addition, they offered their specialty *Carne Estilo de Mexico* in neighborhoods and commercial districts in the evening, an enterprising shift that brought their food to customers at their workplace. As their success grew, the Martinezes sought to expand King Taco and in 1975 moved their business operations to the subject property, which served as the main kitchen and supply center for their growing fleet of food trucks. The subject property eventually became a restaurant in its own right as patrons often ate their meals on the hoods of their cars. The Martinezes also took over existing, vacant fast food stands and gas stations to house new King Taco restaurants. As a result, they quickly expanded the restaurant into a chain with locations across East Los Angeles and beyond. In 1978, the Martinezes opened a second King Taco location on Ford and 3rd Street in East Los Angeles, and by 1994, they had established 14 King Taco restaurants. As of 2025, King Taco has 24 locations throughout Los Angeles and San Bernardino counties.

Sited on a raised concrete patio, the subject property is rectangular in plan and consists of the original 1940s building constructed of steel sheets and canted storefronts with three additions to the south and west completed in the 1970s. The 1940s building has a shed roof clad in rounded clay tiles and metal posts support the building's primary, northeast-facing façade. The 1970s west addition is of concrete block construction with a smooth plaster cement exterior. It has a shed roof which meets the original roofline to create a butterfly style roof. The south addition has a corrugated metal exterior and roof with a large sign and awning. Fenestration across the subject property consists of fixed steel windows and sliding aluminum windows. The primary entrance, which features a single, glazed metal-framed door, is centrally located on the northeast-facing elevation. Secondary entrances, consisting of metal slab doors, are at the rear of the building. A metal pole sign is situated to the southeast of the building along Cypress Avenue. The interior of the dining area is relatively unadorned, consisting mainly of the

exposed underside of the roof structure, red ceramic tile flooring, integrated steel-frame table-and-chair units, and fluorescent lighting.

The subject property has experienced a number of alterations over the years which include the construction of a 300-square foot addition in 1976; a 264-square foot awning addition in 1978; a 330-square foot addition in 1979; the demolition of a roof sign and the erection of a new pole sign in 1988; the enclosure of the south aluminum awning and relocation of the primary entrance in 1996; and the addition of rounded clay tiles to the roof sometime in the 2000s.

The subject property was identified in the Latino Los Angeles Historic Context Statement as a site potentially significant as the original and oldest location of King Taco restaurant.

DISCUSSION

The King Taco Restaurant meets one of the Historic-Cultural Monument criteria: it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as the first permanent location for the King Taco restaurant, a long-standing business in Cypress Park and an important business reflecting Latino commercial identity.

With the establishment of King Taco, Raul O. and Maria G. Martinez not only created the first taco truck in the United States, but also introduced the Mexican style soft shell taco to the wider public, and revolutionized the Latino culinary scene in Los Angeles. Within a decade of King Taco opening, soft shell tacos were sold in an increasing number of restaurants and there were over 3,500 hot food trucks and 500 taco trucks operating within Los Angeles. In this manner, the Martinezes helped make the taco truck an important part of Latino culture in Los Angeles and provided a sense of cultural identity to many immigrant communities. Over the 50 years the restaurant has been operating, the popularity of King Taco has grown substantially and restaurant locations have expanded beyond Los Angeles. King Taco continues to serve as a Los Angeles staple, with its original restaurant, the subject property, being a pillar of Latino culinary identity in Cypress Park.

The subject property retains a high level of integrity of location, feeling, materials, design, workmanship, setting, and association to convey its significance. Most of the alterations reflect an expansion of the business due to its growing popularity.

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 King Taco Restaurant 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 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.

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 Northeast Los Angeles 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-2025-5721-CE was prepared on January 13, 2025.

BACKGROUND

On October 9, 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 November 6, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On December 17, 2025, a subcommittee of the Commission consisting of Commissioners Milofsky and Rubio conducted an inspection of the subject property, accompanied by staff of the Office of Historic Resources. In accordance with LAAC 22.171.10, on December 22, 2025, the owner's representative requested up to a 60-day extension to the time for the Commission to act.













































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-2025-5720-HCM

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2025-5721-CE
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PROJECT TITLE King Taco Restaurant	COUNCIL DISTRICT 1
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1118 N. Cypress Avenue, Los Angeles, CA 91602	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Designation of the King Taco Restaurant as an Historic-Cultural Monument.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above) Rafael Fontes	(AREA CODE) TELEPHONE NUMBER (213) 978-1189	EXT.
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **8 and 31**

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

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's 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 **King Taco Restaurant** 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 Northeast Los Angeles 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	STAFF TITLE Planning Associate
[SIGNED COPY IN FILE]	

ENTITLEMENTS APPROVED
N/A

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-5720-HCM
ENV-2025-5721-CE

HEARING DATE: November 6, 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: 1118 N. Cypress Avenue
Council District: 1 – Hernandez
Community Plan Area: Northeast Los Angeles
Land Use Designation: General Commercial
Zoning: (Q)C2-1XL-CDO-RIO
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater Cypress Park
Legal Description: Nickel's Loma Vista Tract,
Arb 1 of Lot 24

EXPIRATION DATE: November 8, 2025

PROJECT: Historic-Cultural Monument Application for
KING TACO RESTAURANT

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: ROM Investments, LLC
c/o Raul O. Martinez
6504 Crossway Drive
Pico Rivera, CA 90660

Raul D. Martinez
King Taco Restaurant, Inc.
714 W. Olympic Boulevard, Ste. 206
Los Angeles, CA 90015

Raul O. Martinez
3421 E. 14th Street
Los Angeles, CA 90023

APPLICANT: Alexia Landey-Baeza
King Taco Restaurant, Inc.
714 W. Olympic Boulevard, Ste. 206
Los Angeles, CA, 90015

PREPARER: Alexandra Isabel Perlman
Historic Resources Group
556 S. Fair Oaks Avenue, Ste. 101-514
Pasadena, CA 91105

SUMMARY

King Taco Restaurant is a one-story commercial building located at the southwest corner of Cypress Avenue and Roseview Avenue in the Cypress Park neighborhood of Los Angeles. Constructed in 1948, the vernacular building was originally an ice cream store and hot dog stand located at 6427 N. Lankershim Boulevard in North Hollywood. It was later moved to 4810 N. Tujunga Avenue in 1955, and again relocated in 1960 to its current location at 1118 N. Cypress Avenue. The Mexican food restaurant, King Taco, first occupied the subject property in 1975, and has continued to operate out of this location for the past 50 years. There is a 1923 bungalow and a parking lot surrounding the subject property, but these are excluded from the nomination.

Latino settlement of Los Angeles dates back to the 18th century, and by 1880, Mexicans and Mexican Americans comprised 19 percent of the city's population. This proportion dropped rapidly in the late 1890s and 1900s, as Anglo in-migration surged, but resumed high levels in the early 20th century following the 1910 Mexican Revolution. In the 1920s and 1930s, the United States experienced a mass migration of people from Mexico; within these decades, the Mexican population tripled in the city from about 33,600 to 97,000. However, Mexican immigrants faced rampant discrimination. Many residential tracts in Los Angeles had Covenants, Conditions and Restrictions (CC&Rs) that restricted the purchase and rental of homes to White residents, forcing Mexican and other Latino residents into certain areas of the city.

Following World War II, with the outlaw of racial restrictive covenants in the 1948 *Shelley v. Kraemer* U.S. Supreme Court decision, settlement patterns began to change. This ruling enabled a small number of ethnic Mexicans, along with other Latinos and non-Whites, to move into formerly all-White suburbs by the 1950s. At the same time, many of the older, established Mexican and other Latino neighborhoods in and around downtown were displaced by redevelopment and freeway construction, such as the Santa Monica Freeway in the 1960s. This forced many Mexicans and other Latinos to move to Boyle Heights, Lincoln Heights, and other eastside neighborhoods. In the 1960s and 1970s, Northeast Los Angeles neighborhoods including Cypress Park and Highland Park were also hubs for Latino communities.

The history of Mexican food in Los Angeles follows the settlement patterns of Mexicans and Mexican Americans dating from the 18th century, but the sale of ethnic Mexican cuisine truly accelerated with the introduction of the tamale wagon in the 19th century. The tamale wagon was characterized by a two-by-four pushcart or eight-foot-long wagon from which cooks sold tamales. By the turn of the century, more than one hundred tamale wagons sold their wares on Los Angeles' street corners. Despite their popularity, attempts by businessmen to legislate the tamale wagons out of existence finally succeeded in the 1920s. Mexican cuisine in the city transformed in the ensuing decades from the earlier mobile tamale wagons to more Americanized restaurants, often marketed as "Sonoran" or "Spanish" food. Popular in Olvera Street, these early restaurants marked a shift particularly in tacos, which Americans enjoyed as stuffed fried tortillas as opposed to the soft tortillas eaten at home and in the workplace by Mexicans. With the invention of a mechanical taco fryer that streamlined the production of hard-shell tacos, numerous taco houses started popping up around the city that served this type of taco.

Contemporaneously, Mexican families in mid-century Los Angeles took advantage of the rise of the automobile to sell tamales, enchiladas, and tacos, out of trucks. These foods were prepared beforehand at home, then sold throughout the course of the day from "cold trucks," camper-like vehicles that largely catered to the working classes whose work sites were too far from food establishments for them to leave for food or snacks. It was not until the 1970s that tacos and other Mexican foods were sold fresh from a truck.

King Taco was established by Raul O. and Maria G. Martinez, a Mexican immigrant couple who moved to Los Angeles in 1969. By 1974, they began selling soft shell tacos out of a repurposed former ice cream truck with a stove and grill. From their taco truck the Martinezes served cuts of meat such as *cabeza* and *al pastor*, which weren't widely available in mainstream Mexican restaurants at the time. In addition, they offered their specialty *Carne Estilo de Mexico* in neighborhoods and commercial districts in the evening, an enterprising shift that brought their food to customers at their workplace. As their success grew, the Martinezes sought to expand King Taco and in 1975 moved their business operations to the subject property, which served as the main kitchen and supply center for their growing fleet of food trucks. The subject property eventually became a restaurant in its own right as patrons often ate their meals on the hoods of their cars. The Martinezes also took over existing, vacant fast food stands and gas stations to house new King Taco restaurants. As a result, they quickly expanded the restaurant into a chain with locations across East Los Angeles and beyond. In 1978, the Martinezes opened a second King Taco location on Ford and 3rd Street in East Los Angeles, and by 1994, they had established 14 King Taco restaurants. As of 2025, King Taco has 24 locations throughout Los Angeles and San Bernardino Counties.

Sited on a raised concrete patio, the subject property is rectangular in plan and consists of the original 1940s building constructed of steel sheets and glass with three additions to the south and west completed in the 1970s. The 1940s building has a shed roof clad in rounded clay tiles and metal posts support the building's primary, northeast-facing façade. The 1970s west addition is of concrete block construction with a smooth plaster cement exterior. It has a shed roof which meets the original roofline to create a butterfly style roof. The south addition has a corrugated metal exterior and roof with a large sign and awning. Fenestration across the subject property consists of fixed steel windows and sliding aluminum windows. The primary entrance, which features a single, glazed metal-framed door, is centrally located on the northeast-facing elevation. Secondary entrances, consisting of metal slab doors, are at the rear of the building. A metal pole sign is situated to the southeast of the building along Cypress Avenue. The interior of the dining area is relatively unadorned, consisting mainly of the exposed underside of the roof structure, red ceramic tile flooring, integrated steel-frame table-and-chair units, and fluorescent lighting.

The subject property has experienced a number of alterations over the years which include the construction of a 300-square foot addition in 1976; a 264-square foot awning addition in 1978; a 330-square foot addition in 1979; the demolition of a roof sign and the erection of a new pole sign in 1988; the enclosure of the south aluminum awning and relocation of the primary entrance in 1996; and the addition of rounded clay tiles to the roof sometime in the 2000s.

The subject property was identified in the Latino Los Angeles Historic Context Statement as a site potentially significant as the original and oldest location of King Taco restaurant.

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 October 9, 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: King Taco Restaurant		Company/organization	
Other Associated Names: King Taco #1; King Taco Cypress Park			
Street Address: 1118 N. Cypress Avenue		Zip: 90065	Council District: 1
Range of Addresses on Property: 1110, 1112, 1114 N. Cypress Avenue		Community Name: Northeast Los Angeles	
Assessor Parcel Number: 5453-003-023	Tract: Nickels Loma Vista 1853.20	Block: None	Lot: 24
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="checkbox"/> Structure	<input type="checkbox"/> Object
		<input type="checkbox"/> Site/Open Space	<input type="checkbox"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Commercial building at 1118 N. Cypress Avenue only. Residence at 1114 N. Cypress not included in nomination.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1948	<input checked="" type="radio"/> Factual <input type="checkbox"/> Estimated	Threatened? None
Architect/Designer: None	Contractor: California Conc. Steel & Supply	
Original Use: Ice Cream Store	Present Use: Restaurant	
Is the Proposed Monument on its Original Site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No (explain in section 7) <input type="checkbox"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Vernacular, Commercial		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Steel	Type: Concrete block	
CLADDING	Material: Stucco, smooth	Material: Corrugated metal	
ROOF	Type: Flat	Type: Skirt	
	Material: Clay tile, rounded	Material: Select	
WINDOWS	Type: Fixed	Type: Sliding	
	Material: Steel	Material: Aluminum	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Glass	Type: Select	



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.	
1948	New one-story commercial building constructed at 6427 Lankershim Boulevard
1955	Commercial building moved to 4810 Tujunga Avenue
1960	Commercial building moved to 1118 Cypress Avenue
1976	New 15' x 20' addition
1978	New 11' x 24' aluminum awning addition
1979	New 15' x 22' aluminum awning addition
1988	New pole sign
1988	Demolish existing roof sign

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Alexia Landey-Baeza		Company: King Taco Restaurant, Inc.	
Street Address: 714 W. Olympic Blvd. Suite 206		City: Los Angeles	State: CA
Zip: 90015	Phone Number: (323) 266-3385	Email: alexia.landey-baeza@kingtaco.net	

Property Owner

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

Name: Raul D. Martinez		Company: King Taco Restaurant, Inc.	
Street Address: 714 W. Olympic Blvd. Suite 206		City: Los Angeles	State: CA
Zip: 90015	Phone Number: (323) 266-3385	Email: raul@kingtaco.net	

Nomination Preparer/Applicant's Representative

Name: Alexandra Isabel Perlman		Company: Historic Resources Group	
Street Address: 556 S. Fair Oaks Ave. Suite 101-514		City: Pasadena	State: CA
Zip: 91105	Phone Number: (626) 793-2400	Email: alexandra@historicrosourcesgroup.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (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 (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (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.

Alexandra Perlman

6/17/2025

Name:

Date:

Signature:

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

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

Phone: 213-874-3679
Website: preservation.lacity.org

HCM Nomination: King Taco, 1118 Cypress Avenue

Historic-Cultural Monument Nomination Written Statements

A. Proposed Monument Description

The building at 1118 Cypress Avenue is situated on the southwestern corner of the intersection of Roseview Avenue and Cypress Avenue in the Cypress Park neighborhood of northeast Los Angeles. The building is sited on a raised concrete patio on a corner lot.

The one-story vernacular 20th century commercial building has a generally rectangular plan and simple massing. It is composed of an original 1940s building and 1970s additions to the south and west. The 1940s building has fixed pitched steel windows and a shed roof clad in rounded clay tiles. Metal posts support the building's primary (northern) façade. The 1970s west addition is of concrete block construction with a smooth plaster cement exterior. It has a shed roof which meets the original roofline to create a butterfly style roof. The south addition has a corrugated metal exterior and roof with a large sign and awning. Fenestration along the 1970s additions is comprised of fixed steel windows and sliding aluminum windows. The primary entrance is centrally located and has a pair of glazed metal storefront doors. Rear entrances have metal slab doors. A metal pole sign is situated to the southeast of the building along Cypress Avenue.

Use History

The building opened in 1948 at 6427 Lankershim Boulevard and served as an ice cream store, Yukon Freeze, until 1954 when it was sold to Sally Rubens.¹ That same year, the business reopened as a hot dog stand known as "Sally's" which offered "a quick meal or snack."² The building again changed hands the following year; then-owner Charles D. Mendoza moved the food stand from Lankershim Boulevard to 4810 Tujunga Avenue.³ Five years later, the stand was again moved—this time to 1118 Cypress Avenue, where it remains. At the new location, the building reopened as "Windy's," which offered home cooked lunches in 1961.⁴ In 1975, King Taco first occupied the building; it continues to operate out of 1118 Cypress Avenue 50 years later.

Construction History and Alterations

The building was originally built in 1948 at 6427 Lankershim Boulevard, at which time it was described as a 20' by 20' commercial building constructed of steel sheets and glass. The building was relocated several times: first to 4810 Tujunga Avenue in 1955 and later to 1118 Cypress Avenue in 1960. An aluminum awning was added to the south of the building along Cypress Avenue in 1976. Additions were added to the west corner along Roseview Avenue in 1978 and in

¹ "Notice of Intent to Sell," *Valley Times*, April 15, 1954, 20.

² Advertisement, *Valley Times*, May 12, 1954, 21.

³ City of Los Angeles Building Permit No. LA25937, issued on September 26, 195; "Issue Licenses to Businesses New in Valley," *Van Nuys News and Valley Green Sheet*, July 7, 1957, 34.

⁴ Advertisement, *Lincoln Heights Bulletin-News*, February 23, 1961, 21.

1979. The south aluminum awning was enclosed in 1996, at which point the primary entrance to the restaurant was relocated from the 1940s building to the new addition. Rounded clay tiles were added to the roof sometime in the 2000s.

B. Significance Statement

Summary

King Taco, located at 1118 Cypress Avenue, meets the following criteria for designation as a Historic-Cultural Monument (HCM):

Criterion 1. It exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community.

1118 Cypress Avenue is significant under Criterion 1 as the first and longtime brick-and-mortar home of King Taco, a long-standing restaurant in Cypress Park and an important Latino commercial institution. King Taco is identified as a known resource in the “Commercial Identity,” theme of SurveyLA’s *Latino Los Angeles Historic Context Statement*.⁵ The period of significance spans from its opening by Raul O. and Maria G. Martinez in 1975 to Raul O. Martinez’s death in 2013.

The first King Taco was established by Raul O. and Maria G. Martinez in 1974 as a taco truck; the original brick-and-mortar location at 1118 Cypress Avenue opened six months later in the Cypress Park neighborhood of Los Angeles. At that time, the hard shell taco was largely sold in restaurants, and mobile trucks catered cold foods. In creating the first taco truck and introducing the Mexican style taco to the wider public, Raul O. and Maria G. Martinez created a new portable feast that would revolutionize the culinary scene of Los Angeles. Within a decade, there were over 3,500 hot food trucks and 500 taco trucks operating within the city limits and soft shell tacos were sold in an increasing number of restaurants. Raul O. and Maria G. Martinez capitalized on their loyal customer base and expanded the enterprise, including the first permanent location in Cypress Park, a symbol of neighborhood revitalization. By 1994, there were 14 King Taco locations; as of 2025, there are 24 locations. These restaurants reimagined the taco in Los Angeles: gone were the deep fried taco, and a new era of the soft shell taco began. The original King Taco #1 is still in operation at 1118 Cypress Avenue. King Taco continues to serve as a Los Angeles staple, with its original restaurant a pillar of Latino culinary identity in Cypress Park.

Historical Background

The subject property is located at 1118 Cypress Avenue. Below are brief histories of the surrounding Cypress Park neighborhood; the Latino community in Northeast Los Angeles in the post-World War II era; Mexican food and the taco in Los Angeles; and King Taco.

Early History of Cypress Park

The land that now includes Cypress Park is located within the ancestral homeland of the First Peoples known today by the names of Gabrieleno, Tongva or Kizh. For centuries, local Native

⁵ GPA Consulting and Beck Nicolaidis, *Latino Los Angeles Historic Context Statement*, prepared for the City of Los Angeles, September 15, 2015, 38.

peoples occupied distinct but interrelated villages across their ancestral territory. Archaeological research indicates that habitation sites were hierarchically organized around estuaries, with settlement size dependent on resource availability.⁶ Because of its position on the Los Angeles River channel and floodplain, the area of present-day Cypress Park was a natural transportation corridor through the Glendale Narrows. Villages were likely politically autonomous and organized through shared kinship ties. Diets largely consisted of acorns, roots, leaves, seeds, and fruits of a variety of flora as well as both large and small mammals.⁷ Native Americans used land management practices such as woodland burning to augment ecosystems.⁸

The first Europeans to pass through the region were led by Spanish officer and explorer Gaspar de Portolá, who was sent north from Mexico to establish settlements in the territory known as “Alta California” in 1769. The Spanish named the river “Rio de Porciúncula” and described the area marked by the confluence of the river and the Arroyo Seco as “a very lush green valley.”⁹

In 1781, the Pueblo de Los Angeles was founded adjacent to this location. As the town developed, pueblo citizens utilized San Fernando Road as a major transportation corridor for traffic passing into and out of Los Angeles. As part of the *El Camino Real* (The Royal Road), it linked the nascent town to the Mission San Fernando Rey de España and the northern coastal missions, presidios, and ranchos beyond. During this period of development, the Spanish government encouraged settlement of territory by the establishment of large land grants called ranchos. Largely devoted to raising cattle and sheep, the ranchos created a local economy based on livestock and agriculture.

