CITY OF HERMOSA BEACH
1315 VALLEY DRIVE
HERMOSA BEACH, CA 90254
BUILDING PERMIT

Permit #: B12-00488

Job Address: 542 HERMOSA AV HB
Location: 542 Hermosa Av (
Parcel No: 4188-011-012 -

Status: ISSUED
Issued: 11/06/2012
Completed:
Expires: 05/05/2013

Appl Type: ROOF-RES Census Class:ADD/ALTER DWELLING
Description: Re-roof 5-unit apartment (North side only)

Type Const:		Occupancy:		Undgrnd Util Req:	
Lot Size:		# Park Covered:	0	Uncovered:	0
# Units:	5	# Bldgs:	1	# Stories:	2
Valuation:	$2,940.00			Use Zone:	

OWNER [redacted] 11/06/2012 Phone:

License:
CONTRACTOR [redacted] 11/06/2012 Phone: [redacted]

Permit Fee.....:	$144.64	Quimby Fee.....:	$0.00
Other Bldg Fee..:	$0.00	Park & Recreation.....:	$0.00
Occupant Load...:	$0.00	General Plan Maint....:	$0.00
Plan Check Fee..:	$0.00	Commercial Inspect....:	
Addl Plan Check.:	$0.00	Addl Inspections:	$0.00
Other Plan Check:	$0.00	Violation Fee.....:	$0.00
State Seismic...:	$0.50		
State BSC Admin.:	$1.00	TOTAL BUILDING PERMIT FEE:	$146.14
Sewer Use Fee...:	$0.00	TOTAL PAYMENTS:	$146.14
Fire Hydrant....:	$0.00	BALANCE DUE:	$0.00

***** FOR INSPECTION REQUESTS PLEASE CALL (310) 318-0218 *****

I hereby certify that I have read and examined this permit and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the labor code of the state of California. I further state that I am properly licensed as required by Section 7031.5 of the State License Business and Professions Code (or claim exemption under Section 7044). If any subcontractors are employed on this project I understand that I am responsible for submitting a subcontractors list before the project is finaled.

X [redacted]
Signature Redacted

SIGNATURE OF CONTRACTOR
OR AUTHORIZED AGENT

SIGNATURE OF OWNER
(IF OWNER / BUILDER)

BUILDING PERMIT APPLICATION

CITY OF HERMOSA BEACH, COMMUNITY DEVELOPMENT DEPARTMENT
1315 Valley Drive, Hermosa Beach, CA 90254
(310) 318-0235 FAX (310) 937-6235

CK# 11172

BUILDING PERMIT NO.	B12-488
DATE	11/6/12

JOB ADDRESS: 542 HERMOSA AVENUE		APN: 4188011012	
PROPERTY OWNER: [redacted]		ADDRESS: 542 HERMOSA AVE.	
CITY/STATE/ZIP: HERMOSA CA 90254		TEL: [redacted]	FAX/EMAIL:
CONTRACTOR: [redacted]		ADDRESS: [redacted]	
CITY/STATE/ZIP: [redacted]		TEL [redacted]	FAX: [redacted]
STATE LICENSE NO.: [redacted]	CITY BUSINESS LIC. NO.: [redacted]	EMAIL:	
ARCHITECT:		ADDRESS:	
CITY/STATE/ZIP:		TEL:	FAX:
EMAIL:		STATE LICENSE NO.	
ENGINEER:		ADDRESS:	
CITY/STATE/ZIP:		TEL:	FAX:

CLASS OF WORK: ☐ NEW ☐ ADDITION ☐ ALTERATION ☒ REPAIR ☐ DEMOLITION

DESCRIPTION OF WORK: T/O NORTH SIDE ROOF ONLY, INSTALL 1/2" CDX plywood, 15 lb. BASE SHEET WITH 30-YR Composition Shingles To 1/2 Side of Roof.

USE OF EXISTING BUILDING/NO. OF STORIES: APT. 2-STORIES | VALUATION OF WORKS: 2,940 -

ACCEPTED BY	PLAN CHK. BY	APPROVED BY	PLAN CHECK FEE	PERMIT FEE	STATE SEISMIC FEE	SEWER USE FEE	FIRE HYDRANT FEE

PARK & RECREATION/QUIMBY FEE	NO. DWELLING UNITS	DEMO. CREDIT (SQ. FT.)	LIVING AREA	GARAGE AREA	DECK /BALCONY AREA

CONST. TYPE	OCCUPANCY GROUP	LOT SIZE	USE ZONE	UNDERGROUND UTILITIES REQ.	OFF STREET PARKING GARAGE ☐	OPEN ☐

DECLARATIONS

☒ I have inquired about the need for a Coastal Development Permit from the Coastal Commission and understand that I do ☐/ do not ☒ need a permit.
☒ I have reviewed the attached requirements for geotechnical reports and understand that I do ☐/ do not ☒ need to submit a report.
☒ I have reviewed Chapter 8.44. of the H.B.M.C. and Storm Water Prevention Guidelines and understand that I do ☐/ do not ☒ need to submit a Standard Urban Storm Water Mitigation Plan, and I understand I may need to develop and comply with best management or good housekeeping practices.
☒ The work in my project is ☐/ is not ☒ in a condominium and I do ☐/ do not ☒ need the approval of my board or association.
☒ I have elected to process my plans concurrently with the Building Division and the Planning Division and understand that any required corrections may result in added plan reviews by each of these Divisions and additional plan review cost to me.
☒ I understand that my project may be subject to Public Works Department requirements and have inquired about them.
☒ I understand that, per state law and H.B.M.C. Chapter 15.48, a minimum of 65% of construction and demolition debris must be recycled for all newly constructed buildings and demolition in preparation for said new construction, and 50% of construction and demolition debris must be recycled for other projects, and no permit will be issued unless this permit application is accompanied by a Waste Reduction Plan. I further understand that a Waste Reduction Report is required at the completion of construction or demolition, including supporting manifests from the recycling facility showing the tonnage of material recycled, and that, for demolition permits, no subsequent building permit will be issued for the subject property unless such a Waste Reduction Report is subm[redacted]

Signature of Permittee: Signature Redacted **Print Name:** [redacted] **Date:** 11/6/12

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under Chapter 9 (commencing at Sec. 7000) of Div. 3 of the Business and Professions Code and my license is in full force and effect.

LICENSE CLASS: C-39	STATE LICENSE NO. [redacted]	CITY LICENSE NO. [redacted]
CONTRACTOR/AGENT SIGNATURE: [redacted]		DATE: 11/6/12
PRINT NAME: [redacted]		
ADDRESS [redacted]		PHONE: [redacted]

WORKER'S COMPENSATION DECLARATION/CONTRACTORS

I hereby declare that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Labor Code Section 3800).

POLICY NO. [redacted]	COMPANY: [redacted]

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if permit is for two hundred dollars ($200.00) of less

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 Worker's Compensation Laws of California.

CONTRACTOR'S SIGNATURE:	DATE:

NOTICE TO APPLICANT: If after making this certificate of exemption you should become subject to the Worker's Compensation Laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant must comply with the applicable requirements of Sec. 25505, 25533 and 25534 of the Health and Safety Code: Yes ☐ or No ☒ If yes, the following is required: 1) Permit from South Coast AQMD, 2) Clearance from the Fire Dept. Hazardous Materials Specialist. **Signature of Permittee:** Signature Redacted

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos-containing materials on/or within the structures of site. If evidence of asbestos is found, it is my responsibilit

Signature of Permittee: Signature Redacted **Date:** 11/6/12

RIGHT OF ENTRY (READ CONDITIONS BELOW)

- The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Hermosa Beach, and the laws of the State of California in regard to such work and all amendments thereto.
- This permit becomes null and void if work is not commenced within one hundred eighty (180) days from date of issuance, or if work is suspended at any time during construction for the same period of time.
- It shall be the responsibility of every general contractor, engineering contractor and owner/builder to require subcontractors under their control or direction to obtain a business license as herein provided before permitting such subcontractor to perform services for such general building or engineering contractor. I agree to furnish the license collector with a list of all subcontractors prior to obtaining inspection of the work performed by such subcontractors.
- If I employ any person who is not a contractor or subcontractor I agree to furnish proof immediately satisfactory to the license inspector that such person is employed by me and is fully covered with State Workers Compensation Insurance.
- I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction and hereby authorize representatives of the City to enter upon the above-mentioned property for the purpose of inspections.

Signature of Permittee: Signature Redacted **Date:** 11/6/12

Print Name [redacted]

OWNER/BUILDER DECLARATION

ATTENTION PROPERTY OWNER	**PROPERTY ADDRESS:**

An "Owner Builder" building permit has been applied for in your name. Please complete the information below. **No building permit will be issued until this verification is received.**

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement. ☐ YES ☐ NO
2. I ☐ HAVE ☐ HAVE NOT signed an application for a building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction:

NAME:	**ADDRESS:**
PHONE:	**STATE CONTRACTOR'S LICENSE NO.**

CITY OF HERMOSA BEACH BUSINESS LICENSE NO.

4. I will provide some of the work but I have contracted the following persons to provide the work indicated: ☐ YES ☐ NO

If yes, please request a blank Subcontractor's List.

Please be advised that **ANY PERSON SUBCONTRACTED TO PERFORM A JOB** or function at the referenced address **IS REQUIRED** pursuant to the Hermosa Beach Municipal Code 17-2, **TO OBTAIN A BUSINESS LICENSE PRIOR TO PROVIDING SAID SERVICE.**

OWNER/BUILDER DECLARATIONS:

I hereby affirm under penalty of perjury that I am exempt from the contractors license law for the following reasons: (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the contractors state license law (Chapter 9 commencing with Section 7000) of Division 3 of the Business Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to penalty of not more than five hundred dollars ($500.00).

☐ **I, as owner of the property, am exclusively contracting with licensed contractors** to construct the project (Section 7044, Business Professions Code: the contractors license law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) licensed pursuant to the contractors license law). **Worker's Compensation Insurance NOT required.**

☐ **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 (Section 7044 Business and Profession Code; the contractors license law does not apply to an owner of the property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sales. If, however, the building or improvement is sold within one year of completion, the owner/ builder will have the burden that he or she did not build or improve for the purpose of sale). **Worker's Compensation Insurance IS required.**

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

Signature of Owner: **Date:**

Print Name:

CITY OF HERMOSA BEACH
1315 VALLEY DRIVE
HERMOSA BEACH, CA 90254
BUILDING PERMIT

Permit #: B08-00212

Job Address: 542 HERMOSA AV HB
Location: 542 Hermosa Ave
Parcel No: 4188-011-012 -

Status: ISSUED
Issued: 05/07/2008
Completed:
Expires: 11/03/2008

Appl Type: DECK-RES Census Class:ADD/ALTER DWELLING
Description: remove/replace dry rot on rail and deck

Type Const:		Occupancy:		Undgrnd Util Req:	
Lot Size:		# Park Covered:	0	Uncovered:	0
# Units:	5	# Bldgs:	1	# Stories:	3
Valuation:	$500.00			Use Zone:	

OWNER [redacted] 05/07/2008 Phone:

CONTRACTOR OWNER/BUILDER 05/07/2008 Phone: [redacted]

License:

Permit Fee.....:	$35.84	Quimby Fee.....:	$0.00
Other Bldg Fee..:	$0.00	Park & Recreation.....:	$0.00
Plan Check Fee..:	$0.00	Commercial Inspect....:	
Addl Plan Check.:	$0.00	Addl Inspections:	$0.00
Other Plan Check:	$0.00	Violation Fee.....:	$0.00
State Seismic...:	$0.50		
Sewer Use Fee...:	$0.00	TOTAL BUILDING PERMIT FEE:	$36.34
Fire Hydrant....:	$0.00	TOTAL PAYMENTS:	$36.34
Other Hydrant...:	$0.00	BALANCE DUE:	$0.00

***** FOR INSPECTION REQUESTS PLEASE CALL (310) 318-0218 *****

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. NO PERSON SHALL BE ALLOWED TO PERFORM WORK UNDER THIS PERMIT IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA. I FURTHER STATE THAT I AM PROPERLY LICENSED AS REQUIRED BY SECTION 7031.5 OF THE STATE LICENSE BUSINESS AND PROFESSIONS CODE (OR CLAIM EXEMPTION UNDER SECTION 7044).

[redacted] Signature Redacted

SIGNATURE OF CONTRACTOR
OR AUTHORIZED AGENT

SIGNATURE OF OWNER
(IF OWNER / BUILDER)

BUILDING PERMIT APPLICATION

CITY OF HERMOSA BEACH, COMMUNITY DEVELOPMENT DEPARTMENT
1315 Valley Drive, Hermosa Beach, CA 90254
(310) 318-0235 FAX (310) 937-6235

BUILDING PERMIT NO.	B08-00212
DATE	5/7/08

JOB ADDRESS: 542 Hermosa Ave H3		APN:
PROPERTY OWNER: [redacted]	ADDRESS: [redacted]	
CITY/STATE/ZIP: [redacted]	TEL: [redacted]	FAX/EMAIL:
CONTRACTOR: D/B.	ADDRESS:	
CITY/STATE/ZIP:	TEL:	FAX:
STATE LICENSE NO.:	CITY BUSINESS LIC. NO.:	EMAIL:
ARCHITECT:	ADDRESS:	
CITY/STATE/ZIP:	TEL:	FAX:
EMAIL:	STATE LICENSE NO.	
ENGINEER:	ADDRESS:	
CITY/STATE/ZIP:	TEL:	FAX:

CLASS OF WORK: ☐ NEW ☐ ADDITION ☐ ALTERATION ☒ REPAIR ☐ DEMOLITION

DESCRIPTION OF WORK:

To Remove & replace dry rot on rail and deck

USE OF EXISTING BUILDING/NO. OF STORIES: | VALUATION OF WORKS: $500

ACCEPTED BY	PLAN CHK. BY	APPROVED BY	PLAN CHECK FEE	PERMIT FEE	STATE SEISMIC FEE	SEWER USE FEE	FIRE HYDRANT FEE
PARK & RECREATION/QUIMBY FEE	NO. DWELLING UNITS	DEMO. CREDIT (SQ. FT.)	LIVING AREA	GARAGE AREA	DECK /BALCONY AREA		
CONST. TYPE	OCCUPANCY GROUP	LOT SIZE	USE ZONE	UNDERGROUND UTILITIES REQ.	OFF STREET PARKING GARAGE ☐	OPEN ☐	

DECLARATIONS

☐ I have inquired about the need for a Coastal Development Permit from the Coastal Commission and understand that I do ☐/ do not ☐ need a permit.
☐ I have reviewed the attached requirements for geotechnical reports and understand that I do ☐/ do not ☐ need to submit a report.
☐ I have reviewed Chapter 8.44. of the H.B.M.C. and Storm Water Prevention Guidelines and understand that I do☐/ do not ☐ need to submit a Standard Urban Storm Water Mitigation Plan.
☐ The work in my project is ☐/ is not ☒ in a condominium and I do ☐/ do not ☒ need the approval of my board or association.
☐ I have elected to process my plans concurrently with the Building Division and the Planning Division and understand that any required corrections may result in added plan reviews by each of these Divisions and additional plan review cost to me.
☐ I understand that my project may be subject to Public Works Department requirements and have inquired about them.
☐ I understand that, per state law, a minimum of 50% of construction and demolition debris must be recycled and that no permit will be issued unless this permit application is accompanied by a Waste Reduction Plan. I further understand that a Waste Reduction Report is required at the completion of construction or demolition, including supporting manifests from the recycling facility showing the tonnage of material recycled, and that, for demolition permits, no subsequent building permit will be issued for the subject property unless such a Waste Reduction Report is submitted.

Signature of Permittee: [redacted] Signature Redacted Print Name: [redacted] Date: 05/07/08

LICENSED CONTRACTOR DECLARATION

I hereby declare that I am licensed under Chapter 9 (commencing at Sec. 7000) of Div. 3 of the Business and Professions Code and my license is in full force and effect.

LICENSE CLASS:	STATE LICENSE NO.	CITY LICENSE NO.
CONTRACTOR/AGENT SIGNATURE:		DATE:
PRINT NAME:		
ADDRESS		PHONE:

WORKER'S COMPENSATION DECLARATION/CONTRACTORS

I hereby declare that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Labor Code Section 3800).

POLICY NO. | COMPANY:

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if permit is for two hundred dollars ($200.00) of less

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 Worker's Compensation Laws of California.

CONTRACTOR'S SIGNATURE: | DATE:

NOTICE TO APPLICANT: If after making this certificate of exemption you should become subject to the Worker's Compensation Laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

HAZARDOUS MATERIALS

Indicate whether the applicant or future building occupant must comply with the applicable requirements of Sec. 25505, 25533 and 25534 of the Health and Safety Code: Yes ☐ or No ☒ If yes, the following is required: 1) Permit from South Coast AQMD, 2) Clearance from the Fire Dept. Hazardous Materials Specialist. Signature of Permittee: [redacted] Signature Redacted

ASBESTOS MATERIALS: To the best of my knowledge there are no asbestos-containing materials on/or within the structures of site. If evidence of asbestos is found, it is my responsibility to notify AQMD at: (818) 572-5283.

Signature of Permittee: [redacted] Signature Redacted Date: 05/07/08

RIGHT OF ENTRY (READ CONDITIONS BELOW)

- The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Hermosa Beach, and the laws of the State of California in regard to such work and all amendments thereto.
- This permit becomes null and void if work is not commenced within one hundred eighty (180) days from date of issuance, or if work is suspended at any time during construction for the same period of time.
- It shall be the responsibility of every general contractor, engineering contractor and owner/builder to require subcontractors under their control or direction to obtain a business license as herein provided before permitting such subcontractor to perform services for such general building or engineering contractor. I agree to furnish the license collector with a list of all subcontractors prior to obtaining inspection of the work performed by such subcontractors.
- If I employ any person who is not a contractor or subcontractor I agree to furnish proof immediately satisfactory to the license inspector that such person is employed by me and is fully covered with State Workers Compensation Insurance.
- I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above-mentioned property for the purpose of inspections.

Signature of Permittee: Signature Redacted **Date:** 05/07/08

Print Name [redacted]

OWNER/BUILDER DECLARATION

ATTENTION PROPERTY OWNER | **PROPERTY ADDRESS:**

An "Owner Builder" building permit has been applied for in your name. Please complete the information below. **No building permit will be issued until this verification is received.**

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement. ☒ YES ☐ NO
2. I ☒ HAVE ☐ HAVE NOT signed an application for a building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction:

NAME: | **ADDRESS:**

PHONE: | **STATE CONTRACTOR'S LICENSE NO.**

CITY OF HERMOSA BEACH BUSINESS LICENSE NO.

4. I will provide some of the work but I have contracted the following persons to provide the work indicated:

NAME	ADDRESS	PHONE	STATE LICENSE #	CITY LICENSE #

SIGNATURE OF OWNER: Signature Redacted **DATE:** 05/07/08

PRINT NAME: [redacted]

Please be advised that **ANY PERSON SUBCONTRACTED TO PERFORM A JOB** or function at the referenced address **IS REQUIRED** pursuant to the Hermosa Beach Municipal Code 17-2, **TO OBTAIN A BUSINESS LICENSE PRIOR TO PROVIDING SAID SERVICE.**

OWNER/BUILDER DECLARATIONS:

☒ **I hereby affirm that I am exempt from the contractors license law** for the following reasons: (Section 7044, Business Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the contractors state license law (Chapter 9 commencing with Section 7000) of Division 3 of the Business Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to penalty of not more than five hundred dollars ($500.00). **Worker's Compensation Insurance NOT required.**

☐ **I, as owner of the property, am exclusively contracting with licensed contractors** to construct the project (Section 7044, Business Professions Code: the contractors license law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) licensed pursuant to the contractors license law). **Worker's Compensation Insurance NOT required.**

☒ **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 (Section 7044 Business and Profession Code; the contractors license law does not apply to an owner of the property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sales. If, however, the building or improvement is sold within one year of completion, the owner/ builder will have the burden that he or she did not build or improve for the purpose of sale). **Worker's Compensation Insurance IS required.**

Signature of Owner: Signature Redacted **Date:** 05/07/08

Print Name: [redacted]

f:b95\cd\applicat\Building Permit - with demo box - rev 9-19-05.doc

Main - 542 Hermosa
Rest - 110 6th St 110A - D

542 HERMOSA AVE. Lot 12, Bl. 38, 1st Add. to H.B. 1

(110-6th St. Address for 4 units upstairs)
(5 UNITS IN ALL)

PERMIT 751 5/18/23 Owner Ed Brown - Garage
3824 2/20/46 Repair Roof - Owner L.H. and Lucy Smead
8209 10/21/54 3'x4' wall. Smead owner. No inspection.
5944 (Plumb.) 10-10-57 1 furnace. Owner E.L.Denning. Contractor Southland Heating. Approved 11/8/57
9932 7/16/58 Ret. Wall.. Owner E. Hanley et al. Hermosa Lumber Co. Approved 6/1/59

Res bldg rept #1279 12-1-72
" " " " #1333 1-19-72

542 HERMOSA AVE. LOT 12, Bl. 38, 1st. Add. to H.B. 2

15784 2/27/73 repl & repr house to house corrections
Owner: Wise & Austin cont:Geo Ciou,plbg#12537
cont:De Ford, elect #10778 cont: Ownes
PERMIT EXPIRED 1/17/77

B95-00324-9-19-95-reroof

SAN BRN

2B
Lodgings

1B A

AT LEAST 3 Illegal UNITS Dug under
Building & sub STANDARD CONDITIONS-
NO $ TO Prosecute closed 7/15/03

No. 751

Application for Building Permit

Hermosa Beach, Cal., May 18, 1923.

I herewith make application for a permit to Construct, Repair or Remove a building covered by the following description:

Location: Lot No. 12, Block No. 38 Hermosa & Gulf Second add

Removal Location: From Lot No. —, Block No. —, to Lot No. —, Block No. —

Size: 10 by 20 feet.

Number of Stories one Height 8 feet.

Class Garage

Cost, $ 250

Name of Owner [redacted]

Name of Architect

Name of Contractor [redacted]

The Permit Fee of $ 1.50 accompanies this Application.

Plans and Specifications covering proposed work are submitted herewith.

General remarks:

[redacted]

Owner or Contractor.

Application approved this 18 day of May, 1923, and permit issued.

F E Wood

Building Inspector.

155

Date Issued: 7-16-58

Fee: 4.00

Permit No.: 9932

Date Received: 7-16-58

APPLICATION FOR BUILDING PERMIT

FOR TYPE No. _____ BUILDING

ZONE _____

FIRE ZONE _____

SEWER _____

Application is hereby made to the building inspector of the City of Hermosa Beach for a building permit in accordance with the description and for the purpose hereinafter set forth.

First: It is understood that the granting of the permit on this application does not grant any right or privilege to erect the building or structure herein described or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by or is disputed by the city, county or state.

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

DESCRIPTION OF PROPERTY

Lot No. 12 Block 38 Tract ~~1075~~ 1st Addn to H.B.

By Contract [redacted] Day Labor 542

Owner's Name [redacted] Address ~~524~~ Hermosa Ave Phone _____

Contractor's Name [redacted] Address [redacted] Phone _____

Contractor's License No., State _____ License No., City _____

Architect's Name _____ Address _____

Proposed Use of Building Structure _____ No. Rooms _____ No. of Families _____

Work Comp. Policy No. _____ Insurance Co. _____

State Unemployment No. _____ Federal Social Security No. _____

LOCATION OF JOB

No. ~~524~~ 542 Hermosa Ave Street | Area of First Floor _____ x _____

Valuation of Proposed Work $ 4 350.00 | Area of Second Floor _____ x _____

Size of Building _____ x _____ (Width) (Length) Size of Garage _____ x _____

Size of Lot _____ x _____ Size of Addition _____ x _____

Any Other Buildings on Lot? _____ How Used _____ Minimum Distance from New Bldg. _____

No. 1. Will building be erected on front or rear of lot? _____

Height to Highest Point _____ Feet. Number of Stories _____

No. 2. Height of First Floor Joist Above Grade Line _____

No. 3. Character of Ground, Rock, Clay, Sand Filled Retaining

No. 4. Of what material will foundation and cellar walls be built? Concrete. Block wall

No. 5. Give depth of foundation below surface of the ground 12"

No. 6. Give sizes of all foundations and footings Footing 6 8 ~~12~~" x 26'

No. 7. Give width of foundation and cellar walls at top MAX 4' High 8" Block.

No. 8. Number and Kind of Chimneys _____ Number of Flues 60' Long

No. 9. Front set back _____ Side line set back _____

No. 10. Of what material will the walls be constructed? _____

No. 11. Of what material will the roof be constructed? _____

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building ordinances and state laws will be complied with, whether herein specified or not.

All applications must be filled out by the applicant. Use ink or an indelible pencil.

Sign Here [redacted]

Plans and specifications and other data must also be filed.

500-8-57

(Turn Over and Fill Out Blank on other Side)

No. 12. Give thickness of exterior walls:

Basement_____

1st Story_____ 2nd Story_____ 3rd Story_____

4th Story_____ 5th Story_____ 6th Story_____

No. 13. Give material, size and distance on center of floor joist:

1st Story material_____ Size____ x____ Distance on centers_____

2nd Story material_____ Size____ x____ Distance on centers_____

3rd Story material_____ Size____ x____ Distance on centers_____

4th Story material_____ Size____ x____ Distance on centers_____

5th Story material_____ Size____ x____ Distance on centers_____

6th Story material_____ Size____ x____ Distance on centers_____

Ceiling Joists material_____ Size____ x____ Distance on centers_____

Roof Joists material_____ Size____ x____ Distance on centers_____

No. 14. Will any wall be supported on iron or steel girders or columns?_____

No. 15. Specify material of beams, girders or columns_____

No. 16. Specify construction of floors_____

No. 17. Specify material of partitions_____

No. 18. Specify material of stairways_____

No. 19. Specify material of elevator shaft or other shafts and chutes_____

No. 20. Specify materials and construction of cornices_____

No. 21. Specify number of fire escapes and location_____

No. 22. Specify access to roof_____

No. 23. Specify size of vent shafts to water closet compartments _____

No. 24. Specify how hall will be lighted and ventilated_____

No. 25. Will metal lath be used, and where?_____

No. 26. Will freight elevators be inclosed or provided with doors and fusible links?_____

Street_____ Alley or court _____ Width _____

TO ALL CONTRACTORS AND OTHER APPLICANTS FOR BUILDING PERMITS FOR CONSTRUCTION IN THE CITY OF HERMOSA BEACH

In connection with applications for building permits, your attention is respectfully directed to the following provisions of State Laws and City Ordinances.

Section 3800 — Labor Code — State of California

Certificate of insurance. (CERTIFICATE OR COPY TO BE ON FILE)

Every county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall require that each applicant for such permit have on file or file

(1) A certificate of consent to self-insure issued by the Industrial Accident Commission, or

(2) A certificate of workman's compensation insurance issued by an admitter insurer, or

(3) An exact copy or duplicate thereof certified by the commission or the insurer.

_____
Building Inspector

The above notice read this_____

day of _____, 19____.

_____
Applicant

Plan Check No. 5467

Fee 32.00

Paid 2/27/73

P.C. Action _____

Affidavit No. _____

Bldg card filed

State Seismic Fee 50¢

APPLICATION FOR BUILDING PERMIT

FOR TYPE No. 1 N 5 UNITS EXISTING BUILDING

ZONE R-3

FIRE ZONE 3

SEWER EXISTING

Date Issued: 2-27-73

Fee: 32.00

Permit No.: 15784

Date Received: _____

Application is hereby made to the building inspector of the City of Hermosa Beach for a building permit in accordance with the description and for the purpose hereinafter set forth.

First: It is understood that the granting of the permit on this application does not grant any right or privilege to erect the building or structure herein described or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by or is disputed by the city, county or state.

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

DESCRIPTION OF PROPERTY

Lot No. 12 Block 38 Tract 1st Add

By Contract _____ Day Labor _____

Owner's Name [redacted] Phone _____

Contractor's Name [redacted] Address [redacted] Phone [redacted]

Contractor's License No., State [redacted] License No., City _____

Architect's Name _____ Address _____

Proposed Use of Building Structure _____ No. Rooms _____ No. of Families _____

Work Comp. Policy No. _____ Insurance Co. _____

State Unemployment No. _____ Federal Social Security No. _____

LOCATION OF JOB

No. 542 - Hermosa Ave. Street

Valuation of Proposed Work $ 5000

Area of First Floor _____ x _____

Area of Second Floor _____ x _____

Size of Building _____ x _____ (Width) (Length)

Size of Garage _____ x _____

Size of Lot _____ x _____

Size of Addition _____ x _____

Any Other Buildings on Lot? _____ How Used _____ Minimum Distance from New Bldg. _____

No. 1. Will building be erected on front or rear of lot? _____

Height to Highest Point _____ Feet. Number of Stories _____

No. 2. Height of First Floor Joist Above Grade Line _____

No. 3. Character of Ground, Rock, Clay, Sand Filled _____

No. 4. Of what material will foundation and cellar walls be built? _____

No. 5. Give depth of foundation below surface of the ground _____

No. 6. Give sizes of all foundations and footings _____

No. 7. Give width of foundation and cellar walls at top _____

No. 8. Number and Kind of Chimneys _____ Number of Flues _____

No. 9. Front set back _____ Side line set back _____

No. 10. Of what material will the walls be constructed? _____

No. 11. Of what material will the roof be constructed? _____

Replace and repair part of house to house from corner this permit does not include pan work

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building ordinances and state laws will be complied with, whether herein specified or not.

All applications must be filled out by the applicant. Use ink or an indelible pencil.

Sign Here [redacted]

Plans and specifications and other data must also be filed.

