

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2009-3511-HCM
ENV-2009-3513-CE

HEARING DATE: January 7, 2010
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 6118 N. Jumilla Avenue
Council District: 3
Community Plan Area: Canoga Park- Winnetka-
Woodland Hills – West Hills
Area Planning Commission: South Valley
Neighborhood Council: Woodland Hills-Warner
Center
Legal Description: Lot 16 of TR 13606

PROJECT: Historic-Cultural Monument Application for the
CORBIN PALMS HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Kenneth Yerke
6118 Jumilla Avenue
Woodland Hills, CA 91367

APPLICANT: Los Angeles Conservancy in conjunction with
Kennedy High School Architecture and Digital Arts Magnet
(Darin Reyes)
523 West 6th Street, Suite 826
Los Angeles, CA 90014

RECOMMENDATION **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: August 20, 2009 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Modern Ranch style residential architecture.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1955 and located in Woodland Hills, this one-story single-family residence exhibits character-defining features of the Modern Ranch style. The subject building is rectangular in plan with a low-pitched, gable roof coated in grey stone with exposed beams. The low and wide rectilinear façade is characterized by the recessed off-center entry flanked by a planter. There is an original double-cone wall lamp above the planter. The façade also features clerestory windows above the door which stretch along the entire length of the pitched roof. The main elevation is flanked by an attached flat-roofed carport, an extension of the main façade’s roofline. The carport features redwood siding and exposed charcoal-colored posts. Exterior walls of the home have an olive-green stucco finish with wood trim. The southern and rear elevations feature floor-to-ceiling wood-framed glass windows, clerestory windows, and sliding doors on the exterior walls. Significant features of the interior include vaulted ceilings, exposed roof beams, and original light fixtures. Landscape features of the front lawn include the use of mounding, a technique used to hide building debris from the original construction beneath the lawn which resulted in small mounds that are still visible today. The rear of the home features a sitting area beside a large pool with cantilevered, blue-tiled edges in a concrete slab.

The proposed Corbin Palms House historic monument was designed by architects William Krisel and Dan Palmer of the firm Palmer & Krisel. The home was built and designed as part of the Corbin Palms development in Woodland Hills and is an “H2” model home as identified by original marketing material. Palmer & Krisel designed several mid-twentieth century Modern neighborhoods and buildings that have appeared in publications and websites. They are noted for their association with the Alexander Construction Company (1947-1965) which built many Modern style homes in Palm Springs and the Coachella Valley.

The subject building appears significant as a well-preserved example of the mid-twentieth century Modern Ranch style.

DISCUSSION

The Corbin Palms House property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type

specimen, inherently valuable for a study of a period style or method of construction.” As an residential building designed in the Modern Ranch style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of November 5, 2009, the Cultural Heritage Commission voted to take the application under consideration. On December 3, 2009, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *“consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”*

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

The designation of the Corbin Palms House as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior’s Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

SUMMARY

Built in 1955 and located in the Woodland Hills area, this one-story single-family residence exhibits character-defining features of the Modern Ranch style. The subject building is rectangular in plan with a low-pitched, gable roof coated in grey stone with exposed beams. The low and wide rectilinear façade is characterized by the recessed off-center entry flanked by a planter. There is an original double-cone wall lamp above the planter. The façade also features clerestory windows above the door which stretch along the entire length of the pitched roof. The main elevation is flanked by an attached flat-roofed carport, an extension of the main façade's roofline. The carport features redwood siding and exposed charcoal-colored posts. Exterior walls of the home have an olive-green stucco finish with wood trim. The southern and rear elevations feature floor-to-ceiling wood-framed glass windows, clerestory windows, and sliding doors on the exterior walls. Significant features of the interior include vaulted ceilings, exposed roof beams, and original light fixtures. Landscape features of the front lawn include the use of mounding, a technique used to hide building debris from the original construction beneath the lawn which resulted in small mounds that are still visible today. The rear of the home features a sitting area beside a large pool with cantilevered, blue-tiled edges in a concrete slab.

The proposed Corbin Palms House historic monument was designed by architects William Krisel and Dan Palmer of the firm Palmer & Krisel. The home was built and designed as part of the Corbin Palms development in Woodland Hills and is an "H2" model home as identified by original marketing material. Palmer & Krisel designed several mid-twentieth century Modern neighborhoods and buildings that have appeared in publications and websites. They are noted for their association with the Alexander Construction Company (1947-1965) which built many Modern style homes in Palm Springs and the Coachella Valley.

The subject building appears significant as a well-preserved example of the mid-twentieth century Modern Ranch style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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



August 20, 2009

Mr. Edgar Garcia, Preservation Planner
Office of Historic Resources
Los Angeles Department of City Planning
200 N. Spring Street, Suite 620
Los Angeles, CA 90012

Dear Edgar:

Attached, please find the Historic-Cultural Monument nomination form for the Corbin Palms House (currently owned by Mr. Bill Yaryan), along with a CD containing digital photo images of the property.

The nomination was completed by Darin Reyes of John F. Kennedy High School Architecture and Digital Arts Magnet. Please call or email Darin at (818) 890-6047 or reyesfam@dslextrreme.com if you have any questions or concerns with the enclosed nomination form and materials.

Sincerely,

Adam Rubin
Youth Outreach Coordinator
Los Angeles Conservancy
(213) 430-4208
arubin@laconservancy.org

Cc: Aaron Kahlenberg, Trudi Sandmeier

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT CORBIN PALMS HOUSE
2. STREET ADDRESS 6118 JUMILLA AVE.
- CITY WOODLAND HILLS ZIP CODE 91367 COUNCIL DISTRICT 3
3. ASSESSOR'S PARCEL NO. 21530220
4. COMPLETE LEGAL DESCRIPTION: TRACT TR13606
- BLOCK N/A LOT(S) 16 AER. NO. N/A
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER KENNETH YERKE
- STREET ADDRESS 6118 JUMILLA AVE. EMAIL ADDRESS _____
- CITY WOODLAND HILLS STATE CA ZIP CODE 91367 PHONE 818 716 9669
- OWNERSHIP: PRIVATE ☒ PUBLIC _____
7. PRESENT USE SINGLE-FAMILY RESIDENCE ORIGINAL USE SINGLE-FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE MID-CENTURY MODERN RANCH
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE CITY WEBSITE: www.cityofwoodlandhills.org/DocumentCenter/View/1462/2012-2013%20HCD%20Application%20Form)
- SEE ATTACHED
- _____

HISTORIC-CULTURAL MONUMENT
APPLICATION

NAME OF PROPOSED MONUMENT CORBIN PALMS HOUSE

10. CONSTRUCTION DATE 1955 FACTUAL ☒ ESTIMATED ☐

11. ARCHITECT, DESIGNER, OR ENGINEER PALMER AND KRISSEL, AIA

12. CONTRACTOR OR OTHER BUILDER ALEXANDER CONSTRUCTION CO.

13. DATE(S) OF ENCLOSED PHOTOGRAPH(S) 28 MARCH 2009/DATES UNKNOWN

(800) 842-6282 WITH CONSENT TO VITAL IMAGES TO CULTURAL HERITAGE COMMISSION/CAHNP/CHC

14. CONDITION: ☒ EXCELLENT ☐ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

15. ALTERATIONS NEW CABINETRY, LIVING ROOM SCREEN, LINOLEUM, BATH FIXTURES,
WALLPAPER AND SOME LIGHTS, WINDOWS REPLACED

16. THREATS TO SITE: ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER _____

17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE INCLUDING DATE, EVENT, AND PERSON ASSOCIATED
WITH THE SITE (SEE ALSO SIGNIFICANCE REQUIREMENTS ON BACKS OF MEMORANDUMS ADDITIONAL SHEETS)
SEE ATTACHED

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) SEE ATTACHED

20. DATE FORM PREPARED 7 MAY 2009 PREPARER'S NAME DARIN REYES
ORGANIZATION LOS ANGELES CONSERVANCY STREET ADDRESS 10840 DE FOE AVE
CITY PACOIMA STATE CA ZIP CODE 91331 PHONE 818.890.6047
E-MAIL ADDRESS REYESFAM@DSLEXTREME.COM

9. Physical Description

Built in 1955, the Corbin Palms House is a 1566-square foot one-story Mid-Century Modern Ranch house for a single family located in the Corbin Palms development in Woodland Hills, California. The house sits on a curved section of Jumilla Avenue between Calvert Street and Delano Street, across from Calvert Street Elementary School.