Cypress Park and its environs straddles two land grants: Rancho San Rafael and Rancho Cañada de los Nogales. Rancho San Rafael was granted to Corporal Jose Maria Verdugo in 1784.¹⁰ Spanning approximately 36,400 acres, the Rancho San Rafael was roughly bounded by the Crescent Valley on the north, the Arroyo Seco on the east, the Los Angeles River on the south, and the Verdugo Mountains on the west. Verdugo was successful in his ranching efforts, and in 1798, Governor Diego de Borica granted him the place called “La Zanja.”¹¹ Jose Verdugo passed away in 1831, leaving the rancho to his son Julio and unmarried daughter Catalina.¹² The land was

⁶ Lowell John Bean and Charles R. Smith, “Gabrieliño,” in *California*, ed. Robert F. Heizer, vol. 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978), 538-549; William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press, 1996), 9-10; Bernice Eastman Johnston, *California's Gabrielino Indians* (Los Angeles, CA: Southwest Museum, 1962), 15; William McCawley, *O, My Ancestors: Recognition and Renewal for the Gabrielino-Tongva People of the Los Angeles Area* (Berkeley, CA: Heyday Books, 2009).

⁷ Brian Fagan, *Before California: An Archaeologist Looks at Our Earliest Inhabitants* (New York, NY: Rowman & Littlefield Publishers, Inc., 2003), 145-146; Bean and Smith, *California*, 539; McCawley, *The First Angelinos*, 119-123.

⁸ M. Kat Anderson, *Tending the Wild: Native American Knowledge and the Management of California's Native Resources* (Berkeley, CA: University of California Press, 2005), 136-137.

⁹ Herbert Eugene Bolton, *Fray Juan Crespi Missionary Explorer on the Pacific Coast, 1769-1774* (Berkeley, CA: University of California Press, 1927), 146-147.

¹⁰ *California, U.S., Spanish Land Records, 1784-1868*, Spanish Archives Translations, vol. 6, 514.

¹¹ La Zanja was another name for Rancho San Rafael. The water ditch, or *zanja* would likely have been located in present-day Glendale, which is where Verdugo settled and constructed his adobe; “Los Angeles Relics of the Eighteenth Century,” *Los Angeles Daily Star*, May 13, 1872, 2; *California, U.S., Spanish Land Records, 1784-1868*, vol. 6, 515-516.

¹² *Los Angeles Prefecture Records*, vol. 1 (San Marino, CA: The Huntington Library), 1048-1051.

subsequently divided amongst the two, with Julio taking control of the southern half of the rancho while Catalina received the northern half.

In 1821, Mexico won its independence from Spain, and Alta California became a Mexican province. In 1833, the Mexican Congress passed the Act for the Secularization of the Missions of California, and lands were divided into land grants.¹³ In 1844, Mexican Governor Manuel Micheltoarena granted the Rancho Cañada de los Nogales, a half league of land along the Los Angeles River, to José M. Aguila.¹⁴

The United States' war with Mexico culminated in the year 1848 with the signing of the Treaty of Guadalupe Hildalgo.¹⁵ This treaty was the basis for establishing the rights of Mexicans to land title within the conquered territories. Facing growing political pressure to make lands in the west available for settlement by Americans, in 1851, the United States Congress passed the California Land Act. Under the Act, all holders of Spanish or Mexican land grants were required to present their titles for verification by the Public Land Commission. Julio Verdugo was adamant to retain his holdings of the Rancho San Rafael, and in 1852, he filed his claim with the Public Land Commission. The title was confirmed in 1855.¹⁶ Jose M. Aguilar filed a claim for the Rancho Cañada de los Nogales in 1852, which was confirmed in 1856.¹⁷ Despite these claims, both of their lands ultimately passed to an American. Jessie D. Hunter, who had first arrived in Los Angeles in 1847 as a Captain in the Mormon Battalion during the Mexican-American War, purchased the Rancho Cañada de Los Nogales in 1854 and a southern tip of the Rancho San Rafael in 1859. Hunter's land encompassed what is today the Cypress Park neighborhood.¹⁸

In 1882, Jessie D. Hunter's land was subdivided into the Hunter Highland View Tract. That same year, evangelical preacher Alexis B. Jeffries and his wife Rebecca relocated from Ohio to Los Angeles and purchased a large portion of the Hunter Highland View Tract. They built their home on the property, and in 1905, Rebecca Jeffries subdivided the Jeffries Highland View Tract and the Jeffries Avenue Tract from the original Jeffries land holdings. James J. Jeffries and Charles Jeffries – the sons of Alexis and Rebecca Jeffries – also built homes in the area.¹⁹

Subdivision of the Cypress Park area continued throughout the 1910s and 1920s. These included modestly scaled residential blocks intended for middle-class families. Scattered neighborhood-serving commercial development in Cypress Park appeared on Cypress Avenue and Figueroa

¹³ Heather Valdez Singleton, "Surviving Urbanization: The Gabrieleno, 1850-1928," *Wicazo Sa Review* 19, no. 2, Colonization/Decolonization, I (Autumn 2004), 50-51.

¹⁴ "Cañada de los Nogales [Los Angeles County] José N. Aguilar," 1852-1857, Case No. 23, Southern District of California (BANC MSS Land Case Files 23 SD), Bancroft Library, University of California, Berkeley.

¹⁵ National Park Service, "The Mexican-American War," accessed March 27, 2025 at: <https://www.nps.gov/places/the-mexican-american-war.html>.

¹⁶ Transcript of the Proceedings in Case No. 403, Julio Verdugo et al., vs. The Unites States, for the place names San Rafael, (1852), 64; Herbert O. Brayer, "Rancho," *Pacific Historical Review* 12, no 2 (June 1943), 194.

¹⁷ "Cañada de los Nogales [Los Angeles County] José N. Aguilar," 1852-1857, Bancroft Library.

¹⁸ Charles J. Fisher, "Historic Cypress Park," *Our Corner Stone*, Highland Park Heritage Trust, Volume XIV, Issue 1, Winter 2009.

¹⁹ Historic Resources Group and Galvin Preservation Associates, "Northeast Los Angeles River Revitalization Area," Historic Resources Survey Report, prepared for the City of Los Angeles Community Redevelopment Agency, June 2012,19-21; Fisher, 2009.

Street as both streets hosted streetcar lines. Parcels adjacent to the river developed with light industrial and manufacturing uses including several wholesale bakeries. In 1925, Southern Pacific shifted supervision of its entire Los Angeles freight handling operations to the expanded new freight yard in the area, referred to as Taylor Yard. For nearly forty years, Taylor Yard continued as the city's major railway hub and the surrounding community became home to hundreds of railroad workers. Many early residents of Cypress Park worked at Taylor Yard.²⁰

The demographics of Cypress Park shifted following World War II, when white residents migrated from areas that were becoming more racially or culturally diverse to more homogeneous suburban or exurban areas, a phenomenon known as "white flight." In this way, Cypress Park shifted in the 1960s and 1970s to serve a greater diverse, and largely Latino, population. In 1971, local librarian Marie Demeree described Cypress Park as a "predominantly Mexican-American neighborhood" and noted that the "community is changing... it is basically a transient neighborhood; people move in, stay a while and move away."²¹ Taylor Yard ceased operations in 1985; portions of the land were redeveloped as affordable housing, the Rio de Los Angeles State Park, a high school, and other uses; other parts are still used for railroad maintenance and freight storage.²² As of 2020, Cypress Park is 81% Latino.²³

Latino Community in Northeast Los Angeles

Latino settlement of Los Angeles reaches back to the 18th century, and by 1880, Mexicans and Mexican Americans comprised nineteen percent of the city's population. This proportion dropped rapidly in the late 1890s and 1900s, as Anglo in-migration surged, but resumed high levels in the early 20th century following the 1910 Mexican Revolution.²⁴

In the 1920s and 1930s, the United States experienced a mass migration of people from Mexico. Dissatisfaction with economic and social conditions in Mexico, coupled with the relative ease of access to the United States, inspired thousands of Mexicans to emigrate to Los Angeles.²⁵ These decades, the Mexican population tripled in the city from about 33,600 to 97,000, and the ratio of immigrant to native-born residents rose from 2:1 to 5:1.²⁶ Throughout this period, Mexican immigrants faced rampant discrimination. Many residential tracts in Los Angeles had Covenants, Conditions and Restrictions (CC&Rs) that restricted the purchase and rental of homes to White residents. To compound this discrimination, lenders and insurers often followed "redlining maps" which outlined neighborhoods containing "subversive racial groups," or those they defined as

²⁰ Historic Resources Group and Galvin Preservation Associates, "Northeast Los Angeles River Revitalization Area," 24-26.

²¹ Roger Swanson, "If Only We Could Get More People in the Library," *Highland Park News-Herald and Journal*, April 15, 1971, 1.

²² Historic Resources Group, "Northeast Los Angeles Community Plan Area," SurveyLA Historic Resources Survey Report, prepared for the City of Los Angeles Office of Historic Resources, February 2017, 9-10.

²³ Barry Lank, "How Did Cypress Park Lose 1,258 Residents," *The Eastsider*, October 13, 2021.

²⁴ *Latino Historic Context Statement*, 8; Richard Griswold Del Castillo, *The Los Angeles Barrio, 1850-1890* (Berkeley: University of California Press, 1979), 35.

²⁵ Ricardo Romo, *East Los Angeles: History of a Barrio* (Austin: University of Texas Press, 1983), 59.

²⁶ *Latino Historic Context Statement*, 11.

“deteriorating” due to the presence of non-white residents.²⁷ This restricted many Latino residents to certain areas of the city.

Following World War II, settlement patterns began to change. Whereas surrounding white suburbs had long been closed off to Mexicans and other non-whites, this began to change after *Shelley v. Kraemer* (1948), the U.S. Supreme Court decision that outlawed race restrictive covenants.²⁸ This ruling enabled a small number of ethnic Mexicans to move into formerly all-white suburbs by the 1950s. At the same time, many of the older, established Mexican neighborhoods in and around downtown were displaced by redevelopment and freeway constructions. Freeway development decimated the Mateo/Cabrini district, a settlement of Mexican and Italian immigrants near downtown Los Angeles that was razed during construction of the Santa Monica Freeway in the 1960s. This forced many Mexicans to move to Boyle Heights, Lincoln Heights, and other eastside neighborhoods, accelerating white flight out of the area.²⁹ As argued by Eric Avila, in East Los Angeles, freeways framed the emerging identity of Mexican America:

It is hard to think of any part of any American city as hard hit by highway construction as East Los Angeles in the 1950s and 1960s. Although a handful of residents expressed early opposition to highway construction, their protests fizzled, leaving East Los Angeles to emerge, simultaneously, as the nation’s largest Spanish-speaking barrio and the heart of Southern California’s sprawling freeway system. By the 1970s, the Chicano movement had exploded beneath and between the ubiquitous freeways of East Los Angeles.³⁰

In the 1960s and 1970s, Northeast Los Angeles neighborhoods including Cypress Park and Highland Park were also hubs for the Latino community. Murals in Northeast Los Angeles reflected this growing identity and included *A History of Mexico* (1975) by Anthony Padilla at the Florence Nightingale Junior High School in Cypress Park and *History of Highland Park* (1978) by Judith Baca, Joe Bravo, Sonya Fe, and Arnold Ramirez in Highland Park.

Mexican Food and the Taco in Los Angeles

The history of Mexican food in Los Angeles reaches back to the 18th century but truly accelerated with the introduction of the tamale wagon in the 19th century. The tamale wagon was characterized by a two-by-four pushcart or eight-foot-long wagon from which cooks sold

²⁷ Gene Slater, *Freedom to Discriminate: How Realtors Conspired to Segregate Housing and Divide America* (Berkeley, CA: Heyday, 2021), 56-62.

²⁸ *Latino Historic Context Statement*, 20.

²⁹ *Latino Historic Context Statement*, 20.

³⁰ Eric Avila, *The Folklore of the Freeway: Race and Revolt in the Modernist City* (Minneapolis: University of Minnesota Press, 2014), 120, 146.

tamales. In 1880, the *Los Angeles Herald* wrote, “The experience of our Eastern visitors will be incomplete unless they sample” a Los Angeles street tamale.³¹

By the turn of the century, more than one hundred tamale wagons sold their wares on Los Angeles’ street corners. Despite their popularity, attempts by businessmen to legislate the tamale wagons out of existence finally succeeded in the 1920s. As recorded in the *Los Angeles Times*, “One by one the old landmarks of Los Angeles pass out along the corridors of memory. They belong not to the new order of things—they were born of the pueblo—they perish in the metropolis. Tamale Row near the Plaza is the last relic to be discarded.”³²

Mexican cuisine in the city transformed in the ensuing decades from the earlier mobile tamale wagons to more Americanized restaurants, often marketed as “Sonoran” or “Spanish” food.³³ Olvera Street particularly became a popular location in the city for this type of cuisine. Harry Chandler and Christine Sterling, developers of modern Olvera Street, forced all the vendors to dress in “native” costume and “affect the pomposity of Spanish dons and señoritas; those who refused faced eviction.”³⁴ As recounted by Gustavo Arellano in *Taco USA*, those early restaurants signaled a shift in the available taco:

The style of the taco varied outside of Olvera Street in those early years; in the workplace and at home, Mexican laborers ate them from soft tortillas, fresh from the grill; in restaurants, Americans enjoyed tacos as tortillas dunked in the fryer, then stuffed. So-called taco houses popped up across Southern California, casual restaurants where patrons enjoyed them freshly made; everywhere else, the taco was just another dish on an increasing number of menus.³⁵

Hard shell tacos “offered outsiders an entrée that made the mysteries of Mexican food more accessible.”³⁶ A new mechanical taco fryer, invented by restaurateur Juvencio Maldonado, streamlined the production of hard-shell tacos. Founded in 1946, the Taco House of Los Angeles was quickly imitated by numerous one-off restaurants in the city, including Bert’s Taco Junction and Frank’s Taco Inn.³⁷ These restaurants were soon competing with growing franchises; Glen Bell began his business in Southern California, making Taco Bell a household name.

Contemporaneously, Mexican families in midcentury Los Angeles took advantage of the rise of the automobile to sell tamales, enchiladas, and tacos, out of trucks. These foods were prepared beforehand at home, then sold throughout the course of the day.³⁸ These “cold trucks” were camper-like vehicles that largely catered to the working classes by parking near construction sites

³¹ *Los Angeles Herald*, August 28, 1880, as quoted in Gustavo Arellano, *Taco USA: How Mexican Food Conquered America* (New York: Scribner, 2012), 55.

³² “Lunch Wagons Go,” *Los Angeles Times*, February 25, 1924.

³³ Arellano, *Taco USA*, 76.

³⁴ Arellano, *Taco USA*, 58.

³⁵ Arellano, *Taco USA*, 58.

³⁶ Jeffrey M. Pilcher, *Planet Taco: A Global History of Mexican Food* (Oxford: Oxford University Press, 2012), 140.

³⁷ Pilchner, 140-141.

³⁸ Arellano, *Taco USA*, 163.

or industrial buildings which were too far from food establishments for workers to leave for food or snacks.³⁹

It was not until the 1970s that tacos were sold fresh from a truck. In 1974, Raul O. and Maria G. Martinez, immigrants from Mexico City, repurposed a former ice cream truck with a stove and grill and sold fresh tacos from their truck. This invention revolutionized the culinary scene of Los Angeles, and the nation. The taco truck was born.⁴⁰

King Taco

Raul O. and Maria G. Martinez were both born in Mexico and moved to Los Angeles in 1969. With only 12 MX pesos in their pockets, they could not afford bus tickets and were briefly held up in Tijuana. A bystander overheard their situation and purchased tickets for them.⁴¹ Once in Los Angeles, Raul O. Martinez held several jobs, including as a dishwasher, before the couple purchased their truck and outfitted it to serve tacos in 1974.

With that purchase, Raul O. and Maria G. Martinez revolutionized the taco in Los Angeles, and their new food truck, also known as a *lonchera*, offered cuts that weren't even standard fare in Mexican restaurants such as *cabeza* and *al pastor*.⁴² Al Pastor in particular became a favorite. Al Pastor is traditionally lamb meat prepared on an upright grill or spit; it arrived in Puebla, Mexico in the 1940s with the Lebanese community.⁴³ Raul O. and Maria G. Martinez served as the sole operators of their taco truck, and sold their specialty *Carne Estilo de Mexico* in neighborhoods and commercial districts in the evening, an enterprising shift from the workplace lunch circuit.⁴⁴ Their truck became a harbinger of authentic Mexican gastronomy in Los Angeles.

King Taco was one of the earliest, if not the first, taco truck in Los Angeles.⁴⁵ It has since become a Los Angeles institution, with more than 20 brick and mortar locations.⁴⁶ As historian Gustavo Arellano writes, King Taco's "success spurred other enterprising Mexicans to follow its example. By 1987, about five hundred *loncheras* served Southern California, all introducing the foods brought to the United States by the latest waves of Mexican immigrants."⁴⁷

Within a decade of King Taco opening, the *Los Angeles Times* wrote that hot food trucks were ubiquitous in the Southland, with over 3,500 in operation. "Only in recent years—and mainly in

³⁹ Herbert J. Vida, "Southland Phenomenon: Catering Trucks Find that Most Like it Hot," *Los Angeles Times*, May 3, 1982, 52.

⁴⁰ Arellano, *Taco USA*, 163-164.

⁴¹ "Our Story," *King Taco*, accessed on April 21 at: <https://kingtaco.com/history/>

⁴² Arellano, *Taco USA*, 163-164.

⁴³ Deborah Holtz and Juan Carlos Mena, *Tacopedia* (New York: Phaidon Press, 2015), 95.

⁴⁴ David R. Diaz, *Barrio Urbanism: Chicanos, Planning and American Cities* (UK: Taylor & Francis, 2005), 139; Mark Vallianatos, "To Serve and Protect: Food Trucks and Food Safety in a Transforming Los Angeles," in *Food Trucks, Cultural Identity, and Social Justice*, ed. Julian Agyeman, Caitlin Matthews, and Hannah Sobel, (Cambridge, MA: MIT Press, 2017), 78.

⁴⁵ Arellano, *Taco USA*, 164.

⁴⁶ Arellano, *Taco USA*, 164.

⁴⁷ *Loncheras* traditionally served the working class and were typically seen in the same place each day, providing lower class families access to fresh food in their own neighborhood. Arellano, *Taco USA*, 164; Jesús Hermsillo, *Loncheras: A Look at the Stationary Food Trucks of Los Angeles*, Master's Thesis, UCLA School of Urban Planning, 2010, 6.

Southern California—have hot trucks emerged to dominate the trade.”⁴⁸ *Loncheras* could “be found almost anywhere in the Los Angeles area, but they tend to congregate in heavily Latino areas... you’ll find them in Van Nuys, Pacoima, Florence, Huntington Park, Wilmington and anywhere down Brooklyn Avenue [in East Los Angeles].”⁴⁹ King Taco had started a Latino culinary revolution in Los Angeles.

The importance of the taco truck as part of Latino culture in Los Angeles was cemented in the 1980s and 1990s. During this period, taco truck operators contributed to a sense of cultural identity in many immigrant communities and built foodways into Los Angeles.⁵⁰ In discussing Latino vending landscapes, geographer Lorena Munoz suggests that “nostalgic memories are in part what is being consumed and what creates a certain ‘sense of place’ for the vendors as well as the consumers.”⁵¹ However, the introduction of Mexican food trucks into majority white areas and areas affected by white flight could “give a racial tinge to policy debates over food trucks,” as Los Angeles sought to increasingly apply food safety rules and inspections.⁵²

Despite challenges of running and maintaining a taco truck, Raul O. and Maria G. Martinez were successful and sought to expand King Taco. They opened their first brick-and-mortar King Taco restaurant in Cypress Park in 1975, six months after they started the taco truck business. The site’s large parking lot was home to the King Taco trucks.⁵³ The location originally prepared food for their fleet of vans, but it also became a restaurant in its own right as patrons often ate their meals on the hoods of their cars.

Raul O. Martinez described making a taco as an “art.”⁵⁴ He and his wife invested significant time and effort into running their business, and as a result, they were immensely successful and were quickly able to expand the restaurant into a chain with locations across East Los Angeles. The second King Taco location opened in 1978 on Ford and 3rd Street. By 1994, they had established 14 King Taco restaurants, grossing over \$21 million.