ADDRESS: 542 HERMOSA AVE / 110 SIXTH STREET DATE: 7/29/92

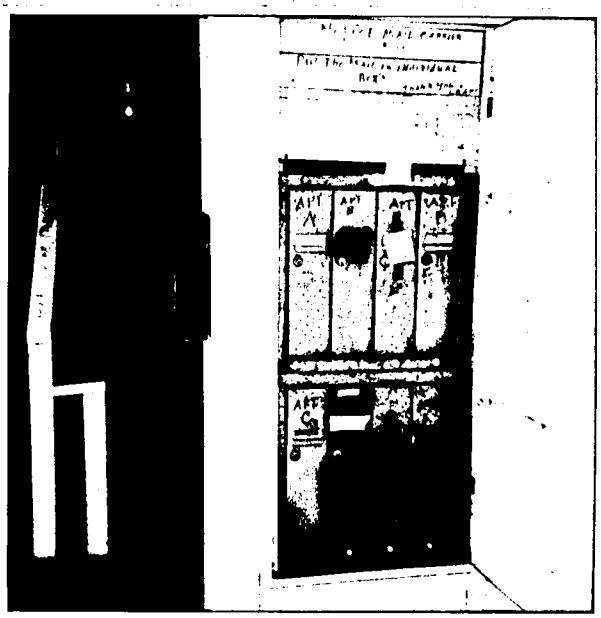
MICROWAVE & "REFRIGERATOR" DOOR OPEN
3:00 P.M. 29 JULY 1992

TENANT @ DOOR WHERE MICRO WAVE & REFRIGERATOR ARE HOUSED 3:00 P.M. 7/29/92

AREA BELOW GARAGE THAT APPEARS TO BE LIVING SPACE

FRONT UNIT @ 542 HERMOSA

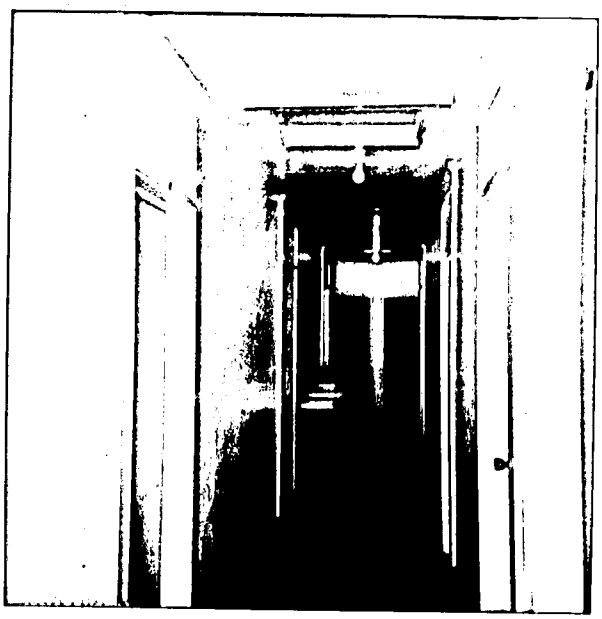
ADDRESS: 542 HERMOSA AVE / 110 SIXTH STREET DATE: 7/29/92



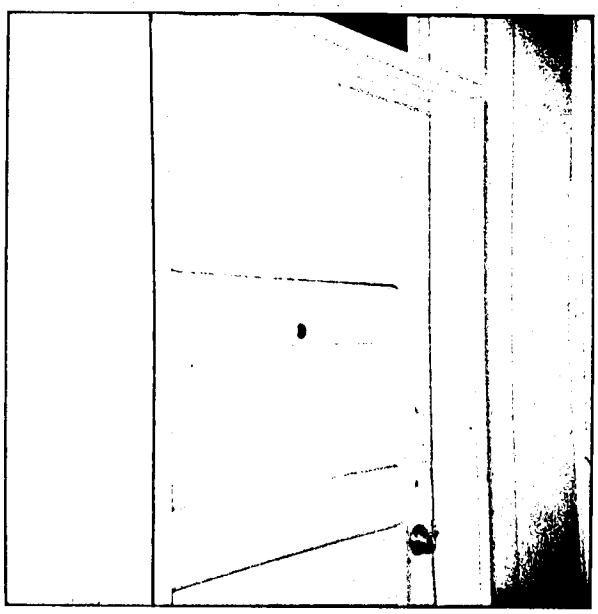
MAILBOXES (9)

5 ELECTRIC METERS
3:30 PM 7/29/92

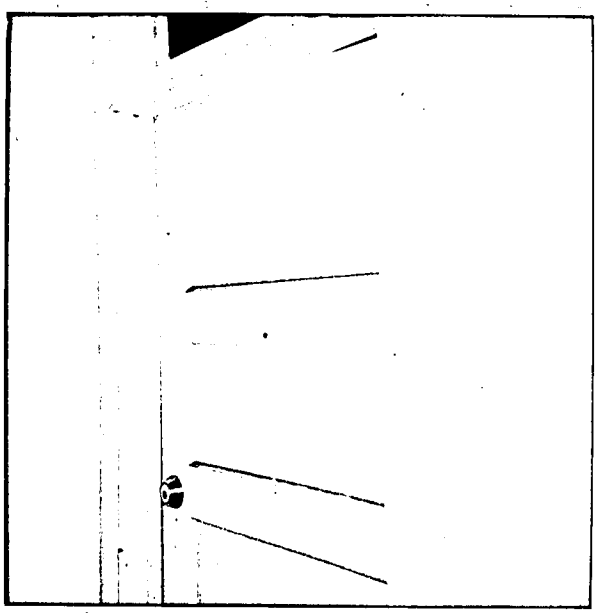
ADDRESS: 542 HERMOSA AVENUE / 110 SIXTH STREET DATE: 7/29/92



TOP FLOOR - 5 APT - 7 DOORS
(2ND/FL)



DOOR "E" - 2ND/FL (TOP FL)
7/29/92 @ 3:30/PM



"APT" ACROSS FROM "E"

CITY OF HERMOSA BEACH

INTER-OFFICE MEMO

Intraagency memoranda (Gov. Code sec. 7927.500)

542 HERMOSA AVE

[redacted]

Notes are not disclosable (Gov. Code 7927.500)

[redacted]

NOTICE TO PERMIT APPLICANT AND PROPERTY OWNER

BUILDING PERMIT

Permit No.: _____

Job Address: 542 - Hermosa Ave

Legal Description: Lot 12, Block 38, 1st Addition to H.B.

For the Construction of: Repair work on Existing 5 unit structure

The property for which the above referred to Building Permit is requested is located within the "Permit Area" as defined by Section 27104 of the California Coastal Zone Conservation Act of 1972.

Among other things, the California Coastal Zone Conservation Act of 1972 requires that any development within the permit area after February 1, 1973 will require a permit from the South Coast Regional Commission for Los Angeles and Orange Counties.

The Act apparently will be interpreted to require you to apply for and be granted a permit from the Regional Commission unless the total of your project is completed before February 1, 1973. The Act among other things provides that any person may maintain an action to enforce the provisions of the Act and civil penalties may be recovered plus attorneys fees plus equitable relief including restraining orders and injunctions.

The undersigned acknowledge that they have read the provisions of the California Coastal Zone Conservation Act of 1972 and further understand and agree that the granting of a building permit by the City of Hermosa Beach does not grant to the permittees the right to perform any act which is otherwise prohibited by the California Coastal Zone Conservation Act of 1972.

The undersigned further understand Section 27103 of the California Coastal Zone Conservation Act of 1972 which reads as follows:

> "27103. 'Development' means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision of land pursuant to the Subdivision Map Act and any other division of land, including lot splits; change in the intensity of use of water; ecology related thereto, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility, and the removal or logging of major vegetation. As used in this section, 'structure' includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line."

Said developments and/or structures are prohibited after February 1, 1973 unless a permit is granted by the Regional Commission.

Therefore, the permittees should seriously consider the advisability of not incurring any substantial expenses in connection with the project described in this permit since all such expenses are incurred at the permittees' own risk.

The undersigned waive their right to all damages against the City of Hermosa Beach which may occur because of the enforcement of the provisions of the California Coastal Zone Conservation Act of 1972.

I HAVE READ THE ABOVE NOTICE AND HAVE RECEIVED A COPY THEREOF.

Date: 2/27/73

[redacted]

Signature of Owner or Authorized Agent

[redacted]

Signature of Contractor

Verified by: _____

Building Department

5/16/75

6/24/75.

6/25/75.

6/27/75.

Notes (Gov. Code 7927.500)

7/29/75

11/

11/

11/

11/

12/

12/4

12/

Notes (Gov. Code 7927.500)

3/1

3/1

4/1

4/1

4/2

1/3

1/5

1/5

1/12

1/13

7.7.7

7.12

8 weeks

9-6-

9-29

Notes (Gov. Code 7927.500)

CITY OF HERMOSA BEACH

CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
PHONE: 376-9454

receipt- 1333

DEPARTMENT OF BUILDING AND SAFETY EXT. 41 or 42 DATE: 1/19/73

REPORT OF RESIDENTIAL BUILDING RECORDS

Street Address 542 Hermosa Ave. Zone R-3

Lot 12 Block 38 Tract 1st Add. H.B.

SPECIAL CONDITIONS:

A. Zone classification of property R-3

B. Authorized use of property R-3 multiples

C. Variances, Conditional Use Permits, and other pertinent legislative acts of record A physical inspection was made of this property and there are certain bldg. corrections which must be made before occupancy will be allowed. The list of corrections is on file in the Bldg. Dept. Owner or owners are responsible for stated corrections.

D. Any special restrictions in use or development applying to the subject property See "C"

E. Any known nonconformities and/or violations of City Building Code or Zoning Regulations see "C"

PERMIT RECORD:

Permit #	Date	Constructed	# Units
#751	5/18/23	Garage	
#3824	2/20/46	Repair roof	
#8209	10/21/54	3 ft. x 4 ft. wall	
#5944	10/10/57	furnace	
#9932	7/16/58	Retaining wall	

DWELLING UNITS CONSTRUCTED BY PERMIT 5 units

DWELLING UNITS AUTHORIZED BY REGULATIONS Multiples

This Certificate shall be based on existing Building Department records only, unless a physical examination report of the property is attached hereto. Failure by the seller to request a physical examination of the property by the Building Department, shall mean that this Certificate does not guarantee that all pertinent facts with respect to Building and Zoning regulations are contained herein.

BUD M. TROTT
Director of Building and Safety

By [redacted]

Title Asst Zoning Admin

I certify that copy of the above report was delivered to me prior to consumnation of agreement of sale of above described property.

Signature of Buyer

Mail Address

Date

THIS REPORT EXPIRES SIX MONTHS FROM DATE OF ISSUE.

2. FILE COPY (To Be Returnped to Building Department)

FORM 201-WPI

5-30-78

IN THE MUNICIPAL COURT OF ~~LONG BEACH~~ SOUTH BAY JUDICIAL DISTRICT

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

THE PEOPLE OF THE STATE OF CALIFORNIA,

Plaintiff,

v.

FRANK WATTLES

Defendant.

NO. M-186492

SUBPOENA – CRIMINAL

THE PEOPLE OF THE STATE OF CALIFORNIA TO:

Robert Bosnak, Civic Center, City of Hermosa Beach

Richard Brandon Burke, Same as above

Dennis Clark, B/A 536 W. Palm Ave., El Segundo, 322-6371 or Union Federal Savings, 523 W. 6th Street, Ste. 345, L.A. 624-8624

Cameron Malcoln, 14715 Fonthill, Hawthorne, CA

You are hereby commanded to appear in the above entitled court located in the Long Beach County Building, 825 Maple Ave., Torrance, CA 90503 ~~415 West Ocean Boulevard, Long Beach, California 90802~~ Division II, ~~Room~~, on May 30, 1978, at 8:30 a.m. ~~8:00 a.m.~~ to testify as a witness on the part of the People of the State of California, in the above entitled criminal action against the above named defendant.

Dated May 2, 1978 lw JOHN K. VAN DE KAMP District Attorney

By _____, Deputy

JOHN M. PROVENZANO

CLERK OF THE ABOVE JUDICIAL DISTRICT

By _____, Deputy Clerk

Note: Disobedience to this subpoena may be punishable as a contempt of court. (Penal Code Sec. 1331)

76S811B32- 5/75

I hereby certify that I served the within subpoena on the following named persons at the time and place herein stated in the County of Los Angeles, they being the witnesses therein named, by showing the original to said witnesses personally and informing them of the contents thereof, to wit:

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

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..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

..... on the ..... day of ..... 19....

And further, that after due and diligent search I have been unable to find or make service of said subpoena in said County of Los Angeles on the following persons therein named as witnesses, to wit:

.....

.....

.....

Original Copy for Filing with County Clerk of _____ County

FICTITIOUS BUSINESS NAME STATEMENT

Daily Breeze
5215 TORRANCE BLVD.
TORRANCE, CALIF.

The following person (persons) is (are) doing business as:

(*) [redacted]
(FICTITIOUS BUSINESS NAME)

at (**) 534 Hermosa Avenue, Hermosa Beach, California 90254

(***) 1. [redacted]
(FULL NAME - TYPE/PRINT)

[redacted]
(ADDRESS)

Manhattan Beach, California 90266
(CITY)

2. _____
(FULL NAME - TYPE/PRINT)

_____
(ADDRESS)

_____
(CITY)

3. _____
(FULL NAME - TYPE/PRINT)

_____
(ADDRESS)

_____
(CITY)

4. _____
(FULL NAME - TYPE/PRINT)

_____
(ADDRESS)

_____
(CITY)

(****) This business is conducted by a limited partnership

(i) "an individual," (ii) "a general partnership," (iii) "a limited partnership," (iv) "an unincorporated association other than a partnership," (v) "a corporation," (vi) "a business trust."

Signed [redacted]

Signature Must Also Be Typed or Printed Frank Wattles

This statement was filed with the County Clerk of _____ County on _____ (Date)

Attorney or Bank or Agent

FILE NO. _____

Name _____

Address _____

City _____

Telephone _____

FILED
FEB 28 1973
WILLIAM G. SHARP, County Clerk
Samuel R. Porter
BY SAMUEL R. PORTER, DEPUTY

Statutory Filing Fee — $10.00
(Includes one Certification—See Page 3)

Statement Expires 5 years from Dec. 31 of year in which filed and must be Renewed then with a new Statement

73-05289

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST MAR 29 1978 19__

County Clerk and Clerk of the Superior Court of the State of California, for the County of Los Angeles.

BY _____ DEPUTY

SUPERIOR COURT, LOS ANGELES COUNTY, CALIFORNIA

CITY OF HERMOSA BEACH

CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
PHONE: 376-9454

#1279 XXXXXXXX

DEPARTMENT OF BUILDING AND SAFETY EXT. 41 or 42 DATE: 12/1/72

REPORT OF RESIDENTIAL BUILDING RECORDS

Street Address 542 Hermosa Ave. (110 6th St. (4 upstairs apts.) (1 downstairs)) Zone R-3

Lot 12 Block 38 Tract 1st add H.B.

SPECIAL CONDITIONS:

A. Zone classification of property R-3 multiples

B. Authorized use of property R-3 multiples

C. Variances, Conditional Use Permits, and other pertinent legislative acts of record There is on file a list of corrections applicable to this property. The bldg. is substandard in its present condition and corrections must be made by owner of property before any kind of occupancy will be permitted. Refer to file in City Bldg. Dept. offices.

D. Any special restrictions in use or development applying to the subject property See above "C"

E. Any known nonconformities and/or violations of City Building Code or Zoning Regulations See above "C"

PERMIT RECORD:

Permit #	Date	Constructed	# Units
#751	5/18/23	Garage	
3842	2/20/46	Repair Roof	
8209	10/21/54	3 ft. x 4 ft. wall	
5944	10/10/57	Furnace	
9932	7/16/58	Ret. wall	

DWELLING UNITS CONSTRUCTED BY PERMIT Physical inspection revealed 5 units

DWELLING UNITS AUTHORIZED BY REGULATIONS See "B"

This Certificate shall be based on existing Building Department records only, unless a physical examination report of the property is attached hereto. Failure by the seller to request a physical examination of the property by the Building Department, shall mean that this Certificate does not guarantee that all pertinent facts with respect to Building and Zoning regulations are contained herein.

BUD M. TROTT
Director of Building and Safety

By [redacted]

Title Asst Zoning Officer

I certify that copy of the above report was delivered to me prior to consumnation of agreement of sale of above described property.

Signature of Buyer

Mail Address

Date

THIS REPORT EXPIRES SIX MONTHS FROM DATE OF ISSUE.

4. CONTROL COPY

FORM 201-WPI

FRANK WATTLES
ATTORNEY AT LAW
P. O. BOX 3514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

RECEIVED
DEC 0 5 1988

December 5, 1988

Department of Building and Safety
City of Hermosa Beach
Civic Center
Hermosa Beach, CA 90254

Attn: F. Paul Corneal
Building Official

Re: 542 Hermosa Avenue, 110 Sixth Street

Gentlemen:

This letter is in response to your letter of November 21, 1988. Your letter was signed by F. Paul Corneal -- Building Official.

My client, owner of the building, requests identification of the inspection requested by you last year as set forth in your letter. There is no record of such a request and the grounds for it. No response is possible until you provide the particulars of your request.

I await your reply.

Very truly yours,

[redacted]

FRANK WATTLES

mw

City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

November 21, 1988

[redacted]

Manhattan Beach, CA 90266

Dear [redacted]

Re Interior inspections a 542 Hermosa Ave. , 110 Sixth Street and 3207 Hermosa Avenue

Last year we requested inspections for the above properties without any success.

We are once again requesting interior inspections for the above addresses. Please contact this office on or before December 5, 1988 to schedule the inspections.

Sincerely,

F. Raul Corneal
Building Official

fpc/cm

[redacted]
Manhattan Beach, CA 90266
[redacted]

August 27, 1992

Edward L. Chesson, Captain
Hermosa Beach Fire Department
540 Pier Avenue
Hermosa Beach, CA 90254-3822

Re: 542 Hermosa Ave. & 110 Sixth St., Hermosa Beach
Regular Annual Inspection dated 7/22/92
Your letter dated 8/13/92

Dear Captain Chesson:

I received your letter of August 13 concerning the referenced property.

The detail of your letter is appreciated, and I share your concerns for providing a safe property for the tenants; however, your letter was not responsive to my letter of August 5 in important aspects. With respect to Items 22 and 28, I asked that you identify the areas of the building which were observed by you during your inspection in July to fail to comply with the cited code provisions. Your letter contained no response on this matter. Part of my problem is that I believe the property is in compliance with the cited code sections. Further, when I spoke to the tenants, those tenants who talked with representatives of the fire department each reported to me that they were in compliance and so stated to the fire department representative.

Each tenant is bound by a rental agreement which requires the tenant to maintain the supplied smoke detectors. The tenants have a joint responsibility together with the owner to maintain smoke detectors in working order. The tenants also have a right to their privacy and to be free from intrusion without probable cause. I cannot require that the tenants open up their area to the owner or to me without a sufficient factual basis to show that they are failing to perform their duties as tenants. Further, violation of the codes cited by you carry criminal penalties. I will not be a party to depriving the tenants of their inalienable right to the privacy of their respective residences without the requisite probable cause and showing thereof.

In view of the abovestated, you are again requested to set forth to me the factual basis upon which you contend

there is a present violation of code. For example, you may indicate in what sleeping room there was observed by you or another fire department representative to be no smoke detector. It would also assist me if you will report to me that date on which the observation was made and the person making the observation. With respect to Item 28, you should indicate what room or rooms constitute the "unit" to which you refer and the basis, both factually and legally, for your conclusion that a "unit" is involved for which a particular door requires a number or letter. I do not want to enter into a guessing game on this matter of "unit" definition.

Your remarks concerning Item 25 are puzzling. I stated that the extinguishing system in place was the result of prior requirement of the fire department and that the property was entitled to its grandfathered rights. You responded that the Chief has discretion under the Uniform Fire Code. The exercise of discretion is not without limits, and even if it were so expansive, the Chief's discretion is not relevant to the contention that the property is in violation. Further of interest is your statement that all apartment buildings in Hermosa Beach are subject to the same requirements as you seek to enforce, that is they are required to maintain chemical fire extinguishers. I believe you may want to retract that statement as being overly stated and incorrect.

Needless to say, on behalf of the property owner, it is stated that reasonable efforts by the fire department to bring unsafe conditions to attention are appreciated and invited; however, there must be full recognition of the rights of the tenants and property owner when potential criminal charges are made. Your cooperation in this respect will be appreciated.

In my letter of August 5, I suggested that any re-inspection be made only after the points raised are properly and adequately addressed. The points are not so addressed, and for that reason, I suggest that you not continue to schedule the present date of September 16 for re-inspection.

Finally, thank you for complying with my request to arrange any re-inspection with me, and not to make further entries onto the property without consent.

Very truly yours,

[redacted]

Frank Wattles

Sent certified to both addrs o-regon

August 13, 1992

[redacted]

Manhattan Beach, Ca. 90266

RE: Fire Safety Inspection-542 Hermosa Ave. & 110 6th Street

Dear Mr. Wattles,

Per your request we have rescheduled the reinspection of your property in order to provide you information you have requested. The three violations listed in the fire safety inspection report a standard requirements for apartment buildings and are intended to provide a safer environment f your tenants.

Item #25 is covered under the 1991 Uniform Fire Code Section 10.501(a) and 10.505(a). These sections state that the Fire Chief can designate the type and number of fire extinguishers to be in and maintained in your building. These sections are enforced in all apartment buildings in Hermos Beach.

Item #22 is covered under the 1991 Uniform Building Code Section 1210. This section states tha dwelling units where people sleep shall be provided with smoke detectors conforming to State Fir Marshal Standard 12-72-2. Most commercially available smoke detectors meet this standard an so marked. You can use the battery type or the hard wired type. If the battery type is installed battery should be changed once each year to assure good working order.

Item #28 is covered under the 1991 Uniform Fire Code Section 10.301(a). This section states th numbers or addresses shall be placed on all new and existing buildings. The Hermosa Beach Fire Department considers the street number and the apartment designation (1,2 or A, B etc.) to be a complete address. Having the apartment number or letter on each unit will assure the fastest emergency service to your tenants in time of fire and/or a medical emergency.

In honor of your request for permission to enter the property to conduct our reinspection, I am he requesting to reinspect your property on September 16, 1992. If this is not convenient then plea contact this office at (310) 376-2479 to arrange a time and date, but we must do the reinspectio within the thirty day period ending on September 16, 1992 in order to avoid any inspection fees t per City resolution 90-5422 as I orginally sent you.

Sincerely,

Edward L. Chesson, Captain
Hermosa Beach Fire Department

cc: Steve Wisniewski, Director of Public Safety

[redacted]
Manhattan Beach, CA 90266
[redacted]

August 5, 1992

Hermosa Beach Fire Department
540 Pier Avenue
Hermosa Beach, CA 90254-3822

Re: 542 Hermosa Ave. & 110 Sixth St., Hermosa Beach
Regular Annual Inspection dated 7/22/92
Subsequent Activity on 7/29/92

Gentlemen:

I received your certified letter titled "Fire Safety Inspection Report" concerning the referenced property. By this letter you are requested to direct any future correspondence to me at the letterhead address.

The referenced report charges three "violations" on the referenced property and states that certain re-inspections may cost $183.00 each, presumably for failure to timely make correction.

The notice/report is ambiguous and insufficient for its apparent purpose. There is no indication thereon as to the nature of "violation". I cannot determine whether the violation is a code violation or not. Without identification of the authority for the charge, I cannot advise my client, the property owner, of its rights in the matter. Further, you fail to identify the condition to be corrected with sufficient particularity to permit a response. A re-inspection to determine corrections will be meaningless unless the condition is adequately set forth.

The report states:

22 Provide smoke detectors for each unit (State Law)

28 Provide unit numbers for each apartment for emergency identification.

Regarding Item 22, it would be helpful if you would cite the code section under state law, and the unit in which there is a missing detector. Regarding Item 28, the code section making the requirement is requested and the unit which is alleged to violate the section.

Item 25 charges a violation for failure to provide fire

extinguishers. Again the code section making such requirement is requested. You are reminded that the present fire protection for extinguishment has been maintained at the requirement of your fire department. I suggest that without a subsequent change of code, there can be no violation for following your orders. Further, the present authorized protection means are covered under grandfather provisions of the code.

A final request is made by this letter that you not enter the property for inspection without first contacting me and obtaining my consent. In order to maintain an orderly presence of persons visiting the premises, I request that you and other members of your Fire Department comply with the provisions of Section 2.107 of the Uniform Fire Code. That Section requires that there be probable cause to believe that there exists in any building or upon any premises any condition which makes such building or premises unsafe and further provides that entry onto the property must be with permission. If you want to gain entry for the purposes of an inspection, please present your request to me; however, if your request is a "fishing expedition" or is based upon the fruits of a poisoned tree, then expect to have your request denied.

It has been reported that you were bothering the tenants on July 29 by coming onto the property and taking pictures and attempting to peer into windows while standing on the property. If true, the conduct of coming onto the property without permission, notwithstanding no trespass signs, and conducting an apparent inspection without permission is not only inappropriate, it is illegal. As stated above, you are requested to contact me to arrange visits to the property.

Noting that the referenced report states that there will be a re-inspection on August 11, 1992, this letter requests that you not conduct a re-inspection until the requests of this letter have been suitably addressed in a reply to be made by you. Any premature re-inspection will be disputed by my client.

In anticipation, thank you for your consideration of the requests made herein.

Very truly yours,

Frank Wattles

RECEIVED
DEC 1 5 1988

[redacted]
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE [redacted]

December 14, 1988

Department of Building and Safety
City of Hermosa Beach
Civic Center
Hermosa Beach, CA 90254

Attn: F. Paul Corneal
Building Official

Re: 542 Hermosa Avenue, 110 Sixth Street

Gentlemen:

This letter is on behalf of my client, Long Branch Company, in response to a copy of your letter dated December 6, 1988, concerning the referenced property.

Your letter omits reference to my letter of December 5, 1988, which you received on that date. The failure to enclose a copy of a letter from last year as mentioned in your letter of November 21 suggests that record, if it exists, is not pertinent.

There is no cause for confusion as to the state of the referenced property. There is no need to clarify that status as mentioned in your letter.

You are reminded that the property was the subject of permits for repair and rehabilitation in the years of 1973-1975. Thereafter, in the late 70's the Building Department saw fit to file a criminal complaint for construction without permit and bootlegged units. The matter went to trial and was decided in favor of my client and against the City. At that time, the City took many pictures of the property, some of which were placed in evidence at the trial. Therefore, if you will refer to your record you will find that there has been no change since the trial. Specifically, you have pictures showing eight (8) mailboxes, five (5) electric meters, four (4) gas meters, four (4) breaker boxes and thirteen (13) entry doors. There is no factual cause for your confusion.

Permits were issued by the Building Department which would show work by the electrician on the breaker box. The meters were in place and freed by the Building Department before the property was certified for occupancy. The number of mailboxes is only that number which were in place when my client purchased the property. Further, you will note from the markings thereon that in a few cases there is more than one person in an apartment and only one person assigned a box. The result is more boxes used than apartments. No additional entry doors have been added. Due to the ancient design of the building and its apartments, there are apartments with two or more entry doors. Of course, all of this condition should be reflected in your records and certainly those conditions have been unchanged since extensive inspections by your office.

In the last year, representatives of the Building Department have been observed by tenants on the property looking in through windows. Complaints were filed with the City by tenants and neighbors against this practice, particularly where one person was taking a shower during the peeping episode. There is no need for continuing outrageous surveillance nor is there a need for inspections. The tenants have voiced their concern for privacy and the owner will honor that request.

Inasmuch as there has not been a change, then your records are correct. There is no basis for your alleged count of nine units. This charge and others mentioned by your letter are old charges resolved a decade ago. I trust this letter will suffice.

If you have further questions, please contact me.

Very truly yours,

[redacted]

FRANK WATTLES

mw

City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

December 6, 1988

[redacted]
Hermosa Beach, CA 90254

Dear Mr. & Mrs. [redacted]:

re 542 Hermosa Avenue, Hermosa Beach
110 Sixth Street, Hermosa Beach

The City is requesting an interior inspection to ascertain the number of units on the site.

There has been a count of nine (9) units but the City records indicate that you are paying for five (5) units. There is also eight (8) mailboxes, five (5) electric meters, four (4) gas meters, four (4) breaker boxes and thirteen (13) entry doors.

As you can see there is confusion as to the number of units on the site. An interior inspection is requested to clarify the number of units. Please call me on or before December 12, 1988 so that we may schedule an interior inspection.

If you have any questions please feel free to contact me at 318-0235.

Sincerely,

F. Paul Corneal
Building Official

cc: [redacted]
Manhttan Beach, CA 90266

Master

BUILDING PERMIT

Permit #: B95-00324
BLDG STRUCTURAL PERMIT

Job Address: 542 HERMOSA AV
Location: SAME AKA 110 6TH ST
Parcel No: 4188-011-012

Status: ISSUED
Issued: 09/19/1995

Description: REROOFING OF EXISTING BUILDING AND GARAGE
Appl Type: ARES

Type Const: V-N Occupancy: R-1 Undergrnd Util Req:
Lot Size: # Units: 005 # Parking Covered: Uncovered:

Valuation: 875.00

OWNER [redacted] 09/19/95

MANHATTAN BEACH CALIF
90266

FEE INFORMATION

Permit Fee.....:	46.00	Quimby Fee.....:	.00
Plan Check Fee.:	.00	Park & Recreation.:	.00
State Seismic..:	.50	Commercial Inspect:	.00
Sewer Use Fee..:	.00	Addl Inspections..:	.00
Fire Hydrant...:	.00	Violation Fee.....:	.00

TOTAL BUILDING PERMIT FEE: 46.50

Plan Check No. 5467 Bldg card filed State Seismic fee 50¢

Fee 32 00

Paid 2/27/73

P.C. Action _____

Affidavit No. _____

APPLICATION FOR BUILDING PERMIT

FOR TYPE No. 1 N 5 UNITS EXISTING BUILDING

ZONE R-3

FIRE ZONE 3

SEWER EXISTING

Date Issued: 2-27-73

Fee: 32 00

Permit No.: 15784

Date Received: _____

Application is hereby made to the building inspector of the City of Hermosa Beach for a building permit in accordance with the description and for the purpose hereinafter set forth.

