



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

6 April 19, 2022

CELIA ZAVALA
EXECUTIVE OFFICER

April 19, 2022

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**UNIQUE THEATRE LANDMARK DESIGNATION
PROJECT NO. PRJ2021-003049-(1)
CASE NO. RPPL2021008297
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This action is to designate the Unique Theatre, located at 3641 and 3643 E. 1st Street in the unincorporated community of East Los Angeles, as a County Historic Landmark.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project; and
2. Adopt a resolution designating the property as a Los Angeles County Historic Landmark.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to designate the Unique Theatre (“Theatre”) as a County Landmark, thereby preserving the County’s distinctive architectural history. The Theatre was constructed in 1927 by an unknown architect in the Art Deco style with Classical detailing.

As late as 1970, the Theatre functioned as a Spanish language movie theater. Additionally, the Theatre functioned as an important community events space for the Latino community, such as hosting the Ms. East Los Angeles beauty contest, fundraisers, and funerals.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan Goal No. 2 (Foster Vibrant and Resilient Communities). Designating Landmarks and Historic Districts preserves the unincorporated communities' architectural and cultural heritage, thereby fostering community vibrancy.

FISCAL IMPACT/FINANCING

There is no fiscal impact for this project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The subject property is approximately 0.41-acre in size and is developed with a two-story mixed-use building that includes a former movie theater, three ground-floor retail shops, and second floor apartments accessed from a stairwell on E. 1st Street, and a two-story single-family residence with a detached single-story accessory dwelling unit. The mixed-use building shares a party-wall with a commercial building located directly west at 3645 E. Street (APN 5232015015).

The boundaries of the proposed landmark are: one foot north of the northern edge of the mezzanine of the movie theater, the eastern boundary of APN 5232015028, one foot south of the building's primary façade, including its marquee and blade sign, and the western boundary of APN 5232015014. The auditorium, which was damaged extensively by a fire in 2020, and the single-family house and accessory dwelling unit on the property are excluded from the boundaries of the nomination. A map of the boundaries is attached to the enclosed draft resolution.

Designation Criteria

The property is eligible for designation because the structure is 50 years of age or older, associated with events that have made a significant contribution to the broad patterns of history in the community and embodies distinctive characteristics of an architectural style.

Landmarks Commission Recommendation

Pursuant to County Code Section 22.124.090.B, at a duly noticed public hearing held on November 5, 2021, the Historical Landmarks and Records Commission (Landmarks Commission) unanimously (3-0, 2 absent) adopted a resolution to recommend that the Board of Supervisors find that the designation of the Theatre as a Historic Landmark is categorically exempt from the provisions of the CEQA and adopt a resolution designating the Theatre as a Los Angeles County Historic Landmark. During the public hearing, three people testified in favor of the recommended designation.

Board Public Hearing Requirement

Pursuant to County Code 22.124.090.C.2, if the owner of the property subject to the landmark designation does not consent to the designation, the Board shall hold a public hearing to consider the proposed landmark designation.

Board Consideration

Pursuant to County Code Section 22.124.090.C, following the filing by the Historic Records and Landmarks Commission adopted resolution, the Board is also required to adopt a resolution approving the landmark designation, in whole or in part and with or without modifications; or disapproving the landmark designation and deny the nomination application if the Board determines

that the criteria applicable to the designation have not been met.

Designation Effective Date

Pursuant to County Code Section 22.124.090.D, a landmark designation shall be effective as of the date a resolution approving the designation is adopted by the Board.

Procedures Upon Approval

Pursuant to County Code Section 22.124.090.E, upon the effective date of a landmark designation, the Landmarks Commission shall promptly enter the property into the County Register as a "Los Angeles County Landmark," and shall specify the effective date of the landmark designation.

Pursuant to County Code Section 22.124.090.F. the Director of the Department of Regional Planning shall cause a document titled "Notice of Landmark Designation" to be promptly recorded with the Registrar-Recorder/County Clerk upon the effective date of a landmark designation.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA, a historic landmark designation is categorically exempt from the provisions of the CEQA because the designation will preserve a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action will not impact current County services or projects.

