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STATEMENT OF PROCEEDINGS FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HISTORICAL LANDMARKS AND RECORDS COMMISSION KENNETH HAHN HALL OF ADMINISTRATION 500 WEST TEMPLE STREET, ROOM 372 LOS ANGELES, CA 90012

Friday, December 14, 2012

9:30 AM

AUDIO LINK FOR THE ENTIRE MEETING. (13-0064)

Attachments: AUDIO 1
AUDIO 2

Present: Chair Barry Waite, Vice Chair Stephen Sass, Commissioner Elysha Paluszek and Commissioner Ivy Sun

Absent: Commissioner Yolanda Duarte-White

Call to Order. (12-5057)

The meeting was called to order by Chairperson Skelton at 9:36 a.m.

I. PRESENTATIONS

1. 9:30 a.m.
Presentation on proposed Mills Act Program Ordinance and Contract as directed by the Board order of September 18, 2012.

Richard Bruckner, Director, Regional Planning Department
Joseph Nicchitta, County Counsel (12-5135)

Mr. Phillip Estes, Principal Planner, Regional Planning Department, presented a summary of the proposed Mills Act Ordinance. The Mills Act rules are stipulated by the State; however, the County can determine eligibility criteria, application procedures, and specific contract terms. The Mills Act Program is a State legislation that enables the County to enter into a contract with a private property owner to preserve and restore historic landmarks. The contract stipulates work programs for certain items that would need to be restored or protected, and in return most of the property owners receive a property tax reduction. However, it is not guaranteed that every property owner will receive a tax reduction. Mr. Estes continued that in talking with the City of Pasadena who currently has a Mills Act Program, they reported an average of 54% in property taxes for entering into a contract.

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He continued that there are about 20 communities in Los Angeles that currently offer the Mills Act, including the cities of Los Angeles, Long Beach, Pasadena and West Hollywood.

Specific to the proposed Ordinance, eligibility to participate in the Mills Act Program will be limited to a single-family and two-family resident in the first three years following the effective date of the Ordinance; these will be the properties that are qualified as historical. After the first three years, a building or structure other than a single family residence or a two family residence which is qualified as a historical property will be eligible to participate in the Mills Act Program. Some of the suggested property criteria will include properties threatened by abandonment or demolition, properties where affordable housing is created, economic hardship, or protection of a highly significant resource. Mr. Estes further added that the Ordinance also provides for a situation where the director can make recommendation to the Board to approve or denial an owner's request to exempt a property that is a qualified historical property. County Counsel will prepare a form contract that applicants can download from the Regional Planning website, complete and submit for Regional Planning Director to determine whether the property is eligible to participate in the Mills Act Program.

The Mills Act Program Ordinance also provides for the director of Regional Planning to consultation with the County Historical Landmarks and Records Commission (HLRC) to establish the priority consideration criteria that will be used for the applications that may require priority consideration; foreseeing that Regional Planning may receive up to or more than six applications within a year, once the first three years limitation has been lifted. The Ordinance also proposes that the director in consultation and collaboration with the HLRC to develop and maintain administrative guidelines for implementation of the application and the review and contracting process.

The Ordinance will be submitted to the Board for approval within the next 90 days and once approved Regional Planning and County Counsel will return to the HLRC to begin the process for developing the priorities and administrative guidelines for implementation of the application, review and contracting process.

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Mr. Joe Nicchitta, County Counsel, added that County Counsel may recommend to the Board to amend HLRC's powers in order for the Commission to be able to perform the duties/role that is carved out in the proposed Ordinance.

Ms. Helen Parker, County Counsel, reiterated that County Counsel wants to make sure that in addition to the Board motion, the Commission has the power it needs in order to have input on Mills Act issues.

Chairperson Skelton thanked Regional Planning and County Counsel for their report. Ms. Parker suggested that it may be ideal for a few members of the Commission to attend the Board meeting to address the Board when the item is scheduled to be considered for approval. On motion of Vice Chairperson Sass, seconded by Commissioner Sun, unanimously carried, the Commission agreed that the Chair and Vice Chair will represent the Commission at the Board meeting to address the Board on the item.