The Corbin Palms House is a rectangular Corbin Palms "H2" model home. The house has a high gable, grey rock roof. The outer walls have an olive-green stucco finish with wood trim.

A concrete driveway leads up to the front door and turns into the carport on the north side of the façade. The carport has redwood siding on all sides and has exposed charcoal-colored posts and birds-of-paradise flowers on the side facing the street, on the front lawn. The most dominant feature of the lawn is the Canary-Island Date palm and Palmer and Krisel's, the architects, use of mounding. Mounding was a technique used by Palmer and Krisel to hide building debris under the ground of the front lawn, the results of which - small hills on the lawn - are still seen today. Also on the north side of the façade is a wall-height, built-in galvanized planter with redwood siding. The low, rectilinear façade is virtually blank to the public, meaning that the existing windows are too high to see into or out of - a key feature of ranch house design according to Cliff May, an early innovator of the California ranch home. Above the entirety of the façade are clerestory windows with black wood frames. The front door is plain off-center on a Bouquet Canyon Flagstone walkway. To the south, the wall features a short planting bed, utilizing the same Bouquet Canyon Flagstone, planted with birds-of-paradise flowers. There is an original double-cone wall lamp above the planter. Past the planter, further to the south, is a small protruding wall enclosing a gate to the South side yard.

The South elevation features floor-to-ceiling wood-frame glass windows and doors on the exterior walls of the kitchen and bedrooms. There is a small patio area below the foliage on the southwest corner of the house. Below the three-foot eave runs a concrete walkway. The walkway is also bordered by tall bamboo stalks on the opposite side.

The rear of the home, which faces east, features floor-to-ceiling glass windows. Here, there is another sitting area with short, potted palms and shrubs, chairs and tables, all beside a large pool with cantilevered and blue-tiled edges in a concrete slab. Here one may also note the six-foot redwood fence surrounding the property.

The north elevation is also features wood-frame floor-to-ceiling and clerestory windows and glass sliding doors. There is also a fire pit on this side of the home.

From here (and from virtually every side of the house) the living room can be accessed. The living room features a white, vaulted, Celotex-insulated ceiling and exposed roof beams. The floor is solid oak parquet flooring which continues throughout the house save for the kitchen and one bathroom. Along the west side of the living room are characteristic wood-frame clerestory windows, the front door, and an early Alexander box closet. Above the east end of the room are indirect soffit lights and original lighting fixtures. On the wall above these fixtures, original A/C

vents remain. On the south end of the room, there is a three-quarter wall separating the great room from the kitchen area.

Between the front door and the living room is a redwood screen. The screen currently in place is non-original but is designed around the skylark boomerang shape Palmer and Krisel often employed.

Accessible from the great room is a small guest bathroom. The wallpaper also exhibits an atomic-boomerang pattern, a common design of the 1950's. The small bathroom has a clerestory window on two sides. On the north wall there is an original light fixture and custom-designed medicine cabinet.

The bathroom fixtures – sink and toilet – are non-original.

Also accessible from the great room is the kitchen and dinette area. Although the kitchen is updated with modern appliances, the location of said appliances has not been changed. The kitchen features wide floor-to-ceiling glass double doors and pre-fabricated windows.

The non-original flooring is custom-made linoleum, reminiscent of what would have been used in homes in the 1950s. The original Formica counters have been replaced by similar counters bearing same skylark boomerang pattern. The maple cabinetry is new, however the location and style of the cabinets has not been changed. The laminate sliding doors of the cabinets also bear the skylark boomerang pattern.

In the low hallway leading to the bedrooms is the utility core in which once stood the A/C units.

The hallway leads to four identical bedrooms, each with a large closet and sliding glass doors or a wood-frame window, some protected by Madico Protekt security film. Vents in the walls are the remnants of the original A/C system.

The first two bedrooms one would encounter when going down the hall from the living room are connected by a Jack-and-Jill bathroom, which is still in the process of restoration.

The third and fourth bedrooms are separated by a bathroom. This bathroom features an original, custom designed cabinet and the original Universal Rundle sink, toilet, and tub. The flooring is white tile which extends up the south wall to clerestory windows.

18. Significance

The Corbin Palms House is significant because is the work of two master architects and is a significantly intact example of a Mid-Century Modern Ranch house.

Palmer and Krisel were important figures in mid-century modern architecture - according to the Palm Springs Modern Committee website, they designed more than 30,000 living units in a career spanning half a century, including the famous Elvis Honeymoon Home in Palm Springs. Palmer and Krisel were once referred to by Julius Shulman as "the greatest architects in Southern California", according to an interview with Bill Yaryan, one of the owners of the Corbin Palms home. They are most famous for designing homes for middle-class families, as stated by architectural historian Alan Hess: "they brought excellent and elegant modern design to mass-produced housing."

In the 1950s homes similar to the Corbin Palms House were being built in places like the Hollywood Hills – ranch homes with post-and-beam constructions, open floor plans and expansive use of glass – but were much too expensive for the average American family to own. Most of the Corbin Palms House's significance with the architect stems from this context. During this time, Palmer and Krisel pulled these design elements out of expensive homes and incorporated them into less expensive tract homes, being one of early architecture firms to introduce the average family to the Mid-Century Modern ranch through the Corbin Palms tract homes.

The home is also a great example of an early Mid-Century Modern Ranch house. According to Cliff May's book "Western Ranch Houses", qualities that define a ranch home include being "1) Fitted to the site; blank façade to the public 2) built of natural materials 3) the patio is key 4) corridor: original family room" – parameters which the Corbin Palms Home clearly fits.

All of the Corbin Palms homes are fitted to the site, and the façade of the home is quite blank – the only windows being clerestory windows which serve only to allow light into the home.

The use of Bouquet Canyon Flagstone on the exterior in planters, walls, and walkways, use of redwood on the walls and fencing along with a rock roof and wood frames on every door and window exemplify the extensive use of natural materials in the home.

The patio is certainly key in the Corbin Palms House. Every room adjacent to the patio has a glass wall or door facing it, providing a view and easy access from the bedrooms and living room to the patio/fire pit area, in the same manner as a corridor. Such easy access to the outside substantiates the ranch house concept of living with nature, which Palmer and Krisel ensured by adding floor-to-ceiling glass in virtually every room.

Most importantly, the home is in exceptional condition compared to the surrounding homes of the same tract - having gone through long-term renovations ever since Bill Yaryan and Kenneth Yerke acquired the home 13 years ago.