Raul O. and Maria G. Martinez also influenced the *type* of taco served in Los Angeles restaurants. Pulitzer-winning *Los Angeles Times* food critic Jonathan Gold perhaps said it best:

King Taco may have been the first place that solidified what we all think of as the modern Los Angeles taco sensibility. Sure, there had been *tacos al pastor* before he did them, but after the popularity of King Taco, everybody has *tacos al pastor*. People had had carnitas before, but suddenly, everybody had carnitas... It just seemed to form the template of what the modern Los Angeles taqueria should

⁴⁸ Herbert J. Vida, “Southland Phenomenon: Catering Trucks Find that Most Like it Hot,” *Los Angeles Times*, May 3, 1982, 52.

⁴⁹ Jesus Sanchez, “Taco Trucks put Aspiring Immigrants on Wheels,” *Los Angeles Times*, November 16, 1987, 46.

⁵⁰ Vallianatos, 79.

⁵¹ Lorena Munoz, *Tamales...Elotes...Champurrado... The Production of Latino Vending Landscapes in Los Angeles*, PhD Dissertation, University of Southern California, Geography, 2008, 147-148 in Vallianatos, 79.

⁵² Vallianatos, 80.

⁵³ “King: Restaurant Started from Truck,” *Los Angeles Times*, November 16, 1987, 46.

⁵⁴ “King: Restaurant Started from Truck,” *Los Angeles Times*, November 16, 1987, 46.

be... [Before King Taco] when you talk about tacos, they were fried. Then suddenly, almost all at the same time, everybody in the city realized that a taco was not this sort of crunchy, pre-fried thing with orange cheese and lettuce that they'd grown up eating. But it was something else that was made with a fresh tortilla, that was soft, that had been rolled and filled with spicy meat and salsa, and cilantro.⁵⁵

Raul O. and Maria G. Martinez often took over existing, vacant fast food stands and gas stations for their new restaurants. As recounted by David Diaz in *Barrio Urbanism: Chicanos, Planning and American Cities*, King Taco thus “played a significant role in local economic revitalization by improving the urban landscape of aging commercial districts.”⁵⁶ While the King Taco food truck revolutionized Mexican mobile dining in Los Angeles, and the soft shell taco introduced authentic Mexican tacos into mainstream dining, the Martinez’s brick-and-mortar stores also played a role in neighborhood revitalization. King Taco restaurants cropped up across Los Angeles County, and include locations in Cypress Park, East Los Angeles, Glendale, Baldwin Park, Walnut Park, and Bellflower, among many others.

King Taco has had a continued impact on the community, its workers, and the food scene in Los Angeles. “I’ve been eating here since it first opened...It feels like home here,” remarked Cypress Park resident Emily Ramirez, “I’d rather come here than any other place.”⁵⁷ As remembered by long-time employee and accounting manager Felipe Mercado:

King Taco represents the introduction of the authentic Mexican taco to the public in Los Angeles... The quality of its ingredients, the consistency of its taste and flavor and the unique salsas have always been first and present, even in times of inflation and scarcity of ingredients, King Taco has never declined or accepted lower quality products, even if sacrificing profit margins. The drive for customer satisfaction, the hard work and efficiency installed by its founder Raul O. Martinez, is a trademark of all its operations, from production to distribution, customer service and administration, the high volume output is similar to none, separating King Taco from the quick service food industry standards.⁵⁸

After a long career of overseeing King Taco and its operations, Raul O. Martinez passed away in 2013. As of 2025, King Taco has 24 locations throughout Los Angeles and San Bernardino Counties. King Taco continues to serve as a Los Angeles staple, with its original restaurant a pillar of Latino culinary identity in Cypress Park.

⁵⁵ “King Taco: Critic Jonathan Gold on What it Means to LA,” *LAist Off Ramp*, December 6, 2013.

⁵⁶ Diaz, *Barrio Urbanism*, 139.

⁵⁷ “King Taco: Critic Jonathan Gold on What it Means to LA,” *LAist Off Ramp*, December 6, 2013.

⁵⁸ Felipe Mercado, “King Taco Restaurant, its Success,” personal communication, March 26, 2025.

Integrity

The building at 1118 Cypress Avenue retains sufficient historic integrity to convey its significance. Although the building has undergone several alterations, most of these occurred early in the business' lifetime, when the building was first purchased and expanded to accommodate King Taco's growth.

Eligibility standards in the *Latino Los Angeles Historic Context Statement* for properties that are potentially eligible under Criterion 1 within the theme of Commercial Identity (1910-1980) note that eligible properties must retain integrity of *location, design, feeling, materials, and association*. The historic context statement also notes that "integrity is based on the period during which the significant business occupied the property."⁵⁹ King Taco retains the required aspects of integrity from the period of significance, which spans from its opening by Raul O. and Maria G. Martinez in 1975 to Raul O. Martinez's death in 2013.

Location

Although the building was previously moved, it has been located at the intersection of Cypress Avenue and Roseview Avenue in the Cypress Park neighborhood of Los Angeles since 1960, before the period of significance for King Taco (1975-2013). It has not been relocated since King Taco occupied the building in 1975. It therefore retains integrity of *location*.

Design

The building has undergone some alterations over the last 50 years. This includes additions to the south and west façades in 1976, 1978, and 1979, and the enclosure of the south awning in 1996. However, most of these alterations took place during the period of significance and reflect an expansion of the business necessitated by its growing popularity. Additionally, the building retains the character-defining features that reflect its intended design, such as the original fenestration pattern and shed roof from the 1970s. Although the primary entrance was relocated and infilled, the style and location of the door is in keeping with the original design. Moreover, the 1996 enclosure of the south awning was designed to be compatible with, but differentiated from, the original building. It therefore retains integrity of *design*.

Setting

At the time of its relocation to Cypress Park in 1960, the building was one of several low-rise commercial buildings located along Cypress Avenue in an otherwise residential area. The area remains commercial and residential in character with minimal development since that time. The building therefore retains integrity of *setting*.

⁵⁹ GPA Consulting and Becky Nicolaidis, *SurveyLA: Latino Los Angeles Historic Context Statement*, prepared for the City of Los Angeles Office of Historic Resources, September 15, 2015, 39.

Materials

Although there have been alterations to the building overtime, most were completed for and by King Taco to accommodate the business' growth over the past 50 years. King Taco retains most physical elements from the period of significance including its brick cladding, cement plaster exterior, steel windows, and corrugated metal roof. It therefore retains integrity of *materials*.

Workmanship

The building retains the physical evidence of mid- to late-20th century construction techniques. This includes concrete block construction, metal support posts, and corrugated metal siding and roofing, completed during its period of significance. The building therefore retains integrity of *workmanship*.

Feeling

The building retains integrity of *location, design, setting, materials, and workmanship*. It therefore retains the significant physical features that convey its character and express the aesthetic and historic sense of a fast food restaurant established in Cypress Park. This feeling has remained intact from its relocation to the site in 1960 and its first occupancy by King Taco in 1975, to today. It therefore retains integrity of *feeling*.

Association

The building retains integrity of *location, design, setting, materials, workmanship, and feeling*. It thus retains the essential physical features that make up its character as a restaurant in Cypress Park associated with 1970s Mexican American culinary development in the area. From the mid-1970s to today, the building has served as the home of the King Taco franchise as location #1. It therefore retains integrity of *association*.

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Primary Photographs



Main façade of 1118 Cypress Avenue, 2024. Photo by Jessamin Avalos.



Main façade of 1118 Cypress Avenue, 2024. Photo by Jessamin Avalos.

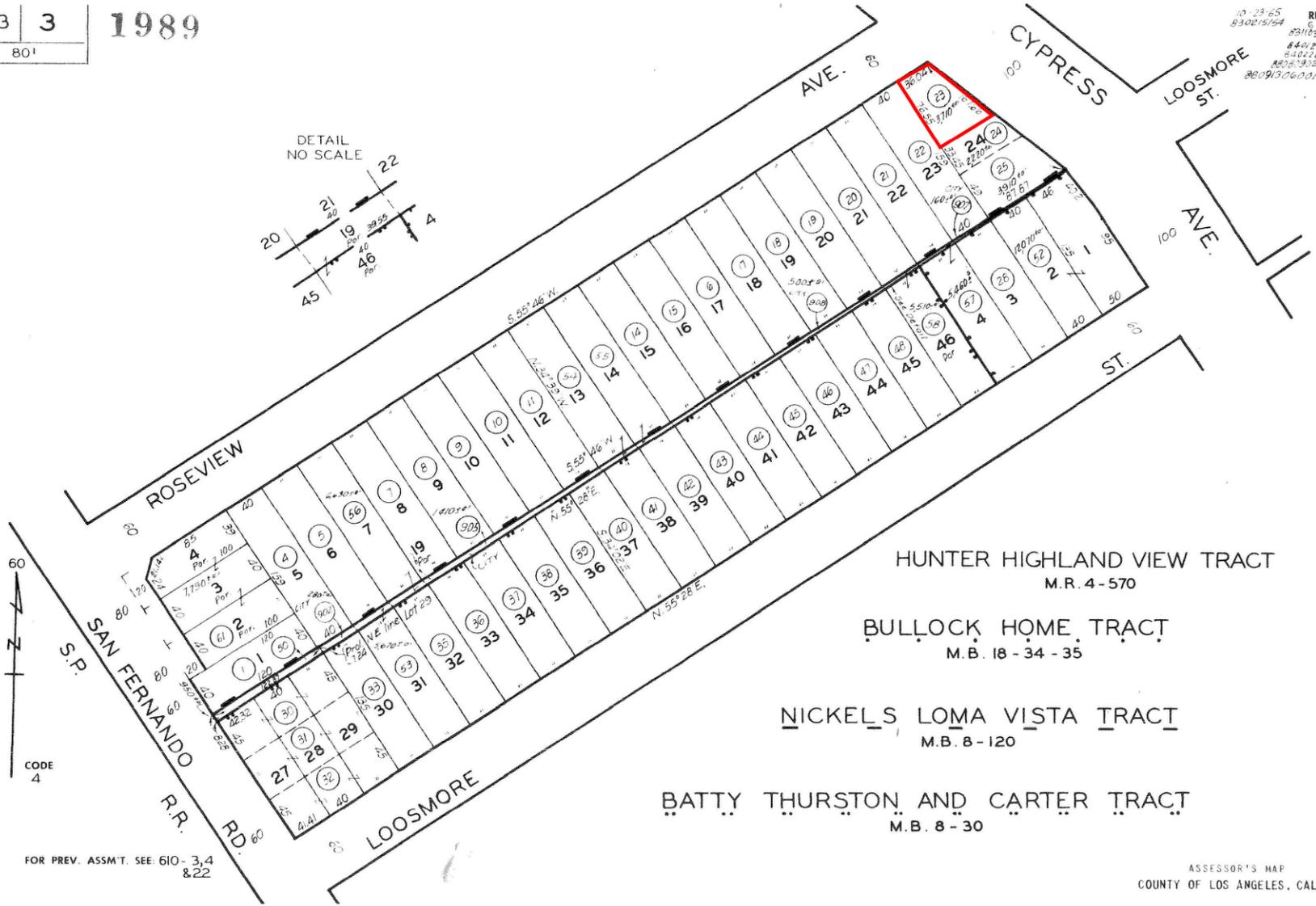
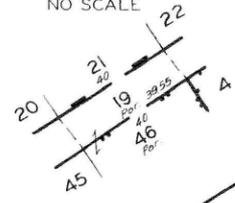
Assessor Map

5453 | 3 | 1989

SCALE 1" = 80'

10-23-65 REVISED
 8302/1554 6/1/64
 831023/1-62
 840125/05-64
 851028/07-64
 860130/09-64
 880913/06/01/01

DETAIL
 NO SCALE



HUNTER HIGHLAND VIEW TRACT
 M.R. 4-570

BULLOCK HOME TRACT
 M.B. 18-34-35

NICKEL'S LOMA VISTA TRACT
 M.B. 8-120

BATTY THURSTON AND CARTER TRACT
 M.B. 8-30



FOR PREV. ASSM'T. SEE: 610-3,4
 822

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

Newspapers

(Valley Times 84361)
NOTICE OF INTENTION TO SELL
NOTICE IS HEREBY GIVEN pursuant to the provisions of Sections 3440 and 3440.1 of the Civil Code of the State of California, that Nicholas A. Adraktis, Vendor, of 6427 Lankershim Boulevard, North Hollywood, California, intends to sell to Sally Rubens, Vendee, of 13506 Gilmore Street, Van Nuys, California, all that certain personal property consisting generally of all stock in trade, fixtures, equipment and good will of a certain Restaurant business known as YUKON FREEZE, located at 6427 Lankershim Boulevard, in the City of North Hollywood, California, and that the purchase price thereof will be paid at 10 o'clock a.m. on the 23rd day of April, 1954, at Continental Escrow Co., 12754 Ventura Boulevard, in the City of Studio City, County of Los Angeles, State of California.
Dated April 7, 1954.
NICHOLAS A. ADRAKTIS,
Vendor.
CONTINENTAL ESCROW CO.,
12754 Ventura Boulevard,
Studio City, California.
Escrow No. 2-325.
Pub. April 15, 1954.

"Notice of Intent to Sell," *Valley Times*, April 15, 1954.

For a Quick Meal or Snack . . .
DON'T COOK — TAKE HOME
Bigga-Burger and French Fries
Shrimp Basket • Fish and Chips
Pastrami Dips • Delicious Dogs
Delicious Thick Shakes or Malts
On the Way Home Just Stop at
SALLY'S
PLENTY OF FREE PARKING
6427 LANKERSHIM BLVD., N. H.
(Just North of Victory and Lankershim)

Advertisement, *Valley Times*, May 15, 1954, 21.

Issue Licenses to Businesses New in Valley

New business concerns in the Valley according to licenses issued by the City Clerk's office are listed by classifications.

Retail: Edith and John Alderrou, 18517 Ventura Blvd.; Lena and Louis Lupo, 19545 Ventura Blvd.; Loretta Rudnick Howard and Ronald R. Howard, 21936 Ventura Blvd.; Rodney W. Krone, 8658 Yolanda Ave; Smaldone Enterprises Inc., 6400 Laurel Canyon Blvd.; Alex and Lawrence Folb, 18323 Sherman Way; M. Forman Pottery and Gift Shop, 19433 Ventura Blvd.

Annabelle Denell, 10217 Sunland Blvd.; Guyton C. Schlotzhauer, 16036 Blythe St.; Kenneth A. Mann, 12991 Van Nuys Blvd.; Benjamin and Lillian Penn, 17735 Sherman Way; Harold and Edith Smith, 13230 Burbank Blvd; Forest F. and Ruth L. Morris, 12931 Sherman Way; Charles D. Mendoza, 4810 Tujunga Ave.; Donald A. Steinberg, 13320 Riverside Drive.

Issue Licenses to Businesses New in Valley,"
Van Nuys News, July 7, 1957, 34.

WINDY'S

FOR THE BEST IN
HOME COOKED LUNCHES

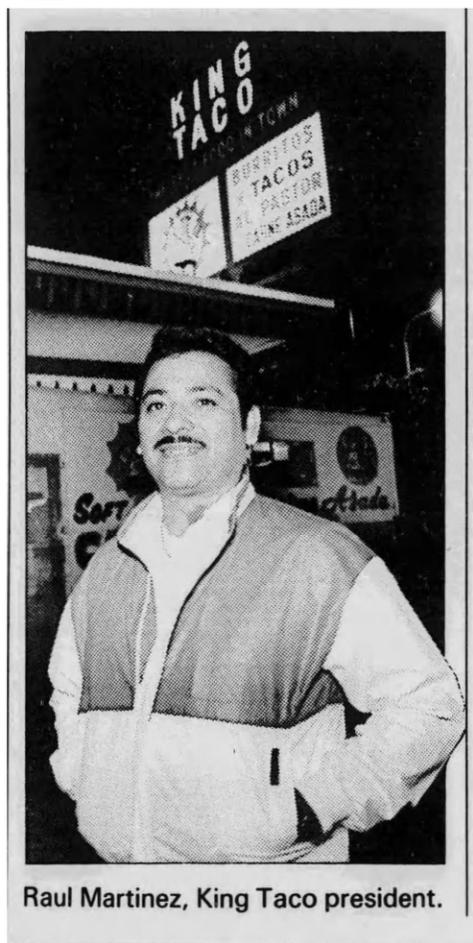
Special this week
Dutch Treat Sandwich 60¢

Burgers - Malts - Dips - Pastrami

OPEN 9 A. M. TILL 10 P. M.

1118 CYPRESS AVE.

Advertisement, *Lincoln Heights Bulletin News*, February 23, 1961, 21.



Raul Martinez, King Taco president.

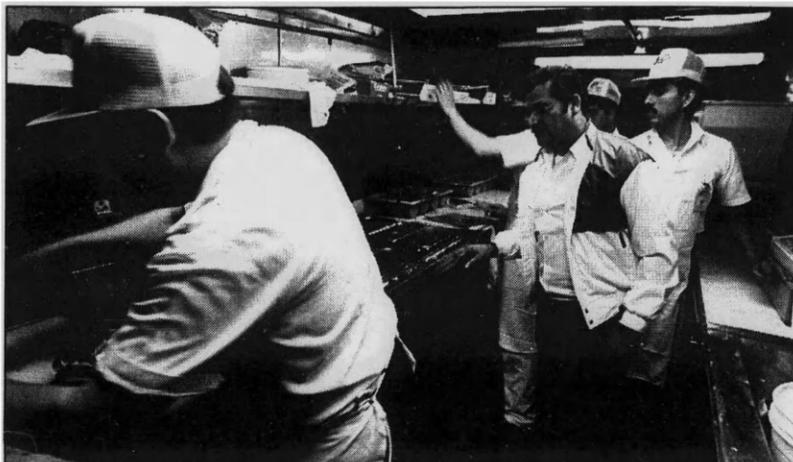
"King: Restaurateur Started from Truck," *Los Angeles Times*, November 16, 1987, 46.

Que susto nos dieron . . .

Y no precisamente por feos sino por que pensamos que ya se habian retirado del lugar; nos referimos a King Taco un lugar que estaba instalado en la esquina de las calles Tercera y Ford en el Este de Los Angeles en donde a decir verdad hacen uno tacos de cabeza, carne asada y otras cosa muy sabrosos. De repente se nos perdieron de vista tiraron el restaurante y francamente nos asustamos pero, aqui esta el gran pero, hace unos dias conoci al Sr. Raul Martinez propietario de lugar indicado y nos aclaro la situacion: a mediados del mes de Diciembre se hara la inaguracion del nuevo local con todos los servicios y la cosa sera en grande. Aqui vemos en esta composicion fotografia de izquierda a derecha a, Rodolfo Bustos, Raul Lopez, Edwin Ayala y Andres Gonzalez, solo algunos de los varios empleados que laborar para este afamado lugar. Asi que estaremos pendientes de la inaguracion para hacerselos saber.



"Que Susto Nos Dieron...," *Eastside Journal*, October 29, 1980.



ROBERT GABRIEL / *Los Angeles Times*
Raul Martinez oversees preparation in a King Taco kitchen. "Making a taco is an art," he says.

BUSINESS

MONDAY, NOVEMBER 16, 1987

CCT/Part IV

King Taco Got
Start in Old
Ice Cream VanBy JESUS SANCHEZ,
Times Staff Writer

His friends believed that Raul O. Martinez had lost his mind. Martinez had a plan to sell soft-shell tacos out of a renovated ice cream truck on the streets of East Los Angeles.

"How will you sell those kinds of tacos?" he was asked. Despite the skepticism, Martinez, his wife and father at his side, parked the truck next to an East Los Angeles bar on a summer night in 1974.

Martinez sold \$70 worth of tacos that first night and soon afterward was selling \$150 an evening. Six months later, he opened the first King Taco restaurant.

This year, Martinez's King Taco Restaurants Inc. will post about \$10 million in sales. The East Los Angeles company boasts three "taco trucks"—including a \$100,000, 40-foot trailer—and 10 taco stands and restaurants. Martinez is preparing to expand the chain beyond its East and Central Los Angeles stronghold to the rest of Southern California and the state.

"They told me I was crazy," said Martinez, 46, sitting in King Taco's large conference and training room outfitted with a refrigerator, television monitors and videocassette recorders. "But... here I am."

The company Martinez has built is one that takes every opportunity to promote its main product. A mural inside the chain's largest restaurants details the history of the taco. Need to call the main office? Dial 26-TACOS.

Martinez, a Mexican immigrant who has held jobs as a Mexico City traffic cop and Los Angeles-area dishwasher, ticks taco making very seriously and scoffs at the idea that anybody can make a taco. Please see KING, Page 2



Raul Martinez, King Taco president.



