

*Historic Preservation Commission
Meeting Minutes of February 3, 2009*

Minutes of the Huntington Park Historic Preservation Commission meeting held on February 3, 2009.

The meeting was called to order at 6:00 p.m. by Chairman Barry Milofsky. Present: Commissioners Michelle Sanchez, Wally Shidler, Avygail Sanchez, and Chairman Milofsky; Absent: Vice Chair Carolina Luna. Also present were Director of Community Development Henry Gray, Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

Minutes of the meeting held on January 20, 2009

A motion was made by Commissioner Shidler, seconded by Commissioner Michelle Sanchez, to approve the minutes of the meeting held on January 20, 2009. The motion was unanimously approved.

Public Appearances

None.

Continued Public Hearings

None.

New Business

A. Discussion and/or action on the residential rehabilitation project located at 6614-6700 Middleton Street.

Planning Manager Eric Garcia reviewed staff's report and stated that the rehabilitation project is a joint project between the Huntington Park Community Development Commission and Oldtimers Foundation, the City's Community Housing Development Organization (CHDO). Mr. Garcia stated that the project consists of demolishing and rehabilitating existing buildings, and construction of a new structure on two adjoining properties. Mr. Garcia stated that the Commission requested to review the project to ensure that the proposed improvements are consistent with the City's goals of preserving its historic resources.

Mr. Garcia introduced Mr. Giulio Zavolta (Totum, 3231 Ocean Park Blvd., Ste. 218, Santa Monica, CA 90405), Managing Design Principal for the project. Mr. Zavolta presented the proposed project, which included the conceptual floor plan, preliminary elevations, and proposed landscape plan, lighting fixtures, roofing, building color scheme, windows and doors. Mr. Zavolta stated that the six existing units would be preserved in the existing Spanish style. However, the proposed new structure at the rear will be of contemporary style, not Spanish style. Mr. Zavolta added that the proposed balconies in the new building would provide a sense of privacy to the residents.

Commissioner Shidler asked why a new building was proposed as opposed to rehabilitating the existing garages/units.

Ms. Sylvia Ruvalcaba, Oldtimers Foundation, distributed photographs of the existing buildings depicting their dilapidated conditions.

Mr. Guillermo Urias, Oldtimers Foundation, stated that demolition of the existing garages/units and joining the two properties would maximize the number of allowable units, whereby affordable housing units could be provided.

Commissioner Avygail Sanchez stated that she was pleased with the sustainability components added to the proposed project and expressed her support of the project.

Chairman Milofsky thanked Mr. Zavolta for his presentation. Chairman Milofsky stated that he supported the proposed project and recommended the following "fine-tuning" project modifications:

- i) That the existing sliding windows in the front of craftsman style building proposed to be rehabilitated be replaced to match the other replacement windows of the craftsman style building;
- ii) That the developer explore removing and conserving the existing stone veneer on the front porch of the craftsman style building and reapplying the veneer over the new CMU wall;
- iii) That the developer explore the original colors of the craftsman building to maintain authentic building colors;
- iv) That the developer consider modifying the central staircase screen structure in the proposed new building to give it a more open design and allow for natural light;
- v) That the developer consider revising the alley elevations to offset some of the walls and provide more architectural articulation; and
- vi) That any replaced wood siding in the craftsman-style structure be replaced with real wood.

Commissioner Shidler made a motion, seconded by Commissioner Michelle Sanchez, to approve the residential project at 6614-6700 Middleton Street, with the recommended modifications. The motion was unanimously approved.

B. Discussion and/or action on the removal of a street tree at 3462 Walnut Street.

Motion by Commissioner Shidler, seconded by Commissioner Avygail Sanchez, to approve the removal of the street tree at 3462 Walnut Street and replace it with a tree in the center of the parkway that conforms to City specifications. The motion was unanimously approved.

Planning Manager Garcia reported that staff would present staff's draft street tree survey at the Commission meeting of February 17, 2009.

C. Discussion and/or action on the proposed Centro Pacifico Mixed-Use Project by Golden Pacific Partners, Inc., within the Huntington Park Downtown.

Planning Manager Garcia summarized the proposed project and stated that the project sites are located in the City's downtown within three (3) non-contiguous city-owned surface parking lots (known as Parcels 2, 5 and 6). Mr. Garcia stated that the subject sites would be redeveloped with condominium units including live/work units and retail spaces. Mr. Garcia further stated that on January 21, 2009, City staff and the Planning Commission conducted a public hearing/study session with the developer and members of the community to dialog on the proposed project. Mr. Garcia stated that at the conclusion of the public hearing/study session, the Planning Commission recommended that the developer revise the proposed project's plan, addressing the community's concern related to public parking, specifically in Parcel 5. Mr. Garcia stated that the Planning Commission continued the public hearing to its February 4, 2009 regular meeting, whereby the developer would have the opportunity to present a revised plan for the proposed project.

Director Gray added that in response to the community's expressed concerns, the developer has modified the proposed project by increasing the number of public parking spaces and reducing the number of residential units in Parcel 5. Mr. Gray stated that Initial Study and Mitigated Negative Declaration associated with the project concluded that all potential impacts created by the proposed project could be reduced to less than significant levels through identified mitigation measures. Mr. Gray added that the project complies with all the requirements of the Downtown Specific Plan (DTSP) and that the project's long-term economic impact would be significantly beneficial to the City's downtown. Mr. Gray further added that the City was very happy with the level of effort from the developer in addressing the concerns of the community and stated that City staff would be recommending to the Planning Commission the approval of the proposed project, as modified.

Chairman Milofsky expressed concern with potential impacts created by the proposed project on the historically designated Warner Theatre. After a brief discussion, Chairman Milofsky recommended that staff schedule a meeting of the Historic Preservation/Planning/Arts and Culture Ad Hoc Committee for discussion of the Warner Theatre.

Chairman Milofsky further requested that, at the next scheduled Planning Commission public hearing on the proposed project, staff recommend to the Planning Commission that they request to the developer that the developer provide alley elevations with architectural articulation, i.e. buildings visible from Pacific Boulevard and/or other public right-of-ways.

Subjects Presented by Historic Preservation Commissioners

Commissioner Avygail Sanchez reported that U.S. Postal Service staff informed her of possible future closure of the U.S. Post Office (historic designation nominee) located on Seville and Zoe Avenues.

Commissioner Shidler reported construction and/or maintenance work to the residence located at 7030 Marconi Street (within a potential historic district) and requested that staff verify issuance of building permits for the subject property.

Information Items

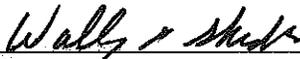
A. Update on the potential Historic District.

Chairman Milofsky directed staff to continue researching the designation of potential historic districts.

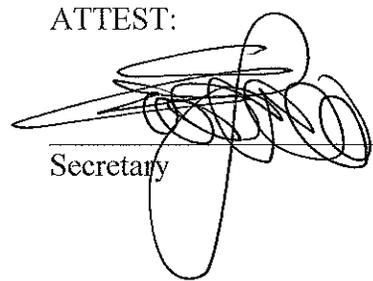
(Recording Secretary Ochoa was excused from the meeting at 7:15 p.m.)

Adjournment

There being no further business, Chairman Milofsky adjourned the meeting at 7:22 p.m. to the regular meeting of February 17, 2009.



Chairman

ATTEST:


Secretary