First: It is understood that the granting of the permit on this application does not grant any right or privilege to erect the building or structure herein described or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by or is disputed by the city, county or state.

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

DESCRIPTION OF PROPERTY

Lot No. 12 Block 38 Tract 1st Add

By Contract _____ Day Labor _____

Owner's Name [redacted] Phone [redacted]

Contractor's Name [redacted] Address [redacted] Phone [redacted]

Contractor's License No., State 7678-D License No., City _____

Architect's Name _____ Address _____

Proposed Use of Building Structure _____ No. Rooms _____ No. of Families _____

Work Comp. Policy No. _____ Insurance Co. _____

State Unemployment No. _____ Federal Social Security No. _____

LOCATION OF JOB

No. 542 - Hermosa Ave Street

Valuation of Proposed Work $ 5000

Area of First Floor _____ x _____

Area of Second Floor _____ x _____

Size of Building _____ x _____ (Width) (Length)

Size of Garage _____ x _____

Size of Lot _____ x _____

Size of Addition _____ x _____

Any Other Buildings on Lot? _____ How Used _____ Minimum Distance from New Bldg. _____

No. 1. Will building be erected on front or rear of lot? _____

Height to Highest Point _____ Feet. Number of Stories _____

No. 2. Height of First Floor Joist Above Grade Line _____

No. 3. Character of Ground, Rock, Clay, Sand Filled _____

No. 4. Of what material will foundation and cellar walls be built? _____

No. 5. Give depth of foundation below surface of the ground _____

No. 6. Give sizes of all foundations and footings _____

No. 7. Give width of foundation and cellar walls at top _____

No. 8. Number and Kind of Chimneys _____ Number of Flues _____

No. 9. Front set back _____ Side line set back _____

No. 10. Of what material will the walls be constructed? _____

No. 11. Of what material will the roof be constructed? _____

Replace AN Repair Part House House to House Connection This Permit does not include open work

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building ordinances and state laws will be complied with, whether herein specified or not.

All applications must be filled out by the applicant. Use ink or an indelible pencil.

Sign Here [redacted]

Plans and specifications and other data must also be filed.

City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

September 11, 1992

[redacted]
Manhattan Beach, Ca. 90266

RE: 542 Hermosa Ave./110 6th Street

Dear [redacted]

I received your letter of August 27th. To answer your questions, I have already responded to Items No. 22 and 28 to the extent possible. I do not know which unit(s) lack the smoke detectors because:

1. Not all units are numbered/identified by you; and

2. Inspection of all units has not been made.

Whether or not some sort of an agreement between you and your tenants exists in regards to the smoke detectors is just that, it is between you and your tenants. Hermosa Beach looks to you, and you alone, in this area. If a unit lacks the required smoke detector, we expect <u>you</u> to remedy the deficiency.

Your insistance upon the inspection being premised upon the need for probable cause is misplaced. What is needed is reasonable cause and/or cause. See UFC Section 2.107 and Code of Civil Procedure Section 1822.52.

The City of Hermosa Beach, under UFC Section 2.107, can perform an inspection when it is necessary to make an inspection to enforce any of the provisions of this code- i.e. smoke detectors or there is reasonable cause to believe that there exists in any building or upon any premises any condition which makes the building or premises unsafe.

Because the Uniform Fire Code requires smoke detectors, the City of Hermosa Beach can make an inspection simply to see if each unit has the required device. The City of Hermosa Beach has every right to inspect the units to see whether or not there is a smoke detector in the unit. If the City of Hermosa Beach has reasonable cause to believe that a unit or units lack the required device then that forms a <u>separate and distict</u> basis for an inspection.

In regard to Item No. 25 I do not know what "extinguishing system" you are referring to. If you are referring to the garden hose at the lowest level of the building, that will suffice only for the lower level units assuming that it is of sufficient length to reach the furthest most interior portion of each unit and it is somehow permanently attached to the hose bib and there is a shutoff nozzle permanently attached to the hose. However, this does not provide coverage for the other two levels of apartment units or the one on Hermosa Ave. That is why we are requiring the installation of additional fire extinguishers at these two other locations. I do not know to what you refer as "grandfathered rights," but again it is our discretion to determine what is needed to provide your tenants with reasonable fire protection. We do allow hoses to be used in certain instances in place of fire extinguishers, but again it is at our discretion.

Because of your continued delaying tactics, I will change the inspection date to October 6, 1992 at 10:00 AM. Please alert all your tenants of the upcoming inspection or otherwise make entry into each unit available to us. Failure of the inspection to take place at the time indicated herein will again manifest your desire to simply avoid the inspection and will leave us no other alternative but to request judicial assistance in performing the inspections.

Very truly yours,

Edward L. Chesson, Captain
Hermosa Beach Fire Department

cc: Steve Wisniewski, Director of Public Safety

CITY OF HERMOSA BEACH
FIRE DEPARTMENT

INTER-OFFICE MEMO

Interagency Memoranda (Gov. Code 7927.500)

HERMOSA BEACH FIRE DEPARTMENT
540 PIER AVENUE HERMOSA BEACH, CA 90254-3822

FIRE SAFETY INSPECTION REPORT

(213) 376-2479
INITIAL INSPECTION AND RE-INSPECTION
"NO CHARGE"
$35 EACH RE-INSPECTION THEREAFTER

REG. ANN. INSP XX
BUS. LIC. INSP ____
ALARM RESPONSE ____
SERVICE REQUEST ____

PERMITS REQUIRED ____
Number Required ____

ASSEMBLY ☐ INSTITUTIONS ☐ INDUSTRIAL ☐ COMMERCIAL ☐
RESIDENTIAL ☐ ABANDONED AUTO ☐ APARTMENTS ☒ WEEDS ☐

NOTICE SERVED ON [redacted] DATE July 22, 1992

RE: Apartments ADDRESS: 542 Hermosa Ave. & 110 6th Street

PHONE# [redacted] SHIFT-AREA A MONTH/ZONE ____

THE FOLLOWING VIOLATIONS SHALL BE CORRECTED BY THIS RE-INSPECTION DATE 8-11-92

NO. ITEM	NOTE: ITEMS CIRCLED BELOW MUST BE CORRECTED.	DATE CORRECTED
25	Provide two (2) 2A10BC dry chemical fire extinguishers,	
	one at the top of the stairs at 110 6th street and one	
	for 542 Hermosa Ave.	
22	Provide smoke detectors for each unit (State Law)	
28	Provide unit numbers for each apartment for emergency	
	identification.	

DATES RE-INSPECTED ____

VIOLATIONS 3 VIOLATIONS CORRECTED ____

HELP US PROVIDE A SAFER COMMUNITY

STRUCTURAL CONDITIONS
1. Attic Scuttle-hole
2. Building Numbers
3. Fire Separations
4. Spray Booths, filters

EXIT REQUIREMENTS
5. General
6. Aisles
7. Exit Signs
8. Exit Lighting
9. Fire Lane, Posted
10. Fire Doors, Locked or Blocked
11. Exit Corridors

GENERAL REQUIREMENTS
12. Heating/Cooling Systems
13. Hazardous Material
14. Combustible Storage
15. Decorative Materials
16. Electrical Wiring/Appliances
17. Improper Trash Storage
18. Chemical List Required
19. Flammable Liquids
20. Signs

FIRE PROTECTION EQUIPMENT
21. Sprinkler System
22. Alarm System
23. Standpipes
24. Hose Cabinet
25. Fire Extinguishers
26. Knox Box Required
27. Hood System
28. Other

FOR ADDITIONAL INFORMATION CALL (213) 376-2479 ASK FOR INSPECTOR Chesson

INSPECTION REPORT RECEIVED BY ____

TELEPHONE HOURS ARE BETWEEN 8:00-9:00 a.m. and 4:00-5:00 p.m.

TO: Bill Grove
Director of Building & Safety

DATE: February 14, 1990

FROM: James Crawford
Fire Department

SUBJECT: FIRE HAZARD INVESTIGATION

****

[redacted]

Intraagency Memoranda (Gov. Code 7927.500)

HERMOSA BEACH FIRE DEPARTMENT
540 PIER AVENUE HERMOSA BEACH, CA 90254-3822

FIRE SAFETY INSPECTION REPORT

(213) 376-2479

REG. ANN. INSP ____
BUS. LIC. INSP ____
ALARM RESPONSE ____
SERVICE REQUEST X Hazard Investigation

PERMITS REQUIRED ____
Number Required ____

ASSEMBLY ☐ INSTITUTIONS ☐ INDUSTRIAL ☐ COMMERCIAL ☐
RESIDENTIAL ☐ ABANDONED AUTO ☐ APARTMENTS ☒ WEEDS ☐

NOTICE SERVED ON [redacted] DATE 2-14-90

RE: Wattles Apartments ADDRESS: 542 Hermosa Ave.

PHONE# [redacted] SHIFT-AREA B MONTH/ZONE 2-20-90

THE FOLLOWING VIOLATIONS SHALL BE CORRECTED BY THIS RE-INSPECTION DATE ____

NO. ITEM	NOTE: ITEMS CIRCLED BELOW MUST BE CORRECTED.	DATE CORRECTED
14	Remove Wood and Debris From beside	
	garage. Remove bundles of carpeting	
	from yard and next to Fence on	
	The East side of property.	

DATES RE-INSPECTED ____

VIOLATIONS 1 VIOLATIONS CORRECTED ____

HELP US PROVIDE A SAFER COMMUNITY

STRUCTURAL CONDITIONS
1. Attic Scuttle-hole
2. Building Numbers
3. Fire Separations
4. Spray Booths, filters

EXIT REQUIREMENTS
5. General
6. Aisles
7. Exit Signs
8. Exit Lighting
9. Fire Lane, Posted
10. Fire Doors, Locked or Blocked
11. Exit Corridors

GENERAL REQUIREMENTS
12. Heating/Cooling Systems
13. Hazardous Material
14. Combustible Storage
15. Decorative Materials
16. Electrical Wiring/Appliances
17. Improper Trash Storage
18. Chemical List Required
19. Flammable Liquids
20. Signs

FIRE PROTECTION EQUIPMENT
21. Sprinkler System
22. Alarm System
23. Standpipes
24. Hose Cabinet
25. Fire Extinguishers
26. Knox Box Required
27. Hood System
28. Other

FOR ADDITIONAL INFORMATION CALL (213) 376-2479 ASK FOR INSPECTOR Crawford

INSPECTION REPORT RECEIVED BY ____

TELEPHONE HOURS ARE BETWEEN 8:00-9:00 a.m. and 4:00-5:00 p.m.

HER

JU

HER

JAN 18 1973

[redacted]

HER

AUG 16 1972

[redacted]

HER

JU 8 1971

No. 751

Application for Building Permit

Hermosa Beach, Cal., May 18, 1923

I herewith make application for a permit to Construct, Repair or Remove a building covered by the following description:

Location: Lot No. 12, Block No. 38 Hermosa & Cel Second add

Removal Location: From Lot No. —, Block No. —, to Lot No. —, Block No. —

Size: 10 by 20 feet.

Number of Stories one Height 8 feet.

Class Garage

Cost, $ 250

Name of Owner [redacted]

Name of Architect

Name of Contractor [redacted]

The Permit Fee of $ 1.50 accompanies this Application.

Plans and Specifications covering proposed work are submitted herewith.

General remarks:

[redacted]

Owner or Contractor.

Application approved this 18 day of May, 1923, and permit issued.

J E Wilcox

Building Inspector.

TYPES OF CONSTRUCTION

No. 1, Heavy Timber
No. 2, Metal Frame
No. 3, Masonry
No. 4, Wood Frame
No. 5, Fire Resistive

Application for Building Permit

For Type No.....Building

Date Issued: 2/20/46
Fee: 2.00
Permit No.: 3824
Date Received: 2/20/46

Application is hereby made to the building inspector of the City of Hermosa Beach for a building permit in accordance with the description and for the purpose hereinafter set forth.

First; It is understood that the granting of the permit on this application does not grant any right or privilege to erect the building or structure herein described or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by or is disputed by the city, county or state.

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

DESCRIPTION OF PROPERTY

Lot No. 12 First Add. to Hermosa Beach
Per. Prop. 3012 338597 188 264
Block 38 Tract 1st add to H.B.
Owner's Name [redacted] Address 542 Hermosa Ave.
Contractor's Name ✓ Address
Contractor's License No., State License No., City
Architect's Name Address
Proposed Use of Building or Structure Res No. Rooms No. of Families

LOCATION OF JOB

No. 542 Hermosa Ave. Street
Valuation of Proposed Work $ 150.00
Size of Building x Area of First Floor
(Width) (Length)
Size of Lot x
Any Other Buildings on Lot? How Used Res — Minimum Distance from New Bldg.
No. 1. Will building be erected on front or rear of lot?
Height to Highest Point Feet. Number of Stories
No. 2. Height of First Floor Joist Above Curb Line
No. 3. Character of Ground, Rock, Clay, Sand Filled
No. 4. Of what material will foundation and cellar walls be built?
No. 5. Give depth of foundation below surface of the ground
No. 6. Give sizes of all foundations and footings
No. 7. Give width of foundation and cellar walls at top
No. 8. Number and Kind of Chimneys Number of Flues
No. 9. Number of Inlets to each Flue Interior Size of Each Flue
No. 10. Of what material will the walls be constructed?
No. 11. Of what material will the roof be constructed?

Roof
Ref

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building ordinances and state laws will be complied with, whether herein specified or not.
All applications must be filled out by the applicant. Use ink or an indelible pencil.

Sign Her[redacted]

Plans and specifications and other data must also be filed.

(Turn Over and Fill Out Blank on Other Side)

TYPES OF CONSTRUCTION

No. 1, Heavy Timber
No. 2, Metal Frame
No. 3, Masonry
No. 4, Wood Frame
No. 5, Fire Resistive

APPLICATION FOR BUILDING PERMIT

For Type No. IV Building

Date Issued: 10-20-54
Fee: —
Permit No. 8209
Date Received: 10-21-54

Application is hereby made to the building inspector of the City of Hermosa Beach for a building permit in accordance with the description and for the purpose hereinafter set forth.

First: It is understood that the granting of the permit on this application does not grant any right or privilege to erect the building or structure herein described or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by or is disputed by the city, county or state.

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

DESCRIPTION OF PROPERTY

Lot No. 12 Block 38 Tract 1st Addition to Hermosa Beach
By Contract _____ Day Labor _____
Owner's Name [redacted] Address 542 Hermosa Ave. Phone _____
Contractor's Name [redacted] Address _____ Phone _____
Contractor's License No., State _____ License No., City _____
Architect's Name _____ Address _____
Proposed Use of Building or Structure _____ No. Rooms _____ No. of Families _____
Liability: Yes ☐ No ☐

LOCATION OF JOB

No. 542 Hermosa Ave. Street | Area of First Floor Wall x
Valuation of Proposed Work $ 12.00 | Area of Second Floor _____ x
Size of Building _____ x _____ (Width) (Length) Size of Garage _____ x
Size of Lot _____ x _____ Size of Addition _____ x
Any Other Buildings on Lot? _____ How Used _____ Minimum Distance from New Bldg. _____
No. 1. Will building be erected on front or rear of lot? _____
Height to Highest Point _____ Feet. Number of Stories _____
No. 2. Height of First Floor Joist Above Grade Line _____
No. 3. Character of Ground, Rock, Clay, Sand Filled _____
No. 4. Of what material will foundation and cellar walls be built? _____
No. 5. Give depth of foundation below surface of the ground _____
No. 6. Give sizes of all foundations and footings _____
No. 7. Give width of foundation and cellar walls at top _____
No. 8. Number and Kind of Chimneys _____ Number of Flues _____
No. 9. Front set back _____ Side line set back _____
No. 10. Of what material will the walls be constructed? _____
No. 11. Of what material will the roof be constructed? _____

Done Wall for Meter attach. 4'x3' in size

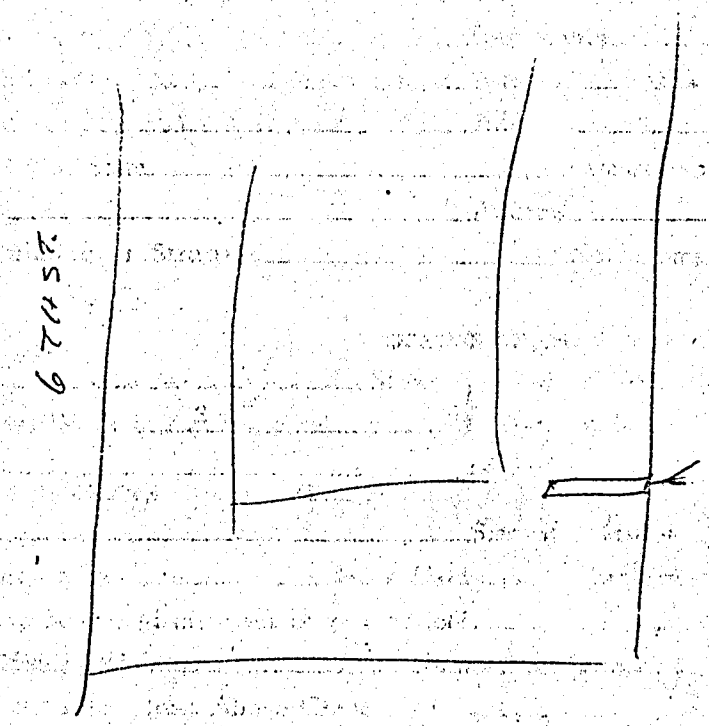
I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building ordinances and state laws will be complied with, whether herein specified or not.

All applications must be filled out by the applicant. Use ink or an indelible pencil.

Sign Here [redacted]

Plans and specifications and other data must also be filed.

(Turn Over and Fill Out Blank on Other Side)



542 HERMOSA

CITY OF HERMOSA BEACH
CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

Date May 13, 1976

TO: City Prosecutor

RE: Criminal action on suspected Municipal Code violation

FROM: Department of Building & Safety, City of Hermosa Beach

The following suspected Municipal Code violation is submitted for appropriate action:

Location: 542 Hermosa Ave., Hermosa Beach

Zone classification: C-3 R-3

Alleged violator(s): Frank Wattles
P.O. Box 1514
Manhattan Beach, Calif. 90266

Alleged violation(s): Construction located at southeast corner of property under garage without benefit of proper permits and inspections.

Code citation: ~~City Code of Hermosa Beach Section 7-1, Chapter 7~~
(U.B.C. Section 301 a,b,c,d)

Recommendations: Criminal prosecution on suspected zoning violation.

Enclosures (inspection reports, correspondence, etc.)
3/11/76 Received complaint
3/11/76 Investigated complaint.
4/1/76 #1 letter to owner.
4/7/76 #2 letter to owner.
As of 4/20/76 no correspondence from owner.

Respectfully,

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING & SAFETY

By Tom Clavell

cc: Mr. Frank Wattles, Owner.

CITY OF HERMOSA BEACH
CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

April 7, 1976

Mr. Frank Wattles
P.O. Box 1514
Manhattan Beach, Calif. 90266

RE: Code Violation at 542 Hermosa Ave., Hermosa Beach, Calif. 90254

FROM: Department of Building and Safety

Dear Mr. Wattles,

On April 2, 1976, this office notified you that you appear to be in violation of the City Code of Hermosa Beach, Section 7-1, Chapter 7, (U.B.C Sec. 301 a,b,c,d). Construction in progeess without benefit of proper permits and inspections.

Your failure to eliminate code violations leaves no alternative but to initiate legal proceedings against you. Action will be withheld for ten (10) days. If, at the end of that time, you have failed to comply, the matter will be referred to the office of the City Prosecutor for appropriate legal action.

If there is some reason why you cannot comply, please feel free to contact the undersigned.

Very truly yours,

Mike Stoyanovich

Building Official

cc: City Prosecutor

Certified # 287513

L-2 Jan 76

City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

January 9, 1989

[redacted]
Manhattan Beach, CA 90266

Dear Mr. and Mrs. [redacted]

Re 542 Hermosa Avenue and 110 Sixth Street

How many units are on the above referenced properties and could they be verified through an interior inpection?

Please contact this office on or before January 17, 1989 to address the above issues.

Sincerely,

R. Paul Corneal
Building Official

CITY OF HERMOSA BEACH

CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254

April 1, 1976

[redacted]

Manhattan Beach, Ca. 90266

RE: CODE VIOLATION AT 542 Hermosa Ave., Hermosa Beach, Ca. 90254

FROM: DEPARTMENT OF BUILDING AND SAFETY

Dear Mr. Wattles,

It has come to our attention that there may be a violation(s) of the City Code of Hermosa Beach, Section 7-1 Chapter 7 (Uniform Building Code Sec.301 a,b,c,d) as follows: Construction appears to be in progress without benefit of proper Building Permits and Inspections.

The Code requirement(s) is as follows: Apply for proper permits, and submit plot plan and/or plans for proposed work.

You are hereby directed to correct this violation or demonstrate there is no violation of the City Code and call for an inspection within days of your receipt of this letter. Since the Codes enforced by this department are minimum in nature, full compliance will insure at lease a minimum degree of safety. Failure to make such corrections can result in conditions that may be dangerous to life, health or safety. The sole purpose of codes and inspection is to eliminate every possible dangerous condition.

This office will cooperate with you to every extent possible. Please feel free to contact the undersigned for assistance.

Very truly yours,

Mike Stoyanovich

Building Official

Certified # 287682

L-1 Jan 76

IN THE MUNICIPAL COURT OF SOUTH BAY JUDICIAL DISTRICT
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

THE PEOPLE OF THE STATE OF CALIFORNIA,
Plaintiff,

v.

FRANK WATTLES,

Defendant.

M. C. No.
D. A. No.
Citation No.

COMPLAINT—MISDEMEANOR

The undersigned declarant and complainant states that he is informed and believes and upon such information and belief declares that on or ~~about~~ between MARCH 1, 1977, and JANUARY 20, 1978, at and in the above named Judicial District, in the County of Los Angeles, State of California, the crime of violation of Section 301a, of the HERMOSA BEACH BUILDING Code, a misdemeanor, was committed by FRANK WATTLES,

who did willfully and unlawfully build, construct, alter, repair or modify a structure at 542 Hermosa Ave., Hermosa Beach, California, without first obtaining the required Building Permit.

Said declarant and complainant therefore prays that, in the event an appearance in court is not made, a warrant may be issued for the arrest of said defendant who may then be dealt with according to law.

Executed on ..... in the County of Los Angeles, State of California.

I declare under penalty of perjury that the foregoing is true and correct.

Robert J. Bosnak
Declarant and Complainant

INVESTIGATING AGENCY: CITY OF HERMOSA BEACH
jar

WITNESSES
Robert Bosnak, Civic Center, Hermosa Beach, CA 90254

76C592Q–Rev. 7/76–PS 10-76

March 16th

CITY OF HERMOSA BEACH
CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

Date _____

TO: District Attorney

RE: Criminal action on suspected Municipal Code violation

FROM: Department of Building & Safety, City of Hermosa Beach

The following suspected Municipal Code violation is submitted for appropriate action:

Location: 542 Hermosa Ave., Hermosa Beach, Calif. 90254

Zone classification: C-3

Alleged violator(s): Frank Wattles
P.O. Box 1514
Manhattan Beach, Calif. 90266

Alleged violation(s): Construction located at southeast corner of property under garage without benefit of permits and inspections

Code citation: Uniform Building Code, Section 301 (a,b,c,d)

Recommendations: Criminal prosecution for suspect zoning violation.

Enclosures (inspection reports, correspondence, etc.)

SEE ATTACHED.

THIS LETTER TYPED IN ERROR. IT DID
NOT MENTION THE FACT THAT THERE IS
NEW CONSTRUCTION UNDER THE MAIN BUILDING.

Respectfully,

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING & SAFETY

By Robert J. Bosmek

cc: _____

L.A. County Assessor
24330 Narbonne Ave.
Lomita, Ca. 90717

RECEIVED
SEP 0 2 1992
CITY MGR. OFFICE

Sir:

I am writing this letter as a concerned, tax paying citizen, tired of watching while others escape without paying at all.

One of my neighbors owns several properties in Hermosa Beach. Many of them are multiple units even though my research shows that city and tax records reflect far fewer units than actually exist. Furthermore, many of his tenants are rude, rowdy and frequently disturb the neighbors. It costs my tax money every time the police have to come out and respond to one of Mr. Frank Wattles' tenant disturbances.

In today's fiscal climate, everyone should be doing their part - not just some of us.

For this reason, I'm taking the time to share the results of my research with you. Mr. Wattle has disturbed everyone, making me feel like asking you to look into his activities.

1. [redacted]

2. 542 Hermosa Avenue, Hermosa Beach
4188-11-12 Tax = 2 Units
City = 5 Units
actual = 6-12 units with units in the basement and under the garage

3. [redacted]

4. [redacted]

I pay income taxes, property taxes and assessments on each unit I own. I pay for improvements such as increased living area — is it fair for Mr. Wattles not to pay these same taxes while at the same time using extra city services because of his tenants?

I hope you will make your own investigation of this citizen. I don't expect you to simply take my word for it. I am

Tired of being the only one paying my fair share.

cc. Hermosa Beach City Manager

FRANK WATTLES
ATTORNEY AT LAW
P.O. BOX 1514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

MAY 24 1976
BUILDING DEPT.

May 20, 1976

Department of Building and Safety
City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

Re: Property located at 542 Hermosa Avenue, Hermosa Beach

Gentlemen:

This letter is to respond to your letter of May 13, 1976, directed to the City Prosecutor on the subject of "Criminal action on suspected Municipal Code violation".

It is to be noted that a series of letters late last year carried Long Branch Co. as owner of the referenced property. I corresponded with you as attorney for said owner. Now, for some reason, your correspondence carries me as owner.

The aforementioned letter to the City Prosecutor indicates that letters 1 and 2 were sent to the owner. It is not clear whether "owner" there refers to Long Branch Co. or Frank Wattles, but I have not received any such letters as attorney for Long Branch Co. or in any other capacity. To what address did you send the letters and were they delivered to your knowledge? Naturally, you have not received an earlier letter from me only because I have not received one from you (with reference to your note: "As of 4/20/76 no correspondence from owner."). This matter of communication with the Building Department seems to be an insurmountable one. In the past, I have on numerous occasions attempted to reach Mr. Clavell and to have him return my telephone calls, all to no avail. If there is any problem concerning the referenced property to which my client, Long Branch Co., should respond, I have made my office available to the Building Department. At no time have I received a call from your department. It seems it

is much easier for you to allege criminal violations to the City Prosecutor. I wonder if he grows as weary with your antics as one would think he should.

Apparently you refuse to be specific about anything. The aforementioned letter alleges "Construction located at southeast corner of property under garage without benefit of proper permit and inspections." To my knowledge there is no "construction" at that location or elsewhere on the property; however, if you care to be more specific and indicate what it is that is being done that requires a permit, I will be happy to respond. I am available to your telephone call or letters at any time.

Whereas I willingly want to cooperate with the Building Department and have always done so, and have found most of the people in the department friendly and pleasant, I am growing weary of the apparent harassment and innuendo produced by you. With very little effort any problem of permit can readily be solved and, if appropriate, a permit obtained. There is no such reluctance on the part of my client. On the other hand, you have not pointed out any reason why a permit should be obtained.

Please contact me and point out in what particular a permit is required and I will see that it is accomplished.

Very truly yours,

[redacted]

FRANK WATTLES

mw

cc: Long Branch Co.

CITY OF HERMOSA BEACH

CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

Date ~~December 15, 1975~~

TO: City Prosecutor

RE: Criminal action on suspected zoning violation

FROM: Department of Building and Safety, City of Hermosa Beach

The following suspected zoning violation is submitted for appropriate action:

Location: 542 Hermosa Ave.

Zone classification: R-3

Alleged violator(s): Long Branch Co. c/o Frank Wattles
P.O. Box 1514, Manhattan Beach, California 90266

Alleged violation(s): Construction without permits.

Code citation: The Code of the City of Hermosa Beach, Chapter 7, Section 7-1 (UBC Sec. 301 a,b,c,d,)

Recommendations: Criminal prosecution for violation of city codes.

Enclosures (inspection reports, correspondence, etc.)

See attached sheet.

Remarks: Request a court order to permit interior inspection be sought.

Respectfully,

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING & SAFETY

By _____

cc: ~~City Attorney, Prosecuting Attorney~~
~~Long Branch Co, Owner~~

FRANK WATTLES
ATTORNEY AT LAW
P. O. BOX 1514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

December 15, 1975

Department of Building and Safety
City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

Attention: Mr. Tom Clavell

Re: Property located at 542 Hermosa Avenue, Hermosa Beach

Gentlemen:

This letter is to respond to your letter of December 2, 1975, and to request further consideration by you of the permit matter which is the subject of your letter.

In my letter of November 28, 1975, there were numerous documents cited to assist your search and review of this matter concerning whether a permit had been issued to cover the work to which you referred in your letters of November 12 and November 24, 1975. The documents were identified to facilitate your review. Your letter does not respond in any way to those documents, but draws conclusions which I believe to be erroneous. Consequently, I shall refer herein specifically to the portions of the documents which I believe to demonstrate that the balcony was included under the permits.

My letter to the Building Department dated December 19, 1972, was in response to the requirements of the Building Department and partly its letter of October 3, 1972. My letter states, in part:

> "This letter presents a plan for repair work to correct the declared unsafe conditions of the referenced buildings and to obtain necessary permits therefor. ... The planned corrective work is as follows: ...
>
> "<u>STRUCTURAL</u>: ...
>
> "4. Install cantilever balcony on the west side wall at the second floor according to code and in a manner and design to be arranged. ...

> "Comment: ... Figure 1 is a layout of the property to identify dimensions so that the balcony ... may be located thereon."

For reasons described in my letter of November 28, 1975, the issuance of the permits was delayed until the first permits were issued on February 27, 1973. The total fee of $64.50 included a fee for plans submitted and the permit relating to the structural work was issued for repair and replacement as set forth in my letter of December 19, 1972.