Photos by ROBERT GABRIEL / Los Angeles Times

TACO TRUCKS PUT ASPIRING
IMMIGRANTS ON WHEELS

By JESUS SANCHEZ, Times Staff Writer

There is no mistaking what Francisco Galvez sells. Painted across the front of his catering truck, in big red letters, is the word TACOS, and that says it all.

Every weekend evening, Friday through Monday, Galvez and his wife Elvia serve up steaming soft tacos to the mostly Latino patrons of a neighborhood nightclub on Lankershim Boulevard in North Hollywood. On a good night, Galvez's Tacos don Paco rings up \$300 in sales. It's the couple's only source of income—a disability prevents Galvez from holding a full-time job.

"You're not going to get rich," said Galvez, 38, a Mexican immigrant who has been selling tacos out of the truck for the past year. "But you can maintain a comfortable life." And besides, he said, "There's always food around."

They are known as taco trucks, taco wagons and taco taxis. They are catering trucks, typically secondhand, whose owners work late into the night selling Mexican food primarily to the Los Angeles area's growing Latino population. The taco trucks have managed to survive and even grow in the highly competitive catering truck business, but owners worry that the future may not be as bright.

Unheard of in Mexico and other Latin American countries, taco trucks are a Los Angeles phenomenon—an example of how the area's immigrant groups have adapted to a society that prizes the automobile and mobility. There are also catering trucks that sell to other Los Angeles immigrant groups—from Armenians to Vietnamese—but taco trucks are by far the

predominant variety.

Of course, one need not seek out a taco truck to buy Mexican food. Tacos and burritos often share top billing with hamburgers and hot dogs on the menus of the estimated 4,300 catering trucks registered in Los Angeles County.

But "when you're serving a crowd that is sometimes 95% Latino, you can't expect to get by on cheeseburgers and lasagna," said Bob Bradbury, owner of Courtesy Catering, a Sunland commissary where catering trucks load up on supplies, including such popular Mexican food items as

refried beans, carnitas (fried pork) and beef skirt.

Apparently, the owners of the estimated 200 to 500 taco trucks in the area find they can do without the burgers and potato chips and, instead, concentrate on tacos, many times filled with *sesos* (brains), *cabeza* (head) or *lengua* (tongue).

"This is a good business—people love tacos," said Ernesto Sanchez, 48, who sells an average of 300 tacos a day from his truck parked behind a supermarket in East Los Angeles. Like many other truck operators, Sanchez left behind a low-paying job in a restaurant to start his own business.

The taco trucks' customers range from recent Mexican immigrants wearing cowboy hats and worn leather boots to preppy Pasadena teen-agers. On a chilly evening, customers eagerly reached for the warm, palm-sized tortillas served on paper plates "for here" or wrapped in aluminum foil "to go." Clouds of steam carry the scent of onions, cilantro and cooked meat.

The trucks can be found almost anywhere in the Los Angeles area, but they tend to congregate in heavily Latino areas, said Alfonso Medina, a senior sanitarian with the Los Angeles County Health Department. "You'll find them in Van Nuys, Pacoima, Florence, Huntington Park, Wilmington and anywhere down Brooklyn Avenue [in East Los Angeles]."

Unlike traditional catering trucks that sell food to workers at factories or construction sites during the day, taco trucks stay put at choice spots—paying up to \$200 a month for space near bars, corner

Please see TACOS, Page 2



Above, one of the many taco trucks doing business in Los Angeles; below, vendor carves meat for taco.

L.A. County
Halts Securities
Loan ProgramPooled Fund Had Profited,
but Exposure After Oct. 19
Crash Worried TreasurerBy VICTOR F. ZONANA,
Times Staff Writer

SAN FRANCISCO—Los Angeles County, alerted to the dangers of one of its more esoteric money-making practices by last month's stock market panic and crash, is suspending the program.

The Times has learned that the county treasurer has halted at least temporarily a controversial, billion-dollar securities-lending program that was started last year. The program was designed to boost income on the treasurer's pooled fund, a short-term account that contains money earmarked for schools, roads and other county expenditures.

"The volatility of the markets was such that we did not want to have an exposure," said Sandra Tracey, the county's treasurer and tax collector, in an interview. "For the past two weeks, we have been unwinding our positions and instructing our agent, the Bank of America, to refrain from making further loans of securities."

Added George W. Jeffries, the county's chief investment officer: "On the heels of Black Monday, we thought it prudent to reassess."

The decision applies only to the \$4 billion in the county's pooled fund, which invests in such short-term instruments as U.S. Treasury bills, Treasury notes and bank certificates of deposit.

The county's \$7.8 billion employee pension fund, which invests in stocks, bonds

Please see COUNTY, Page 4

SFSP's Hot Asset—
Prime Real Estate—
Is Lure for SuitorsBy CHRIS KRAUL,
San Diego County Business Editor

SAN DIEGO—Workers building the Atchison Topeka & Santa Fe railway across Kansas in December, 1873, labored furiously, putting down as much as four miles of track a day in order to reach the Colorado border by the end of the year.

Meeting the deadline was required if the railroad was to receive a federal grant of hundreds of thousands of acres

bordering the new line. That same overarching interest in real estate is now luring Henley Group and Olympia & York in their efforts to take over Santa Fe Southern Pacific. SFSP's best-known businesses—the Atchison, Topeka and Santa Fe and Southern Pacific railroads—apparently are of secondary interest to the suitors.

What Henley and Olympia & York have their eyes on are some 3 million acres owned by SFSP in 14 states. About 1.3 million acres of those holdings are in California, making SFSP the Golden State's

Please see ASSETS, Page 8



ROBERT GABRIEL / Los Angeles Times

Raul Martinez oversees preparation in a King Taco kitchen. "Making a taco is an art," he says.

KING: Restaurateur Started From Truck

Continued from Page 1

"Making a taco is an art," Martinez claims.

While that may be debatable, there is no debating the loyalty of King Taco's patrons, 80% of whom are Latino.

"These are the ultimate Mexican-style tacos," said Juan Camaney, 23, who visits King Taco No. 2—the chain's largest restaurant on Third Street in East Los Angeles—at least twice a week. "And they make salsa like you wouldn't believe."

King Taco No. 2 is the crown jewel in the King Taco empire. Open 22 hours a day, the restaurant—helped out by a King Taco catering truck on busy nights—serves 50,000 85-cent tacos a week during peak summer months. Industry executives estimate that the restaurant rings up an estimated \$4 million in annual sales.

The King Taco operation caught the attention of managers at Boys Markets, which invited the company to open an outlet in its new Lynwood store, geared to a primarily Latino clientele. If all goes well, Boys Markets might make room for King Taco outlets in its other supermarkets.

"They're running an excellent

operation," said Peter J. Sodini, president of the supermarket chain. The large crowds of customers that gather at King Taco No. 2 "say a lot about how the product and service are perceived in the community," he said.

Martinez runs King Taco and its 220 employees from a cluster of buildings that occupy nearly an entire city block in a shabby industrial section of East Los Angeles. A large parking lot is home to the King Taco trucks (The first taco truck was destroyed a few years ago after a propane gas tank exploded). The prime parking space, however, is occupied by Martinez's gold-toned Mercedes 450 SL.

Uniformity Key

A large warehouse is being converted into a giant central kitchen, where batches of meat, rice, beans and salsa (made according to Martinez's secret recipe) will be prepared and trucked out to future King Taco franchises. Final preparation and cooking will take place at the restaurants themselves.

The central kitchen will ensure that a taco in East Los Angeles tastes the same as one sold in Huntington Park. Martinez notes that uniformity is the key to the

franchise food game. "If you eat a hamburger at a Jack-in-the-Box in Los Angeles or in Las Vegas, it tastes the same."

Uniformity among the chain's outlets is what King Taco needs if it is to continue to grow, says Humberto J. Galvez, who founded the El Pollo Loco chain now owned by Denny's Inc. "The main store is a gold mine," he said. "But they need more uniformity, more professionalism."

Looking to the future, Martinez plans to reach out to Latinos in the suburbs—a restaurant in El Monte will open early next year—and possibly expand northward into San Jose. He eagerly shows a visitor blueprints of more elaborate restaurants, complete with arches, tile roofs and heavy beams. There are even plans to add salad bars to appeal to health-conscious consumers.

Although Martinez owes his success to tacos, he enjoys eating other foods such as Italian and Thai dishes. But he does not get many chances to do so.

After a recent meeting with his accountant, for instance, Martinez asked the man what he would like for lunch. His reply: "Let's go for some taquitos."

NYSE Clerks Agree to Talk; Strike Ends

NEW YORK (AP)—A strike by 1,100 clerical workers at the New York Stock Exchange ended Friday after their union agreed to continue contract talks with the help of a federal mediator.

Supervisory personnel had taken over the jobs usually done by floor reporters, clerks, secretaries and maintenance workers, who began the strike Tuesday. Improvement in pensions was a key issue.

Patrick Hart, a mediator with the Federal Mediation and Conciliation Service, told a news conference that he met with representatives of the exchange and of Local 153 of the Office and Professional Employees International Union on Friday morning.

"They have agreed to accept a mediator's proposal to meet next Monday . . . with the return to work of striking employees this morning," he said.

He added that neither side agreed to binding arbitration, although the union said there would be no further job actions and the exchange agreed not to lock out employees even though no contract is in effect.

Both parties also agreed not to discuss the talks with reporters.

"I made this proposal in the interests of the national economy, the employers, the employees and the investing public," Hart said, who became involved in the labor dispute three days before the contract expired on Oct. 31.

NYSE officials said trading had proceeded smoothly despite the strike.

Richard Torrenzano, a vice president of the exchange, said the number of employees showing up for work had increased steadily since the strike began.

Michael Goodwin, the union's secretary-treasurer, has said the union is seeking a pension of half pay at age 65, while the exchange has offered to move retirement up to age 62 and improve early retirement incentives. Under the previous contract, he said, a worker earning \$33,700 a year who retires at age 65 after 35 years of service would receive a pension of \$11,700.

Try Our Full Service Restaurant In The City Of Maywood



King Taco

RESTAURANTS

AUTHENTIC MEXICAN FOOD

OUR SPECIALTIES INCLUDE:

- Sopa de Medula
- Cosido de Res
- Camarones al Mojo de Ajo
- Pozole
- Pollo en Mole
- Menudo
- Carne Asada a la Tampiquena
- Lengua a la Veracruzana
- Tacos, Tortas, Tostadas, Quesadillas, Sopes, etc.

FULL BAR & BANQUET ROOM

Mariachi Music
Fri., Sat. & Sun. 7 pm-2 am
5729 Atlantic blvd.
(213) 560-1244



KING TACO NO. 1
1118 Cypress Ave., Los Angeles
213 223-2595 Horas: 8 a.m. Medianoche
Viernes, Sabado, Domingo hasta 2 a.m.

KING TACO NO. 2
4504 E. 3rd Street, Los Angeles
213 264-4067
24 HORAS

KING TACO NO. 3
942 N. Broadway, Los Angeles
213 687-0965
Horas: 8:30 a.m.-8:00 p.m.

KING TACO NO. 5
1104 S. Hoover, Los Angeles
213 738-9197
Horas: 9:00 a.m. Medianoche
Viernes, Sabado, Domingo hasta 3 a.m.

KING TACO NO. 6
1951 S. San Pedro St., Los Angeles
213 747-3176 Horas: 8:30 a.m.-1 a.m.
Viernes, Sabado, Domingo hasta 3 a.m.

KING TACO NO. 7
317 S. Broadway, Los Angeles
213 621-2410 Horas: 8:30 a.m.-6 p.m.
Inside Central Market

KING TACO NO. 8
2904 N. Broadway, Los Angeles
213 222-8500
Horas: 7:00 a.m. Medianoche
Viernes, Sabado, Domingo hasta 2 a.m.

PANADERIA: Pan dulce, Tamales, Tortillas, Carnitas, Masa y Mas...
Horas: 7:00 a.m.-10 p.m.

KING TACO NO. 4
4846 S. Eastern Ave.
City of Commerce
213-868-0047

KING TACO NO. 9
2400 Brooklyn Ave., Los Angeles
213 264-3940
24 Horas

KING TACO NO. 10
2020 W. Pico Blvd., Los Angeles
213 384-8115 Horas: 8:30 a.m.-1 a.m.
Viernes, Sabado, Domingo hasta 2 a.m.

KING TACO NO. 11
10420 Garvey Ave., El Monte
1-(818) 448-5150 Horas: 8:30 Medianoche
Viernes, Sabado, Domingo hasta 3 a.m.

KING TACO NO. 14
4400 E. Stauson Ave.,
Maywood, CA
Inside Viva Market
PH. 560-7865

KING TACO NO. 16
11245 Long Beach Blvd., Lynwood, CA
Inside Viva Market
PH. 631-6977

FEBRUARY 23-MARCH 1, 1990 LA WEEKLY 49

Advertisement, LA Weekly, March 1, 1990, 49.

SurveyLA
Latino Los Angeles Historic Context Statement
City of Los Angeles
Department of City Planning
Office of Historic Resources

September 15, 2015

Prepared by:



and

Becky Nicolaides

Theme 1 – Commercial Identity, 1910 - 1980

Throughout much of the twentieth century, trends in the development of Latino-owned businesses in Los Angeles followed settlement patterns and trends in population growth. As populations in particular areas of the city increased, the demand for goods and services also increased, and entrepreneurial Latinos established businesses to meet the rising demand. Businesses ranged from small to large, though most were small and family-owned. Some served basic needs, while others provided entertainment. Typical businesses included bakeries, *tortillerias* (tortilla factories), barbershops, billiard halls, pharmacies, movie houses, restaurants, dance halls, hotels, printing shops, funeral homes, money transfer agencies, and auto repair shops.⁸³ After World War II, there was a steady rise in Latino businesses as a result of increased access to capital and the G.I. Bill. During the 1960s and 1970s, some Latino businesses expanded by broadening their markets or diversifying their services.

The first Latino population boom in twentieth-century California occurred in the 1910s when emigration from Mexico increased amidst political unrest and poor economic conditions. Many immigrants from this period worked in agriculture or on railroads. Because the work in the fields and along the tracks was temporary, seasonal, and low paid, it did not lead to permanent residential settlement for workers in rural areas. In search of steady work and better pay, many immigrants relocated to urban centers, such as Los Angeles in the 1920s, joining Mexican Americans who had been living in the city for generations.⁸⁴



*There was a concentration of Latino-owned businesses on North Main Street during the 1920s.
(Los Angeles Public Library)*

Mexican immigrants tended to settle in Downtown, Boyle Heights, and Belvedere (outside the L.A. City limits). The Latino populations in these areas grew over time, and people began to establish homes and businesses. The businesses served the needs of the community and often engaged in trade with Mexico in order to offer goods not available in the general market place.⁸⁵ A look at the businesses in the North Main Street district of Downtown at the time provides a good understanding of Latino commerce during the period. Music store Repertorio

⁸³ Geraldo L. Cadava, "Entrepreneurs from the Beginning: Latino Business and Commerce since the 16th Century," in *American Latinos and the Making of the United States: A Theme Study*, (Washington, D.C.: National Park Service, 2013), 220-221.

⁸⁴ *Ibid.*

⁸⁵ *Ibid.*

Musical Mexicana, founded by Mauricio Calderón around 1920, was the center of the Latino music trade in the city.⁸⁶ La Ciudad de Mexico, a department store, offered shoppers “everything from clothing to chile to milk to lunch boxes.”⁸⁷ Further down the street, Farmacia Hidalgo offered medicine, traditional Mexican remedies, and other common drugstore sundries, like Mexican sodas and ice cream.⁸⁸



Latino-owned businesses on Olvera Street during the 1930s included import stores and Mexican restaurants. (Los Angeles Public Library)

Whether they offered basic goods, entertainment, or professional services, Latino businesses in the 1920s rarely engaged in commerce outside of the barrio.⁸⁹ Rather, most were insular and reflected the racially and ethnically segregated nature of Los Angeles at the time. Many businesses were established along major corridors or at intersections within barrio limits, forming commercial districts, such as the one that developed along East 1st Street, immediately west of the Los Angeles River and east of the Plaza.⁹⁰ While several Latino businesses existed along North Main Street and in the Plaza area in the 1920s and 1930s, rents along the railroad tracks, which followed the path of the Los Angeles River, were cheaper which made it easier for entrepreneurs to start new businesses. The proprietors of these

businesses often lived nearby, making the railroad barrio the area with the greatest proportion of white-collar Latino workers in the city.⁹¹

Latino business stagnated during the Depression, along with the rest of the Los Angeles economy. Some survived, many did not, and repatriation undoubtedly had a negative effect. It was during this period of economic strife that Olvera Street was transformed into a Mexican marketplace oriented toward tourists. The transformation of Olvera Street began in 1926 when Christine Sterling learned of a plan to demolish the Avila Adobe, the oldest existing home in the city. Sterling quickly found that renovating the adobe would be only the first step in attracting tourists to the Plaza area. Lured to Los Angeles by promotional literature that idealized California's past, she imagined Olvera Street as a place to experience “the romance of old Mexico.” With the support of Harry

⁸⁶ Sánchez, *Becoming Mexican American*, 182.

⁸⁷ Douglas Monroy, “Making Mexico in Los Angeles,” in *Metropolis in the Making: Los Angeles in the 1920s*, eds. Tom Sifton and William Deverell (Los Angeles, CA: University of California Press, 2006), 165.

⁸⁸ *Ibid.*

⁸⁹ Cadava, 221.

⁹⁰ Sanborn Fire Insurance Map, Los Angeles 1906-Jan. 1951 vol. 14, 1921-Nov. 1949, Sheet 1417; and Los Angeles City Directories.

⁹¹ Sánchez, *Becoming Mexican American*, 196.

Chandler, publisher of the *Los Angeles Times*, she managed to have the street paved and the buildings rehabilitated. Most, but not all, of the businesses were operated by Mexican Americans. Although Olvera Street blurred the line between history and mythology, it allowed some businesses to survive during an especially bleak period for Mexican Americans.⁹²

The G.I. Bill helped to usher in a new era of Latino business after World War II. It offered veterans increased access to education, small business loans, and home ownership outside of barrios.⁹³ This increased access, along with steady population growth, resulted in a boom period for Latino businesses.⁹⁴ Returning veterans, along with second and third generation immigrants, created more businesses in the postwar period than any previous generation.⁹⁵ Rafael Vega, for instance, opened Casa Vega in 1956. He was inspired to open the Mexican restaurant by his parents who operated Café Caliente on Olvera Street. Other Latino businesses established in the 1950s include La Mascota Bakery in Boyle Heights.

As in the 1920s and 1930s, Latino businesses in the postwar period were mostly small and family-owned. The Latino population in Los Angeles continued to grow steadily, creating an increased customer base. Many new businesses continued the earlier trend of catering primarily to Latino customers. Pan American Bank, for example, was established in 1964 by Romana Acosta Bañuelos, who would later become the first Latina United States Treasurer in 1971.⁹⁶ The bank's primary mission was to serve the "under-represented and under-served consumers and small businesses of East Los Angeles."⁹⁷ Over time, the bank became a critical local business, providing loans and financial services and promoting economic growth in the area.⁹⁸

While most postwar entrepreneurs established their businesses to cater to Latino customers, some were able to expand into broader markets due to two important mid-twentieth century phenomena. First, increasing numbers of Latinos were relocating from barrios to suburbs, and second, Latino goods, especially music and food, were becoming rapidly commoditized.⁹⁹ A prime example of a Latino business from the postwar period that broadened its market and achieved great success was Sloan's Dry Cleaners & Laundry. The Latino heritage of Sloan's is largely unknown because the family surname is not Spanish. The company was founded by Edward and Vivian Sloan. Edward was born in Texas to a Canadian father and a Mexican American mother. Vivian was born in Arizona to Native American parents. Edward and Vivian moved to L.A. in 1935 and settled in Boyle Heights. Their first business was a shoe repair shop on

⁹² Jean Bruce Poole and Tevy Ball, *El Pueblo: The Heart of Los Angeles* (Los Angeles: The Getty Conservation Institute and the J. Paul Getty Museum), 44-55.

⁹³ Cadava, 222.

⁹⁴ Cadava, 223.

⁹⁵ *Ibid.*

⁹⁶ "About Pan American Bank," *Pan American Bank*, accessed April 22, 2014, <http://www.panamericanbank.us/about/>.

⁹⁷ *Ibid.*

⁹⁸ Although the bank was based in East L.A., it was an important source of capital for businesses in Los Angeles.

⁹⁹ *Ibid.*



El Salvador Café was founded in 1950, making it one of the oldest Central American businesses in L.A. (www.goodcleanliving.com)

Whittier Boulevard near Euclid Avenue.¹⁰⁰ By 1940, the business had diversified into dry cleaning.¹⁰¹ Their son, Edward Jr. continues to operate the family business, which grew to multiple locations as far east as El Monte.

