

*Historic Preservation Commission  
Meeting Minutes of March 6, 2007*

Minutes of the Huntington Park Historic Preservation Commission meeting held on March 6 2007.

The meeting was called to order at 6:30 p.m. by Commissioner Milofsky. Present: Commissioners Carolina Luna, Wally G. Shidler, Yessica Jovel, and Barry Milofsky. Also present: Director of Community Development Henry Gray, Planning Manager Gabriel Bautista, Senior Planner Eric Garcia and Recording Secretary Corinna Luevano.

**Minutes of the meeting of February 6, 2007:**

A motion was made by Commissioner Shidler, seconded by Commissioner Jovel, to approve the minutes of the meeting held on February 6, 2007, as amended. The motion was unanimously approved.

**Public Appearances:**

None.

**Public Hearing:**

A. CASE NO. 07-01 HRD: Consideration of a resolution recommending to the City Council that the Warner Theatre, located at 6710-20 Pacific Boulevard (APN: 6322-017-006), be designated a historic resource and placed on the Huntington Park Historic Register.

Senior Planner Eric Garcia gave a power point presentation which indicated the location of the theatre, a brief history of the building, as well as description of the theatres interior and exterior decorative architectural elements and historic significance. Mr. Garcia stated that staff is recommending the Historic Preservation Commission recommend to the City Council that the Warner Theatre be designated as a Historic Resource and placed on the Huntington Park Historic Register.

Commissioner Shidler asked of staff if the theatre is designated as a historic landmark, is there something in the ordinance that precludes the owners from removing any of the fixtures?

Director of Community Development Gray stated that the property is protected under an interim protective designation that was made when the Historic Preservation Ordinance was adopted, therefore, it provides a 180 Day Period during which it needs to be treated as if it's designated, although designation is not final.

Mr. Gray commented on the process of the Public Hearing and the importance of the Warner Theatre project. He stated that the Warner Theatre is currently protected under the ordinance. Mr. Gray stated that under the ordinance he is charged in determining if the property is eligible for designation, within forty-five (45) days of the determination of eligibility, the Director shall prepare a designation report, which shall establish in the record how the property meets the applicable criteria, and schedule a public hearing before the Historic Preservation Commission. Additionally,

the property owner will be given at least ten (10) days notice of the public hearing. Subsequent to completing the report and scheduling the public hearing, correspondence was received from the owner's attorney, Chris Diaz and the letter will be included for the record for the proceedings. Mr. Gray mentioned that more information could be developed about the building after today's public hearing. Additional comments made during the public hearing, even after adopting the resolution, could lead staff to carry out further research. Staff may be directed to further inform City Council, if a decision is made to recommend designation of the Warner Theatre as a historic resource. However, in the end, this is not a final action. City Council may receive information and have sixty (60) days to schedule its own hearing and decide if action is warranted at that time, or that further study is necessary or return the item to the Commission for further action and other possibilities after the recommendation.

Commissioner Milofsky declared the public hearing open and called for anyone wishing to speak in favor of or against Case No. 07-01 HRD.

Eaby Culley (3451 Santa Ana Street, Huntington Park, California 90255) stated that he is very familiar with the history of the Warner Theatre and would like to see the theatre used for City events as well as cultural events. Mr. Culley is in support of designating the Warner Theatre as a historic resource.

Ric Salinas (1810 San Jacinto Street, Los Angeles, California 90026) a representative of "Culture Clash Theatre Group" stated that he resides in Los Angeles and would like to see the Warner Theatre used for various shows as well as events, such as Cinco de Mayo and other community events. Mr. Salinas would like to see the theatre become a historic landmark.

Tara Jones (812 South Spring Street, Los Angeles, California 90014) who is currently employed by the city of Huntington Park's Historic Preservation Commission to conduct a survey of historical buildings expressed that in her years of experience in this field, there are not many theatres with this unique architecture. Ms. Jones supports the Warner Theatre designation as a historic resource.

Mike Buhler (Director of Advocacy Los Angeles Conservancy 523 West 6<sup>th</sup> Street #826, Los Angeles, California 90014) stated that he is in support of adopting the resolution to designate the Warner Theatre as a historic resource. In addition Mr. Buhler wanted to clarify that with the adoption of the resolution, that it does not free its use as a theatre or prevent further additions or reversible alterations that would allow other uses for the building.