19. Sources

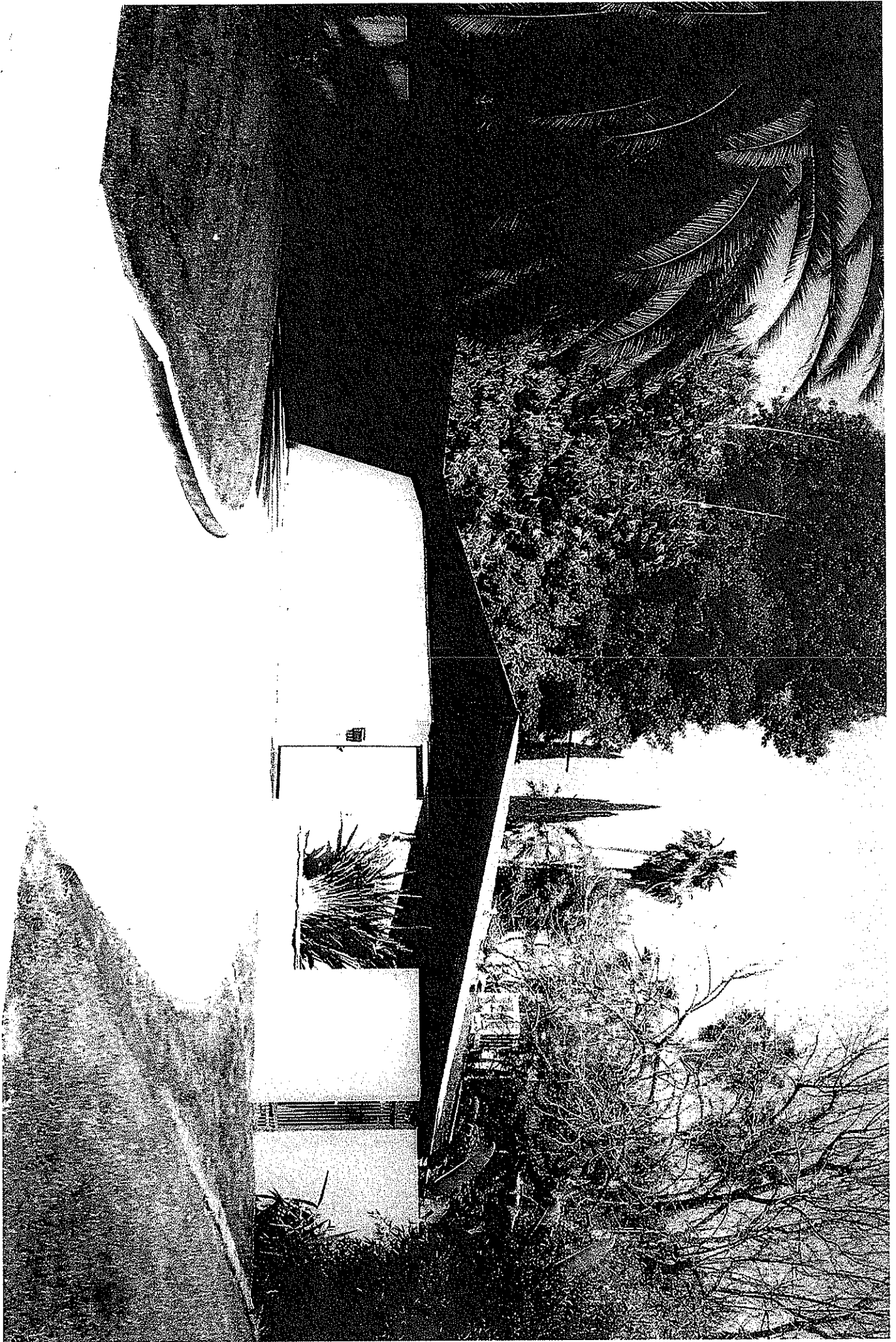
Corbin Palms homes sales brochure

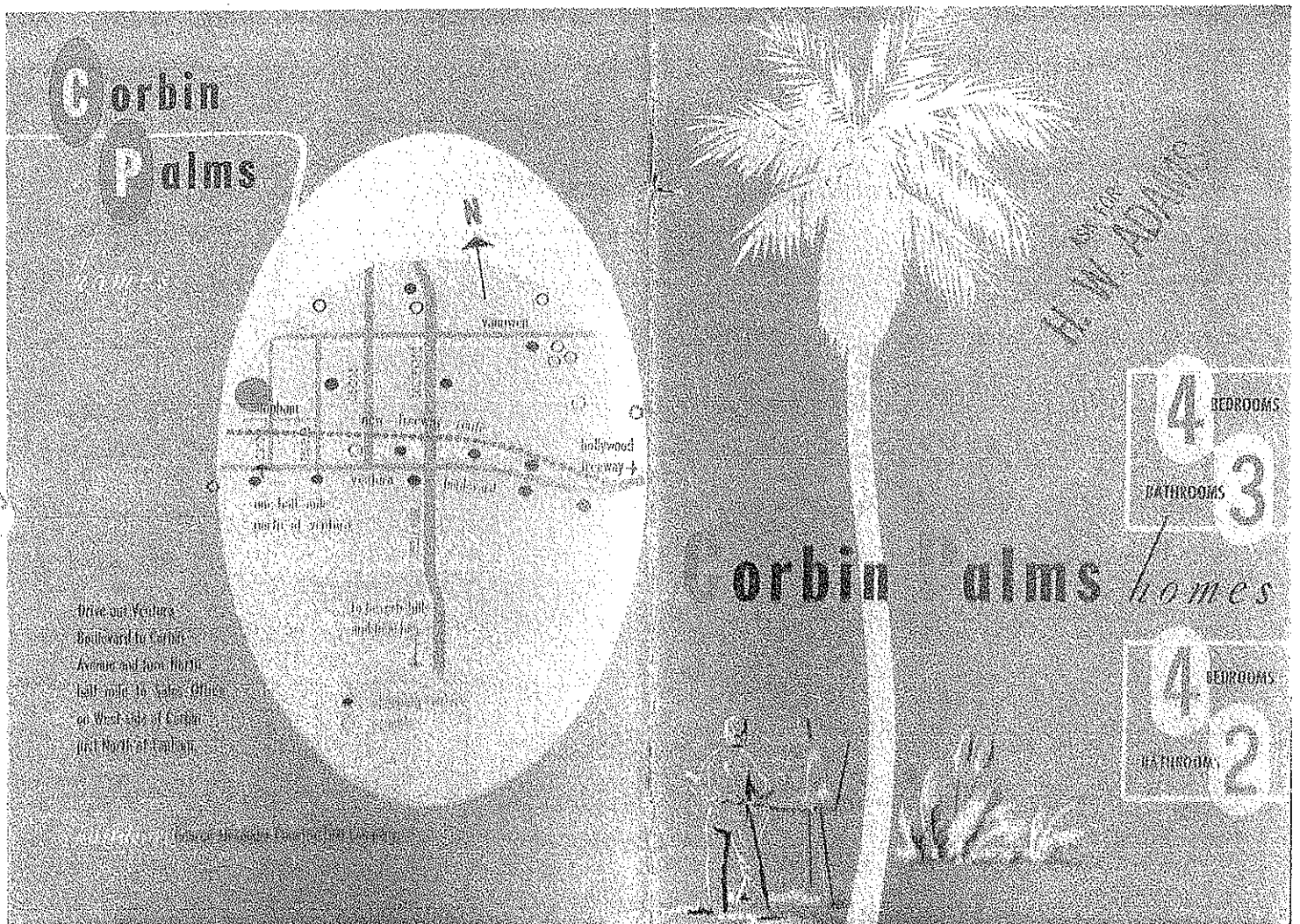
Interview with Bill Yaryan – April 2009

Palm Springs Modern Committee website - www.psmodcom.com

Western Ranch Houses by Cliff May

The Ranch House by Alan Hess



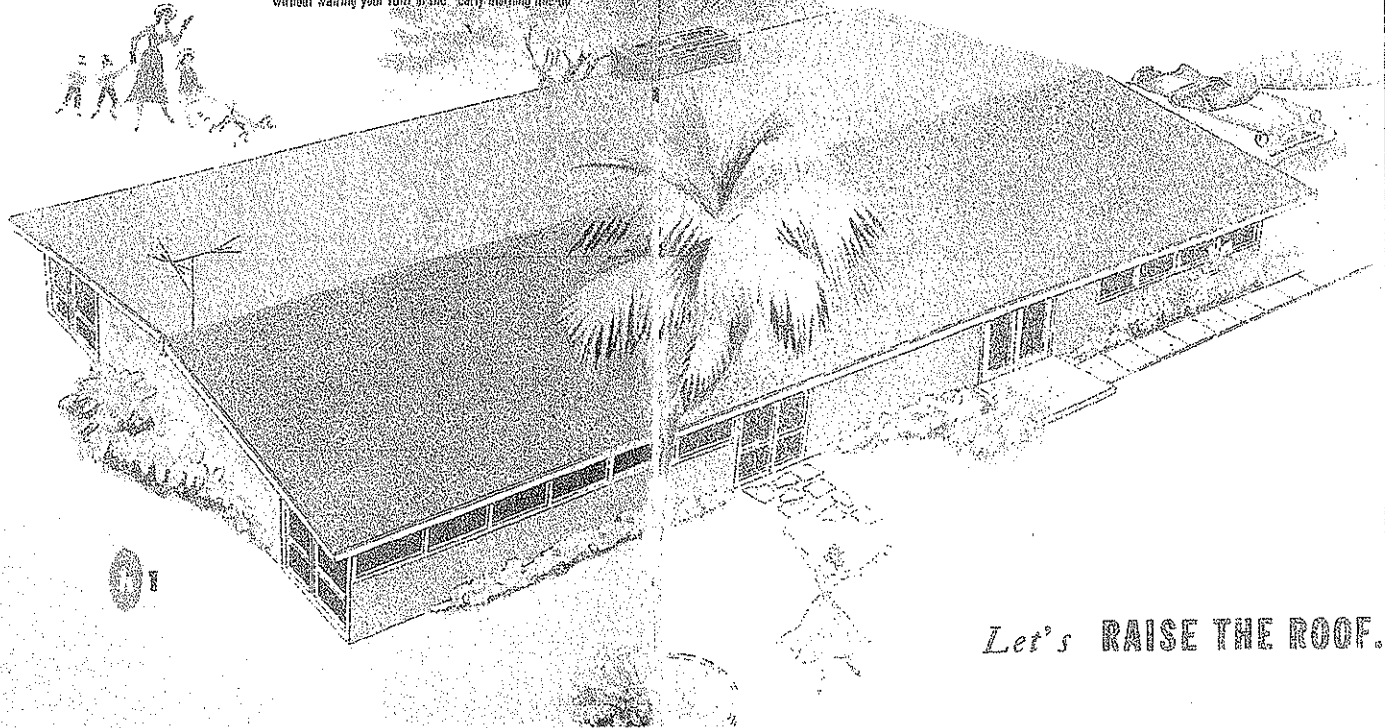


Corbin Palms Sales Brochure
 Outside front and back cover

Corbin Palms Homes

Spacious Contemporary Modern Bermuda Type Homes

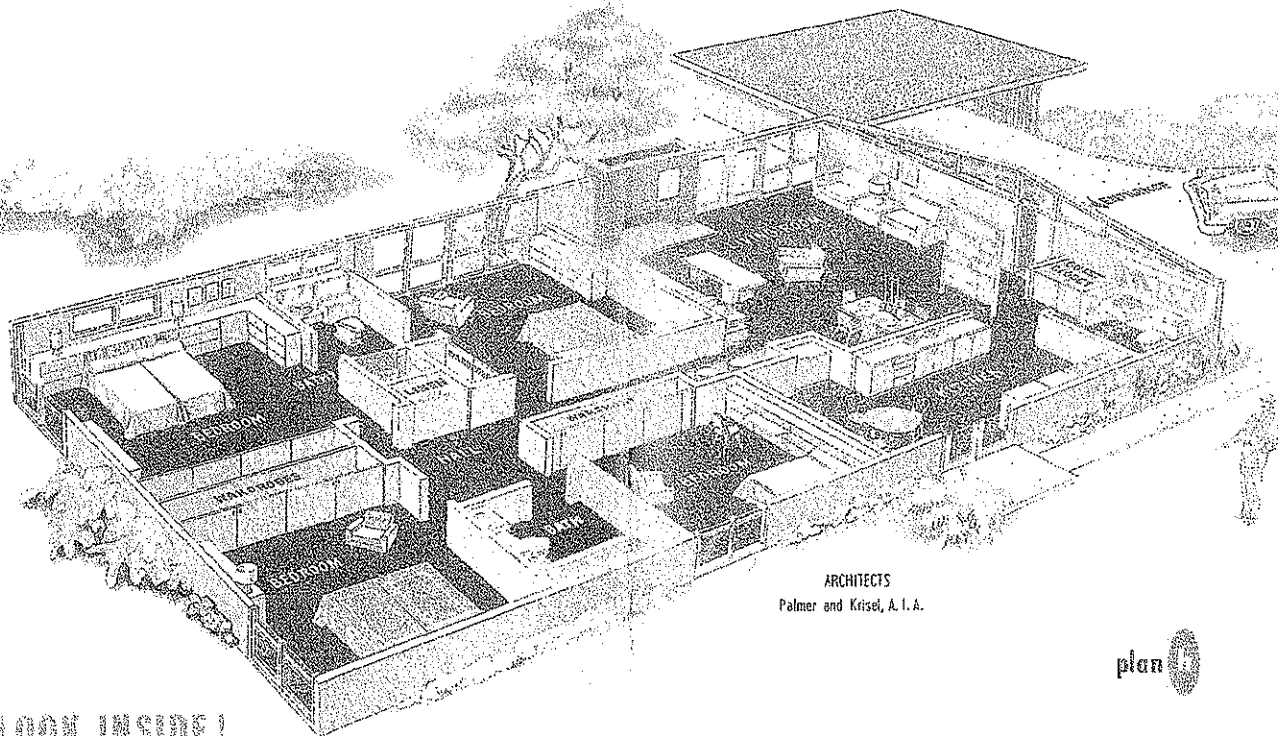
These huge FOUR-BEDROOM, TWO AND THREE BATH Corbin Palms homes are so well planned you'd almost believe the architect had taken each cut of your family album to discover and provide for the needs of all the members in