In response to a question Ms. Parker indicated that she would report back on the Brown Act issue when a quorum of a Commission wishes to attend a Brown Act meeting of the Board or otherwise. Ms. Parker later confirmed to the staff and Chairman that the Brown Act permitted attendance of any number of commissioners.

There being no further discussion on the Mills Act Ordinance, Chairperson Skelton called for a short recess at 10:20 a.m.

Attachments: SUPPORTING DOCUMENT

2. 10:30 a.m. -
MTA Presentation of Universal City Pedestrian Bridge Project

Rios Clemente Hale, Architect
Carl Peter Ripaldi, Principal Environmental Specialist
(12-5066)

Chairperson Skelton reconvened the meeting at 10:42 a.m.

A team of experts from Metro were in attendance at the December 14, 2012 special meeting to respond to the Commission's questions/concerns regarding the impact of the Universal City Pedestrian Bridge Project on Campo de Cahuenga, a historical site. The Commission's request for a presentation stemmed from July 16, 2012 correspondence from Metro, requesting the Commission to advise Metro of any resources of historical

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significance that should be taken into account in light of the Universal City Pedestrian Bridge that is being constructed next the historic Campo de Cahuenga. Also present at the meeting were residents from Studio City who wanted to express their support for and/or objections to the project.

Mr. Bob Hale, Principal Architect, led the presentation and gave a brief background of the project which grew out of the Redline station in the early 90's when an agreement was reached between Metro and Universal Studios to provide a pedestrian walkway from the station across Lankershim Boulevard. The original plan was to build a tunnel, but due to financial and technical reasons the tunnel didn't seem feasible hence the bridge project.

Using an architectural model of the bridge, Mr. Hale described how the bridge would span Lankershim Boulevard and Universal Hollywood Drive with landings on the northwest, northeast, and southwest corners of the intersection of Lankershim Boulevard and Campo de Cahuenga Way/Universal Hollywood Drive. Each landing would be serviced by elevators, stairways and/or escalators. The pedestrian bridge would facilitate access between the Metro Station on the westerly side of Lankershim Boulevard and Universal Studios, office towers, and hotels on the easterly side of Lankershim Boulevard. Access to the bridge from the northwest corner of Lankershim Boulevard adjacent to the historic Campo de Cahuenga would be via escalator or elevator. The presentation noted that there has been close work to apply the Secretary of the Interior's Standards to minimize the impact of the bridge on the historic Campo de Cahuenga.

Mr. Carl Peter Ripaldi, Principal Environmental Specialist, Environmental Compliance & Services Department, Metro, further added that Metro has gone through several environmental processes and clearance including the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) for the bridge project. Like any other project, Metro utilizes the environmental checklist and initial studies to look at all the potential aspects in terms of environmental impacts including air quality during construction, noise impact, neighborhood access to businesses and residences, impacts on pedestrian traffic, cultural and historic impacts and environmental justice issues.

Mr. Ripaldi stated that the project was cleared by CEQA 2 ½ years ago and categorized as having no significant impact to the neighborhood or Campo de Cahuenga site. He clarified that the environmental impacts of building a bridge are minimal compared to building a tunnel because the tunnel is underground which may cause possible detriment to Campo de Cahuenga

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and/or the surrounding power lines. He added that a NEPA clearance has been drafted and will be finalized after community outreach efforts are completed.

Mr. Daniel Paul of ICF International also addressed the Commission. Mr. Paul reported that his firm conducted NEPA's Section 106 process which mandates that analysis be completed to determine the potential adverse effects of the project on historical properties even if the project is not on the historical property itself. ICF International analyzed the proposed Universal City Pedestrian Bridge and found that the project will have no potential adverse effects on the historic Campo de Cahuenga site.