The work under these permits began immediately; see my letter of January 1, 1974, to the Building Department dated January 1, 1974, which concerning said permits states: "Work promptly began under the permits." Said letter of January 1, 1974, further states, in part:

> "The original requirements for repair of the building were set forth in a letter from Cecil Wade dated October 3, 1972. I had several contacts with Bud Trott and Cecil Wade and the requirements were amended as reflected in my letter of December 13, 1972. I set forth a plan for correction and repairs in a letter dated December 19, 1972. The requirements and understandings which I developed with the Building Department were the basis of my buying the property in January, 1973. Then on February 27, 1973, plans were submitted and permits issued by you in accordance with your letter of February 16, 1973." Emphasis added.

Indeed, work on the balcony began in the Spring of 1973 and within 60 days of February 27, 1973. The first work included removal of three porches that existed substantially where the balcony is now. When the structures were removed the siding was repaired where the structures were located. The balcony was cut out and made ready to hang. At my request, the balcony was not hung at the west wall until it was nearly ready, the reason being that I wanted to minimize interference with the tenants. The construction of the balcony was part-time but was continuous from Spring, 1973 until it was completed. There was never a suspension of work on it for a period of 120 days or more.

In summary, I believe the foregoing parts of the cited documents fairly reflect that the work to which you refer has been covered by permits. Further, I would like to point out that the valuation for the permits, an amount of approximately

$5,000 to $7,000, included the balcony. In October, 1974, I testified before a County Board concerning valuation that the estimated value of repairs was that amount. Subsequently and due to my testimony, the market value of the building was correspondingly increased. The matter of valuation for the assessment is relevant to your inquiries and I will describe its relevance hereinafter.

Concerning your letters within the month, you noticed a possible code violation in that allegedly the balcony was added and a deck was being built on the south side of the garage, all without permits. You required removal or submit plans and get permits. (November 12). Thereafter, you gave notice the matter was being referred for criminal prosecution (November 24). Then, in non-response to my detailed letter of November 28, 1975, your letter stated that you do "not have any records of any plans and permit submitted for the construction of the balcony ...". The letter made no reference to plans and permits you do have; no reference to the deck on the south side of the garage; and no response to the relevance and accuracy of any of the information given to you. It appears to me that you do not want to refer to those permits I cited. Your letter states: "As to any permits during 1973 ...", a definite effort to treat these specific permits as hypothetical. In continuing abstraction and inference you refer to the suspended work provision of Section 302(d), as if to say: "Even if you did have a permit for the balcony, you suspended work on it and must obtain another permit."

I attempted to talk to Mr. Clavell on this matter so that it can be resolved. I talked to others in your office, but Mr. Clavell has generally been unavailable. Thus, I must write these letters and at great expense. I trust that we can soon conclude this matter. Of course, the balcony is complete. You are welcome to inspect it and I am confident you will find it constructed according to code and plan. If there no longer are plans and specifications of the balcony, I will be pleased to photograph it and supply dimensions and material descriptions. Any reasonable additional permit fee is not opposed, if it is an extention of the original permit. Unacceptable are extensive efforts such as applications to the Coastal Commission or expensive engineering fees. I cannot imagine a basis of criminal prosecution in this matter as you suggest; however, if we cannot quickly come to some agreement, then I must terminate the dialogue for the reason that criminal charges may be filed. I suggest that you review the matters set forth in this letter and discuss the matter with me in the near future. No purpose is served in sending summary orders to me with short action times.

You will recognize that this letter is in the spirit of bringing this matter to a close through mutual efforts. I have always tried to cooperate with the Building Department in activities involving them. I await your further advices.

Very truly yours,

[redacted]

FRANK WATTLES

mw

FRANK WATTLES
ATTORNEY AT LAW
P. O. BOX 1514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

November 28, 1975

Department of Building and Safety
City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

Attention: Mr. Tom Clavell

Re: Your letters to Long Branch Company dated November 12 and November 24, 1975

Gentlemen:

This letter is to respond to your referenced letters received on date of this letter. Please be advised that I represent Long Branch Company.

The referenced letters state there may be a code violation for not securing a building permit to cover a deck and balcony at 542 Hermosa Avenue. Be advised that permits were issued according to plans submitted and subsequently inspections were made by Cecil Wade and Bud M. Trott. My records show certain listed corrections required by your letter of October 3, 1972. After conferences with the Building Department, clarifications and amendments were set forth in my letter of December 19, 1972. Litigation and a legal technicality delayed issuance of a permit. Your letter of February 16, 1973, invited submission of plans and application for permits. Thereafter, permits issued in February, 1973 for a sum of $64.50 and additional permits issued in June, 1973. As reflected in my letter of January 1, 1974, an inspection was performed on January 2, 1974. The letter summarized many of the earlier contacts. In fact, several earlier inspections and approvals were made by Cecil Wade.

Please review the record including permits, plans, and letters concerning the subject property. If after a review

you still believe permits were not issued to cover the work to which you refer in your referenced letters, then please contact me so that appropriate steps may be undertaken. I am confident you will find there has been no code violation.

Very truly yours,

[redacted]

FRANK WATTLES

mw

cc: Long Branch Company

RECEIVED

RECEIVED

FRANK WATTLES
ATTORNEY AT LAW
P. O. BOX 1514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

PLANNING DEPT.

PLANNING DEPT.

INSPECTION #1-2-74

HAL MADE CORR LIST.

January 1, 1974

Building Department
City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

Re: Property at 542 Hermosa Avenue in Hermosa Beach

Gentlemen:

You have scheduled an inspection of the referenced property on January 2, 1974, at 2:30 p.m. Unfortunately, I am scheduled to appear in court at that time and cannot be present; however, I have arranged for someone to admit you to the property to enable your inspection. You indicate that Cecil Wade is no longer with your department and H. Brown and P. Brown will make the scheduled inspection. You further stated that no written record exists of previous inspections. Originally, Cecil Wade and Bud Trott inspected the property with the contractors and me present. They directed required repairs and after Bud Trott left the department apparently only Cecil Wade would make "formal" inspections. Those requirements stated by the department have been followed and met in nearly all instances. This letter will set forth the requirements, understandings and other facts to assist you in your inspections.

The original requirements for repair of the building were set forth in a letter from Cecil Wade dated October 3,1972. I had several contacts with Bud Trott and Cecil Wade and the requirements were amended as reflected in my letter of December 13, 1972. I set forth a plan for correction and repairs in a letter dated December 19, 1973. The requirements and understandings which I developed with the Building Department were the basis of my buying the property in January, 1973. Then on February 27, 1973, plans were submitted and permits issued by you in accordance with your letter of February 16, 1973.

Work promptly began under the permits. Following is a table of required corrections completed, inspected and approved by Cecil Wade unless otherwise indicated (See your letter of October 3, 1972, under titles: "Plumbing and Heating Corrections", "Electrical Corrections", "Structural Corrections", and "General Corrections"):

PLUMBING AND HEATING CORRECTIONS

1. Replace all badly deteriorated waste and vent lines

2. Properly trap and vent all fixtures

3. Provide anti-siphon protection at all fixtures

4. (See below)

5. Provide comfort heating for all apartments to code requirements (only Apt. B is now without heater and vent; however, supply line has been provided and inspected; gas pressure has not been inspected on Apt. B)

6. Provide legal vent for water heater

ELECTRICAL CORRECTIONS

(All of the required electrical service was installed by the electrical contractor, Joe Johannson, according to the plan and permit; the work was inspected by you and called into the Edison Company; electrical service has been supplied to the house and its apartments for most of the year).

STRUCTURAL CORRECTIONS

1. Adequately brace crippled walls under building

2. Remove soil to 6 inches minimum below all wood

3. (See below)

4. Provide adequate supports under garage and clear soil away from wood to a minimum 6 inch clearance

GENERAL CORRECTIONS

1. (The requirement that doors not open directly from bathrooms to kitchens was withdrawn; see my letter of December 13, 1972, confirming withdrawal of requirement by Cecil Wade on December 8)

2. Corridor at upper floor must be one hour doors and transons filled in.

3. (Another exit not required under existing code; this requirement was withdrawn - see my letter of December 13, 1972, confirming withdrawal of requirement by Cecil Wade on December 8)

4. All bathrooms have ventilation;(originally it was believed that Apt. D bathroom was not ventilated, but it was discovered later that the skylight had ventilation and upon that discovery the requirement was withdrawn by Cecil Wade).

5. (See below)

Each of the items requiring corrections is listed above and has been corrected and approved. The uncompleted corrections include the following:

PLUMBING

4. Garbage disposal in kitchen on main floor has not been installed.

5. Apt. B heater and vent not installed yet and Apt. B gas line pressure has not been inspected (no one occupies Apt. B)

STRUCTURAL

3. Wood planks to walkway and steps on south side have been removed so the walkway and steps cannot be used. The walkway and steps are not necessary to existing occupation, but will be replaced in the near future upon repairs upon the outside of the structures.

GENERAL

5. The weather protection for the exterior of the building required painting and, thus, correction of a general rundown condition. This correction is planned immediately upon completing repairs of the interior of the structures

Please note that only minor corrections remain uncompleted. No apartment requiring a correction has been occupied nor will that apartment be occupied until completion of the correction and inspection by

the Building Department. Otherwise, the minor corrections were not considered by you to endanger safety or require non-occupation of unaffected apartments. Occupancy has been permitted by the Building Department.

In compliance with the requirements set forth by Cecil Wade, I recently requested inspection of the gas pressure of the gas meter for Apt. D because that apartment is ready for occupancy. Only test of said gas pressure line remained before occupancy of that apartment would be permitted.

Please complete whatever inspection you deem necessary and release the gas meter for Apt. D by a telephone call to the gas company on the afternoon of your inspection. Thank you for your inspection.

Very truly yours,

[redacted]

FRANK WATTLES

mw

CITY OF HERMOSA BEACH
CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

February 16, 1973

[redacted]
Hermosa Beach, California 90254
and
[redacted]
Manhattan Beach, California 90266

Gentlemen:

As you know, Mr. [redacted] has previously requested a building permit to make certain corrections at 542 Hermosa Avenue in the City of Hermosa Beach.

The City Attorney has previously ruled that Mr. Wattles shall have the right to a building permit at 12:00 noon of February 27, 1973 based upon his previous application if, by that time, he has complied with the necessary requirements of this office concerning the submission of plans and if this office has not otherwise been directed by Court not to issue the building permit.

With reference to Mr. Wise's application, the City Attorney has advised me that Mr. Wise has a right to a building permit as of 12:00 noon of February 27, 1973 if he has, by that time, complied with the necessary regulations of this department concerning the submission of plans and if the issuance of the permit would not otherwise be prohibitive by order of Court.

The concept is to give both joint owners a right to a permit at the same time unless otherwise prohibited by Court. If you gentlemen cannot reach some type of agreement, this department will issue two permits, that is to say, one to Mr. Wise and one to Mr. Wattles.

All parties will, of course, be required to execute the necessary waivers concerning the Coastal Zone Conservation Act of 1972.

If the time sequence set up by this department concerning the issuance of these permits is unduly short with reference to Mr. Wattles and his ability to institute the necessary legal actions, then, upon request

- continued -

February 16, 1973

[redacted]

in writing from Mr [redacted] the issuance of both permits will be delayed until March 7, 1973. This request must be presented in writing on or before February 23, 1973.

If you have any questions concerning this matter, please don't hesitate to call this office.

Very truly yours,

Bud M. Trott
Building Director

BMT/ld

500 - 5th FC

BUILDING DESCRIPTION BLANK
THE JOINT BUREAU OF APPRAISAL—LOS ANGELES, CITY & COUNTY

No. 542 Hermosa Ave

Tract First Add. to Hermosa Beach — As per Bk. 1 P. 59 Maps Records of L.A. Co.

Lot No. 12 Block No. 38

PARCEL 14 ~~13~~ 12 Examined by 7/1/15 Date 7/1/15

CLASS	EXTERIOR	HEATING	TRIM
Single	Bay Windows	Fire place	Cobble-stone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick
California	Number	and Gas Furnace	Stone
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Met. Lath	Stove	Plaster
Flat	" Wood Lath		Wood
Apartment	Shakes, Rustic	**PLUMBING**	Ornamental
Out Building	Siding, Board and Batten	No. of Fixtures 18	**INSIDE FINISH**
Garage	Corr. Iron	Good, Medium	Plaster
Shed	**ROOF**	Cheap	Plaster-Board
Barn	Flat, Hip	Sewer	Button-Lath
Church	Gables, Dormers	Cesspool	Beaver-Board
School	Cut up, Ordinary	**LIGHTING**	Paper
Shop	Plain	Gas, Electric	Unfinished
Storage	Tile, Shingle	Good	Woodwork, Plain
FOUNDATION	Tin, Gravel	Medium	" Ornamental
Stone	Composition	Cheap	**BUILT-IN FEATURES**
Concrete	**CONSTRUCTION**		Buffet
Brick	Good		Patent Beds
Wood	Medium		Bookcases
	Cheap		Plain
			Ornamental
			CONDITION
			Good
			Medium
			Poor

3

1911

OCCUPANCY		BSMT	1	2	3	4	5	ATTIC
Owner, Rented, Vacant	Living Room		4					
Rent Paid $ Per Mo.	Bed "			8				
Basement	Bath "		2					
28 ft. x 30 ft.	Kitchen		2					
ft. deep Wood floor	Storage							
cu. ft. @	Store							
Set Grade + 7	Hardwood Floor							
	Hardwood Fin.							
	Cement Floor							
	Unfinished							

Remarks: (Doubtfully noted)

OWNER: Mark S. Koll

EACH SQUARE EQUALS 10 FEET

BLDG. VALUES

CLASS			
NO. SQ. FT.	3248		
AT $	30	105	
BLDG. COST $	4222		
BSMT. COST $			
HEAT COST $			
TOTAL COST $	4222		
PER CENT DEP.	23	719	
DEP. VALUE $	3295		
PER CENT UTILITY DEP.			
PRESENT VALUE $	1650		

PACIFIC COAST BALLYBOOK CO., LOS ANGELES, CAL.

T501

PARCEL 14 ~~13~~ 12

BUILDING DESCRIPTION BLANK Index

Street No. 542 Hermosa Ave

Tract Hermosa Beach (1st Add.)

Lot No. 12 Block No. 38

Examined by Denn Date 3/1/1924

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fire-Place	Cobble-stone
Double	1½ "	False Mantel	Brick
Maverick	2 "	Gas Furnace	Stone
California	3 "	Wood "	Plain
Bungalow	Plaster Metal Lath	Coal "	Plaster
Residence	" Wood "	Steam	Wood
Flat	" Chicken Wire	Gas Radiators	Ornamental
Apartment	Shakes, Rustic	Stove	**INSIDE FINISH**
Factory	Siding, B & B	**PLUMBING**	Plaster
Church	Brick	Number of Fixtures	Plaster-Board
School	Corrugated Iron		Button-Lath
Store	Adobe		Beaver-Board
Garage	Plaster on Adobe		Paper
Barn	" on Tile		Unfinished
Shed	**ROOF**	Cheap	Woodwork, Plain
Poultry House	Flat	Medium	" Ornamental
Storage	Hip	Good	**BUILT-IN FEATURES**
FOUNDATION	Gables	Special	Buffet
Stone	Dormers	Sewer	Patent Beds
Concrete	Cut-up	Cess-pool	Book-cases
Brick	Shingle	**LIGHTING**	**BUILT**
Wood	Gravel	Gas	1923
BASEMENT	Tile	Electricity	
feet x	Tile-trim	Cheap	**CONSTRUCTION**
feet x	Corrugated Iron	Medium	Cheap
feet deep	Composition	Good	Medium
@ cu. ft.	Slate	Special	Good
			Special

3

	Bsmt.	1	2	3	Attic
Living Room					
Bed Rooms					
Bath Room					
Kitchen					
Storage					
Hardwood Floors					
Hardwood Finish					

No. of Permit 751	Date 5-16-23
Estimated Cost of Bldg.	$ 250 -
No. of Permit 30	Date 4/1
Estimated Cost of Bldg. 400	50
Owner's Name M. Koll	1.10
Cost Factor Checked	30
Computations	
Entered on Map Book	
Compared	
Building Register	

BUILDING VALUES

No. of Cubic Ft.	
No. of Square Ft.	220
At $	35
Building Cost	7700
Basement Cost	
Heating Cost	
Garage Cost	
Outbuildings Cost	
Total Cost	7700
Physical Depreciation	2133
Utility Depreciation	
Depreciated Value	5567
Assessed Value	1650

13 1650 + 80 = 1730

REVERSE 1911

BUILDING DESCRIPTION PLANK
THE JOINT BUREAU OF APPRAISAL—LOS ANGELES

No.
Tract
Lot No. Block No.
Examined by

CLASS | EXTERIOR | HEATING
PLUMBING
ROOF
LIGHTING
FOUNDATION
CONSTRUCTION
CONDITION

OCCUPANCY
Living Room
Bed
Bath
Kitchen
Storage
Store
Hardwood Floor
Hardwood Fin.
Cement Floor
Finished

Rent Paid $ Per Mo.
Basement
Ft. x Ft.
ft. deep
cu. ft.
Lot Grade
Remarks:
OWNER:

EACH SQUARE EQUALS 100 FT.
BLDG. VALUES
CLASS
NO. BD. RTS.
AT $
BLDG. COST $
BSMT. COST $
HEAT COST $
TOTAL COST $
PER CENT
DEP. VALUE $
PER CENT DEPRECIATION

732 — 11/15/58 — 485 RET. WALL — NAV — Kanow 1/15/58

REVERSE 1923

BUILDING DESCRIPTION
Street No.
Tract
Lot No. No.
Examined by Date

CLASS | EXTERIOR | HEATING
Single — 1 Story — Fire-Place
Double — 1½ " — False Mantel
Maverick — 2 " — Gas Furnace
California — 3 " — Wood "
Bungalow — Plaster Metal Lath — Coal "
Residence — " Wood " — Steam
Flat — " Chicken Wire — Gas Radiators
Apartment — Stucco Rustic — Stove
Factory — Adobe B & B
Church — Brick
School — Corrugated Iron
Store — Adobe
Garage — Plaster on Adobe
Barn — Tile
Shed — ROOF
Poultry House — Flat
Storage — Hip
FOUNDATION — Gable
Stone — Dormers
Concrete — Cut-up
Brick — Shingle
Wood — Gravel
BASEMENT — Tile
feet x — Tile-trim
feet x — Corrugated Iron
feet deep — Composition
cu. ft. — Slate

PLUMBING
Number of Fixtures
Plaster
Plaster-Board
Button-Lath
Beaver-Board
Paper
Unfinished
Woodwork, Plain
Ornamental
BUILT-IN FEATURES
Buffet
Parent Beds
Book-cases
BUILT
LIGHTING
Gas
Electricity
CONSTRUCTION
Cheap
Medium
Good
Special

BUILDING VALUES
No. of Cubic Ft.
No. of Square Ft.
Age
Building Cost
Basement Cost
Heating Cost
Garage Cost
Outbuildings Cost
Total Cost
Physical Depreciation
Utility Depreciation
Depreciated Value
Assessed Value

Living Room
Bed Rooms
Bath Room
Kitchen
Storage
Hardwood Floors
Hardwood Finish
No. of Permit — Date
Estimated Cost of Bldg. $
No. of Permit — Date
Estimated Cost of Bldg. $
Owner's Name
Cost Factor Checked
Computations "
Entered on Plan Book
Computed

542 HERMOSA AVE. Lot 12, Bl. 38, 1st Add. to H.B.
(110-6th St. Address for 4 units upstairs)
(5 UNITS IN A[illegible]

PERMIT 751 5/18/23 Owner Ed Brown - Garage
3824 2/20/46 Repair Roof - Owner L.H. and Lucy Smead
8209 10/21/54 3'x4' wall. Smead owner. No inspection.
5944 (Plumb.) 10-10-57 1 furnace. Owner E.L.Denning Contractor Southland Heating. Approved 11/8/57
9932 7/16/58 Ret. Wall.. Owner E. Hanley et al. Hermosa Lumber Co. Approved 6/1/59

Res bldg rept #1279 12-1-72
" " " " #1333 1-19-73

542 HERMOSA AVE. LOT 12, Bl. 38, 1st. Add. to H.B. 2

15784 2/27/73 repl & repr house to house corrections
Owner: Wise & Austin cont:Geo Ciou;plbg#12537
cont:De Ford, elect #10778 cont: Ownes
PERMIT EXPIRED 1/17/77

110 - 6th St.
apts. A, B, C & D

See 542 Hermosa Ave

Above no. assigned 12-10-58, at owners request, for 4 upstairs apts. Downstairs residence address - 542 Hermosa Ave
No bldg rept 1279 11-1-72

COMPLETE AND RETURN TO FINANCE & LICENSE DEPT.

CITY HERMOSA BEACH

City Hall – Civic Center

Phone 376-9454
Ext. 36-49-50

APPLICATION FOR BUSINESS LICENSE

The undersigned hereby requests a license to conduct the following business in the City of Hermosa Beach:

Please Print
Name of Firm [redacted]

Property located at 542 Hermosa Avenue, Hermosa Beach

ail Address P.O. Box 1514 City Manhattan Beach Telephone [redacted]

Nature of Business Apartment rentals - 5 units 542 Hermosa Ave
110 6th Street

(Please list number of trucks operated in this city) None

Lunch Trucks, Ice Cream Trucks, Rubbish Trucks:

Make of Vehicle N/A Year _____ License No. _____

Signature of Applicant [redacted] Title General Mgr.

Residence Address P.O. Box 3514 City Manhattan Beach Telephone 372-0454

State Sales Tax No. None

Date May 7, 1977 State License No. None

NOTE: IF A CORPORATION OR PARTNERSHIP COMPLETE REVERSE SIDE

CODE

NAME OF FIRM

LONG BRANCH COMPANY 5 Units 542 Hermosa Ave. 110 6th Street

FOR OFFICIAL USE ONLY

Lot 12
Bl 38 1st add HB 11/4188/12

FOR OFFICIAL USE ONLY

Apts. A-17

DATE	LICENSE NO.	AMOUNT	VENDING MACH. FEE	NUMBER OF EMPLOYEE'S	VEHICLE PLATE NO.	DATE ISSUED
6/30/77	1923	20.00				5/10/77
6-30-78	0326	40.00				6-21-77
6-30-79	0792	40.00				7-19-78
6-30-80	0208	40.00				7-6-79
6-30-81	00073247	40.00				7-7-80
6-30-82		40.00				8-12-81
6-30-83		40.00				7-16-82
6-30-84	00073200	40.00			2238	7/1/83
12/31/85		60.00			8117	9/27/84
12/3/86	73200	40.00				2/3/86

Remarks on reverse side

101200 **LOCAL ASSESSMENT ROLL OF PROPERTY IN THE COUNTY OF LOS ANGELES, CALIFORNIA, YEAR** 1984 VOLUME 15 PA

EXPLANATION OF ABBREVIATIONS AND COLUMNAR HEADINGS ON PAGE IN FRONT OF THIS VOLUME

ASSESSEE NAME, MAILING ADDRESS IF KNOWN, DESCRIPTION OF PROPERTY	SECTION OR LOT	TWP. BLK. OR DIV.	R.W. OR BDG.	TAX RATE AREA	ASSESSOR'S ID NUMBER MB	PG	PCL	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMP TYPE	EXEMPTION	TOTAL TAXABLE VALU
								$	$	$		$	$
[redacted] P				4340	4188	11	11	74785	54194				12897
1221 STANFORD AVE # 730627										1280			128
REDONDO BEACH CA 90278 # 14 14407													
534 HERMOSA AVE *													
HERMOSA BEACH CALIF *													
USE 0500 ZONE HBR3Y													
FIRST ADD TO HERMOSA BEACH	11	38											
[redacted]				4340	4188	11	12	61886	28634				9052
P O BOX 1514 # 730601													
MANHATTAN BEACH CALIF 90266 # 14 14407													
542 HERMOSA AVE *													
HERMOSA BEACH CALIF *													
USE 0200 ZONE HBR3Y YEAR 11/20 SQFT 3088													
FIRST ADD TO HERMOSA BEACH	12	38											
[redacted]				4340	4188	11	13	64606	46621				11122
P O BOX 127 # 831228													
MANHATTAN BEACH CA 90266 # 14 14407													
541 MANHATTAN AVE *													
HERMOSA BEACH CALIF *													
USE 0400 ZONE HBR3Y YEAR 53/53 SQFT 2968													
FIRST ADD TO HERMOSA BEACH	13	38											
[redacted]				4340	4188	11	14	140407	111467				25187
713 SAPPHIRE ST # 790423													
REDONDO BEACH CA 90277 # 14 14407													
533 MANHATTAN AVE *													
HERMOSA BEACH CALIF *													
USE 0400 ZONE HBR3Y													
FIRST ADD TO HERMOSA BEACH	14	38											
[redacted]				4340	4188	11	15	62124	73611				13573
915 KENNETH RD # 720721													
GLENDALE CALIF # 14 14407													
525 MANHATTAN AVE *													
HERMOSA BEACH CALIF *													
USE 0400 ZONE HBR3Y													
FIRST ADD TO HERMOSA BEACH	15	38											
[redacted] C				4340	4188	11	16	80744	83413				16415
P O BOX 813 # 760120										320			32
MANHATTAN BEACH CA 90266 # 14 14407													
518 PALM DR *													
HERMOSA BEACH CALIF 90254 *													
USE 0400 ZONE HBR3Y													
FIRST ADD TO HERMOSA BEACH	16	38											

101201 **LOCAL ASSESSMENT ROLL OF PROPERTY IN THE COUNTY OF LOS ANGELES, CALIFORNIA, YEAR** 1984 VOLUME 15 PA

EXPLANATION OF ABBREVIATIONS AND COLUMNAR HEADINGS ON PAGE IN FRONT OF THIS VOLUME

ASSESSEE NAME, MAILING ADDRESS IF KNOWN, DESCRIPTION OF PROPERTY	SECTION OR LOT	TWP. BLK. OR DIV.	R.W. OR BDG.	TAX RATE AREA	ASSESSOR'S ID NUMBER MB	PG	PCL	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMP TYPE	EXEMPTION	TOTAL TAXABLE VALU
								$	$	$		$	$
[redacted]				4340	4188	11	17	62124	43188				10531
1616 CURTIS AVE # 720602													
MANHATTAN BEACH CA 90266 # 14 14407													
506 PALM DR *													

BUSINESS LICENSE RENEWAL NOTICE

ISSUED TO (BUSINESS OWNER): 910492

MARION WATTLES
PHONE:

TO CONDUCT THE (BUSINESS CLASSIFICATION):
APARTMENTS 703303

BUSINESS AS (DBA BUSINESS NAME):
LONG BRANCH COMPANY

LOCATED AT (BUSINESS LOCATION):
542 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

FROM: 01/01/86 TO: 12/31/86

APARTMENT, HOTEL, MOTEL, BOARDING HOUSE, LODGING HOUSE INCLUDING OWNER OCCUPIED

5 UNITS X $8.00/UNIT: $ 40.00

AMOUNT DUE: $ 40.00

PENALTY (SEE BELOW): $ —

TOTAL AMOUNT DUE: $ 40.00

SECOND OWNER
NAME: Frank Wattles
PHONE:

EMERGENCY CONTACT
NAME
PHONE:

BUSINESS PHONE: [redacted]

MAILING ADDRESS
LONG BRANCH COMPANY
P.O. BOX 3514
MANHATTAN BEACH, CA. 90266

73200

DELINQUENT DATE: 01/31/86

IF LICENSE IS BASED ON GROSS RECEIPTS - ENTER TOTAL GROSS FOR PREVIOUS CALENDER YEAR
$_____

PENALTIES ACCRUE @ 20% PER MONTH
X___MONTHS = $_____

RETURN THIS NOTICE WITH YOUR PAYMENT INCLUDED. IF BUSINESS IS NO LONGER ACTIVE PLEASE RETURN NOTICE WITH CLOSING DATE.

1-30-86
DATE

[redacted]
SIGNATURE

ORIGINAL PLEASE RETURN WITH PAYMENT

Rec'd

Dok

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING
PHONE 376-9454, EXT. 41, CITY HALL

Hermosa Beach, Calif. 8-27-73

BUILDING PERMIT NO. 15784 15784

STREET ADDRESS OF JOB 562 Kuwea Ave.

Owner [redacted] Ph.

Lot 12 Block 78 Tract Add

Contractor Geo Low Ph.

BUILDING

- [ ] Foundation forms
- [ ] Roof Sheathing
- [ ] Steel
- [ ] Joist
- [ ] Framing
- [ ] Lathing — dry wall nailing
- [ ] Scratch and Brown
- [ ] Finished Building

PLUMBING

Contractor Deford Sewer Use No.

Plumbing Permit No. 12537 Furnace Permit No. 12537

House Sewer Permit No. 12538 Sewer Permit No.

- [ ] Ground work
- [x] Rough plumbing
- [ ] House sewer
- [ ] Sewer connection
- [x] Gas piping (Test Back) A, C, D, Room
- [ ] Furnace rough
- [x] Furnace (Partial 9-17-73)
- [ ] Finished plumbing

ELECTRICAL

Contractor Owen Elec Permit No. 10778

- [ ] Temp. Power Permit No. Approved
- [ ] Rough wiring 1/3/74 96
- [ ] Fixtures

Gas okayed C-A-+HOUSE 1-3-74 #DBB

Elect. okayed 3/28/73 96

Sewer Deposit

Curb Permit No. Approved

See

Replace and repair
per Hose & Hose
correction. The
permit does not
include new work
expired
~~cancelled~~
60 outs 1.17.77 ok
10 ell 3.0
10 tees 18.0
10 fitt
5 F D outlets
go ahead ok (D)
Etc.
gas ok on
ok on A
house meter
3-27-75 work in progress
RB
4 wall tiles
5 gas cap
vent piping
water piping
water heater
AW
KS
Shower Pan
Lower new

Ret. Wall

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING
Phone 2-2151 Ex. 6 - City Hall

Hermosa Beach, California 7-16-58

BUILDING PERMIT

No. 9932

Owner's Name [redacted]

Street Number 542 Hermosa Ave.