your growing family! Without doubt, it's the BIGGEST home value on the market today. Here, at last, you can live in unexcelled comfort—bath without waiting your turn in the "early morning line-up!"



Let's **RAISE THE ROOF.**

Corbin Palms Sales Brochure
Pages 3-4

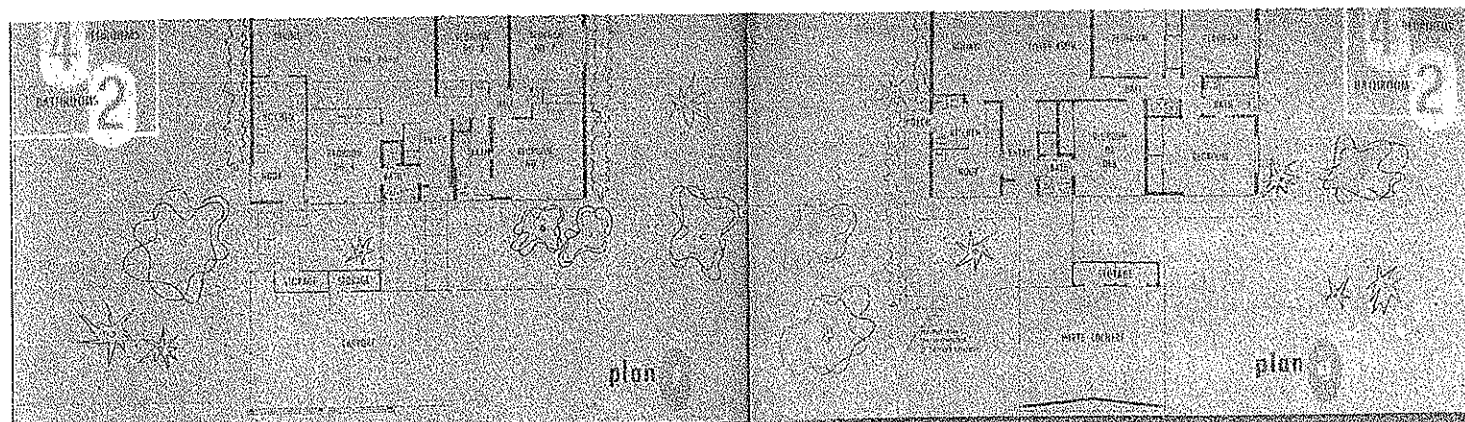
...relax in the joyous freedom that gives you what you want, when you want it—whether it be congenial social activity or secluded privacy. Completely modern features include low, exciting lines topped with rock roofs that boast wide, overhanging eaves—handsome bricked-in fireplaces—smart breeze ways—porte cocheres and car ports, some with circular drives—everything that guarantees you luxury living at its finest.