Beginning in the 1970s, L.A.'s Latino population diversified significantly with an increase in immigration from Central America, particularly El Salvador and Guatemala. Pico-Union in the Westlake district became an important hub of Central American commerce. Stores, bakeries, and restaurants were some of the earliest businesses. Examples include El Salvador Café, reportedly the first Salvadoran restaurant in Los Angeles, and Café Antigua Guatemala, a Guatemalan

bakery.¹⁰² Because the practice of sending remittances to relatives in home countries was an important aspect of Central American life, banks and wire transfer services became important community businesses. One such bank was Banco Agrícola, a Salvadoran bank that established a Los Angeles branch on Vermont Avenue to facilitate transactions with El Salvador.¹⁰³

The following tables describe designated and known resources associated with the commercial development of the Latino community of Los Angeles. Eligibility Standards address a range of commercial property types.

Designated Resources

Resource Name	Location	Comments
Cielito Lindo	23 Olvera Street	This food stand has been serving Mexican food since 1934. Originally the food was cooked at the home of the owner and carried in bundles. The property is located in El Pueblo State Historic Park.

¹⁰⁰ Los Angeles City Directories, 1936 and 1938.

¹⁰¹ U.S. Census, 1940.

¹⁰² Rosamaría Segura, *Images of America: Central Americans in Los Angeles* (Charleston, SC: Arcadia Publishing, 2009), 71.

¹⁰³ *Ibid.*, 76.

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Resource Name	Location	Comments
El Paseo Inn	11 Olvera Street	El Paseo Inn restaurant was established in the 1930s and was originally located in another building on Olvera Street, W-23. In 1953, it moved to its current location at E-11, which had been occupied by Café Caliente. Original owners Mrs. Elena Pelufo and Mr. Frank Webb sold El Paseo Inn at E-11, to Andy M. Camacho. The property is located in El Pueblo State Historic Park.
La Golondrina Mexican Cafe	17 Olvera Street	La Golondrina opened as La Misión Café on South Spring Street in 1924. When the block was scheduled to be demolished for the construction of a new City Hall in 1928, the business moved to the Pelanconi House on Olvera Street. The property is located in El Pueblo State Historic Park.
La Luz del Dia	1 Olvera Street	La Luz del Dia evolved from a Mexican market with the same name that opened in 1915 at another location. The business has been at this location since 1959. The property is located in El Pueblo State Historic Park.

Known Resources

Resource Name	Location	Comments
Arturo's Fine Mexican Food	25720 S. Western Avenue	Opened in 1960, Arturo's is one of the oldest continuously operating restaurants in Harbor City. It has been a gathering place for the Latino community for more than fifty years.
Botica del Pueblo	2035 W. 7 th Street	This pharmacy has been serving the Latino community in Westlake since the late 1970s. Henry Albert Hernandez now runs the family business.

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Resource Name	Location	Comments
Candela's Guitars	2724 E. Cesar Chavez Avenue	This guitar shop is one of the leading makers of handcrafted guitars for classical, flamenco, and mariachi music. One of their guitars is on display at the Smithsonian.
Casa Vega	13301 Ventura Boulevard	Opened in 1956, Casa Vega is the oldest Mexican restaurant in Sherman Oaks. The original owner, Rafael Vega was inspired to open the restaurant by his parents who operated Café Caliente on Olvera Street.
Casita del Campo	1920 Hyperion Avenue	Casita del Campo was established in 1963 by Rudy del Campo, a professional dancer best known for his role in the film version of <i>Westside Story</i> .
El Cholo	1121 S. Western Avenue The building at this location has been expanded and remodeled.	El Cholo is the oldest Mexican restaurant in L.A. It opened in 1923 as the Sonora Cafe on Broadway. The daughter of the owners opened another El Cholo on Western Avenue in 1927.
El Mercado de Los Angeles	3425 E. 1 st Street	Built in 1968, El Mercado is a Mexican-style indoor marketplace that provides clothing, ingredients, and cultural items imported from Mexico that are difficult to find elsewhere. On the top level, mariachi groups provide music and folklore for diners and social gatherings.
El Piojito	2104 W. 7 th Street	This discount department store has been serving the Latino community in Westlake since the late 1970s.

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Resource Name	Location	Comments
El Tepeyac Café	812 N. Evergreen Avenue	This restaurant has been an institution in Boyle Heights for over half a century. Originally called El Tupinamba Café, the restaurant was founded in 1942 in downtown Los Angeles. Then it moved to Lincoln Heights where it was called La Villa Café. The restaurant has been at this location since 1952.
Felipe Bagües Mortuary	4221 E. Cesar Chavez Avenue (East L.A. 1932-2014) 1936 E. 1st Street (second location 1956-2014)	Bagües and Sons Mortuary opened in 1928 in an old burlap factory. Felipe and Lucy Bagües started the business, which catered to the Latino community. In 1932, the mortuary moved to Brooklyn Avenue. Manuel Bagües took over the family business, which closed in 2014.
King Taco	1118 Cypress Avenue	Founded in 1974, King Taco began its operation from a converted ice cream truck and now has twenty restaurants. The original and oldest location is in Cypress Park.
La Mascota Bakery	2715 E. Whittier Boulevard	This is the oldest Mexican bakery in Boyle Heights. Established in 1952, according to the owners, but the building was constructed in 1959.
La Cabaña	738 Rose Avenue	This is the oldest Mexican restaurant in Venice. The Haro family opened it in 1963.
Los Cinco Puntos	3300 E. Cesar Chavez Boulevard	This restaurant/meat market has been a Boyle Heights institution for over fifty years. Vincent and Connie Sotelo opened at this location in 1967.
La Favorita Bakery	2301 E. 4 th Street	Jorge Beltran and his father opened this bakery in 1971.
Sloan's Dry Cleaners & Laundry	3001 N. Main Street	Edward and Vivian Sloan incorporated this business in 1951. By 1956, they had stores all over Los Angeles.

Theme: Commercial Identity

Summary Statement of

Significance:

A resource evaluated under this theme may be significant in the areas of commerce, ethnic heritage, and/or social history for its association with the Latino community. Latino-owned businesses document the settlement patterns of different segments of the population and were often popular meeting places.

Period of Significance:

1910 - 1980

Period of Significance

Justification:

The period of significance begins in 1910, the earliest extant examples of Latino-owned businesses date from the first decade of the twentieth century. 1980 is the end date for SurveyLA and may be extended as part of future survey work.

Geographic Locations:

Throughout Los Angeles, but with the highest concentration in the areas between Westlake and Boyle Heights

Area(s) of Significance:

Commerce, Ethnic Heritage, Social History

Criteria:

NR: A CR: 1 Local: 1

Associated Property Types:

Commercial – Retail Building, Restaurant, and Market

Property Type Description:

Property types under this theme include a variety of commercial businesses, such as restaurants, markets and retail stores.

Property Type Significance:

Properties significant under this theme played an important role in the commercial development of the Latino community in Los Angeles.

Eligibility Standards:

- Is associated with a Latino business that made important contributions to commercial growth and development
- Was the founding location of, or the long-term location of, a Latino business significant in commercial history

Character-Defining/Associative Features:

- For National Register, properties associated with events that date from the last 50 years must possess exceptional importance

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- Retains most of the essential character-defining features from the period of significance
- Was the founding location of a business significant in Latino commercial history
- Was the long-term location of a business significant in Latino commercial history
- May have particular significance for its association with a Latino neighborhood or community in Los Angeles
- May be associated with a business/corporation that has gained regional or national importance

Integrity Considerations:

- Should retain integrity of Location, Design, Feeling, Materials, and Association from the period of significance
- Integrity is based on the period during which the significant business occupied the property
- Setting may have changed

Building Permit Table

YEAR	PERMIT NO.	WORK PERFORMED	ADDRESS	OWNER/ OCCUPANT	ARCHITECT/ CONTRACTOR	USE
1948	VN13412	New one-story 20' x 20' commercial building of steel sheets and glass	6427 Lankershim Boulevard	L.C. Thomas	California Con. Steel	Ice Cream Store
1955	LA25937	Move a hot dog stand from 6427 Lankershim Blvd. to 4810 Tujunga Avenue	4810 Tujunga Avenue	Charles and Nellie Mendoza	North Hollywood Movers	Hot Dog Stand
1960	LA54134	Move 24' x 24' sandwich stand from 4810 Tujunga Avenue to 1118 Cypress Avenue	1118 Cypress Avenue	Ann S. Davis	None listed	Sandwich Stand
1976	LA23114	New 15' x 20' addition	1118 Cypress Avenue	Ravi Martinez	Solar Company	Hamburger Stand
1976	LA23753	Change of plans and size of addition (18' x 20')	1118 Cypress Avenue	Ravi Martinez	Solar Company	Take-out Stand
1978	LA63464	Add 11' x 24' aluminum awning addition	1118 Cypress Avenue	Raul Martinez	Solar Company	Coffee Shop
1979	LA78650	Add 15' x 22' aluminum awning addition	1118 Cypress Avenue	Raul Martinez	Solar Company	Coffee Shop
1988	LA11752	New pole sign	1118 Cypress Avenue	King Taco	Luminous Neon Lighting	Commercial Building
1988	LA16394	Demolish existing roof sign	1118 Cypress Avenue	King Taco	Luminous Neon Lighting	Commercial Building

Construction Chronology Map



1

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

Form B-1-2001-12-26
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. The West 130' of the East 135' of Lot #36 & The North 14'
of the West 130' of Lot #37

Tract 6843

Location of Building 6427 Lankershim Blvd. Approved by
(House Number and Street) City Engineer

Between what cross streets S.W. Cor. Calhoun St. Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Five Crown Bed Families Rooms 1
(Store, Dwelling, Apartment House, Hotel, or other purpose)
2. Owner L. C. Thomas Phone _____
(Print Name)
3. Owner's address 926 N. Citrus Ave - P.O. Hollywood
4. Certificated Architect _____ State License No. _____ Phone _____
5. Licensed Engineer Carl Carpenter State License No. 6964 Phone CA-21131
6. Contractor Calif. Home Loans, Steel Supply State License No. 17477 Phone CA-21131
7. Contractor's address 1670 N. Spring St. L.A. 45

8. VALUATION OF PROPOSED WORK \$4000
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

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

10. Size of new building 20 x 20 No. Stories 1 Height to highest point 14 Size lot 60 x 130

11. Material Exterior Walls Steel Sheet & Glass Type of Roofing Shingled

12. Buildings and similar structures
- (a) Footing: Width _____ Depth in Ground _____ Width of Wall _____
 - (b) Size of Studs _____ Material of Floor _____
 - (c) Size of Floor Joists 2x10 Size of Rafters _____

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

Sign here Carl Carpenter By Carl Carpenter
(Owner or Authorizing Agent)

Plans, Specifications and other data must be filed.

VAN NUYS DISTRICT FOR DEPARTMENT USE ONLY							
DATE - PLAN CHECKING		REINFORCED CONCRETE		FEES		Bldg. Per. <u>15.00</u>	
Date: _____		Blk. _____		Cert. of Occupancy _____		Total <u>15.00</u>	
Receipt No. <u>1312</u>		Tons of Reinforcing Steel _____					
Valuation \$ <u>4000</u>							
Fee Paid \$ <u>7.50</u>							
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Area	Per. rear alley	Clear
<u>IV</u>	<u>5</u>		Corner Lot	<u>Corner Lot Keyed</u>	<u>60 x 130</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PERMIT No. <u>13112</u>		Plans and Specifications checked		Zone	Fire District	District Map No. <u>7451</u>	
		Corrections Furnished <u>BW Returns</u>		Bldg. Line	Street Widening		
PLANS		Plans, Specifications and Application rechecked and approved		Application checked and approved		Stamp here when Permit is issued	
		<u>BW Returns</u>		<u>BW Returns</u>		SEP - 820	
		For Plans See _____		Clerk _____			
		Final work _____		Inspection _____		Inspector _____	
				SPRINKLER _____			
				Specified - Equipped _____			
				Valuation - Included _____			

RE: 13112

APPROVED

DATE

DEPARTMENT OF HEALTH

Bureau of Housing & Sanitation

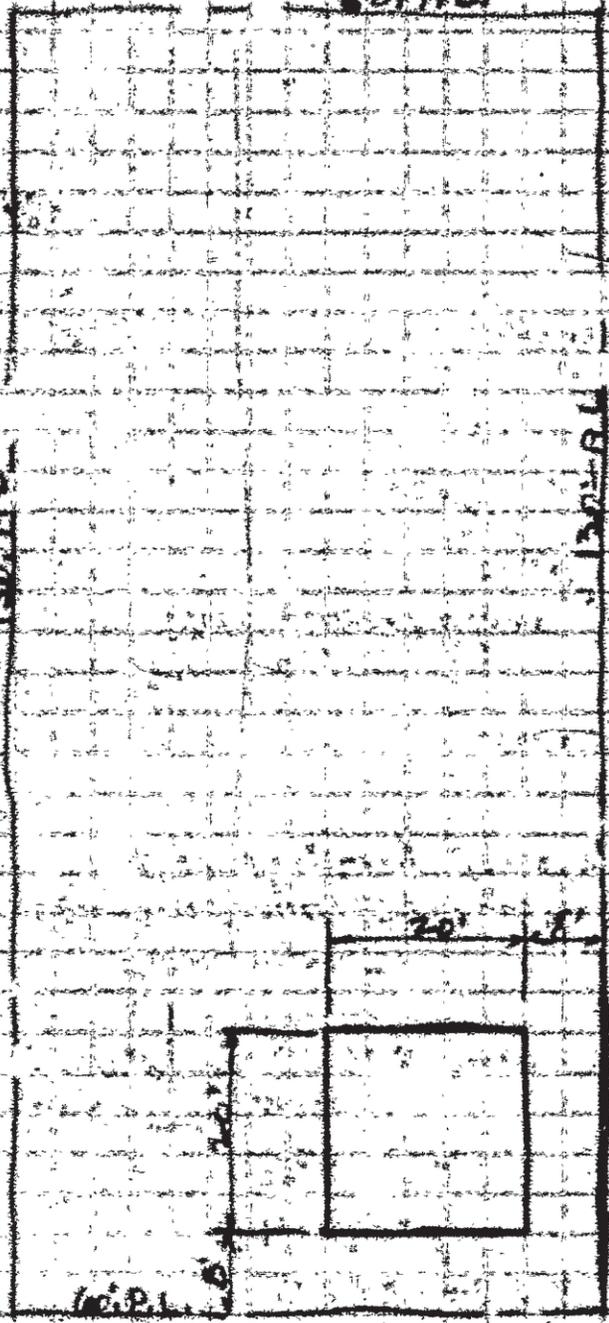
VAN NUYS BRANCH

BY

[Signature]

60 P.L.

N



L. A. ... B.N.

1

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

Form B-1-1944-1-45
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. W 130' of the E 135' Lot 36, N 14' of the W 120' of E 135' of Lot 37.
Tract 6843

Location of Building 6427 Lankester Avenue
(House Number and Street) Approved by City Engineer

Between what cross streets at Gilmore, SW corner
USE INK OR INDELIBLE PENCIL

- Purpose of building PARKING LOT Families Nine Rooms NONE
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Owner L. L. THOMAS Phone 2110044
(Print Name)
- Owner's address 6427 LANKESTER BLVD. No. Hollywood
- Certificated Architect NONE State License No. Phone
- Licensed Engineer NONE State License No. Phone
- Contractor K. G. GALT State License No. 74836 Phone
- Contractor's address 11803 Gilmore St. N. Hollywood

8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon NONE

9. State how many buildings NOW on lot and give use of each. STORE ICE CREAM
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building PARKING LOT No. Stories Height to highest point Size lot 60 x 130
11. Material Exterior Walls Type of Roofing

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

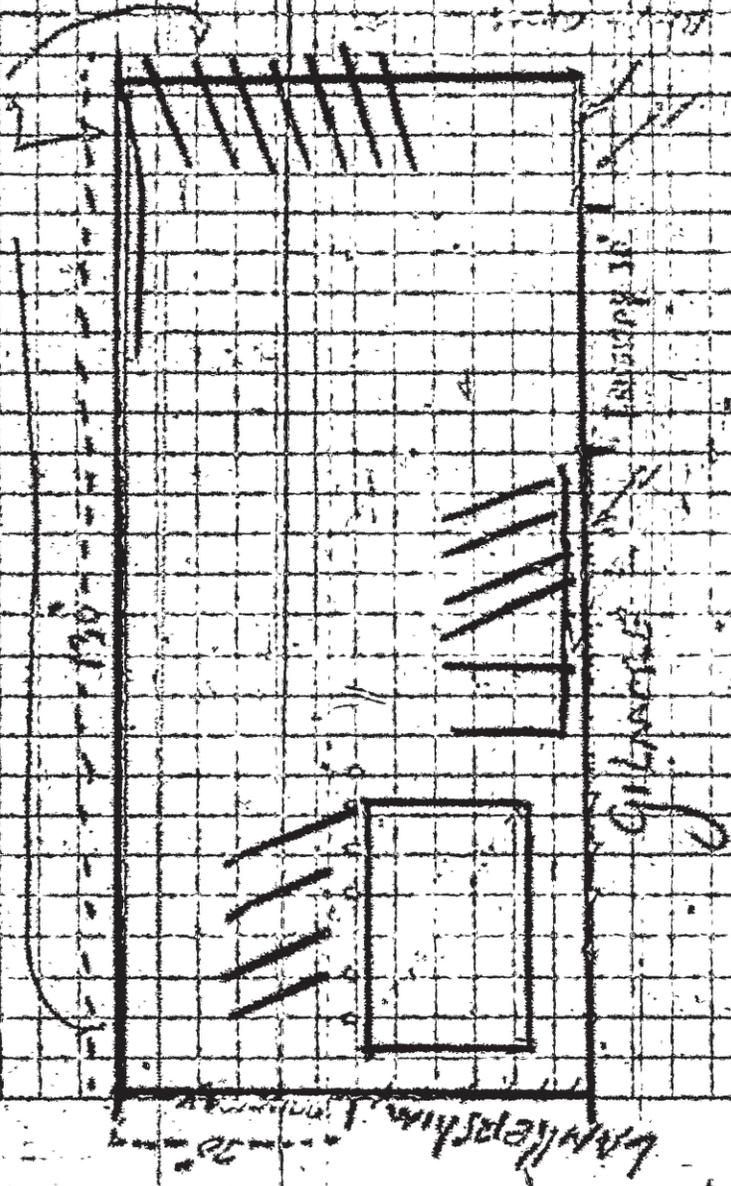
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Sign here L. L. Thomas
(Owner or Authorized Agent)

DISTRICT OFFICE VANNI'S DIST.