Edgar Gerris (1814 Darwin Avenue, Los Angeles, California) stated that he formally resided in Huntington Park and is still in the local area. Mr. Gerris stated that he is in support of the Warner Theatre as a historic resource.

Christopher Diaz (333 S. Hope Street, 16<sup>th</sup> Floor, Los Angeles, CA), representing Robertson Properties, Warner Theatre property owner, requested that the Commission defer designating the Theater as a historic resource. Mr. Diaz stated that they did receive the Public Notice 10 days prior to the Public Hearing, but were not provided with the Designation Report until four days prior to the meeting which was not adequate time for

preparation. Mr. Diaz added that the owner is seeking to work with the Commission to obtain the best use for the Theatre.

Mr. Diaz indicated four (4) main concerns regarding the Theatre:

1. the slope of the first floor theater would need to be leveled off in some fashion to allow for a retailer or other type of business to have a flat surface in which to conduct its business;
2. the false ceiling which is not original to the Theater's construction and not likely of historical significance would need to be removed, along with any other second level addition, to allow for increased head-room.
3. the original and outdated seats in the Theater would need to be removed in order to allow for the adaptive reuse of the space.
4. the screen is in serious disrepair and the proscenium appears to have been removed. Thus the city should not require that the screen be left in place, as this is likely to provide needed space for an adaptive reuse of the building.

Clarification was made by staff that the property owner of the Warner Theatre was given a notice pursuant to the procedures in Section 9-3.1807 of the Huntington Park Municipal Code. With no one else wishing to speak, Commissioner Milofsky declared the public hearing closed.

Mr. Gray informed the Commissioners that there was a handout distributed after the Agenda had been sent, which amends Section 3 of the resolution with the following information:

The Historic Preservation Commission, based upon collective evidence incorporated herein, the associated Designation Report and both written and oral comments received at the public hearing held on March 6, 2007, hereby recommends to the City Council, with the adoption of this resolution, approval of the designation of the Warner Theatre, 6710-6720 Pacific Boulevard as a historic resource and that the subject resource be placed on the Huntington Park Historic Register. The designation shall include exterior and interior architectural elements specified in the Designation Report and the following architectural elements:

Exterior Elements

Terrazzo paving at entry;  
Marble wainscott and panels at entry walls;

Interior Elements:

Raked Floor;  
Ornamental frescoes located in the lobby ceiling and walls;  
Ornamental frescoes in the auditorium;  
Ornamental tile work throughout interior of the building;  
Ornate Deco Plaster alcoves, painted relief and "niche sculptures";  
Deco pendant light fixtures in the lobby, mezzanine and auditorium;  
Auditorium doors and other ornamental doors;  
Original recessed Exit lights and face plates and  
Ornamental stair tile, handrails and balustrades.

Following a discussion, a motion was made by Commissioner Shidler, seconded by Commissioner Luna, to APPROVE AND ADOPT RESOLUTION NO. 07-01 HRD, as recommended by staff. The motion was unanimously approved.

Mr. Gray added that a special meeting will be scheduled to conduct a tour of the theatre.

**New Business:**

None.

**Subjects Presented by the Historic Preservation Commission:**

Commissioner Milofsky requested that the Commissioners present their nominations of properties recognizing property owners for their effort in maintaining their properties, specifically properties having potential historical significance, so as to present a certificate to the property owners. Mr. Milofsky stated that he would like to present the certificates in May, which is Historic Preservation month.

**Information Items:**

None.

**Closed Session:**

Commissioner Milofsky declared the meeting resolved into closed session at 7:30 p.m. for:


Pursuant to California Government Code Section 54957,  
PUBLIC APPOINTMENT  
Title: Historic Preservation Commissioner

Following the closed session, the meeting reconvened at 8:20 p.m.

The Commissioners made a request to recommend to the City Council the appointment of Michelle Sanchez as Historic Preservation Commissioner.

**Adjournment:**

There being no further business, Commissioner Milofsky adjourned the meeting at 8:22 p.m.

  
Chairperson, Acting

ATTEST:   
Secretary