CONCLUSION

For additional information regarding this item, please contact Dean Edwards at dedwards@planning.lacounty.gov.

The Honorable Board of Supervisors

4/19/2022

Page 4

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy J. Bodek". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Amy J. Bodek, AICP

Director

AJB:CC:BD:DE:el

Enclosures

c: Executive Officer, Board of Supervisors
Chief Executive Office
County Counsel
Historical Landmarks and Records Commission

RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
UNIQUE THEATRE LANDMARK NOMINATION
PROJECT NO. PRJ2021-003049-(1)
CASE NO. RPPL2021008297

WHEREAS, the Board of Supervisors (hereinafter, the "Board") of the County of Los Angeles (hereinafter, the "County") conducted a duly noticed public hearing designating of a property located at 3641 and 3643 E. 1st Street (hereinafter the "subject property" or "Unique Theatre") in the unincorporated community of East Los Angeles in the First Supervisorial District, a County Landmark pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code) on April 5, 2022.

WHEREAS, the Board finds:

1. The Unique Theatre is located at 3641 and 3643 E. 1st Street (Assessor's Parcel Numbers (APN) 5232015014 and 5232015028 respectively), in the unincorporated community of East Los Angeles in the First Supervisorial District.
2. On August 31, 2021, the Board of Supervisor nominated the subject property as a County landmark pursuant to County Code Section 22.124.080.
3. Pursuant to County Code Section 22.124.090.A, the County noticed the record owner, 3635 East First Street LLC, of the nomination on September 2, 2021. Parviz Torkian, agent of the LLC, submitted a letter, dated September 23, 2021, indicating that the record owner does not consent to the designation.
4. Pursuant to County Code 22.124.090.C.2, If the owner of the property subject to the landmark designation does not consent to the designation, the Board shall hold a public hearing to consider the proposed landmark designation.
5. On July 26, 2021, Dean Edwards of the Department of Regional Planning (DRP) and DRP's consulting Architectural Historian, Carrie Chasteen of Sapphos Environmental, Inc. ("Sapphos") inspected the property. The findings of that inspection are detailed in Sapphos' memo, dated October 6, 2021, and are summarized as follows.
6. The approximately 0.41-acre subject property is developed with a two-story building that includes a former movie theater, three ground-floor shops, and second floor apartments accessed from stairs on E. 1st Street, and a two-story single-family residence (SFR) with a detached single-story accessory dwelling unit (ADU). The movie theater building shares a party-wall with the building located on APN 5232015015 (3645 E. 1st Street).
7. The Unique Theatre was constructed in 1927 by an unknown architect.
8. The theater is a rare example of an Art Deco with Classical detailing theatre within unincorporated Los Angeles County. The Art Deco architectural style was popular between 1925 and 1940. Common character-defining features of the style include

a linear appearance, geometric blade and marquee signage, glazed brick and decorative paneling as string courses along a building roofline, various use of chevrons and zigzags, and geometrical motifs. Classical architecture usually denotes architecture which is derived from the principles of Greek and Roman architecture. Classical detailing on a building includes symmetry, rectangular windows, and pilasters along the primary façade.