ARCHITECTS
Palmer and Krisol, A. I. A.

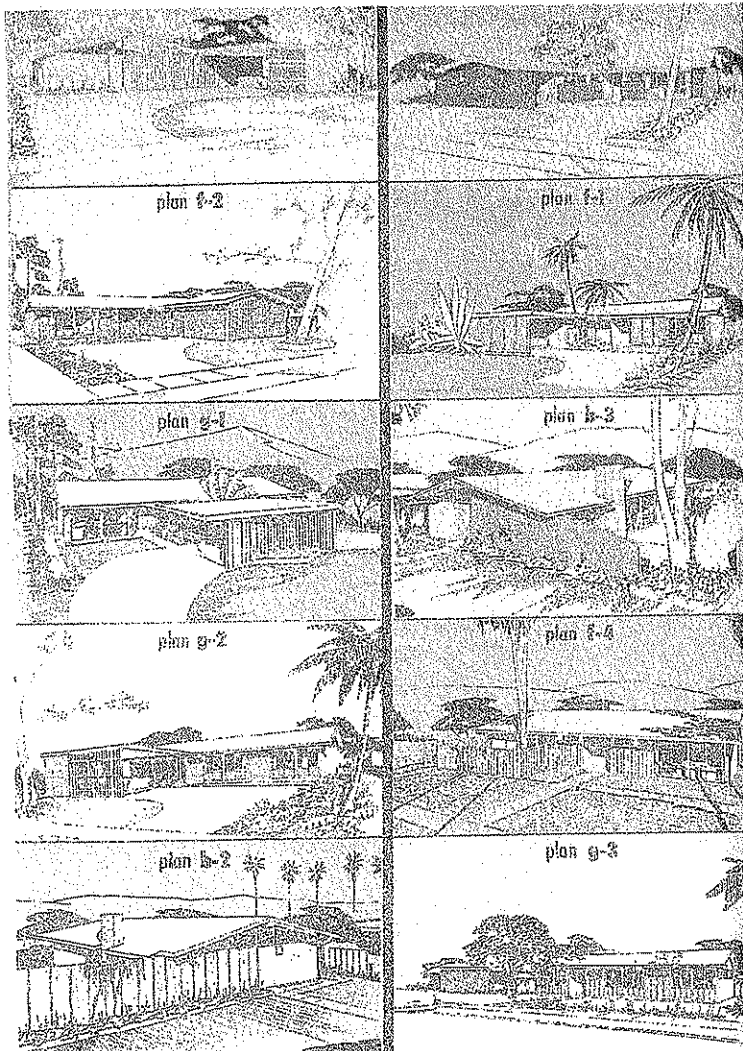
plan

and LOOK INSIDE!



DECORATIVE REDWOOD FENCING	Entire rear yard completely enclosed.
WOOD BURNING FIREPLACE	Interesting decorative ruffle brick and wood facings.
FORCED AIR HEATING	Year-round comfort with finger-tip thermostatic control. 75,000 B. T. U.
WIDE FACIAS	Low sweeping angles and patterns add dramatic touch to exteriors.
OVERHANGING EAVES	3 foot overhangs give cooling shade, protection against rain spatter.
COLORED ROCK ROOFS	For rugged, individualized charm and maximum durability.
ROOF INSULATION	Full two-inch Celotex insulation, cooler in summer, warmer in winter. TV antenna and plugs in every home.
SLIDING GLASS WINDOWS	A floor-to-ceiling threshold for indoor-outdoor integration.
FRENCH DOORS	The "continental touch," permitting easy access to the patio.
WINDOW AREAS	Brings abundant light and scenic beauty into the home.
HARDWOOD FLOORS	Beautiful parquet hardwood floors.
LARGE WARDROBES	An exceptionally large amount of storage space for all the family.
ENTRY PARTITIONS	Decorative, modern screen separates entry in some models.
INTERIOR LIGHTING	Modern design at its best is expressed in unusual lighting fixtures.
"EFFICIENCY KITCHENS"	Attractive birch kitchen cabinets. Electric exhaust fans.
FORMICA COUNTERS	Hard, attractive, easy-to-wash surfaces afford wonderful practicality. Tile top back splash 6" over drainboards and laundry tray.
SERVICE AREA	Functional space is provided for automatic washers, driers, refrigerators, or other heavy appliances.
WASTE KING GARBAGE DISPOSER	Makes a sanitary, garbage-free community.

LAWN SPRINKLERS	Full coverage Sprinkler System.
COLORS	Pastel shades selected by color consultants to blend harmoniously with the dove base asphaltic tile in master baths and kitchens.
BATH FIXTURES	Modern deep restful tones have been carefully selected. Selection of colors from our stock available in kitchen and bath to early purchasers.
"HI-AND-OUT" COLD F. AIRING	In much of the construction 4 x 4 or 4 x 6 was used instead of the conventional 2 x 4. We know of no other builder using No. 1 grade lumber as a minimum standard.
HEAVY GRADE LUMBER	Interesting pattern arrangement in the way home is placed on the lot gives "many yards" instead of just front and back.
PRIVATE PATIO AREAS	Planned for "parking flexibility." Carpools are either attached or detached.
PORTE COCHERES, CARPORTS, OR GARAGES	Big enclosed closets in garage for storing miscellaneous items.
GARAGE STORAGE	Some full, some half square, for backing and turning to enter street frontwards. Ample guest parking.
CIRCULAR DRIVEWAYS	Desirable, practical separation of as much as 45 feet between homes enhances atmosphere of relaxed suburban living.
YARDED "SET-BACK"	Six times the "normal" amount has been spent on shrubbery. Full grown Palm or Olive tree on every lot.
PICTURESQUE LANDSCAPING	An "extra" feature usually found only in luxurious estate areas.
TREE SPOTLIGHTING	60' x 120' or 70' x 150'. This above average size allows plenty of room for pool, barbecue, children's play areas.
SPACIOUS LOTS	Gas provides the fuel for . . . space heating . . . cooking . . . clothes drying.
FREEDOM GAS KITCHEN	Sewers, sidewalks, streets and curbs are all in and paid for.



Corbin Palms homes

An exhibit of the many interesting features of Corbin Palms Homes is on display at the tract office. Every homeseeker is cordially invited to see this "preview to pleasureable living" at any time between the hours of 10 A.M. and 8 P.M.

priced from

\$14,950

to

\$16,250

low down payments

Furnished Model Homes open for visitors, featuring Freedom Gas Kitchens.
George Alexander Construction Company, Builders

TRACTING OFFICES • 1001 AND 1003 BROADWAY, LOS ANGELES

SALES OFFICE at West side of Grand just north of Harbor

Open 10 A.M. till 8 P.M. daily

LOT NO.

PRICE

MONTHLY PAYMENT

(including principal and interest)

DOWN PAYMENT

(plus impounds and closing costs)

SALESMAN

SALES OFFICE PHONE:

FIRST CHOICE

LOT NO.