Lot 12 Block 38 Tract Not Addition to HB

Contractor's Name Hermosa Lumber Co.

BUILDING

☒ Foundation forms approved 7-21-58

☒ Steel 7-22-58

☐ Framing approved

☐ Lathing approved

☑ Finished Building 6-15-59

PLUMBING

Contractor

Plumbing Permit No. Furnace Permit No.

Sewer Permit No.

☐ Ground Work

☐ Rough Plumbing Approved

☐ Sewer Connection Approved

☐ Gas Piping

☐ Finished Plumbing Approved

☐ Furnace Approved

ELECTRICAL

Contractor

Wiring Permit No. Fixture Permit No.

☐ Temp. Power Permit No. Approved

☐ Rough Wiring Approved

☐ Fixtures Approved

Contractors Licensed

Gas OKed

Elect. OKed

Sewer Deposit

1 furnace, 58,000 btu

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING
Phone 2-2151 Ex. 6 City Hall

Hermosa Beach, California 10-10-57

BUILDING PERMIT

No. [redacted]

Owner's Name [redacted]

Street Number 542 Hermosa Ave.

Lot 12 Block 58 Tract Lot 12 Blk 58 Tr 2

Contractor's Name

BUILDING

- [ ] Foundation forms approved
- [ ] Framing approved
- [ ] Lathing approved
- [ ] Finished Building

PLUMBING

Contractor Lockhead Htg

Plumbing Permit No. Furnace Permit No. 5744

Sewer Permit No.

- [ ] Ground Work
- [ ] Rough Plumbing Approved
- [ ] Sewer Connection Approved
- [ ] Gas Piping
- [ ] Finished Plumbing Approved
- [x] Furnace Approved 11-8-57

ELECTRICAL

Contractor

Wiring Permit No. Fixture Permit No.

- [ ] Temp. Power Permit No. Approved
- [ ] Rough Wiring Approved
- [ ] Fixtures Approved

Contractors Licensed

Gas OKed

Elect. OKed

Sewer Deposit

Date 11/20/75

To: Long Brand Co

Re: Violation of City Code

From: Department of Building and Safety

Dear Long Brand Co
P.O Box 1514
Mendalta Bch

You are hereby notified that the case involving a suspected violation of Section _____ of the City Code of H.B., Chapter 7, Sec. 7-1, (UBC Sec. 301 a,b,c+d) at 542 Hermosa Ave. is being referred to the office of the City Prosecutor for criminal prosecution.

Should you request an inspection of the property within ~~ten (10)~~ three (3) days and this inspection reveals that the property does now comply with the City code, action by the City Prosecutor will be stayed.

The maximum penalty for a willful violation of the City Ordinance is a 90 day jail term and/or a $300.00 fine.

For further information, please contact our office.

#75-740
T-11-27-75

Respectfully,

City of Hermosa Beach
Pat F. Brown, Jr.
Director, Building and Safety

By: _____

Certified # 902838

Date 11/12/75

To: Long Brand Co
P.O. Box 1514
M.B.

11/4188

Re: Violation of City Code at 542 Hermosa Ave.

From: Department of Building and Safety

Dear _____

It has come to our attention that there may be a violation of the City Code of H.B. Chapter 7 (Section 7-1) as follows: (UBC Sec. 301 a, b, c & d)

Balcony added to west side of building. Deck being built on south side of garage. No building permits secured.

The code requirement(s) is as follows:

Remove balcony and deck by garage or submit plans to Building Department and secure ~~permits~~ building permits

You are hereby directed to correct this violation or demonstrate there is no violation of the Code and call for an inspection to confirm this within ~~thirty~~ seven (7) ~~(30)~~ days of this letter.

If you have any questions concerning this matter, please contact our office.

#75-740
TU-19-75

Respectfully,

City of Hermosa Beach
Pat F. Brown, Jr.
Director, Building and Safety

By _____

Certified # 902931

FRANK WATTLES
ATTORNEY AT LAW
P. O. BOX 1514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

December 15, 1975

Department of Building and Safety
City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

Attention: Mr. Tom Clavell

Re: Property located at 542 Hermosa Avenue, Hermosa Beach

Gentlemen:

This letter is to respond to your letter of December 2, 1975, and to request further consideration by you of the permit matter which is the subject of your letter.

In my letter of November 28, 1975, there were numerous documents cited to assist your search and review of this matter concerning whether a permit had been issued to cover the work to which you referred in your letters of November 12 and November 24, 1975. The documents were identified to facilitate your review. Your letter does not respond in any way to those documents, but draws conclusions which I believe to be erroneous. Consequently, I shall refer herein specifically to the portions of the documents which I believe to demonstrate that the balcony was included under the permits.

My letter to the Building Department dated December 19, 1972, was in response to the requirements of the Building Department and partly its letter of October 3, 1972. My letter states, in part:

> "This letter presents a plan for repair work to correct the declared unsafe conditions of the referenced buildings and to obtain necessary permits therefor. ... The planned corrective work is as follows: ...
>
> "STRUCTURAL: ...
>
> "4. Install cantilever balcony on the west side wall at the second floor according to code and in a manner and design to be arranged. ...

> "Comment: ... Figure 1 is a layout of the property to identify dimensions so that the balcony ... may be located thereon."

For reasons described in my letter of November 28, 1975, the issuance of the permits was delayed until the first permits were issued on February 27, 1973. The total fee of $64.50 included a fee for plans submitted and the permit relating to the structural work was issued for repair and replacement as set forth in my letter of December 19, 1972.

The work under these permits began immediately; see my letter of January 1, 1974, to the Building Department dated January 1, 1974, which concerning said permits states: "Work promptly began under the permits." Said letter of January 1, 1974, further states, in part:

> "The original requirements for repair of the building were set forth in a letter from Cecil Wade dated October 3, 1972. I had several contacts with Bud Trott and Cecil Wade and the requirements were amended as reflected in my letter of December 13, 1972. I set forth a plan for correction and repairs in a letter dated December 19, 1972. The requirements and understandings which I developed with the Building Department were the basis of my buying the property in January, 1973. Then on February 27, 1973, plans were submitted and permits issued by you in accordance with your letter of February 16, 1973." Emphasis added.

Indeed, work on the balcony began in the Spring of 1973 and within 60 days of February 27, 1973. The first work included removal of three porches that existed substantially where the balcony is now. When the structures were removed the siding was repaired where the structures were located. The balcony was cut out and made ready to hang. At my request, the balcony was not hung at the west wall until it was nearly ready, the reason being that I wanted to minimize interference with the tenants. The construction of the balcony was part-time but was continuous from Spring, 1973 until it was completed. There was never a suspension of work on it for a period of 120 days or more. No inspections called for

In summary, I believe the foregoing parts of the cited documents fairly reflect that the work to which you refer has been covered by permits. Further, I would like to point out that the valuation for the permits, an amount of approximately

$5,000 to $7,000, included the balcony. In October, 1974, I testified before a County Board concerning valuation that the estimated value of repairs was that amount. Subsequently and due to my testimony, the market value of the building was correspondingly increased. The matter of valuation for the assessment is relevant to your inquiries and I will describe its relevance hereinafter.

Concerning your letters within the month, you noticed a possible code violation in that allegedly the balcony was added and a deck was being built on the south side of the garage, all without permits. You required removal or submit plans and get permits. (November 12). Thereafter, you gave notice the matter was being referred for criminal prosecution (November 24). Then, in non-response to my detailed letter of November 28, 1975, your letter stated that you do "not have any records of any plans and permit submitted for the construction of the balcony ...". The letter made no reference to plans and permits you do have; no reference to the deck on the south side of the garage; and no response to the relevance and accuracy of any of the information given to you. It appears to me that you do not want to refer to those permits I cited. Your letter states: "As to any permits during 1973 ...", a definite effort to treat these specific permits as hypothetical. In continuing abstraction and inference you refer to the suspended work provision of Section 302(d), as if to say: "Even if you did have a permit for the balcony, you suspended work on it and must obtain another permit."

I attempted to talk to Mr. Clavell on this matter so that it can be resolved. I talked to others in your office, but Mr. Clavell has generally been unavailable. Thus, I must write these letters and at great expense. I trust that we can soon conclude this matter. Of course, the balcony is complete. You are welcome to inspect it and I am confident you will find it constructed according to code and plan. If there no longer are plans and specifications of the balcony, I will be pleased to photograph it and supply dimensions and material descriptions. Any reasonable additional permit fee is not opposed, if it is an extention of the original permit. Unacceptable are extensive efforts such as applications to the Coastal Commission or expensive engineering fees. I cannot imagine a basis of criminal prosecution in this matter as you suggest; however, if we cannot quickly come to some agreement, then I must terminate the dialogue for the reason that criminal charges may be filed. I suggest that you review the matters set forth in this letter and discuss the matter with me in the near future. No purpose is served in sending summary orders to me with short action times.

You will recognize that this letter is in the spirit of bringing this matter to a close through mutual efforts. I have always tried to cooperate with the Building Department in activities involving them. I await your further advices.

Very truly yours,

[redacted]

FRANK WATTLES

mw

IN THE MUNICIPAL COURT OF SOUTH BAY JUDICIAL DISTRICT
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

M 1-8 6492

THE PEOPLE OF THE STATE OF CALIFORNIA,
Plaintiff,

v.

FRANK WATTLES,

Defendant.

M. C. No.
D. A. No.
Citation No.

COMPLAINT—MISDEMEANOR

The undersigned declarant and complainant states that he is informed and believes and upon such information and belief declares that on or ~~about~~ between MARCH 1, 1977, and JANUARY 20, 1978, at and in the above named Judicial District, in the County of Los Angeles, State of California, the crime of violation of Section 301a, of the HERMOSA BEACH BUILDING Code, a misdemeanor, was committed by FRANK WATTLES,

who did willfully and unlawfully build, construct, alter, repair or modify a structure at 542 Hermosa Ave., Hermosa Beach, California without first obtaining the required Building Permit.

(Feb. 23, 1978) Court Date

Said declarant and complainant therefore prays that, in the event an appearance in court is not made, a warrant may be issued for the arrest of said defendant who may then be dealt with according to law.

Executed on ..... in the County of Los Angeles, State of California.

I declare under penalty of perjury that the foregoing is true and correct.

Robert Bosnak
Declarant and Complainant

INVESTIGATING AGENCY: CITY OF HERMOSA BEACH
jar

WITNESSES
Robert Bosnak, Civic Center, Hermosa Beach, CA 90254

76C592Q–Rev. 7/76–PS 10-76

CITY OF HERMOSA BEACH
CIVIC CENTER · HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

Date Nov. 10, 1977

TO: District Attorney

RE: Criminal action on suspected Municipal Code violation

FROM: Department of Building & Safety, City of Hermosa Beach

The following suspected Municipal Code violation is submitted for appropriate action:

Location:	542 Hermosa Ave., Hermosa Beach, Calif. 90254
Zone classification:	C-3
Alleged violator(s):	Frank Wattles P.O. Box 1514 Manhattan Beach, Calif. 90266
Alleged violation(s):	Construction located at southeast corner of property under the garage and also under the main building without benefit of permits and inspections.
Code citation:	Uniform Building Code, Section 301 (a,b,c,d)
Recommendations:	Criminal prosecution for suspect zoning violations.

Enclosures (inspection reports, correspondence, etc.)

SEE ATTACHED

Respectfully,

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING & SAFETY

By Robert J. Bosnak

cc:

COUNTY OF LOS ANGELES

OFFICE OF THE DISTRICT ATTORNEY

BUREAU OF BRANCH AND AREA OPERATIONS

18000 CRIMINAL COURTS BUILDING
210 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012
974-3874

JOHN K. VAN DE KAMP, DISTRICT ATTORNEY
STEPHEN SPANGLER TROTT, CHIEF DEPUTY DISTRICT ATTORNEY
ANDREA SHERIDAN ORDIN, ASSISTANT DISTRICT ATTORNEY

JACK D. CRAVENS, DIRECTOR

RECEIVED
NOV 02 1977
BUILDING DEPT.

November 1, 1977

Mr. Frank Wattles
Box 1514
Manhattan Beach, CA 90266

Dear Mr. Wattles:

It has come to the attention of the District Attorney's Office that you are in violation of Hermosa Beach, UBC, Section 301 (a,b,c,d), in that you are maintaining construction located at the southeast corner of property under garage without benefit of permits and inspections, at the address of 542 Hermosa Ave., Hermosa Beach.

Prior to the possible filing of a criminal complaint against you for your failure to comply with this ordinance an office conference has been set up to discuss this matter. The time chosen is Monday, November 14, 1977, at 1:00 p.m. in the Torrance District Attorney's Office located at 825 Maple Ave., Torrance.

Unless you appear at such time, this office will be forced to assume that the above charges are correct and shall act accordingly.

(4⁰⁰ pm 22 Nov.)

Very truly yours,

JOHN K. VAN DE KAMP
District Attorney

By

TIM D. HANSEN
Deputy District Attorney

11-14-77 PER D.A. CONFER. CASE CONTINUED UNTIL 11-22-77 @ 4⁰⁰ PM.
Bosnok

jar
cc: Robert Bosnok
City of Hermosa Beach

FRANK WATTLES
ATTORNEY AT LAW
P. O. BOX 1514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

Rec'd. 1/12/77 Bldg. Dept.

January 10, 1977

Department of Building and Safety
City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

Attention: L. Swartz, Building Official

Re: Property located at 110 Sixth Street
542 Hermosa Avenue

Gentlemen:

Long Branch Company, the owner of the referenced property, has asked me to reply to your certified letter to it dated January 5, 1977, and received on date of this letter.

Your letter required plans and permits for excavations beneath the subfloor. You are advised that there has not been an excavation and none is planned. On or about January 5, 1977, a small amount of sand amounting to about a dozen shovel fulls was removed from the top of the basement floor. The sand had been deposited in a mound on the floor and was not an excavation in its removal. No additional sand is to be removed. No sand was removed below the finished grade of the basement or the footings of the building or the floor. Consequently, there is no plan that can be submitted and no permit is required.

You are further advised that there is presently no plan to repair, alter, erect or remove any structure on the property for which a permit is required.

If you have any further questions, please contact me. Otherwise, I shall consider the matter suitable terminated.

Very truly yours,

[redacted]

FRANK WATTLES
Attorney for Long Branch Co.

mw

CITY OF HERMOSA BEACH
CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

Jan. 5, 1977

Long Branch Co.
P. O. Box 1514
Manhattan Beach, Ca. 90266

RE: CODE VIOLATION AT 110 - 6th Street, Hermosa Beach, Ca. 90254
542 Hermosa Ave., Hermosa Beach, Ca. 90254
FROM: DEPARTMENT OF BUILDING AND SAFETY

Dear Property Owner;

It has come to our attention that there may be a violation(s) of the City Code of Hermosa Beach, XXXXXXX Uniform Building Code, Sec. 301 (a,b,c,d) as follows:
No person, firm, or corporation shall repair, alter, erect or remove any structure without benefit of permits and inspections.

The Code requirement(s) is as follows:
Submit plans and secure necessary permits and call for inspections, for excavations beneath subfloor.

You are hereby directed to correct this violation or demonstrate there is no violation of the City Code and call for an inspection within 24 Hours XXXXX days of your receipt of this letter. Since the Codes enforced by this department are minimum in nature, full compliance will insure at lease a minimum degree of safety. Failure to make such corrections can result in conditions that may be dangerous to life, health or safety. The sole purpose of codes and inspection is to eliminate every possible dangerous condition.

This office will cooperate with you to every extent possible. Please feel free to contact the undersigned for assistance.

Very truly yours,

P. Swartz

Building Official

rg
Certified #299183
Case #76-072

L-1 Jan 76

CITY OF HERMOSA BEACH
CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

Date May 26, 1976

TO: City Prosecutor

RE: Criminal action on suspected Municipal Code violation

FROM: Department of Building & Safety, City of Hermosa Beach

The following suspected Municipal Code violation is submitted for appropriate action:

Location:	542 Hermosa Ave., Hermosa Beach
Zone classification:	R-3
Alleged violator(s):	Long Branch Co. c/o Frank Wattles P.O. Box 1514 Manhattan Beach, Calif. 90266
Alleged violation(s):	Construction located at southeast corner of property under garage without benefit of proper permits and inspections.
Code citation:	City Code of Hermosa Beach, Section 7-1, Cahpter 7 (U.B.C. Section 301 a,b,c,d).
Recommendations:	Criminalprosecution on suspected zoning violation.

Enclosures (inspection reports, correspondence, etc.)
3/11/76. Received complaint.
3/11/76. Investigated complaint.
4/1/76. #1 Letter to owner.
4/7/76. #2 Letter to owner.
As of 4/20/76, no correspondence from owner.

Respectfully,

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING & SAFETY

By_____

cc: Long Branch Co.
c/o Mr. Frank Wattles

Case #76-072

January 13, 1977

[redacted]

Manhattan Beach, Calif. 90266

Dear Mr. [redacted]

Thank you for your reply of 1-10-77 in regards to the excavation taking place at 110 - 6th St., Hermosa Beach, Calif.

Visual inspection of the property in question on 1-5-77 revealed excavation beneath the subfloor with the dirt being thrown out the access hole on the north side of the building. I might add thattthe amount of sand piled in this area significantly exceeded the mere 12 shovelfuls you mention in your letter. At this time a stop work order was issued. Since 1-5-77 it appears that even more sand has been removed and piled outside, to the extent that an old door is now being used to retain the amount excavated.

In addition I would like to mention a large amount of trash and debris deposited beneath the wood bridge from the sidewalk to the rear units on the north property line of the lot, which is in violation of the City Code of Hermosa Beach, Sec. 20-2 (k).

It is necessary to verify that no dangerous conditions have occurred due to excavation.

Your are therefore requested to call for inspection of the areas in question or submit plans per Uniform Building Code Sec. 301 (a,b,c,d) and to remove the trash and debris existing beneath the wood sidewalk per Hermosa Beach Code.

Kindly contact this office within ten (10) days if you have any questions.

Respectfully,

Building Official

Certified #299041

DC/ma

CITY OF HERMOSA BEACH

CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254

April 1, 1976

[redacted]

Manhattan Beach, Ca. 90266

RE: CODE VIOLATION AT 542 Hermosa Ave., Hermosa Beach, Ca. 90254

FROM: DEPARTMENT OF BUILDING AND SAFETY

Dear Mr. Wattles,

It has come to our attention that there may be a violation(s) of the City Code of Hermosa Beach, Section **7-1 Chapter 7 (Uniform Building Code Sec.301 a,b,c,d)** as follows: **Construction appears to be in progress without benefit of proper Building Permits and Inspections.**

The Code requirement(s) is as follows: **Apply for proper permits, and submit plot plan and/or plans for proposed work.**

You are hereby directed to correct this violation or demonstrate there is no violation of the City Code and call for an inspection within -5- days of your receipt of this letter. Since the Codes enforced by this department are minimum in nature, full compliance will insure at lease a minimum degree of safety. Failure to make such corrections can result in conditions that may be dangerous to life, health or safety. The sole purpose of codes and inspection is to eliminate every possible dangerous condition.

This office will cooperate with you to every extent possible. Please feel free to contact the undersigned for assistance.

Very truly yours,

Mike Stojanovich

Building Official

Certified # 287682

L-1 Jan 76

CITY OF HERMOSA BEACH
CIVIC CENTER HERMOSA BEACH CALIFORNIA 90254
CITY HALL: (213) 376-6984
POLICE AND FIRE DEPARTMENTS: 376-7981

Date ~~May 13, 1976~~

TO: City Prosecutor

RE: Criminal action on suspected Municipal Code violation

FROM: Department of Building & Safety, City of Hermosa Beach

The following suspected Municipal Code violation is submitted for appropriate action:

Location: 542 Hermosa Ave., Hermosa Beach

Zone classification: C-3 R-3

Alleged violator(s): Frank Wattles
P.O. Box 1514
Manhattan Beach, Calif. 90266

Alleged violation(s): Construction located at southeast corner of property under garage without benefit of proper permits and inspections.

Code citation: City Code of Hermosa Beach Section 7-1, Chapter 7 (U.B.C. Section 301 a,b,c,d)

Recommendations: Criminal prosecution on suspected zoning violation.

Enclosures (inspection reports, correspondence, etc.)

3/11/76 Received complaint
3/11/76 Investigated complaint.
4/1/76 #1 letter to owner.
4/7/76 #2 letter to owner.
As of 4/20/76 no correspondence from owner.

Respectfully,

CITY OF HERMOSA BEACH
DEPARTMENT OF BUILDING & SAFETY

By Tom Clavell

cc: Mr. Frank Wattles, Owner.

~~Cc: Frank Wattles~~ 5/27/76

Long Branch Co.
c/o Frank Wattles
[redacted]
Manhattan Beach, Calif. 90266
Legal Lot — Blk — Tract ——
Re: Property located at 542 Hermosa Ave., Hermosa Beach.

Dear Mr. Wattles:

This letter is to respond to the letters which you have directed to the Hermosa Beach Building Department regarding the property located at 542 Hermosa Ave. In as much as the city is acting under code requirements established by the state, there has been no intent to harass your client, the Long Branch Co. This department apologizes for any lack of specifics in its letters directed to the Long Branch Co.

The following are specific items in Building Department records:

1) ~~Sept. 3, 1972. Letter of corrections following an inspection of the above property on Sept. 2, 1972 by the Building Department.~~
1) 9/20/72 Complaint filed sub-standard building.
2) 9/27/72. Letter stating, after preliminary inspection - building unsafe for human habitation and requesting permission to enter and make complete housing inspection

3) 9/28/72. Letter giving permission to enter building.
4) 10/2/72. Complete housing inspection made.
5) 10/3/72. Letter sent to owners itemizing corrections to be made.
6) 12/6/72. Extension granted until 1/19/73.
7) 1/19/73. Extension granted until 2/19/73.
8) 12/19/72. Letter from owner stating order of work and asking to occupy structure as work proceeds.
9) 12/21/72. Letter from one partner instructing that no permits be issued until his release.
10) 1/8/73. Letter from Mr. Wattles asking for City Attorney opinion.
11) 1/10/73. Letter to Mr. Wattles telling him to contact City Attorney personally.
13) 2/16/73. Letter to Mr. Wise and Mr. Wattles from Bud Trott.
12) 1/19/73. Report of Residential Building Records.
14) 2/27/73. Building Permit No. 15784 issued.
Building Permit card shows:
Plumbing Permit No. 12536.
Furnace " " 12537.
Electric " " 10778.
15) 1/1/74. Letter from Mr. Wattles listing corrections made / corrections not made and requesting approval and release of gas services to Apt. D.
16) 5/16/75. Complaint filed. Illegal toilet and debris in yard.
17) 6/25/75. Investigated complaint, Case #75-573

18) 6/27/75. Letter to owner to remove illegal toilet
19) 7/29/75. Reinspected. Toilet removed.
20) 11/12/75. Complaint filed. Balcony constructed on west side of building without permit.
21) 11/12/75. Investigated complaint. Case #75-740
22) 11/12/75. Letter to owner citing code violation and code requirement.
23) 11/20/75. Letter to owner notifying of possible referral to Prosecuting Attorney.
24) 11/28/75. Letter from Mr. Wattles stating permits were issued for construction of balcony.
25) 12/2/75. Letter to owner stating no permit issued by Building Department to construct balcony.
26) 12/4/75. Complaint filed. Alterations no permit.
27) 12/4/75. Investigated complaint case #75-762. Doors being installed in west wall. Stop Work Order posted.
28) 12/15/75. Case referred to City Prosecuting Attorney.
29) 12/16/75. Received letter from Mr. Wattles referring to earlier documents as permission to construct balcony.
30) 3/11/76. Complaint filed. Construction being done under garage no permits.
31) 3/11/76. Investigated complaint case #76-072. Possible construction in progress
32) 4/1/76. Letter to owner. Possible city code violation.
33) 4/7/76. Letter to owner notifying of possible referral to Prosecuting Attorney.
34) 5/13/76. Case referred to City Prosecuting Attorney.

35) 5/24/76. Letter from Mr. Wattles stating there is a lack of specifics from the Building Department.

36) 2/27/73. Building Permit Application # 15-784. Valuation $5000.00. Memo at lower right hand corner - Replace and repair per house to house corrections. This permit does not include new work.

37) 2/27/73. Building Permit Card # 15-784. Items listed on back of card
a. Replace and repair per house to house corrections. This permit does not include new work.
b. Electrical work.
c. Plumbing work.

38) Apparent plot plan. Lacks proper identification. Does not have stamp of approval by Building Department.

Summary

November 28, 1975

Letter from Mr. Wattles referring to the securing of a building permit to cover a deck and balcony at 542 Hermosa Ave. Quote: Be advised that permits were issued according to plans submitted and subsequently inspections were made by Cecil Wade and Bud M. Trott. Further reference is made to building permits issued in February and June of 1973. Building Permit Application #15-784, issued on 2/27/73, does not cover the construction of a new deck and balcony. See Building Permit Application # 15-784 and Building Permit Card # 15-784. No plans were submitted to the

Building Department for the construction of the deck and balcony. Permits issued in June 1973 were for electrical and plumbing work only. No subsequent building permits have been issued by the Building Department.

December 4, 1975

Letter to owner advising them that no plans had been submitted and no permit issued for the construction of the balcony.

December 15, 1975

Letter from Mr. Wattles.

Quote: I shall refer herein specifically to the to the portions of the documents which I belive to demonstrate that the balcony was included under the permits.

Reference to letter to Building Department dated 12/19/72.

Structural

Item 4. Install cantilever balcony on the west side wall at the second floor according to code and in a manner and design to be arranged.

Manner and design has not been submitted to Building Department. i.e. plans and specifications.

Quote:

The total fee of $64.50 included a fee for plans

submitted and the permit relating to the structural work was issued for repair and replacement as set forth in my letter of 12/19/72.

Items 4 & 6 in letter of 12/19/72 were to be constructed in a manner and design to be arranged. See letter dated 12/19/76.

Building Permit #15784 dated 2/27/73 shows; Replace and repair per house to house corrections. This permit does not include new work.

See Building Permit # 15784.

See letter dated 10/3/72. Correction requirements listed under Structural Corrections and General Corrections.

Letter refers to item in letter on 1/1/74:

"Said letter of 1/1/74, further states, in part:"

"The original requirements for repair of the building were set forth in a letter from Cecil Wade dated 10/3/72. I had several contacts with Bud Trott and Cecil Wade and the requirements were amended as reflected in my letter of 12/13/72. I set forth a plan for correction and repairs in a letter dated 12/19/72. The requirements and understandings which I developed with the Building Department were the basis for my buying the property in January 1973. Then on 2/27/73, plans were submitted and permits issued by you in accordance with

your letter of 2/16/73." Emphasis added.

Bldg. D. Records show no plans were submitted to the Building Department for the construction of a balcony on the west side of the building in conjuction with Building Permit # 15784 issued on 2/27/73.

An apparent plot plan was submitted to the Building Department. No date shown. See item (38) on list of Building Department Records.

December 4, 1975

Letter to owner. Complaint case # 75-762. Item (27) on list of Building Department records.

Two sliding doors being installed in west wall of building. Doors leading from front departments of building to new balcony at second floor.

Doors are not a part of the correction list in letter of 10/3/72.

Doors are new work and were not a part of the permit # 15784 dated 2/27/73. Doors are indicated in letter dated 12/19/72. under item 6. In item 6, doors are to be installed in a manner and design to be arranged. No plans or specifications have been submitted to the Building Department to secure a permit for installation of these two doors. See Building Permit Application No. 15784 dated 2/27/73.

October 3, 1972

Letter for corrections.

Structural Corrections

Item 3. Rebuild walkway and steps on south side.

The walkway and steps have been almost completely removed. To reconstruct same, they would have to be installed to comply with the Hermosa Beach City Code Appendix A, Zoning, Sec. 1213. Walkway and steps must be of concrete. Walkway and steps may be omitted from the correction list as they are not required.

Building Permit No. 15784

Some inspections have not been made. See Permit Card.

3/11/76. Investigated complaint # 76-072. Complaint on illegal construction under garage. No access to inspect interior area. Reinspected the area on 5/27/76. Two new windows have been installed in area under garage. This is a violation of the Hermosa Beach City Code Chapter 7, Article 1, Section 7-1. (UBC Sec. 301 a, b, c & d,

CITY OF HERMOSA BEACH - SPECIAL INVESTIGATION FORM

CASE NO. 86-43

Date Received: 3/24/86

Location: 542 HERMOSA AV / 110 6TH ST.

Legal Description: 4188-11-12

Description of Problem: COMPLAINTANT CHARGES 9 UNITS @ SITE
GEO-BASE - R-3 DPLX (4188011012) LONG BRANCH CO POB 1514 M.B.
CONTROL CARDS - 5 UNITS IN ALL
SANBORN MAP - UNCLEAR AS TO NUMBER OF UNITS
LOT SIZE : 40X100'

Name of Person Receiving: PAUL CORNEAL

Name of Complaintant: GENERAL SERVICES Phone:

Address of Complaintant:

Date of Investigation: [redacted]6/86 Inspector: [redacted]RNEAU/NELSON

Conditions Found: 8 MAILBOXES 5 ELEC MTRS 4 GAS MTRS
ONE GARAGE DEBRIS ON S/S OF GARAGE

Action Taken:

CITY OF HERMOSA BEACH - SPE[redacted] INVESTIGATION FORM [redacted] CASE NO. 76-45

Date Received: 5/24/76

[redacted]

Address of Complaintant: _____

Notes (Gov. Code 7927.500)

APPLICATION FOR BUILDING PERMIT

Date Issued: 7-16-58
Fee: 4.00
Permit No.: 9932
Date Received: 7-16-58

FOR TYPE No. _____ BUILDING

ZONE _____

FIRE ZONE _____

SEWER _____

Application is hereby made to the building inspector of the City of Hermosa Beach for a building permit in accordance with the description and for the purpose hereinafter set forth.

First: It is understood that the granting of the permit on this application does not grant any right or privilege to erect the building or structure herein described or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by or is disputed by the city, county or state.