9. The primary façade of the theater faces south toward E. 1st Street. The façade is clad in large brownish-red tiles at the base, and the upper floor is clad in white glazed brick. The primary façade is accented with five symmetrically spaced pilasters. The top of each pilaster is connected with two terracotta belt courses, which framed decorative vents set into the pilasters. Large, rectangular, floral-patterned terracotta panels are offset in the upper floor between the pilasters. The cornice consists of a simple terracotta coping panel, and tiebacks for seismic retrofit reinforcement are visible. The upper floor windows were multi-light wood, but were largely destroyed in a fire in 2020, which also destroyed the auditorium and roof. Additionally, the fire damaged the upper auditorium brick masonry walls, the roof above the apartments, the interior lobby, and the ADU.
10. The dominant feature of the primary façade is the Art Deco blade sign and marquee. The blade sign features the word "Unique" in channeled neon letters. Decorative scrolls accent the sign, which were also highlighted with neon. The neon tubing is largely extant. It appears metal panels were installed over the lettering channels in the marquee sign.
11. The three original storefronts have been modernized.
12. The movie theater building was previously converted to a retail store and the mezzanine was enclosed.
13. The recessed entry is missing a ticket booth typical of movie theaters of this time period, but retains the terrazzo floors. Additionally, the tapered entry intended to funnel customers into the structure and outside was boxed-out with modern storefronts, which are likely reversible and may expose additional original materials and features.
14. The lobby, located beneath the mezzanine, is accented with sculpted round sconces projecting from the wall that would have been up-lit. Recessed niches accent the space and the stairs to the mezzanine are largely extant. A floral-themed chandelier is centrally located in the lobby. The lobby ceiling and the underside of the mezzanine that projects slightly beyond the lobby into the auditorium are accented with pressed-tin panels. Pursuant to County Code Section 22.14.080, character-defining features are defined as "the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character." Although the lobby was substantially damaged in the fire, there are enough character defining features that survived that the space can be restored.

15. The property is eligible for designation because the following designation criteria has been met pursuant to County Code Section 22.124.070.A:
 - a. The structure is 50 years of age or older. The Unique Theatre is 94 years old;
 - b. The structure is associated with events that have made a significant contribution to the broad patterns of history in the community. The site is significantly associated with the Latino community of East Los Angeles. As late as 1970, the Unique Theatre functioned as a Spanish language theater. Additionally, the Unique Theatre functioned as an important community events space for the Latino community, such as hosting the Ms. East Los Angeles beauty contest, fundraisers, and funerals; and
 - c. The structure embodies distinctive characteristics of the architectural style Art Deco with Classical detailing and is a rare example of the architectural style within Los Angeles County.
16. Pursuant to Section 22.124.070.C, the recessed entry and lobby are eligible for designation because they are interior spaces of a property that were held open to the general public and are historically significant for their Art Deco style.
17. The National Park Service defines period of significance as “the span of time during which significant events and activities occurred” associated with the historic site. The period of significance of the subject property is 1927, when the Unique Theatre was constructed to 1972, the date of the last record of a Latino community event held at the theater.
18. The boundaries of the proposed landmark are depicted in approximation on the attached boundary map and are: one foot north of the northern edge of the mezzanine of the theater building, the eastern boundary of Assessor’s Parcel Number (APN) 5232015028, one foot south of the building’s primary façade, including its marquee and blade sign, and the western boundary of APN 5232015014. A map of the boundaries is attached as Exhibit A.
19. The garage is utilitarian and is therefore not included within the landmark boundaries.
20. Although the second-floor apartments are included within the landmark boundaries, they were not held open to the public and are therefore not included in the designation.
21. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities or aspects: location, design, setting, materials, workmanship, feeling and association. Due to extensive alterations, the Craftsman style SFR, likely constructed in 1922, lacks sufficient integrity to be included within the landmark boundaries. Additionally, the auditorium lacks sufficient integrity due to extensive fire damage to be included within the landmark boundaries. The movie theater building’s primary façade, blade sign, marquee, recessed entry, and lobby extending to the northern edge of

the mezzanine are included within the landmark boundary because they retain sufficient integrity.

22. The ADU, which was also likely constructed in 1922, was damaged extensively by fire and therefore lacks sufficient integrity for further evaluation and is not included within the landmark boundaries.
23. Pursuant to County Code Section 22.124.090.B, at a duly noticed the public hearing held on November 5, 2021, the Landmarks Commission unanimously (3-0, 2 absent) adopted a resolution to recommend that the Board of Supervisors find that the designation of the Unique Theatre as a Historic Landmark is categorically exempt from the provisions of the California Environmental Quality Act and adopt a resolution designating the Unique Theatre as a Los Angeles County Historic Landmark.
24. Pursuant to the provision of County Code Section 22.52.3190, the County notified the public of the hearing. Owners of the subject property and of property located within 500 feet of the subject property were notified by US mail of the public hearing. Additionally, a notice of the public hearing was published in the East LA Tribune and La Opinion newspapers. Finally, the notice of the public hearing was posted on the building.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. The project is categorically exempt from the provisions of CEQA, pursuant to section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) of CEQA;
2. The property is located at 3641 and 3643 E. 1st Street in the unincorporated community of East Los Angeles is hereby designated as a Los Angeles County Historic Landmark;
3. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of a historic resource that must be retained to preserve that character.” The property’s character-defining features are identified on Exhibit B.
4. Pursuant to County Code section 22.124.190.A, the effective date of this designation is April 5, 2022, and the decision of the Board is final.