PRICE

MONTHLY PAYMENT

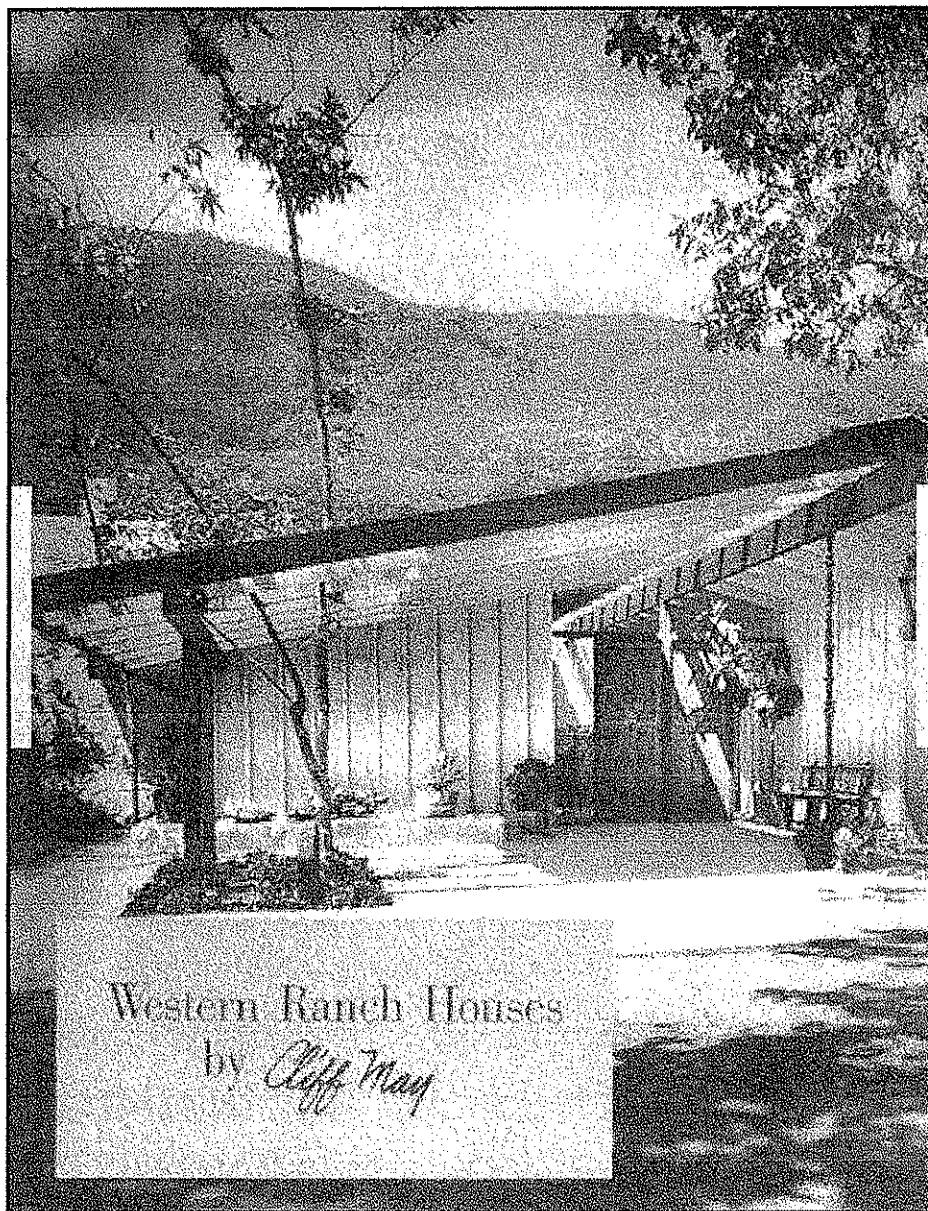
(including principal and interest)

DOWN PAYMENT

(plus impounds and closing costs)