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

DESCRIPTION OF PROPERTY

Lot No. 12 Block 38 Tract ~~1075~~ 1st Addn to H.B.

By Contract [redacted] Day Labor [redacted]

Owner's Name [redacted] Address [redacted] Phone _____

Contractor's Name [redacted] Address [redacted] Phone _____

Contractor's License No., State _____ License No., City _____

Architect's Name _____ Address _____

Proposed Use of Building Structure _____ No. Rooms _____ No. of Families _____

Work Comp. Policy No. _____ Insurance Co. _____

State Unemployment No. _____ Federal Social Security No. _____

LOCATION OF JOB

No. 542 Hermosa Ave. Street | Area of First Floor _____ x _____

Valuation of Proposed Work $ 4 35 00 | Area of Second Floor _____ x _____

Size of Building _____ x _____ (Width) (Length) Size of Garage _____ x _____

Size of Lot _____ x _____ Size of Addition _____ x _____

Any Other Buildings on Lot? _____ How Used _____ Minimum Distance from New Bldg. _____

No. 1. Will building be erected on front or rear of lot? _____

Height to Highest Point _____ Feet. Number of Stories _____

No. 2. Height of First Floor Joist Above Grade Line _____

No. 3. Character of Ground, Rock, Clay, Sand Filled RETAINING

No. 4. Of what material will foundation and cellar walls be built? CONCRETE. BLOCK WAL

No. 5. Give depth of foundation below surface of the ground 12"

No. 6. Give sizes of all foundations and footings FOOTING 8" x 26"

No. 7. Give width of foundation and cellar walls at top MAX 4' HIGH 8" Block.

No. 8. Number and Kind of Chimneys _____ Number of Flues 60' long

No. 9. Front set back _____ Side line set back _____

No. 10. Of what material will the walls be constructed? _____

No. 11. Of what material will the roof be constructed? _____

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building ordinances and state laws will be complied with, whether herein specified or not.

All applications must be filled out by the applicant. Use ink or an indelible pencil.

Sign Here [redacted]

Plans and specifications and other data must also be filed.

300-3-57

(Turn Over and Fill Out Blank on other Side)

December 4, 1975

Long Branch Co.
c/o Frank Wattles
P.O. Box 1514
Manhattan Beach, Calif. 90266

RE: Property located at 542 Hermosa Ave., Hermosa Beach

Dear Mr. Wattles:

In reply to your letter of November 22, 1975, the Hermosa Beach Building Department does not have any records of any plans and permit submitted for the construction of the balcony which was built on the second level of the west end of the above property.

As to any permits issued during 1973, every permit issued by the Building Official under the provisions of the Codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 120 days from the date of such permit. Uniform Building Code, Sec. 302 (d).

Please be advised that you have three days from the date of this letter to submit plans and secure a permit for the balcony built on the above property during the first part of November 1975.

If you have any questions regarding this matter, please feel free to call this department.

Respectfully,

City of Hermosa Beach
Department of Building & Safety

By Tom Clavell
Housing Inspector

TC/rg

December 17, 1975

TO: John Barry, Prosecuting Attorney
FROM: Tom Clavell, Housing Inspector

RE: Property located at 542 Hermosa Ave., Hermosa Beach

Enclosures:

1. 12/15/75. Letter to Building Department from Frank Wattles.
2. 12/19/72. Letter to Building Department from Frank Wattles.
3. 10/3/72. Letter to owners of above property from Building Department
4. 2/27/73. Application for Building permit #15784.
5. 2/27/73. Building Permit #15784.
   Plumbing Permit #12537.
   Electrical Permit #10778
6. Section of Uniform Building Code.

By Tom Clavell
Housing Inspector

TC/ma

No. 089243

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO [redacted]

POSTMARK OR DATE

STREET AND NO.

[redacted]

P.O., STATE AND ZIP CODE

Hermosa Beach, Calif. 90254

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES

1. Shows to whom and date delivered .....
   With delivery to addressee only .....
2. Shows to whom, date and where delivered .. 35¢
   With delivery to addressee only ..... 85¢

DELIVER TO ADDRESSEE ONLY ..... 50¢

SPECIAL DELIVERY (extra fee required) .....

HERMOSA BEACH CALIF. SEP 27 '71

PS Form 3800 Apr. 1971

NO INSURANCE COVERAGE PROVIDED—NOT FOR INTERNATIONAL MAIL

(See other side)

☆ GPO: 1970 O-397-456

STICK POSTAGE STAMPS TO ARTICLE TO COVER POSTAGE (first class or airmail), CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the back of the article by means of the gummed ends. Endorse front of article RETURN RECEIPT REQUESTED.
4. If you want the article delivered only to the addressee, endorse it on the front DELIVER TO ADDRESSEE ONLY. Place the same endorsement in line 2 of the return receipt card if that service is requested.
5. Save this receipt and present it if you make inquiry.

To: 542 Florida Ave,

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
REQUIRED FEE(S) PAID.

☐ Show to whom, date and address where delivered

☐ Deliver ONLY to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO.

CERTIFIED NO.

#089243

INSURED NO.

DATE DELIVERED

9-28-72

(1) SIGNATURE OR NAME OF ADDRESSEE (*Must always be filled in*)

[redacted]

(2) SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

[redacted]

(3) SHOW WHERE DELIVERED (*only if requested*)

Re: 542 Hermosa Ave.

c55—16—71518-11 347-198 GPO

POST OFFICE DEPARTMENT
OFFICIAL BUSINESS

U.S. POSTAL SERVICE CA
SEP 28 '72

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

POSTMARK OF DELIVERING OFFICE

Print your name and address below. If you want to restrict delivery, or to have the address of delivery shown on this receipt, check block(s) on other side. Moisten gummed ends and attach this card to back of article.

RETURN TO

City of Hermosa Beach Building Department
1315 Valley Drive
Hermosa Beach, Calif. 90254

POD Form 3811 Apr. 1969 c55—16—71548-11

December 15, 1975

542 Hermosa Ave.

ENCLOSURES (INSPECTIONS,REPORTS, CORRESPONDENCE, ETC.)

11/12/75. Received complaint. Case #75-740.

11/12/75. Investigated complaint. See complaint card for case #75.740.

11/12/75. First letter to owner.

11/20/75. Second letter to owner.

12/1/75. Received letter from owner dated 11/28/75.

12/2/75. Letter replying to letter from owner dated 11/28/75.

12/4/75. Received complaint from Pat Brown. Case #75-762.

12/4/75. Investigated complaint case #75-762.

12/4/75. Sent letter to owner.

By_____
Housing Inspector

TC/ma

FRANK WATTLES
ATTORNEY AT LAW
P. O. BOX 1514
MANHATTAN BEACH, CALIFORNIA 90266
TELEPHONE (213) 372-0454

January 1, 1974

Building Department
City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

Re: Property at 542 Hermosa Avenue in Hermosa Beach

Gentlemen:

You have scheduled an inspection of the referenced property on January 2, 1974, at 2:30 p.m. Unfortunately, I am scheduled to appear in court at that time and cannot be present; however, I have arranged for someone to admit you to the property to enable your inspection. You indicate that Cecil Wade is no longer with your department and H. Brown and P. Brown will make the scheduled inspection. You further stated that no written record exists of previous inspections. Originally, Cecil Wade and Bud Trott inspected the property with the contractors and me present. They directed required repairs and after Bud Trott left the department apparently only Cecil Wade would make "formal" inspections. Those requirements stated by the department have been followed and met in nearly all instances. This letter will set forth the requirements, understandings and other facts to assist you in your inspections.

The original requirements for repair of the building were set forth in a letter from Cecil Wade dated October 3,1972. I had several contacts with Bud Trott and Cecil Wade and the requirements were amended as reflected in my letter of December 13, 1972. I set forth a plan for correction and repairs in a letter dated December 19, 1973. The requirements and understandings which I developed with the Building Department were the basis of my buying the property in January, 1973. Then on February 27, 1973, plans were submitted and permits issued by you in accordance with your letter of February 16, 1973.

Work promptly began under the permits. Following is a table of required corrections completed, inspected and approved by Cecil Wade unless otherwise indicated (See your letter of October 3, 1972, under titles: "Plumbing and Heating Corrections", "Electrical Corrections", "Structural Corrections", and "General Corrections"):

PLUMBING AND HEATING CORRECTIONS

1. Replace all badly deteriorated waste and vent lines

2. Properly trap and vent all fixtures

3. Provide anti-siphon protection at all fixtures

4. (See below)

5. Provide comfort heating for all apartments to code requirements (only Apt. B is now without heater and vent; however, supply line has been provided and inspected; gas pressure has not been inspected on Apt. B)

6. Provide legal vent for water heater

ELECTRICAL CORRECTIONS

(All of the required electrical service was installed by the electrical contractor, Joe Johannson, according to the plan and permit; the work was inspected by you and called into the Edison Company; electrical service has been supplied to the house and its apartments for most of the year).

STRUCTURAL CORRECTIONS

1. Adequately brace crippled walls under building

2. Remove soil to 6 inches minimum below all wood

3. (See below)

4. Provide adequate supports under garage and clear soil away from wood to a minimum 6 inch clearance

GENERAL CORRECTIONS

1. (The requirement that doors not open directly from bathrooms to kitchens was withdrawn; see my letter of December 13, 1972, confirming withdrawal of requirement by Cecil Wade on December 8)

2. Corridor at upper floor must be one hour doors and transons filled in.

3. (Another exit not required under existing code; this requirement was withdrawn - see my letter of December 13, 1972, confirming withdrawal of requirement by Cecil Wade on December 8)

4. All bathrooms have ventilation;(originally it was believed that Apt. D bathroom was not ventilated, but it was discovered later that the skylight had ventilation and upon that discovery the requirement was withdrawn by Cecil Wade)

5. (See below)

Each of the items requiring corrections is listed above and has been corrected and approved. The uncompleted corrections include the following:

PLUMBING

4. Garbage disposal in kitchen on main floor has not been installed.

5. Apt. B heater and vent not installed yet and Apt. B gas line pressure has not been inspected (no one occupies Apt. B)

STRUCTURAL

3. Wood planks to walkway and steps on south side have been removed so the walkway and steps cannot be used. The walkway and steps are not necessary to existing occupation, but will be replaced in the near future upon repairs upon the outside of the structures.

GENERAL

5. The weather protection for the exterior of the building required painting and, thus, correction of a general rundown condition. This correction is planned immediately upon completing repairs of the interior of the structures

Please note that only minor corrections remain uncompleted. No apartment requiring a correction has been occupied nor will that apartment be occupied until completion of the correction and inspection by

the Building Department. Otherwise, the minor corrections were not considered by you to endanger safety or require non-occupation of unaffected apartments. Occupancy has been permitted by the Building Department.

In compliance with the requirements set forth by Cecil Wade, I recently requested inspection of the gas pressure of the gas meter for Apt. D because that apartment is ready for occupancy. Only test of said gas pressure line remained before occupancy of that apartment would be permitted.

Please complete whatever inspection you deem necessary and release the gas meter for Apt. D by a telephone call to the gas company on the afternoon of your inspection. Thank you for your inspection.

Very truly yours,

[redacted]

FRANK WATTLES

mw

February 16, 1973

[redacted]

Hermosa Beach, California 90254
and
[redacted]
Manhattan Beach, California 90266

Gentlemen:

As you know, Mr. [redacted] has previously requested a building permit to make certain corrections at 542 Hermosa Avenue in the City of Hermosa Beach.

The City Attorney has previously ruled that Mr. Wattles shall have the right to a building permit at 12:00 noon of February 27, 1973 based upon his previous application if, by that time, he has complied with the necessary requirements of this office concerning the submission of plans and if this office has not otherwise been directed by Court not to issue the building permit.

With reference to Mr. Wise's application, the City Attorney has advised me that Mr. Wise has a right to a building permit as of 12:00 noon of February 27, 1973 if he has, by that time, complied with the necessary regulations of this department concerning the submission of plans and if the issuance of the permit would not otherwise be prohibitive by order of Court.

The concept is to give both joint owners a right to a permit at the same time unless otherwise prohibited by Court. If you gentlemen cannot reach some type of agreement, this department will issue two permits, that is to say, one to Mr. Wise and one to Mr. Wattles.

All parties will, of course, be required to execute the necessary waivers concerning the Coastal Zone Conservation Act of 1972.

If the time sequence set up by this department concerning the issuance of these permits is unduly short with reference to Mr. Wattles and his ability to institute the necessary legal actions, then, upon request

- continued -

February 16, 1977

Mike Grant's Properties
Attn: Mr. Jack Wise
P.O. Box 302
Newport Beach, California 92663

cc:
Mr. Frank Matejka
P.O. Box 1914
Rancho Santa Fe, California 92067

Gentlemen:

As you know, the City has previously issued a building permit to Mike Grant's for a long-span 2-2 Wood Avenue in the City of Newport Beach.

The City Attorney has previously ruled that the Matejkas shall have the right to build a duplex on the 7500 sqft of Vacuary 27, 1977 based upon his previous application 17, by that time, we has completed a tentative tract map conformance of this office concerning the subdivision of plans and the City-wide has not changed, and it is not by the City to issue the building permit.

Upon performance of the Wise's application, the City Attorney has advised that Mr. Wise has a right to a building permit as of 12:00 noon of February 27, 1977 if he has by that time, complied with the necessary formalities of city department concerning the submission of plans and the approval of the building, but otherwise as noted in the City of Dear.

The concept is to give each joint owner a right to a permit at the same time subject only to reasonable conditions. If you gentlemen concur on some type of [illegible] this department will take two months, that is to say, one to definitize and one to Mr. Matejka.

All particularly, for economy, we conclude to consider the preservation concerning the Coastal Zone Conservation Act of 1976.

If the City's response gotten by this department concerning the issues of tract permits is unduly short with reference to Mr. Matejka, one has ability to institute the necessary legal actions, thereby upon request.

In writing from Mr. Wattles, the issuance of both permits will be delayed until March 7, 1973. This request must be presented in writing on or before February 23, 1973.

If you have any questions concerning this matter, please don't hesitate to call this office.

Very truly yours,

Bud M. Troxt
Building Director

BMT/ld

January 10, 1973

[redacted]

Manhattan Beach, California 90266

Dear Mr. [redacted]

With reference to your letter dated January 8, 1973 regarding permits to be obtained at 542 Hermosa Avenue, Hermosa Beach.

I did contact the City Attorney regarding whether the Building Department should issue permits on this property without the full consent of all the owners. Mr. J. B. Mirassou, our City Attorney, instructed me to write this letter advising you to contact him, either personally or by telephone regarding this matter.

[redacted]

Very truly yours,

Bud M. Trott
Building Director

BMT/ld

January 10, 1973

Mr. Frank [illegible]
P. O. Box [illegible]
Hermosa Beach, California 90254

Dear Mr. [illegible]:

This responds to your letter dated January 4, 1973 [illegible] in general to [illegible] Hermosa Avenue, Hermosa Beach.

I did consult the City Attorney regarding whether the building inspection should issue permits for this property without the full consent of all the owners. The U.S. Attorney, and City Attorney, interpreted as to which [illegible] either contacting you or someone else, either personally or by telephone regarding this matter.

Mr. [illegible] also is [illegible] Hermosa Beach, and his telephone number is [illegible].

Very truly yours,

[illegible]
City Attorney

BHC:[illegible]

FRANK WATTLES
ATTORNEY AT LAW
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXX
TELEPHONE XXXXXXXXXXX

P.O. Box 1514
Manhattan Beach, California
372-0454 90266

January 8, 1973

Bud Trott
Building Department
City of Hermosa Beach
City Hall
Hermosa Beach, California 90254

Re: Property at 542 Hermosa Avenue, Hermosa Beach

Dear Mr. Trott:

On December 21, 1972, I presented certain contractors to do repair work on the buildings of the referenced property. After discussions with Messrs. Deford and Crow, you stated that a permit could be issued and work begun, but for a letter from Jack Wise of that date. Mr. [redacted] requested that you not issue a permit for work to proceed.

At the same meeting I informed you that I had agreed to purchase the undivided one-half interest in the property belonging to [redacted], and that the transfer was in escrow. I stated that Ellen Goetz consented to the issuance of a permit to me and it is my understanding from her that you confirmed her consent in a telephone conversation with her on the next day.

At the meeting of December 21, you advised me that you could not issue permits as a result of the letter of [redacted], but that you would submit the matter to the City Attorney to determine if the permits could issue. You assured me that you would contact me as soon as the City Attorney had rendered an opinion.

As you know, the property is unusable for occupation until the permits are issued and the repair work satisfactorily completed. Thus, time is critical in making the repairs and I am financially damaged as long as the necessary

permits are unissued. Again, I remind you of these facts and request that you present these facts to the City Attorney and further request prompt action on the matter. I await your advices.

Very truly yours,

[redacted]

FRANK WATTLES

mw

December 21, 1972

City of Hermosa Beach
Building Department
1315 Valley Drive
Hermosa Beach, California

Gentlemen:

The undersigned, a partner in [redacted] Properties, owns a one-half divided interest in the property located at 542 Hermosa Avenue, legally described as Lot 12, Block 38, 1st Addition to Hermosa Beach,Tract.

You are hereby instructed not to issue any building permits for any type of construction work, which shall include plumbing and electrical work, until you receive approval from me, in writing, for said work to be performed.

Very truly yours,

[redacted]

WISE & AUSTIN PROPERTIES

JW/ld

[illegible] 31, 1[illegible]

City of [illegible] Beach
Building Department
[illegible] Valley [illegible]
[illegible] Beach, California

Gentlemen:

The undersigned, owner in fee [illegible] Austin [illegible], [illegible] a [illegible] Single [illegible] located on the property located at [illegible] [illegible], legally described as Lot [illegible], Block [illegible], [illegible] [illegible] Beach, Texas.

You are hereby instructed not to issue any building permits for any type of construction work, which shall include [illegible] ing all electrical work, until you receive approval from me, in writing, for said work to be performed.

[illegible] very truly yours,

[illegible]
[illegible] Wise, Partner
W.M.S. ACTIVITY [illegible]

[illegible]

FRANK WATTLES
ATTORNEY AT LAW
[illegible] P.O. Box 1514
[illegible] Manhattan Beach, California 90266
TELEPHONE [illegible]

December 19, 1972

Building Department
City of Hermosa Beach
City Hall
Hermosa Beach, California 90254

Re: Buildings located at 542 Hermosa Avenue in Hermosa Beach, legally described as Lot 12, Block 38, First Addition to Hermosa Beach Trust, as per map recorded in Book 1, Page 59 of Maps.

Gentlemen:

This letter is in accordance with your requirements as stated in a letter to the property owners of the referenced property dated October 3, 1972, and with the requirement of the Building Department as relayed to my by Cecil Wade on December 18, 1972. This letter presents a plan for repair work to correct the declared unsafe conditions of the referenced buildings and to obtain necessary permits therefor. It is my intent that this application for permits does not waive my right as a property owner to any other remedies arising out of your letter of October 3, 1972, or subsequent acts or representations thereafter made by you. The planned corrective work is as follows:

PLUMBING AND HEATING:

1. Replace visibly broken pipes in the sanitary system including four couplings and two vent pipes located outside the south wall of the main building.

2. Replace drum trap under floor in the northwest area of the building with a proper trap.

3. Vent the water heater according to code requirements.

4. Install gas heaters and vents in each of the second floor apartments.

Comment: It is understood that following the replacement of couplings and pipes according to item 1 the entire sanitary system will be examined again for other leaks or breaks and any discovered will be repaired. Item 1 repairs will be completed prior to occupation of the first floor and the other repairs will be completed prior to occupation of the second floor and other parts of the main building.

to identify dimensions so that the balcony and stairs may be located thereon. Items 3 and 8 are believed not to require permits, but are included herein to submit that decision to the Building Department.

The corrections listed herein will remove the unsafe condition of the buildings, but it is planned that extensive minot repairs not requiring permit be done concurrent with permitted corrections and during occupancy. Theseminor repairs include general maintenance such as painting the outside of the building. Therefore, it is requested that permits be granted covering the corrections herein listed and that upon completion of Item 1 of PLUMBING, the owner be permitted to occupy the first floor only. Subsequently, upon satisfactory completion of the remainder of corrections listed herein, it is requested that all occupancy restrictions be removed and the buildings no longer be declared unsafe.

Thank you for your consideration of the application.

Very truly yours,

[redacted]

FRANK WATTLES
Property Owner

mw

ELECTRICAL:

1. Install new electrical service to building according to requirements of the code and as stated in the letter of October 3, 1972.

2. Properly rewire the garbage disposal.

3. Install electric fan vent to one unvented second floor bathroom.

Comment: These corrections will be completed after occupation of the first floor of the main building, but before occupation of the second floor.

STRUCTURAL:

1. Support southeast wall of main building by bracing crippled walls with 2 x 8 stringers.

2. Replace supports under northeast corner of the garage and along the east side by installing new 2 x 4 studs with upper and lower plates. Soil will be removed from proximity of the wood.

3. Replace dry rotted or deteriorated wood at the edge of roof and extend starter strip over the edge with 3/4 inch overhang.

4. Install cantilever balcony on the west side wall at the second floor according to code and in a manner and design to be arranged.

5. Construct scissor stairs at northwest corner of property and leading from the ground to the balcony, the stairs to be in a design to be arranged.

6. Construct two doorways leading from the west side two rooms to the balcony in a manner and design to be arranged.

7. Repair the walkway and steps along the south side of the garage with new wood to the existing structure where old wood is broken or deteriorated.

8. Install one-hour doors in the corridor leading to the second-floor apartments, and wall-in the transoms thereto.

Comment: These corrections will be completed after occupation of the first floor of the main building, but before occupation of the second floor or use of the garage. Figure 1 is a layout of the property

FRANK WATTLES
ATTORNEY AT LAW
TELEPHONE

PO Box 1514
Manhattan Beach, Ca 90266
372-0454

Cecil Wade, Senior Building Inspector
City of Hermosa Beach
Building Department
Hermosa Beach, California 90254

December 13, 1972

RE: Property located at 542 Hermosa Avenue in Hermosa Beach

Dear Cecil:

This letter is to confirm your telephone call of yesterday in which you informed me that two requirements for general correction of the building on the referenced property had been withdrawn on Friday, December 8, 1972. Specifically, Items 1 and 3 of "General Corrections" identified in your letter of October 3, 1972, to the property owners are deleted. Those items relate to providing modified entrances to two kitches from adjoining bathrooms and to the upper corridor.

Thank you very much for your courtesy in relating this information to me.

Cordially,

[redacted]

FRANK WATTLES

mw

CITY OF HERMOSA BEACH - SPECIAL INVESTIGATION FORM

CASE NO. 76-072

Date Received: 3/11/76

Location: 542 Hermosa Ave.

Legal Description:

Description of Problem: Illegal construction under garage

Name of Person Receiving: TB

Name of Complaintant: Phone:

Address of Complaintant:

Date of Investigation: 3/11/76 Inspector: Stoyanovich

Conditions Found: Appeared to be construction going on at some time, lately, w/o benefit of proper permits location at garage area underneath

Action Taken:

CITY OF HERMOSA BEACH - SPECIAL INVESTIGATION FORM

CASE NO. 77-073

Date Received: 3/1/77

Location: 542 Hermosa

Legal Description: Lot: 12 Blk: 38 Dist add Code: 3

Description of Problem: Work being done without permits. Under the ground. PLUMBING ADDING 2 UNITS - Hook up Sewer TO STORM DRAIN

Name of Person Receiving: ME

Name of Complaintant: #77-072 Phone:

Address of Complaintant:

Date of Investigation: 3-2-77 Inspector: R. Burke

Conditions Found: NO EVIDENCE OF WORK OR EXCAVATION, FROM EXTERIOR INSPECTION. DEBRIS PRESENT

SEE OTHER COMPLAINTS

Action Taken: MASTER FILE

CITY OF HERMOSA BEACH BUILDING DEPARTMENT — SPECIAL INVESTIGATION NO. 75-740

Location of Complaint: 542 Hermosa Ave.

Nature of Complaint: Balcony added on west side of bldg. Deck being added on south side of garage in required side yard. No permit for work.

Name of Person Receiving Complaint: TG

Name of Complainant: [redacted]

Address of Complainant:

Date Received: 11/12/75

Date of Investigation: 11/12/75 Inspector: Clavell

Conditions Found: Balcony added to west side of bldg. Deck being built on south side of garage and extends into required side yard.

Action Taken: #1 Letter to owner. Stop Work Order posted.

CITY OF HERMOSA BEACH - SPECIAL INVESTIGATION FORM

CASE NO. 75-762

Date Received: 12/4/75

Location: 542 Hermosa Ave.

Legal Description:

Description of Problem: Alterations. No permit

[redacted] of Person Receiving:

[redacted] of Complaintant: [redacted] Phone:

Address of Complaintant:

Date of Investigation: 12/4/75 Inspector: Clavell

Conditions Found: Structural alterations for 2 sliding doors installed in west wall of bldg. at 2nd floor level.

Action Taken: Stop Work Order posted. Letter sent to owner.

CITY OF HERMOSA BEACH - SPECIAL INVESTIGATION FORM

CASE NO. 76-072

Date Received: 1/3/77

Location: 542 Hermosa Ave
110 6th Street

Legal Description: Lot: 12 Blk: 38 Tr: 1st add Code: 2

Description of Problem: Construction without permit in basement. (2nd Complaint) Poss. Illegal unit.

Name of Person Receiving: Ma

Name of Complaintant: _____ Phone: _____

Address of Complaintant: _____

Date of Investigation: 1-5-77 Inspector: DC

Conditions Found: Excavating area beneath Subfloor of Main Bldg.

Action Taken: Stop work order Letter #1 / letter - to owners & MF. DC.

v

December 2, 1975

[redacted]

Manhattan Beach, Calif. 90266

RE: Property located at 542 Hermosa Ave., Hermosa Beach

Dear Mr. [redacted]

In reply to your letter of November 22, 1975, the Hermosa Beach Building Department does not have any records of any plans and permit submitted for the construction of the balcony which was built on the second level of the west end of the above property.

As to any permits issued during 1973, every permit issued by the Building Official under the provisions of the Codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 120 days from the date of such permit. Uniform Building Code, Sec. 302 (d).

Please be advised that you have fifteen days from the date of this letter to submit plans and secure a permit for the balcony built on the above property during the first part of November 1975.

If you have any questions regarding this matter, please feel free to call this department.

Respectfully,

City of Hermosa Beach
Department of Building& Safety

By Tom Elwell
Housing Inspector

TC/ma

542 Hermosa T / 7-11-75

7/29/75. Toilet ~~has been~~ & plbg. has been removed no further action on this violation by the Bldg. Dept. TB

re: 542 Hermosa

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

No. 902774

SENT TO

[redacted]

POSTMARK OR DATE

REDONDO BEACH CALIFORNIA JUL 01 1975

STREET AND NO.

PO Box 1514

P.O., STATE AND ZIP CODE

MB 90266

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES

1. Shows to whom and date delivered ..... 15¢
   With delivery to addressee only ..... 65¢
2. Shows to whom, date and where delivered ..... 35¢
   With delivery to addressee only ..... 85¢

DELIVER TO ADDRESSEE ONLY ..... 50¢

SPECIAL DELIVERY (extra fee required) .....

PS Form 3800 Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)

☆ GPO : 1974 O - 551-454

STICK POSTAGE STAMPS TO ARTICLE TO COVER POSTAGE (first class or airmail), CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the back of the article by means of the gummed ends. Endorse front of article RETURN RECEIPT REQUESTED.
4. If you want the article delivered only to the addressee, endorse it on the front DELIVER TO ADDRESSEE ONLY. Place the same endorsement in line 2 of the return receipt card if that service is requested.
5. Save this receipt and present it if you make inquiry.

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1 and 2 on reverse side.
- Moisten gummed ends and attach to back of article.

U.S. POSTAL SERVICE CA PM 15 JUL 58325

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S.MAIL

RETURN TO

Building Department
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach CA 90254

re: 542 Hermosa

RECEIVED
JUL 16 1975
BUILDING DEPT.

PS Form 3811, Nov. 1973

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1 and 2.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- [X] Show to whom and date delivered..... 15¢
- [ ] Show to whom, date, & address of delivery.. 35¢
- [ ] DELIVER ONLY TO ADDRESSEE and show to whom and date delivered..... 65¢
- [ ] DELIVER ONLY TO ADDRESSEE and show to whom, date, and address of delivery ..... 85¢

2. ARTICLE ADDRESSED TO:

Long Branch Company
PO Box 1514
MB 90266

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	902774	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE

4. [redacted]

DATE OF DELIVERY JUL 15 1975

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

MANHATTAN BEACH, CALIF. POSTMARK JUL 15 1975 MAIL ROOM

CLERK'S INITIALS

☆ GPO : 1974 O - 527-803

Date July 8, 1975

T 7-11-75

To: Long Branch Co.
P.O. Box 1514
MB

Re: Violation of City Code at 542 Hermosa Ave.

From: Department of Building and Safety

Dear [redacted]:

It has come to our attention that there may be a violation of the City Code U.H.C. (Section 1001 (7)) as follows:

Illegal toilet on rear porch.

The code requirement(s) is as follows:

Remove toilet and all piping connected to toilet.

You are hereby directed to correct this violation or demonstrate there is no violation of the Code and call for an inspection to confirm this within ~~thirty~~ three 3 ~~(30)~~ days of this letter.

If you have any questions concerning this matter, please contact our office.

Respectfully,

City of Hermosa Beach
Pat F. Brown, Jr.
Director, Building and Safety

PB:TC:SS

By

Certified # 902774

2nd card

CITY OF HERMOSA BEACH - SPECIAL INVESTIGATION FORM

CASE NO. 75-573

Date Received: 5-16-75

Location: 542 Hermosa Ave.

Legal Description:

Description of Problem: Debris, outside toilets on back porch.

Owner: Long Branch Co.
P.O. Box 1514
MB

Name of Person Receiving:

Name of Complaintant: Phone:

Address of Complaintant:

Date of Investigation: 6/25/75 Inspector: Clavell

Conditions Found: Debris in yards creating a fire hazard. Toilet located on rear porch illegal.