CELIA ZAVALA
Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By: *Kgometa*
Deputy

APPROVED AS TO FORM:
RODRIGO CASTRO-SILVA
County Counsel

Thomas R. Parker
By: _____
Deputy

Attachments

- Exhibit A - Boundary Map
- Exhibit B – Character-Defining Features

EXHIBIT A - BOUNDARY MAP



EXHIBIT B – CHARACTER-DEFINING FEATURES

Location	Character Defining Feature
Primary façade	Blade sign with neon tubing
Primary façade	Marquee with accent scrolls
Primary façade	Cornice coping
Primary façade	Glazed brick upper façade
Primary façade	Red tile lower facade
Primary façade	Glazed brick pilasters with rosette and pellet molding
Primary façade	Glazed brick string course
Primary façade	Parapet roofline
Primary façade	Second floor window openings
Recessed entry	Terrazzo flooring
Lobby	Curved sconces and lighting
Lobby	Floral copper/brass chandelier
Lobby	Pressed-tin Arabesque crown molding panels
Lobby	Recessed niches
Lobby/Mezzanine	Pressed-tin panels

**BOARD LETTER/MEMO
CLUSTER FACT SHEET**

Board Letter

Board Memo

Other

CLUSTER AGENDA REVIEW DATE	3/16/2022	
BOARD MEETING DATE	4/5/2022	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input checked="" type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Regional Planning	
SUBJECT	Unique Theatre Historic Landmark Designation	
PROGRAM	Historic Preservation	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
DEADLINES/ TIME CONSTRAINTS	None	
COST & FUNDING	Total cost: \$	Funding source:
	TERMS (if applicable):	
	Explanation: There are no costs associated with this item.	
PURPOSE OF REQUEST	Unique Theatre Historic Landmark Designation	
BACKGROUND (include internal/external issues that may exist including any related motions)	Please see HLRC resolution.	
EQUITY INDEX OR LENS WAS UTILIZED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The structure is associated with events that have made a significant contribution to the broad patterns of history in the community. The site is significantly associated with the Latino community of East Los Angeles. As late as 1970, the Theatre functioned as a Spanish language theater. Additionally, the Theatre functioned as an important community events space for the Latino community.	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Sustainability. Preservation of historic buildings reduces the consumption of natural resources used to create new building materials, reduces green-house gasses related to new construction and reduces landfill deposits.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Dean Edwards, Senior Planner, dedwards@planning.lacounty.gov	

**RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
UNIQUE THEATRE LANDMARK NOMINATION
PROJECT NO. PRJ2021-003049-(1)
CASE NO. RPPL2021008297**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the "Commission") of the County of Los Angeles (hereinafter, the "County") conducted a duly noticed public hearing on a nomination application to designate a property located at 3641 and 3643 E. 1st Street (hereinafter the "subject property" or "Unique Theatre") in the unincorporated community of East Los Angeles in the First Supervisorial District, a County Landmark pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code) on November 5, 2021.

WHEREAS, the Commission duly considered all facts and records presented on the nomination, including a report from the Director of the County Department of Regional Planning and any and all public comment and testimony; and

WHEREAS, the Commission makes the following findings on the nomination:

