

***Historic Preservation Commission
Meeting Minutes of June 5, 2007***

Minutes of the Huntington Park Historic Preservation Commission meeting held on June 5, 2007.

The meeting was called to order at 6:30 p.m. by Chairman Milofsky. Present: Vice Chair Carolina Luna, Commissioners Michelle Sanchez, Wally G. Shidler, and Yessica Jovel. Absent: None. Also present: Director of Community Development Henry Gray, Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, and Recording Secretary Genny Ochoa.

Minutes of the meeting of May 1, 2007

A motion was made by Commissioner Shidler, seconded by Vice Chair Luna, to approve the minutes of the meeting held on May 1, 2007 as submitted. The motion was unanimously approved.

Public Appearances

None.

Public Hearings

A. CASE NO. 07-04 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 reviewed the Designation Report for Case No. 07-04 HRD. Mr. Garcia stated that a City Council public hearing to consider the theatre's designation had been held on March 20, 2007 and continued at the request of the property owner in order to clarify the historic elements outlined in the proposed resolution. Mr. Garcia added that the City Attorney recommended that the designation process be restarted due to the numerous continuances of the public hearing.

Mr. Garcia summarized the historical elements of the theater's interior. Mr. Garcia stated that based on the evidence presented, staff finds that the criteria required for the historic designation is met, and that staff recommended that the Historic Preservation Commission adopt the proposed resolution recommending to the City Council the adoption of a Historic Resource Declaration of Designation for the Warner Theatre.

Chairman Milofsky declared the public hearing open and called for those wishing to speak in favor of or against Case No. 07-04 HRD. Mr. Jesse Jauregui (333 S. Hope St., 16th Flr., Los Angeles, CA), attorney for Robertson Properties Group (property owner), came forward and presented to the Commissioners and staff correspondence addressing the property owner's concerns with the proposed theater designation, and requested that it be incorporated as part of the public hearing record. Mr. Jauregui summarized the concerns outlined in the letter. Among the cited concerns were:

- 1) Consideration of adoption of the resolution is “procedurally infirm” as the proposed City Council resolution for the theatre’s designation is currently before the City Council;
- 2) the designation deadline established by the City’s Historic Ordinance, and extended as agreed to by the property owner, does not include the Commission’s action on the proposed resolution;
- 3) the property owner’s position that the designation “allow for an adaptive reuse of the Theater so as not effectuate a regulatory taking” and that “any designation of the Theater not limit its usage to a traditional movie house” as doing so would greatly affect the property’s value;
- 4) the exclusion of the theatre’s rake floor being designated as one of the historical elements;
- 5) allowing the alteration of the vertical “Warner’s” blade sign on the exterior front of the building;
- 6) the ability to remove and relocate the theatre seats and “open up the main theater floor space”; and
- 7) clarification to the theater’s description in the Designation Report dated March 6, 2007 pertaining to:
 - a. the ceiling art
 - b. previous alterations i.e., the concession stand, projection room and theater booth
 - c. the screen modification from one screen to two screens which includes the addition of a second projection room in the auditorium
 - d. request for additional information to validate the Designation Report’s finding that criterion 4 of the Ordinance (“has yielded, or may be likely to yield, information important in prehistory or history”)

Mr. Jauregui stated that the property owner and City have come to agreement on some of the issues and discussions were ongoing with the hope of reaching a mutually satisfactory resolution. Mr. Jauregui expressed doubt in the Commission’s authority over its proposed designation since no action had been taken to date by the City Council on the original designation request. Mr. Jauregui requested that the Commission postpone any action on the adoption of the resolution until all the issues have been resolved.

Ms. Teresa Grimes (Christopher A. Joseph & Associates, 11849 W. Olympic Blvd., Ste. 101, Los Angeles, CA), historical consultant for the property owner, came forward and stated that in order to continue with the successful progress of the proposed designation process, the designation report and resolution should explain how the property meets the criterion for designation and should include a description, assessment and summary of the building’s physical integrity. Ms. Grimes stated that the proposed resolution should be modified in such a way to make it more comprehensible in its inclusion of the designation’s criteria and analysis of the theatre’s physical elements.

After a discussion, Chairman Milofsky requested that the City Attorney attend the next Commission meeting. A motion was made by Commissioner Shidler, seconded by Commissioner Jovel, to continue the public hearing for Case No. 07-04 HRD to the regular Commission meeting of July 3, 2007. The motion carried as follows: Ayes: Commissioners Sanchez, Luna, Shidler, Jovel, and Chairman Milofsky; Noes: None; Absent: None.

New Business

A. Civic Center Tour

It was concurred by the Commission and staff to deviate from the agenda and that the tour be the last item to conduct.

Information Items

Commissioner Shidler announced the forthcoming publication of the City's "historic book." Due out in October 2007.

Director of Community Development Gray stated that draft changes to the Historic Preservation Ordinance will be presented for review at an upcoming Commission meeting.

Planning Manager Bautista stated that the Ad Hoc Committee meeting date is pending. Mr. Bautista reminded the Commissioners of the Warner Grand Theatre tour in San Pedro scheduled for June 13, 2007.

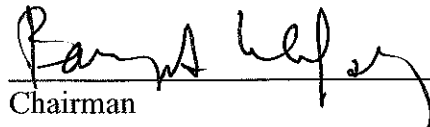
New Business

A. Civic Center Tour

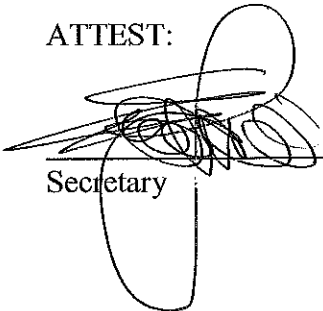
Staff conducted the Civic Center tour which included the interior and exterior of the City Hall, Police Department building exterior, Huntington Park International Museum exterior, (formerly occupied by the Los Angeles County Health Department), and the Civic Center Park. Director of Community Development Gray pointed out the buildings' original and non-original features, which will be included in the Civic Center designation report.

Adjournment:

There being no further business, Chairman Milofsky adjourned the meeting at 8:34 p.m.


Chairman

ATTEST:


Secretary