Action Taken: Letter to owner on toilet. Notified F.D. on fire hazard.

APPLICATION FOR PLUMBING PERMIT
City of Hermosa Beach, California
Building Department

FOR APPLICANT TO FILL IN			
NO.	PERMIT FEES		AMOUNT
5 -	Gas Systems outlets	Over 5 .50 ea. @ $2.00 for 5	10.00
	Repair/alteration of Drainage or vent piping	@ $2.00 ea.	2.00
	House Sewer	@$10.00 ea.	10.00
	Install/alter/repair water piping/treating equip	@ $2.00 ea.	2.00
	Water Heaters and/or Vents	@ $4.00 ea.	8.00
	Plumbing Piping w/o fixtures	@ $2.00 ea.	
	Ind. waste pretreatment interceptor, inc. trap/vent	@ $2.00 ea.	
	Water line acid. treatment De-scale	@$10.00 ea.	
	Auto. Washers	@ $2.00 ea.	2.00
	Bar Sink	@ $2.00 ea.	
	Bathtub	@ $2.00 ea.	
	Dishwasher	@ $2.00 ea.	
	Floor drains	@ $2.00 ea.	
	Floor sinks	@ $2.00 ea.	
	Garbage Disposal	@ $2.00 ea.	
	Kitchen Sink	@ $2.00 ea.	2.00
	Laundry Trays	@ $2.00 ea.	
	Lavatories	@ $2.00 ea.	
	Shower Pans	@ $2.00 ea.	2.00
	Urinals	@ $2.00 ea.	
	Water closet	@ $2.00 ea.	
	Lawn Sprinkler system on any one meter, inc. backflow protection device	@ $3.00 ea.	
	Vac. brkrs. or backflow protective devices Over 5,	@ $3.00 for 5 $ .50 ea.	
	Septic tank/seepage pit	@$15.00	
	MISC.		
	PERMIT		3.00
	TOTAL FEES		31.00

JOB ADDRESS 542 HERMOSA AVE

OWNER Wattles

PLUMBING CONTRACTOR DEFORD

CONTRACTOR ADDRESS 16920 FIRMONA AVE

CONTRACTOR PHONE 676-5848 CITY LAWNDALE

CITY LICENSE NO. STATE LICENSE NO. 118752-C36-Sc-0

TYPE OF BLDG. F N NUMBER OF STORIES 2

NO. OF METERS NO. OF FAMILIES 5

NEW BLDG. EXIST. BLDG. X

DATE ISSUED: 6/19/73

ISSUED BY: LD PERMIT NO. 12536

REMARKS
Rehabilitate Bldg. Per City requirements no fixtures added

I Hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the labor code of the State of California. I further state that I am properly licensed as required by Section 7031.5 of the State Business & Professions Code (or claim exemption under Section 7044).

[redacted]

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER (IF OWNER-BUILDER

APPLICATION FOR HEATING, VENTILATION, AIR CONDITIONING OR REFRIGERATION PERMIT

City of Hermosa Beach, California
Building Department

FOR APPLICANT TO FILL IN

PERMIT FEES		No.	Each	Fee
Forced-air or Gravity-type Furnace incl. ducts and Vents.	Up to 100,000 B.T.U.		$4.00	
	Over 100,000 B.T.U.		5.00	
Floor Furnace			4.00	
Heater--suspended type			4.00	16.00
Heater--recessed type			4.00	
Heater--floor mounted			4.00	
Appliance vent--only			2.00	
Boiler, Compressor, Absorption System	Up to 3 H.P.	Up to 100,000 B.T.U.	4.00	
	3 H.P. 15 H.P.	100,001 to 500,000 B.T.U.	7.50	
	15 H.P. 30 H.P.	500,001 to 1,000,000 B.T.U.	10.00	
	30 H.P. 50 H.P.	1,000,001 to 1,750,000 B.T.U.	15.00	
	Over 50 H.P.	Over 1,750,000 B.T.U.	25.00	
Air Handling Unit Incl. ducts		Under 10,000 C.F.M.	3.00	
		Over 10,000 C.F.M.	5.00	
Evaporative cooler (non-portable)			3.00	
Vent fan/single duct			2.00	
Mechanical Vent			3.00	
Mechanical exh. hood			3.00	
Domestic type Incinerator			5.00	
Comm./Indus. Incinerator			20.00	
Repair, alter, addition to each heating appl., refrig. unit, comfort cooling unit, or system incl. controls.			4.00	
Any equip. regulated but not incl. above.			3.00	
		PERMIT		3.00
		TOTAL FEES		19.00

41.80
19.—
60.50

JOB ADDRESS

OWNER

PLUMBING CONTRACTOR

CONTRACTOR ADDRESS

CONTRACTOR PHONE | CITY

CITY LICENSE NO. | STATE LICENSE NO.

TYPE OF BLDG. | NUMBER OF STORIES

NO. OF METERS | NO. OF FAMILIES

NEW BLDG. | EXIST. BLDG.

DATE ISSUED: 6/19/73

ISSUED BY: LD PERMIT NO. 12537

REMARKS

I Hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the labor code of the State of California. I further state that I am properly licensed as required by Section 7031.5 of the State Business & Professions Code (or claim exemption under Section 7044).

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER (IF OWNER-BUILDER)

State Seismic Fee 50¢

Plan Check No. 5467

Fee 32.00

Paid 2/27/73

P.C. Action _____

Affidavit No. _____

APPLICATION FOR BUILDING PERMIT

Date Issued: 2-27-73

Fee: 32.00

Permit No.: 15784

Date Received: _____

FOR TYPE No. IV 5 UNITS EXISTING BUILDING

ZONE R-3

FIRE ZONE 3

SEWER EXISTING

Application is hereby made to the building inspector of the City of Hermosa Beach for a building permit in accordance with the description and for the purpose hereinafter set forth.

First: It is understood that the granting of the permit on this application does not grant any right or privilege to erect the building or structure herein described or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by or is disputed by the city, county or state.

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

DESCRIPTION OF PROPERTY

Lot No. 12 Block 38 Tract 1st Add

By Contract _____ Day Labor ✓

Owner's Name [redacted] Phone [redacted]

Contractor's Name X [redacted] Address X [redacted] Phone [redacted]

Contractor's License No., State [redacted] License No., City _____

Architect's Name _____ Address _____

Proposed Use of Building Structure _____ No. Rooms _____ No. of Families _____

Work Comp. Policy No. _____ Insurance Co. _____

State Unemployment No. _____ Federal Social Security No. _____

LOCATION OF JOB

No. 542 – Hermosa Ave Street

Valuation of Proposed Work $ 5000

Area of First Floor _____ x _____

Area of Second Floor _____ x _____

Size of Building _____ x _____ (Width) (Length)

Size of Garage _____ x _____

Size of Lot _____ x _____

Size of Addition _____ x _____

Any Other Buildings on Lot? _____ How Used _____ Minimum Distance from New Bldg. _____

No. 1. Will building be erected on front or rear of lot? _____

Height to Highest Point _____ Feet. Number of Stories _____

No. 2. Height of First Floor Joist Above Grade Line _____

No. 3. Character of Ground, Rock, Clay, Sand Filled _____

No. 4. Of what material will foundation and cellar walls be built? _____

No. 5. Give depth of foundation below surface of the ground _____

No. 6. Give sizes of all foundations and footings _____

No. 7. Give width of foundation and cellar walls at top _____

No. 8. Number and Kind of Chimneys _____ Number of Flues _____

No. 9. Front set back _____ Side line set back _____

No. 10. Of what material will the walls be constructed? _____

No. 11. Of what material will the roof be constructed? _____

Replace AN
Repair Part
House
House to House
Connection
This Permit does
not include
any work

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building ordinances and state laws will be complied with, whether herein specified or not.

All applications must be filled out by the applicant. Use ink or an indelible pencil.

Sign Here X [redacted]

Plans and specifications and other data must also be filed.

CITY OF HERMOSA BEACH See back →
DEPARTMENT OF BUILDING
PHONE 376-9454, EXT. 41, CITY HALL

Hermosa Beach, Calif. 2-27-73

BUILDING PERMIT NO. 15784

STREET ADDRESS OF JOB 542 Hermosa Ave.

Owner [redacted] Ph.

Lot 12 Block 38 Tract 1st Add.

Contractor [redacted] Ph.

BUILDING

- ☐ Foundation forms
- ☐ Roof Sheathing
- ☐ Steel
- ☐ Joist
- ☐ Framing
- ☐ Lathing — dry wall nailing
- ☐ Scratch and Brown
- ☐ Finished Building

PLUMBING

Contractor De Ford Sewer Use No.

Plumbing Permit No. 15537 Furnace Permit No.

House Sewer Permit No. 12536 Sewer Permit No.

- ☐ Ground work
- ☑ Rough plumbing
- ☐ House sewer
- ☐ Sewer connection
- ☑ Gas piping Test (Back) A, C, D, house
- ☐ Furnace rough
- ☑ Furnace (Partial 9-17-73)
- ☐ Finished plumbing

ELECTRICAL

Contractor [redacted] Permit No. 10778

- ☐ Temp. Power Permit No. Approved
- ☐ Rough wiring 1/3/74 96
- ☐ Fixtures

Gas okayed C-A-+HOUSE 1-3-74 #D22

Elect. okayed 3/28/73 96

Sewer Deposit

Curb Permit No. Approved

PER PHONE
CONVERSATION
MR. WATTLES
9-17-73

OK

1- 1HR DOOR & TRANSOM
1- WALL FURNACE
1- INT HEATER VENT

Replace and repair
per Fire & Police
Correction. The
plumber does not
include real work.

60 outlets
10 air
10 lites
10 switches
5 G.F.I. outlets
Sec
gas O.K. on C
O.K. on A
Remove meter
3-27-73 WORK IN PROGRESS
RB

Install lites
3 GFI exp
install
town water feeder
AW Showerhead
KS Lower level

T

~~10-2-72~~
~~12-3-72~~
~~1-19-73~~
~~2-19-73~~
2-27-73

CITY OF HERMOSA BEACH BUILDING DEPARTMENT — SPECIAL INVESTIGATION NO. _____

Location of Complaint: 542 Hermosa Ave.

Nature of Complaint: _____

Name of Person Receiving Complaint: _____

Name of Complainant: _____

Address of Complainant: _____

Date Received: 9-20-72

Date of Investigation: _____ Inspector: _____

Conditions Found: _____

Action Taken: _____

Per BMT
MEMO TO FILE - 12/6/72

Inasmuch as the property is vacant and there is no immediate hazard and the owners are trying to sell the property with the stipulation that whoever buys it will have to comply with the Building Department's orders to correct, we are granting a 45-day extension. (to 1/19/72)

1/19/73 Extended 30 days additional time to 2/19/73.

CITY OF HERMOSA BEACH
Building Department

APPLICATION FOR REPORT OF RESIDENTIAL BUILDING RECORDS

It is requested that a Report of Residential Building Records be provided for:

Property Address 542 Hermosa Ave. HERMOSA BEACH, CA. 90254

Legal Description Lot 12, Block 38 1st. Addition to H.B.

FORMER Owner of Property [redacted] trustees under (SELLERS)

Address [redacted]

Owners Authorized Agent (if other than owner)

Address

[redacted]

Signature Owner or Agent

NOTE: DELAY WAS DUE TO SELLERS BEING IN EUROPE AND JUST RECEIVING THIS NOTICE

11/28/72
Date

Report of Residential Building Records is to be:

☐ Picked up at Building Department

☑ Mailed to: NEW OWNERS: Name [redacted] (BUYERS)

Address [redacted]

Note: A Report of Residential Building Records is required to be delivered to the buyer prior to the conclusion of a sale or transfer of a residential building (Ordinance No. N.S. 376 effective February 5, 1970).

A fee of $ 5.00 is due and payable with this application.

Check No. 200 Enclosed

$ 5.00 fee received:
By M.E.
Date 12-1-72
#1279

FORM 202-WPI

October 3, 1972

[redacted]

Hermosa Beach, California 90254

Dear Property Owners:

On October 2, 1972, an inspection of the buildings located at 542 Hermosa Avenue, legally described as Lot 12, Block 38, 1st Addition to Hermosa Beach Tract, was made by members of the Building Department of the City of Hermosa Beach.

As a result of this inspection, these buildings are declared to be dangerous buildings under the provisions of the Uniform Building Code, 1967 Edition, Volume IV, Chapter 3, Section 302, for the following reasons.

PLUMBING AND HEATING:

1. Entire sanitary system badly deteriorated - broken pipes and evidence of leaks throughout entire system.
2. Illegal fittings throughout system.
3. Many fixtures not vented.
4. Illegal drum trap under floor northwest area.
5. Water heater vented into old single wall brick chimney with deteriorated lime mortar.
6. No comfort heating in several apartments.
7. Garbage disposal in downstairs kitchen illegally installed.
8. Below rim, fill spouts and below overflow, ball cocks cause cross connection conditions at many fixtures.

ELECTRICAL:

1. Electrical system is inadequate and overloaded.
2. Badly deteriorated and illegal wiring throughout entire system.

STRUCTURAL:

1. Cripples under exterior walls are leaning to south and are in danger of collapsing due to lack of adequate bracing.
2. Soil up on wood around exterior of building creating a termite and rot condition.

- continued -

September 6, 1972

Mrs. C. Austin Properties and
Mr. Allen Hurley Coats
P. O. Box 615
Hermosa Beach, California 90254

Gentlemen/Owner:

On October 2, 1972, an inspection of the buildings located at 2[illegible] Hermosa Avenue, legally described as Lot 12, Block 50, Tract Addition to Hermosa Beach Tract, was made by members of the building department of the City of Hermosa Beach.

As a result of this inspection, these buildings are declared to be dangerous buildings under the provisions of the Uniform Building Code, 1967 edition, Volume 1V, Chapter 3, Section 302, for the following reasons:

LOCATION AND DETAILS:

1. Entire sanitary system badly deteriorated - broken pipes and evidence of leaks throughout entire system.
2. Illegal fixtures throughout system.
3. Many fixtures inoperative.
4. Illegal drain from water flow mechanics area.
5. Water heater vented into old single wall brick chimney with undersized flue opening.
6. No water heating in several apartments.
7. Garbage dumped in downstairs kitchen illegally installed.
8. Exterior fill: space and below overflow, ball locks cause connection conditions to body fixtures.

EXTERIOR:

1. Electrical system is inadequate and overloaded.
2. Badly deteriorated and illegal wiring throughout entire system.

STRUCTURAL:

1. Triples under exterior walls are leaning to south and are in danger of collapsing due to lack of adequate bracing.
2. Soil on around around exterior of building creating a termite and rot condition.

- continued -

October 3, 1972

3. Supports under garage are in state of collapse due to soil pressure from exterior fill.
4. Ramp and steps on south side along property line are collapsing.

GENERAL CONDITIONS:

Delete 1. Several bathrooms open into kitchens. [redacted]
2. Upper corridor is not one hour ~~and is too~~ long for one stair exit. Maximum allowable deadend corridor is 20 ft. ← must comply
3. No ventilation in one bathroom upstairs.
4. Building is in generally rundown condition, exterior walls no longer weatherproof, building shows lack of adequate maintenance throughout.

The undersigned, Building Inspector of the City of Hermosa Beach, requests that the following repairs be made within sixty (60) days of the date of this letter. Before any work is done, it will be necessary for you to secure the proper permits from the Building Department.

PLUMBING AND HEATING CORRECTIONS:

1. Replace all badly deteriorated waste and vent lines.
2. Properly trap and vent all fixtures.
3. Provide anti-siphon protection at all fixtures.
4. Properly install garbage disposals.
5. Provide comfort heating for all apartments to code requirements.
6. Provide legal vent for water heater.

ELECTRICAL CORRECTIONS:

1-3-74 Complete

1. Provide adequate electrical service.
2. Provide the following minimum number of outlets in areas as follows:
   3 outlets - kitchen
   1 outlet - dining areas
   2 outlets - bedrooms
   1 outlet - bathrooms
   1 outlet - utility areas.
   Living rooms and all other areas, a minimum of one plug for each 20 lineal foot of wall.
3. Remove all badly deteriorated and illegal wiring.

STRUCTURAL CORRECTIONS:

1. Adequately brace crippled walls under building.
2. Remove soil to 6 in. minimum below all wood, or otherwise protect wood from termite and rot damage.
3. Rebuild walkway and steps on south side.
4. Provide adequate supports under garage and clear soil away from wood to a minimum 6 in. clearance.

- continued -

3. Supports under garage are in state of collapse due to soil pressure from exterior fill.
4. Ramp and steps on south side along property line are collapsing.

GENERAL CONDITIONS:

1. Several bathrooms open into kitchens.
2. Upper corridor is not one hour construction for one exit exit. Maximum allowable dead corridor is 20 ft.
3. No ventilation in one bathroom upstairs.
4. Building is in generally rundown condition, exterior walls no longer weatherproof, building shows lack of adequate maintenance throughout.

The undersigned, Building Inspector of the City of Redondo Beach, requests that the following repairs be made within sixty (60) days of the date of this letter. Before any work is done, it will be necessary for you to secure the proper permits from the building department.

PLUMBING AND HEATING CONNECTIONS:

1. Replace all badly deteriorated waste and vent lines.
2. Properly trap and vent all fixtures.
3. Provide anti-siphon protection at all fixtures.
4. Properly install garbage disposals.
5. Provide combustion heating for all apartments to code requirements.
6. Provide legal vent for water heater.

ELECTRICAL CONNECTIONS:

1. Provide adequate electrical service.
2. Provide the following minimum number of outlets in areas as follows:
   1 outlet - kitchen
   1 outlet - dining area
   2 outlets - bedrooms
   1 outlet - bathrooms
   1 outlet - utility areas.

   Living rooms and all other areas, a minimum of one plug for each 20 linear feet of wall.
3. Remove all badly deteriorated and illegal wiring.

GENERAL CONDITIONS:

1. Adequately brace cripplad walls under building.
2. Remove soil to 6 in. minimum below all wood, or otherwise protect wood from termites and rot damage.
3. Rebuild walkway and steps on south side.
4. Provide adequate supports under garage and clear soil away from wood to a minimum 6 in. clearance.

- continued -

GENERAL CORRECTIONS:

1. Correct those bathrooms where doors open directly into kitchens.
2. Corridor at upper floor must be one hour doors and transons don't comply.
3. Upper corridor is dead end in excess of 20 ft. allowable. Provide another exit to comply.
4. Provide ventilation all bathrooms.
5. Provide weather protection for exterior of building.

As provided for in said Code, you, the owner affected, have the right to appeal to the Board of Appeals for investigation and review of the Building Official's determination.

Very truly yours,

Cecil Wade
Senior Building Inspector

CW/ld

GENERAL REQUIREMENTS:

1. Correct cross ventilation where doors open directly into kitchens.
2. Corridor as upper floor must be hard-wired and sprinklered.
   comply.
3. Upper corridor is dead end in excess of 20 ft. allow 50ft. Provide another exit to comply.
4. Provide ventilation all bathrooms.
5. Provide weather protection for exterior of building.

As provided for in said Code, you, as owner affected, have the right to appeal to the Board of Appeals for investigation and review of the Building Official's determination.

Very truly yours,

Cecil Hudd
Senior Building Inspector

CH/1-

October 3, 1972

[redacted]

Hermosa Beach, California 90254

Dear Property Owners:

On October 2, 1972, an inspection of the buildings located at 542 Hermosa Avenue, legally described as Lot 12, Block 38, 1st Addition to Hermosa Beach Tract, was made by members of the Building Department of the City of Hermosa Beach.

As a result of this inspection, these buildings are declared to be dangerous buildings under the provisions of the Uniform Building Code, 1967 Edition, Volume IV, Chapter 3, Section 302, for the following reasons.

PLUMBING AND HEATING:

1. Entire sanitary system badly deteriorated - broken pipes and evidence of leaks throughout entire system.
2. Illegal fittings throughout system.
3. Many fixtures not vented.
4. Illegal drum trap under floor northwest area.
5. Water heater vented into old single wall brick chimney with deteriorated lime mortar.
6. No comfort heating in several apartments.
7. Garbage disposal in downstairs kitchen illegally installed.
8. Below rim, fill spouts and below overflow, ball cocks cause cross connection conditions at many fixtures.

ELECTRICAL:

1. Electrical system is inadequate and overloaded.
2. Badly deteriorated and illegal wiring throughout entire system.

STRUCTURAL:

1. Cripples under exterior walls are leaning to south and are in danger of collapsing due to lack of adequate bracing.
2. Soil up on wood around exterior of building creating a termite and rot condition.

- continued -

3. Supports under garage are in state of collapse due to soil pressure from exterior fill.
4. Ramp and steps on south side along property line are collapsing.

GENERAL CONDITIONS:

Delete 1. Several bathrooms open into kitchens. [redacted]
2. Upper corridor is not one hour ~~and is too~~ long for one stair exit.
3. Maximum allowable deadend corridor is 20 ft. ← must comply
4. No ventilation in one bathroom upstairs. 8X30 SCREEN VENT UNIT D
4. Building is in generally rundown condition, exterior walls no longer weatherproof, building shows lack of adequate maintenance throughout.

The undersigned, Building Inspector of the City of Hermosa Beach, requests that the following repairs be made within sixty (60) days of the date of this letter. Before any work is done, it will be necessary for you to secure the proper permits from the Building Department.

PLUMBING AND HEATING CORRECTIONS:

1. Replace all badly deteriorated waste and vent lines.
2. Properly trap and vent all fixtures.
3. Provide anti-siphon protection at all fixtures.
4. Properly install garbage disposals.
5. Provide comfort heating for all apartments to code requirements.
6. Provide legal vent for water heater.

ELECTRICAL CORRECTIONS:

1. Provide adequate electrical service.
2. Provide the following minimum number of outlets in areas as follows:
   - 3 outlets - kitchen
   - 1 outlet - dining areas
   - 2 outlets - bedrooms
   - 1 outlet - bathrooms
   - 1 outlet - utility areas.

   Complete

   Living rooms and all other areas, a minimum of one plug for each 20 lineal foot of wall.
3. Remove all badly deteriorated and illegal wiring.

STRUCTURAL CORRECTIONS:

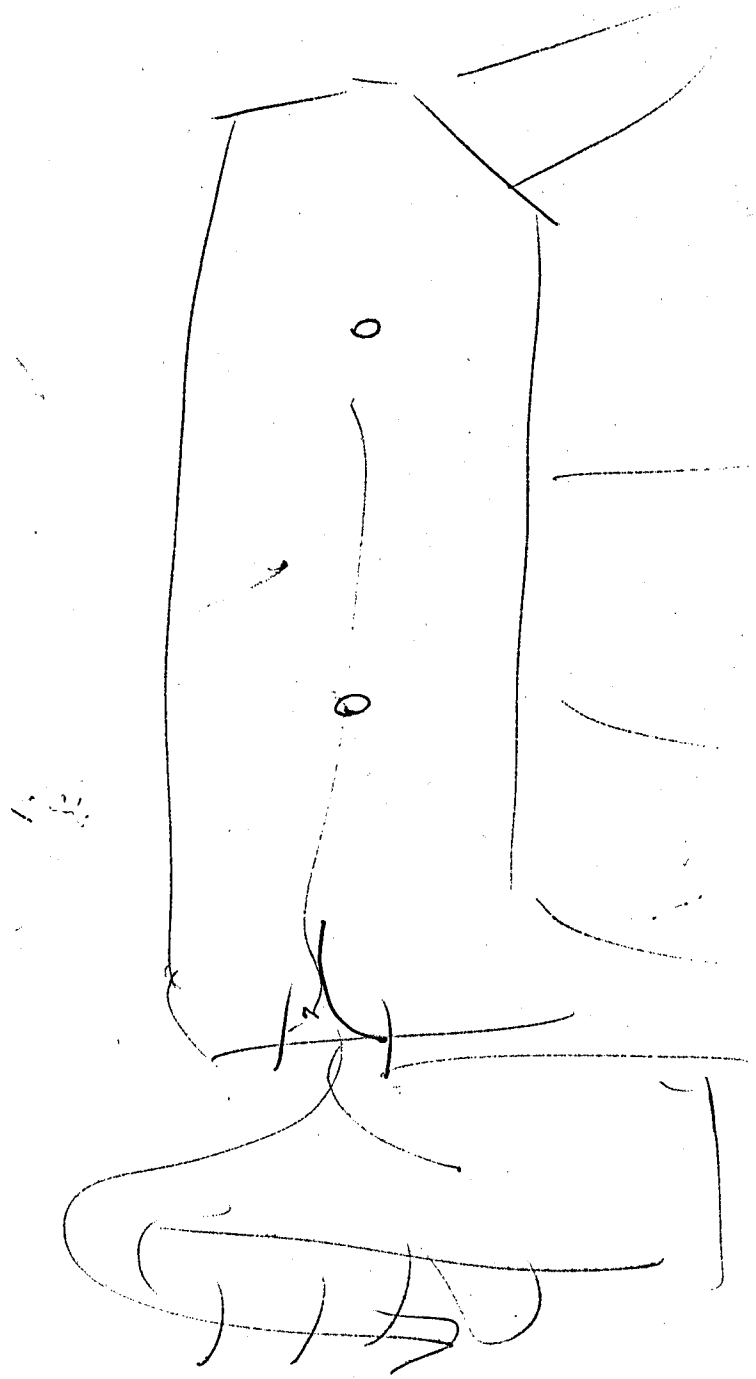
1. Adequately brace crippled walls under building.
2. Remove soil to 6 in. minimum below all wood, or otherwise protect wood from termite and rot damage.
3. Rebuild walkway and steps on south side.
4. Provide adequate supports under garage and clear soil away from wood to a minimum 6 in. clearance.

D-OK

(1) NEED LETTERS ON APTS

(2) COVER PLATES

- continued -



October 3, 1972

GENERAL CORRECTIONS:

1. Correct those bathrooms where doors open directly into kitchens.
2. Corridor at upper floor must be one hour doors and transons don't comply.
3. Upper corridor is dead end in excess of 20 ft. allowable. Provide another exit to comply.
4. Provide ventilation all bathrooms.
5. Provide weather protection for exterior of building.

As provided for in said Code, you, the owner affected, have the right to appeal to the Board of Appeals for investigation and review of the Building Official's determination.

Very truly yours,

Cecil Wade
Senior Building Inspector

CW/ld

(3) — DOOR EXIT EGRESS — w/ Sign

* LETTER OF 12-13-72 FROM MR. WATTLES "TO CONFIRM YOUR TELEPHONE CALL" TO C.W. ELIMINATING CORR. OF UPPER CORRIDOR.

Notes

September 27, 1972

[redacted]

Hermosa Beach, California 90254

Re: 542 Hermosa Avenue, Hermosa Beach, Lot 12, Block 38, 1st Addition to Hermosa Beach Tract

Dear Property Owners:

On September 20, 1972, the Building Department received a request from your plumber to make an inspection on the above premises to check the gas piping. Cecil Wade and the writer did go to the premises on that same date. In trying to locate the gas gauge, we were under the house and around the perimeter of the house. At that time, we observed the following conditions:

1. Some of the vertical supports supporting the girders were buckling. There were insufficient horizontal supports between the vertical supports.

2. Plumbing on exterior of building in some areas was completely deteriorated to the point that there were large holes which would allow sewage to run out.

3. There were many illegal fittings and fixtures that were not vented.

4. Landing next to garage is in a dilapidated and hazardous condition.

5. North side of garage - foundation collapsing due to insufficient support.

Due to the conditions outlined above, the building in its present condition is unfit for human habitation. Before this building can be released by the Building Department for occupancy, it will be necessary to make a complete inspection of the premises in order to ascertain the necessary corrections that must be made in order to comply with the minimum housing standards as set forth in Chapter 10 - Substandard Buildings - Uniform Building Code, Volume III Housing, 1967 Edition.

- continued -

September 27, 1972

Mr. & Mrs. Martin Hoperstein
Mrs. Ellen Harry Moore
P.O. Box 419
Monroe Beach, California 94[illegible]

Re: [illegible] Avenue, [illegible], Lot 19, Block 3[illegible], Tract Addition
[illegible] to Monroe Beach Tract

Dear Property Owners:

On September 26, 1972, the Building Department received a request from your neighbor to stop an inspection on the above premises to check the plumbing. Staff made the inspection and discovered the following on the premises. Inspection tolerances are designed to work under the lenient and above the performance of the labor. In this case, we observed the following conditions:

1. Concerning the vertical supports supporting the gardens were buckling. There were insufficient horizontal supports between the vertical supports.

2. Plumbing or anchor or building inspection stock was improperly designed so that the piping that there were large holes which would allow sewage to run out.

3. There were many illegal fittings and fixtures that were not vented.

4. Leaking sewer to drainage in a dilapidated and hazardous condition.

5. Sewer pipes of garage - foundation collapsing due to insufficient sewer pipe.

Due to the conditions outlined above, the building in its present condition is unfit for human habitation. Before this building can be occupied by the building department for occupancy, it will be necessary to make a complete inspection of the premises in order to ascertain the necessary corrections that must be made in order to comply with the minimum housing standards as set forth in chapter 10 - "Substandard Buildings" Uniform Building Code, Volume III Housing, 1967 Edition.

- Continued -

We are hereby requesting your permission, in writing, to make a complete inspection of the premises and structures.

Thanking you in anticipation of your cooperation, I remain

Very truly yours,

Bud M. Trott
Building Director

BMT/ld

Cert. #089243

Page 2 September 27, 1994

We are hereby granting your permit form in writing, to make a complete inspection of the premises and structures.

Thanking you in anticipation of your cooperation, I remain

Very truly yours,

Guy H. Tonne
Building Director

BHC/ts

105

12/31

1-19-72 ~~10-2-72~~

~~10-3-72~~

CITY OF HERMOSA BEACH BUILDING DEPARTMENT — SPECIAL INVESTIGATION NO. _____

Location of Complaint: 542 Hermosa Ave.

Nature of Complaint: Sub-standard Bldg.

Appt. 10:00 am. 10/2/72

Name of Person Receiving Complaint: _____

Name of Complainant: Bldg Dept.