FOR DEPARTMENT USE ONLY						
PLAN CHECKING			REINFORCED CONCRETE	FEES	Bldg. Per.	
Date			Ebbs. Cement		Cert. of Occupancy	<u>2.00</u>
Receipt No.			Tons of Reinforcing Steel		Total	<u>2.00</u>
Valuation \$						
Fee Paid \$						
TYPE GROUP <u>PARKING LOT</u>	Maximum No. occupants	Issue Lot <u>Corner Lot</u>	Key Lot <u>Corner Lot Keyed</u>	Lot size <u>60 x 130</u>	Fl. rear alley <input checked="" type="checkbox"/> Fl. side alley <input checked="" type="checkbox"/>	
PREMISE No. <u>16055</u>	Plans and Specifications checked	Zone <u>C-2</u>	Fire District No. <u>2</u>	District Map No. <u>7451</u>		
PLANS	Corrected <u>None</u>	Bldg. Lines	Street Widening			
	Plans, Specifications and Application rechecked and approved.	Application checked and approved			Stamp here when Permit is issued	
	For Plans See	Filed with	Continuous Inspection	SPRINKLER Specified-Required Valuation Included Yes--No	Inspector	

ZONING DIV
DEPARTMENT OF BUILDING
CITY OF BOSTON
PLANNING AND ZONING
COMMISSION



2

APPLICATION TO RELOCATE BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 7383	1. LEGAL FROM LOT 36	TRACT 6843	TO LOT 19,20	TRACT 10297
ZONE C-2	2. PRESENT ADDRESS 6427 Lankershim Blvd.			APPROVED
FIRE DIST. 80	NEW ADDRESS 4810 Tujunga Avenue			IB
INSIDE 2 65	3. PRESENT USE OF BLDG. hot dog stand		USE AFTER RELOCATION same	
KEY COR. LOT X	4. OWNER Charles and Nellie Mendoza'			
REV. COR. LOT SIZE irreg.	5. OWNER'S ADDRESS 5758 Colfax, North Hollywood			
REAR ALLEY 20	6. CERT. ARCH OR LIC. ENG.			STATE LICENSE NUMBER
SIDE ALLEY BLDG. LINE	7. CONTRACTOR North Hollywood Movers			STATE LICENSE NUMBER
AFFIDAVITS	8. SIZE OF BLDG. 20' x 20' STORIES 1 HEIGHT			
BLDG. AREA	9. MATERIAL OF EXTERIOR WALLS: <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE			
SPRINKLERS REQ'D. SPECIFIED	10. NEW WORK (DESCRIBE)			

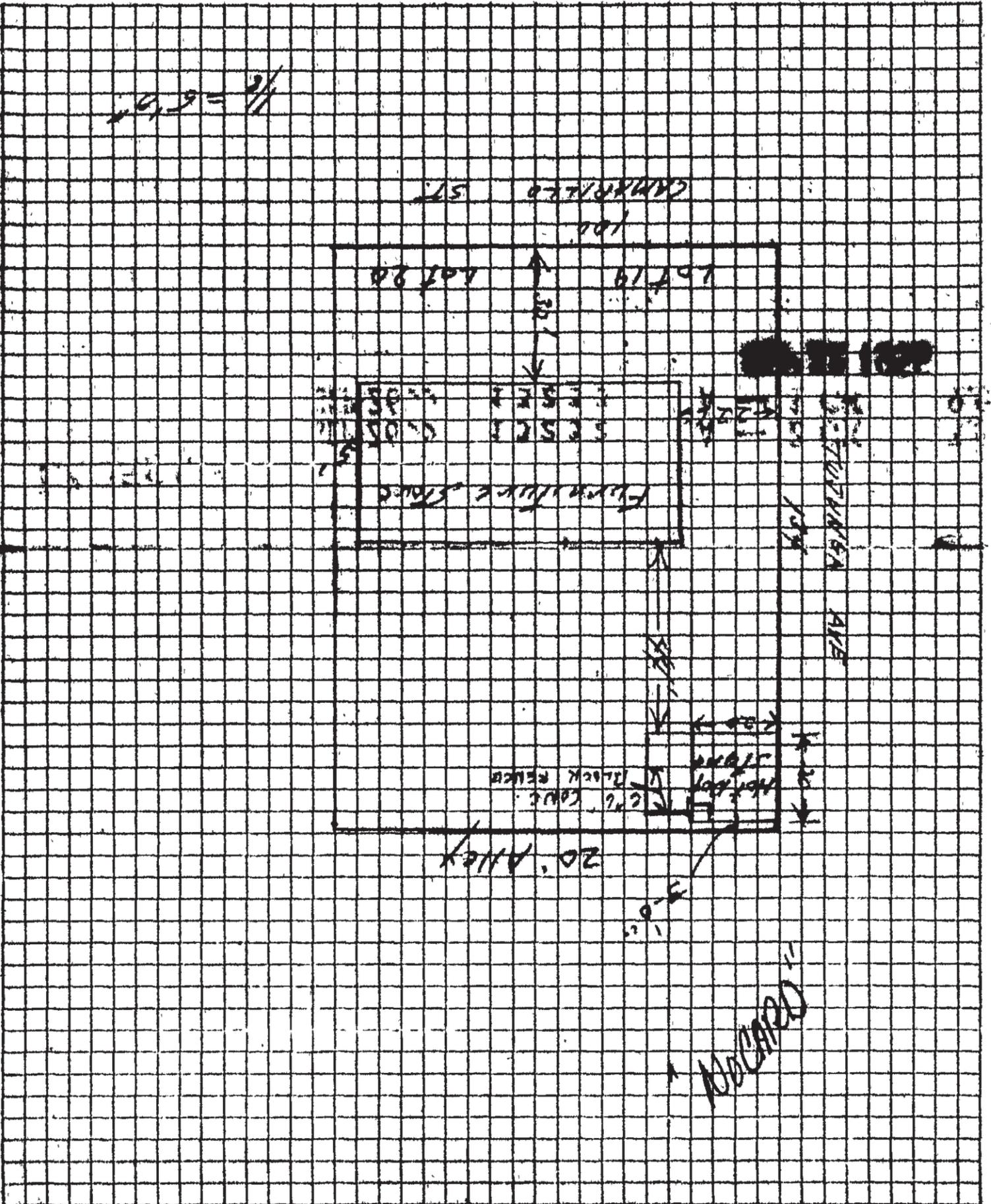
2		4810 Tujunga Avenue		VN	
VALIDATION LA 25937		Sep 16-55 12011 A 15 - GK 30.00			
TYPE	GROUP	MAX. OCC.	SEP-26-55 13232 A = 2 CK 9.00	SEP-26-55 13233 A 75 PER 9.00	
DIST. OFFICE VAN NUYS		P.C. 13.00		SEP 22 1955	
C. OF O. ISSUED		DATE APPROVED 9-21-55 \$2000.00		BOND <input type="checkbox"/> CASH BOND <input checked="" type="checkbox"/> SURETY BOND	

DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 1600.00		VALUATION APPROVED W. Goudge
PARKING SPACES	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. The issuance of this permit will not violate any deed restrictions of record.		APPLICATION CHECKED Rice
GUEST ROOMS	The purchase of either site or building for relocation purposes until this application is approved is at my own risk. This is an application only and does not guarantee approval. The building when relocated must be repaired so as not to be detrimental to property within 1000 feet of the new site.		PLANS CHECKED Moubray
FILE WITH	MUST BE SIGNED BY OWNER		CORRECTIONS VERIFIED
CONT. INSP.	Charles Mendoza		PLANS APPROVED
SEWER CAP PER. 23065 Rice	This form when properly validated is a permit to do the work described.		APPLICATION APPROVED Moubray
			FILE NUMBER 316

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

LEGAL DESCRIPTION

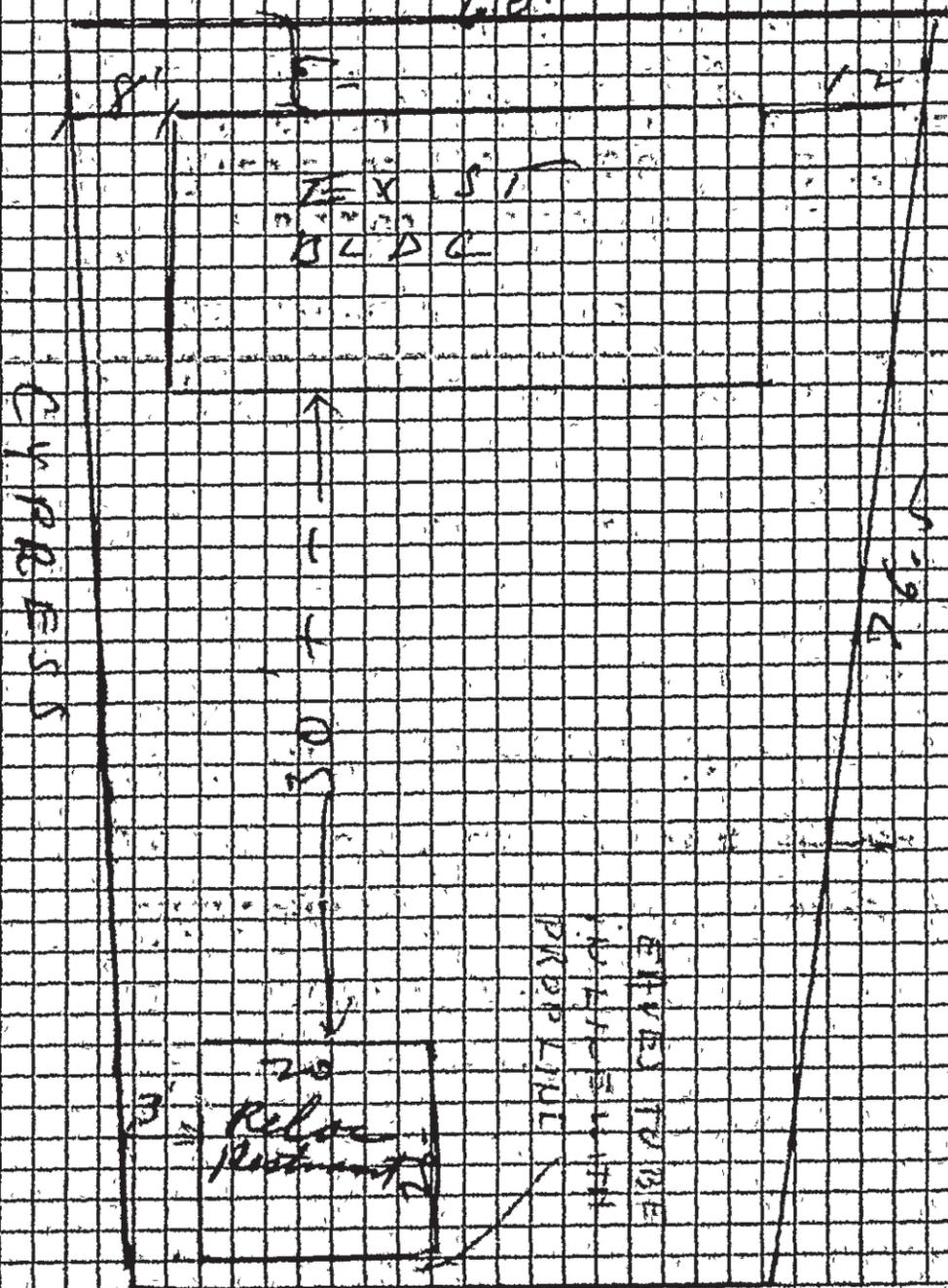
1/2 = 5' 0"



LEGAL DESCRIPTION lot 24 of Nickel's Loma Vista tract, except the Sely 82.45' measured along the Wly line. (Note on D.M. prior to 6-1-46, permit #22041/51.

1. SITE WHERE WORK IS PROPOSED IS LEVEL
2. NO GRADING IS BEING DONE.
3. PROPOSED WORK IS NOT LOCATED ON HILL NOR CLOSER THAN PERMITTED DISTANCE TO SLOPE OR BANK.

[Signature]
OWNER OR AGENT



On Plat Plan Show all Buildings on Lot and Use of Each - 6.4
Rose & memo

Address of
Building

1118 Cypress Avenue



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE:: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Issued. 10-27-60 Permit No. and Year LA 54134 - 1960

1 story, type IV 24' x 24' restaurant.
G-2 Occupancy.

R E L O C A T I O N

Owner Ann Davis
Owner's Address 1114 Cypress Avenue
Los Angeles 65, California

W. G. PEARSON ki

Form B-95a—10M—6-60 (R-37) G. E. MORRIS, Superintendent of Building — By.....

1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1-Rev. 1-76

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR. LOT 24 BLK - TRACT Nickel's Loma Vista Tr- DIST. MAP 144-217 CENSUS TRACT 1853.00 BR ZONE C2-1 FIRE DIST. TWO LOT (TYPE) Cor. LOT SIZE Irreg. 2. PURPOSE OF BUILDING (17) Shelter - L.A. City Std # 212 (20#) 3. JOB ADDRESS 1118 Cypress Avenue 4. BETWEEN CROSS STREETS Loosmore Street AND Roseview Ave. 5. OWNER'S NAME Ravi Martinez PHONE 223-2595 6. OWNER'S ADDRESS Same CITY ZIP 7. ENGINEER R. W. Haussler ACTIVE STATE LICENSE No. 698 PHONE 997-0401 ALLEY 8. ARCHITECT OR DESIGNER ACTIVE STATE LICENSE No. PHONE BLDG. LINE 9. CONTRACTOR Solar Company ACTIVE STATE LICENSE No. 169208 PHONE 257-8156 AFFIDAVITS 10. BRANCH LENDER -0- ADDRESS CITY CITY 11. SIZE OF NEW BLDG. WIDTH 15 LENGTH 20 STORIES 1 HEIGHT 8 NO. OF EXISTING BUILDINGS ON LOT AND USE 2 - Div 16s of Hamburger Stand 4388 12. MATERIAL OF CONSTRUCTION EXT. WALLS ROOF FLOOR POST METAL CONE

13. JOB ADDRESS 1118 Cypress Avenue DIST. OFFICE L.A. 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 1700.00 CRIT. SOIL. GRADING yes HIGHWAY DED. yes FLOOD

PURPOSE OF BUILDING shelter - L.A. City Std # 212 STORIES HEIGHT ONE X TYPE IV GROUP OCC. G-2 BLDG. AREA 320 PLANS CHECKED DWELL. UNITS 0 MAX. OCC. TOTAL PLANS APPROVED GUEST ROOMS 0 PARKING REQ'D NEW STD. 1 COMP. PARKING PROVIDED APPLICATION APPROVED SPRINKLERS REQ'D SPECIFIED - CONT. INSP. NONE INSPECTION ACTIVITY COMB GEN MAJ. S. CONS INSPECTOR J. P.C. 1462 S.P.C. B.P. 1720 T.I. P.M. I.F. G.P.I. C/O O.S. P.C. No. PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED. TYPYST gh

CASHIER'S USE ONLY Table with columns for date, amount, and other financial details. Includes entries for MAR-19-76 with amounts 65716 and 65717.

STATEMENT OF RESPONSIBILITY

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

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

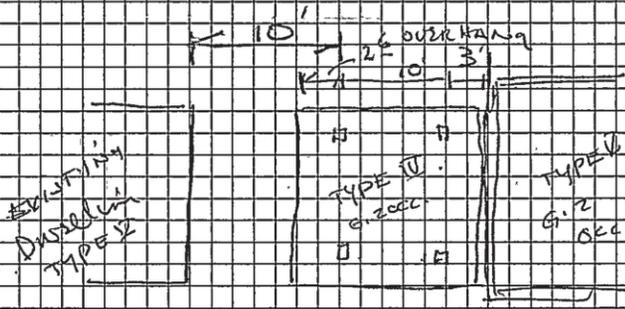
Signature/Date section with signature and date Patterson 3/15/76. Bureau of Engineering section with ADDRESS APPROVED, DRIVEWAY, HIGHWAY DEDICATION, FLOOD CLEARANCE, SEWERS, and Conservation, Fire, Housing, Planning, Traffic, Plumbing sections.

~~MANER OF AGENT~~
~~ED FINANCE CO. OR BANK~~
~~ON THE MORE CLOSER THAN PERMIT.~~
~~PROPOSED WORK IS NOT LOCATED~~
~~ON THE MORE CLOSER THAN PERMIT.~~

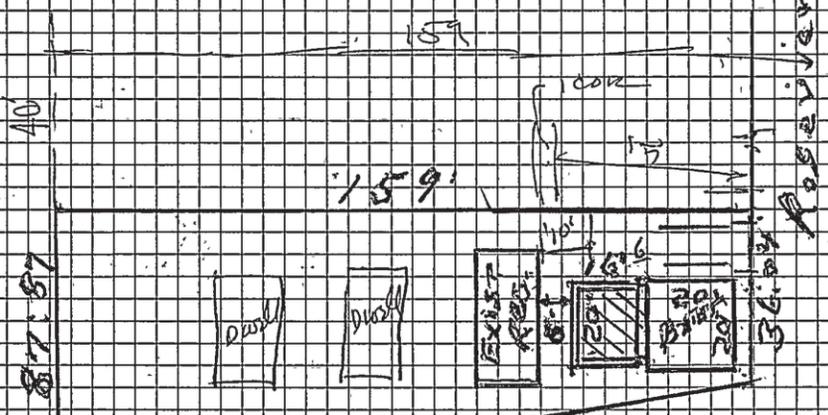
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

- 1. NO EXISTING WORK IS LOCATED IN
- 2. SITE WHERE WORK IS LOCATED IN
- 3. PROPOSED WORK IS LOCATED IN

1 COR off-site parking
 @ 2686 Fossview Ave.



Proposed Metal
Shelter
 16' x 20'



107.44'
 1118 CYPRESS

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3—R1.76 DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 24	BLK -	TRACT Nickel's Loma Vista Tr	DIST. MAP 144-217
2. PRESENT USE OF BUILDING	Farm TAKE-OUT (17) hot dog stand		NEW USE OF BUILDING (17) same & SHELTER	CENSUS TRACT 1853.00
3. JOB ADDRESS	1118 Cypress Ave.			ZONE C2-1
4. BETWEEN CROSS STREETS	Loosmore St.	AND	Roseview Ave.	FIRE DIST. 11
5. OWNER'S NAME	Ravi Martinez	PHONE	223-2595	LOT (TYPE) COR
6. OWNER'S ADDRESS	same	CITY		LOT SIZE irreg
7. ENGINEER	R. W. Haussler	ACTIVE STATE LICENSE No.	698	PHONE 007-0401
8. ARCHITECT OR DESIGNER		ACTIVE STATE LICENSE No.		PHONE
9. CONTRACTOR	Solar Co.	ACTIVE STATE LICENSE No.	169208	PHONE 257-8156
10. BRANCH LENDER		ADDRESS		CITY
11. SIZE OF EXISTING BLDG.	WIDTH 15	LENGTH 20	STORIES 1	HEIGHT 8
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF metal	FLOOR conc	
13. JOB ADDRESS	1118 Cypress Ave.			DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1700. 300-			CRIT. SOIL
15. NEW WORK: (Describe)	change of plans & size of canopy			GRADING yes
	STD 212			HIGHWAY DED. yes
NEW USE OF BUILDING	Hot TAKE-OUT & SHELTER		SIZE OF ADDITION 20 x 18'	STORIES 1
TYPE IV/IT	GROUP OCC. G-2	BLDG. AREA 320	PLANS CHECKED	HEIGHT 9'
DWELL. UNITS 2/2	MAX OCC.	TOTAL	PLANS APPROVED	CONS.
GUEST ROOMS 0	PARKING REQ'D 1 ADD	PARKING PROVIDED STD. 1 COMP.	APPLICATION APPROVED	ZONED BY
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.		INSPECTION ACTIVITY	FILE WITH
			COMB GEN MAJ. S. CONS	23114/76
P.C. G-29	S.P.C.	B.P. 740	T.I.	P.M.
				I.F.
				G.P.I.
				C/O
				O.S.
P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPIST kg

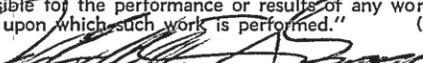
CASHIER'S USE ONLY

MAR-31-76 6868875 23753 \$ = 90K 6.20
 MAR-31-76 6868885 23753 \$ = 90K 7.40

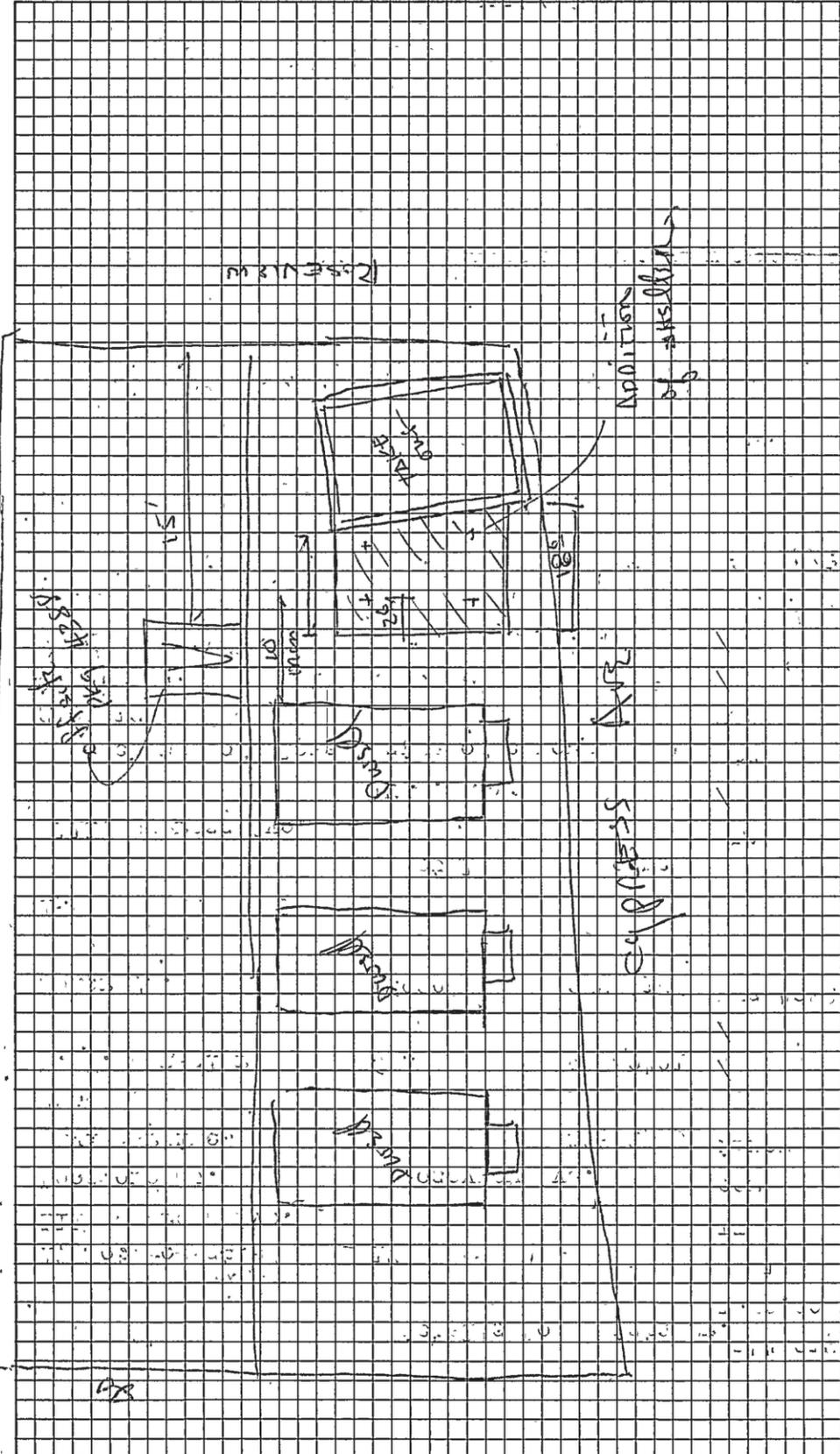
STATEMENT OF RESPONSIBILITY

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

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

Signed		Signature/Date
(Owner or Agent having Property Owner's Consent)		
Bureau of Engineering	ADDRESS APPROVED see LA23114/76	
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE	
	NOT AVAILABLE	
	NO SEWER/PLUMBING REQ'D.	SFC PAID
	SFC NOT APPLICABLE	SFC DUE
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	

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



Address of
Building

1118 Cypress Avenue

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued

4/28/76

Permit No. and Year

LA 23753/76

1 story, type IV, 20' x 18'6" metal canopy addition to an existing 1 story, type V, 20' x 20' take out food building. G-2 occupancy.