1. On August 31, 2021, the Board of Supervisor nominated the subject property as a County landmark pursuant to County Code Section 22.124.080.
2. The Unique Theatre is located at 3641 and 3643 E. 1st Street (Assessor's Parcel Numbers (APN) 5232015014 and 5232015028 respectively), in the unincorporated community of East Los Angeles in the First Supervisorial District.
3. On July 26, 2021, Dean Edwards of the Department of Regional Planning (DRP) and DRP's consulting Architectural Historian, Carrie Chasteen of Sapphos Environmental, Inc. ("Sapphos") inspected the property. The findings of that inspection are detailed in Sapphos' memo, dated October 6, 2021, and are summarized as follows.
4. The approximately 0.41-acre subject property is developed with a two-story building that includes a former movie theater, three ground-floor shops, and second floor apartments accessed from stairs on E. 1st Street, and a two-story single-family residence (SFR) with a detached single-story accessory dwelling unit (ADU). The movie theater building shares a party-wall with the building located on APN 5232015015 (3645 E. 1st Street).
5. The Unique Theatre was constructed in 1927 by an unknown architect.
6. The theater is a rare example of an Art Deco with Classical detailing theatre within unincorporated Los Angeles County. The Art Deco architectural style was popular between 1925 and 1940. Common character-defining features of the style include a linear appearance, geometric blade and marquee signage, glazed brick and decorative paneling as string courses along a building roofline, various use of chevrons and zigzags, and geometrical motifs. Classical architecture usually denotes architecture which is derived from the principles of Greek and Roman architecture. Classical detailing on a building includes symmetry, rectangular windows, and pilasters along the primary façade.
7. The primary façade of the theater faces south toward E. 1st Street. The façade is clad in large brownish-red tiles at the base, and the upper floor is clad in white glazed brick. The primary façade is accented with five symmetrically spaced pilasters. The top of each pilaster is connected with two terracotta belt courses, which framed decorative vents set into the pilasters. Large, rectangular, floral-patterned terracotta panels are offset in the upper floor between the pilasters. The cornice consists of a simple terracotta coping panel, and tiebacks for seismic retrofit reinforcement are visible. The upper floor windows

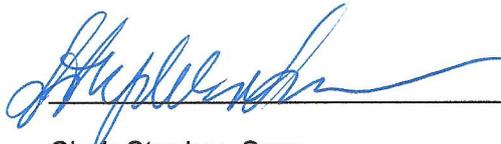
- were multi-light wood, but were largely destroyed in a fire in 2020, which also destroyed the auditorium and roof. Additionally, the fire damaged the upper auditorium brick masonry walls, the roof above the apartments, the interior lobby, and the ADU.
8. The dominant feature of the primary façade is the Art Deco blade sign and marquee. The blade sign features the word “Unique” in channeled neon letters. Decorative scrolls accent the sign, which were also highlighted with neon. The neon tubing is largely extant. It appears metal panels were installed over the lettering channels in the marquee sign.
 9. The three original storefronts have been modernized.
 10. The movie theater building was previously converted to a retail store and the mezzanine was enclosed.
 11. The recessed entry is missing a ticket booth typical of movie theaters of this time period, but retains the terrazzo floors. Additionally, the tapered entry intended to funnel customers into the structure and outside was boxed-out with modern storefronts, which are likely reversible and may expose additional original materials and features.
 12. The lobby, located beneath the mezzanine, is accented with sculpted round sconces projecting from the wall that would have been up-lit. Recessed niches accent the space and the stairs to the mezzanine are largely extant. A floral-themed chandelier is centrally located in the lobby. The lobby ceiling and the underside of the mezzanine that projects slightly beyond the lobby into the auditorium are accented with pressed-tin panels. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character.” Although the lobby was substantially damaged in the fire, there are enough character defining features that survived that the space can be restored.
 13. The building’s character-defining features are identified on the attached Exhibit B.
 14. The property is eligible for designation because the following designation criteria has been met pursuant to County Code Section 22.124.070.A:
 - a. The structure is 50 years of age or older. The Unique Theatre is 94 years old;
 - b. The structure is associated with events that have made a significant contribution to the broad patterns of history in the community. The site is significantly associated with the Latino community of East Los Angeles. As late as 1970, the Unique Theatre functioned as a Spanish language theater. Additionally, the Unique Theatre functioned as an important community events space for the Latino community, such as hosting the Ms. East Los Angeles beauty contest, fundraisers, and funerals; and
 - c. The structure embodies distinctive characteristics of the architectural style Art Deco with Classical detailing and is a rare example of the architectural style within Los Angeles County.
 15. Pursuant to Section 22.124.070.C, the recessed entry and lobby are eligible for designation because they are interior spaces of a property that were held open to the general public and are historically significant for their Art Deco style.
 16. The National Park Service defines period of significance as “the span of time during which significant events and activities occurred” associated with the historic site. The period of significance of the subject property is 1927, when the Unique Theatre was constructed to 1972, the date of the last record of a Latino community event held at the theater.