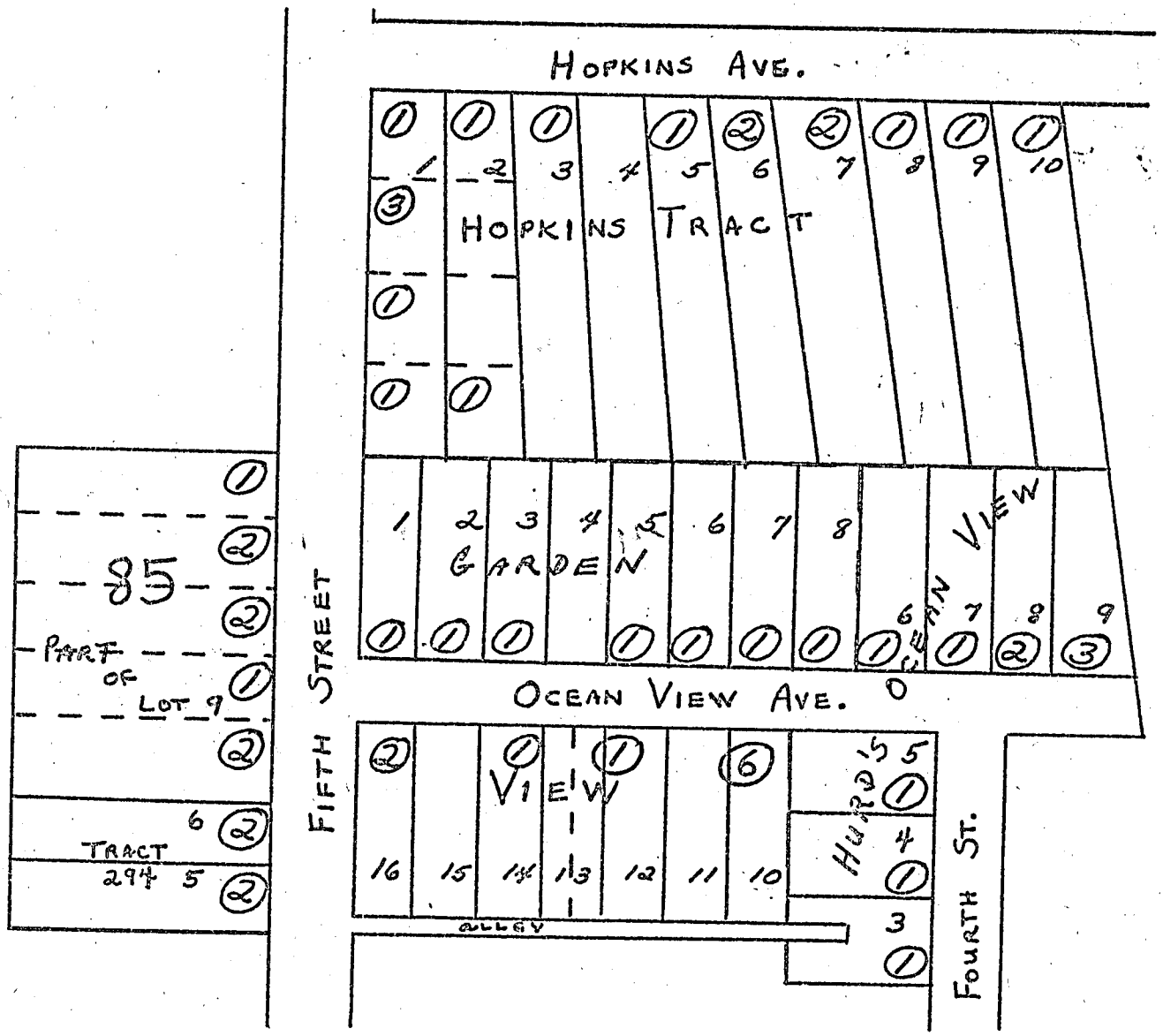
Address of Complainant: _____

Date Received: 9-20-72

Date of Investigation: _____ Inspector: _____

Conditions Found: _____

Action Taken: 12/6/72 - ~~[illegible]~~ See note



① — INDICATES NUMBER OF EXISTING DWELLING UNITS

Any changes in plans must be submitted to the Building Department for approval.

[redacted]

CITY OF HERMOSA BEACH BUILDING DEPARTMENT — SPECIAL INVESTIGATION NO. 285

Location of Complaint: 542 Hermosa Ave.

Nature of Complaint: County Compliance Order sent 11-1-57 — unvented gas heaters

Name of Person Receiving Complaint:

Name of Complainant: [redacted]

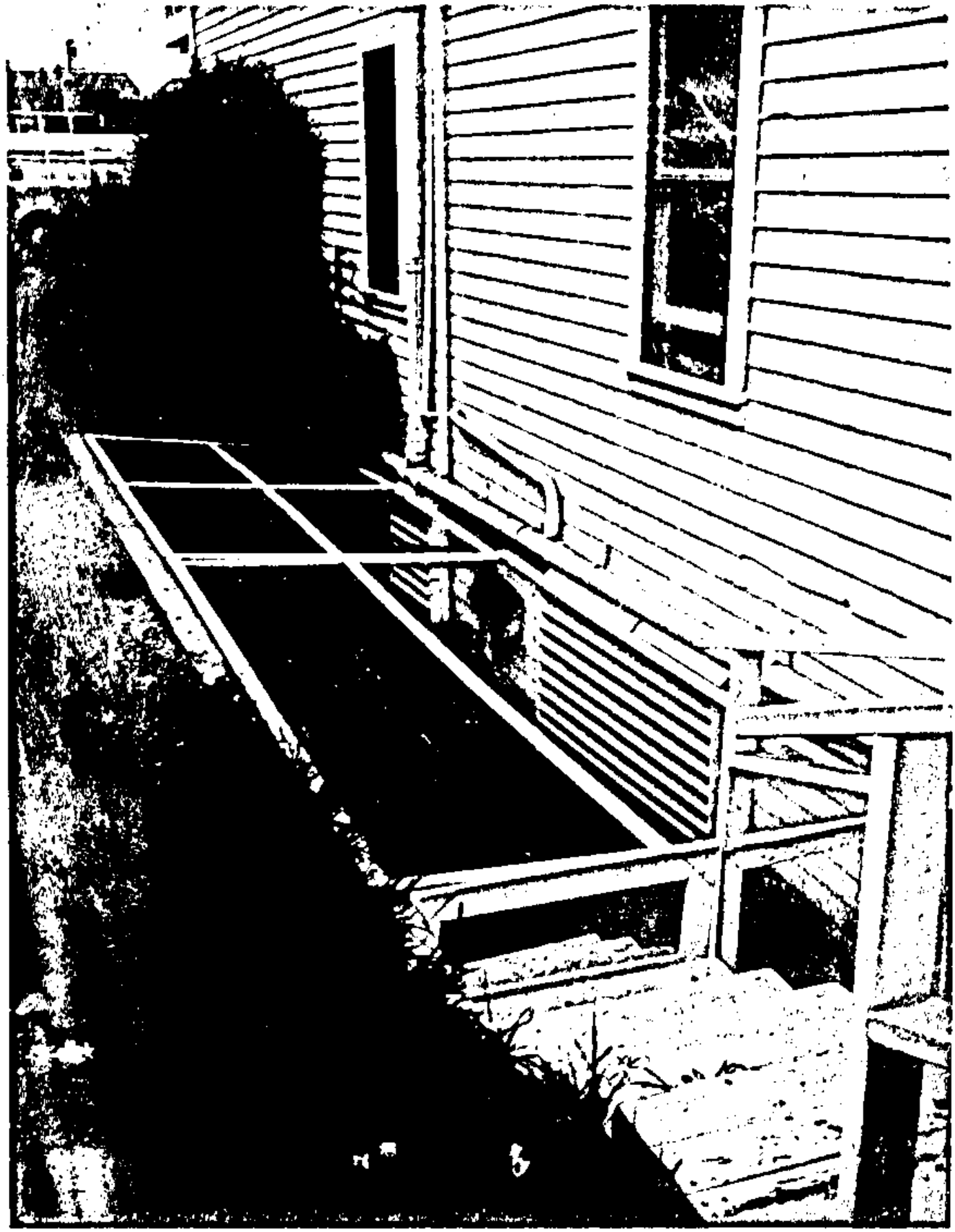
Address of Complainant: Same

Date Received: Check 12-9-57

Date of Investigation: _____ Inspector: _____

Conditions Found: _____

Action Taken: Permit # 5944 issued 10-10-57
Final Insp. 11-8-57
County notified by return
of Compliance Order 12-3-57

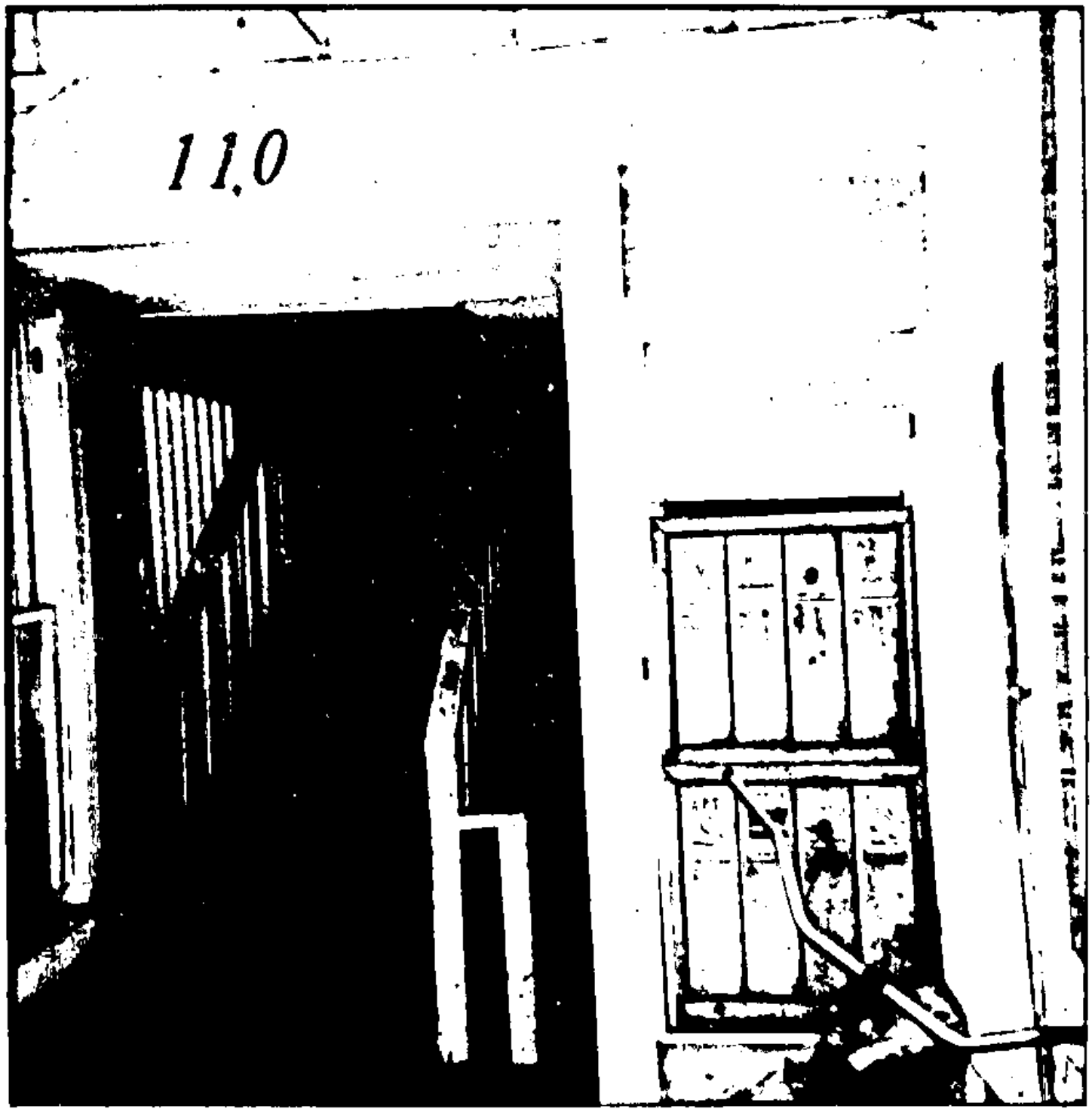


542 HERMOSA

SOUTH SIDE
FACING WEST
10-31-78

RB

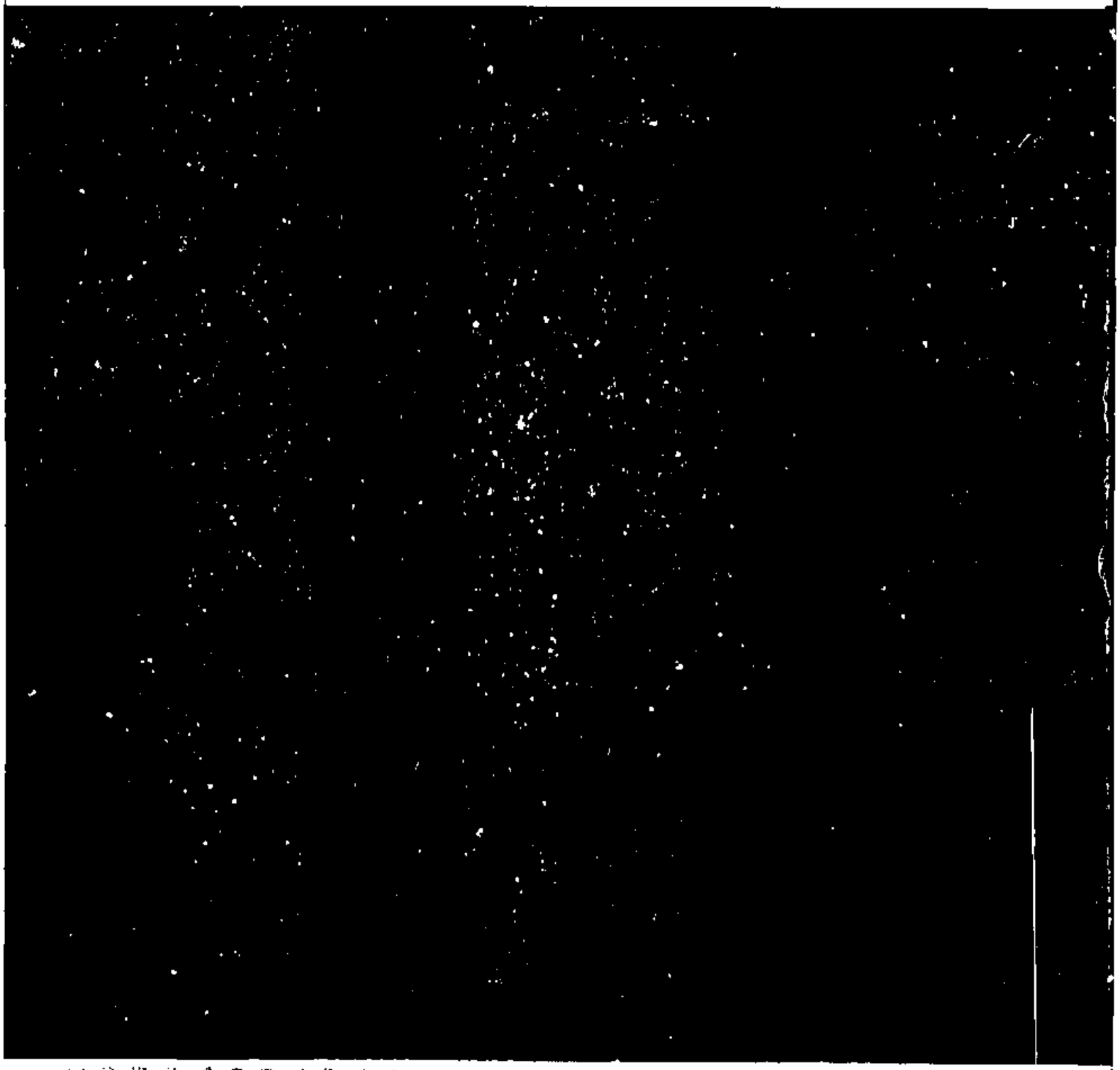
D 80252 1



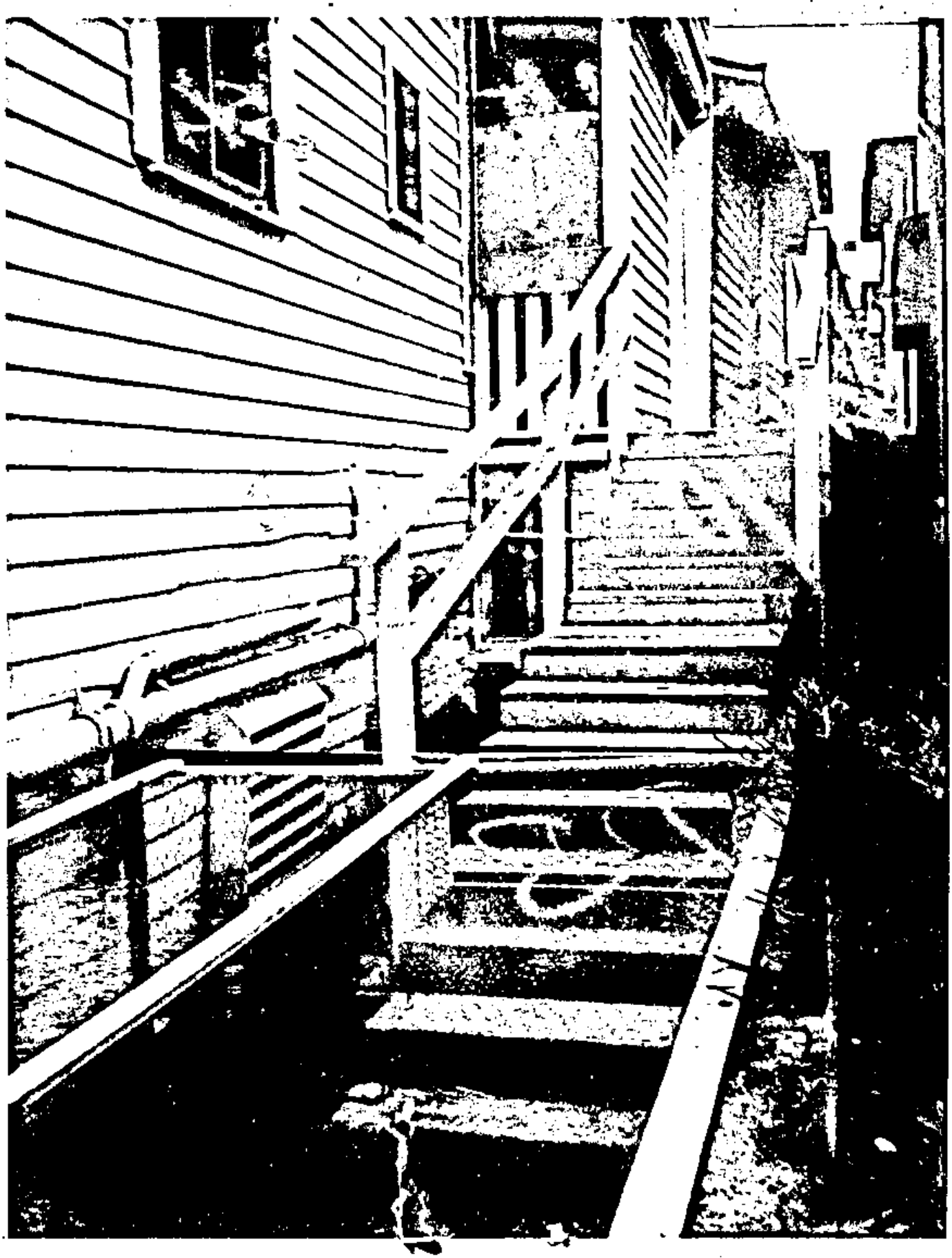
8 MAILBOXES

6/29/87 @ 2 ½ pm - 542 HERMOSA

ENTRY DRS - DR W/"D" WAS TYPICAL ON THIS FL "A-D". SEE SEALED DRS TO THE LEFT



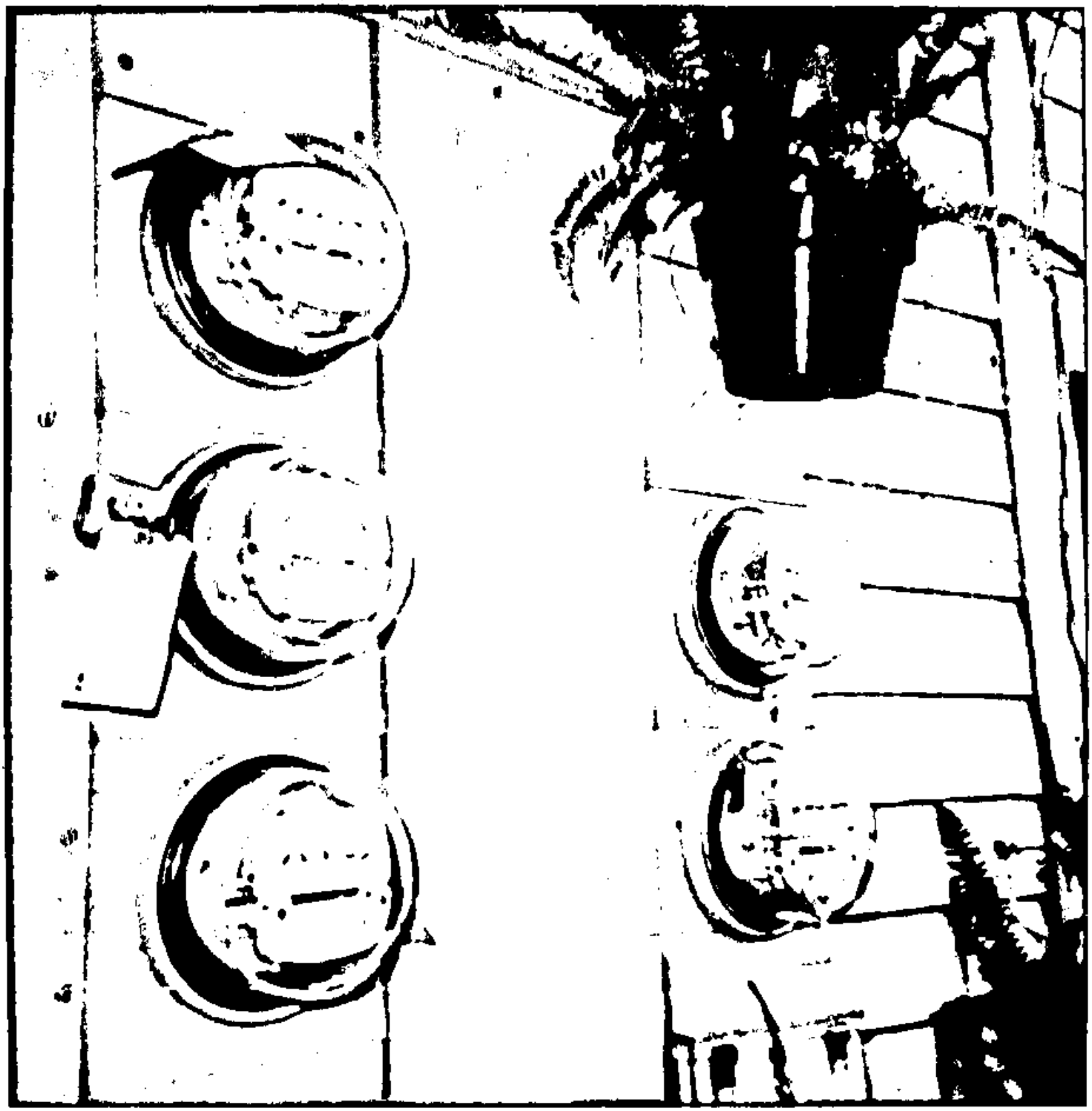
6/29/87 @ 2:00 PM 542 HERMOSA



542 HERMOSA

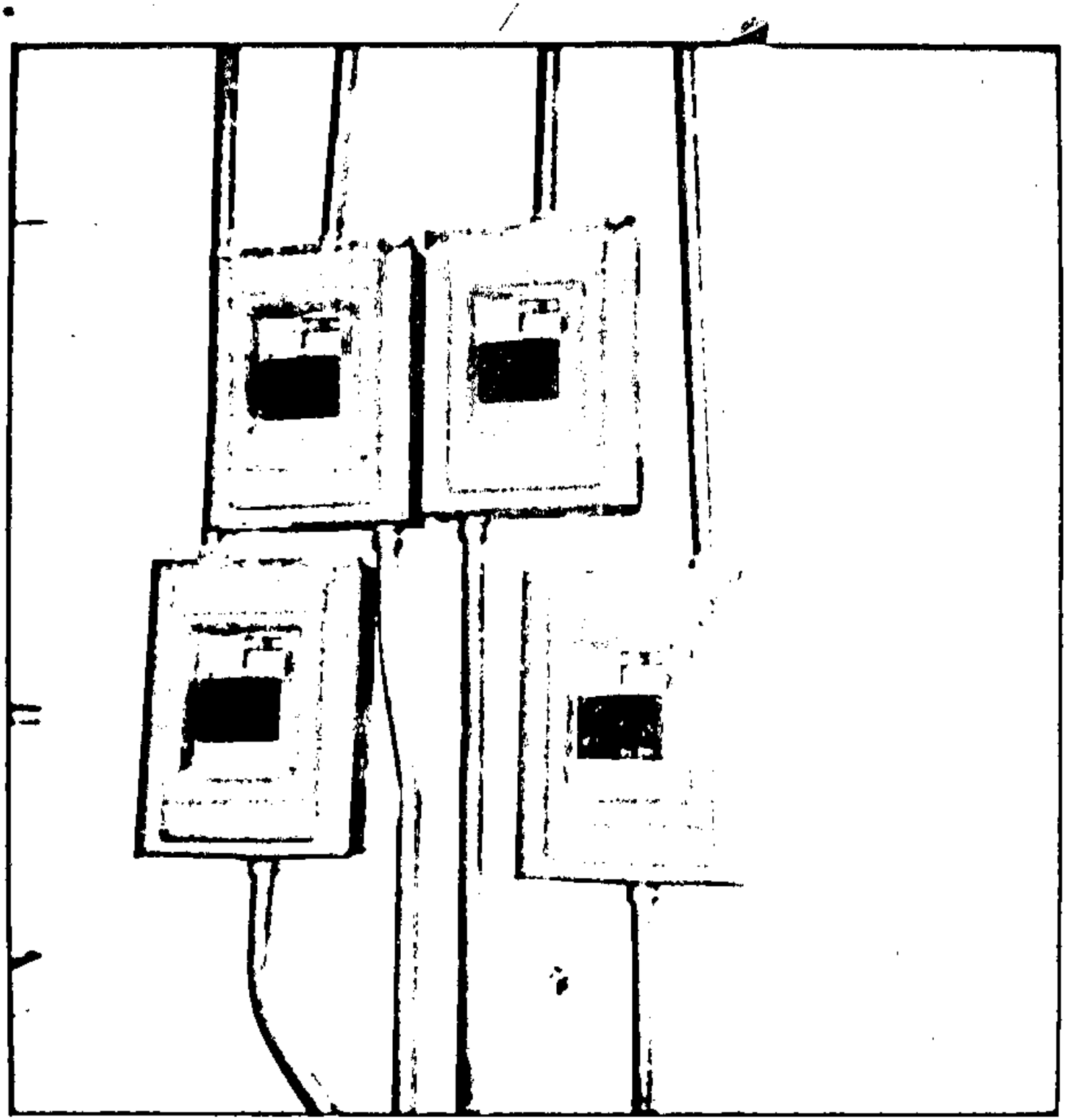
SOUTH SIDE
FACING EAST
10-31-78
R3

D 8 0 2 5 2 1



5 ELECTRIC METERS

6/29/87 @ 2 00/PM - 542 HERMOSA



4 BREAKER BOXES

1270422511 1 POLAROID

6/29/87 @ 2:00 pm - 542 HERMOSA

Redaction Log

Reason	Page (# of occurrences)	Description
	304 (1)	---
Intraagency Memoranda (Gov. Code 7927.500)	**68** (1)	---
Interagency Memoranda (Gov. Code 7927.500)	**64** (1)	---
Intraagency memoranda (Gov. Code sec. 7927.500)	**21** (1)	---
Notes	**295** (1)	---
Notes (Gov. Code 7927.500)	**27** (2) **29** (1) **205** (1)	---
	1 (3) **2** (17) **3** (1) **4** (2) **5** (5) **6** (3) **9** (3) **11** (4) **13** (6) **23** (1) **25** (2) **31** (1) **35** (4) **37** (1) **39** (1) **41** (2) **43** (2) **45** (1) **47** (1) **48** (2) **50** (1) **52** (2) **54** (1) **55** (3) **56** (1) **58** (5) **60** (2) **66** (2) **70** (2) **71** (1) **73** (1) **75** (1) **77** (1) **79** (1) **81** (3) **83** (2) **85** (3) **93** (2) **95** (1)	

Reason	Page (# of occurrences)	Description
no reason	**103** (4) **109** (1) **119** (1) **123** (1) **131** (1) **133** (3) **135** (2) **142** (3) **144** (7) **146** (2) **148** (1) **152** (1) **154** (1) **166** (1) **174** (1) **180** (2) **182** (1) **186** (1) **204** (1) **206** (3) **212** (2) **214** (2) **224** (1) **226** (3) **228** (1) **230** (3) **232** (4) **234** (1) **236** (2) **238** (1) **240** (1) **244** (1) **250** (1) **252** (1) **256** (2) **259** (1) **262** (1) **263** (1) **267** (1) **271** (6) **273** (3) **281** (6) **283** (1) **287** (1) **289** (1) **291** (1) **297** (1) **305** (1)	---
Notes are not disclosable (Gov. Code 7927.500)	**23** (1)	---
Signature Redacted	**1** (1) **2** (2) **3** (2) **4** (1) **5** (3) **6** (3)	Private