SECOND CHOICE

Corbin Palms Sales Brochure
Pages 9-10

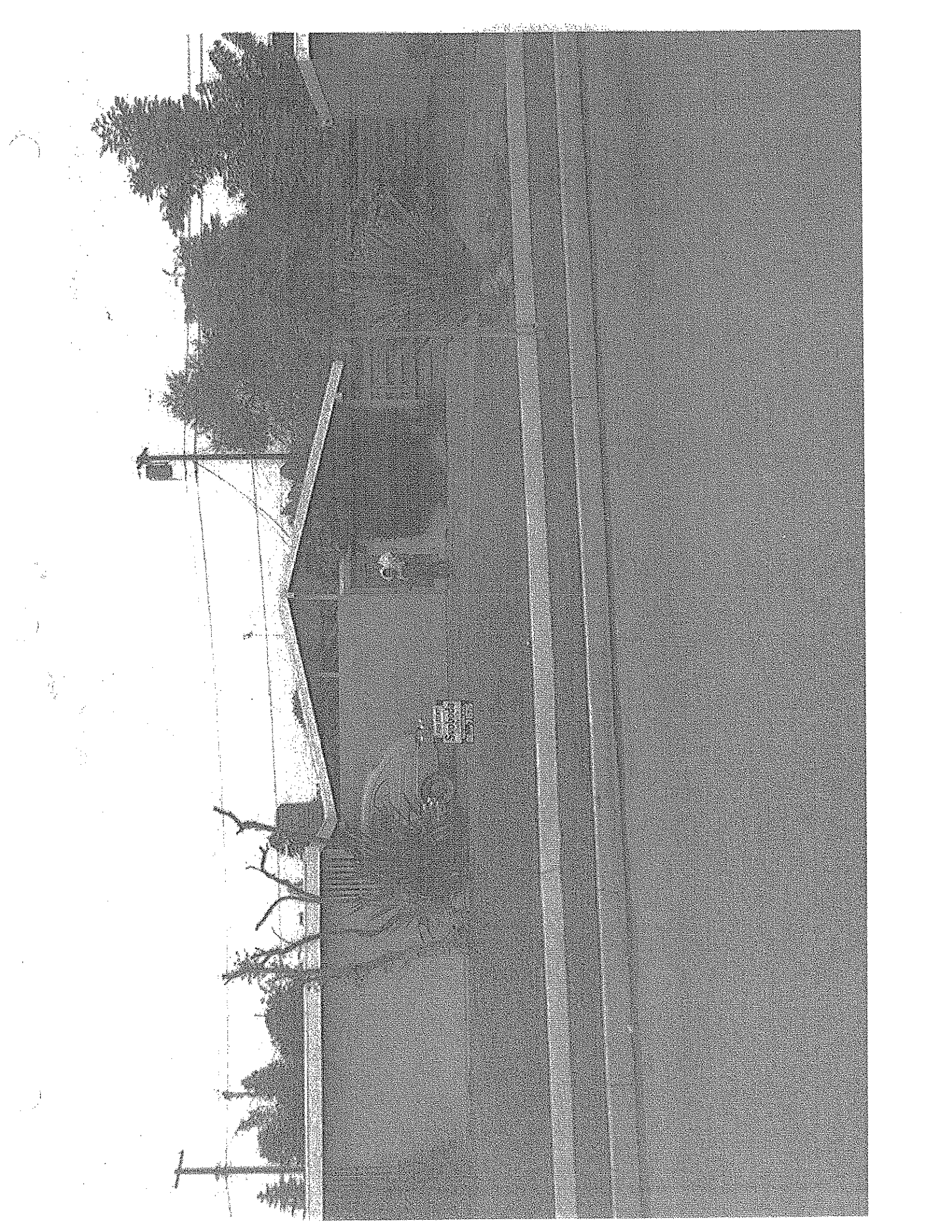


Western Ranch Houses
by *Cliff May*



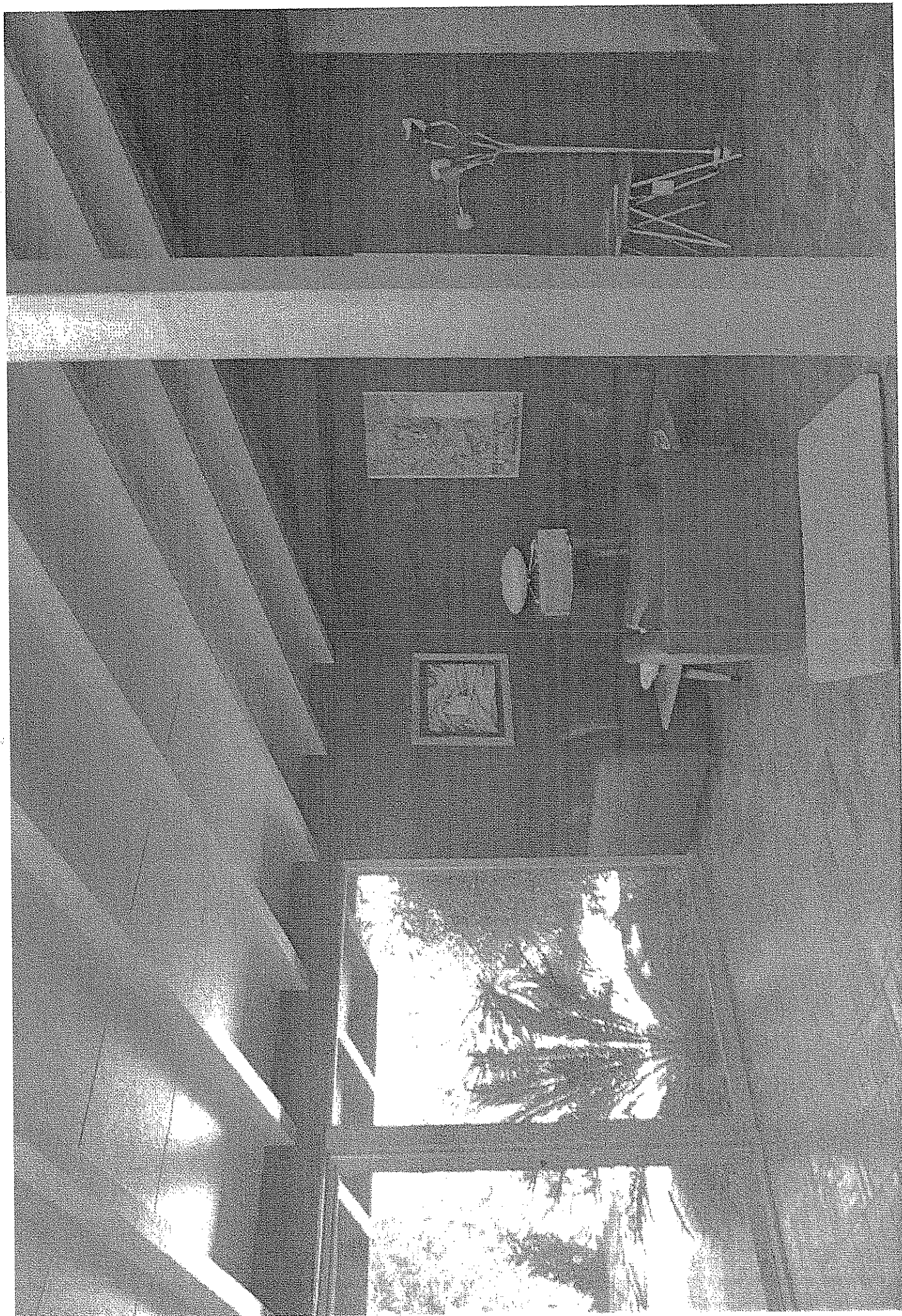
RANCH

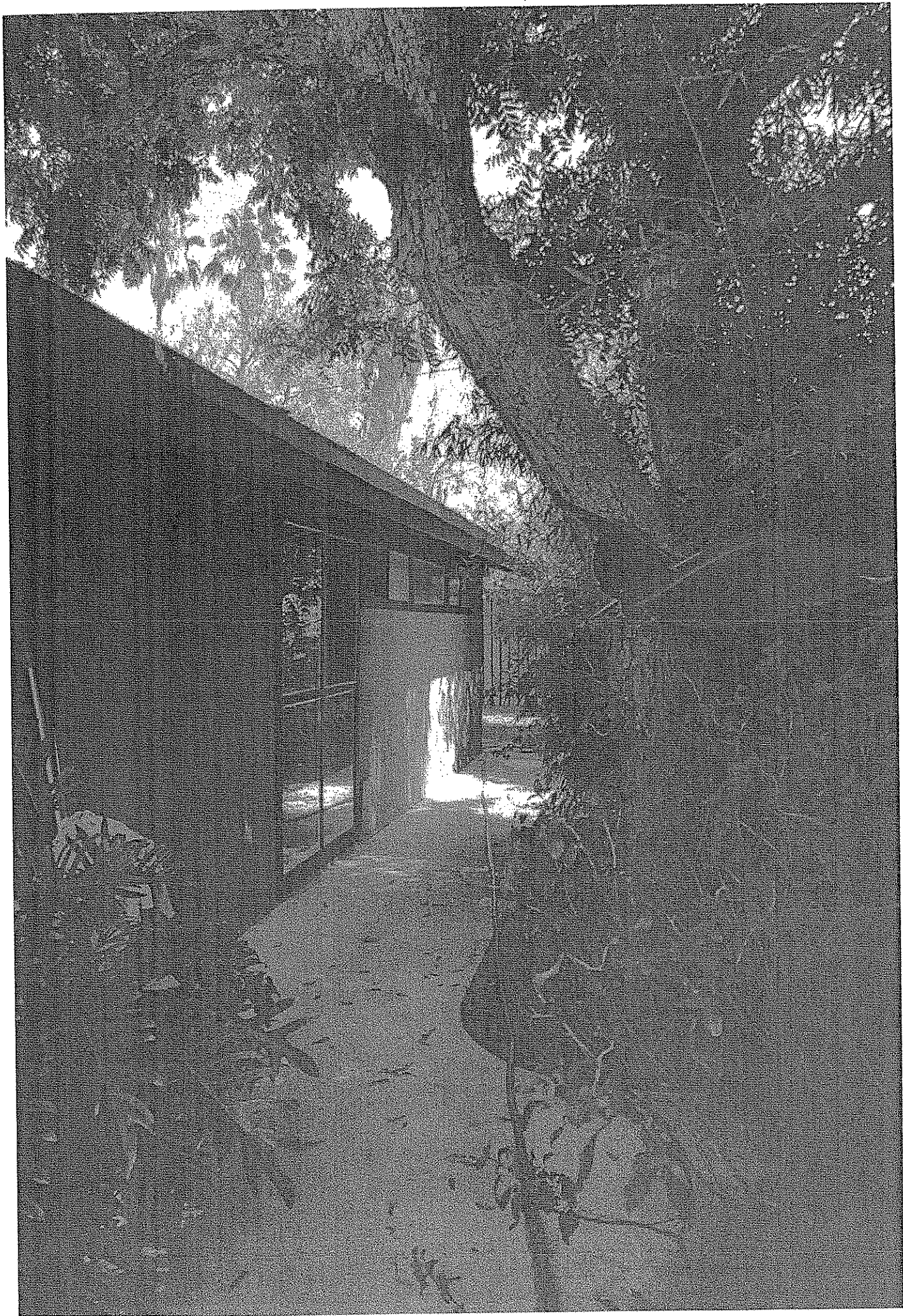
FRANCE

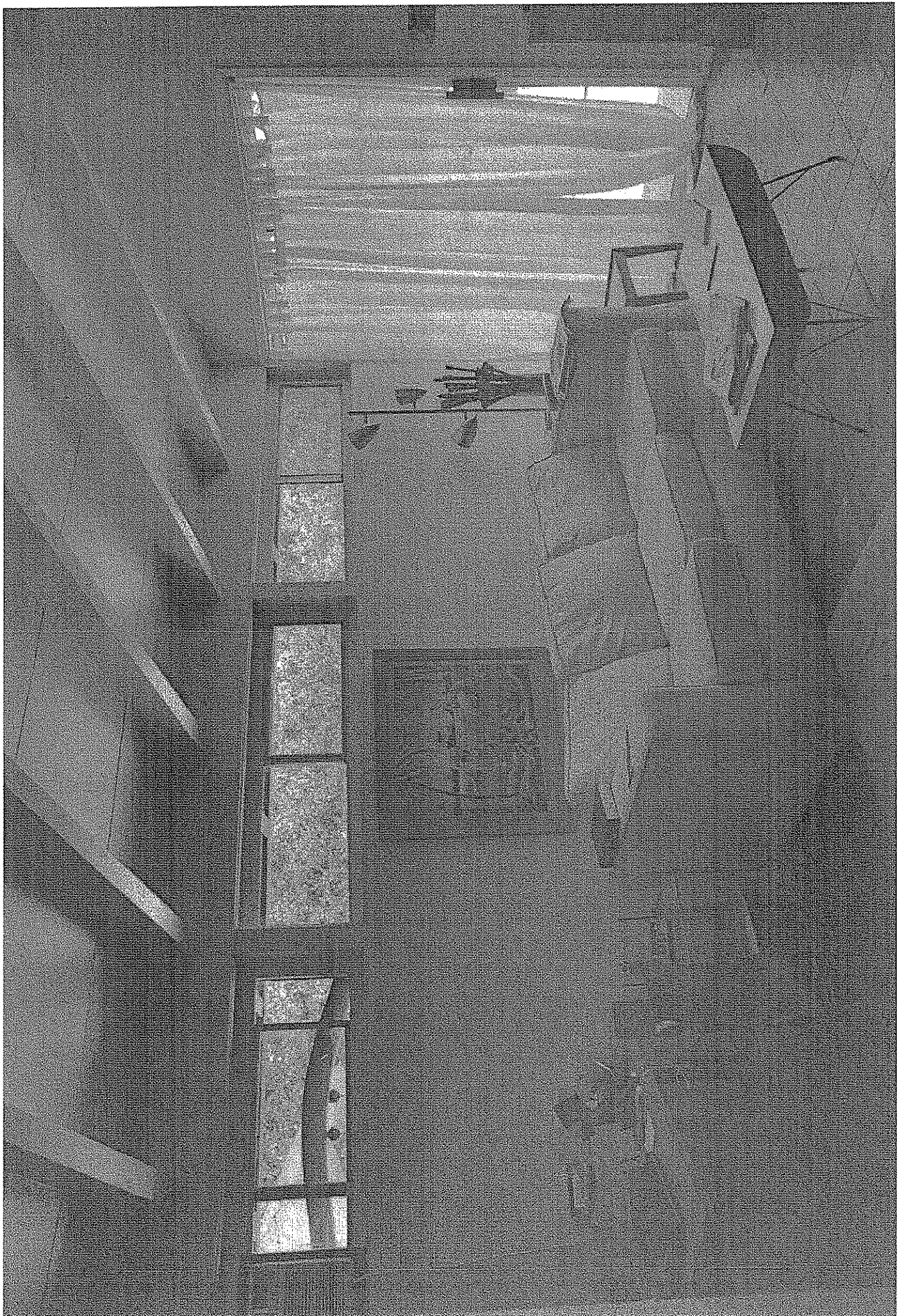






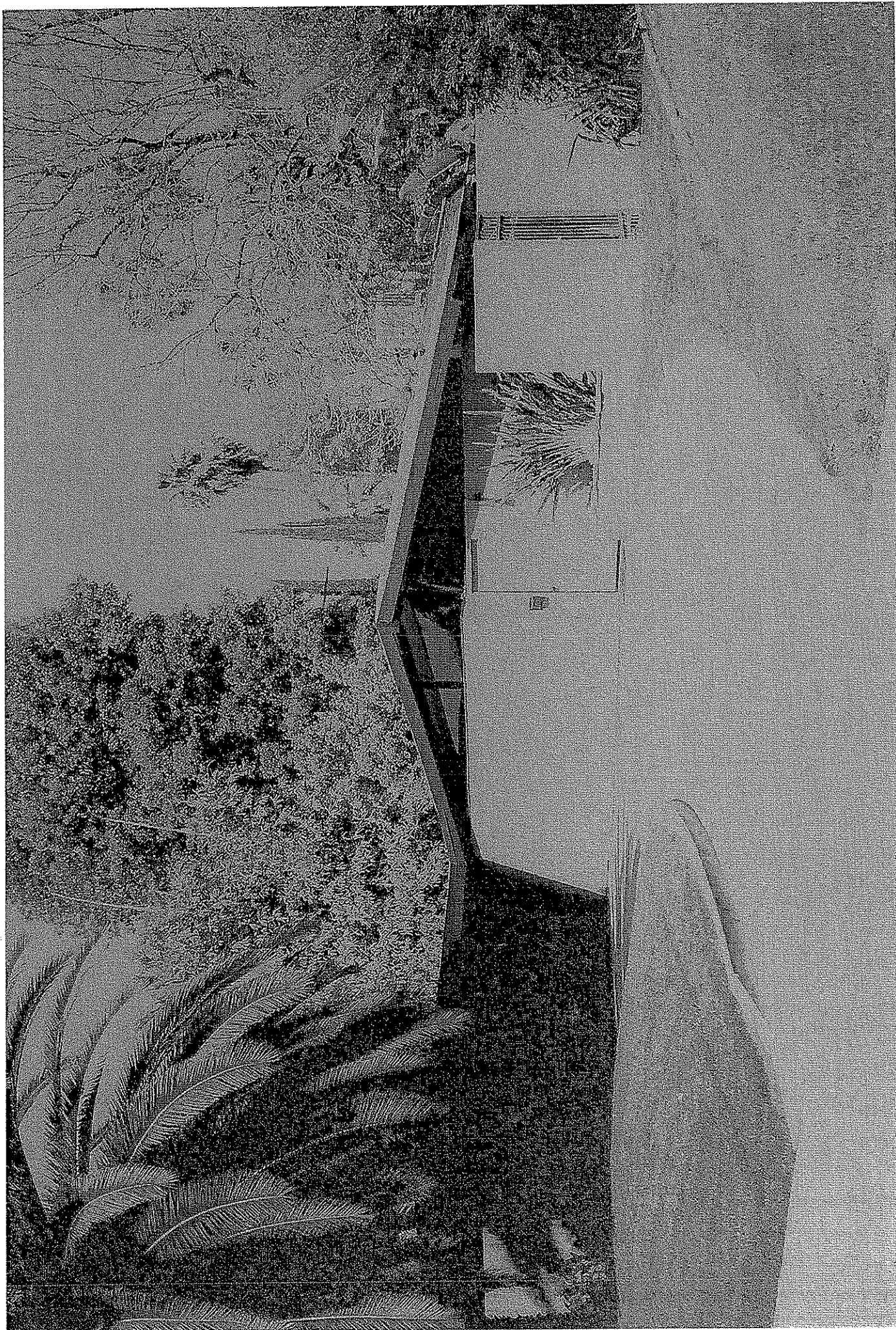












	2-596
	1642323
	154789
	1015282
Building 1:	
1. Year Built:	1955
1. Building Class:	D65D
1. Number of Units:	1
1. Number of Bedrooms:	4
1. Number of Bathrooms:	3
1. Building Square Footage:	1,566.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Urban and Built-up Land
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	13.22190 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Valley

Division / Station:	West Valley
Report District:	1065
Fire Information:	
District / Fire Station:	93
Batallion:	17
Division:	3
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: ENV-2005-8253-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Description(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.