17. The boundaries of the proposed landmark are depicted in approximation on the attached boundary map and are: one foot north of the northern edge of the mezzanine of the theater building, the eastern boundary of Assessor's Parcel Number (APN) 5232015028, one foot south of the building's primary façade, including its marquee and blade sign, and the western boundary of APN 5232015014. A map of the boundaries is attached as Exhibit A.
18. The garage is utilitarian and is therefore not included within the landmark boundaries.
19. Although the second-floor apartments are included within the landmark boundaries, they were not held open to the public and are therefore not included in the designation.
20. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities or aspects: location, design, setting, materials, workmanship, feeling and association. Due to extensive alterations, the Craftsman style SFR, likely constructed in 1922, lacks sufficient integrity to be included within the landmark boundaries. Additionally, the auditorium lacks sufficient integrity due to extensive fire damage to be included within the landmark boundaries. The movie theater building's primary façade, blade sign, marquee, recessed entry, and lobby extending to the northern edge of the mezzanine are included within the landmark boundary because they retain sufficient integrity.
21. The ADU, which was also likely constructed in 1922, was damaged extensively by fire and therefore lacks sufficient integrity for further evaluation and is not included within the landmark boundaries.
22. Pursuant to County Code Section 22.124.090.A, the County noticed the record owner, 3635 East First Street LLC, of the nomination on September 2, 2021. Parviz Torkian, agent of the LLC, submitted a letter, dated September 23, 2021, indicating that the record owner does not consent to the designation.
23. DRP staff presented the staff report and addressed the Commission's questions. The property owners' attorney, Robert Mobasseri, testified that the documented site address was incorrect. The documented site address is the address from the Assessor's records. Additionally, Robert Mobasseri testified that the owner's architect determined that building's interior was burned beyond repair, a housing developer has left escrow and is no longer pursuing purchase of the property, the owner is discussing sale of the property with other housing developers, and that the owner is concerned that designation would prevent redevelopment of the property. Three people from the public testified in favor of designation and its importance to the community. Staff answered questions from the property owner and informed the property owner they may qualify for the Mills Act and other programs to assist with securing a developer and funding to restore the building. Commissioner Duarte-White stated that her family frequented the theater and indicated that it was an important site to the Latino community. There being no further discussion, the Commission closed the public hearing.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and
2. Adopt a resolution designating Unique Theatre, located at 3641 and 3643 E. 1st Street in the unincorporated community of East Los Angeles, as a Los Angeles County Historic Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on November 5, 2021.



Chair Stephen Sass
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:

RODRIGO CASTRO-SILVA
County Counsel



By _____
Deputy County Counsel
Property Division

VOTES

Yes: Commissioner Edward R. Bosley
Vice Chair Yolanda Duarte-White, and
Chair Stephen J. Sass
No: None
Abstain: None
Absent: Commissioners Benjamin J. Kahle and Mark F. Lucas