Owner

Ravi Martinez

Owner's
Address

1118 Cypress Ave.
Los Angeles, California

W. C. LAU:jh

1818514288300001507

Form B-95b—1600 Sets—7-75 (C-10)

BY _____

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3 (R7.77) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 24	BLK /	TRACT Nickel's Loma Vista	DIST. MAP 144-217
				CENSUS TRACT 1853.00
2. PRESENT USE OF BUILDING	() Coffee Shop		NEW USE OF BUILDING () same	ZONE C2-1
3. JOB ADDRESS	1118 Cypress Ave.			FIRE DIST. two
4. BETWEEN CROSS STREETS	Roseview Ave.	AND	Loosmore St.	LOT (TYPE) cor
5. OWNER'S NAME	Raul Martinez	CITY	227-1860	LOT SIZE 36.04x167.66
6. OWNER'S ADDRESS	2640 1/2 Roseview Ave.			87 87x159
7. ENGINEER	R. W. Hausler	BUS LIC. NO. 17 661125	ACTIVE STATE LIC NO. SE698	ALLEY /
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	BLDG. LINE /
9. CONTRACTOR	Solar Co.	BUS LIC NO.	ACTIVE STATE LIC NO. B99764	PHONE 257-8156
10. BRANCH LENDER		ADDRESS		CITY
11. SIZE OF EXISTING BLDG.	WIDTH 20	LENGTH 24	STORIES	HEIGHT
			2	2
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS stl	ROOF stl	FLOOR conc	SEISMIC STUDY ZONE /
13. JOB ADDRESS	1118 Cypress Ave.			DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2,200			CRIT. SOIL /
15. NEW WORK: (Describe)	Add alum. awning			GRADING yes
				HIGHWAY DEP. yes Cypress

NEW USE OF BUILDING	Coffee shop	SIZE OF ADDITION	11x24	STORIES	HEIGHT	FLOOD
TYPE	nc	GROUP OCC.	nc	BLDG. AREA	264	PLANS CHECKED
DWELL. UNITS	nc	MAX OCC.	nc	TOTAL		CONS.
GUEST ROOMS	nc	PARKING REQ'D	3	PARKING PROVIDED	2	PLANS APPROVED
SPRINKLERS REQ'D SPECIFIED	nc	CONT. INSP.	nc	STD	2	APPLICATION APPROVED
P.C. NO.	17	S.P.G.		B.B.	20	T.I.
				P.M.		I.F.
				G.D.I.	No-A	C/O
				O.S.		
WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	EXEMPT			TYPYST	dmb	

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

MAY 20 1978 92955 E 063464 T-6 C15 17.17

MAY 20 1978 92956 E 063464 T-1 C15 20.20

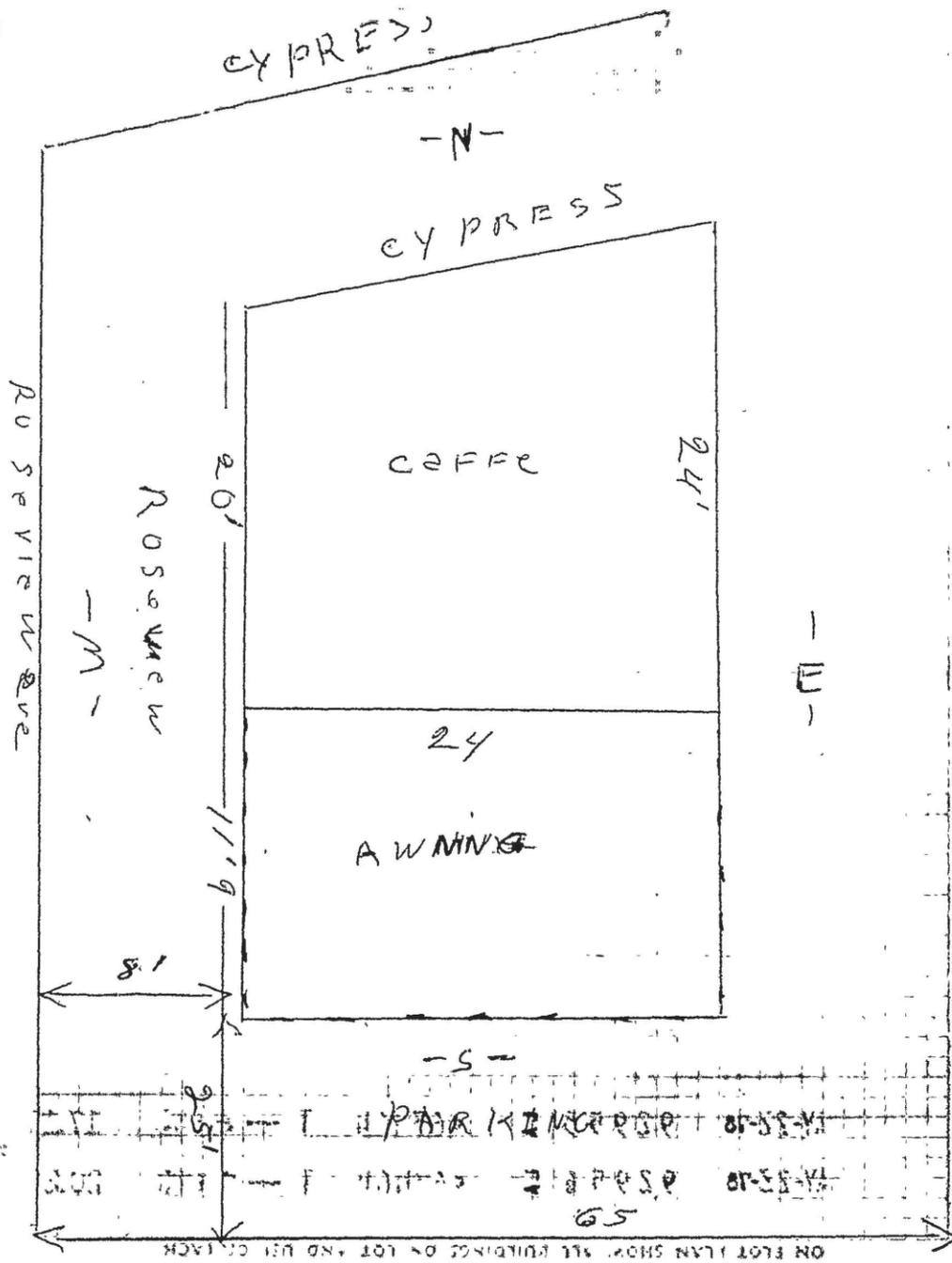
CASHIERS USE ONLY

LIMIT OF PERMIT

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

Signed: Heriberto Rangel
 (Owner or Agent having Property Owner's Consent)
 ALSO, sign statement on reverse side, if applicable.

Bureau of Engineering	ADDRESS APPROVED	Z.A. Meyers 5/19/78
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
SEWERS	<input checked="" type="checkbox"/> SEWERS AVAILABLE	Stray 5/19/78
	<input type="checkbox"/> NOT AVAILABLE	
	SFC PAID	
<input checked="" type="checkbox"/>	SFC NOT APPLICABLE	SFC DUE
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS



WORKER'S COMPENSATION CERTIFICATION

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY B & S D-3 (R8 78)

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT 24 BLK TRACT NICKELS LOMA VISTA DIST. MAP 144 217 CENSUS TRACT 1853.00
2. PRESENT USE OF BUILDING (17) COFFEE SHOP NEW USE OF BUILDING (17) SAME ZONE C2-1
3. JOB ADDRESS 1118 CYPRESS AVE FIRE DIST. TWO
4. BETWEEN CROSS STREETS AND LOT TYPE COR
5. OWNER'S NAME ROSEVIEW AVE LOOSMORE ST PHONE
6. OWNER'S ADDRESS RAIL MARTINEZ 227 1860 CITY ZIP LOT SIZE 36.04x187.62 87.87x158
7. ENGINEER R W HAUSLER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ALLEY ---
8. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE BLDG. LINE ---
9. CONTRACTOR SOLAR CO. BUS. LIC. NO. B99764 ACTIVE STATE LIC. NO. 257 8156 PHONE AFFIDAVITS PKG 4388A
10. BRANCH LENDER ADDRESS CITY
11. SIZE OF EXISTING BLDG. WIDTH 20 LENGTH 24 STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG. EXT. WALLS STIL ROOF STIL FLOOR CONC
13. JOB ADDRESS 1118 CYPRESS AVE DISTRICT OFFICE -1A
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 3500 SEISMIC STUDY ZONE ---
15. NEW WORK: (Describe) ADD ALUM AWNING STD PL # 209 GRADING YES HIGHWAY DED. YES CYPRES. FLOOD 00

NEW USE OF BUILDING coffee shop SIZE OF ADDITION 15x22 STORIES 1 HEIGHT 9
TYPE N/A GROUP OCC. N/A BLDG. AREA 330 PLANS CHECKED CONS. ---
DWELL. UNITS 0 MAX OCC. N/A TOTAL PLANS APPROVED ZONED BY ---
GUEST ROOMS 0 PARKING REQ'D PARKING PROVIDED STD. COMP. APPLICATION APPROVED FILE WITH TA63464/78
SPRINKLERS REQ'D SPECIFIED NK CONT. INSP. UC Fab INSPECTION ACTIVITY COMB GEN MAJ. S. CONS
P.C. NO. 23.80 S.P.C. B.P. 28.00 P.M. I.F. G.P.I. C/O O.S.
P.C. NO. WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE EXEMPT ENERGY: none TYPIST bm

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY
MAR-6-79 63998 5 •78650 T-6 CS 23.80
MAR-6-79 63999 5 •78650 T-1 CS 28.00

LIMIT OF PERMIT

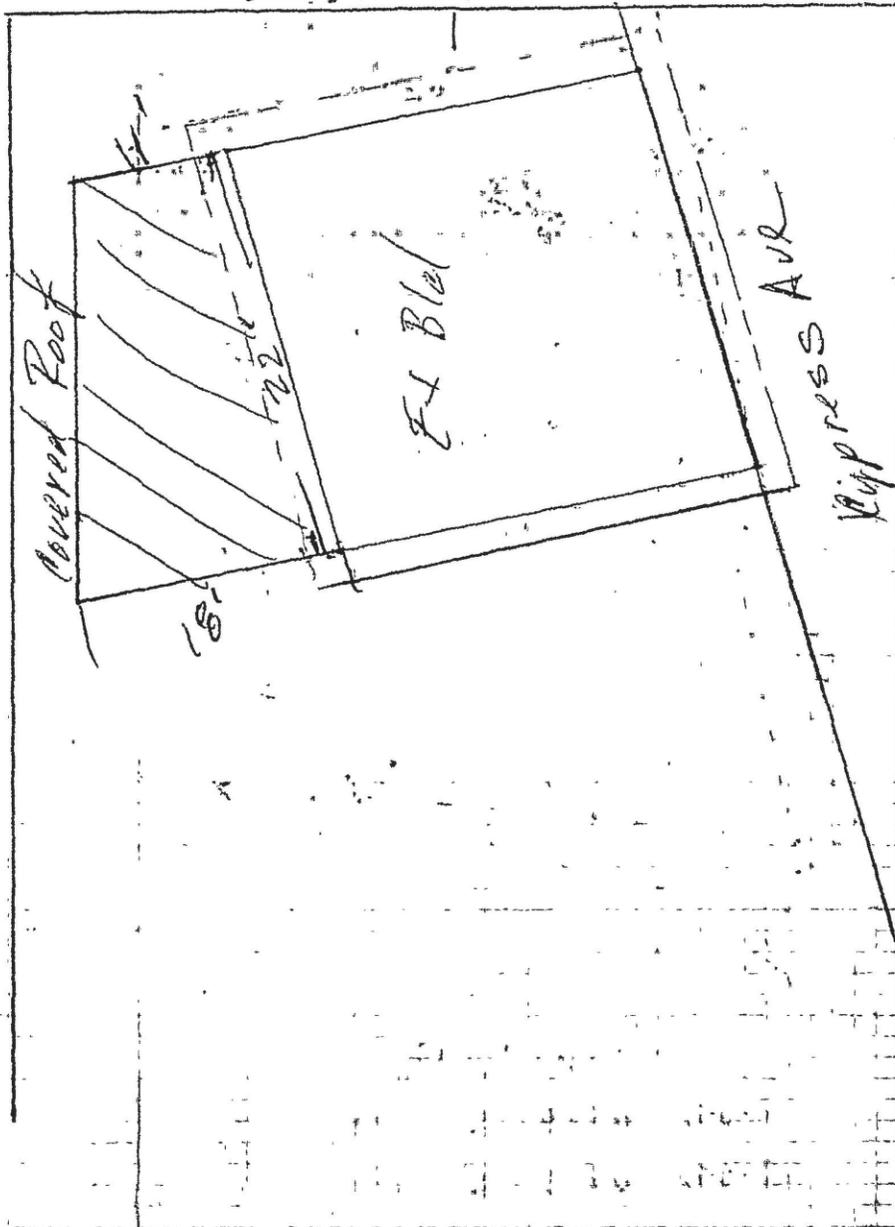
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither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

Signed *Herbert Rangel* Signature/Date
(Owner or Agent having Property Owner's Consent). Also, sign statement on reverse side, if applicable.

Bureau of Engineering ADDRESS APPROVED SEE LA73464/78
DRIVEWAY
HIGHWAY DEDICATION REQUIRED COMPLETED
FLOOD CLEARANCE
SEWERS SEWERS AVAILABLE NOT AVAILABLE SFC PAID SFC NOT APPLICABLE SFC DUE
Plumbing PRIVATE SEWAGE SYSTEM APPROVED
Conservation APPROVED FOR ISSUE [] NO FILE [] FILE CLOSED []
Fire APPROVED (TITLE 19) (L.A.M.C.-5700)
Housing HOUSING AUTHORITY APPROVAL
Planning APPROVED UNDER CASE #
Traffic APPROVED FOR
Construction Tax RECEIPT NO. DWELLING UNITS

Proposed

Site



ON PLOT PLAN SHOW ALL PLUMBING AND USE OF EACH

WORK IS COMPLETE WITHIN OF EACH ON

Address of Building

1118 Cypress Ave.



CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued 5/7/79 Permit No and Year LA 78650/79

1 story, type V, 15' x 22' storage canopy addition to an existing 1 story, type V, 50' x 25' restaurant, G-2 occupancy. No change in parking.

Owner Raul Martinez
2640 1/2 Roseview Ave.
Owner's Address Los Angeles, Ca.

0 0 5 0 0 6 0 0 4 4 8

50004072005000003605

BY A. LEN: bz

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

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	Frac.24		Nickel's Loma Vista	1	144-217 CENSUS TRACT 1853
2. TYPE OF SIGN OR NEW WORK	ON-SITE SIGN		OFF-SITE SIGN		ZONE
(A) Pole	<input checked="" type="checkbox"/>		<input type="checkbox"/>		C2-1
3. JOB ADDRESS	EXP. DATE		FIRE DIST.		
1118 Cypress ST			II		
4. BETWEEN CROSS STREETS	AND		LOT (TYPE)		
Rose View	(M8-120)		Cor		
5. OWNER'S NAME	PHONE		LOT SIZE		
King Taco			1KRB		
6. OWNER'S ADDRESS	CITY		ZIP		
1118 Cypress LA					
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY
Ted Berg	34012	927-4701			
8. ARCHITECT OR ENGINEER ADDRESS	CITY		ZIP		BLDG. LINE
7449 Scout Av. Bell Gardens	() @ !				
9. QUALIFIED INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		AFFIDAVITS
Luminous Neon Lighting	311536	773-6282			PK 4388
10. INSTALLER'S ADDRESS	CITY		ZIP		
7449 Scout Av. Bell Gardens	90201				
11. SIZE OF EXISTING BUILDING	TYPE	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH	LENGTH	1	1-Comm		
12. SIZE OF SIGN	TOTAL COPY AREA	OVERALL HEIGHT	FROM GRADE	FROM ROOF	P.C. REQ'D
7'9x8'0	02	19'4"			None
13. JOB ADDRESS	STREET GUIDE		DIST. OFFICE		
1118 Cypress					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN	SEISMIC STUDY ZONE				
\$ 5344					
15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN		GRADING
mtl	mtl	plex			FLOOD
16. TYPE OF SIGN OR NEW WORK	SINGLE FACE		DOUBLE FACE		HWY. DED.
Pole	<input type="checkbox"/>		<input type="checkbox"/>		CONS.
17. ILLUMINATION	FLASHING		OTHER		ZONED BY
<input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> REVOLVING <input checked="" type="checkbox"/> NONE					Edwards
18. NO. OF SIGNS OR GAS-TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES		FILE WITH	
1				FILE WITH	
PERMIT FEES		CONT. INSP. LIC. FAB	PLANS CHECKED		TYPIST
SIGNS/G. T. SYSTEMS	15.00	FREEWAY CLEARANCE	APPLICATION APPROVED		INSPECTOR
ADDITIONAL CIRCUITS		DATE	CASHIER'S USE ONLY		
ELECTRICAL SERVICE		9/7/88	71.08 B-PC		
CONTROL DEVICES		TRANSPORTATION	167.15 B-C1		
ISSUING FEE	10.00	DEPT. CLEARANCE	.81 E1-R		
BLDG. PERMIT	142.15	DATE	4.78 OSS		
P.C.	71.08	F.H.	11752 DD81		
S.P.C.	.81	I.F.	82399 2 09/28/88 243.98 CHTD		
S.P.I.	4.78	P.C. NO.			
DISTRICT OFFICE	LA				

DECLARATIONS AND CERTIFICATIONS

19. LICENSED CONTRACTORS DECLARATION
 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 9/28/88 Lic. Class. 205 Lic. No. 311536 Contractor's Signature [Signature]
 Contractor's Mailing Address 7249 Scout Ave. Bell Gardens 90201

20. OWNER-BUILDER DECLARATION
 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 _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION
 21. 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. 45409 Insurance Company BONAVOL
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 7/28/88 Applicant's Signature [Signature]
 Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 22. 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 _____ Applicant's Signature _____
 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
 23. 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 _____

24. 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 [Signature] Agent [Signature] Date 9/28/88
 (Owner or agent having property owner's consent) Position _____

Bureau of	ADDRESS APPROVED	4 Cordukes 9-7-88
Engineering	HIGHWAY DEDICATION	
CITY PLANNING	0 9 0 0 1 0 0 1 7 3	
OFF SITE CLEARANCE:		
LEGAL DESCRIPTION:		

