

*Historic Preservation Commission
Meeting Minutes of February 16, 2010*

The meeting was called to order at 6:00 p.m. by Chairman Barry Milofsky. Present: Commissioners Carolina Luna, Wally Shidler, Vice Chair Michelle Sanchez and Chairman Milofsky. Also present: Planning Manager Eric Garcia, Assistant Planner Mercenia Lugo, Development Project Coordinator Juan Arauz, Planning Intern Carli Chauvin and Recording Secretary Corinna Luevano.

Minutes of the meeting held on January 19, 2010:

Motion by Commissioner Shidler, seconded by Commissioner Luna, to approve the minutes of the meeting held on January 19, 2010. The motion was unanimously approved.

Public Appearances

None.

New Business

A. Discussion and/or action on the proposed Commercial Rehabilitation project at 6615-6617 Pacific Boulevard.

Mercenia Lugo, Assistant Planner, stated that the building was constructed in 1928 and is situated south of Zoe Avenue, that the existing façade is deteriorated, with dilapidated scissor gates, and has 3 tenant spaces, two of which are vacant. Proposed improvements include cleaning the existing storefront glass and mullions, repair of the canopy, new paint, new roll-up grilles, new light fixtures and new signage, among other improvements as well.

Chairman Milofsky requested that swinging doors be placed at the entrance to 6619 Pacific Boulevard instead of sliding doors. Chairman Milofsky also requested to close the gap in-between the security gate housing so as they appear as one continuous element. The Commissioners all agreed with the smooth cement plaster over the brick columns.

B. Discussion and/or action on the proposed Commercial Rehabilitation project at 6621-6625 Pacific Boulevard.

Ms. Lugo stated that this building was constructed in 1929. The façade is currently comprised of wood and hardiplank paneling, fabric and metal awnings, with dilapidated scissor gates. The property has 3 tenant spaces, all of which are occupied. Some of the improvements consist of cleaning the existing storefront mullions, new paint, patching stucco, cement finish and new signage for all three tenants.

The Commission recommended that the curved element remain in place, however; that horizontal panels be replaced where missing and that the height of parapet be consistent throughout the building. The Commission also requested that swinging doors be maintained. They also added

that the security gate and it's housing be placed either inside the location or underneath the lower portion of the curved façade element.

C. Discussion and/or action on the proposed Commercial Rehabilitation project at 6722-6728 Pacific Boulevard.

Ms. Lugo stated that this project abuts the southerly end of the Warner Theater. The façade is partially obscured with a plank/panel material to the upper portion of the structure. The exterior includes deteriorated signage, dilapidated solid roll-up doors and contrasting exterior paint colors. The property has four tenant spaces, all of which are occupied. Improvements include patching and repairing existing stucco, painting existing roll-down grille frame, installation of six sliding doors and two side lit fixed panels to the 6724 storefront and four new sign panels for signage backing.

Commissioner Shidler requested swinging doors in-lieu of sliding doors. Chairman Milofsky requested the following items:

- Expose the existing windows and not cover them up with signs
- No sliding doors
- Canopy intact
- Don not install fake pilasters to replicate the covering for the roof access latter

Planning Manager Eric stated that staff will work with the architects on revising the plans and bring the project back to the Commission.

D. Discussion and/or action for Commercial Rehab Project at 6704 Pacific Boulevard for canopy modification:

Eric reminded the Commission that this item has been brought back to the Commission because of their request to have the housing to the grille be hidden in the canopy. However, according to the Architect, there is structural damage, therefore, it can not be accomplished. Chairman Milofsky requested staff to have the Architect report to the Commission with an explanation as to why this can not be accomplished. The Commission stated that if the report finds that structurally this can not be accomplished, then a second option would be to conceal the housing but fill in the gaps in-between the housing units to make it appear as one element. The Commission recommended that Staff report back.

E. Discussion and/or action on the draft Certified Local Government (CLG):

Mr. Garcia asked the Commission if they had any questions or revisions. Mr. Garcia added that staff will be submitting a draft the CLG application to the State for their preliminary review. Staff will work with the State in finalizing the application so if the Commission has any future changes, staff still has time to incorporate the revisions. The final version requires City Council approval prior to submitting it the State.

F. Discussion on the 2010 Annual California Preservation Conference:

The Commissioners consented on Vice Chair Sanchez attending the 2010 Annual California Preservation Conference from May 12 - May 15, 2010.

G. Discussion of the Affordable Housing Project at 6415 Middleton Street:

Mr. Garcia stated that the City was contemplating an affordable housing project at 6415 Middleton Street. It would involve the acquisition of the site and razing the structures in order to develop the site with the maximum allowed density. Chairman Milofsky stated the razing of structures was a concern of the Historic Preservation Commission that was addressed with the Affordable Housing Strategy Committee. Mr. Milofsky stated that the front structure maintained its integrity and suggested maintaining the front house and that the rear structure may be demolished leaving room to build new at the rear. Mr. Milofsky further stated we should not destroy the character of neighborhoods and that there are other properties the City may seek that do not have any historic significance. Mr. Milofsky recommended that this structure is worthy of a historic resource nomination. Commissioner Sanchez stated that she would nominate the dwelling as a historic resource.

H. Reconsideration of the Minutes of the Historic Preservation Commission meeting held on February 3, 2009:

Chairman Milofsky requested the Architect, Guilio Zavolta, attend the next HPC meeting to discuss the changes that are requested to the minutes and provide the Commission with an update on the project.

Subjects Presented by Historic Preservation Commissioners

Commissioner Luna stated that updates are considered necessary to the HPC newsletter such as new landmarks, purpose of the Mills Act, review of commercial rehabilitation projects as well as residential projects. Commissioner Luna requested that the HPC Guide be translated to Spanish. Vice Chair Sanchez stated that she plans to nominate 6900 Passaic Street to receive recognition during National Historic Preservation month. Chairman Milofsky requested a letter be sent to the owners of recently designated Historic Resources informing them of the Mills Act tax incentive opportunity as well as the City's Historic Resource Plaque Program.

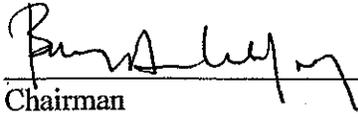
Information Items

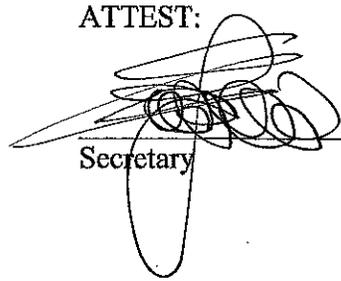
Mr. Garcia updated the Commission on the Commercial Rehab project at 6805-6809 Pacific Boulevard. There was a discussion at the previous meeting in regards to the horizontal banding across the bulkhead, that it be replicated as in the photograph that was presented, Studio 111 Architect's revised the façade to continue the horizontal banding using tile, as originally recommended by Chairperson Milofsky.

Identification of items in progress:

Adjournment

There being no further business, Chairman Milofsky adjourned the meeting at 7:30 p.m. to the regular meeting of March 16, 2010.


Chairman

ATTEST:

Secretary