Attachments

- Exhibit A - Boundary Map
- Exhibit B – Character-Defining Features

EXHIBIT A - BOUNDARY MAP

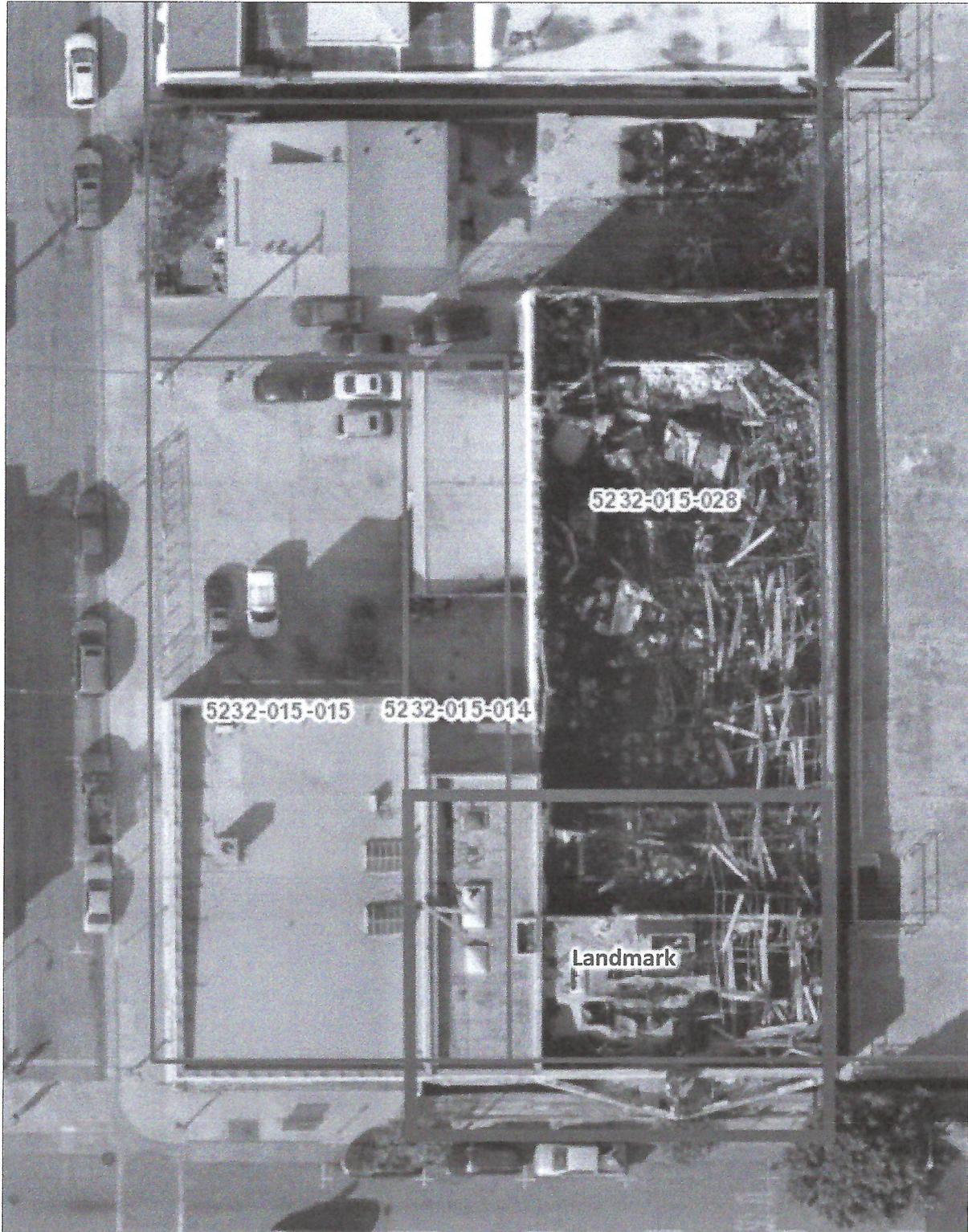


EXHIBIT B – CHARACTER-DEFINING FEATURES

Location	Character Defining Feature
Primary façade	Blade sign with neon tubing
Primary façade	Marquee with accent scrolls
Primary façade	Cornice coping
Primary façade	Glazed brick upper façade
Primary façade	Red tile lower facade
Primary façade	Glazed brick pilasters with rosette and pellet molding
Primary façade	Glazed brick string course
Primary façade	Parapet roofline
Primary façade	Second floor window openings
Recessed entry	Terrazzo flooring
Lobby	Curved sconces and lighting
Lobby	Floral copper/brass chandelier
Lobby	Pressed-tin Arabesque crown molding panels
Lobby	Recessed niches
Lobby/Mezzanine	Pressed-tin panels