COMBINED SIGN AREAS

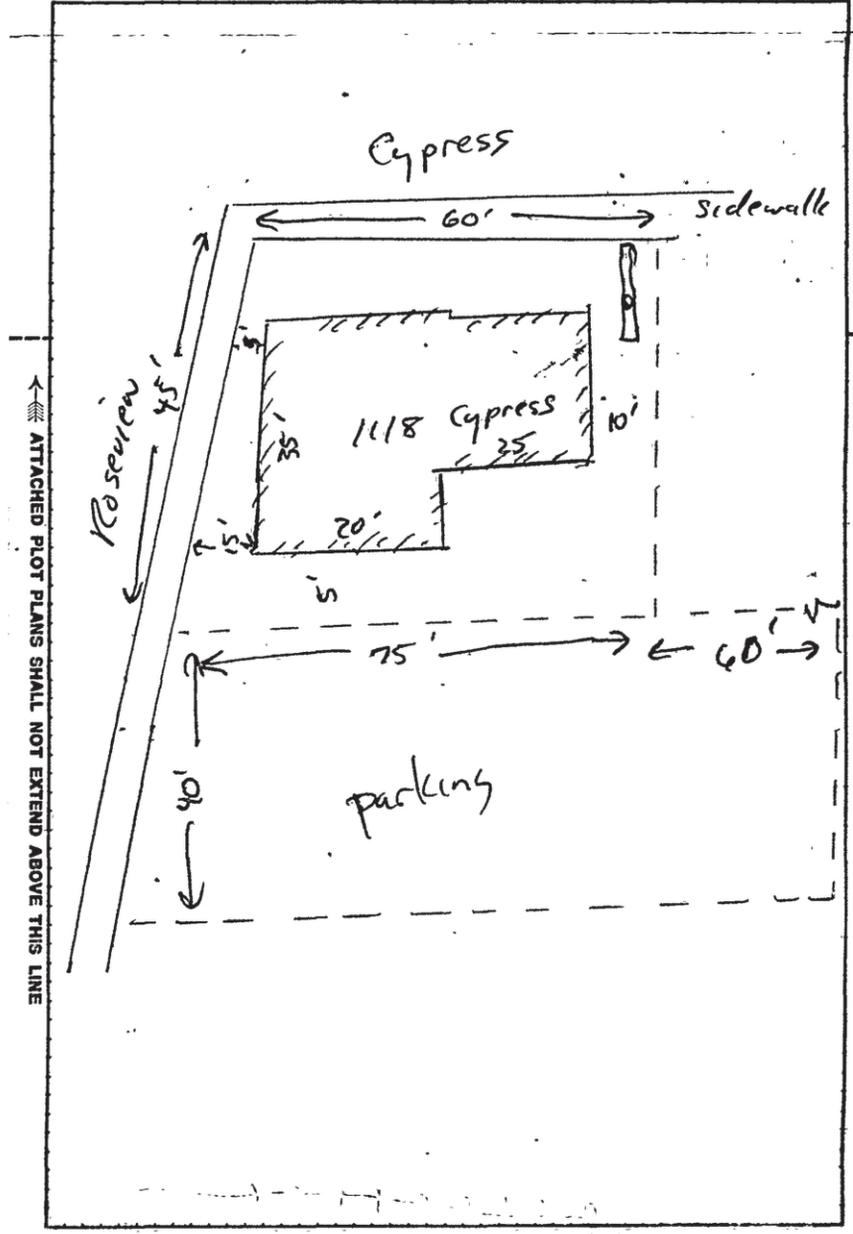
Existing Sign Area

NO EXISTING SIGNS

1. Illum. Canopy Sign
2. Monument Sign
3. Pole Sign
4. Projecting Sign
5. Roof Sign
6. Wall Sign
7. Window Sign
8. Proposed *PUDO* Sign *62*
Total Area *62*

Signs Facing *CYPRESS & ROOSEVELT*
 Allowable Combined Sign Area *996*
 Actual Combined Sign Area *62*
 Allowable *PUDO* Sign Area *363*
 Actual *PUDO* Sign Area *62*
 Proposed Sign Facing *CYPRESS*

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

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

7. LEGAL DESCR.	LOT 24	BLOCK -	TRACT Nickel's Lama Vista T. Map 8-120	COUNCIL DISTRICT NO. 1	DIST. MAP 144-B-217
2. TYPE OF SIGN OR NEW WORK					ZONE
✓ Demo. exist'g roof sign					C2-1
3. JOB ADDRESS					FIRE DIST.
1118 Cypress					II
4. BETWEEN CROSS STREETS AND					LOT (TYPE)
Roseview / Loosmore					COR.
5. OWNER'S NAME					LOT SIZE
King Taco					Irreg.
6. OWNER'S ADDRESS					ALLEY
1118 Cypress Los Angeles					---
7. ARCHITECT OR ENGINEER					BLDG. LINE
8. ARCHITECT OR ENGINEER ADDRESS					AFFIDAVITS
9. QUALIFIED INSTALLER					---
Luminous Neon Lighting 311536 773-6282					---
10. INSTALLER'S ADDRESS					P.C. REQ'D
7449 Scout Ave. Bell Gardens 90201					no (h)
11. SIZE OF EXISTING BUILDING					DIST. OFFICE
12. SIZE OF SIGN					LA
13. JOB ADDRESS					SEISMIC STUDY ZONE
1118 Cypress					---
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 752					---
15. MATERIAL OF SIGN CONSTRUCTION					GRADING
16. TYPE OF SIGN OR NEW WORK					FLOOD
Demo existing roof sign					---
17. ILLUMINATION					HWY. DED.
18. NO. OF SIGNS OR GAS TUBE SYSTEMS					CONS.
PERMIT FEES					FILE WITH
SIGNALS, G. T. SYSTEMS					TYPST
ADDITIONAL CIRCUITS					INSPECTOR
ELECTRICAL SERVICE					B & S B-5 (R 8.86)
CONTROL DEVICES					INSPECTOR
ISSUING FEE					INSPECTOR
BLDG. PERMIT					INSPECTOR
P.C.					INSPECTOR
S.P.C.					INSPECTOR
S.P.I.					INSPECTOR
DISTRICT OFFICE					INSPECTOR

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 Contractor's Mailing Address 20 Box 2066 Bell Gardens CA 90201

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 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 _____ Owner's Signature _____

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 Policy No. 4409 Insurance Company HEALEY
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 11-14-88 Applicant's Signature [Signature]
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 Signed [Signature] Position Agent Date 11-14-88
 (Owner or agent having property owner's consent)

CASHIERS USE ONLY
 20.00 BPR
 .60 EIC
 1.00 OSS
 163.94 DDB
 5-11-10788
 NOV 14 1988
 LA 16394

Bureau of	21500200	ADDRESS APPROVED	Pa 11-14-88
Engineering		HIGHWAY DEDICATION	
CITY PLANNING			
OFF SITE CLEARANCE:			
LEGAL DESCRIPTION:			

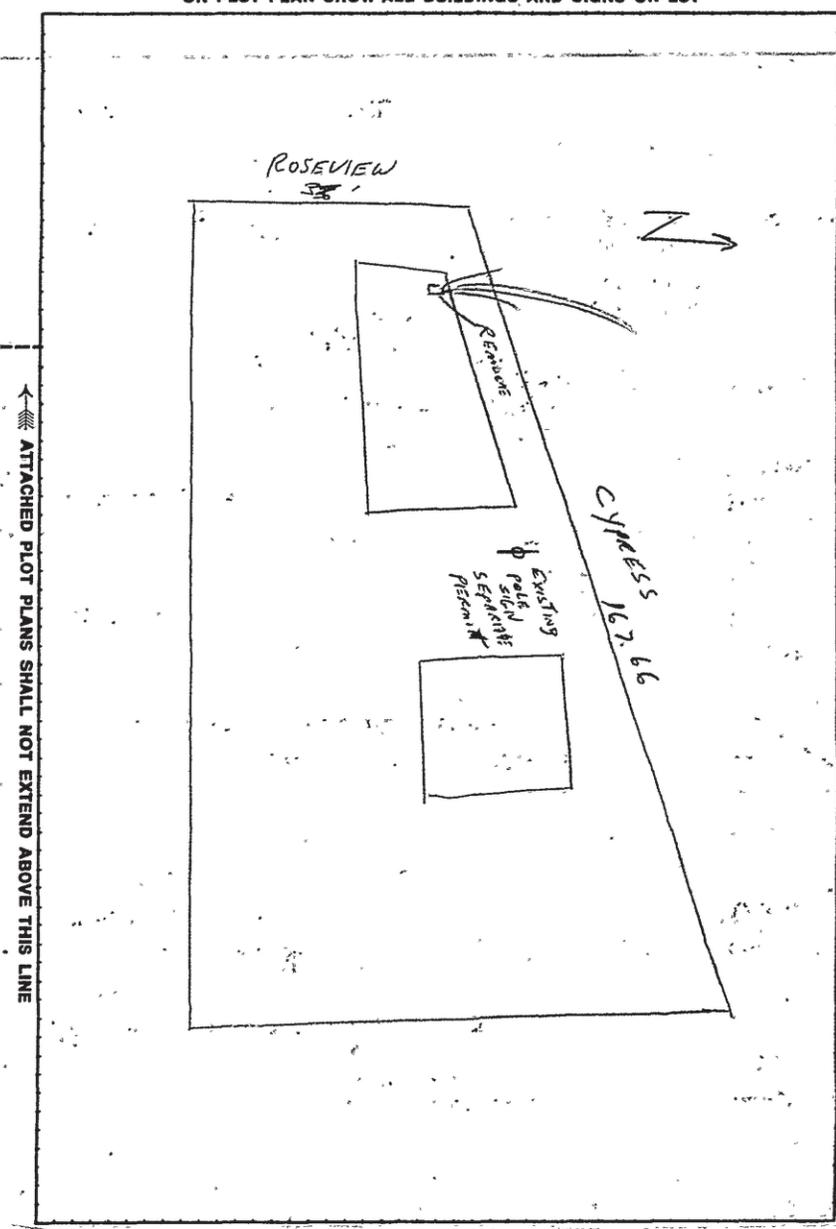
COMBINED SIGN AREAS

Existing Sign Area

- 1. Illum. Canopy Sign
 - 2. Monument Sign
 - 3. Pole Sign
 - 4. Projecting Sign
 - 5. Roof Sign
 - 6. Wall Sign
 - 7. Window Sign
 - 8. Proposed _____ Sign _____
- Total Area _____
- Signs Facing _____
- Allowable Combined Sign Area
- Actual Combined Sign Area
- Allowable _____ Sign Area
- Actual _____ Sign Area
- Proposed Sign Facing _____

Demo.

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT



Additional Contemporary Photographs



Exterior view of King Taco building from Cypress Avenue, 2024. Photo by Jessamin Avalos.



Exterior view of main entrance and north façade from Cypress Avenue, 2024. Photo by Jessamin Avalos.



Exterior view of north façade showing patio addition from Roseview Street and Cypress Avenue, 2024. Photo by Jessamin Avalos.



Exterior view of south and west façades and parking lot from Roseview Street, 2024. Photo by Jessamin Avalos.



Exterior view of dining area addition on south and east façades, 2024. Photo by Jessamin Avalos.



Exterior view of pole sign and east façade, 2024. Photo by Jessamin Avalos.



Interior view of front entry, 2024. Photo by Jessamin Avalos.



Interior view of food counter and service area, 2024. Photo by Jessamin Avalos.



Interior view of dining area, 2024. Photo by Jessamin Avalos.

Historical Photographs



Taco Truck, circa 1970s. Photos by Raul O. Martinez.



Exterior view of building prior to additions, circa 1975. Photo by Raul O. Martinez.



Exterior view of building with additions, circa 1984. Photo by Raul O. Martinez.



Exterior view of building from Cypress Avenue, circa 1990s. Photo by Raul O. Martinez.



Exterior view of enclosure, circa 1996. Photo by Ricardo Barragan.



Exterior view of original building with storage addition, circa 2011. Photo by Jose B. Moreira.



City of Los Angeles Department of City Planning

10/14/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1118 N CYPRESS AVE
1114 N CYPRESS AVE
1112 N CYPRESS AVE

ZIP CODES

90065

RECENT ACTIVITY

ENV-2025-5721-CE
CHC-2025-5720-HCM

CASE NUMBERS

CPC-2008-3991-ZC
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2007-1262-CDO-ZC
CPC-2002-5872-CDO-ZC
CPC-1989-22490
CPC-1989-177
CPC-1986-826-GPC
ORD-183145
ORD-183144
ORD-181062-SA32B
ORD-180561
ORD-173540-SA4450
ORD-172316
ORD-166216-SA2696
ORD-129279
ENV-2013-3392-CE
ENV-2008-3992-ND
ENV-2008-3103-CE
ENV-2008-146-ND
ENV-2007-3037-ND
PKG-4388-A

Address/Legal Information

PIN Number	145-5A219 100
Lot/Parcel Area (Calculated)	3,712.8 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID H5
Assessor Parcel No. (APN)	5453003023
Tract	NICKEL'S LOMA VISTA TRACT
Map Reference	M B 8-120
Block	None
Lot	24
Arb (Lot Cut Reference)	1
Map Sheet	145-5A219

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Greater Cypress Park
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1853.20000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1XL-CDO-RIO
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles ZI-2401 Community Design Overlay: Cypress Park and Glassell Park ZI-2358 River Implementation Overlay District (RIO) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
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	Cypress Park and Glassell Park
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
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	Medium
Non-Residential Market Area	Medium
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	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Aragon Avenue Elementary
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	5453003023
Ownership (Assessor)	
Owner1	ROM INVESTMENTS LLC c/o C/O RAUL O MARTINEZ
Address	6504 CROSSWAY DR PICO RIVERA CA 90660
Ownership (Bureau of Engineering, Land Records)	
Owner	MARTINEZ, RAUL O.
Address	3421 E 14TH STREET LOS ANGELES CA 90023
APN Area (Co. Public Works)*	0.085 (ac)
Use Code	1210 - Commercial - Store Combination - Store and Residential Combination - One Story
Assessed Land Val.	\$168,894
Assessed Improvement Val.	\$125,600
Last Owner Change	02/01/2013
Last Sale Amount	\$1
Tax Rate Area	4
Deed Ref No. (City Clerk)	3-373 + 224987 2-621

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Building 1	
Year Built	1950
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	400.0 (sq ft)
Building 2	
Year Built	1923
Building Class	D2D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
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: 5453003023]

Additional Information

Airport Hazard	None
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	No
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	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.21684088
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained

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Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
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	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5453003023]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5453003023
Address	1114 CYPRESS AVE
Year Built	1950
Use Code	1210 - Commercial - Store Combination - Store and Residential Combination - One Story
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 and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1177
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	44
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-2008-3991-ZC
Required Action(s): ZC-ZONE CHANGE
Project Description(s): A ZONE CHANGE TO IMPOSE QUALIFIED CONDITIONS THAT WOULD PROHIBIT AND/ OR LIMIT VARIOUS AUTO REPAIR AND AUTO RELATED LAND USES WITHIN THE CYPRESS PARK AND GLASSELL PARK CDO BOUNDARIES.

Case Number: CPC-2008-3125-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS

Case Number: CPC-2007-3036-RIO
Required Action(s): RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Description(s): THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.

Case Number: CPC-2007-1262-CDO-ZC
Required Action(s): CDO-COMMUNITY DESIGN OVERLAY DISTRICT
ZC-ZONE CHANGE
Project Description(s): COMMUNITY DESIGN OVERLAY DISTRICT SUPPLEMENTAL USE DISTRICT AND ZONE CHANGE

Case Number: CPC-2002-5872-CDO-ZC
Required Action(s): CDO-COMMUNITY DESIGN OVERLAY DISTRICT
ZC-ZONE CHANGE
Project Description(s): THE CYPRESS PARK-GLASSELL PARK CDO AND ASSOCIATED ZONE CHANGES ARE INTENDED TO ENHANCE THE PHYSICAL APPEARANCE THROUGH DESIGN GUIDELINES AND STANDARDS AND PERMANENT [Q] QUALIFIED CONDITIONS.

Case Number: CPC-1989-22490
Required Action(s): Data Not Available
Project Description(s):

Case Number: CPC-1989-177
Required Action(s): Data Not Available
Project Description(s): CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: CPC-1986-826-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s): GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS

Case Number: ENV-2013-3392-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

Case Number: ENV-2008-3992-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Description(s): A ZONE CHANGE TO IMPOSE QUALIFIED CONDITIONS THAT WOULD PROHIBIT AND/ OR LIMIT VARIOUS AUTO REPAIR AND AUTO RELATED LAND USES WITHIN THE CYPRESS PARK AND GLASSELL PARK CDO BOUNDARIES.

Case Number: ENV-2008-3103-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS

Case Number: ENV-2008-146-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Description(s): A NEGATIVE DECLARATION FOR A COMMUNITY DESIGN OVERLAY THAT APPLIES DESIGN GUIDELINES AND DEVELOPMENT STANDARDS TO AN ESTABLISHED DISTRICT WITHIN THE CYPRESS PARK AND GLASSELL PARK COMMUNITIES.

Case Number: ENV-2007-3037-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Description(s): THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.

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

Case Number: PKG-4388-A

Required Action(s): A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)

Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-183145

ORD-183144

ORD-181062-SA32B

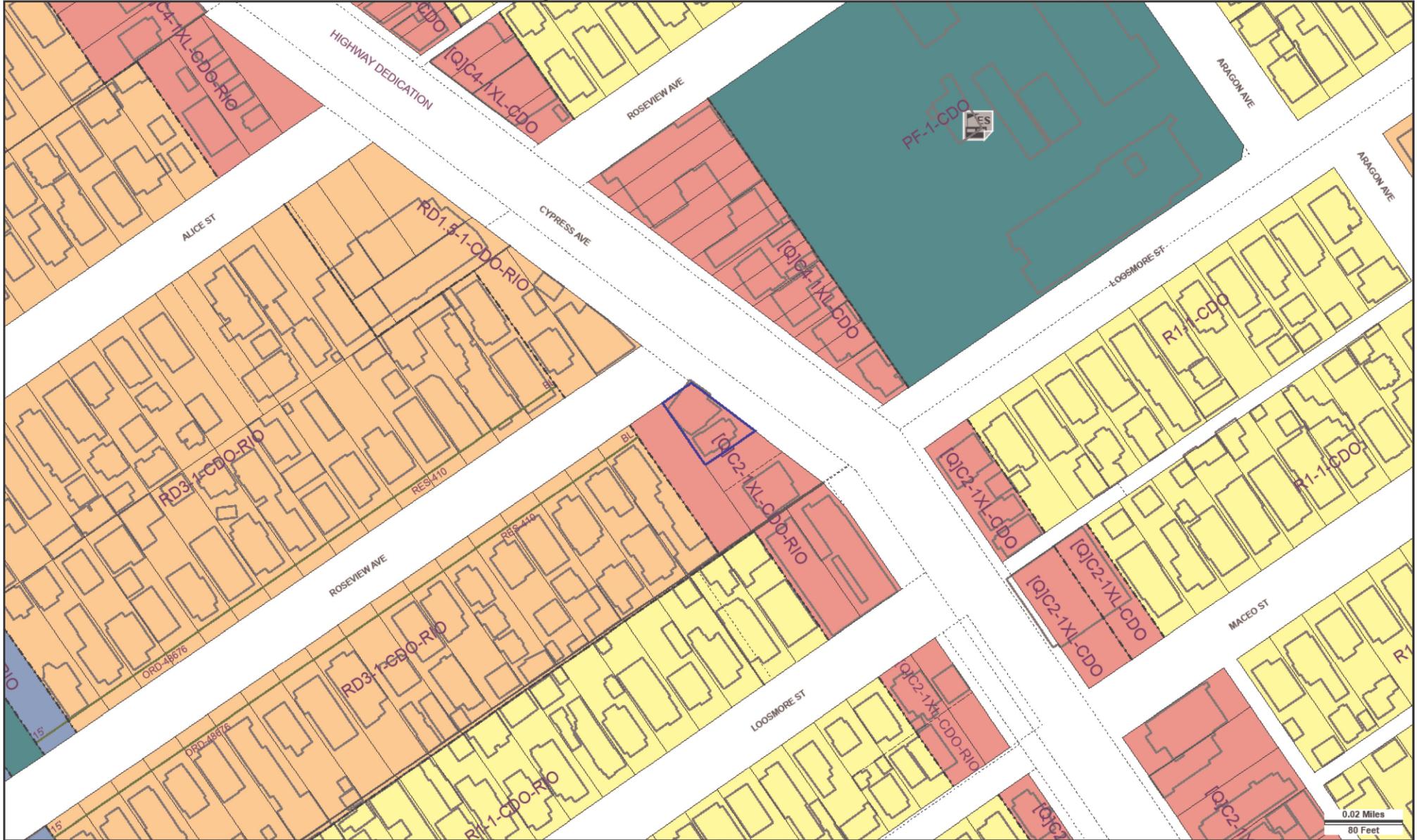
ORD-180561

ORD-173540-SA4450

ORD-172316

ORD-166216-SA2696

ORD-129279



Address: 1118 N CYPRESS AVE
 APN: 5453003023
 PIN #: 145-5A219 100

Tract: NICKEL'S LOMA VISTA TRACT
 Block: None
 Lot: 24
 Arb: 1
 Zoning: [Q]C2-1XL-CDO-RIO
 General Plan: General Commercial