The team concluded their presentation by reassuring the Commission that the project will enhance the visibility of the historic site and draw more tourists' attention, more so than create any significant impact on the Campo de Cahuenga site.

After the presentation the Chair opened the floor for public comments.

Connie Elliot of the Campo de Cahuenga Historical Memorial Association commented that the Association has been working with Metro on the project. She continued that there have been conversations and some concerns expressed to Metro regarding how close the project was to Campo de Cahuenga's wall. This resulted in Metro's decision to move the project from 8ft to 22 ft. Additionally, Metro made a presentation at a Campo's Board meeting which gave the Board an opportunity to get a thorough understanding of the project. Ms. Elliot concluded that the Campo Board is happy and in support of the project.

Barry Johnson, Studio City Residents Association and Joseph Higgins, resident, commented and expressed their dissatisfaction and non-support for the project.

Lisa Sarkin, Acting President of the Studio City Neighborhood Council stated that the Neighborhood Council is not in support of the project. She presented a motion passed by Board of the Studio City Neighborhood Council opposing the design and placement of the pedestrian bridge from the Campo de Cahuenga/Metro Redline Station in Studio City to the Universal Studios property and requesting the MTA to comply with the Brown Act, provide notification of all MTA hearings and to make available all written reports and documents related to this bridge." (Board of the Studio City Neighborhood Motion 2012.12.14A).

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Ms. Sarkin also stated that the project is overbearing and not supported by the citizens of Studio City. There were also concerns that Metro does not involve and or notify the Board of Studio City Neighborhood Council and the Studio City Residents Association of their processes. She also expressed concern for Metro's decision to go for the bridge versus the tunnel.

Mr. Ripaldi clarified that necessary announcements and notifications were sent out per NEPA Section 106. He also added that the project required the lowest level of environmental clearance and Metro has followed all the processes and the project has met all the stipulated requirements. He again stated that the environmental impacts of building a bridge is minimal compared to building a tunnel.

After hearing the concerns and responses/explanations provided by the MTA team, Chair Skelton stated that he applauds MTA's process and he is convinced that the Campo de Cahuega site will be well served by the Universal City Pedestrian Bridge. He added that he appreciates the introduction, visual and the significant exposure that the bridge will bring to the historic site. He also stated that he respects and appreciates the concerns that have been brought to the Commission by the residents however the Commission's role is to foster and promote the preservation of historical sites.

Vice Chair Sass further added that the Commission's concern and reason for the presentation was to ascertain if the bridge project would have any impact on the historical resource and if so, how the impacts are being mitigated. He further stated that the Commission's role is to protect and enhance a historic resource and he questioned if MTA has resources that can enhance and keep the historic site open more than once a month. Ms. Elliot responded that the Campo de Cahuenga Historical Memorial Association will be working collaboratively with MTA to determine ways to generate resources that can be used to enhance the historic site.

After further dialogue Vice Chair Sass indicated that the Commission could respond to Metro's request and indicated that there should be mitigation efforts to minimize the impact on the resources, as well as, the community as the project goes forward. The motion was seconded by Commissioner Sun and unanimously carried.

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Chair Skelton thanked the MTA team for their presentation and also the citizens of Studio City for coming to be a part of the meeting. The Commission encouraged Metro and the residents to make efforts to continue dialogue and work collaboratively together as the project progresses.

Attachments: SUPPORTING DOCUMENT

II. MISCELLANEOUS

Matters Not Posted

3. Matters not posted on the posted agenda, to be discussed and (if requested) referred to staff or placed on the agenda for action at a future meeting, or matters requiring immediate action because of an emergency situation or where the need to take action came to the attention of the Commission subsequent to the posting of the agenda. (12-5061)

There were no matters presented for a future agenda.

Public Comment

4. Opportunity for members of the public to address the Commission on the special items on this agenda that are within the jurisdiction of the Commission. (12-5062)

There was no public comment.

Adjournment

5. Adjournment of the meeting of December 14, 2012. (12-5065)

There being no further business, the meeting adjourned at 12:26 p.m.